

Dowling Ave | 12 Unit Conversion

Toronto



Property Type: Existing 3-Storey, 8-Unit Apartment Building

Final Goal: 12 Legal Residential Units (All Interior Work, No Additions)

Project Overview:

This project focuses on **increasing residential density** within an existing 8-unit apartment building—**without expanding the building envelope**. By strategically **reconfiguring and splitting existing units**, especially on the **second and third floors**, we're converting four larger units into eight smaller, efficient layouts—resulting in a fully legal **12-unit apartment building**.

All work is being done internally, making this an efficient and cost-effective value-add strategy in a high-demand rental market.

Scope & Strategy:

- Converted 4 larger units (mainly on the second and third floors) into 8 new layouts, designed for 1-bedroom or bachelor-style living
- Retained and minimally adjusted the remaining 4 units on the ground floor
- Coordinated all life safety upgrades, including fire separations, egress, and soundproofing, to meet multi-unit requirements under the Ontario Building Code
- Ensured no variances or additions were needed—making this a faster, approval-friendly conversion

Challenges Solved:

- Maximized unit count and rent potential **without triggering costly exterior construction or rezoning**

- Redesigned layouts to fit functional kitchens, bathrooms, and living space within tighter footprints
- Coordinated shared mechanical systems and individual unit servicing where required

Investor Benefits:

- Increased building unit count from **8 to 12**, boosting NOI and long-term valuation
- Completed through interior-only work—faster approval and lower capital expenditure
- Attractive unit mix for today's rental market (smaller units = higher per-square-foot rental return)

Current Status:

Design completed. Permit review in progress. Construction pending final budget review.