

Lincoln | 12 Unit Conversion

Welland



Property Type: Existing 11-Unit Residential Building

Project Overview:

This 11-unit apartment building sits at the heart of a rapidly growing neighbourhood, with several large-scale land developments underway nearby. As the area transforms, the value of this building is poised to rise—but we're not waiting for that to happen passively. Our team was brought in to **proactively convert an underused laundry room into a brand-new 12th legal unit**, adding immediate rental income and increasing overall asset performance.

Scope & Strategy:

- Designed a fully self-contained residential unit in the space previously occupied by a shared laundry room, complete with kitchen, bathroom, and code-compliant egress.
- Integrated a new **compact laundry closet with stacked washer/dryer** into the common hallway, preserving tenant access to laundry services while reclaiming rentable square footage.
- Upgraded fire separations, ventilation, and mechanical systems to align with multi-unit residential OBC standards.

Challenges Solved:

- Balanced the need for continued shared laundry with the opportunity to increase unit count.
- Designed an efficient layout in a previously non-residential space with limited existing plumbing and electrical infrastructure.
- Maintained tenant satisfaction and building operations during planning and permit stages.

Investor Benefits:

- Increased total unit count from **11 to 12** with no footprint expansion.
- Immediate jump in monthly NOI and long-term valuation in a rapidly appreciating area.
- Preserved essential tenant amenities (laundry) while unlocking hidden value through infill.

Current Status:

Building Permit Approved!! Construction Completed!