

SPLITTING A 570 SQFT 1 BED UNIT INTO 2 UNITS!

REI VALUE ADD SUCCESS STORY 003

Hey there! You are NOW reading this week's "Success Story"
We'll be sharing;

Existing Condition (As-Is) Our Plans to Add Value Permits, Process & Pain Points



WELLAND, ONTARIO

Existing Condition (As-Is)

EXISTING 12plex, Mixed 1 and 2 bedroom units on all floors, including the basement! There's no storage, no locker, no laundry rooms to utilize for additional units, so WHAT DO WE DO?

Our Plans to Add Value

With NO additional sqft to work with, we decided to explore the idea of splitting the existing units! We took 5 existing units and split them into 1-bedroom and 1 Bachelor units, going from 12plex to 17plex. Additionally, we noticed that our existing service room was oversized and decided to add the extra sqft in that room into 1 of the existing units in the basement, creating an additional bedroom.

Permits, Process & Pain Points

Normally, for a conversion over 10 units, we would need Site Plan Approval; however, we made our case with the city that our scope of work is all interior, and they wave the SPA requirement. Next, for the building permit phase, after 2 months of review with the city, we were granted the approved permit! I've said it before, and I'll say it again,

Welland is AMAZING for PRO-development/permits!

While "splitting the units" sounds easy enough in our case, due to the existing building structure being wood-frame, we had tons of complications, specifically the load-bearing walls.