

LAUNDRY CONVERSION! 10 TO 12 UNITS IN WELLAND

REI VALUE ADD SUCCESS STORY 001 🏠

Hey there! This will be the start of our “Success Story Series” Where we’ll be sharing one of our REI Projects with you. We’ll share;

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



Existing Condition (As-Is)

This was an EXISTING 11 Unit Apartment Building (10 Legal Units + 1 Illegal). During our initial site visit, we noticed it had a solid structure, lots of parking in the rear, decent ceiling heights (that meet building code), and most importantly, had a basement laundry room!

Our Plans to Add Value

Our main focus was to convert the existing laundry room into a bachelor unit. However, after further investigations, we could take some space from the massive service room adjacent to the laundry room to make it a 1-bedroom unit! Additionally, since we are already going for permits for the laundry conversion, we decided to legalize the 11th illegal unit in the basement.

Permits, Process & Pain Points

Now that we have decided to convert this 10-unit building into a 12plex, the next steps are measuring, drafting & designing for this building, which didn’t take long, considering the existing conditions (2 existing stairwells were already there). One of the issues was providing a new laundry room, or in our case, a NEW LAUNDRY CLOSET for all units to share! Lastly, one pain point from the city staff was making a stand to staff to allow this project to bypass SITE PLAN APPROVAL (SPA), which, after a few discussions, we WON and avoided it completely!!