

Concrete Multi-Residential Conversion

21 to 23 units · central Ottawa · construction project management

A multi-residential concrete conversion in central Ottawa, led by our principal as project manager. The engagement carried the building from a 21-unit to a 23-unit configuration and combined municipal approvals, a unit-mix redesign, and a re-engineering of the electrical service — the kind of front-loaded decisions that determine whether a conversion performs or merely completes.

WHAT THE ENGAGEMENT INVOLVED

- Took the Site Plan Approval process through to approval, coordinating the municipal review against the project schedule.
- Redesigned the unit mix from an original 10 one-bedroom and 11 bachelor layout to 21 one-bedroom units, adding at least \$1 million in value to the project.
- Carried the Electrical Safety Authority plan review through the building's electrical scope.
- Re-engineered the electrical service from a 400-volt, 800-amp design to a 200-volt, 600-amp design, reducing the service-design timeline by roughly six months.

KEY FIGURES

Project value \$8.4M · Construction value \$2.8M · 21 → 23 units · unit-mix redesign added ≥ \$1M in value · electrical service re-engineered from 800A to 600A, about six months saved

Figures are drawn from the engagement record. Client identity and the project address are withheld; the work was led by our principal in a project-management capacity. Some services touch regulated activity — professional engineering and architecture among them — and are performed by registered third parties retained by the owner.