



LandLord
RENOVATIONS INC.

DESIGN-BUILD CASE - LANDLORD RENOVATIONS

Livingstone α5

Building Name: Livingstone α5

Building Location: Toronto, Ontario

Building Type: Multi-Family/Triplex

Project Completion Date: May/2024

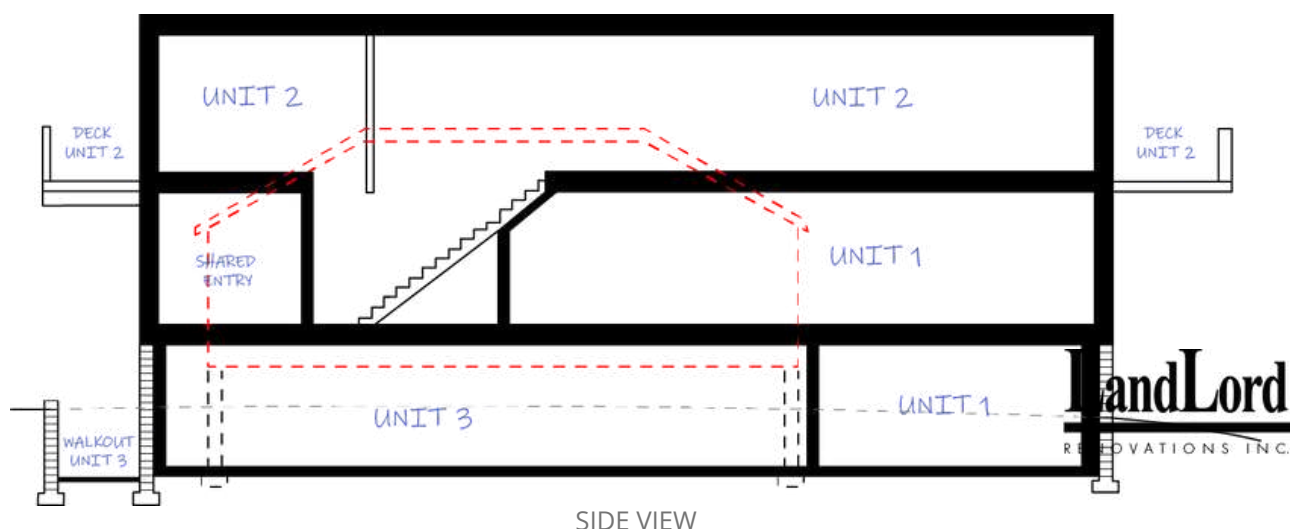
Project Overview

OUR APPROACH TO MULTIPLEX CONSTRUCTION

At LandLord, we've got a bit of a knack for taking those single-family bungalows that have seen better days and flipping them into sleek, modern multi-unit rental properties. What we're all about is using every square inch of the property wisely. Instead of spreading out, we build up or extend back. This way, we're not just creating more homes; we're making them places where small families or young professionals would love to live.

- **Strategic Design:** Our design process is all about making the most of the available land. By focusing on vertical and rearward expansions, we can create spacious living areas without eating into the surrounding space 1.
- **Modern Living:** The end goal is to craft family-sized homes that hit the sweet spot between being cozy and chic – perfect for the modern city dweller.

Our method isn't just about aesthetics, though. By converting these bungalows into multiplexes, we're also tapping into a whole new level of property potential. It's a win-win: the property becomes more profitable for the owner, and the community gets a boost by making better use of existing spaces



Project Overview

In the creation of Livingstone α5, we set out with a vision to construct a contemporary residential property with three individual units, each with their own charm. Our goal was to marry the comfort of neighborhood living with the sleek appeal of a condo, all the while ensuring the design remained highly functional and modern. The project's key highlights include:

PROPERTY LAYOUT

Traditionally, our approach has included the development of four two-level apartments within a single structure, with a preference for spaces that accommodate versatile living—think two bedrooms with a bonus den, or a full three-bedroom setup.

For Livingstone α5, we've tailored the design as follows:

- Lower Level: This unit features 2 bedrooms, 1 bathroom, and a private walkout.
- Main Floor: Offering 3 bedrooms and 2 bathrooms, this is a two-level unit that includes a portion of the basement that can be used as a recreational area.
- Upper Unit: This unit features 3 bedrooms and 2 bathrooms.

Additional Design Features:

- We've integrated balconies or decks in all units to ensure everyone has their own slice of the outdoors.
- To brighten up the living spaces, we've strategically placed windows facing both front and back, enhancing natural light and promoting better air flow
- And let's not forget soundproofing—each unit is built with sound insulation measures to guarantee that every resident's peace and privacy is upheld.

Project Overview

OVERVIEW OF THE CONSTRUCTION PROCESS

The construction of the Livingstone α5 proceeded smoothly overall. Design and approvals took 6 months, and construction took 8 months. On-site construction was divided into the following phases: footing and foundation, framing, rough-in, insulation and drywall, sealing and finishes.

Despite the smooth progression of our project, we encountered a few minor bumps that added a touch of complexity to the journey.

Challenge 1: Existing Property's Width Exceeding Permit Limit

The existing property's width surpassed the permitted size for the lot. If we opted for a complete demolition, we would have risked having to retract the space and lose valuable building area.

- **Solution:** Instead of a full demolition, we retained two existing walls. This allowed us to classify the project as a Major Renovation rather than a New Build, and by doing that we could preserve the entire existing construction area.

Challenge 2: Projected Length Exceeding Existing Property's Length

A new challenge emerged as we projected a property slightly longer than the existing one, requiring additional approvals to extend the construction area.

- **Solution:** We appealed to the Committee of Adjustments, stating that the increased length would utilize space from the backyard without impacting adjacent houses. The appeal was approved, permitting us to proceed with our construction.

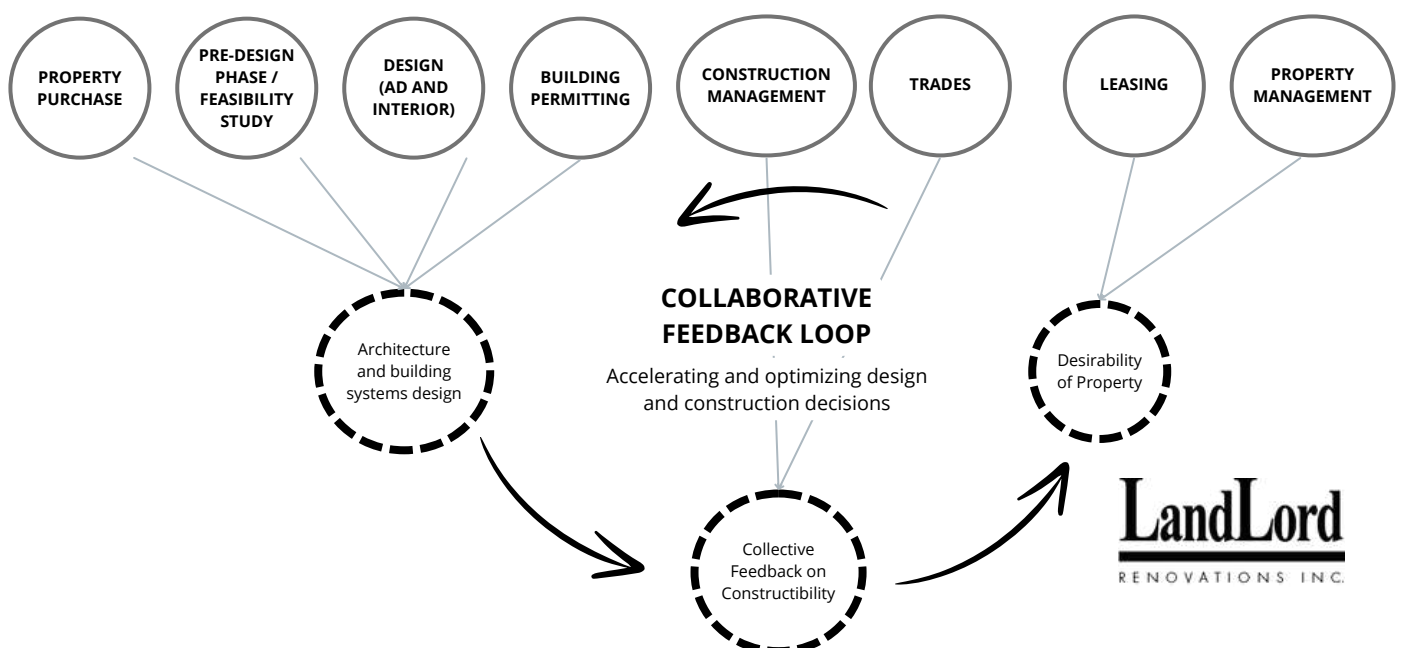
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THE KEY SKILLS INVOLVED

Construction is a multifaceted endeavor that extends well beyond the initial act of breaking ground. It is the early and consistent integration of key construction personnel throughout the project life cycle that is vital for ensuring a seamless operation and the successful completion of the project.

Our team's collective capabilities are central to our identity as a full-service construction company. We are adept at coordinating a cohesive approach, which allows us to:

- **Optimize Efficiency:** We refine our construction processes to be as efficient as possible, allowing for the streamlining of operations.
- **Accelerate Project Delivery:** By leveraging the diverse skill sets within our team, we are able to expedite the construction timeline, delivering projects promptly.
- **Proactive Challenge Resolution:** Our expertise affords us the foresight to identify and resolve potential obstacles before they escalate, ensuring minimal disruption to the project.



Project by the Numbers

Understanding the financial aspect of a construction project is just as crucial as its process and outcomes. Here are the key figures for this property.

Acquisition Cost:

- **Purchase Price:** \$838,888.00

Property Specifications Before Renovation:

- **Configuration:** 2+1 Bedrooms (Single-family house)
- **Lot Dimensions:** 25x110

Location:

- Eglinton / Marlee

Investment and Returns:

- **Construction Value:** \$1.2 million
- **Estimated Post-renovation Property Value:** \$2.3 million

Rental Income Analysis:

- **Annual Rent Post-renovation:** \$120,000/year
- **Annual Rent Pre-renovation:** \$24,000/year

PHOTO GALLERY

FROM CONSTRUCTION TO COMPLETION

Stage: Pre-renovation.



PHOTO GALLERY

FROM CONSTRUCTION TO COMPLETION

Stage: Framing



PHOTO GALLERY

FROM CONSTRUCTION TO COMPLETION

Stage: Drywall and rough-ins.

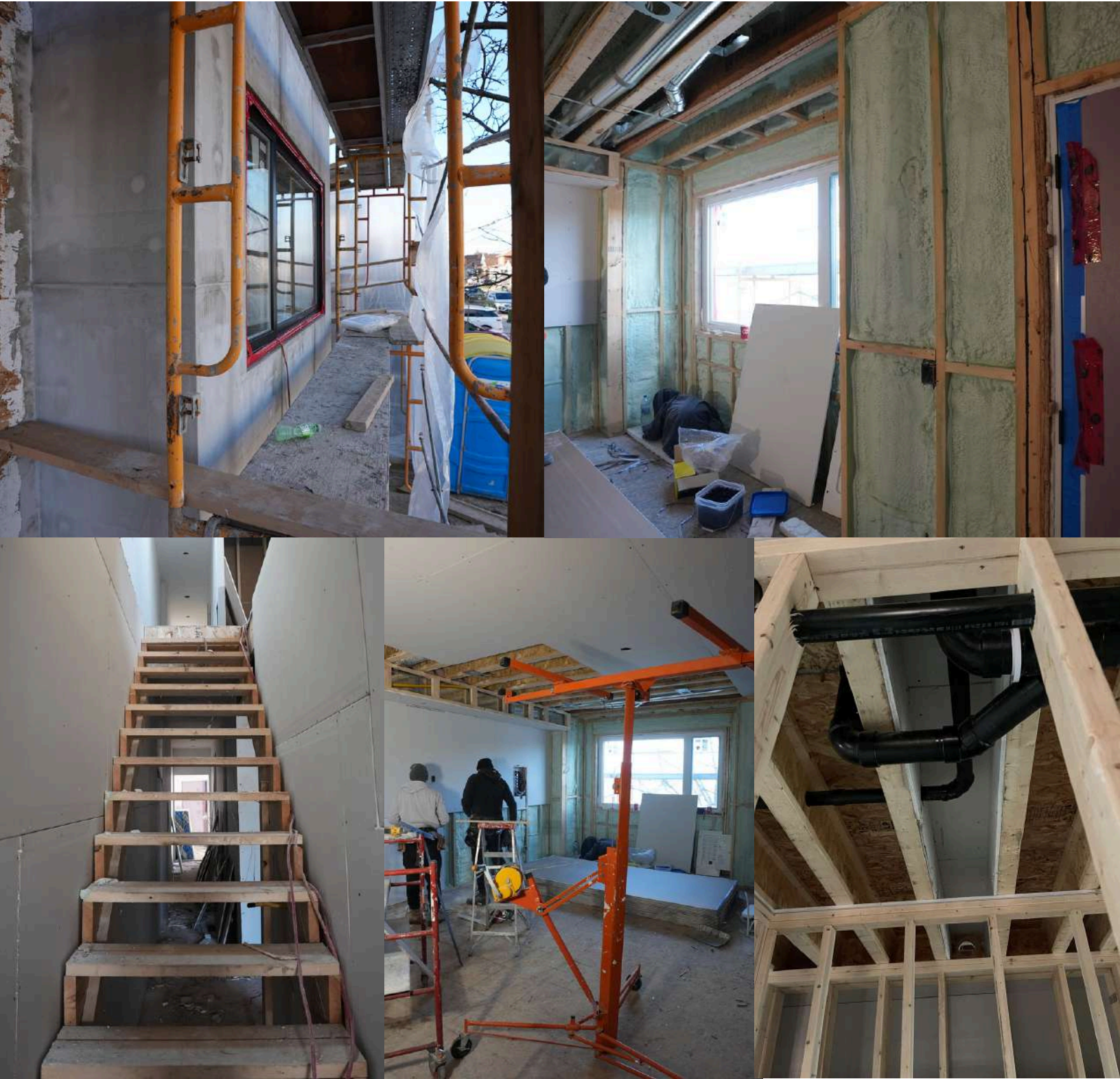


PHOTO GALLERY

FROM CONSTRUCTION TO COMPLETION

Stage: Finishes.

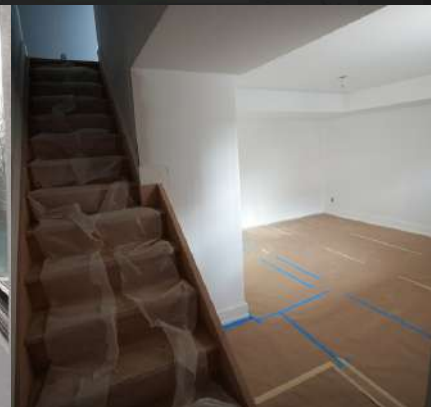
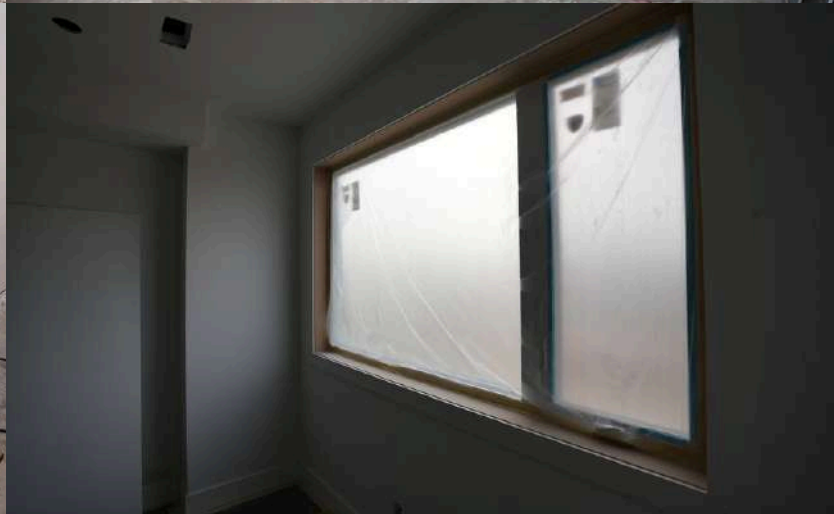


PHOTO GALLERY

FROM CONSTRUCTION TO COMPLETION

Stage: Post-renovation - complete.



[Watch the **walkthrough** video for an immersive experience!](#)



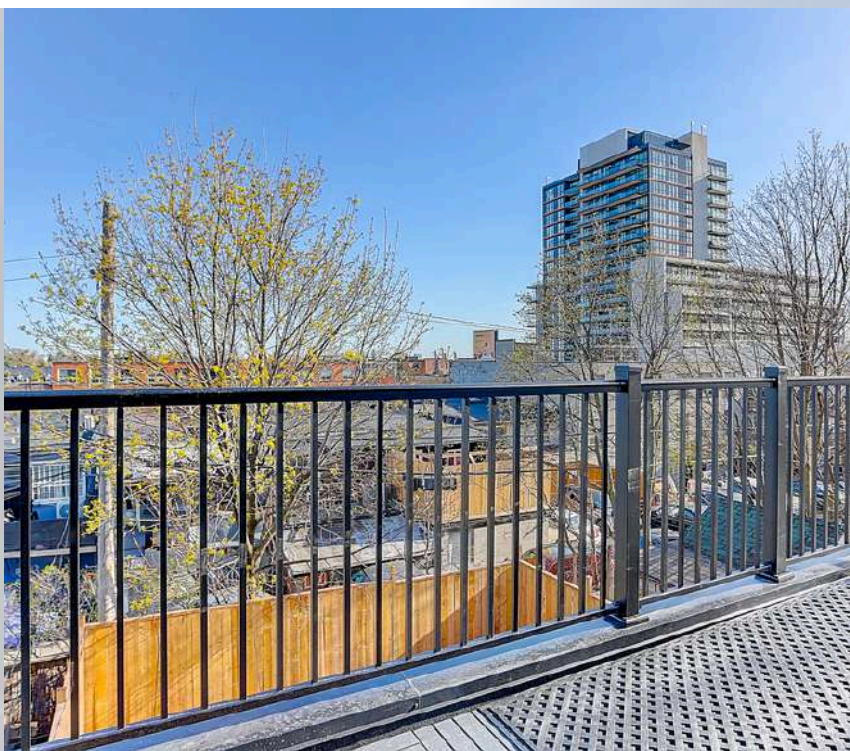
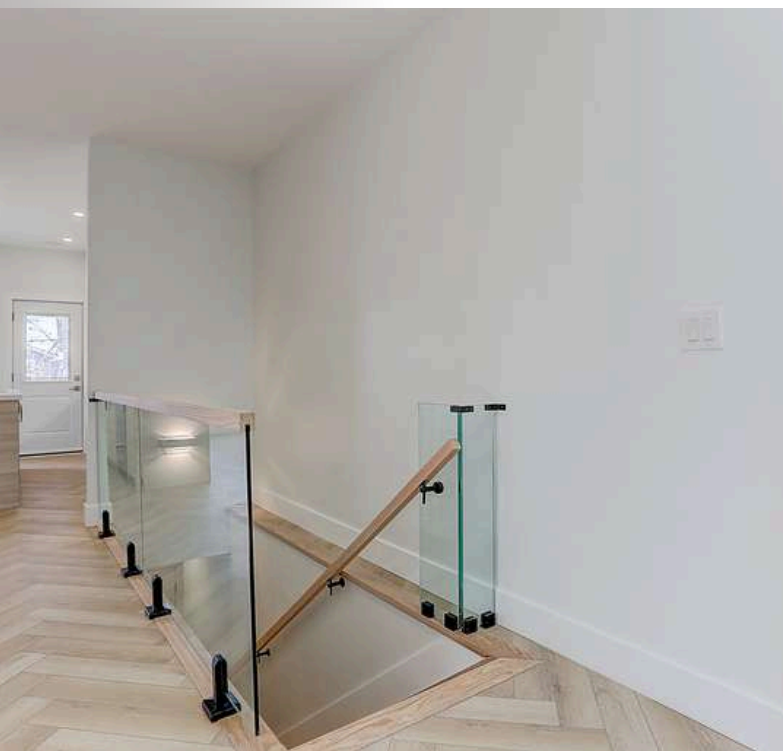
PHOTO GALLERY

FROM CONSTRUCTION TO COMPLETION

Stage: Post-renovation - complete.



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Contact Us Today

For more information about our design-build services schedule a call by filling out the form on the QR Code, or contact us through the contact information below:



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