

Vanier Drive | 21 Unit Alteration

Chatham-Kent



Property Type: Existing 21-Unit Apartment Building

Project Overview:

This 21-unit residential apartment building in Chatham-Kent is undergoing a **specialized exterior upgrade** focused entirely on the existing balconies. The project involves the **removal of all projecting balconies**, which have reached the end of their service life, and replacing them with **new Juliet balconies** to modernize the building's facade, reduce future maintenance, and improve safety.

Scope & Strategy:

- Coordinated structural review of existing balconies to support removal and ensure integrity of wall assemblies.
- Designed new Juliet balconies that align with current Ontario Building Code guardrail and projection standards.
- Integrated the retrofit design to blend with the building's exterior, maintaining visual continuity while simplifying maintenance.

Challenges Solved:

- Ensured safe removal of structurally outdated balconies without disrupting tenant occupancy.
- Upgraded to a cleaner, more modern façade with Juliet-style guards, reducing long-term structural maintenance.
- Navigated permit and design requirements for a multi-residential retrofit involving envelope changes.

Investor Benefits:

- Improved building safety and reduced structural liability.
- Refreshed exterior appearance to attract tenants and improve curb appeal.
- Lowered future capital expenditure by eliminating costly projecting balconies in favor of simplified Juliet systems.

Current Status:

Permit Approved! Construction scheduled for late 2025.