

Whitley Ave | 02 Unit Conversion

Toronto



Property Type: Existing Single-Family Dwelling

Scope of Work: Conversion of 900 sq.ft. Unfinished Basement into Legal 2nd Residential Unit

Project Overview:

This Toronto-based conversion project made strategic use of an existing 900 sq.ft. unfinished basement to create a spacious and modern 2-bedroom legal unit. While the basement was never finished, because it was **part of the existing structure**, we were able to **apply Part 11 of the Ontario Building Code**—allowing for reduced compliance requirements compared to Part 9. This move saved our investor both **significant construction costs and project time** while still meeting all health and safety standards.

The final design included a bright and open layout, premium finishes, and an emphasis on livability—making this unit highly attractive in the rental market.

Scope & Strategy:

- Converted an existing 900 sq.ft. unfinished basement into a legal 2-bedroom unit
- Utilized existing dedicated side entry as the primary exit
- Applied OBC **Part 11 provisions** to reduce scope and cost of construction where applicable
- Fire-rated all walls and ceilings separating the upper and lower units
- Designed a full-size laundry **room** (not a closet) with proper appliances and laundry tub

- Maximized natural lighting by proposing larger windows in key living areas
- Maintained open-concept layout for kitchen, living, and dining spaces
- Upgraded mechanicals for independent ventilation and heating

Challenges Solved:

- Used Part 11 to avoid overbuilding or unnecessary demolition, typical under Part 9
- Maintained cost-efficiency without sacrificing code compliance or livability
- Navigated fire separation and egress with ease thanks to a proactive design strategy
- Created a premium-feeling basement unit ideal for families or professionals

Investor Benefits:

- High-demand 2-bedroom unit created with smart cost-saving measures
- Avoided unnecessary construction and delays by applying existing building provisions
- Increased monthly cash flow potential without extensive modifications
- Legal compliance ensured long-term rental and insurance viability

Current Status:

Permit approved and construction completed. Ready for occupancy.