

Queenston Street | 03 Unit Conversion

St.Catharines



Property Type: Existing Duplex with Basement Potential

Project Overview:

This property blends **medium-term rental flexibility** with a strong long-term investment strategy. The current layout includes two units—one of which is a fully furnished, upper-level 1-bedroom suite designed for short-to-medium-term stays. It offers keyless entry, high-speed WiFi, inclusive utilities, and a dedicated work-from-home office nook—making it ideal for travelling professionals or digital nomads.

The project's primary goal is to **legalize both existing units** in compliance with local zoning and Ontario Building Code. If any elements fall short of code (e.g., egress, sound separation, or mechanical), we're leading the redesign and application process to ensure both units become fully compliant legal dwellings.

At the same time, we're proposing a strategic **basement underpinning** to create a third legal unit—bringing the total to **three fully compliant residential units** in one building.

Scope & Strategy:

- Reviewed current unit layouts for compliance and are addressing deficiencies through design and permit submission.
- Proposed full **underpinning** of the basement to achieve minimum ceiling height for legal occupancy.
- Planned a fully self-contained third unit in the basement with independent services, access, and fire separations.

Challenges Solved:

- Bridged the gap between existing unverified units and legal multi-unit compliance.
- Balanced ongoing rental use with phased legalization and future expansion.
- Designed a structural plan that unlocks more income potential without increasing the footprint.

Investor Benefits:

- Legalization of existing income streams boosts property valuation and refinance flexibility.
- Basement underpinning creates space for a third rental unit—ideal for long-term income growth.
- Combines short-term rental potential with long-term asset stability.

Current Status:

Legalization design review complete. Basement underpinning and third-unit design permit approved. Reviewing construction budget!