

# Royal Orchard Dr | 02 Unit Conversion

Oshawa



**Property Type:** Single-Family Home with Unfinished Basement

## **Project Overview:**

After acquiring this property in early 2024, the owners made a strategic decision to convert the **unfinished basement** into a fully legal, income-generating unit. This smart move added long-term value to their home while also creating an immediate source of rental income.

## **Scope & Strategy:**

- Transformed an empty, underutilized basement into a self-contained suite with its own kitchen, bathroom, sleeping area, and separate entrance.
- Designed for full compliance with the Ontario Building Code's requirements for secondary suites—including minimum ceiling height, natural light, fire separations, and HVAC zoning.
- Integrated plumbing and electrical upgrades to support independent living, while preserving the main unit's functionality.

## **Challenges Solved:**

- Navigated basement ceiling height and egress limitations without the need for underpinning.
- Worked within an existing home layout to maximize unit efficiency and livability.
- Coordinated permit-ready plans with a focus on minimizing construction time and cost.

**Investor/Homeowner Benefits:**

- Created a legal basement apartment ideal for passive rental income or mortgage offsetting.
- Increased overall property value through proper documentation and compliance.
- Set the foundation for long-term flexibility—whether for tenants, family use, or resale advantage.

**Current Status:**

Permit approved. Construction nearing completion with occupancy targeted for mid-2025.