

Wagner Crescent | o2 Unit Conversion

Angus



Property Type: Single-Family Home Conversion (Approx. 1,950 sq. ft.)

Original Layout: 4 Bedrooms | 3 Bathrooms

Project Overview:

This well-maintained family home was the perfect candidate for a **classic duplex conversion**, featuring an ideal footprint, a clean side entry, and a smooth permitting process thanks to a supportive municipality. The goal was to add a fully self-contained basement unit while maintaining the main home's functionality and appeal—**ideal for rental income or multi-generational living.**

Scope & Strategy:

- Designed a full **2-bedroom basement unit** with private entrance, kitchen, bathroom, and living space.
- Utilized the existing **side entry** to create a natural division between units, minimizing structural changes.
- Navigated the permit process quickly due to clear zoning and a cooperative local building department.

Challenges Solved:

- Delivered a clean design with no variances required.
- Maintained separation of mechanical systems and ensured OBC compliance (fire, egress, HVAC, soundproofing).
- Coordinated construction with a reliable contractor, ensuring the project stayed on budget and on time.

Investor/Homeowner Benefits:

- Low-friction legal duplex conversion with solid ROI potential.
- Ideal for rental income, in-law suite, or offsetting mortgage with tenant support.
- A great example of how the right team and location can make duplex conversions stress-free.

Current Status:

Permit approved. Construction completed successfully with positive feedback from client and contractor team.