

# Holbrook Drive | o2 Unit Conversion

London



**Property Type:** Existing Single-Family Home | Unfinished Basement  
**New Unit Layout:** ~750 sq. ft. | 2 Bedrooms | 1 Bathroom

## **Project Overview:**

In this smart secondary suite conversion project, the **unfinished basement** of a newer single-family home in London, Ontario, is being transformed into a fully legal **2-bedroom, 1-bathroom unit**—ideal for starter families or working professionals.

With **approximately 750 sq. ft.** of livable space and an **existing side entrance**, this project focuses on efficient, by-the-book development—minimizing construction costs while maximizing long-term rental potential.

## **Scope & Strategy:**

- Developed a full basement apartment with 2 bedrooms, a 3-piece bathroom, living space, full kitchen, and in-suite laundry
- Utilized the **existing side entry** to create private access for the new unit
- Upgraded egress, insulation, soundproofing, HVAC zoning, and fire separation to meet Ontario Building Code standards
- Designed for comfort, light access, and family-oriented functionality within a compact footprint

## **Challenges Solved:**

- Created a legal unit from raw basement space without exterior alterations
- Strategically planned layouts for optimal room sizes, utility runs, and ceiling height
- Maintained separation from the main unit while preserving the value of the newer home

**Investor/Homeowner Benefits:**

- Added a fully legal second unit to a newer property—ready for leasing or long-term family use
- Increased monthly rental income potential with minimal renovation disruption
- Perfect for starter families, small households, or those seeking affordable housing in a growing market

**Current Status:**

Permit approved. Construction underway.