

Denlaw Road | 02 Unit Conversion

London



Property Type: Semi-Detached Townhouse

Converted Layout: 1-Bedroom Basement Unit (~1,126 sq. ft. Total Building Area)

Project Overview:

Rojas Empire proudly presents a smart and efficient **duplex conversion** project located in a prime pocket of London, ON. This semi-detached townhouse has been enhanced with the addition of a **fully legal basement apartment**—transforming it into a 2-unit dwelling that balances affordability, comfort, and strong rental potential.

The basement unit features a **1-bedroom layout**, carefully designed for long-term livability. Thanks to an **existing side entry**, there was no need for major structural modifications—streamlining both cost and construction time.

Scope & Strategy:

- Converted the existing basement into a **self-contained 1-bedroom legal unit**.
- Leveraged an **existing side entrance** to meet OBC access and egress requirements without exterior demolition.
- Installed independent kitchen, bathroom, laundry, and mechanical zoning for full code compliance.

Challenges Solved:

- Achieved full compliance with minimal construction changes by leveraging the existing structure.
- Balanced space constraints to deliver a compact but comfortable living arrangement.

- Navigated permits efficiently due to straightforward zoning and existing entry layout.

Investor Benefits:

- Added a legal rental unit in a desirable area with low upfront costs.
- Ideal for house hacking, student rentals, or long-term tenancy.
- Low-maintenance, high-demand 1-bedroom format with strong local rental appeal.

Current Status:

Construction complete. The basement unit is fully legalized and ready for lease.