

Canniff Place | 02 Unit Conversion

Kingston



Property Type: Single-Family Backsplit | ~1,985 sq. ft.

New Unit Layout: 2 Bedrooms | 1 Bathroom | Legal Basement Suite

Project Overview:

This project focused on transforming the **finished basement** of a 1985 sq. ft. backsplit dwelling into a **legal 2-bedroom, 1-bathroom secondary suite**. With the majority of the basement already developed, our approach centered on **reconfiguring internal layouts** to meet Ontario Building Code requirements—allowing the homeowner to add a fully compliant income-generating unit without extensive structural work.

Scope & Strategy:

- Reconfigured existing finished basement to accommodate 2 bedrooms, a bathroom, living area, and kitchen space
- Upgraded fire separations, soundproofing, and egress to comply with OBC secondary suite standards
- Maintained existing services where possible to reduce construction cost and timeline
- Ensured proper access and privacy between upper and lower units (dependent on existing entry layout)

Challenges Solved:

- Achieved legal compliance through minimal rework—preserving most of the existing basement finishes
- Strategically restructured room layout to meet minimum bedroom size, ceiling height, and natural light requirements
- Delivered permit-ready drawings with streamlined review due to limited scope of change

Investor/Homeowner Benefits:

- Added a legal 2-bedroom unit with minimal investment
- Ideal for generating passive rental income or supporting multi-generational living
- Retained full use and visual integrity of the main dwelling while boosting property value

Current Status:

Permit approved. Construction completed!