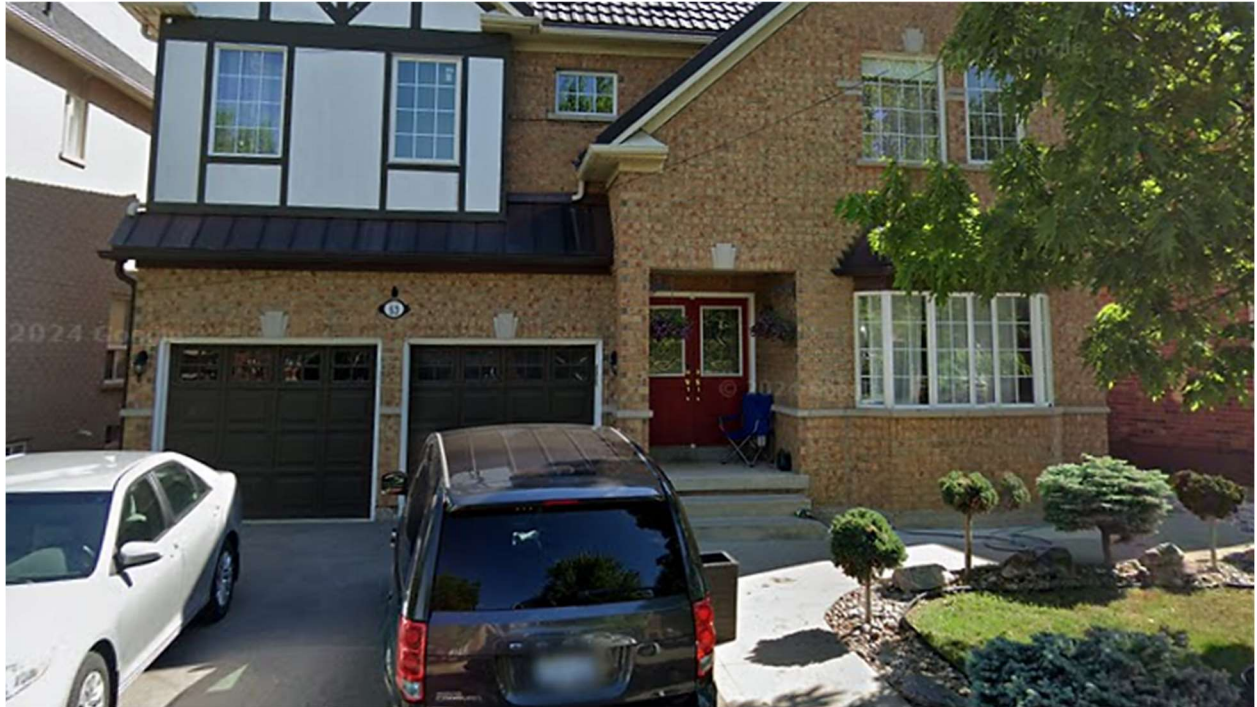


Dells Cres | o2 Unit Conversion

Brampton



Property Type: Existing Single-Family Dwelling with Finished Basement

Scope of Work: Conversion of 580 sq. ft. Finished Basement into a Legal 1-Bedroom Unit

Project Overview:

This project involved the transformation of an existing 580 sq. ft. finished basement in Brampton into a fully legal 1-bedroom secondary dwelling unit. The basement space was efficiently divided to accommodate both the new rental unit and a private section retained by the homeowner for personal use.

Brampton's walkout conditions added a unique technical challenge—requiring close collaboration with our structural engineer and contractor to verify the safety and compliance of the existing basement walkout. Fortunately, the structural conditions were confirmed to be sound, and the permit was promptly approved. Construction has since been completed.

Scope & Strategy:

- Designed a compact yet functional 1-bedroom basement unit within 580 sq. ft.
- Maintained a dedicated portion of the basement for the homeowner's exclusive use
- Verified the integrity of the existing walkout condition with onsite structural investigation
- Secured building permit approvals under Ontario Building Code Part 9

- Delivered full unit amenities including:
 - Kitchen
 - 3-piece bathroom
 - Mechanical ventilation and shared HVAC
 - Legal egress and natural light
- Avoided any exterior additions or zoning changes

Challenges Solved:

- Coordinated on-site structural review to assess and approve existing basement walkout
- Balanced homeowner access needs with tenant privacy through a split-basement layout
- Navigated Brampton's secondary unit guidelines for basement conversions
- Achieved full code compliance without modifying the building envelope

Investor Benefits:

- Legalized an existing finished basement to unlock rental income potential
- Retained owner utility by preserving part of the basement for personal use
- Reduced risk through structural due diligence and signed engineering approvals
- Improved property value and cash flow without major construction costs

Current Status:

Construction is complete. The unit is now ready for occupancy and generating rental income.