

Alfred Street | o2 Unit Conversion

Barrie



Property Type: Single-Family Home with Deep Rear Lot

Total Area: ~2,098 sq. ft. | 3 Bedrooms | 2 Bathrooms

Project Overview:

This spacious home is undergoing a strategic **duplex conversion**, creating two fully independent residential units—**one on the ground floor and one on the second floor**. With a total of 2,098 square feet, the layout lends itself naturally to this configuration, offering ample space, privacy, and compliance with Ontario Building Code standards.

What sets this project apart is its **phased intensification strategy**. Once the duplex is complete and stabilized, we'll be assisting the investor with the application and approvals for a **modular garden suite** at the rear of the lot—bringing the total dwelling count to **three legal units** on one property.

Scope & Strategy:

- Converted the main and second floors into separate, self-contained dwelling units with independent kitchens, bathrooms, and egress.
- Ensured full fire separation, soundproofing, and mechanical separation in compliance with OBC and local zoning.
- Pre-planned site layout, grading, and access routes to accommodate a **future modular garden suite** without triggering rework.

Challenges Solved:

- Balanced immediate duplex conversion with long-term planning for a third unit.
- Preserved lot coverage and setbacks to meet criteria for future accessory dwelling.
- Coordinated servicing, metering, and mechanical systems to support eventual three-unit occupancy.

Investor Benefits:

- Legal 2-unit configuration upfront, with long-term plan to unlock even more rental potential.
- Modular construction strategy for the garden suite allows for faster, cost-effective expansion.
- Excellent commuter-friendly location with high tenant demand and long-term appreciation.

Current Status:

Duplex conversion permit approved. Modular garden suite application to follow upon permit closed.