

Allium Road | o2 Unit Conversion

Brampton



Property Type: Existing Single-Family Home with Finished Basement

Scope of Work: Legalization of 920 sq. ft. Basement into 3-Bedroom Secondary Unit

Project Overview:

At Allium Road in Brampton, we successfully converted an existing 920 sq. ft. finished basement into a fully legal 3-bedroom unit. While typical basement conversions opt for one or two bedrooms, our design team saw an opportunity to add a third room that could flex as either a bedroom or a dedicated home office—ideal for today's remote workers.

The unit is accessed through an existing side entrance, which provided a straightforward path to compliance. Because the basement was already finished before our involvement, one of the biggest hurdles was confirming that the existing rooms met Ontario Building Code minimum area and spatial requirements. Fortunately, the layout passed review, avoiding the costly need to demolish and rebuild partitions—saving the investor both time and money.

Scope & Strategy:

- Converted a 920 sq. ft. finished basement into a 3-bedroom legal secondary suite
- Reused existing side entry as the dedicated access point
- Included full kitchen, bathroom, mechanical upgrades, and in-suite laundry
- Designed one flexible room that can function as either a bedroom or home office

- Ensured compliance with all OBC requirements, including:
 - Fire separations and soundproofing
 - Natural lighting and egress for all bedrooms
 - Minimum ceiling heights and room dimensions
 - Proper HVAC and ventilation systems

Challenges Solved:

- Navigated complexities of pre-existing finished walls that had to meet current OBC minimums
- Avoided costly demolition by validating room sizing with city inspectors
- Balanced code compliance with layout efficiency, optimizing for both comfort and function
- Delivered a rare 3-bedroom basement unit with strong rental appeal

Investor Benefits:

- Maximized unit capacity with a flexible 3-bedroom design
- Delivered a spacious, multi-use unit without major structural changes
- Appealing layout for families, professionals, or multi-tenant leases
- Increased monthly rent potential and long-term ROI
- Smooth permitting process using existing entryway and room configurations

Current Status:

Permit approved. Construction completed. Ready for occupancy.