

Corbett Ave | o2 Unit Conversion

Toronto



Property Type: Existing Single-Family Home

Project Overview:

This project began with the goal of converting a single-family home into a **legal 2-unit dwelling**, but the strategy went far beyond a basic retrofit. Due to existing basement ceiling height limitations, our team proposed **full underpinning** to meet the Ontario Building Code's height requirements—allowing the basement to be converted into a fully compliant, livable unit.

To maximize the investment further, we also designed a **rear-side basement addition**, expanding the lower unit's footprint and setting the foundation for a **future 2-storey rear addition** to be built above it.

Scope & Strategy:

- Proposed and designed full **underpinning** to achieve minimum 1.95m (6'-5") clear finished ceiling height in the basement.
- Integrated a **rear basement addition** to increase usable space and improve overall unit layout.
- Designed the basement addition's foundation and structural system to support a future **first and second floor extension**—ensuring that once this permit is approved and built, the next phase can move forward without demolition or redesign.

Challenges Solved:

- Navigated structural and zoning complexities to permit basement expansion while aligning with long-term building plans.

- Ensured current permit scope (2-unit conversion) complies fully with fire separation, egress, and life safety requirements.
- Coordinated future-proof foundation design to support upcoming vertical construction.

Investor Benefits:

- Legal 2-unit conversion with increased square footage and premium basement livability.
- Construction efficiency and long-term cost savings by **building the base now for vertical expansion later.**
- Clear phased strategy that builds equity and rental income at every stage.

Current Status:

2-unit + basement addition permit approved! Full house addition planned as Phase 2.