

# Grantham Ave | o2 Unit

## Conversion

St. Catharines



**Property Type:** Existing Single-Family Home with Finished Basement

**Scope of Work:** Legalization of 400 sq. ft. Basement into 1-Bedroom Secondary Unit

**Project Overview:**

Located in the heart of St. Catharines, this compact 400 sq. ft. finished basement already had the essentials—a kitchen, bathroom, and bedroom in place. Our team's focus was to assess whether the existing conditions aligned with current Ontario Building Code requirements and, where they fell short, to propose strategic upgrades through Part 11 of the Code.

Using this renovation pathway, we were able to retain much of the existing layout while introducing only minimal improvements to bring the space into compliance. Key upgrades included adding a new egress window for legal bedroom escape and fire-rating the shared side stairwell used by the basement occupants. Shared laundry access with the upper unit was maintained, which is permitted under current regulations.

**Scope & Strategy:**

- Evaluated existing 400 sq. ft. basement for OBC compliance using Part 11 for existing buildings
- Preserved much of the original layout: kitchen, bath, and bedroom remained intact

- Upgraded life safety features, including:
  - New egress window in bedroom
  - Fire-rated separation along shared entry stairwell
- Confirmed ceiling heights, ventilation, and room sizes met required standards
- Maintained shared laundry area with upper unit, as allowed by code
- Focused on cost-effective solutions to legalize the space without full gut-reno

**Challenges Solved:**

- Navigated legalizing pre-existing work with a focus on minimal disruption
- Applied Part 11 provisions to reduce unnecessary demolition and reconstruction
- Worked collaboratively with inspector to retain layout while meeting safety standards
- Delivered efficient, low-cost legalization for a high-demand rental unit

**Investor Benefits:**

- Spared significant renovation costs by leveraging Part 11 allowances
- Quickly brought unit into compliance with modest upgrades
- Increased monthly income with minimal investment
- Final unit remains functional and desirable, ideal for singles or couples
- Located in a tenant-friendly market with growing rental demand in St. Catharines

**Current Status:**

Permit approved. Construction completed. Unit is fully legalized and tenant-ready.