

Holland Park | o2 Unit Conversion

York



Property Type: Single-Family to Legal Multi-Unit Conversion

Final Target: 3 Legal Residential Units

Project Overview:

Welcome to Holland Park Avenue—a newly completed **duplex conversion** by Rojas Empire, with **phase 2 expansion already in planning**. This beautifully situated home has undergone extensive renovation to convert the existing layout into **2 legal dwelling units**, with the **second unit located in the basement**. The next phase involves adding a **third unit on the second floor**, transitioning the property into a fully legalized triplex.

The current layout includes **3 bedrooms and 3 bathrooms**, featuring parquet, ceramic, and hardwood flooring throughout. The home offers a formal dining room, eat-in kitchen with walk-out to the backyard, and a **separate side entrance to the basement**—ideal for tenant privacy and code compliance.

Scope & Strategy (Phase 1):

- Legalized the **basement unit** with full kitchen, bathroom, laundry, and independent entrance.
- Upgraded fire separations, HVAC, soundproofing, and egress per OBC requirements.
- Maintained owner-occupancy or tenant-ready main floor layout during conversion.

Planned Scope (Phase 2):

- Convert the **existing second floor** into a **third self-contained unit**.

- Coordinate servicing, access, and layout redesign while minimizing structural changes.
- Pending REI budget review to finalize construction timeline and phasing.

Challenges Solved:

- Phased the project strategically to reduce upfront construction costs.
- Obtained permits for the second unit while keeping third-unit plans ready for fast tracking.
- Maintained livability and flexibility for both first-time buyers and long-term tenants.

Investor Benefits:

- Legal **2-unit income property** today, with clear path to **triplex status** tomorrow.
- Located in a high-demand area with strong rental appeal and resale value.
- Cost-efficient development strategy aligned with investor cash flow goals.

Current Status:

Basement unit completed and legalized. Permit for 2nd unit approved. REI is reviewing construction budget for 3rd unit on second floor.