Inverary Road | 02 Unit Conversion

London



Property Type: Semi-Detached Home

Project Overview:

This project focused on unlocking hidden value in a semi-detached home by adding a fully legal basement unit—approximately 350 sq. ft.—within the existing footprint. The goal was to create a compact yet livable rental unit that met all Ontario Building Code and City of Hamilton secondary suite requirements.

Scope & Strategy:

Due to the tight size and shared wall condition of the semi-detached structure, the design required thoughtful planning for:

- Minimum ceiling height compliance.
- Fire and sound separation from the main unit.
- Dedicated entrance and egress.
- Maximizing functional layout within a limited footprint.

Despite its size, the unit includes a full kitchen, bathroom, and open-concept living/sleeping area—efficiently designed for single occupancy or a student rental.

Challenges Solved:

- Navigated fire separation and STC requirements in a semi-detached context.
- Met spatial and exit requirements with no building footprint expansion.
- Coordinated utility separation and HVAC layout within a confined basement ceiling space.

Mississauga Office: 1115 Westport Crescent, Mississauga, ON, L5T 1E8
Hamilton Office: 156 Parkdale Avenue North, Hamilton, ON, L8H 5X2

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Investor Benefits:

- Added a legal income stream without requiring a full addition or major exterior work.
- Increased the overall property value and rental yield with minimal square footage.
- Achieved quick ROI potential due to low construction costs and fast permit timeline.

Current Status:

Permit approved. Construction underway. Occupancy expected within 90 days.

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