

Maude Street | 03 Unit Conversion

Petrolia



Property Type: Detached Home with Duplex Conversion

Project Overview:

This property offered a unique opportunity to unlock multi-unit potential **without relying on basement space**. Due to limited ceiling height in the basement, we proposed a creative layout that **splits the main floor into two separate units**, while maintaining the second floor as a full, third unit—resulting in a legal and efficient **3-unit dwelling**.

Scope & Strategy:

- Reconfigured the ground floor to accommodate **two self-contained units**, each with their own entrance, kitchen, bathroom, and living space.
- Maintained the entire second floor as a larger third unit, providing a distinct layout ideal for families or long-term tenants.
- Avoided costly underpinning by **intentionally excluding the basement** from the dwelling count, while still utilizing it for shared services or storage.

Challenges Solved:

- Created three functional rental units while adhering to OBC height and egress regulations.
- Balanced space efficiency on the main floor while preserving privacy and sound separation between units.
- Managed fire separations, HVAC zoning, and servicing for three legal units without expanding the building footprint.

Investor Benefits:

- Achieved **3-unit legal density** without the cost or delay of basement renovations.
- Increased rental yield through smart internal reconfiguration.
- Maintained strong tenant appeal with diverse unit layouts and full-floor privacy on the second level.

Current Status:

Design complete. Permit submission on-hold until budget is re-review.