

St. Vincent | o2 Unit Conversion

Barrie



Property Type: Existing Raised Bungalow | Now Legal 2-Unit Dwelling

Total Area: ~1,372 sq. ft. | 3 Bedrooms | 1 Bathroom (Main Unit)

Project Overview:

Located at Saint Vincent Street in Barrie, this charming raised bungalow has been transformed into a **legal duplex**—offering a perfect blend of functionality, location, and value-add potential. The original layout includes a bright 3-bedroom main floor unit, with the **basement converted into a fully self-contained second unit**. Thanks to the home's **natural rear-grade exposure**, there was **no need to construct a new basement walkout**—a major cost savings for the investor. The exposed basement rear entry allowed our team to focus entirely on the **interior transformation** of the basement suite, delivering a clean, efficient 2-unit configuration.

Scope & Strategy:

- Converted basement into a full legal unit with separate entrance at the exposed rear side.
- Designed kitchen, bathroom, and laundry areas specifically for privacy, livability, and compliance.
- Implemented required upgrades for fire separation, HVAC zoning, and soundproofing per OBC secondary suite standards.

Challenges Solved:

- Avoided the need for costly exterior excavation and new walkout construction.
- Used the raised bungalow form to naturally support tenant privacy and separate access.

- Streamlined permit process and reduced construction scope, enabling faster occupancy.

Investor Benefits:

- Legal duplex with reduced capital cost due to existing basement grade access.
- Rental-ready second unit ideal for passive income, in-laws, or future resale value.
- Located in a desirable pocket of Barrie, just minutes from highways, shopping, and schools.

Current Status:

Duplex conversion complete. Basement unit is fully legalized and ready for lease or move-in.