

Whitehorn Ave | 2 Unit Conversion

Mississauga



Project Overview:

Located in Mississauga, this 670 sq.ft. basement conversion project is a great example of balancing smart design with budget-conscious decisions. Our investor client needed to create a legal second unit without overextending on construction costs. To do this, our design strategy focused on utilizing as many existing conditions as possible—without compromising on code compliance or tenant comfort.

By converting the existing laundry room into a compact 3-piece bathroom with private in-suite laundry, and preserving the large mechanical room (now fully fire-rated), we minimized demolition and rebuild costs. The most significant investment in this project was the addition of a brand new walkout stairwell, required to provide a dedicated exit for the new unit.

Scope & Strategy:

- Converted 670 sq.ft. unfinished basement into a legal 1-bedroom secondary unit
- Re-used and repurposed existing laundry room as a full 3-piece bathroom with stacked washer/dryer
- Retained the existing mechanical room footprint; upgraded to meet fire separation standards
- Designed efficient kitchen and living area within open-concept layout
- Added a fully code-compliant walkout stairwell and landing to provide independent exterior access

- Met all OBC requirements for ceiling height, natural lighting, ventilation, and fire protection

Challenges Solved:

- Delivered a code-compliant unit while minimizing new construction through adaptive reuse
- Strategically prioritized budget to allocate funds toward the required exterior walkout
- Navigated Mississauga's permit requirements with no zoning relief needed
- Preserved structural elements to reduce labor and materials cost

Investor Benefits:

- Successfully added a legal basement unit with private entry and laundry—ideal for long-term tenants
- Reduced construction budget by smartly reusing existing spaces
- Increased property value and monthly cash flow potential
- Permit process completed with minimal revisions or delays

Current Status:

Permit approved. Construction completed. Unit fully operational and tenant-ready.