

# Gailmont Drive | Garden Suite

Hamilton



**Property Type:** Single-Family Bungalow with Rear Yard

## **Project Overview:**

This project adds value without touching the existing home. Our team proposed a **brand-new garden suite** located in the rear yard of a standard single-family lot—creating a **2-unit property** while preserving the original bungalow as-is. This is a textbook example of **gentle density** that adds rental or extended family space without the need for severance, additions, or major disruption.

## **Scope & Strategy:**

- Designed a fully self-contained garden suite, with its own kitchen, bathroom, sleeping area, and mechanical systems.
- Ensured full compliance with local bylaw requirements, including setbacks, maximum lot coverage, building height, and servicing access.
- Maintained the visual appeal and privacy of the existing bungalow through thoughtful siting, fencing, and orientation.

## **Challenges Solved:**

- Navigated local regulations for Accessory Dwelling Units (ADUs) and ensured fire separation, servicing, and emergency access.
- Designed around mature tree protection zones and existing landscape features.
- Balanced privacy for both units with window placement, sound buffers, and separate entries.

**Investor Benefits:**

- Created a legal second dwelling unit on the lot without modifying the primary residence.
- Added a rental-ready space ideal for tenants, in-laws, or future resale value.
- Future-proofed the property for flexible use while complying with housing intensification targets.

**Current Status:**

Garden suite design underway.