

Edward Street | New Build, Triplex & 6plex

Trenton



Property Type: Vacant Land (Post-Severance)

Project Overview:

This project began with a single piece of land—and a vision for higher density. After guiding the client through the **severance process**, we successfully split the parcel into two separate lots, each with its own development potential. From there, we designed and are now executing two **ground-up multi-unit buildings**: a **triplex** on one lot and a **6plex** on the other—resulting in **9 legal dwelling units** across the site.

Scope & Strategy:

- Managed the full severance process, including zoning review, municipal approvals, and servicing separation.
- Designed two distinct buildings optimized for their respective lots—one with a smaller footprint and urban infill sensibility (triplex), the other a denser mid-rise-style 6plex.
- Coordinated new utility servicing, grading, parking, and fire access routes for both buildings in accordance with local zoning and the Ontario Building Code.

Challenges Solved:

- Navigated lot coverage, frontage, and density requirements post-severance to maximize buildable area.
- Designed both buildings for long-term durability, efficient construction, and high rental appeal.

- Balanced site circulation and privacy between the two properties while ensuring compliance with municipal engineering standards.

Investor Benefits:

- Transformed a single parcel into two income-producing properties with a total of **9 units**.
- Added long-term rental value through new construction and increased density.
- Designed for efficient build costs and strong tenant turnover through smart layouts and durable finishes.

Current Status:

Building permit drawings complete. Engineering Phase is next!