

# Golfview Drive | 08 New Units

Collingwood



**Project Type:** New Construction | Semi-Detached Building | 8 Residential Units

**Lot Strategy:** Severed from 1 Lot into 2

**Project Overview:**

This brand-new development project is a masterclass in **as-of-right intensification** and **multi-unit design efficiency**. Originally a single parcel, our team successfully **severed the lot into two**, allowing for the construction of a **new 2-storey semi-detached building**—with **4 legal residential units per side**, for a total of **8 fully legal, self-contained units**.

Each side of the semi features:

- **2 Basement Units**
- **1 Ground Floor Unit**
- **1 Second Floor Unit**

All designed under current zoning without variances, making this project **fully as-of-right** and eligible for **CMHC MLI Select financing**.

**Scope & Strategy:**

- Designed two mirror-image 4-plexes (one on each newly severed lot)
- Achieved 8-unit total build with **no variances** and maximum zoning efficiency
- Allocated **4 parking spaces per side** (8 total) in compliance with local requirements
- Coordinated layouts, energy performance, and accessibility targets to align with **CMHC's MLI Select program** for premium financing benefits
- Integrated full basement design to unlock lower-level units with code-compliant egress, light, and privacy

**Challenges Solved:**

- Combined lot severance, density maximization, and parking compliance into a clean build plan
- Optimized for long-term rentability, energy efficiency, and insurance compliance
- Designed for MLI Select qualification—balancing accessibility, affordability, and sustainability metrics

**Investor Benefits:**

- 8 brand-new, legal residential units ready for long-term financing and cash flow
- Purpose-built for **multi-tenant efficiency**, reduced maintenance, and optimized NOI
- Fully eligible for **CMHC MLI Select program**, providing up to 95% LTV and extended amortization
- No rezoning or committee delays—construction to begin **May 2025**

**Current Status:**

Permit under review. Construction scheduled to start early May 2025.