

East 36th Street | 03 Unit Conversion + Garden Suite

Hamilton



Property Type: Existing Single-Family Bungalow

Project Overview:

This project is a full-scale transformation of a standard bungalow into a **multi-unit powerhouse**. The proposal includes a **rear-side addition** and **second-storey vertical expansion** to create a legal **3-unit triplex** across the basement, main floor, and new upper floor. But we didn't stop there. To fully maximize the site, we also introduced a brand-new **2-storey garden suite** at the rear of the lot—complete with ground-level parking and a self-contained residential unit above.

Scope & Strategy:

- **Triplex Design:** Expanded the original footprint with a side/rear addition and added a second floor—all while meeting fire separation, egress, and zoning requirements.
- **Garden Suite:** Designed a detached structure with covered parking on the main floor and a fully livable unit above, aligning with local bylaws for height, setbacks, and laneway/garden suite allowances.
- Integrated all servicing, grading, and access paths to ensure functionality and compliance for four legal units on one lot.

Challenges Solved:

- Coordinated complex zoning interpretation to permit both a 3-unit main building and a detached garden suite.
- Managed vertical and horizontal additions while maintaining lot coverage and setback compliance.

- Designed a two-story garden suite to double as functional parking and tenant housing—without exceeding height or massing limits.

Investor Benefits:

- Created **four income-generating units** on a single R1/R2 residential lot.
- Achieved maximum density and ROI through smart design, phased permitting, and full code compliance.
- Elevated property valuation through legal status, multi-stream rental income, and long-term flexibility.

Current Status:

Building permit approved. Construction phase wrapping up in the next 1-2 Months!