

# Scott Blvd | o2 Unit

## Conversion

Milton



**Property Type:** Single-Family Detached Home

### **Project Overview:**

This project involved the strategic addition of a legal basement unit within an existing single-family home. The investor's goal was to create a fully self-contained secondary suite while maintaining the property's curb appeal—meaning no major exterior alterations.

### **Scope & Strategy:**

We designed a compact but functional **legal basement apartment** complete with a new **interior side-door entrance**. This approach allowed us to preserve the building's existing footprint and facade while meeting Ontario Building Code and local zoning requirements for two-unit dwellings.

Key elements included:

- Creating a private entrance via an enclosed stairwell off the side of the home.
- Designing fire and sound separations between units in accordance with OBC SB-9.
- Ensuring adequate ceiling height, natural light, and HVAC zoning for the basement unit.

### **Challenges Solved:**

- Avoided costly excavation or full exterior entrance modifications by using interior access design.
- Integrated the new entry without compromising main floor layout or accessibility.
- Maximized livable space and functionality within a compact basement footprint.

**Investor Benefits:**

- Added a legal income-generating unit with minimal structural changes.
- Preserved exterior curb appeal and avoided triggering design review or heritage concerns.
- Increased property value and monthly cash flow through smart internal upgrades.

**Current Status:**

Permit approved. Construction in progress with occupancy targeted for early summer.