

# Kingsleigh Court | 02 Unit Conversion

Milton



**Property Type:** Existing Single-Family Bungalow

**Proposed Layout:**

- **Basement Unit:** 2 Bedrooms | 1 Bathroom | ~800 sq. ft.
- **Future Consideration:** Rear Yard Garden Suite

**Project Overview:**

This bungalow in **Milton** is the focus of a smart, phased intensification plan. Phase one involves converting the existing basement into a **fully legal 2-bedroom, 1-bathroom second unit**, using the **existing side entry** for independent access. With approximately **800 sq. ft.** of finished space, the basement unit will be fully self-contained and OBC-compliant.

In parallel, we're advising the investor on the potential to add a **garden suite** at the rear of the property—bringing the lot to a total of **three legal residential units**. However, the current focus is to **close the basement permit** before pursuing further development.

**Scope & Strategy (Phase 1):**

- Convert basement into a 2-bedroom unit with open-concept kitchen, bathroom, and laundry
- Use existing **side entrance** for dedicated basement access
- Apply full fire separation, HVAC zoning, and soundproofing in compliance with Ontario Building Code
- Design in a way that future utility servicing for a garden suite will be feasible

**Challenges Solved:**

- Created a legal income unit with no new structural changes or exterior alterations
- Balanced immediate cash flow goals with long-term density planning
- Preserved backyard access for potential future garden suite addition

**Investor Benefits:**

- Adds legal basement suite for short-term cash flow
- Sets up property for future 3-unit status with minimal rework
- Located in a growth area of Milton with high rental demand and bylaw support for gentle density

**Current Status:**

Permit approved, construction completed in Mid-April 2025. Garden suite discussions ongoing.