

Samba Drive | Garage Conversion

North York



Property Type: Single-Family Bungalow with Detached Garage
Project Overview:

This project takes a standard single-family bungalow and turns it into a multi-dwelling asset by converting the existing detached garage into a legal **garden suite**. With a growing focus on housing intensification and laneway living, this project exemplifies how homeowners and investors can unlock secondary income streams without altering the main house.

Scope & Strategy:

Our mandate was to fully convert the existing garage into a livable, self-contained dwelling unit that meets all garden suite requirements under local bylaws and the Ontario Building Code. Plans include provisions for a potential **second-storey addition** in the future—meaning the foundation and layout were designed with structural upgrades in mind from day one.

Key design goals:

- Preserve privacy between main dwelling and garden suite.
- Ensure compliance with fire separation, servicing, and zoning setbacks.
- Provide full kitchen, washroom, and sleeping/living area within a compact footprint.

Challenges Solved:

- Navigated detached accessory structure compliance under local ADU/garden suite bylaws.
- Designed for future vertical expansion by strengthening foundation and roof structure.

- Coordinated separate utility servicing and independent HVAC to ensure standalone functionality.

Investor Benefits:

- Created a new legal rental unit without modifying the main dwelling.
- Increased property income and resale value with a highly desirable second dwelling.
- Phased development strategy allows for future second-floor build-out with minimal disruption.

Current Status:

Permit Approved. Construction on-hold until budget is finalized.