



Building Secondary Suites

The “JSU Prototype”

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JSU Properties Limited

Agenda

- Who I am?
- What is Secondary Suite?
- Where to build a Secondary Suite?
- Why build a Secondary Suite?
- How to start a Secondary Suite?
- The “JSU Prototype” Secondary Suite

Who am I?

- Architectural Designer by day... real estate investor by night
 - Architecture and Design for 10+ years.
 - Designed 50+ private homes/cottages for permit applications
- Owner of Blue Bella Drafting and Design
 - work with Splendid Homes (designer/contractor)
- Co started JSU Properties Limited (2013)
 - Started with hold properties
 - Last property contained vacant lot
 - Developed Single Family home with Secondary Suite (completed Fall 2016)
 - We Buy homes!

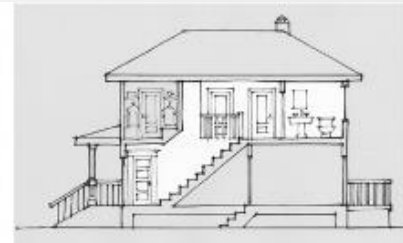


What is a Secondary Suite?

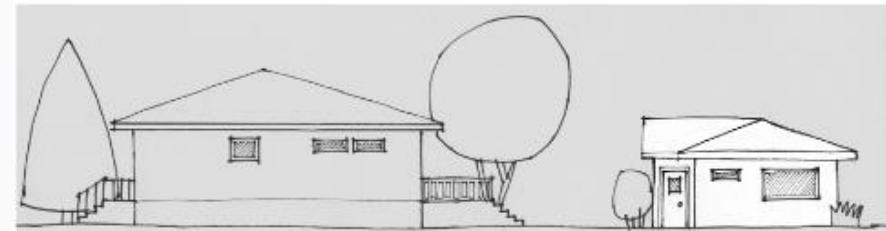
- Already have some knowledge;
- Private, self contained unit within a dwelling
 - City of Winnipeg website:
 - <http://winnipeg.ca/PPD/permits/Residential/SecondarySuites.stm>
 - <http://www.winnipeg.ca/ppd/planning/planned/>



Basement suite



Second floor suite



Garden suite



Garage suite (above)



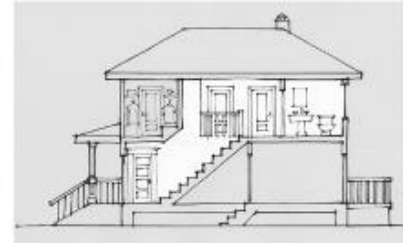
Garage suite (adjacent)

Where to Build?

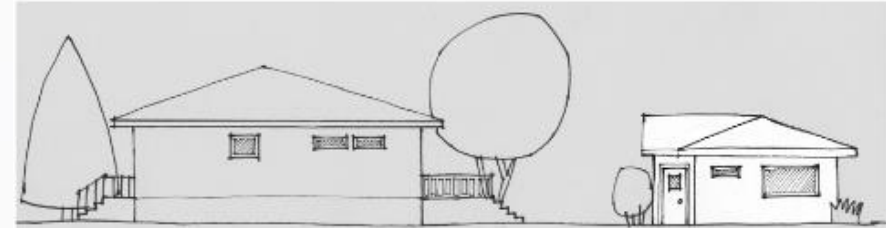
- All R(esidential) – zoned properties
- Existing homes or New builds
- New lots
- Infill lots
- Detached or Attached structures



Basement suite



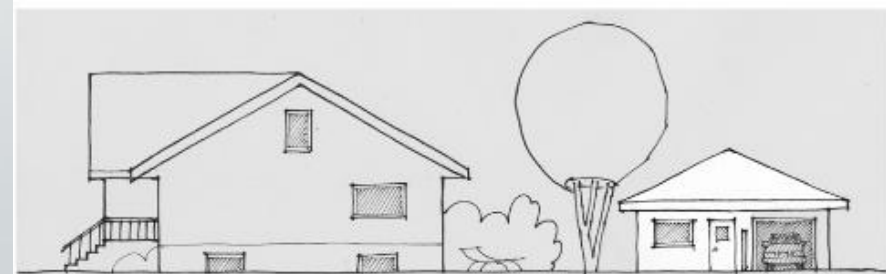
Second floor suite



Garden suite



Garage suite (above)



Garage suite (adjacent)

Why Build a Secondary Suite?

- Generational living
 - Kids? Parents? In-laws?
- Rental income
 - Who wouldn't like someone paying there mortgage?
- Money generating rental property
 - Two suites on one R1 property
 - R1 typically only one dwelling

How to start?

- Have an existing home or property for construction? (Find one)
- Contact a contractor or designer for options
 - Zoning, building code, other considerations you may not know of
- Speak to the City planner / Zoning officer for the area
 - Understand what's all required
- Get the design completed
- Apply for the permit and applicable ***variances***
 - No need for variance in attached suites (permitted vs conditional)
 - Still need variance for detached suites
- ***Incentives or grant*** applications?
- Start construction

Variance Route

- Fill out the forms and provide the necessary information;
http://winnipeg.ca/ppd/zoning_dev-app.stm
 - Letter of Intent
 - Title status
 - Letter of authorization (from registered owners of property)
 - Building Location Certificate
 - Plans of Development
 - Letters of support (neighbours)
 - Yellow boards on property and option for neighbourhood rejection (~ 6 weeks)

Grants and Incentives

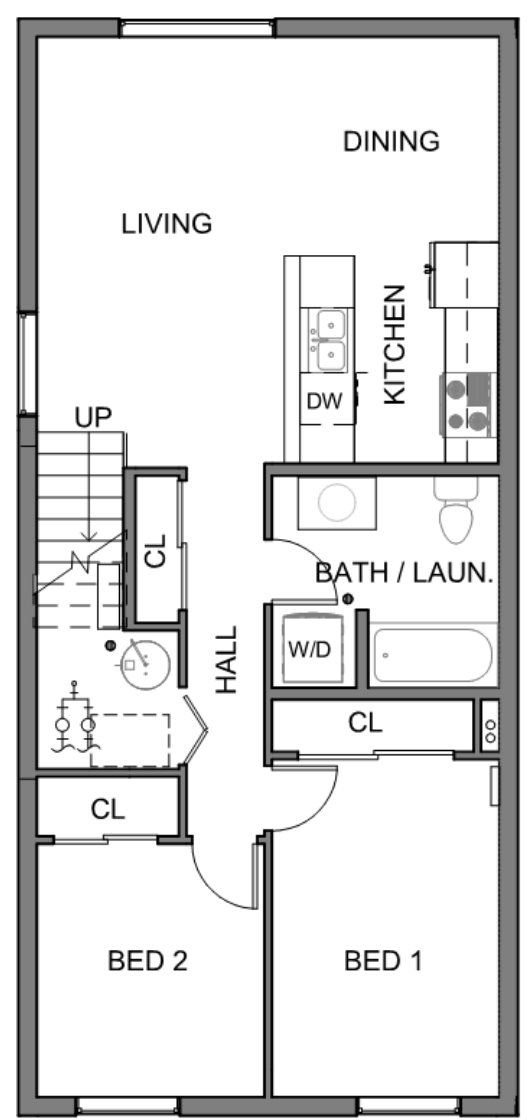
- Manitoba Housing;
- <http://www.gov.mb.ca/housing/mh/progs/ssp.html> Letter of Intent
 - Owner Occupancy
 - Forgivable loan up to \$35,000
 - 50% of construction costs
 - 10 year agreement

JSU Prototype

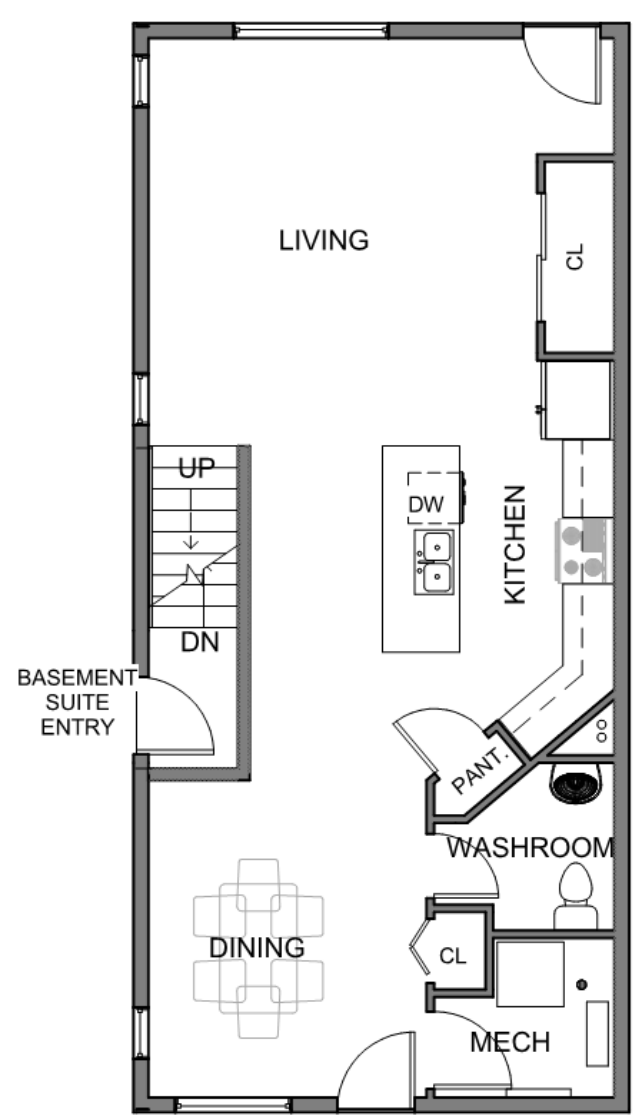
- Two-storey single family home + basement suite
- Both suites rented
 - Not owner/occupied
 - (no incentives)



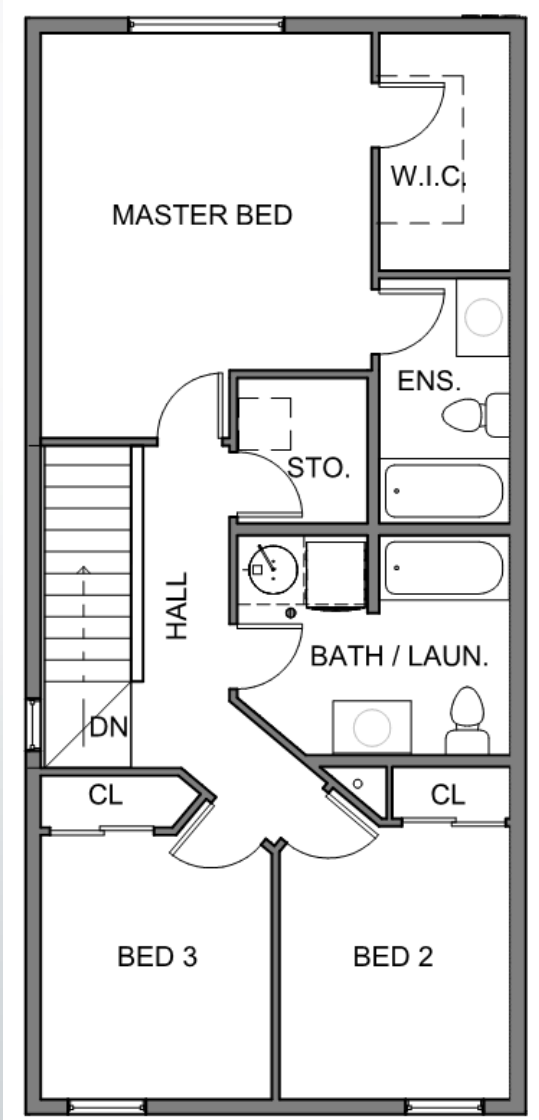
JSU Prototype - Design



BASEMENT

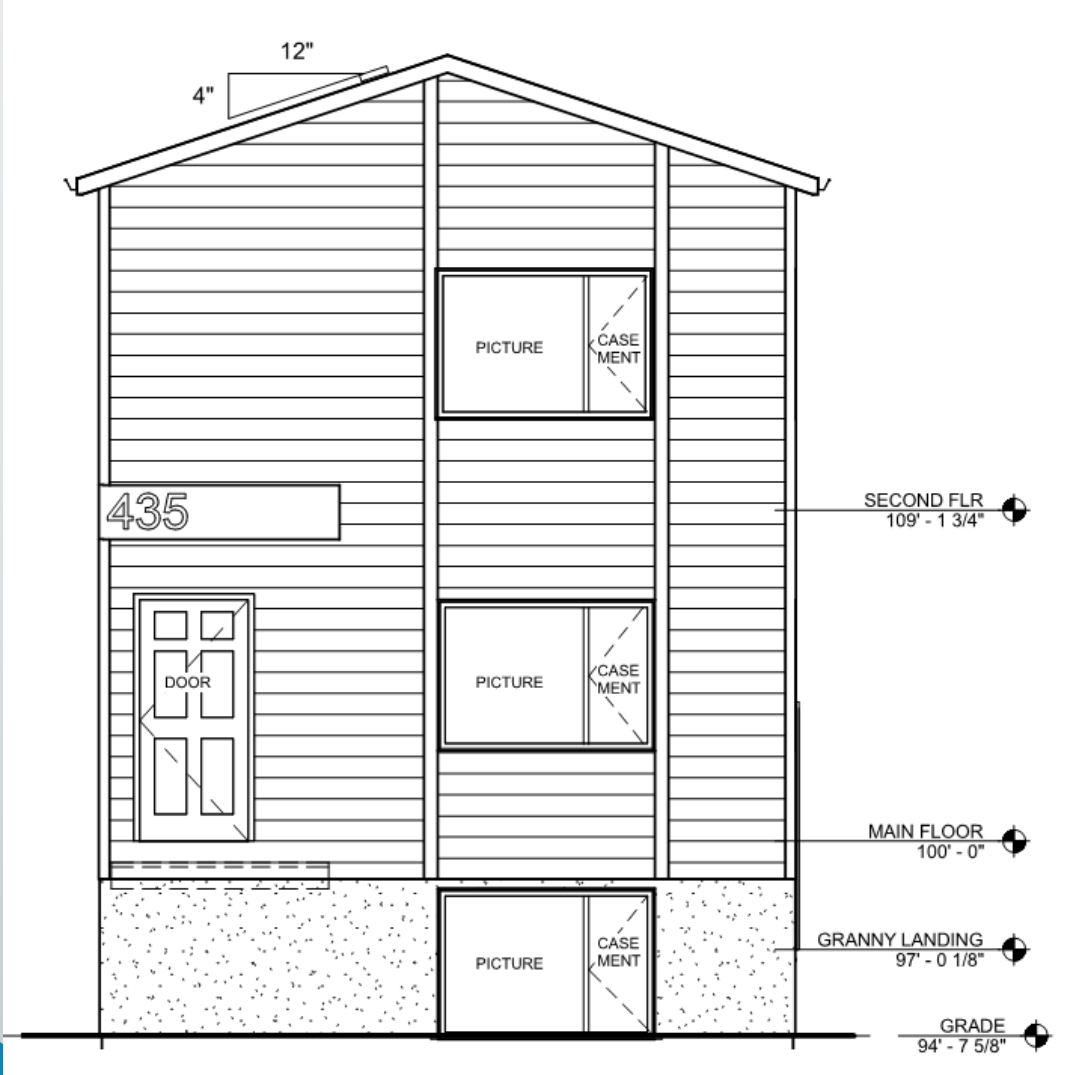


MAIN

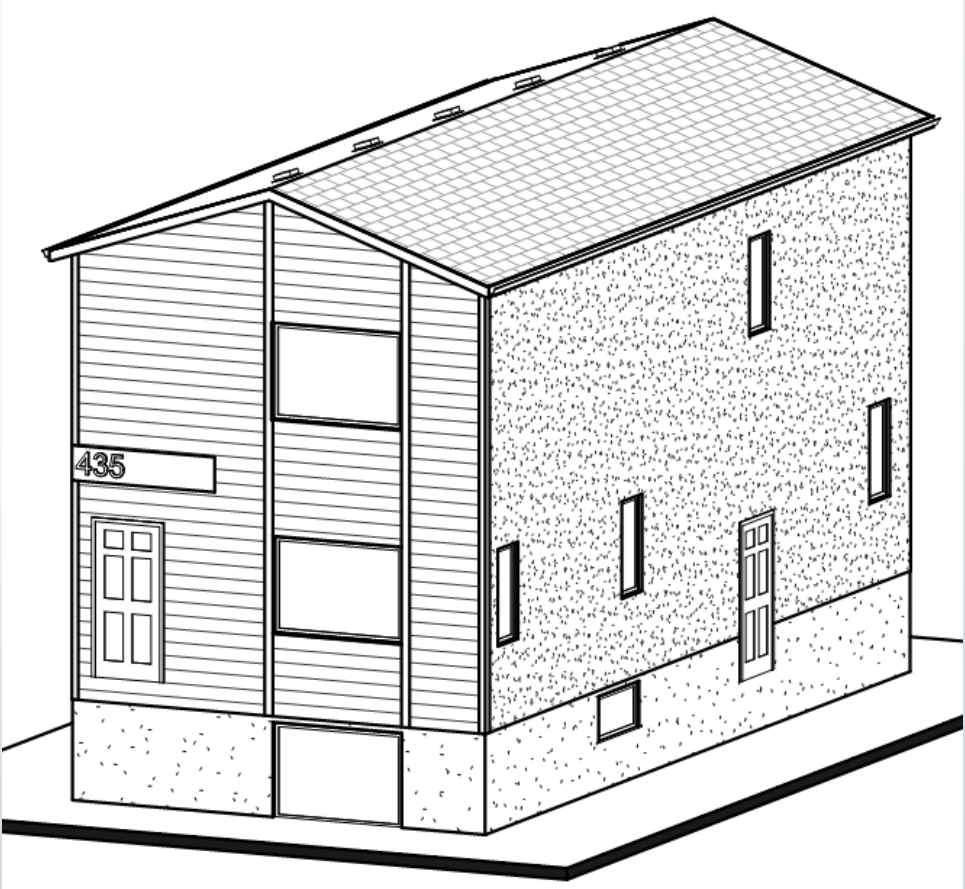


SECOND

JSU Prototype - Design








FRONT ELEVATION



3D VIEW

JSU Prototype - Design

- Main suite includes second floor (~ 1600 sq ft)
- Basement suite with separate side entry (~ 800 sq ft)
- R1-S zoned land (min 2500 sq ft)
 - 25x101 vacant infill lot
- Code criteria met for secondary suites
 - One exit direct to outside
 - Windows meet egress
 - Head height > 6'-5"
 - Smoke and CO alarms
 - Independent heating and ventilation system

* Secondary Suite Regulations		
	Attached Secondary Suite	Detached Secondary Suite
Minimum Lot Size	Min. lot size of zoning district	3,500 sq ft 
Parking Requirement	Total of 2 spaces	Total of 2 spaces 
Minimum Suite Size	No	350 sq ft 
Maximum Suite Size	800 sq ft or 33% of total living area, whichever is less	600 sq ft 
Maximum Height	Maximum height of principal building	Suite at grade = 15 ft Above garage = 25 ft
Exit Doors	No more than one door on the front	N/A 
Separating Distance	N/A	See Zoning By-law

JSU Prototype - Construction

Variance boards



Excavation



JSU Prototype - Construction

Foundation – strip footing



Foundation – PWF walls



JSU Prototype - Construction

Foundation – waterproofing



Walls – Wood frame const



JSU Prototype - Construction

Wood framing const



Envelope and Openings



JSU Prototype - Construction

Exterior finishes

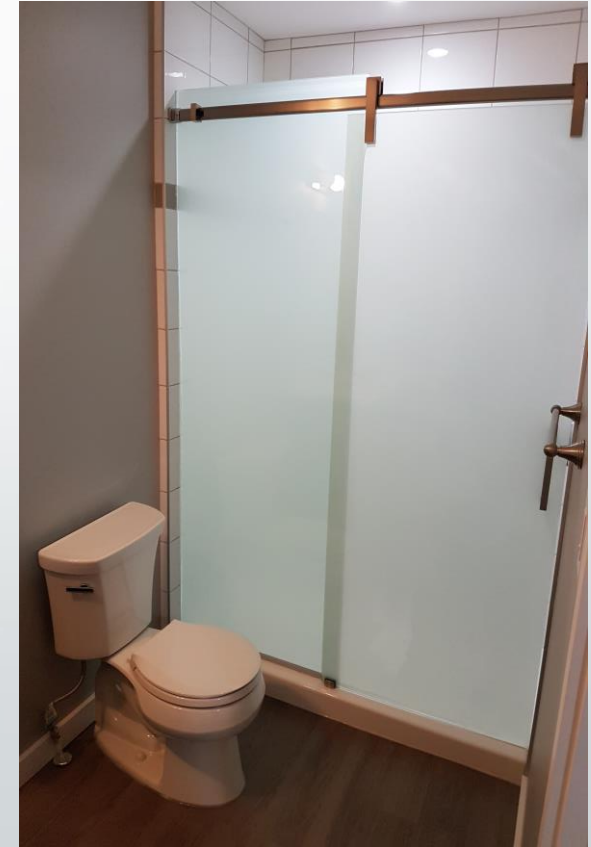


Interior envelope and systems



JSU Prototype - Construction

Interior Finishes



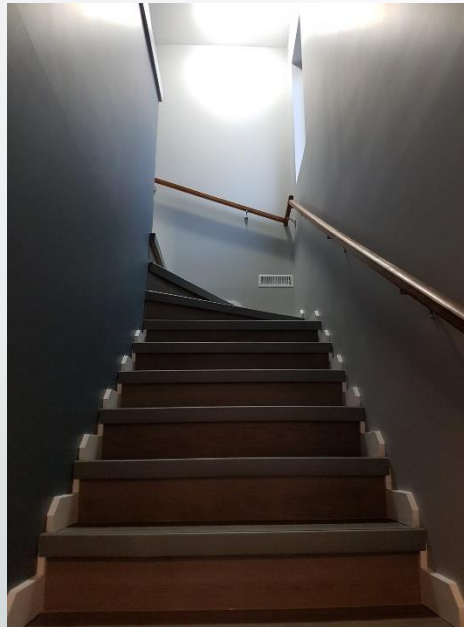
JSU Prototype - Completed

Main Suite – living and kitchen



JSU Prototype - Completed

Main Suite – washroom and dining



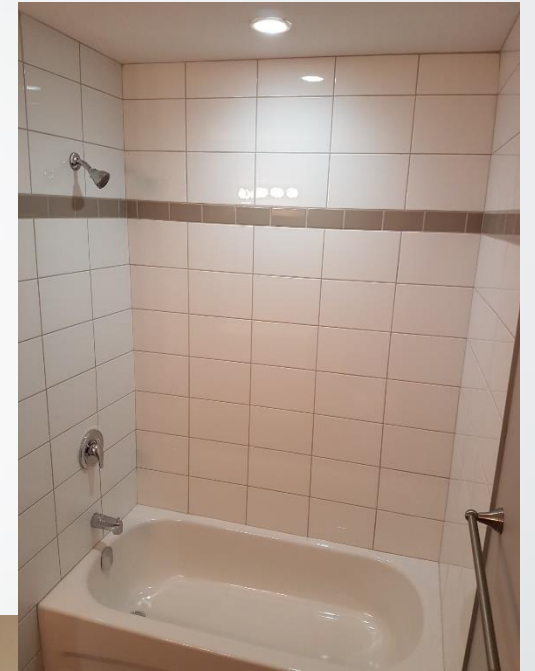
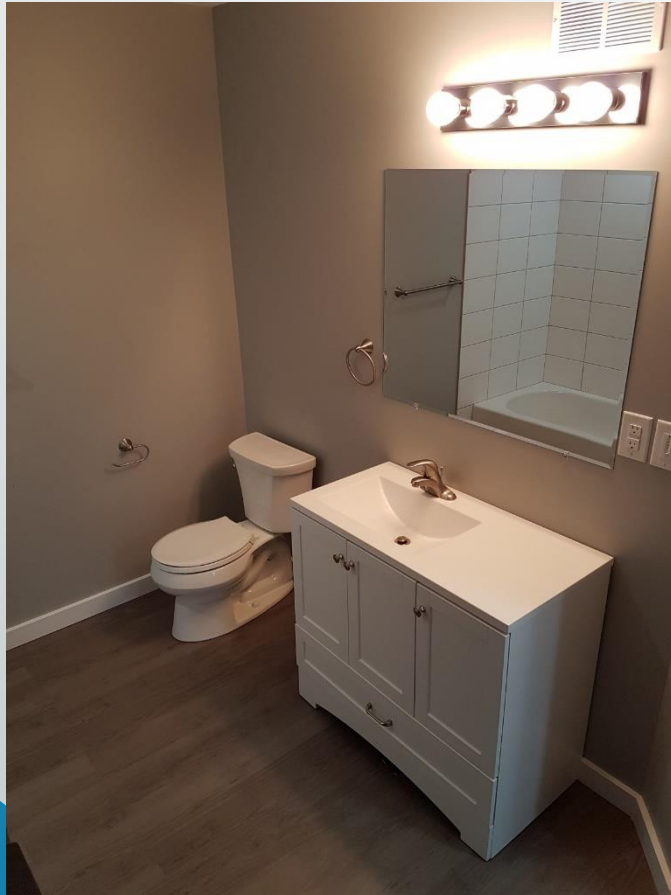
JSU Prototype - Completed

Main Suite - bedrooms



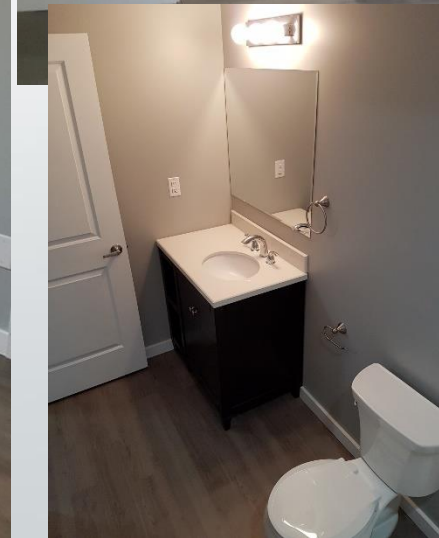
JSU Prototype - Completed

Main Suite - bathroom



JSU Prototype - Completed

Main Suite – Master bed



JSU Prototype - Completed

Basement (Secondary) Suite



JSU Prototype - Completed

Basement – Living and Kitchen



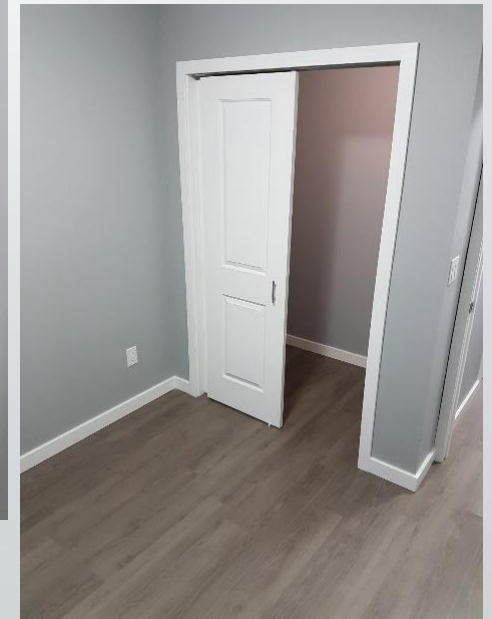
JSU Prototype - Completed

Basement – Bath



JSU Prototype - Completed

Basement – Bedrooms



JSU Prototype – Additional Notes

- 16 weeks to receive all permits/variances
 - Could've gone faster (~8 weeks total)
 - Split lot with city – BLC needed (+2 weeks)
 - Variance Required at time (+6 weeks)
 - City supportive and offered considerations
 - Infill Lot Grade Requirement (+2 weeks)
 - Since has been added to permit application
- 5 month construction to completion
 - be careful who you hire! Cheapest isn't always cheapest





Secondary Suites

So what are you waiting for?

Questions?

Contact me afterwards or,

Selling?

Your property need renovations and care?

Interested in selling?

Contact: JSU Properties Ltd.



jstupropertiesltd@hotmail.com

For Consulting and Construction

For more information: Steven Ulrich

BLUE BELLA

draft • design

bluebelladraftdesign@gmail.com

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info@splendidhomes.com

