Building Secondary Suites

The “JSU Prototype”

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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://www.winnipeg.ca/ppd/planning/planninged/
Where to Build?

- All R(esidential) – zoned properties
- Existing homes or New builds
- New lots
- Infill lots
- Detached or Attached structures
Why Build a Secondary Suite?

- Generational living
  - Kids? Parents? In-laws?
- Rental income
  - Who wouldn’t like someone paying their 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 \textit{variances}
  - No need for variance in attached suites (permitted vs conditional)
  - Still need variance for detached suites
- \textit{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](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

FRONT ELEVATION

3D VIEW
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
JSU Prototype - Construction

Variance boards

Excavation
JSU Prototype - Construction

Foundation – strip footing

Foundation – PWF walls
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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.

jsupropertiesltd@hotmail.com
For Consulting and Construction

For more information: Steven Ulrich

or contact: splendid homes;

info@splendidhomes.com

bluebelladraftdesign@gmail.com

BEFORE

AFTER