

## ADVERTORIAL



## WELCOME HOME

# North Shore Carpentry & Construction – Moving secondary suites into the 21st Century!

Are you looking for an affordable way to downsize into a smaller home? Would you like to provide self-contained accommodation for adult children or parents? Or do you simply need revenue from an income property to offset some of your mortgage payments?

Whatever your reason may be for considering an alternative to having a secondary suite in your home, Les Brown and Paul McKinney of North Shore Carpentry & Construction would be happy to review the coach house solutions that may be possible on your property.

Known as 'laneway homes' elsewhere in Metro Vancouver, the City of North Vancouver and the Districts of North and West Vancouver have each established guidelines and bylaws that describe the types and sizes of homes that may be built and the properties most suitable for this type of accommodation.

**“The decision to downsize, or to provide a safe and adequate home for relatives or renters is not an easy one,” McKinney said.**

**“Our job is to work within our clients’ budgets and to ensure their secondary home is built to code and within municipal bylaws,” he explained.**

Although bylaws differ from community to community, some items are important to all: the owner of the property may not rent out both accommodations and must occupy either the primary home or the coach house. The coach house may not have a basement and neither home may be stratified or sold separately.

Total footprints on the lot, height, number of storeys, setbacks from adjacent properties and parking requirements all vary but, generally speaking, a coach house will provide about 1,000 square feet of secondary accommodation.

McKinney says building costs vary according to the design agreed upon with the client.

**“Depending on needs and design extras, a well-equipped laneway home takes about six months to build and can run from \$200,000 to \$500,000,**

**with about 20-25 per cent of that accounted for by permitting, code requirements and the groundwork on foundations and underground services,” he said.**

Solar roofs, while slightly more expensive can also offset some energy bills.

Costs aside and even though municipal taxes will increase along with the increase in assessed value of the improvements, the market value of the property will be vastly improved over that of an older home with a suite in the basement. **Rental income can range from \$1,800 to \$2,500/month or higher.**

Overall, if you are considering a coach house solution, why not call North Shore Carpentry & Construction at: 778-338-3979 or visit [www.nscarpentry.ca](http://www.nscarpentry.ca)

**“We’ll be more than happy to tell people about the work we’ve already done, answer the many questions they will have and discuss the options available to them in their own community,” McKinney said.**



**From vision to reality - a recent North Shore Carpentry & Construction coach house project.**