



# LandSeed

Innovative Solutions for Homeownership



## Unlock Your Backyard Potential

Discover the Versatile Benefits of Adding a Tiny Home.



Scan to book your free property assessment



# Why do Backyard Suites Matter —And Why Now?

- Ontario has a housing shortage — 50,000+ affordable units are needed.
- New home for elderly parents or adult children.
- Potential rental income of up to \$2000/month in urban regions.
- Rising housing costs are pushing families to seek alternative options.
- New bylaws allow backyard suites in most zones.
- This is the future of sustainable, local, community-based housing.



# Meet LandSeed: Your Guide in the Process

## What is LandSeed?

LandSeed is a non-profit organization. We are a team of community-first development consultants connecting property owners, builders, landers, and city officials. We guide homeowners through planning and construction to build backyard suites that serve their goals—whether it's creating rental income, welcoming guests, or housing loved ones.

## • • What Makes Us Different?

- LandSeed is a community-first consulting team with hands-on zoning and legal expertise.
- We are diverse and have experience working across cultures and preferences. Our mindset
- is collaborative, patient, and client-first. We aim to provide a tailor-made experience from early consideration to construction.



*We don't just build.  
We unlock potential.*

At LandSeed, we help everyday homeowners turn backyard ideas into real, livable spaces. We guide you through zoning, design, permits, and construction — without jargon or stress.



# Real Lives, Real Impact



**"We built a suite for Mom—now she has her own space, and we have peace of mind."**

Susan, 33 years old.  
Caring for her elderly mother.

**"My office is just 20 steps from my kitchen. This is the best decision that I made for my business."**

Leo, 40 years old.  
Building a career from his backyard.



**"We now earn \$1,500/month renting to a long-term tenant."**

Maya, 58 years old,  
Turning a yard into monthly income.

**These are just three stories—yours might be next.**



# From Dream to Move-In, Your Path in 4 Steps.

**01**

## Feasibility & Zoning

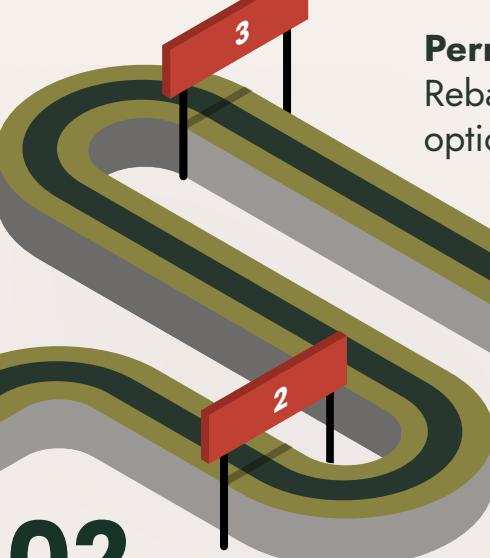
Free site check, bylaw review, and risk assessment.

**1**

**02**

## Design Match & Quote

Floorplans, finish levels, and timeline estimate



**03**

## Permits & Financing

Rebates, grants, lender options, and forms

**4**

**04**

## Delivery & Setup

Transport, utility hook-up, handoff, and walkthrough.

### Pricing Table

Model	Ideal Use	Estimated Price
Studio	Solo living / office	\$146,000 to \$162,000
1 Bedroom	Seniors / couples	\$188,000 to \$202,000
2 Bedroom	Family / Rent + Live	\$220,000 to \$236,000

\*Includes design, factory build, and standard install. Excludes extensive site prep.

#### Additional Costs to Expect:

Soft Costs (\$2k - \$5k)

Site Preparation (\$15k - \$22k)

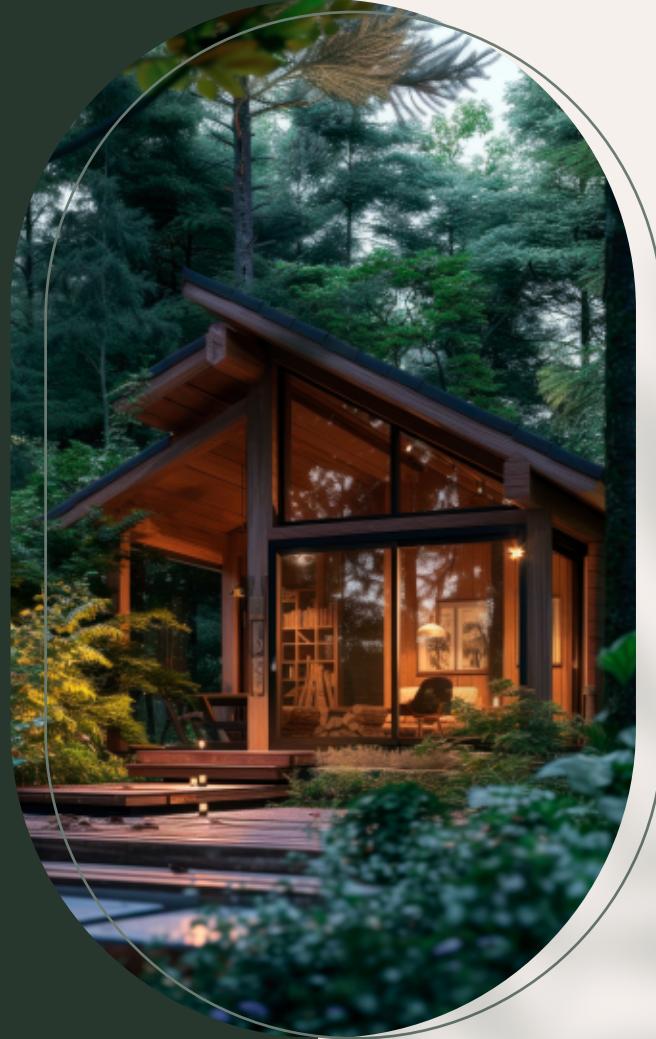
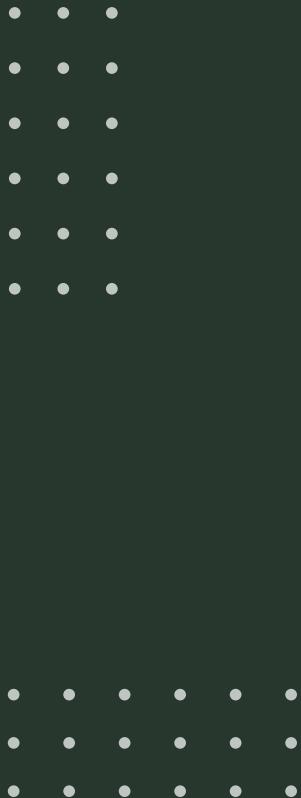
Landscaping or septic adjustment (if needed)

# Let's Bring Your Backyard Suite to Life. Starting Today!

Ready to take the first step?

- **Book Your Free Property Assessment**—Know exactly what's possible on your land—there is no guesswork or cost.
- **Visit a Model Suite**—See what it's like to walk through your own backyard home.
- **Download the Starter Kit**—Get the budget guide, checklist, and zoning prep sheet—all in one PDF.

Don't wait—your backyard potential starts today!



@LandSeed

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