



2025 ADDITIONAL RESIDENTIAL UNIT

We are excited to present our residential units designed to offer flexible and modern solutions for today's housing needs. This overview outlines how our team, process, and models can help you achieve your goals with ease and confidence.



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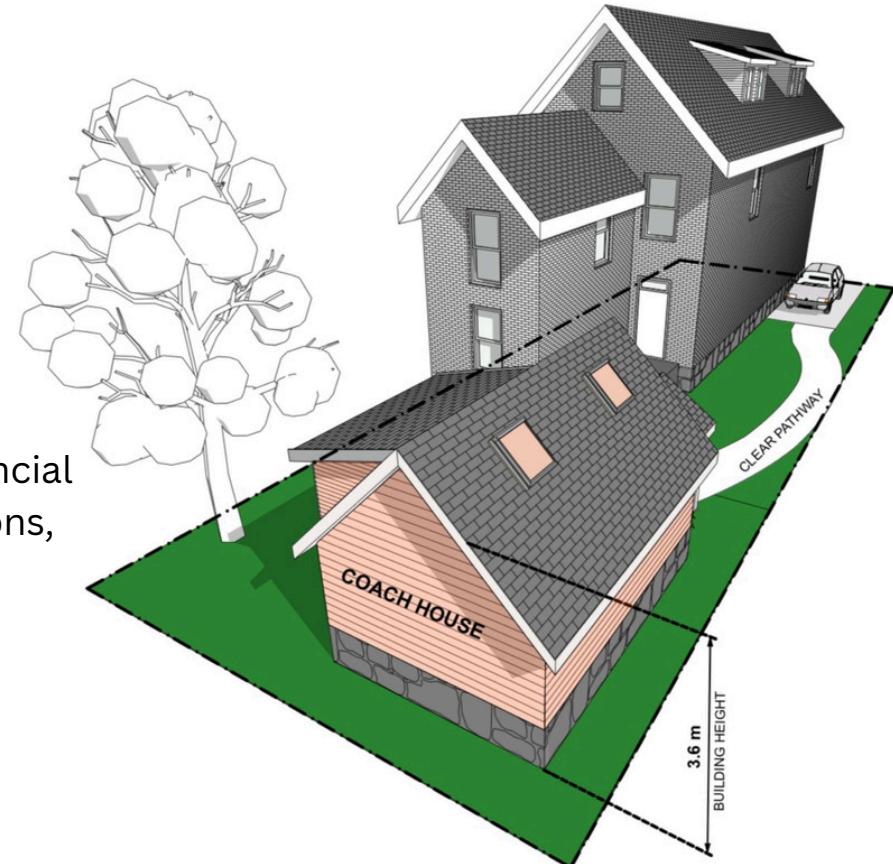
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What is an ARU?

An Additional Residential Unit (ARU), also known as an Accessory Dwelling Unit (ADU), is a secondary, self-contained living space that is located on the same property as a primary residential dwelling. These units are typically smaller and may be attached to or separate from the main house. They are designed to provide additional living space for relatives, renters, or guests, and they include essential amenities like a kitchen, bathroom, and sleeping area.

Why now?

Canada faces a shortage of attainable and sustainable housing options. Many Canadians and residents encounter barriers to homeownership due to financial constraints, zoning regulations, and cultural preferences.



In Ontario, new rules encourage ARUs in most residential zones, allowing 2-3 units per lot.



Homeowners can earn up to \$1,500-\$2,500/month in rental income from an ARU, depending on location.



Detached ARUs are increasingly in demand for multigenerational living and as an aging-in-place option.

LandSeed is the perfect fit!

LandSeed helps you attain and install an ARU, which is a flexible and adaptable product. It brings value to homeowners at any stage of their life. ARUs can be used as a home for people to stay in, a rental unit, an office, or a studio.

LandSeed and its partners have years of experience in developing properties, residential and commercial construction projects. ARUs built by LandSeed's partners are efficient, low impact installations that can be rapidly occupied.

We'll be at your service at every stage of the turnkey processes. Acquiring an ARU, from your initial interest, discovering ARUs, to delivery of the final product. You can be as involved in the process as you want while we make sure that the whole procedure goes smoothly.

*Redefining homeownership
through Data, Partnership and
Community.*



 **LandSeed**

Why Add an ARU? Financial benefits



Rental Income

- Rental income potential
- Boosts property value
- Value increases match ARU cost
- Greater resale value in high-demand areas

ARUs can grow net worth, generate monthly income, and give you more options in life.



Property Value

- Property value increases equal to ARU cost
- Higher resale in strong market locations
- Fully code-compliant (municipal, provincial, federal)
- Retain value and often appreciate over time

Rental Income covers the mortgage and can help you earn extra passive income.



Affordability

- Lower cost than new home builds (typically \$350K+)
- Minimal maintenance costs
- Smaller footprint = lower upkeep

Adding a backyard ARU isn't just a smart investment—it's a long-term strategy that pays off in many ways.

Typical model

Hypothetical ARU costs \$200,000 financed with a 25-year mortgage at **5.5%** interest.

Ontario legal one-bedroom ARUs rent for \$1,800–\$2,200/month (Avg \$2,000/month)

Monthly mortgage payment	approximately \$1,227
Average rental income	\$2,000/month
Net monthly income	\$773
Annual positive cash flow	\$9,276

**\$773
in your pocket!**

Build Equity - Build your Future

Every mortgage payment increases your ownership stake. Unlike rent, that money comes back to you in the form of growing home equity.

Plus, as the market grows, so does your property value. A modest 3% annual increase means tens of thousands of dollars of extra net wealth over time.

Excellent investment in real estate

This can be your future! You can turn your backyard into an asset that supports your life — and your long-term financial freedom.

Family & Lifestyle Flexibility

- Excellent home for aging parents
- Great starter home for adult children.
- Benefit as a private guest suite or workspace.
- Downsize while still living on your property.



Environmental Sustainability

ARUs are more sustainable than traditional homes. They tend to use less electricity and water and have lower hydro, sewage, and utility costs. There is less wasted material in the manufacturing process. The centralized manufacturing of ARUs has a lower carbon footprint.

The minimalist nature of ARUs help reduce consumption, increase population density and reduce urban sprawl.

Average New Entry Home
\$700k

Average Pre Fabricated Home
\$350k

Average ADU Secondary Home
\$200k



Market Demand & Community Contribution

Why Choose Us?

Our approach (hands-on, stress-free)

Our experienced and reputable team handles all stages of ARU installation at all stages from educating you about ARUs to delivering the final product. We have expertise in design, manufacturing, financing, and installation. Our team includes designers, engineers, planners, project managers, financial brokers, tradespeople, transport operators, and realtors.

"Pioneering leaders in integrating ARUs into the housing market."

Design

- Innovative layouts using VR & AI tools
- Multiple interior/exterior styles and engineering models
- Modular design allows for add-ons (e.g. second levels, side modules)
- Ideal for changing lifestyles or future space needs

Materials

- Built with Canadian-sourced, energy-efficient, and certified materials
- Manufactured in controlled facilities with precision processes
- Focus on sustainability, durability, and long-term performance

Process

- Built to CSA A277 & Ontario Code for easier financing & insurance
- Expert teams ensure municipal compliance
- Great for resale, rental, or long-term use
- Streamlined from planning to delivery, meeting all standards

Success Stories and Experiences

We have engaged municipalities across Ontario, Québec, Nova Scotia, New York State, and California to address housing challenges. ARUs have been used as secondary suits on existing residential lots, coach houses on multi-unit properties, and standalone residences on vacant land. Our partners have appeared on Dragon's Den and engaged with Arlene Dickinson, who is a high-profile advocate of housing alternatives.

We have led regulatory and zoning reforms and have become a trusted voice in the national discourse on housing.

LandSeed is a system, a team, and a process that's built to deliver long-term success and improve the lives of everyone involved.

Our Tiny Home Models

Overview of Available Units (1-bed, 2-bed, accessible)



The Cavalier

10'x26' w loft
Studio with one bathroom



The Noble / The Balance

10'x35' w loft
One bedroom, one bathroom



The Valiant

10'x40' w loft
1 bed, 1 bath



Module A

Adding a 11'x12' room
Side addition



Module B

Loft conversion to full
height
Second level

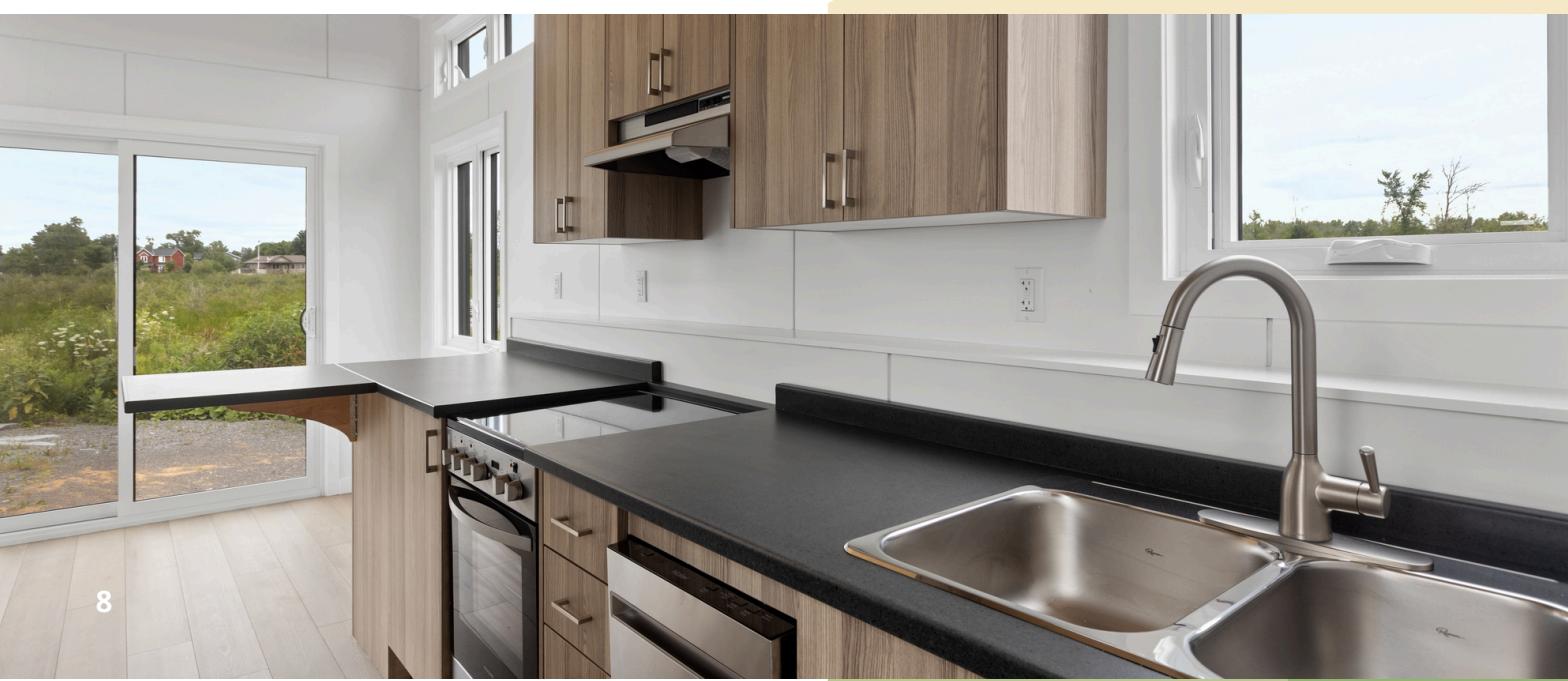


Geodesic Dome

Adding 160 sqft
4 season heated

Customization Options

We have customization options for interior features (flooring, cabinetry, fixtures, and wall colour), exterior features (siding colour and materials and window and door colours), and auxiliary features (insulated or uninsulated skirting, desking with ramp and railing options, geodesic dome base with heating options, and accessibility packages for disabilities available).



The 4-Step Process (Core Section for Outreach Agents)

We will professionally guide you through every step of installing an ARU to make sure everything goes smoothly.

1 Feasibility Assessment

We will verify the property address, review **zoning** and municipal bylaws, survey the property, and provide an assessment report. A \$500 fee will be charged, and it will be applied to the cost of the ARU built by one of our partners.

2 Permits & Financing

Permit guidance

We will draft site plans, coordinate surveys, prepare and submit your drawings & permit application. Respond to city revision requests.

Fee range: \$2,000-\$5,000

Financing/grant support

We help you explore financing options and grant programs.



3 Design & Construction

Choosing a model and **design** to match your goals. You can select a modular design or work with us on a custom design. Choose your finishes, fixtures, and upgrades. Including added features.

Manufacturing timeline

You will be given an accurate manufacturing timeline and a detailed breakdown of cost based on selections. A contract will be presented for your authorization and initial deposit.

4 Delivery & Installation

We manage your project from manufacturing to delivery.

Site prep

We will excavate, install footings, install utilities, and provide access as needed.

Delivery logistics

We will deliver and install the unit ensuring the necessary equipment and permits in place.

Final inspection & handoff

The municipal government will inspect the site and certify it for occupancy.

INSTALLATION

Let's get you connected!

WE HAVE YOU COVERED

The LandSeed team will assist you in the entire process, initially, with design, site plans & permit application.

Secondly, we manage the entire site preparation. A key important step prior to the delivery of your ADU, as well as the final steps of installation, providing you the required occupancy permit.

GOT GAS

Although not common for ADU's, connections are available for both Natural Gas or Propane.

Inquire with our team for your options

PRIMARY RESIDENCE

Bylaws for ADU's stipulate it must be connected to the Primary dwelling.

It's location and lot size also generate important considerations. Positioning, access for delivery, natural obstacles and path of utilities between the two homes.



WATER

Water supply is run in a separate trench, fed from the primary home. This line is insulated and wrapped in heat trace.

Waste

FOOTINGS

Depending on the City/town, your ADU can remain on levelling jacks or installed on helical piles. These are installed prior to the delivery of your unit.

PAD/BASE

A layer of gravel or complete concrete pad is applied for the footprint of the ADU prior to delivery

ELECTRICAL

Electrical feed is run from the panel in the main residence, to the site of the ADU in a trench specified by ESA. This is installed and inspected prior to the delivery of the ADU. Then connected once in position.

SEWER/SEPTIC

In urban areas, waste water is drained to the main residence. In a rural setting, waster water is fed to the septic system. This triggers a consideration towards upgrading the system.

FAQ's - Tiny Home Specifications

What are the maximum width, height, and length of tiny homes?

- Height cannot exceed 13.5' due to transport restrictions set by the Province. Taller homes would require expensive street closures & escort crew to raise obstacles. Also leads to less direct routes, further increasing costs.
- Homes wider than 8.5' require a wide load permit, which is not a large cost. Most of our homes are 10' wide. Homes that are more than 12' wide have the same requirements as overheight.
- We do not suggest tiny homes to be longer than 40', but they can be built up to 54'. They present a challenge in positioning and more axles, which also affects interior layouts.

How are the Tiny Homes insulated?

- Our Tiny Homes are insulated head to toe with closed-cell spray foam. Providing a continuous shell of insulation and vapour barrier from the floor space, into the walls, connecting into the roof space.

Do they come with RV appliances?

- Our Tiny Homes are designed to incorporate apartment-size appliances. Making the best use of the overall space, without large appliances, nor the feeling of a camping trailer.

How are tiny homes heated & cooled?

- The primary method of heating and cooling in our homes is with a ductless mini-split heat pump/AC. This includes an external compressor and 1-3 interior heads. Additional elements are available in our subarctic and desert climate upgrades. No complaints during our Canadian Winters...

What kind of power do you need to feed a tiny home?

- Our standard homes include a 100-amp panel. This can be reduced for areas that only provide 30- 50 amp service. Alternatively, a 200-amp panel can be incorporated, where added power is required for external features, such as hot tubs.

FAQ's - Pricing/Cost

Why do Tiny Homes cost more per square foot than traditional homes?

- Traditional homes contain spaces with low function and common elements. Such as bedrooms and hallways, with low electrical requirements and no plumbing. Every corner of a tiny home is purpose specific and the majority of the space is used for high function/cost rooms, like kitchens & bathrooms.

What is the lifespan of a tiny home?

- Due to the fact that our tiny homes are built to National Codes, they maintain their quality the same as any traditional home. Keeping in mind that any home requires regular maintenance and overtime, renovations.

What's the cost range?

- Depending on the selection of the model and associated design options, one of the ARUs installed by our partners would realistically cost between \$200,000 and \$275,000.

FAQ's - Lifestyle

Do Tiny Homes feel tight and claustrophobic?

- Contradictory to the industry name, Tiny Homes are not meant to be a tight space, but rather an elimination of little used space. With 10' of width and 10' interior ceiling space, our Homes provide the usual comfort of everyday living.
- The kitchen holds all the storage & work area you desire, and bathrooms maintain all the required functions/pieces.

Can they withstand extreme weather conditions?

- Our Tiny Homes are built and insulated to handle the temperatures of both Canadian Winters, and US Summers. Including available upgrades for Subarctic and Desert conditions.

What if I need more room later on?

- We offer modules for added space, both on the second level and on the sides. Allowing your tiny home to grow with your lifestyle.
- Alternatively, with the proper maintenance, our tiny homes retain their value. This allows for the consideration of selling and upgrading to a larger tiny home.

Do I get to pick some of my finishes?

- All of our models come with a few options in colours & texture for a variety of interior and exterior finishes. Such as siding, flooring, wall colour, cabinetry & fixtures. All conveniently managed through an online catalogue.

FAQ's - Permits/Allowance

Are Tiny Homes certified and warranted?

- Not only are our Tiny Homes certified under CSA A277, but they are also built to National Building Codes. This is not common for most Tiny Home manufacturers. This allows them to qualify as secondary suites in most municipalities.
- They carry a full warranty on the manufacturing, with separate elements, like appliances, heating/cooling units, flooring and windows, hold their own respective warranties.

Do they have to stay on wheels? Installed permanently on foundation?

- Depending on the local bylaws, some municipalities state they can remain on the wheels (and levelling jacks) while others mandate that they must reflect a permanent installation. Our prime installation method, is engineer approved helical piles as footings, that qualify under the requirements for permanency, with the ability to be disconnected if needed.

Are the Tiny Homes off grid or do they connect to services?

- Although our tiny homes have the options for offgrid operation, most municipalities mandate that they are installed connected to utilities or to a primary residence.
- This includes power, water, waste water and sometimes gas (natural or propane.)

What Zoning and size of property allow for Tiny Homes?

- Bylaws and allowance guidelines differ per township/City
- Please ask our team of experts for guidance on allowance for your property and consideration towards the current condition of your property.

Client Journey

Initial Outreach

Make direct contact with your cohort network via call, text, social media, or email. Utilizing marketing brochure, website and landing page.

Lead Capture

Through landing page, ensure interested leads submit their contact information and initial data on their property & position. (Technical booklet available for deeper client diligence.)

Initial "Go-forward"

Confirmed client's interest in verifying their property & financial position. CRM generated invoice - fee of \$500.00.

Feasability

CRM managed verification on zoning, permitting, property logistics and allowances. (Summary report created for step 6)

Financing

CRM managed verification on financial position and available options. (Summary report created for step 6)

Pricing

Provide client with summary report from feasibility & financing. Review pricing options reflecting product, installation & auxiliary features.

Contract

Provide product selection, design selections and requested auxiliary features into CRM. (This generates contract.) Present client with contract and confirm authorization & deposit.

Site Preparation

Conducted by LandSeed selected contractor.

Delivery/Installation

Conducted by LandSeed selected contractor.

Occupancy/After Sale Service

Provide product selection, design selections and requested auxiliary features into CRM. (This generates contract.) Present client with contract and confirm authorization & deposit.



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