



Ontario Building  
Code-Compliant



Modular  
Construction

FUTURITY  
structures

# ADUs & FOURPLEX

BETTER, FASTER AND MORE AFFORDABLE.



fully equipped



LEED certified



***An effective, faster, cost-efficient solution  
to the housing crisis in Ontario.***

We manufacture fully equipped, ready-to-use modular housing in various configurations and a selection of internal and external finish options. These housings are delivered and assembled directly on-site.

**Once the land is selected,** you can expect the following from us:

1. A site development proposal tailored to the selected units. (1 week)
2. Delivery and assembly on-site. (16 weeks)
3. Installation of up to 200 units per month. \*

*\* Manufacturing additional units is feasible with a long-term commitment*

## **In Ontario, we require:**

1. Land.
2. Construction permits.
3. Foundation.
4. Services (electricity, gas, water & sewer).
5. Services hookups.

## **Ontario will benefit.**

1. Affordable housing availability.
2. Job creation.
3. Economic growth.
4. Social impact.

# Key points about modular construction requirements in Ontario:

## **CSA A277 Standard:**

This Canadian standard governs the quality and compliance of modular construction, requiring factory certification and quality control measures throughout the manufacturing process.

## **Building Permit:**

To construct a modular building in Toronto, a building permit is necessary, which needs to demonstrate compliance with the Ontario Building Code and local zoning regulations.

## **Factory Certification:**

Modular units must be produced in a factory certified by a recognized body to meet the CSA A277 standard.

## **Quality Control:**

The factory must have a documented quality system to ensure consistent compliance with the standard.

## **Site Specific Requirements:**

While the modules are built off-site, the foundation and site preparation on the building site still need to comply with local codes and regulations.

## **Modular construction requirements**

We manufacture our modular units in North America, drawing on over 15 years of experience in residential and commercial construction and maintenance across the United States, Canada, Spain, and Mexico.

In response to the housing crisis in North America, we are committed to understanding both national and local building standards to ensure compliance and contribute to a solution for the housing crisis. Our goal is often to exceed these standards, and we strive to certify our units with international benchmarks such as LEED. Our dedication to future residents drives us to construct homes with careful attention to the local climate and the specific needs of the community.

# Our warranty

## Your units are insured.

The units are new, built on a permanent foundation, and we are registered with the HCRA, which qualifies them under the ONHWPA.

In Ontario, most purchasers of newly built homes are entitled, by law, to warranty coverage from the builder under the Ontario New Home Warranty and Protection Plan. This warranty covers problems with the workmanship, water damage, and other major structural issues.



# Futurity Structures

## Base Specifications

We have developed a base specification of interiors and exteriors that exceed the quality of most new constructions. Although our reference cost per sq ft considers these specifications, we can modify any specification according to your market.

### Electrical

- 200 Amp Panel
- Flush mount LED pot lights throughout with black trim.
- Wall-mounted LED vanity lights in the bathrooms.
- Kitchen backsplash outlets and floor-level wall outlets in accordance with local code requirements.
- Electrical rough-ins for all appliances.
- Exterior flush mount pot lights in the cedar soffit.
- Two exterior outlets for security cameras.
- Two ground-level exterior outlets at the front and rear of the building.
- Two exterior wall-mounted light fixtures at the entry door and the rear of the building.

### Plumbing

- Rinnai (or an equivalent brand) propane fired hot water on-demand system.
- The kitchen features a stainless steel double bowl sink with a chrome faucet and sprayer hose.
- Square vessel sinks in bathrooms with chrome deck-mounted faucets.
- 60" acrylic tub surrounded by tile in the main bathroom.
- The ensuite includes a 42" acrylic shower base with a low flow chrome shower head, drains, and trim finished with tile.
- Toilets that meet EPA Water Sense standards.

### Roofing

- We use metal roofs to insulate and protect the units from weather conditions (solar panels or a green roof available)





# Futurity Structures

## Base Specifications

### HVAC

- Highly efficient ductless heating and cooling system with Energy Star certification (*Mitsubishi or similar*)

### Flooring

- Each unit comes standard with high-end, impact-resistant, and moisture-resistant spc vinyl plank flooring.

### Standard appliances

- Refrigerator and freezer (26 in)
- Hood fan (24 in)
- Induction Cooktop (24 in)
- Dishwasher (21 in)
- Microwave (24 in)
- Stacked washer and dryer (24 in)

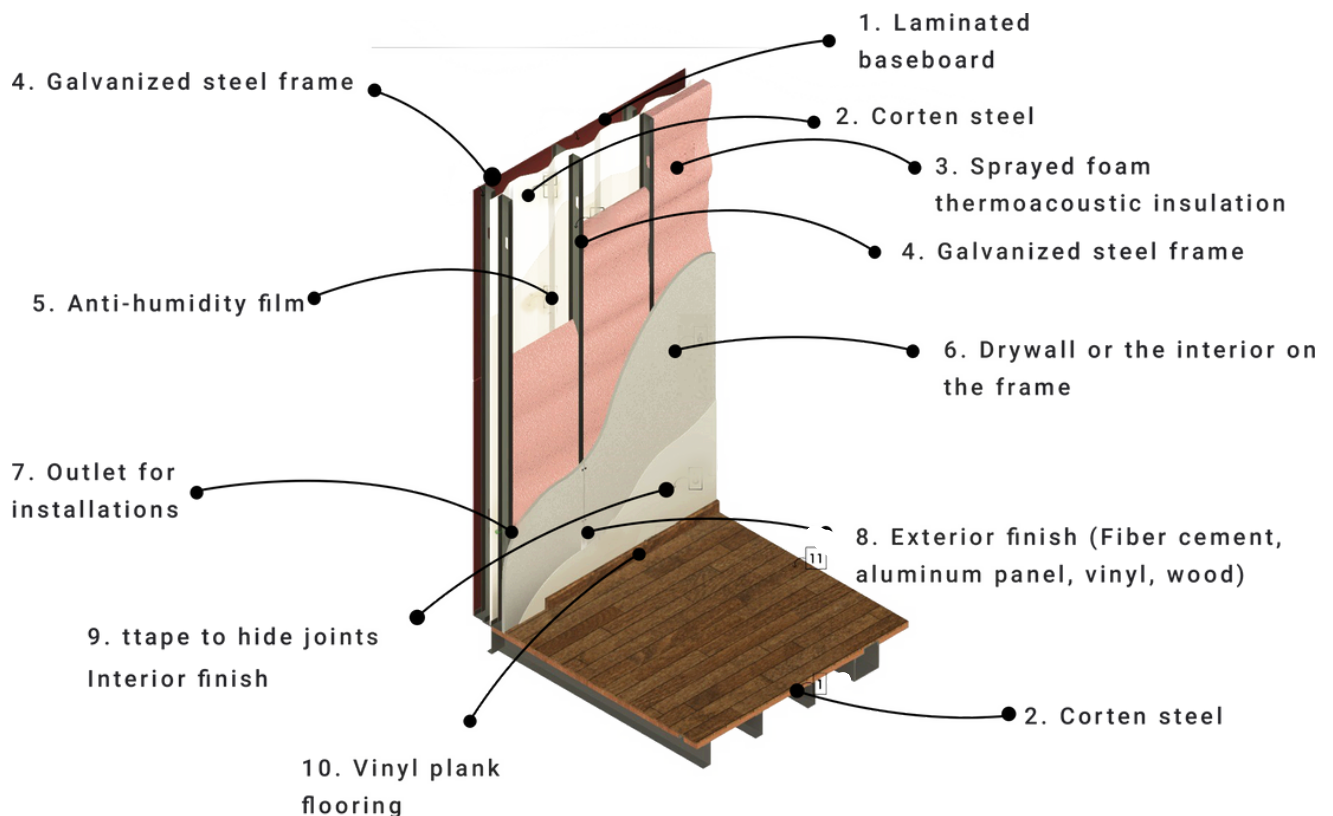
(LG, Samsung, GE or similar)



### Other specifications:

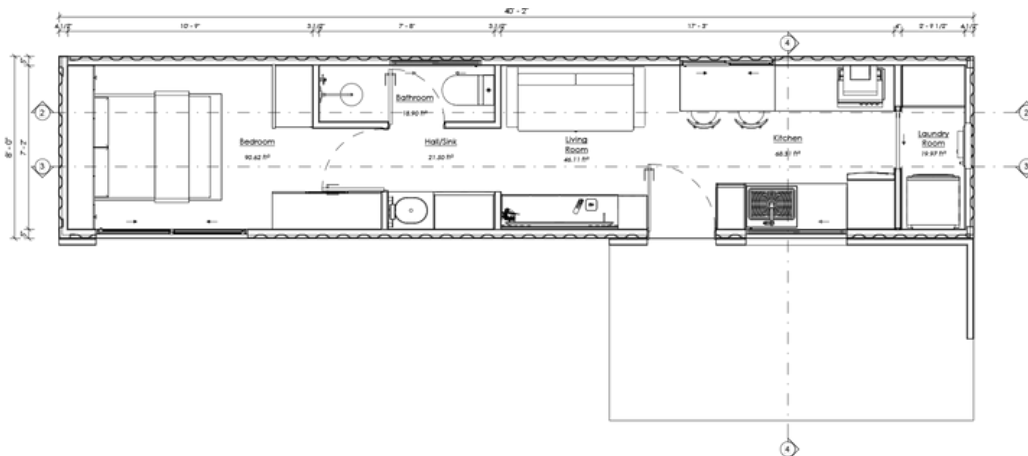
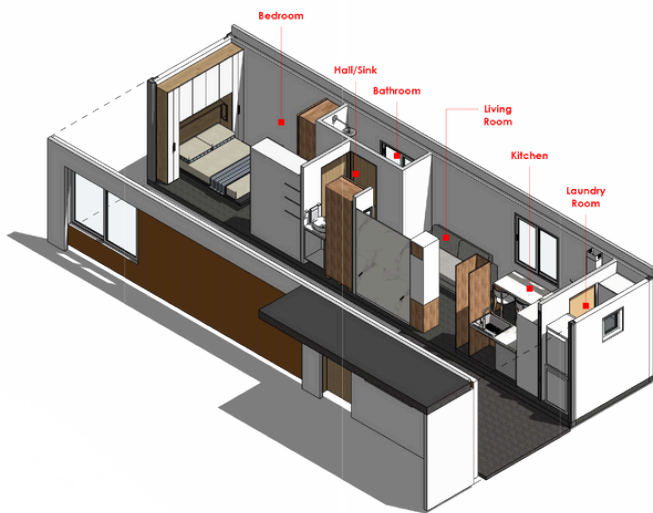
- We use high quality melamine for all our cabinets and drawers.
- The walls, floors, and rim joists feature R-32 closed cell spray foam insulation.
- The roof is equipped with R-80 closed cell spray foam insulation.
- The walls and ceiling are finished with drywall and paint and/or wood products.
- The exterior walls can be finished with aluminum, wood, stucco, or aluminum.

## Wall example



# HOME<sub>320</sub>

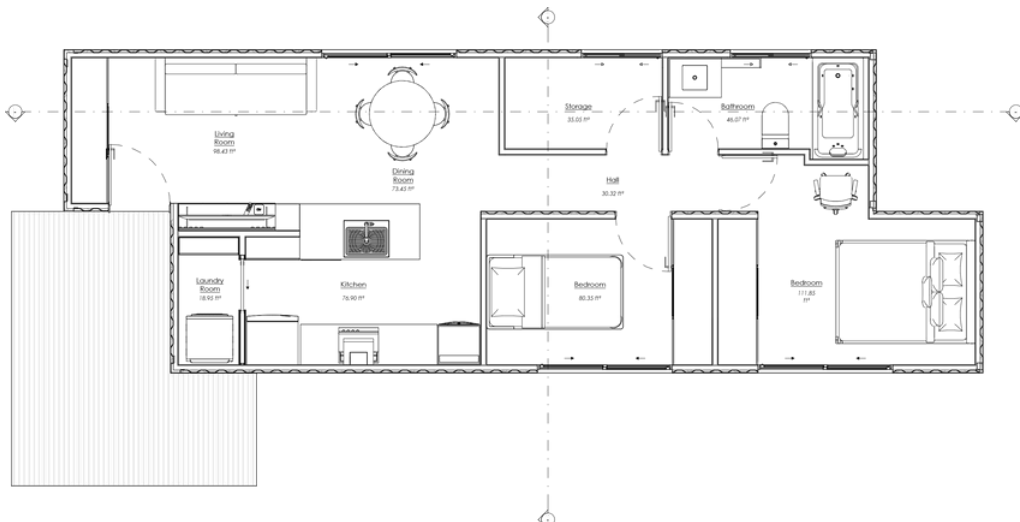
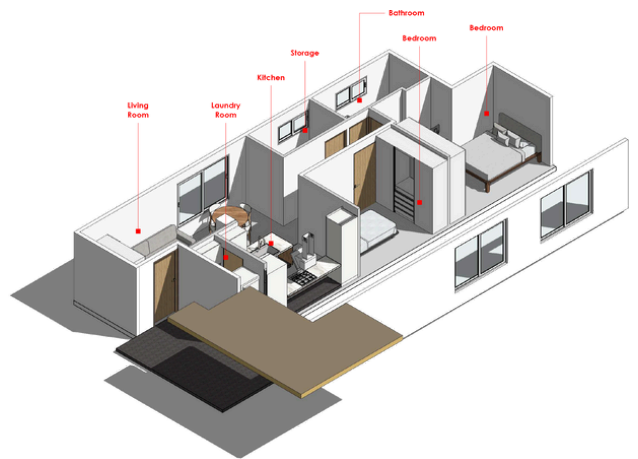
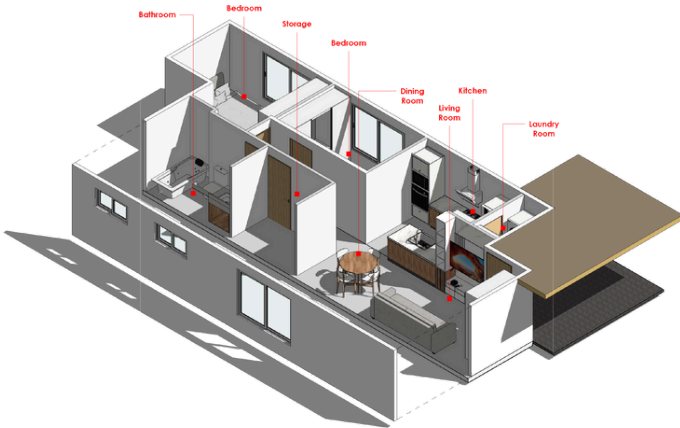
base specifications





# HOME 640

base specifications





# MULTIPLEX



This arrangement offers affordable rental options and supports families seeking multi-generational living. Additionally, it allows homeowners or real estate investors to supplement their mortgage with the rental income generated from the long-term suites. Currently, this is the highest density permitted on any residential property in Toronto, except for properties located on major streets, where additional density can be achieved.

**The design of our Fourplex is very versatile.  
We can build them in any configuration. For  
example:**

**Four apartments of 320 sq ft**

**Four apartments of 640 sq ft**

**Four apartments of 960 sq ft**

**Four apartments of 1,280 sq ft**

***Disclaimer: The equipment, furniture, and colors shown are for illustration purposes only and may change without notice.***

# Financing available

The CMHC has launched a new mortgage insurance program specifically tailored to help homeowners finance the construction of ADUs and tiny homes on their properties. This initiative is designed to improve housing affordability and support the creation of additional housing units within existing residential properties.

## **Key aspects of the new CMHC mortgage insurance include:**

**Increased Financing Access:** Homeowners can now access mortgage refinancing up to 90% of their home's value to fund the construction of ADUs and tiny homes. This provides more financial flexibility for homeowners looking to improve and add value to their properties.

**Mortgage Insurance for Tiny Homes:** CMHC offers mortgage insurance for tiny homes for the first time, making it significantly easier to secure financing for these innovative housing solutions.

**Lower Risk for Lenders:** By offering mortgage insurance on ADUs, CMHC is reducing the risk for lenders, making them more likely to approve loans for projects that enhance housing options in residential areas.



# Benefits of Adding Secondary Suites or Tiny Homes

By taking advantage of the CMHC mortgage insurance program, homeowners can add a tiny home or secondary suite to their property and benefit in multiple ways.

## 1. Increased Property Value

Adding a tiny home or ADU to your property can substantially increase its overall market value. CMHC's new insurance makes financing more accessible, so homeowners no longer need to worry about large upfront capital costs.

## 2. Additional Income Streams

One of the most appealing aspects of adding an ADU or tiny home is the opportunity to generate additional rental income. Homeowners can rent out their units for either short-term or long-term purposes, offsetting mortgage payments or providing an extra steady income source.

## 4. Affordable, Sustainable Living

Tiny homes are an affordable and environmentally friendly solution for homeowners. With low construction costs and minimal environmental impact, tiny homes align perfectly with Canada's growing focus on sustainability.

**Sustainable Design:** Tiny homes built by Small Living Company incorporate eco-friendly materials and energy-efficient systems, reducing homeowners' carbon footprints while reducing their energy bills.

## 3. Housing Flexibility for Family or Guests

For those not interested in renting, secondary suites and tiny homes offer the perfect solution for accommodating extended family members, such as aging parents or adult children, without sacrificing privacy.

**Multigenerational Living:** Tiny homes or ADUs allow families to create flexible living spaces that can adapt to changing family needs. This is a growing trend, as multigenerational living provides families with financial and emotional benefits.

# Innovative Pricing

Based on the specifications outlined above, the base price of our units is **240 CAD per sq ft.**

## Our pricing includes:

Fully equipped unit (ready for service hookups)

On-site delivery

On-site assembly

## What is not included:

- Permits
- Foundation
- Crane rental
- Service hookups
- Any other items not mentioned in the "Our Pricing Includes" section

For your reference, here are some pricing examples based on size:

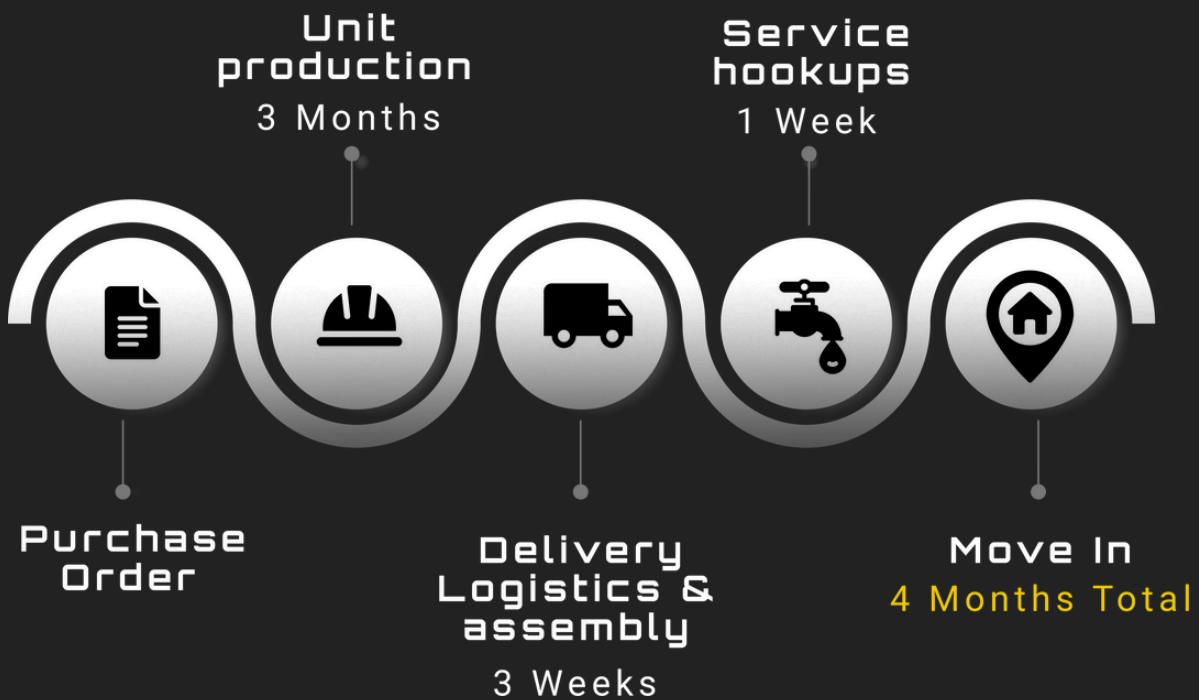
- 320 sq ft x 240 CAD = 76,800 CAD
- 640 sq ft x 240 CAD = 153,600 CAD
- 960 sq ft x 240 CAD = 230,400 CAD
- 960 sq ft Fourplex x 240 CAD = 921,600 CAD

*Any changes to the unit specifications will be quoted separately.*

**We encourage you to compare our unit specifications with any other unit manufactured in North America.**

**We are proud to be better, faster, and more affordable.**

# Delivery and installation



At Futurity Structures we are addressing Canada's housing crisis by delivering better units in less time and at the most competitive cost.

# FUTURITY

structures



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