



MV GROUP CONTRACTING | PROPERTY INTELLIGENCE

Understand the Property Acquisition & ARU Plan

A clearer starting point for homeowners, buyers and investors exploring additional housing potential.

Before a property decision becomes design, permits or construction, we turn an address and your goals into a structured set of questions, options and planning estimates.

Study fee: CAD \$500 + applicable HST

Targeted within 7 business days after reconciled payment and a complete, usable intake.



Conceptual visualization only. Not for permit, construction, legal, architectural or engineering approval.

What is an ARU?

Additional Residential Unit

An ARU is a potential additional home within or alongside a property - for example, a basement suite, garden suite or conversion. What is possible depends on the municipality, zoning, lot conditions, access, servicing and applicable approvals.

What the study helps you decide

01	Municipal and site questions What needs to be checked for this address before you rely on an assumption.
02	Paths worth comparing Which 2-3 development options are sensible to compare at a planning level.
03	Planning estimates Indicative cost, rent and Return on Cost (Year 1) estimates, each tied to assumptions.
04	Funding and program context Current financing and incentive context, labelled with source, date and status.
05	A practical next step Risks, permit pathway questions and the work needed before design or construction.

How to read the information

Verified Supported by a dated source or completed check.	Estimate A planning figure, not an approved quote or result.	Client input Provided by you and still subject to confirmation.	Requires confirmation Important information we cannot responsibly infer.
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How we work

01 Complete intake Your address, objectives and available property context.	02 Address-specific research Municipal, site and market questions checked for the study date.	03 Options and estimates Clear scenarios, assumptions, risks and decision points.	04 MV Group review A human reviewer checks the draft before anything is shared.	05 PDF + private portal A reviewed study and client-safe project view for the next conversation.
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Where the study fits

The study is A property-specific planning and decision aid. It helps you frame the questions, choices and evidence needed before committing to a path.	The study is not A permit or financing approval, appraisal, inspection, architectural or engineering design, legal or tax advice, or a fixed construction quote.
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If you choose to move forward

The study can become the starting point for separately scoped design, permit coordination, project management or construction services. Those services require their own review, scope, professional input and agreement.

For referral partners

Your role is simple: introduce the person and the property question. MV Group handles the technical review, delivery and next-step conversation.

Important planning limits

Every property is different. We do not promise municipal approval, program eligibility, financing, rent, value creation, return or a construction outcome. Current information is checked for the address and the study date, then should be confirmed with the appropriate municipality and licensed professionals.

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