

COMING THIS SPRING

DANIELS ON PARLIAMENT

SOUTH TOWER

SUITES FROM
THE MID \$500s

Illustration is artist's concept. Specifications are subject to change without notice. E. & O. E.

CHANGING THE HORIZON IN TORONTO'S DOWNTOWN EAST

The launch of Daniels on Parliament's North Tower last fall was a great success. The excitement in Toronto's vibrant Downtown East continues this spring with the addition of the stunning new South Tower!

Daniels
love where you live™

FAST FACTS

25 Floors

313 Units

37,000+

Sq. Ft. of Indoor
and Outdoor
Amenity Space

LOCATION
Corner of Parliament Street & Gerrard Street

**STUDIOS TO
3 BEDROOM SUITES
AND 2-STOREY WALKOUTS**

ARCHITECT: Superkül
INTERIOR DESIGNER: U31
LANDSCAPE ARCHITECT: NAK

WALKER'S
PARADISE



91

Enjoy all your
local amenities
with no need
for a car

RIDER'S
PARADISE



92

Access to
world-class
public
transportation

BIKER'S
PARADISE



100

Daily errands
are easy to
accomplish on
your bike

Say hello to Daniels on Parliament South Tower

Join the excitement and discover why Toronto's Downtown East is the place you want to be. Easily access recreational facilities, arts and cultural venues, green spaces, delicious dining options, and excellent education – all just steps from your front door. Welcome to Regent Park, one of Toronto's most diverse and vibrant neighbourhoods!



DANIELS ON PARLIAMENT [SOUTH TOWER]

LIMITED TIME

10%

EXTENDED DEPOSIT UNTIL OCCUPANCY*

An opportunity
you don't want
to miss!



\$10,000

Upon signing your
Agreement of Purchase
and Sale



30 days

After signing, top-up
your deposit to 5% of
the purchase price



200 days

After signing, provide
another deposit of 5%
of the purchase price



5% on Occupancy

Your final deposit of 5%
of the purchase price is
due on occupancy

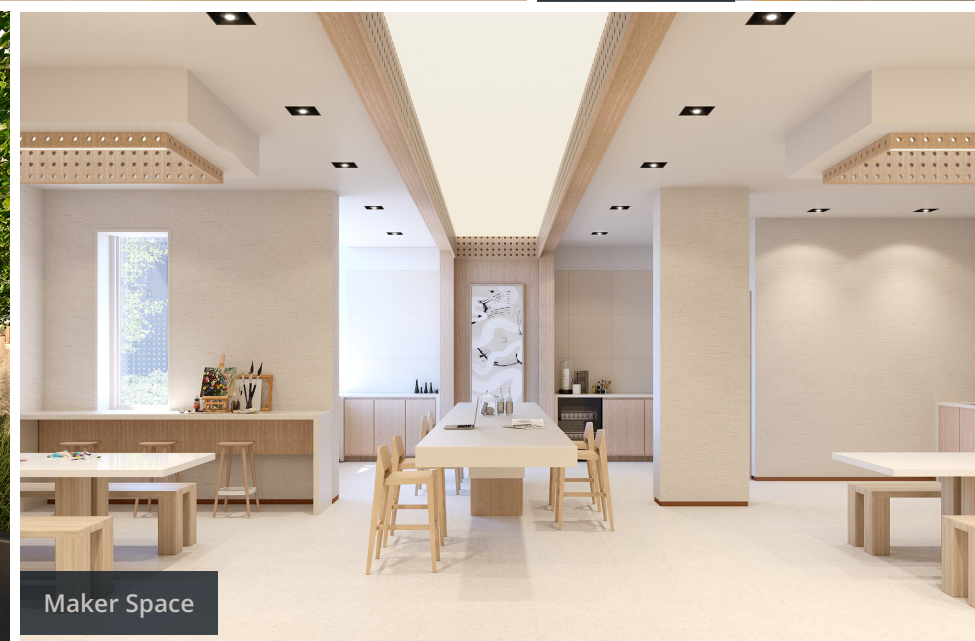
*Additional 5% deposit due on occupancy. The advertised program is available for a limited time only. Daniels HR Corporation reserves the right to modify this deposit structure at any time and without notice. E. & O.E.



WELCOME TO A WORLD OF ENDLESS POSSIBILITIES

Daniels on Parliament South Tower provides you with an incredible array of thoughtful amenities designed to enhance and enrich your life.

The **PA/GE One Club** not only takes its name from its incredible location – the corner of Parliament and Gerrard – it's also where many unforgettable stories will begin. Challenge yourself in the Fitness Centre, reconnect with nature in the Amenity Courtyard or get a jump on a busy week in the Co-Working Space. Celebrate in the Party Rooms, play in the Kids' Club and indulge your tastebuds with a summer's evening barbeque on the Outdoor Terraces.



COMMUNITY



ENJOY LIFE IN THE HEART OF DOWNTOWN EAST

At Daniels on Parliament South Tower, you're not only living in a vibrant neighbourhood – you're close to the best of everything our city has to offer.

10 MINUTE
Drive to DVP and
Gardiner Expressway

1 MINUTE
Walk to TTC



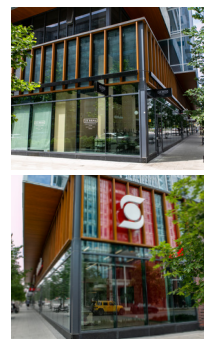
5 MINUTE Walk
to Pam McConnell
Aquatic Centre



5 MINUTE
Walk to
Regent Park's
6-acre park



2 MINUTE
Walk to grocery,
banking, dining
and cafés



10 MINUTE
Walk to
pharmacy

Toronto
Metropolitan
University

3 MINUTE
Drive to Toronto
Metropolitan University



3 MINUTE Drive
to University of
Toronto, St. George
Campus

TORONTO'S DOWNTOWN EAST



Allan Gardens



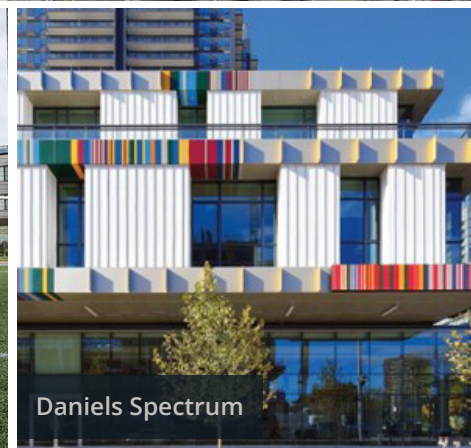
Riverdale Park



Cabbagetown



Regent Park Athletic Grounds



Daniels Spectrum



Regent Park Community Centre



SOCIAL IMPACT INITIATIVE IN REGENT PARK

CREATING SPACES FOR ARTISTS AND ENTREPRENEURS TO THRIVE

As city-builders, we strive to help break down barriers faced by artists and entrepreneurs and provide them with access to spaces where they can work and thrive. Daniels, in collaboration with BlackNorth Initiative (BNI), has created Work-Live studios in Regent Park for Black-identifying artists and creatives to access space at approximately 50 per cent of market rate.

BENNY BING IN HIS STUDIO,
REGENT PARK

EMBEDDING ARTS AND CULTURE IN THE DANIELS ON PARLIAMENT COMMUNITY

Daniels believes in designing buildings that reflect the aesthetics of their neighbourhoods, commissioning locally sourced art from emerging and mid-career artists to join in city-building. At Daniels on Parliament, we engaged Artscape Atelier, a social enterprise that works with local artists to implement site-specific public art, public realm and creative placemaking interventions. Through this initiative, the streetscape along Gerrard Street East and Parliament Street will feature bespoke bike rings, pavers and murals designed by Regent Park community members, and light poles and benches designed by local artists, creating a unique sense of place.



MOYA GARRISON-MSINGWANA,
PILE_001, 2020

3D wood cut painting
Displayed in
DuEast Boutique
Condominiums



URBAN AGRICULTURE

Since we built our first rooftop garden in 2009, we've created access to fresh, healthy food — from fruit trees to greenhouses — within many of our new home communities. We also provide the education and tools needed for residents to start and maintain thriving gardens. In 2020, we allocated 2,360 square feet to urban agriculture in three Daniels communities, with 196 garden plots. To date, the garden program has engaged over 1,000 residents. At Daniels on Parliament, we will have community garden plots available for residents to grow food, as well as facilitating programming for residents to come together and help community connections flourish.

OUR COMMITMENT TO GREENER TRANSPORTATION



At Daniels we believe in preserving the vibrant culture in Regent Park – naturally. To off-set the use of cars, and contribute to our community with sustainable practices, Daniels on Parliament will be gifting homeowners with:

- ONE PRE-LOADED PRESTO CARD PER UNIT
- ONE-YEAR BIKE SHARE MEMBERSHIP PER UNIT

Subject to change without notice

Daniels

love where you live™

OVER 39 YEARS AND BUILDING STRONG.

The Daniels Corporation builds with a passion for creating vibrant communities in every sense of the word. Daniels looks beyond the bricks and mortar, including social, cultural and economic infrastructures that will create a unique sense of place.

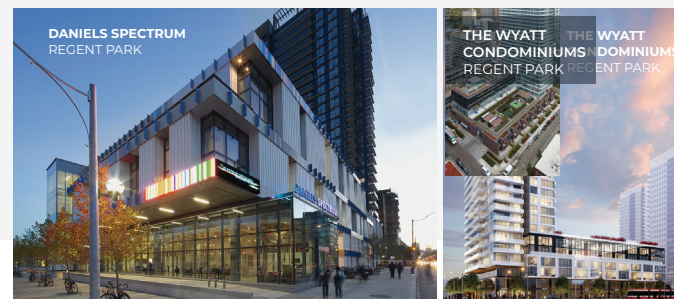
Daniels has built more than 35,000 award-winning homes and apartments within master-planned, mixed-use communities, commercial and retail spaces, and has earned its standing as one of Canada's largest and preeminent builders/developers. Company founder and Chairman Emeritus, the late John H. Daniels was a towering figure of the North American real estate industry. In a career that spanned over 60 years, the former CEO of Cadillac Fairview Development Corporation has left an indelible mark on the quality of the places in which people live, work, play, create and shop. Led by company President and CEO Mitchell Cohen and a creative team of visionary professionals, The Daniels Corporation's integration of residential and commercial divisions results in a stable turnkey operation, which earns the company a high level of industry and public trust. Daniels plans, designs, develops, builds, and manages all residential and commercial properties in-house, enabling the ultimate in quality control and streamlined service. In essence, Daniels is an all-inclusive service provider – a company dedicated to seeing each project through to construction completion and beyond.



FESTIVAL TOWER TORONTO

INNOVATION & MASTER-PLANNING

Daniels transforms underutilized land into sought-after master-planned communities that include residential, name-brand retail and commercial opportunities. Daniels' land-use planning is based on the principle of integration into the existing urban fabric, creating neighbourhoods that fit seamlessly into their surroundings, providing a broad customer base of homebuyers, retailers and commercial businesses. For example, Daniels is partnering with Toronto Community Housing to revitalize 53 of the 69-acre Regent Park community in Toronto's Downtown East, which is being looked at around the world as the gold standard by which challenged urban neighbourhoods can be re-imagined as healthy, sustainable communities. Daniels also partnered with renowned late filmmaker Ivan Reitman to build TIFF Bell Lightbox, an international destination for the world of film. In addition to the iconic home of the Toronto International Film Festival, this mixed use development includes restaurants, ground floor retail, a commercial parking garage and the 44-storey Festival Tower Residence. Daniels has also created iconic neighbourhoods throughout the GTA, providing residential, retail and commercial services within their NY Towers and HighPark Condominium communities in Toronto, as well as Daniels City Centre and Daniels Erin Mills communities in Mississauga.



BUILDING FOR EVERYONE

Dedicated to upholding a “people-first” philosophy, Daniels has long been a champion of affordable rental and ownership housing, and has built 3,600 affordable rental-housing units under several government programs. Daniels was the first developer to offer purpose-built rental housing in the Greater Toronto Area in over 25 years through its Gateway Rental portfolio. In partnership with Sun Life, Daniels has built market rental residences as part of its Daniels Erin Mills community in Mississauga and in Toronto's Regent Park. Daniels FirstHome™ communities across the GTA provide quality-built residences priced within the reach of first-time buyers paired with a one-of-a-kind experience and incentives to help make the dream of homeownership a reality. At selected communities, Daniels is also partnering with Amica Seniors Lifestyles, Chartwell Retirement Residences and WellTower to deliver a continuum of housing options for older adults across the GTA. Daniels is also the builder partner for the new Spadina-Sussex student residence at the University of Toronto, which will include amenity and retail space for the university's downtown campus. On the commercial end of the spectrum, Daniels creates outstanding business opportunities for national brand companies as well as grassroots not-for-profit organizations. Over the past 39 years, Daniels has embraced financial and hands-on generosity toward a number of charities and non-profit organizations, including Second Harvest, Habitat for Humanity and Covenant House Toronto.



FIELD HOUSE ECOURBAN TOWNS REGENT PARK

SUSTAINABILITY AT DANIELS

Long before “green” became an industry buzzword, The Daniels Corporation took a proactive approach to protecting the environment through innovation in its construction techniques. Daniels continues to build for efficiency and environmental sustainability through standards beyond the Ontario Building Code, and in some cases, to LEED Gold certification. In Toronto's Regent Park, Daniels completed its first EcoUrban Designed community, Field House EcoUrban Towns, which stands as a trailblazing collection of townhomes offering homeowners the opportunity to live fossil fuel-free. With features like rooftop solar panels, high efficiency heat pumps and triple glazed windows, Field House proves how it's possible to create homes that are as sustainably thoughtful as they are comfortable. In partnership with Choice Properties, Daniels is currently constructing an environmentally sustainable purpose-built rental building in Brampton's Mount Pleasant Village. This 26-storey tower will utilize geothermal technology to reduce the building's environmental impact. Within the Canadian building industry, Daniels is also leading the urban food revolution through trailblazing urban agriculture initiatives that incorporate farmers' markets and urban allotment gardens into its residential communities.



DANIELS ON
PARLIAMENT
SOUTH TOWER

GENEVA
1B-E | 1 BEDROOM

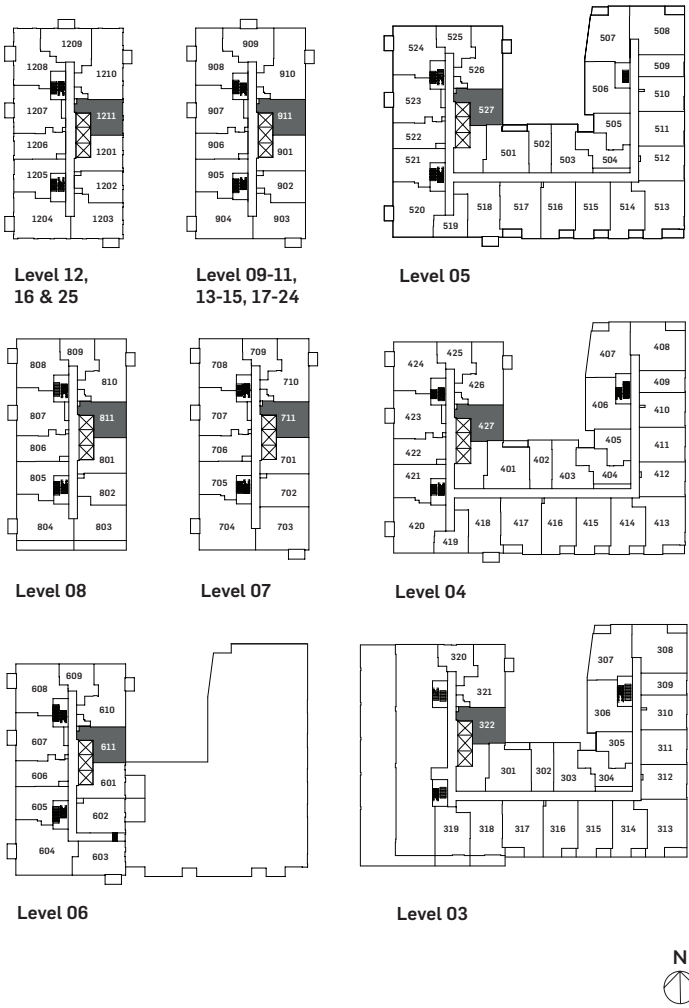
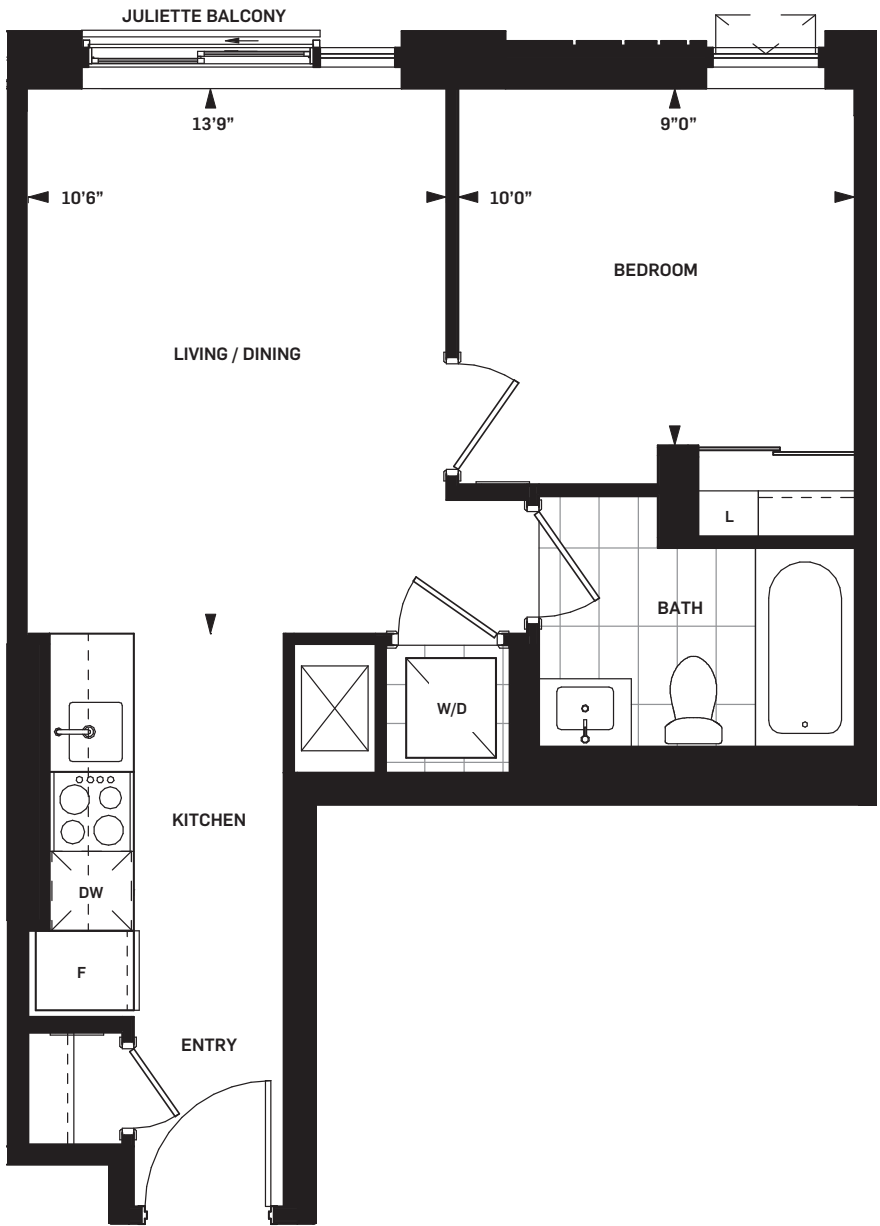
SUITE AREA 526 sq.ft.

WHOLE LIFE
CARBON IMPACT

58

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Daniels
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Drawings are not to scale. All areas and stated room dimensions are approximate. Note: Actual usable floor space may vary from the stated floor area. Floor area is measured in accordance with the HCRA directive on floor area calculations. Size and location of windows may vary. The purchaser acknowledges that the actual unit purchased may be a reversed mirror layout of the plan shown. Outdoor area will vary depending on unit location within the building. Illustration is artist's concept. E. & O. E. Please speak with a Sales Representative for details.



DANIELS ON
PARLIAMENT
[SOUTH TOWER]

SIMPSON
1BD-B | 1 BEDROOM + DEN

SUITE AREA

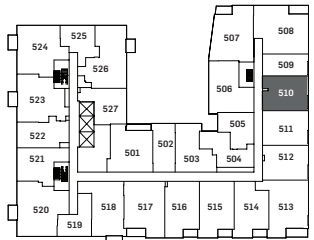
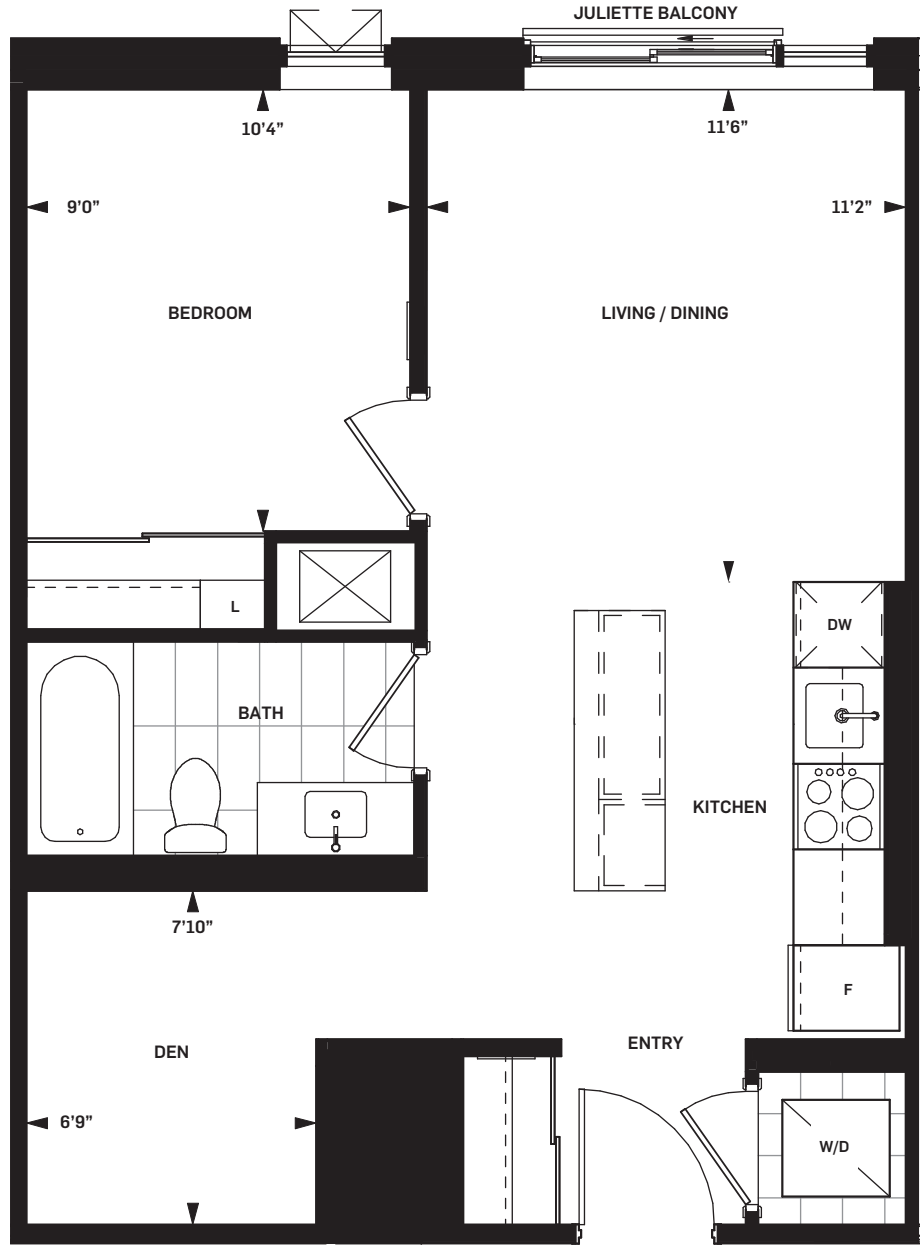
595 sq.ft.

WHOLE LIFE
CARBON IMPACT

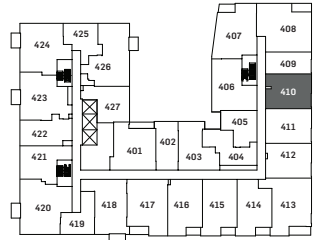
66

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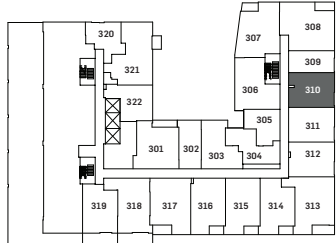
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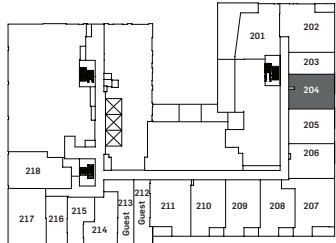
Level 05



Level 04



Level 03



Level 02



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DANIELS ON
PARLIAMENT
[SOUTH TOWER]

WOLFREY
2B-J | 2 BEDROOM

SUITE AREA

OUTDOOR AREA

TOTAL AREA

682 sq.ft.

39 sq.ft.

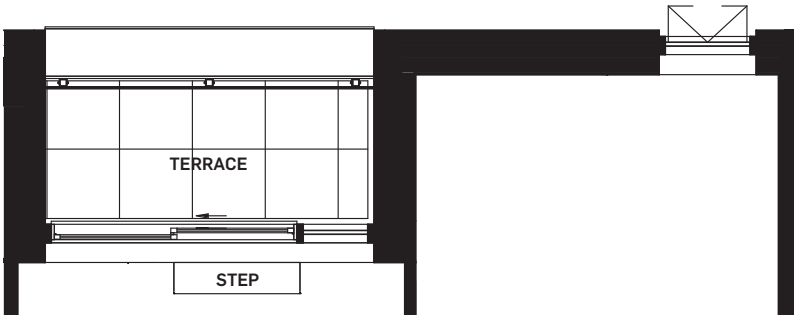
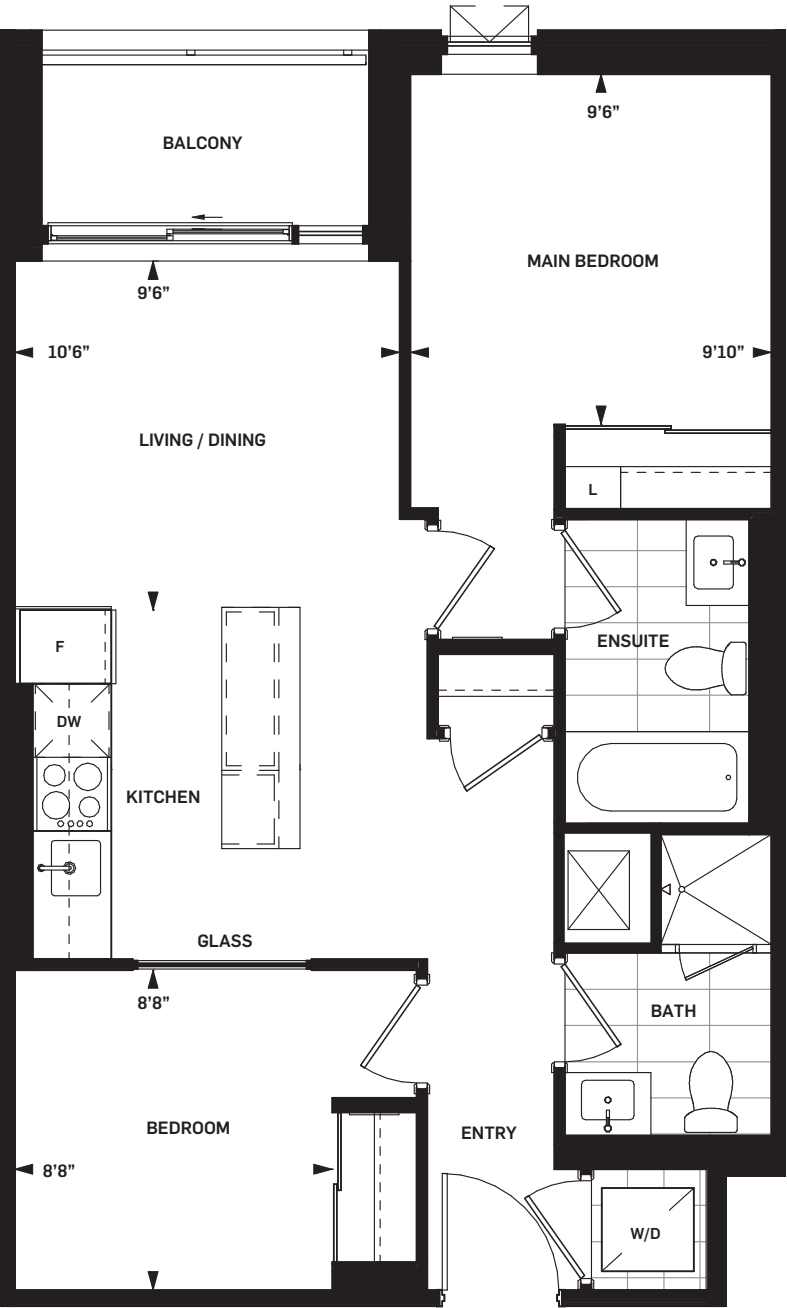
721 sq.ft.

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CARBON IMPACT

76

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Terraace on Level 2
SUITE AREA: 682 sq ft
OUTDOOR AREA: 33 sq ft
TOTAL AREA: 715 sq ft



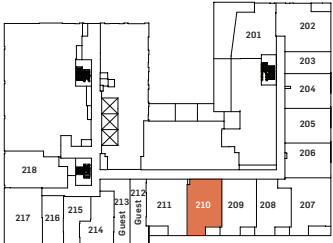
Level 05



Level 04



Level 03



Level 02



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DANIELS ON
PARLIAMENT
[SOUTH TOWER]

NATALIE

2B-QQ (BF) | 2 BEDROOM

SUITE AREA

881 sq.ft.

OUTDOOR AREA

51 sq.ft.

TOTAL AREA

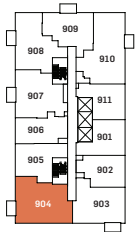
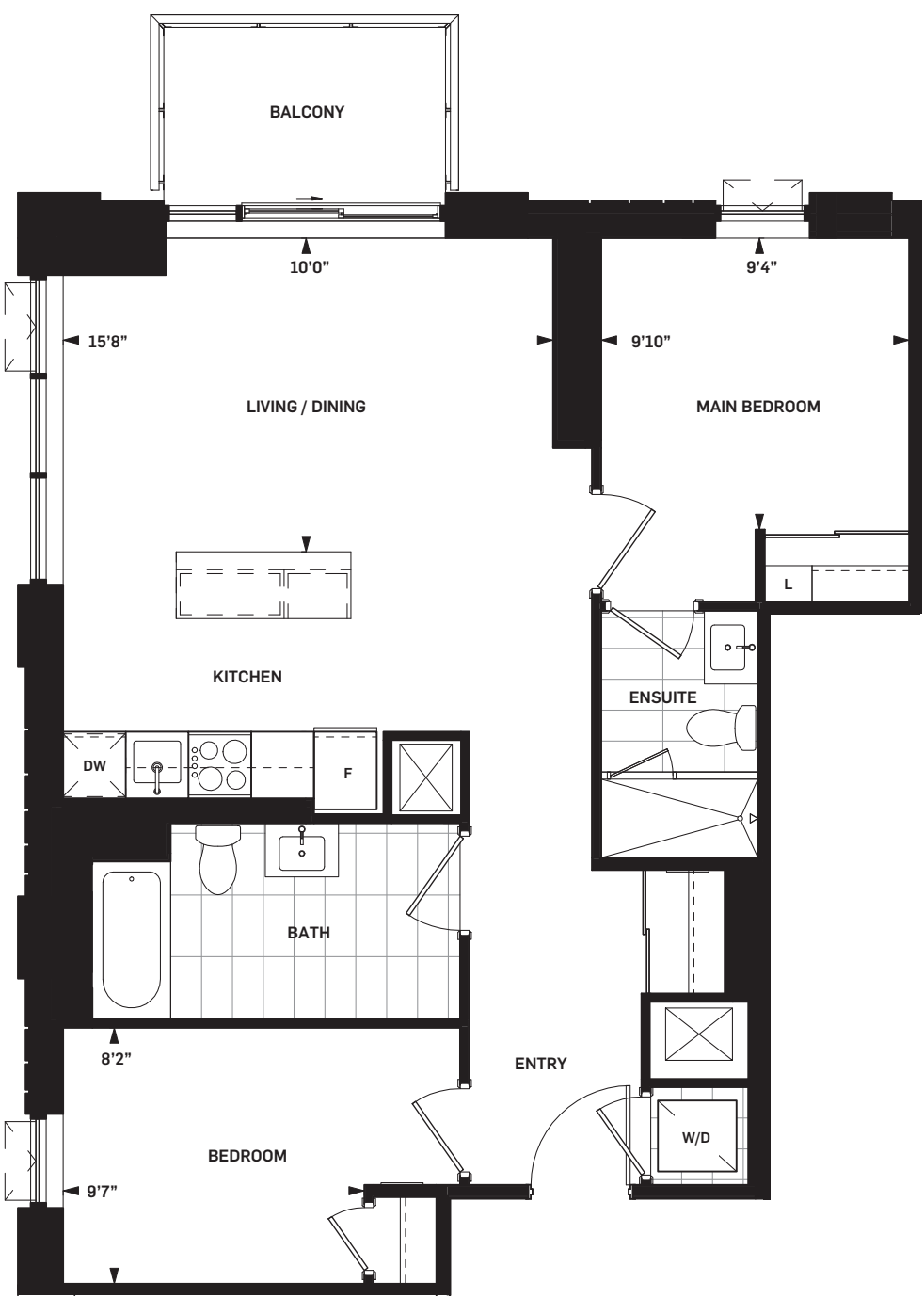
932 sq.ft.

WHOLE LIFE
CARBON IMPACT

98

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Level 09-11,
13-15, 17-24



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DANIELS ON
PARLIAMENT
SOUTH TOWER

HUNTLEY
3B-G (BF) | 3 BEDROOM

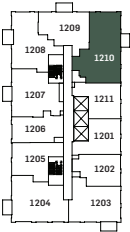
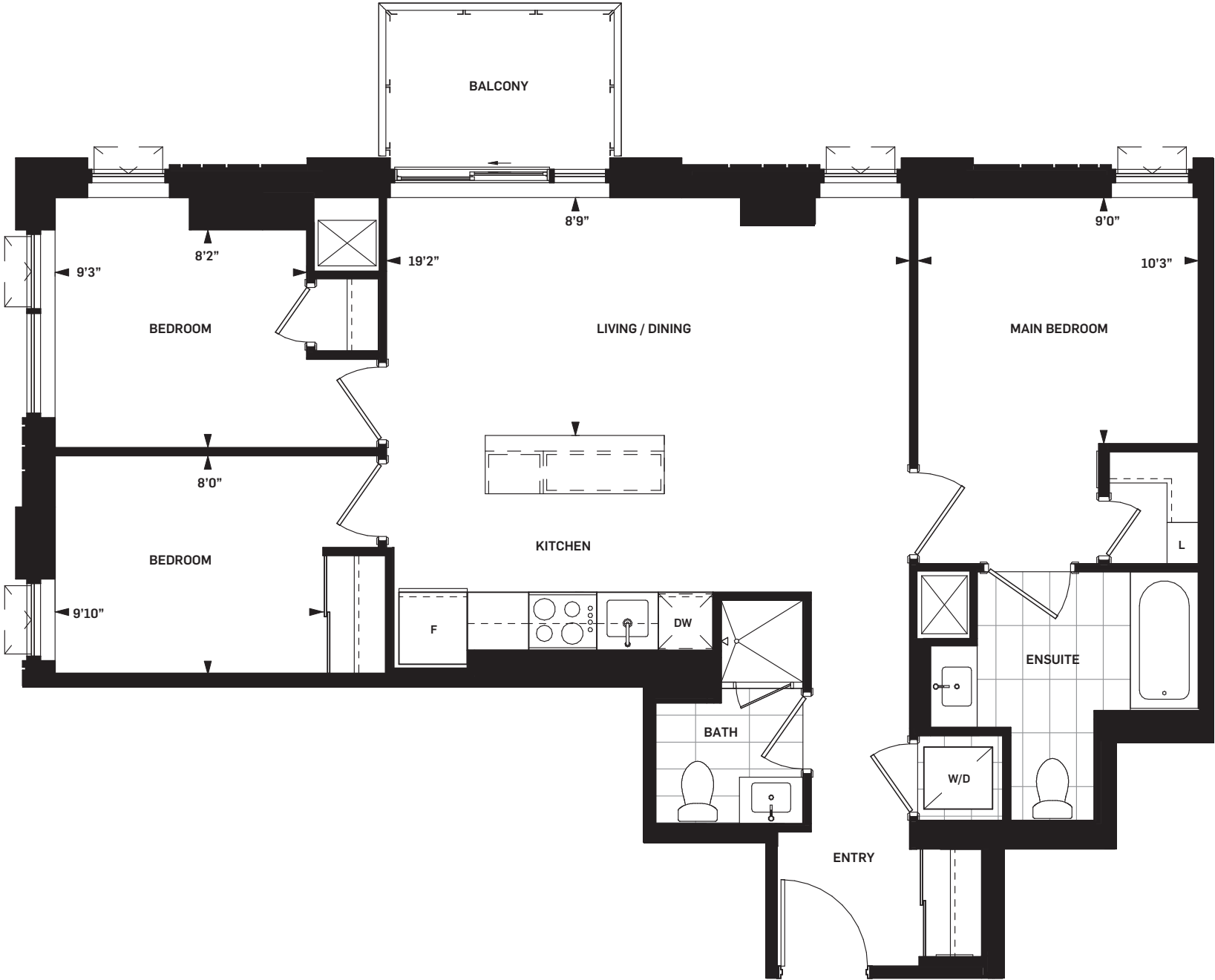
SUITE AREA	1002 sq.ft.
OUTDOOR AREA	46 sq.ft.
TOTAL AREA	1048 sq.ft.

WHOLE LIFE
CARBON IMPACT

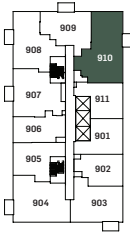
111

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Level 12,
16 & 25



Level 09-11,
13-15, 17-24



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DANIELS ON
PARLIAMENT
SOUTH TOWER

ROSEDALE

TH-H | 2-STOREY WALKOUT

SUITE AREA

1332 sq.ft.

OUTDOOR AREA

216 sq.ft.

TOTAL AREA

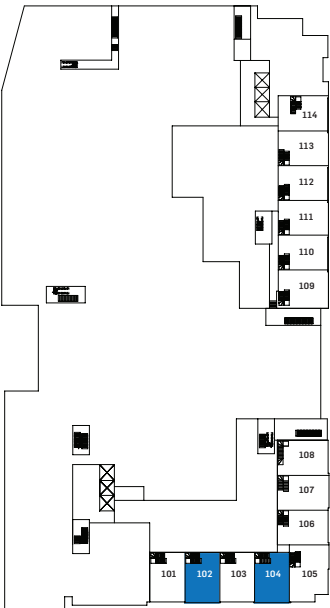
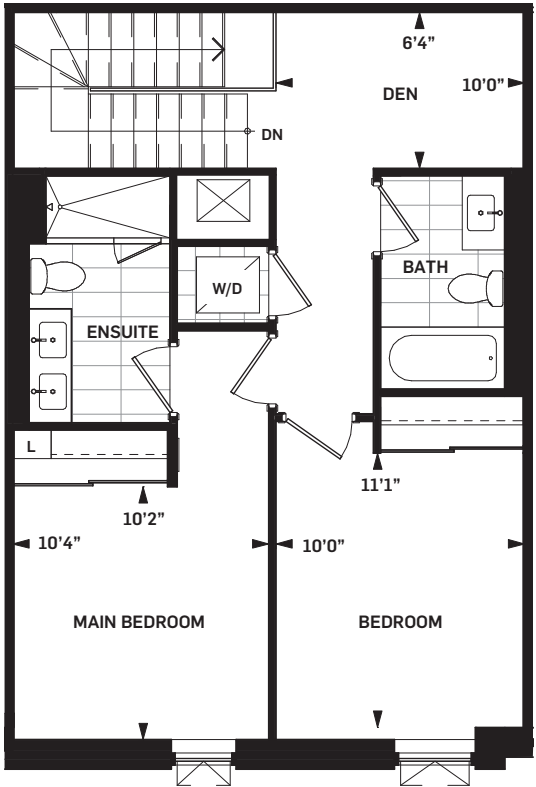
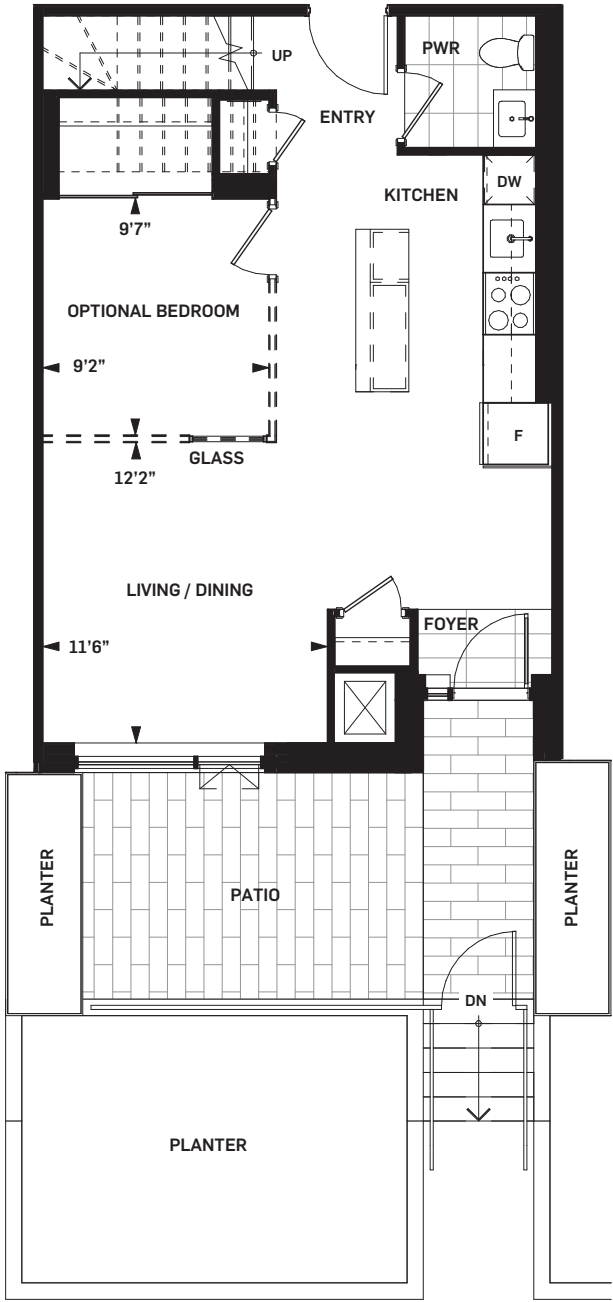
1548 sq.ft.

WHOLE LIFE
CARBON IMPACT

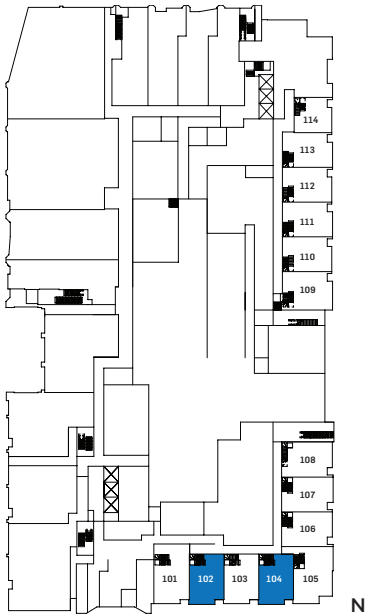
148

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Level Mezzanine



Level 01

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