

DANIELS ON PARLIAMENT

SOUTH TOWER



WELCOME TO DANIELS ON PARLIAMENT SOUTH TOWER



Illustration is artist's concept. E. & O. E.

INTRODUCING THE EXCITING NEXT CHAPTER OF DANIELS ON PARLIAMENT.

Located where Regent Park meets Cabbagetown, Daniels on Parliament South Tower offers the epitome of high-rise urban living. This spectacular 25 storey tower not only boasts stunning views of downtown Toronto – it's also connected to the North Tower of Daniels on Parliament, sharing incredible amenity spaces for residents to enjoy.

At Daniels on Parliament South Tower, you will find a collection of beautifully designed homes ranging from modern studios to 2-storey walkouts featuring the striking contemporary finishes you'd expect from an urban icon. You'll also find best-in-condominium amenities, including a fitness centre, rooftop terrace, lounge, co-working space and more.

Just outside your door, you'll discover endless opportunities to explore. Enjoy local culture, a vibrant art scene, great dining as well as shopping, cafés, and schools. And, with the TTC at your doorstep, you're close to everything that makes downtown special.

Daniels on Parliament South Tower is changing the horizon in Toronto's Downtown East – don't miss your chance to be part of it!

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. This commitment has been an integral part of Daniels' corporate philosophy for over 39 years.

Daniels has built over 39,000 award-winning homes and apartments, master-planned mixed-use, mixed-income and multi-generational communities as well as commercial and retail spaces, and has earned its standing as one of Canada's largest and preeminent builders/developers. The late company founder and Chairman, John H. Daniels was a towering figure in the North American real estate industry. In a career that had 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.



DANIELS CITY CENTRE, MISSISSAUGA



DANIELS ERIN MILLS, MISSISSAUGA



NY TOWERS COMMUNITY, TORONTO



DANIELS FIRSTHOME™, MARKHAM SHEPPARD

INNOVATION IN MASTER-PLANNING

Daniels transforms underutilized land into highly 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 for homebuyers, retailers, and commercial businesses. For example, Daniels partnered 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 reimagined as healthy, sustainable communities. Today, Regent Park is the global hub of urban Sustainability Development Goals and home to the World Urban Pavilion – Powered by Daniels, a collaborative initiative between the Urban Economy Forum, UN-Habitat and supported by Canada Mortgage and Housing Corporation and The Daniels Corporation. The Pavilion is a knowledge exchange hub to share best practices, innovation and research in urban development and revitalization from countries around the world.

Daniels also partnered with the late Ivan Reitman to build TIFF Bell Lightbox that now stands as 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.

SUSTAINABILITY

Long before “green” became an industry buzzword, The Daniels Corporation has taken a proactive approach to protect the environment through innovation in design and construction. For many years, Daniels has led the urban food revolution within the Canadian building industry through trailblazing urban agriculture initiatives that incorporate farmers’ markets and urban allotment gardens into its residential communities.

Guided by the principles of transparency, accountability, and collaboration, Daniels’ mission towards sustainability is to lead the transformation of an entire industry by committing to significantly decarbonize our new communities. Daniels continues to build for environmental sustainability by going beyond industry standards and publishing the Daniels’ Decarbonization Roadmap, a company-wide response to the climate emergency with a plan to reduce carbon emissions in current and future projects. The Roadmap outlines limits on carbon impacts for new communities and a series of technological and process-based strategies to assist in meeting carbon reduction commitments.

In Toronto’s Regent Park, Daniels completed its first EcoUrban Designed community, Field House EcoUrban Towns. This community stands as a trailblazing collection of townhomes offering homeowners the opportunity to live fossil fuel free with features like solar rooftop panels, high-efficiency heat pumps and triple-glazed windows. Daniels is currently constructing their next EcoUrban community, Daniels MPV2 in Brampton’s Mount Pleasant Village. As Brampton’s largest low-carbon master-planned community, it will feature mid-rise towers that utilize geexchange, a low-carbon heating and cooling system that uses the Earth as a thermal battery, and Net-Zero townhomes with rooftop solar panels. As some of the first projects designed with Daniels’ Decarbonization Roadmap commitments, these ground-breaking communities will ensure long-lasting positive impacts on the environment for years to come.



FIELD HOUSE ECOURBAN TOWNS, REGENT PARK

BUILDING FOR EVERYONE

Dedicated to upholding a “people-first” philosophy, Daniels has long been a champion of creating a spectrum of home opportunities which has resulted in several affordable rental and ownership housing programs throughout the GTA. Daniels has also built 3,600 affordable rental-housing units under several government programs.

Daniels was the first developer to offer purpose-built rental housing in Mississauga in over 25 years through its Gateway Rental portfolio. In partnership with Sun Life, Daniels has built market rental residences in Toronto’s Regent Park and as part of the Daniels Erin Mills community in Mississauga.

Daniels FirstHome™ communities across the GTA provide quality-built residences paired with incentives that make the dream of homeownership more attainable for many first-time buyers. At select communities, Daniels is also partnering with Amica Seniors Lifestyles Inc, Chartwell Retirement Residences, and WellTower to deliver a continuum of housing options for older adults across the GTA. In addition, Daniels is 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, Daniels creates outstanding business opportunities for national-brand companies as well as grassroots not-for-profit organizations.

Daniels has established an outstanding reputation for making bold commitments in innovation and inclusivity in their communities. Recognizing that physical challenges exist for many people in their surroundings, Daniels created the Accessibility Designed Program to break down those barriers. This important program incorporates thoughtful design details into suites that go beyond the standards of the Ontario Building Code (OBC) and are available at no additional cost.

Over the past 39 years, Daniels delivered impact beyond its buildings by embracing financial and hands-on generosity toward a number of charities and non-profit organizations, including Second Harvest, Habitat for Humanity, and Covenant House Toronto.





ONECOLE CONDOMINIUMS



THE SUTTON COLLECTION



THE BARTHOLOMEW CONDOMINIUMS & TOWNHOMES



PAINTBOX CONDOMINIUMS



EVOLV RENTAL RESIDENCE



DUEAST AND DUEAST BOUTIQUE CONDOMINIUMS



THE WYATT CONDOMINIUMS



ARTWORKS TOWER AND ARTSY BOUTIQUE CONDOMINIUMS

DANIELS HAS ROOTS IN REGENT PARK



2-STOREY WALKOUTS AT DANIELS ON PARLIAMENT

From the beginning of the Regent Park revitalization, Daniels' focus extended beyond just building the highest quality homes to working with stakeholders to ensure this incredible community would continue to grow and thrive. With the addition of iconic residences like OneCole, Paintbox Condominiums, and Artworks Tower, Daniels has led the way in making Regent Park one of Toronto's most vibrant and exciting neighbourhoods. The launch of Daniels on Parliament's North Tower was greeted with great enthusiasm and only continued to build on Daniels legacy in the community. Now comes the exciting next chapter with the addition of South Tower - forever changing the horizon in Toronto's Downtown East.

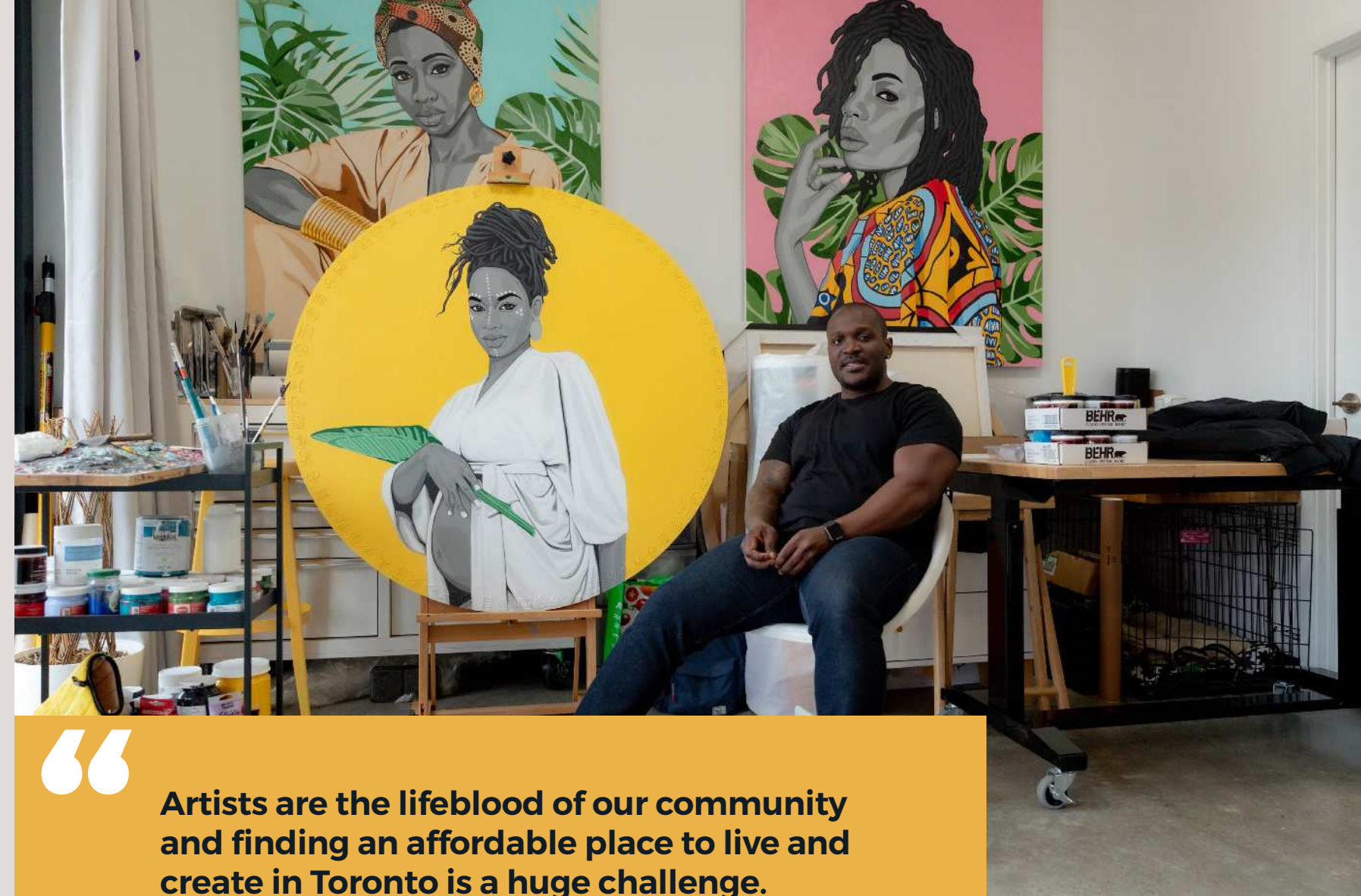
OUR HOMEOWNERS HELP POWER OUR PURPOSE

Each new resident of a Daniels home helps power our purpose to use real estate as a tool for positive impact.

At Daniels, our approach to impact comes from leveraging our portfolio to create local economic opportunities, integrate affordable housing options, and build community capacity. We have honed this approach in Regent Park over the last 17 years as the development partner for 53 of the 69-acre revitalization.

In Regent Park, our work has gone beyond the bricks and mortar of constructing new homes to an approach focused on building community. We are committed to leading by example, listening to, and learning from the communities in which we build. Every resident is central to our ability to create positive impact through our work, and we are grateful to each and every one of them for supporting our unique approach to development.

Creating social cohesion has been a key principle of our development approach in Regent Park. From the outset, local voices have been at the heart of this work, and it has been incredible to witness homeowners in our condominiums come together with Toronto Community Housing residents in one inclusive community. The revitalization has been a catalyst for a range of initiatives and programs introduced by Daniels that have nurtured the transformation of this incredible community in Toronto's Downtown East.



“

Artists are the lifeblood of our community and finding an affordable place to live and create in Toronto is a huge challenge.

”

- BENNY BING, the inaugural artist participating in Daniels' Work-Live program at DuEast Condominiums in Regent Park

COMPLETE COMMUNITIES INCLUDE SPACES FOR ARTISTS AND ENTREPRENEURS TO THRIVE

We are thrilled to be working with collaborators to bring new arts and entrepreneurship opportunities to Regent Park. 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 at DuEast Condominiums and Artworks Tower for Black-identifying artists and creatives to access space at approximately 50 per cent of market rate. This collaboration will support artists to help develop their practice, showcase their work, and build relationships in the local community, while also addressing systemic barriers faced by Black artists in accessing housing, workspaces, and economic opportunities. We recognize that these types of initiatives promote diversity, equity and inclusion which ultimately result in vibrant communities.



A SPECTRUM OF AFFORDABLE HOUSING OPPORTUNITIES

Over the last 17 years in Regent Park, Daniels has created a spectrum of affordable housing opportunities through a range of partnerships. The First Home Boost Program enabled 212 individuals and families to transition from renting to homeownership and the Foundation Program helped 17 Toronto Community Housing (TCH) tenants become homeowners while staying in their community. The Boost and Foundation programs were in partnership with TCH through the Toronto Affordable Housing Fund.

Most recently, Daniels' Partnership for Affordable Living program with Sun Life, WoodGreen Community Services, and the City of Toronto at EVOLV Rental Residence in Regent Park integrated 34 long-term affordable rental suites for single mothers. By design, the affordable housing from this partnership is seamlessly integrated throughout the building to foster inclusion and the ability for people of different socio-economic backgrounds and incomes to live together, not only within the same community, but within the same building.



PATHWAYS TO EMPLOYMENT

Our commitment to community building involves supporting local economic development through employment. Working closely with social service agencies, consultants, trades and commercial partners, we've created employment opportunities for local residents in Regent Park. However, we haven't stopped at connecting residents to employment. We've created and implemented training and capacity building programs to build pathways to successful employment through the following initiatives:

MOVING TOWARDS OPPORTUNITY

Over the past eight years, Moving Towards Opportunity (MTO) has provided 162 Regent Park students with a 14-week employment readiness program and summer job placements with 51 employer mentors. To date, MTO has generated \$485,000 in local economic development.

CRAFT PROGRAM

Between 2016 and 2022, a total of 54 youth participants received paid training and job placements through the 14-week CRAFT Carpentry Pre-Apprenticeship Program. This innovative program provides direct access to the construction trades as an apprentice, including with program partner Carpenters' Local 27. Youth participants in the program have gone on to join local trade unions and secure employment opportunities in the industry. Since the first cohort in 2016, CRAFT has created approximately \$405,000 in local economic development.





URBAN AGRICULTURE

Daniels initiated an urban food revolution in real estate development in 2009 with the incorporation of rooftop garden plots at OneCole Condominiums in Regent Park. We have since strived to include opportunities for food and urban agriculture in all our communities across the GTA.

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.

We invest in creating physical space for gardens, as well as facilitating programming for residents to come together and help community connections flourish.

“ In choosing our exhibition theme, we came together and decided on the theme of family and how family can be defined. People are what make Regent Park a unique place, and we wanted to show how diverse and beautiful we all are. ”

PORTRAITS BY SHOOT FOR PEACE

- YASIN OSMAN, award-winning photographer and cartoonist

EMBEDDING ARTS AND CULTURE IN THE DNA OF OUR COMMUNITIES

We design buildings that reflect the aesthetics of their neighbourhoods, commission locally sourced art from emerging and mid-career artists and invite creatives to join in city-building.

At Daniels on Parliament, Daniels collaborated with Shoot For Peace, a youth-led non-profit organization founded by Yasin Osman, to create the construction hoarding art exhibition. Shoot for Peace aims to empower at-risk youth to become leaders in their communities and pursue creative endeavors.

We also 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.



INSPIRED BY A ONE-OF-A-KIND LOCATION

Q&A

with Superkül

Architects at Daniels on Parliament South Tower

Superkül is a Toronto-based practice for sustainable architecture and design led by Andre D'Elia and Meg Graham.

When you were planning the exterior of Daniels on Parliament, what was your vision?

We wanted to design a building that would fit in with the fabric of the existing community. Our team wanted to design a building that doesn't have one or two 'good' sides. This building has four sides that front public streets – there is no 'front' and 'back'. The four streets that surround the building have different qualities and building scales. Daniels on Parliament responds to these differences. We designed a building in the round.

Daniels on Parliament is a marker of where Regent Park meets Cabbagetown. How did these district neighbourhoods inspire your process?

We looked at the community as a whole – both the broader community of Regent Park and Cabbagetown and how the building would improve these areas. We also carefully considered the community of the residents within that would live in this building. The site, at the boundary of the Regent Park, creates a transition point between the established fabric of Cabbagetown and the ongoing revitalization of Regent Park. There is some wonderful context and history to draw from and a great opportunity to create a development that connects and strengthens the community. The goal was to design a building that would make you feel part of a community. There are a variety of suite types and sizes, from micro suites to large three-bedroom family suites, which allows for a diversity of residents. The building has a wonderful landscaped roof courtyard with uses for all ages and groups. There is a variety of outdoor spaces off the suites like terraces, balconies, and Juliette balconies. The amenity spaces are generous and also varied.

Q&A

with U31

Interior Designers at Daniels on Parliament South Tower

U31 is an award-winning interior architecture and design studio with over twenty years of industry experience.

Can you explain the interior design and what's at play for Daniels on Parliament?

Synergistic styles are at play for the interiors of Daniels on Parliament. The flair of French Modern inspiration blends with the clean and simple lines of minimalist Scandinavian design. The result is a serene and inviting environment for all residents to call home.

Daniels on Parliament is a marker of where Regent Park meets Cabbagetown. How did these district neighbourhoods inspire your process?

When designing the interiors at Daniels on Parliament, it was important to continue building upon the legacy and success of the Regent Park redevelopment, where community involvement is a priority. Specific functional elements for the different amenity areas will be enjoyed by residents as these were thoughtfully designed to cater to a wide demographic. A variety of seating options in all the social areas encourage engagement, helping to bring a real community to life.

Q&A

with NAK

Landscape Architects at Daniels on Parliament South Tower

NAK is widely recognized as one of North America's leading landscape architecture and urban design firms.

What were some important elements for you when designing the green space?

At NAK, we believe in the importance and power of storytelling through landscape design, and from that comes several factors to be considered including site context, climate change, social factors, integration with architecture, signage and placemaking opportunities. For the amenity terrace at Daniels on Parliament, we wanted to create an extension of life and activities from the interior of the building. From the interior onto the terraces and amenity courtyard, you can see the seemingly informal and organic organization of landscape elements (planters, seats, and trellis) that flows out of the residence.

Daniels on Parliament is a marker of where Regent Park meets Cabbagetown. How did these district neighbourhoods inspire your process?

We were inspired by the overall project development in Regent Park. By bringing people together in a community with such a wide variety of ethnicity and background, we see a beautiful mosaic of people and activities coming together. For the amenity terrace, we designed the landscape to be an expression of life spilling out onto the terrace. For the exterior of the building, the landscape design expresses the notion of an urban green, inspired by the rich tapestry of cultures that make up Regent Park.

DISCOVER REGENT PARK



WALKER'S
PARADISE



91

Enjoy all your
local amenities
with no need
for a car

RIDER'S
PARADISE



92

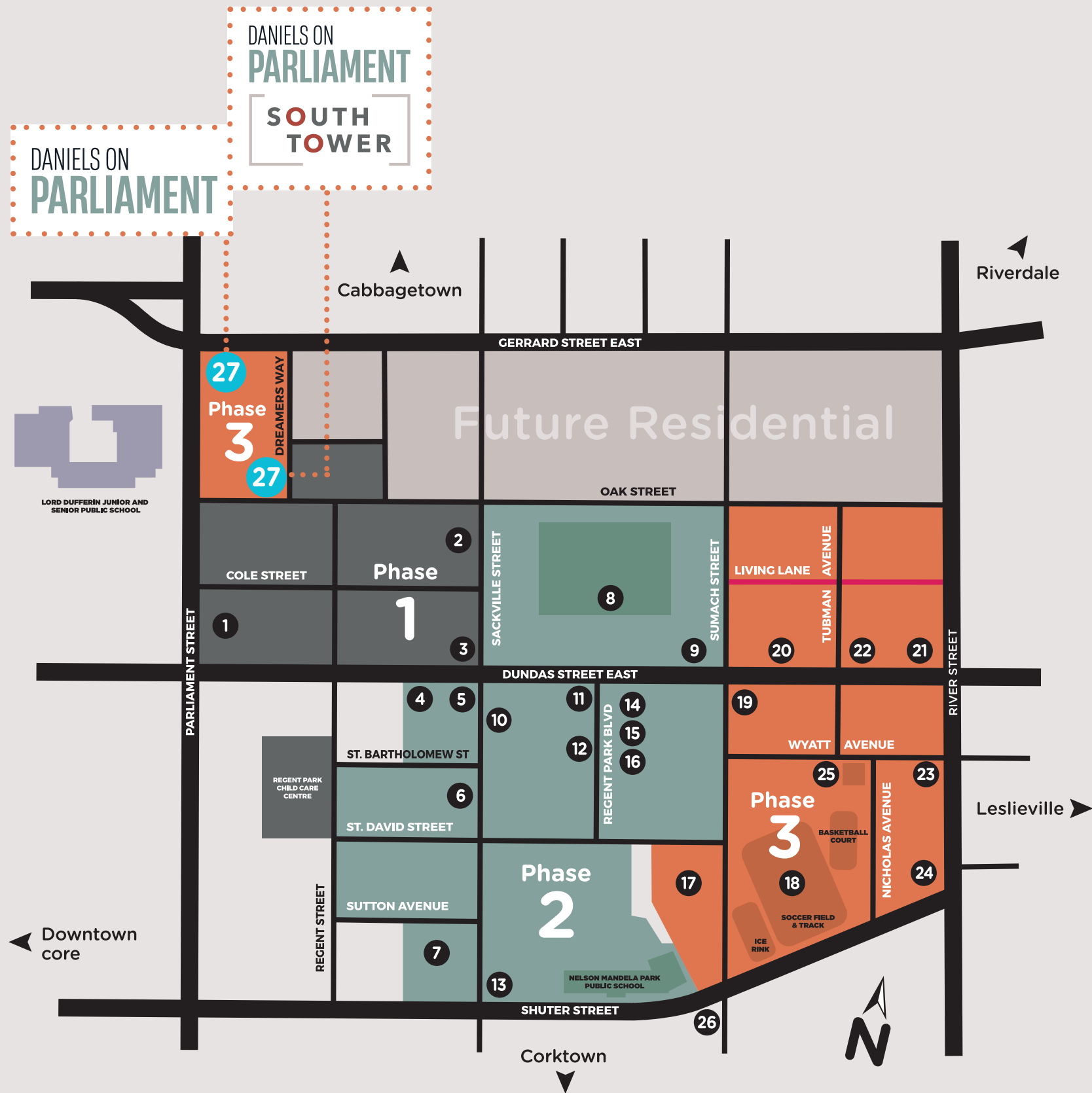
Access to
world-class
public
transportation

BIKER'S
PARADISE



100

Daily errands
are easy to
accomplish
on your bike



- 1 ONECOLE CONDOMINIUMS
FRESHCO · TIM HORTONS · RBC
- 2 ONEPARK WEST BOUTIQUE
CONDOMINIUMS & TOWNHOMES
- 3 TD CENTRE OF LEARNING
- 4 TORONTO BIRTH CENTRE
- 5 DUNDASEAST DENTAL
- 6 THE BARTHOLOMEW
CONDOMINIUMS & TOWNHOMES
- 7 THE SUTTON COLLECTION
- 8 REGENT PARK 6-ACRE PARK
GREEN SPACE, SPLASH PAD & PLAYGROUND;
GREEN HOUSE & COMMUNITY GARDEN,
BAKE OVEN, DOG PARK
- 9 PAM McCONNELL
AQUATIC CENTRE
- 10 PAINTBOX CONDOMINIUMS
CAFÉ ZUZU BY GUSTO 54
- 11 DANIELS SPECTRUM
- 12 THE URBAN MEWS ON
REGENT PARK BOULEVARD
- 13 REGENT PARK COMMUNITY CENTRE
- 14 ONE PARK PLACE CONDOMINIUMS
NORTH & SOUTH
SHOPPERS DRUG MART · SUBWAY/YOGEN FRÜZ
WENDY'S · TIM HORTONS · ROGERS
ENTERPRISE CARSHARE · 611 PURPLE FACTORY
- 15 SUMAC CREEK HEALTH CENTRE
- 16 GEORGE BROWN COLLEGE
FASHION EXCHANGE
- 17 THE SUMACH BY CHARTWELL
KIBO SUSHI · KRSTOS GREEK CUISINE
HASTY MARKET
- 18 REGENT PARK ATHLETIC GROUNDS
- 19 THE WYATT CONDOMINIUMS
WINE RACK · LE BEAU · F45 TRAINING · SCOTIABANK
- 20 DUEAST & DUEAST BOUTIQUE
CONDOMINIUMS
WORLD URBAN PAVILION IN REGENT PARK
POWERED BY DANIELS · CIRCLE K · PEDI N NAILS
PENGUINPICKUP · CHATIME · POPEYES
- 21 ARTWORKS TOWER
- 22 ARTSY BOUTIQUE CONDOMINIUMS
- 23 FIELD HOUSE ECOURBAN TOWNHOMES
- 24 EVOLV RENTAL RESIDENCE
KINDER COLLEGE EARLY LEARNING CENTRE
- 25 BILL GRAHAM YOUTH CENTRE
- 26 SUMACH ESPRESSO
- 27 DANIELS ON PARLIAMENT
& DANIELS ON PARLIAMENT SOUTH TOWER

Map is not to scale and is subject to change due to municipal and other regulatory approvals. Illustration is artist's concept. The information on this map is intended to provide general information on local businesses and services that viewers may find of interest. This information may change at any time without notice and some individual services or businesses may still be under construction at time of print. Travel scores are from www.walkscore.com E. & O. E.

GO
ANYWHERE
WITH EASE



- Streetcar and bus lines at your doorstep
- Easy access to major highways



- Steps from FreshCo and various dining options
- Walking distance to rec centres and parks



- 3 minute drive to Toronto Metropolitan University
- 8 minute drive to University of Toronto St. George Campus



- Proximity to the future East Harbour Transit Hub

Travel times may vary

HAVE IT ALL IN VIBRANT DOWNTOWN EAST

Daniels on Parliament South Tower will put you at the heart of everything. Just steps from your door, you will find all your favourite stores as well as eclectic shops and incredible dining options. You will also find endless opportunities to explore and enjoy your exciting new neighbourhood – from the 6-acre Regent Park, featuring an off-leash dog park, bake oven, splash pad and playground, to the Pam McConnell Aquatic Centre, Regent Park Athletic Grounds, Daniels Spectrum, Regent Park Community Centre, and so much more!

LEADING COMMUNITY RETAILERS:

- SHOPPERS DRUG MART
- ENTERPRISE CARSHARE
- TIM HORTONS
- YOGEN FRÜZ
- ROGERS
- RBC
- SCOTIABANK
- FRESHCO
- SUBWAY
- WENDY'S
- CHATIME
- 611 PURPLE FACTORY
- F45 TRAINING
- LE BEAU CROISSANTERIE
- WINE RACK
- CIRCLE K
- CAFÉ ZUZU BY GUSTO 54
- PENGUINPICKUP



FRESHCO



PAM McCONNELL AQUATIC CENTRE



WINERACK

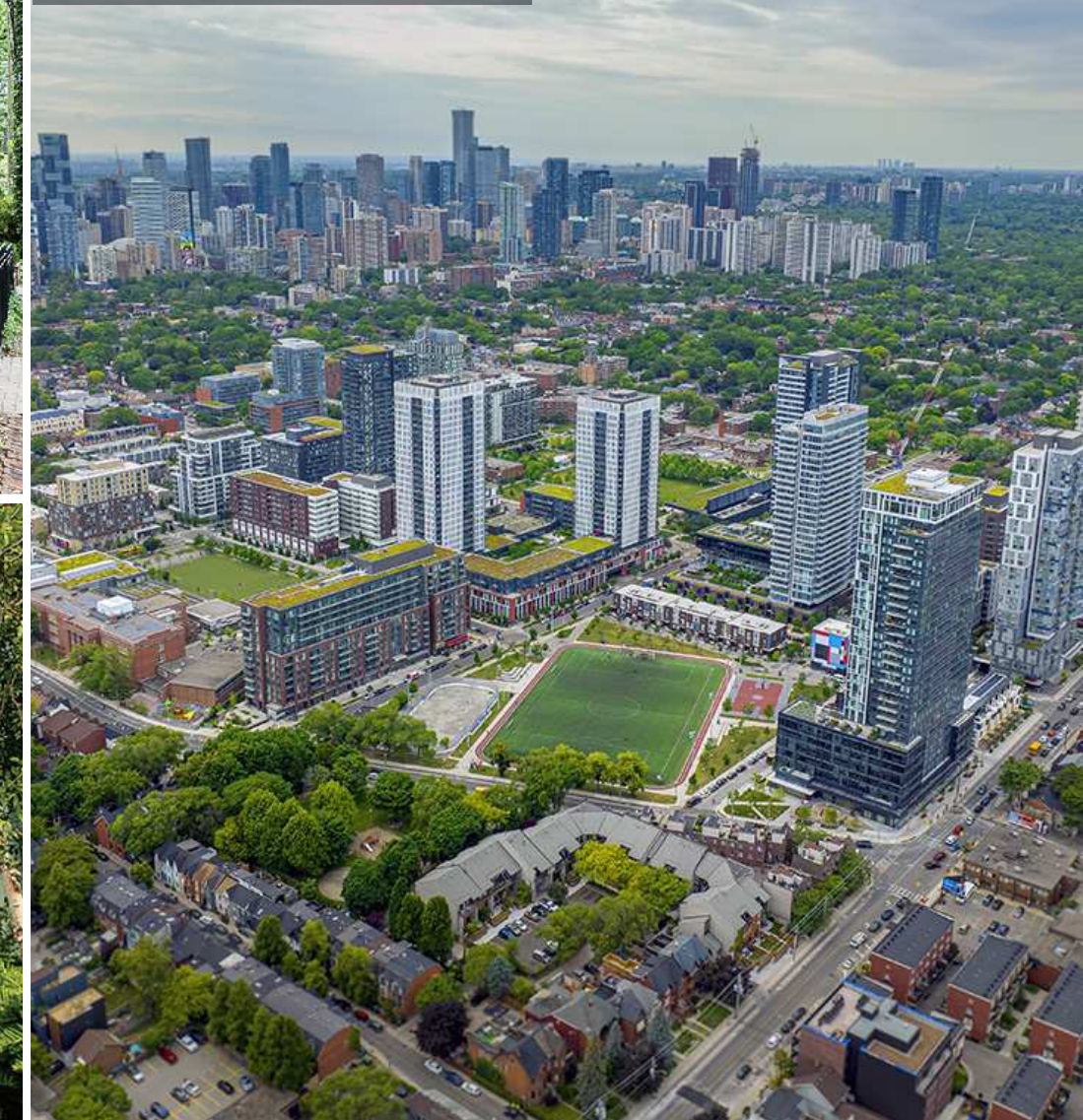


DANIELS SPECTRUM

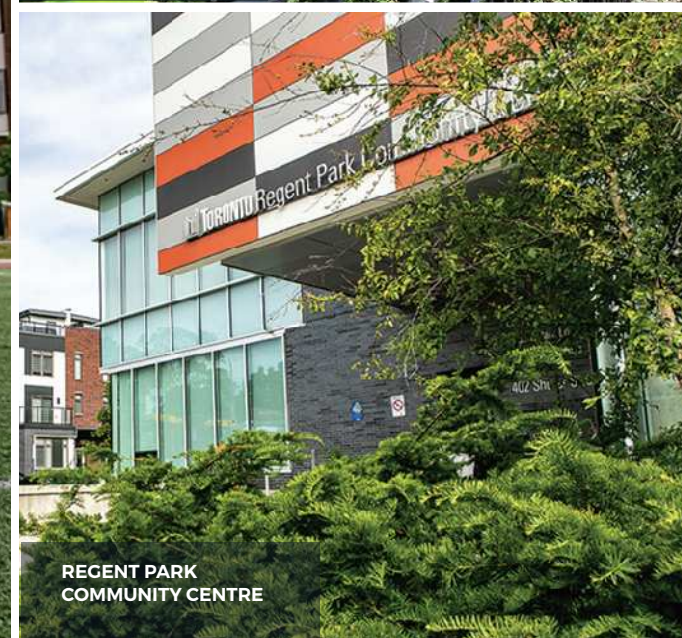


CABBAGETOWN

VIEW LOOKING NORTHWEST OVER REGENT PARK AND THE TORONTO CITY SKYLINE



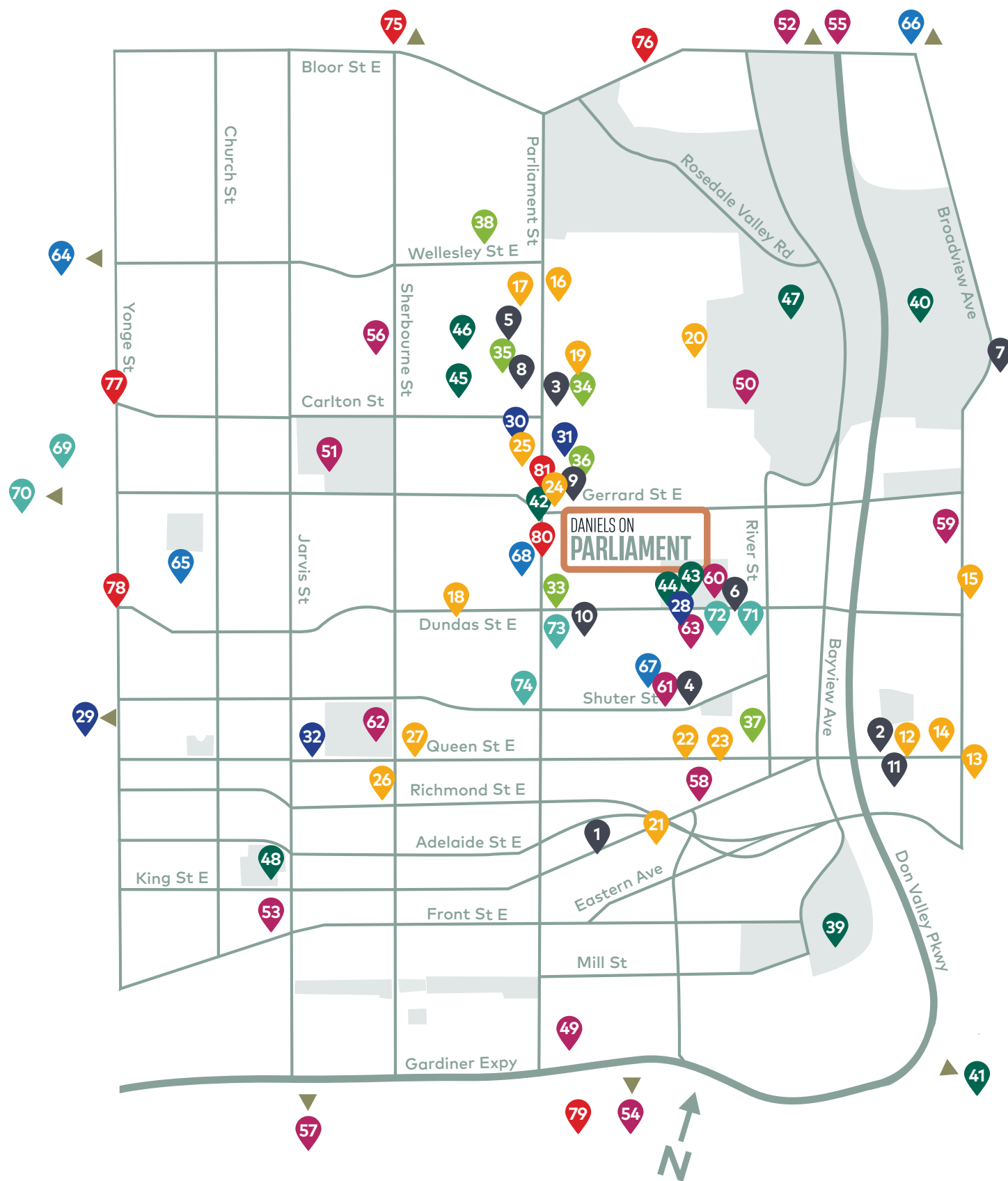
REGENT PARK ATHLETIC GROUND



REGENT PARK COMMUNITY CENTRE

EVERYTHING YOU WANT IN A NEIGHBOURHOOD

AND SO MUCH MORE



COFFEE SHOPS

1. Tandem Coffee
2. Dark Horse Espresso Bar
3. JetFuel Coffee Shop
4. Sumach Espresso
5. TASSO
6. Le Beau
7. Rooster Coffee House
8. Playground Cafe
9. Congo Coffee
10. Café Zuzu by Gusto 54
11. Blackbird Baking Co.

RESTAURANTS

12. White Lily Diner
13. Brickworks Ciderhouse
14. The Broadview Hotel
15. Lady Marmalade
16. F'Amelia
17. Grinning Face
18. Ju Sushi + Bar
19. Salt & Tobacco
20. Park Snacks
21. Gusto 501
22. Dominion Pub and Kitchen
23. Fusilli
24. Gushi
25. House on Parliament
26. Fusaros East
27. The New Buffalo Restaurant

SHOPPING

28. Shoppers Drug Mart
29. CF Toronto Eaton Centre
30. Labour of Love
31. Spruce Toronto
32. Leaves of Trees

GROCERY STORES

33. FreshCo
34. Cabbagetown Organics
35. LCBO
36. Matt's No Frills
37. Beer Store
38. Food Basics

PARKS

39. Corktown Common
40. Riverdale Park East
41. Tommy Thompson Park
42. Anniversary Park
43. Regent Park
44. Regent Dog Park
45. Winchester Square Park
46. Winchester Park
47. Wellesley Park
48. St. James Park

ATTRACTIONS AND RECREATION

49. The Distillery Historic District
50. Riverdale Farm
51. Allan Gardens
52. Evergreen Brick Works
53. St. Lawrence Market
54. Cherry Beach
55. Chester Hill Lookout
56. Phoenix Concert Theatre
57. Sugar Beach
58. Lift Corktown CrossFit
59. Big Stretch Yoga
60. Pam McConnell Aquatic Centre
61. Regent Park Community Centre
62. John Innes Community Recreation Centre
63. Daniels Spectrum

SCHOOLS

64. University of Toronto - St. George Campus
65. Toronto Metropolitan University
66. Montcrest School
67. Nelson Mandela Park Public School
68. Lord Dufferin Junior and Senior Public School

HEALTH & WELLNESS

69. Toronto General Hospital
70. Mount Sinai Hospital
71. River Medical Centre
72. St. Michael's Sumac Creek Health Centre
73. Regent Park Community Health Centre
74. Spring Health Center

TRANSIT

75. Sherbourne Subway Station
76. Castle Frank Subway Station
77. College Subway Station
78. Dundas Subway Station
79. Future East Harbour Transit Hub
80. Parliament St at Oak St Transit Stop
81. Parliament St at Gerrard St East Transit Stop



- 1 North Lobby Entrance
- 2 Access to Bicycle Parking
- 3 Access to Parking and Loading
- 4 8th Floor Green Roof
- 5 6th Floor Green Roof
- 6 2nd Floor Amenity Courtyard
- 7 South Lobby Entrance
- 8 Gerrard Street Bike Lane
- 9 8th Floor Terrace
- 10 8th Floor Green Roof
- 11 2nd Floor Community Garden
- 12 3rd Floor Terrace
- 13 Bike Share Station

DANIELS ON
PARLIAMENT
 SOUTH TOWER
SITE PLAN

**DISCOVER THE EPITOME
 OF HIGH-RISE URBAN LIVING
 IN REGENT PARK**

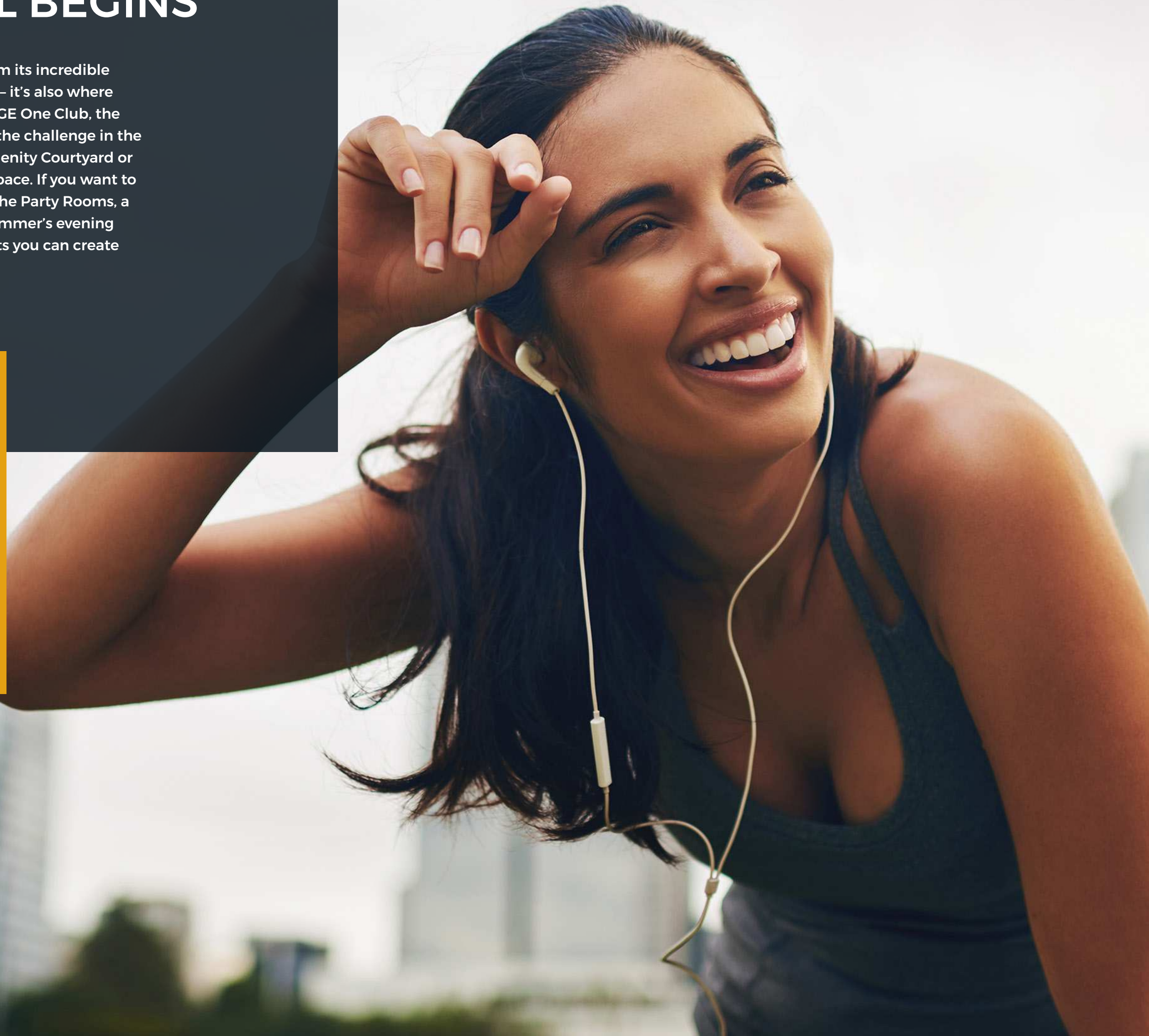
Offering stunning views of the city and an unrivalled combination of sophistication and convenience, Daniels on Parliament South Tower is a spectacular 25 storey tower connected to the north tower with a shared podium and amenity spaces.

Illustrations are artist's concepts. Site plan and landscaping as shown may vary and are subject to final municipal approval. Specifications are subject to change without notice. E. & O. E.

PA/GE ONE CLUB IS WHERE IT ALL BEGINS

The PA/GE One Club not only takes its name from its incredible location – the corner of PARliament and GErrard – it's also where so many unforgettable stories will begin. At PA/GE One Club, the possibilities are truly endless. You might rise to the challenge in the Fitness Centre, reconnect with nature in the Amenity Courtyard or get a jump on a busy week in the Co-Working Space. If you want to bring others along for the adventure, there are the Party Rooms, a Kids' Club and Outdoor Terraces perfect for a summer's evening barbeque. There's simply no end to the moments you can create when you start at PA/GE One.

PA/GE
one
CLUB





SOUTH LOBBY

Welcome home

Enter your sanctuary. Delight in the warm earthy tones, the contrasting style of steel and stone, the furnishings that are as comfortable as they are iconic, and the modern pendant lights that create a sophisticated ambience. And if you care to linger, to visit, to muse - there is a fireplace that serves as a cozy focal point. This is your lobby welcoming you home.

Illustrations are artist's concepts. E. & O. E.

SOUTH TOWER LOBBY



Illustrations are artist's concepts. E. & O. E.

FITNESS CENTRE

Take your best life to the next level

Living your best life means making your health & wellness a priority. For some, that's a hard-driving session on the latest fitness equipment. For others, it's a relaxing yoga workout to stretch the day's worries away.



2ND FLOOR AMENITIES - SOUTH TOWER

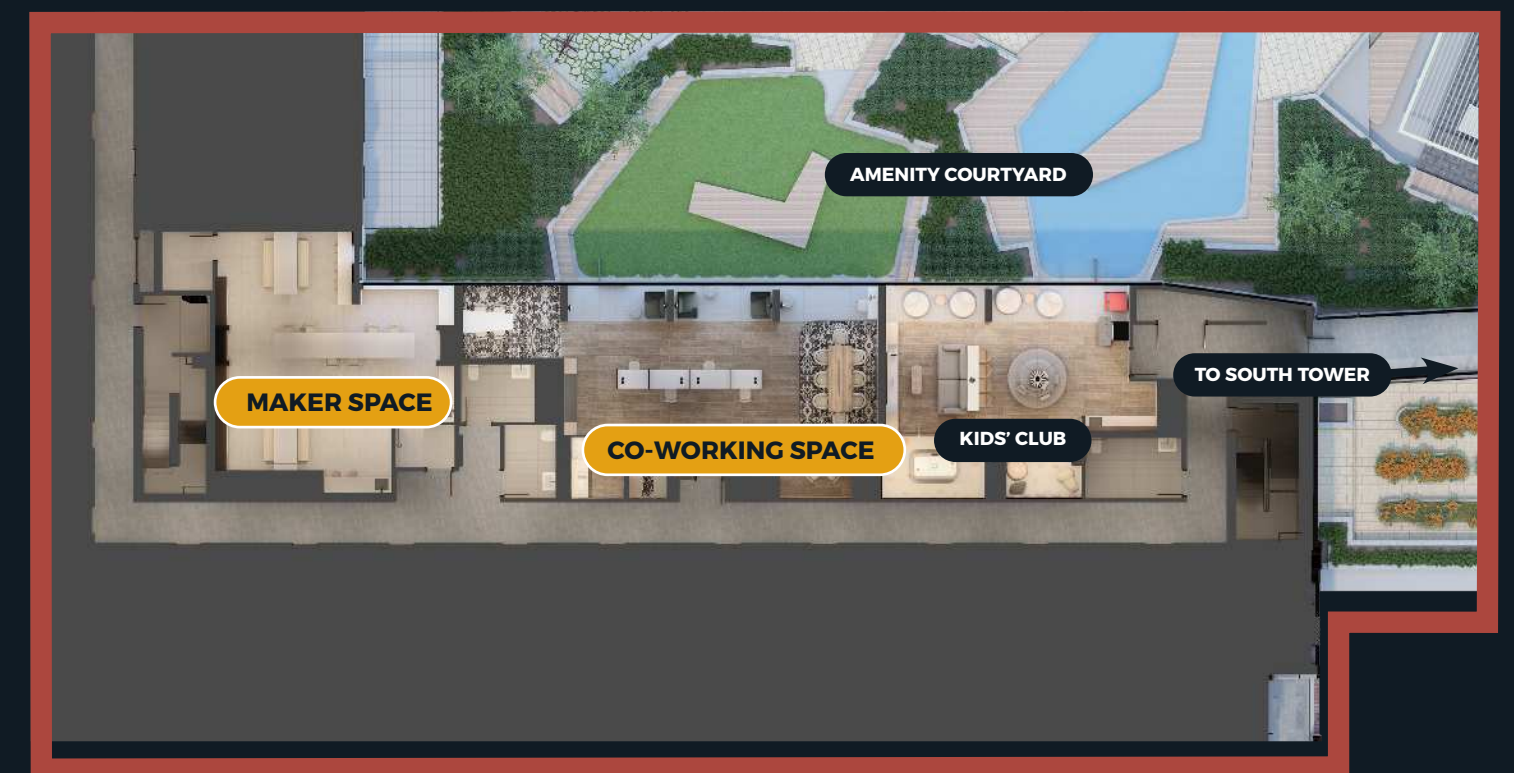
Illustrations are artist's concepts. E. & O. E.



CO-WORKING SPACE

Work from home comfort with a collaborative feel

The Co-Working Space has everything you need to be productive, including an incredibly short commute. In here, you will find comfortable workspaces and a glass-enclosed meeting room. You'll even find a cozy fireplace - the perfect place to sit back and collect your thoughts after a hard day's work!



2ND FLOOR AMENITIES - NORTH TOWER

MAKER SPACE

Room for your imagination to grow

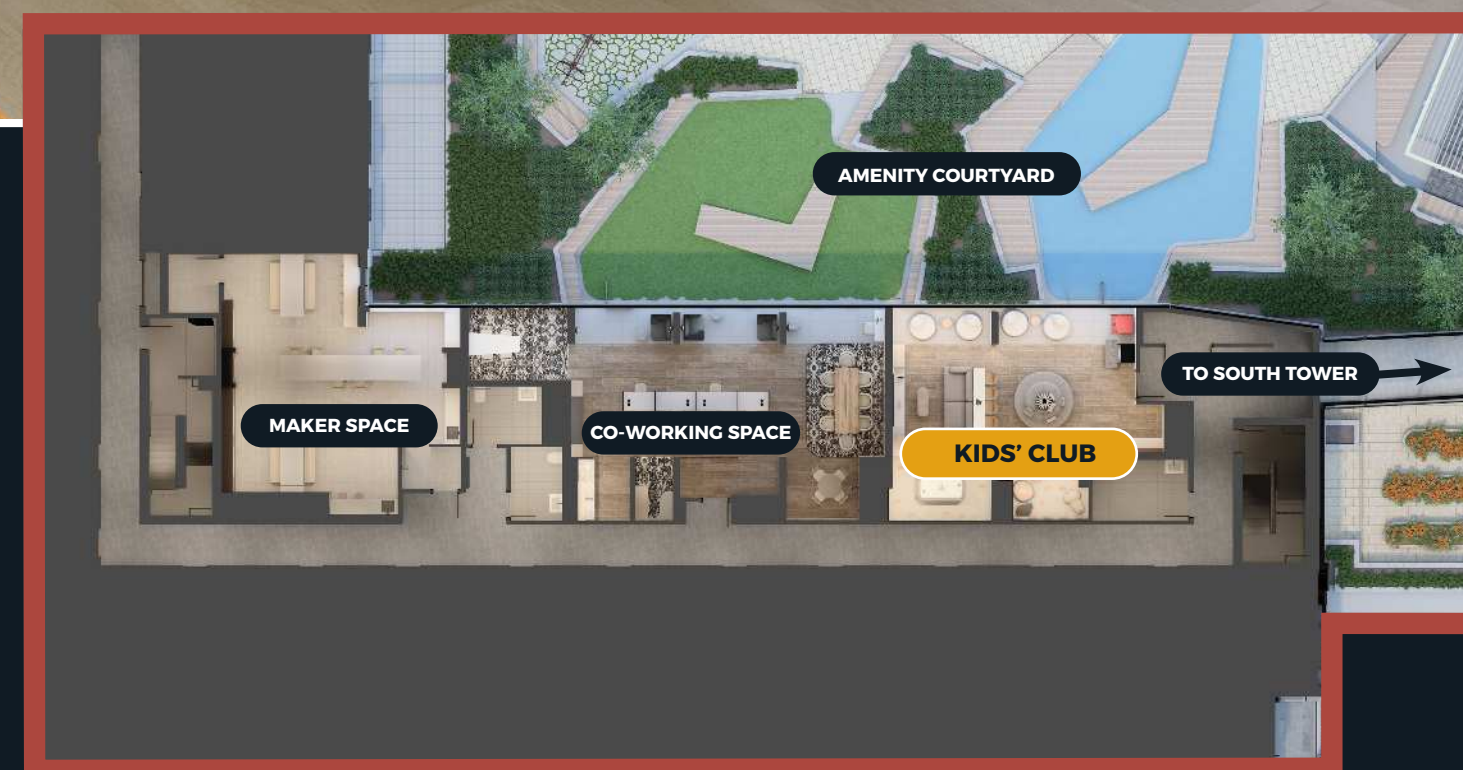
The Maker Space will not only offer you the extra space you need to pursue your passions, it might also inspire new ones. Whether you're working on your side hustle or losing yourself in your favourite craft, this is the perfect place to forget the outside world and focus on what you love to do. With the Maker Space's bright and roomy design, there's no limit to what you can create.



KIDS' CLUB

Ready. Set. Fun!

Your kids' favourite place is just an elevator ride away! The Kids' Club is an interactive, all-ages space that has something for everyone - there's everything from an air hockey room to a toddler play space to a gaming zone. You'll even find a relaxing lounge area where you can unwind while your kids have fun.



2ND FLOOR AMENITIES - NORTH TOWER



SCREENING ROOM

Enjoy the ultimate viewing experience

Imagine being able to enjoy the movie theatre experience without the inconveniences or expense. The Screening Room is an intimate space with a moody, relaxing ambience. It'll be your favourite destination for watching beloved classics or much-anticipated new releases.



2ND FLOOR AMENITIES - SOUTH TOWER



WiFi LOUNGE

Connect in luxurious comfort

Whether you're looking to catch up on emails or the latest news, the WiFi lounge offers you a warm, welcoming space. You can chill and chat with your neighbours about current events or find a quiet spot to focus and get some work done.



3RD FLOOR AMENITIES - SOUTH TOWER

PARTY ROOMS

Make unforgettable memories

Designed for both large and small gatherings, the Party Rooms will provide a sophisticated setting and inviting vibe your friends and family will love. On warmer nights, you can move your party outdoors to enjoy long conversations on the captivating terrace. Whether it's a milestone birthday or just a week night with friends, Daniels on Parliament South Tower has the perfect space to get together and enjoy the company of those you care about.



2ND FLOOR AMENITY COURTYARD



8TH FLOOR OUTDOOR TERRACE

YOUR OUTDOOR OASIS

Enjoy the outdoors without leaving home

From the tranquil courtyard to the spacious terraces designed for socializing, Daniels on Parliament South Tower offers truly incredible outdoor amenities. Whether you love to soak up the sun or chill out in the shade, you'll find plenty of space to relax with a good book or hang with friends and neighbours. Plus, the fun doesn't stop at sunset. You can barbeque while you entertain under the stars! The ample outdoor amenity space at Daniels on Parliament and Daniels on Parliament South Tower allows you to maximize your space and embrace the outdoors.

Illustrations are artist's concepts. E. & O. E.



3RD FLOOR OUTDOOR TERRACE



ALL THAT'S
MISSING
IS YOUR
**PERSONAL
TOUCH**

The perfect combination of contemporary and comfortable, carefully selected features and finishes lend a strong sense of sophistication and style. Your future home will be a fresh, refined retreat that is both impressive and practical to suit your taste. From the impeccably chosen countertops, to the timelessly elegant flooring, your home at Daniels on Parliament South Tower will serve as the canvas for your personal expression for years to come.



A HOME EVERYONE CAN LOVE

Daniels has a long-standing commitment to building for everyone. When it comes to accessibility, our approach is to ensure that the communities we build are not only accessible, but also inclusive, resilient, and foster a sense of belonging for all – and Daniels on Parliament South Tower reflects that.

ACCESSIBILITY
DESIGNED 



We are committed to understanding any current or future barriers for those living with disabilities and working towards solutions. This same commitment is strengthened through our Accessibility Designed Program (ADP), which focuses on improving design standards and ensuring universal accessibility.

Dedicated to providing a higher standard in accessibly designed homes for people using mobility devices, suites offered through our Accessibility Designed Program exceed the accessibility standards set by the Ontario Building Code. Recognizing mobility needs vary among individuals, Daniels offers a series of standard accessible suite layouts to choose from at no additional cost. These standard layouts include features such as roll-in showers and roll-out balconies.

With the goal of making the entire condominium environment as inclusive as possible, Daniels also incorporates ADP features in building amenities and common spaces such as a lowered concierge desk, accessible kitchens in the party rooms, larger turning radii and waste chutes with automatic door openers.

For more information on ADP suites at Daniels on Parliament, please speak with a Sales Representative.



Pre-Construction Approval

THE GOLD STANDARD IN ACCESSIBILITY

Daniels on Parliament has achieved a gold rating from the Rick Hansen Foundation Accessibility Certification™ (RHFAC) program. This program is designed to challenge developers like Daniels to go beyond the building code and create innovative solutions to make their communities universally accessible.

Taking the approach of designing for accessibility and keeping inclusivity top of mind at every stage of the development process helps us to ensure that every resident can love where they live.



MOVE TOWARD A SUSTAINABLE FUTURE

At Daniels, we're passionate about protecting the environment and are committed to continuously refining our approach to sustainable home-building. It is our goal to leave a positive legacy for future generations and empower homeowners to live sustainably. Throughout Regent Park, Daniels has driven innovation in sustainable building with our most recent developments and looks forward to bringing even more sustainable features to Daniels on Parliament North and South Towers.

Daniels on Parliament South Tower has been designed to incorporate energy, carbon and water reduction measures, which will reduce costs as well as improve the community's resiliency. Homeowners will not only enjoy the ultimate combination of sophisticated style and comfortable living, they will also enjoy knowing their new home features technologies and innovations that will continually help them reduce their carbon footprint.

Our commitment to sustainability extends right down to the underground parking garage. All parking stalls will come roughed-in for future EV charger installation and have the option to upgrade to a Turnkey EV Charging Package. Select visitor parking stalls will be equipped with EV charging stations.

Key Sustainability Features



Energy Recovery Ventilator (ERV)

An energy-efficient fresh-air supply system that draws fresh, outdoor air into your home, while exchanging heat and humidity with the stale exhaust air to ensure comfortable indoor conditions are maintained.

ENERGY STAR® Appliances

ENERGY STAR® is a certification program managed by Natural Resources Canada. ENERGY STAR® certified products are tested and certified to meet strict specifications for energy performance.



Ventless Heat Pump Dryer

A highly effective dryer that utilizes an energy efficient refrigerant system to remove moisture from clothing, saving up to 2/3rd of energy costs. The elimination of the duct to the exterior also improves the air tightness seal and thermal comfort of your home.



Enhanced Performance of Windows, Walls & Roofs

Increased insulating performance of exterior walls, roofs and windows reduce drafts and decrease the load placed on heating and cooling equipment, which contributes to energy and cost savings.



Water Efficient Plumbing Fixtures

Reduce water consumption while maintaining pressure and lowering utility bills.



EV Charging: Upgrade Program

Allows for the future proofing of your parking stall for EV charging with EV Rough-In or EV Turnkey package options.



Green Roof

A layer of vegetation that provides a rainwater buffer, purifies the air, and saves energy while enhancing the building aesthetic.



Urban Agriculture

Community garden plots are available to residents to grow food - promoting a healthier lifestyle and reducing emissions from food transportation.



Bicycle Storage With E-Bike Charging

Secure and convenient space to store bicycles and charge e-bikes, promoting a healthy and more sustainable mode of transportation.

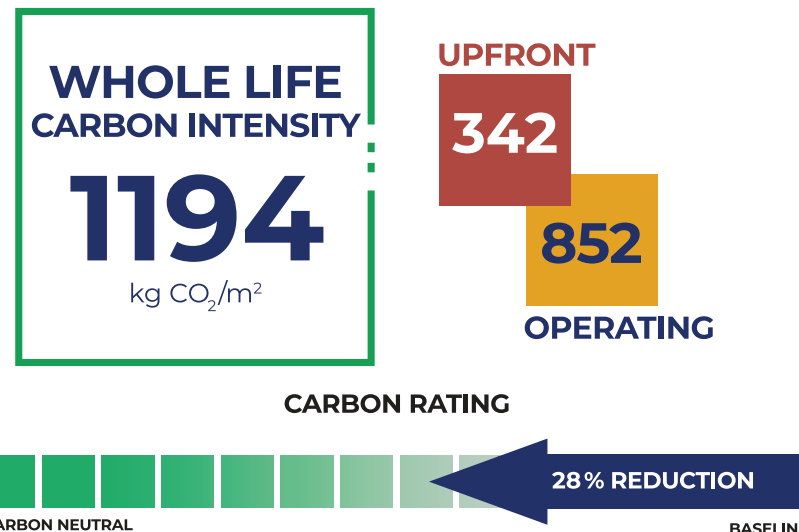
CARBON LABEL

Daniels is publishing a carbon label that further breaks down Whole Life Carbon to quantify the emissions reduction from the innovative features and technologies implemented at Daniels on Parliament, and areas that we will focus on going forward in our Decarbonization Roadmap. This label was developed as a means for voluntary disclosure of carbon performance to enhance accountability to our Roadmap commitments and share our progress along the way.

The carbon label shows the total carbon footprint for each square meter of floor area, combining both upfront and operating carbon emissions. On each floorplan, you will notice a badge that indicates the total Whole Life Carbon impact based on the area of the specific suite.

DANIELS ON PARLIAMENT SOUTH TOWER

DANIELS' EMISSIONS BASELINE



CARBON IMPACT BREAKDOWN

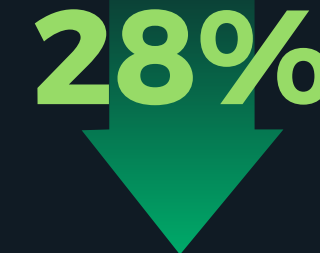
kg CO₂/m²

	EMISSIONS	% CHANGE*
UPFRONT	342	-11%
Concrete	194	-12%
Rebar	74	-20%
Enclosure	68	17%
Other	6	-52%
OPERATING	852	-33%
Heating	431	-37%
Cooling	36	31%
Hot Water	213	-33%
Other	172	-28%



WHOLE LIFE CARBON INTENSITY

28% lower carbon footprint than a typical Daniels community.*



UPFRONT CARBON DRIVERS

The scope of upfront carbon includes the structure, foundation and enclosure, where concrete and rebar make up over 80% of the total impact. The efficient structural design, in its prime urban location has low demand for underground parking, therefore Daniels on Parliament requires less structural materials compared to other communities. The buildings also have improvements to the insulation of the walls and roof, which has led to a small increase in the carbon footprint of the enclosure, compared to a typical community.

OPERATING CARBON DRIVERS

Daniels on Parliament has 33% lower operating emissions primarily as a result of enhanced insulating properties of the windows, walls, and roofs, and utilization of high efficiency ventilation systems and appliances.

EQUIVALENT TO...

TOTAL AVOIDED ANNUAL EMISSIONS

393

TONNES CO₂

1,576,000
KM DRIVEN BY
PASSENGER VEHICLES



OR

467
ACRES OF FOREST
CARBON STORAGE



*As per Daniels Emissions Baseline, details can be found in Daniels Decarbonization Roadmap by visiting DanielsHomes.ca. Carbon emissions intensities are projections based on energy and lifecycle assessment modeling of Daniels communities during design; methodologies can be found in our Decarbonization Roadmap.

OUR LOVE WHERE YOU LIVE™ PROMISE

Our promise that you will “love where you live” is weaved into every aspect of our communities, starting with careful thought and consideration at every stage of the design and development of each community we build. When you purchase with Daniels, you can expect your new home to be built with the highest level of attention to detail. You can also feel confident in our all-inclusive approach that ensures excellence in construction quality and superior customer service from the day you purchase, to occupancy and beyond.

Daniels
love where you live™



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