

Daniels  
**MPV**  
BRAMPTON'S  
MOUNT PLEASANT  
VILLAGE



## Come together..

to discover a new destination in Brampton,  
a master-planned community all about a  
connection to the past and to the future,  
to abundance and opportunity, to culture  
and a new concept in urban village living.





WHAT HAPPENS WHEN  
**PLANNERS, VISIONARIES AND DREAMERS**  
ENVIRONMENTALISTS, ARCHITECTS  
AND GLOBAL ENTREPRENEURS

**COME**

**TOGETHER**

**WITH DANIELS AND CHOICE**  
IN ONE PLACE FOR ONE COMMON GOAL?





# A COMMUNITY WITH A VISION FOR THE FUTURE.

Mount Pleasant Square



Mount Pleasant Village is nestled into the northwest corner of the cosmopolitan City of Brampton. This transit oriented urban village was designed with immense development and dedication to connectivity and community. Located directly adjacent to the Mount Pleasant GO Station, this community is designed to be entirely walkable with neighbourhood amenities conveniently located within a short distance of every home.

Stroll the streetscapes that lead to the focal gathering point of the village - Mount Pleasant Civic Square – a public space featuring art installations along with a children’s playground, places to relax and a reflecting pond that becomes a skating rink in the winter. Just next to the square is the landmark cultural and educational community centre with a modern library and elementary school located within the restored CPR train station that dates back to 1902. You will also find a great assortment of shops and services situated around the town square in commercial buildings that boast a traditional heritage theme.

So much more than a mobility hub, Mount Pleasant Village celebrates its own unique charm bringing together modern urbanism with a quaint village rooted in culture and a close-knit community.



Complete and compact, connected and convenient, this unique community concept brings together the best of sustainable and healthy living with thoughtful urban character and design.

Mount Pleasant Civic Square



# THE FUTURE OF COMMUNITY LIVING.

More than just a place to live, MPV is the first phase of a new, vibrant master-planned community that will inspire a new way of living in Brampton's Mount Pleasant Village.

Every resident at MPV will live just steps from thoughtful greenspaces and amenities and be situated in a well-connected area bordered by Mississauga Road and Bovaird Drive.

MPV is your opportunity to get in on the ground floor of what is sure to be a highly sought-after destination, including an additional 19-acre eco-urban village to come, with future residential development and extensive retail and commercial spaces adding further convenience and connectivity just steps from your future home. This new master-planned community will be built for the future, with environmental sustainability at the forefront of the design and functionality of each residence.



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Master-Planned Community



Embrace a beautiful place designed with purpose. A lush and lively location that celebrates the best of nature, family parks, urban conveniences and a real sense of community.

# THE MASTER PLANNED COMMUNITY





# A DESTINATION WHERE URBAN CONVENIENCE AND COMMUNITY ARE ONE.

Uniquely inspired by Daniels - masters of master-planned communities, in partnership with the development expertise of Choice Properties, this community prioritizes connectivity and convenience for the people that call it home. Surrounded by nature, experience a warm neighbourhood environment enhanced with beautiful landscaping, active and passive outdoor greenspace as well as pedestrian-friendly walkways and multipurpose trails. The Village, Civic Square and diverse local amenities are fully walkable with all residents living within five minutes of the GO and Brampton Transit station, and just a short drive from the 400 series highways.



MPV is a thoughtfully designed master-planned community featuring a modern **6-storey mid-rise condominium, condominium townhomes** and one of Brampton's first new purpose-built rental buildings in over a decade to follow!

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MPV Community





CONDO TOWNHOMES  
**BUILDING B**

CONDO TOWNHOMES  
**BUILDING C**

OUTDOOR  
PLAY AREA

OUTDOOR  
SEATING

PET RELIEF  
AREA

BIKE  
RACKS

MAILBOXES

UNDERGROUND  
PARKING  
ENTRANCE

LOBBY  
ENTRANCE

PICKUP/DROP OFF AND  
DELIVERY AREA

6-STOUREY MID-RISE CONDOMINIUM  
**BUILDING A**

26-STOUREY RENTAL TOWER  
COMING SOON

GO STATION  
PARKING

LAGERFELD DRIVE

ACCESS TO BOVAIRD DRIVE

GO STATION

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ABOUT MPV'S CONNECTIVITY



STEPS TO THE  
**MOUNT PLEASANT  
GO STATION**



**ZÜM**  
**TRANSIT**  
AT YOUR DOORSTEP



**UNDER 1 HOUR**  
BY TRAIN TO TORONTO'S  
**UNION STATION**



**12 MINUTES**  
**TO HIGHWAYS**  
410, 401 & 407

\*Times noted are approximate and may vary. E. & O. E

Live just steps from the Mount Pleasant GO Station and with easy access to nearby local and regional transit, all offering speedy travel across the GTA. Both the Canadian National Railway and the Orangeville-Brampton Railway run through the city for out-of-town travel. Plus, Brampton boasts one of the fastest-growing transit systems in Canada adding Züm rapid transit bus service and new eco-friendly electric buses.







## INSPIRED BY CONNECTIVITY.

Brampton is ideally situated right in the middle of all the action making it one of the most connected cities in North America. Close access to major highways including the 401, 410 and the 407 provides easy access to downtown Toronto.



# DEFINING PLACE AND BUILDING COMMUNITY IS ALL ABOUT PEOPLE.

It begins with an idea of an idyllic lifestyle destination. A neighbourhood, home to a variety of stylish buildings, connecting streetscapes and greenspace all around. A foundation for people of all walks of life to come together to create a community. What follows is a masterpiece of master planning to carefully construct the framework that will inspire and connect future generations to come.

## Q & A WITH CORE ARCHITECTS ARCHITECT AT MPV

**Q: What was your vision for this unique community?**

A: MPV is part of the new face of Brampton, an initiative to increase the choices of housing in the area and urbanize this emerging metropolitan region. There will be a variety of layouts to suit every type of household from individuals to families with a mix of rental and ownership tenures.

**Q: How does the concept of community come into play here?**

A: The outward face of the community will encourage residents to get out and interact on a nice day with outdoor seating and spaces for active and passive recreation. While creating true community is about a sense of belonging for all people, this will be accomplished by designing diverse housing options to meet the range of accommodations and affordability demands of future residents. We also included a diversity of land uses including residential and open space.



Condominium Townhomes

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**6-Storey Mid-Rise Condominium**



# AN ENTIRE COMMUNITY, AT ONE WITH NATURE.

Experience the sense of freedom to run and play. Places to ponder the moment, take in the beauty and come together to celebrate endless possibilities. Engage in an environment that connects to joy, well-being, and each other. Add to this, over 185-hectares of preserved nature running adjacent to MPV made up of woodland trails, acres of parkland, active greenspaces and wildlife.



## Q & A WITH NAK DESIGN STRATEGIES LANDSCAPE ARCHITECT AT MPV



**Q: What was your greenspace design vision for this unique community?**

A: Throughout the design process, we consider the future residents and the community to help develop landscapes that respond to the surrounding context and that will provide inclusive and flexible spaces.

Our vision was to develop a rich landscape that provides seasonal interests, shade for the amenity spaces, and perennial beauty from a series of garden beds to frame the street. Connectivity was also a big design driver. MPV is steps away from the Mount Pleasant GO station therefore we wanted to connect the community with walkways lined with garden beds and canopy trees. The community will feature primary sidewalks along the driveway and offers mid-block connections in between the buildings to increase the community's connectivity.

**Q: What did you do to create a "green identity" at MPV?**

A: We designed a planting strategy that provides a balance between enhancing the

vegetated environment, establishing canopy trees, meeting aesthetic requirements, and practical challenges of urban environments. Native and drought tolerant plants are used throughout the community. The amenity spaces feature pollinator species to support butterflies and small birds.

**Q: What can residents at MPV look forward to?**

A: The mid-rise condominium is set within a series of gardens. The gardens surround the condo, frame the community, and provide an entry feature into the neighbourhood. The community is well-linked and invites a connected open space network that supports the physical and mental health of residents. The passive outdoor space includes a large amenity area with lounge seating, bike parking and decorative screens located across from the condominium. The active outdoor space features a children's area with naturalized play elements, and a seat wall for parents and children to sit under large multi-stem shrubs. The entry feature has an integrated trellis and benches that face the play area for residents to gather and socialize at.



Imagination and innovation come together to create a warm and welcoming environment where comfort and style greet you and artistic expression inspires.

# COME HOME TO INSPIRED SPACES





Welcome home to a friendly, contemporary lobby - a perfect space for greeting guests, socializing with neighbours or to enjoy a change of scenery. Connect to Wi-Fi and tap into work or browse the web. With an appreciation for local art and culture, Daniels and Choice Properties teamed up with local artist Erin FitzGibbon to bring the spirit of the Brampton community home by including a mural as the focal point to the space.





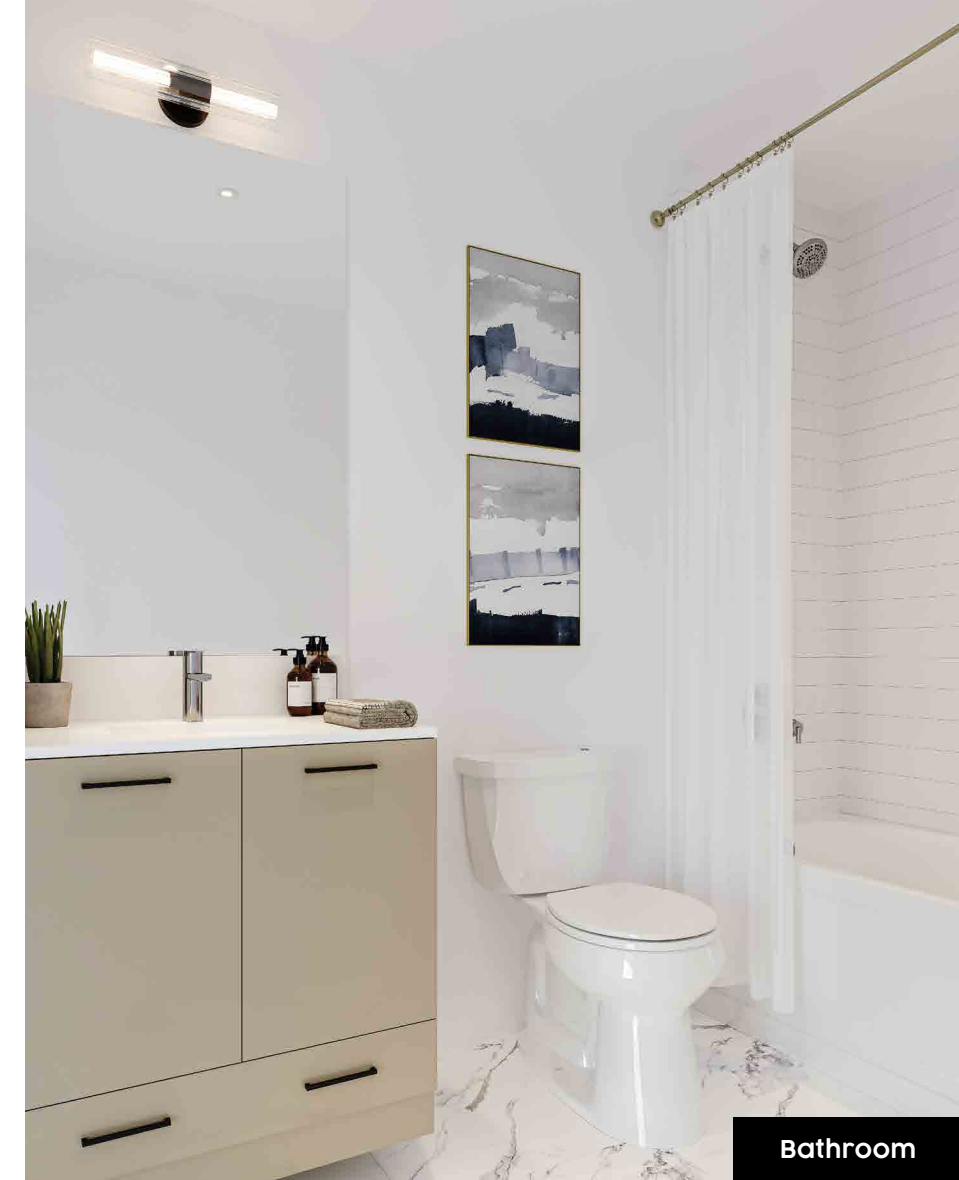
Open the door to a world of possibilities and experience thoughtfully designed interiors that inspire modern living. Places to come together as a family, to play, create, work, and find quiet time.



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Mid-Rise Suite Interior - Kitchen/Living Area





Townhome Interior - Kitchen/Living Area

Bathroom

# CONTEMPORARY, MODERN AND COMFORTABLE LIVING SPACE.

Modern suites will complement your lifestyle, each adorned with carefully selected features and finishes that bring style and convenience to your everyday. Contemporary nuances embrace a casual elegance with modern splashes of colour, patterns, and mixed metals that add flair. Stunning chef-inspired kitchens feature taupe or chestnut brown cabinets with a molted grey hexagon patterned backsplash accented with matte black hardware.

**ACCESSIBILITY  
DESIGNED** 

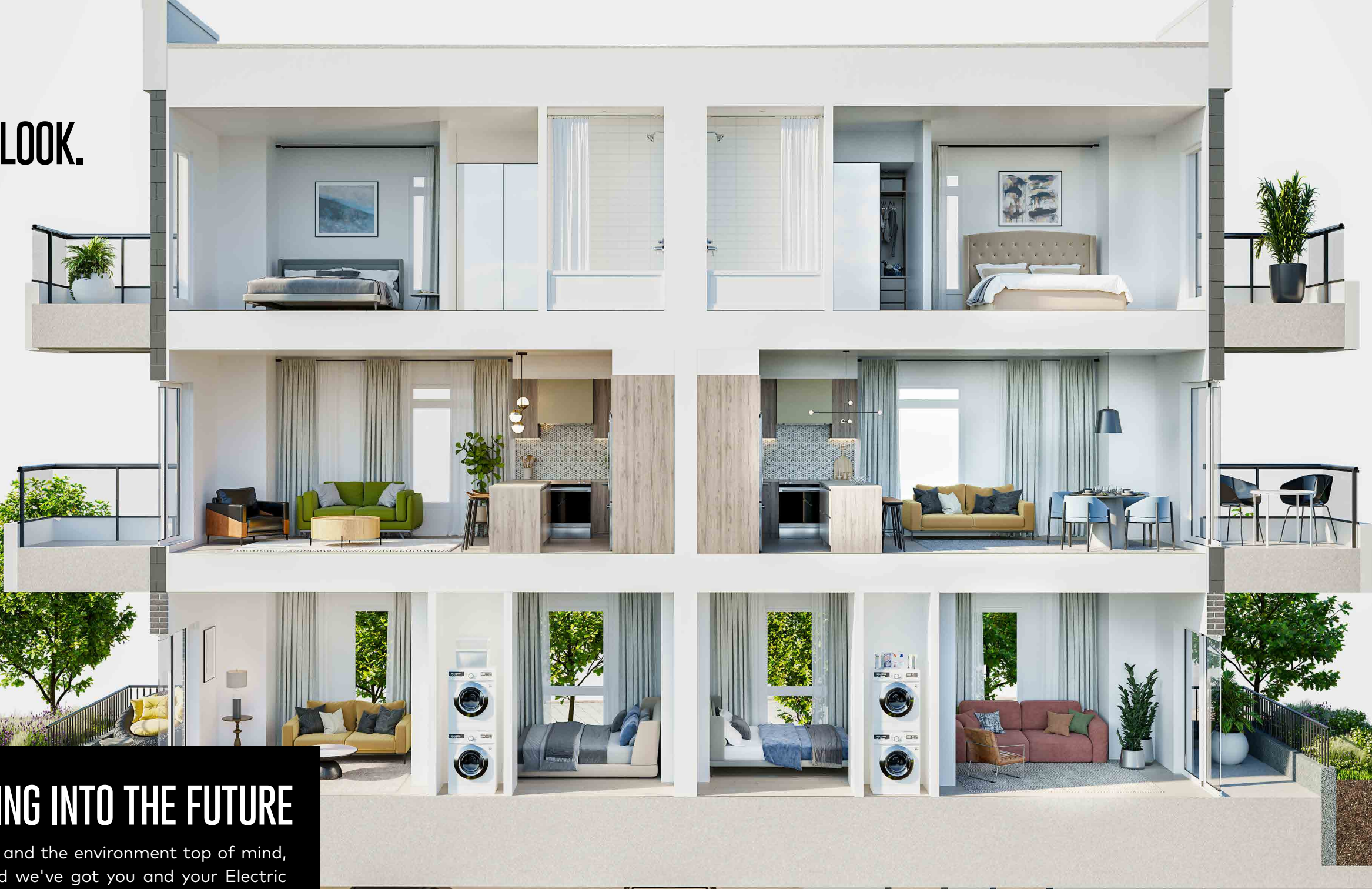
MPV will continue to strengthen Daniels' and Choice's commitment to inclusivity. Dedicated to providing a higher standard in accessibly designed homes for people of all mobility levels, a selection of suites will be offered through Daniels' Accessibility Designed Program (ADP) that exceed the accessibility standards set by the Ontario Building Code (OBC).

Recognizing mobility needs vary among individuals, standard accessible layouts are available at no additional cost. These standard layouts include accessible features such as roll-in showers and roll-out balconies.

**For more information on ADP suites at MPV, please speak with a Sales Representative.**



# A CLOSER LOOK.



## CHARGING INTO THE FUTURE

With MPV residents and the environment top of mind, you can rest assured we've got you and your Electric Vehicle (EV) covered with our EV charging offering. Speak to a Sales Representative for more details.



Stacked Townhome Perspective

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# BUILD CONNECTIONS IN THE COMMUNITY LIVING ROOM.

COME TOGETHER with your neighbours in the Community Living Room at MPV.

Conveniently located in the future purpose-built rental residence in the MPV community just steps from your new home, this versatile community space will bring neighbours together for shared, enriching experiences.

This inviting space was designed with events like movie screenings, open mic nights, cooking demonstrations, gardening workshops and more in mind. Always adapting and evolving, the events and activities within the Community Living Room will transform regularly as influenced by the diverse cultures that make Brampton the special and unique place it is.

The Community Living Room will be programmed by the Daniels Social Impact Team in partnership with local community organizations and these events and activities will be accessible to all residents in the Mount Pleasant Village community.





WHAT HAPPENS WHEN  
**AN URBAN VILLAGE IN BRAMPTON**  
BESIDE A GO STATION AND ACRES OF PARKLAND  
ROOTED IN HISTORY WITH ARTS AND CULTURE

**COME**

**TOGETHER**

TO CREATE THE IDEAL  
PLACE TO LIVE?



Welcome to Brampton – a blooming, booming, and bustling city ranked as one of the best places to live in Canada. The one-time flower capital of Canada has experienced amazing growth and transition into a vibrant urban centre of culture. Continuously investing in innovation and taking a forward-thinking approach to the city's infrastructure, the economy in Brampton is strong. Major sectors include advanced manufacturing, retail administration, logistics, information and communication technologies, food and beverage, life sciences, entrepreneurship and business services.





# A PLACE TO CALL HOME.

With an ideal location close to Toronto and the surrounding cities, Brampton is a hub of commercial opportunities, including a variety of shopping and urban amenities, plus access to abundant nature, diverse culture, and preferred schools – making it the perfect place to call home.

## ABOUT BRAMPTON



POPULATION  
**701,000**

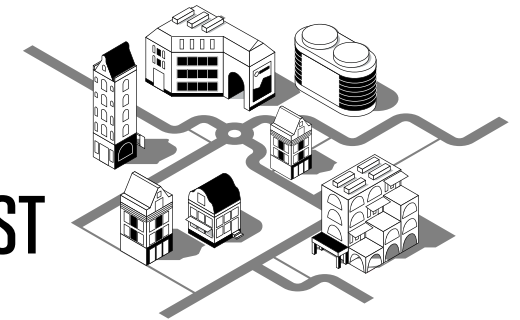
**115** LANGUAGES  
SPOKEN



AVERAGE AGE  
**36.5**  
YOUNGEST OF  
CANADA'S CITIES



**9TH**  
LARGEST  
CITY  
IN CANADA



**2ND** FASTEST GROWING

## NATURAL SPACES

**8900+**  
ACRES  
OF PARKLAND



**3.6**  
MILLION  
TREES  
8,000+ PLANTED  
EACH YEAR



**217**  
RECREATIONAL  
TRAILS



**2** RIVERS



**5** LAKES



## ARTS & CULTURE

**25+**  
PUBLIC ART  
INSTALLATIONS

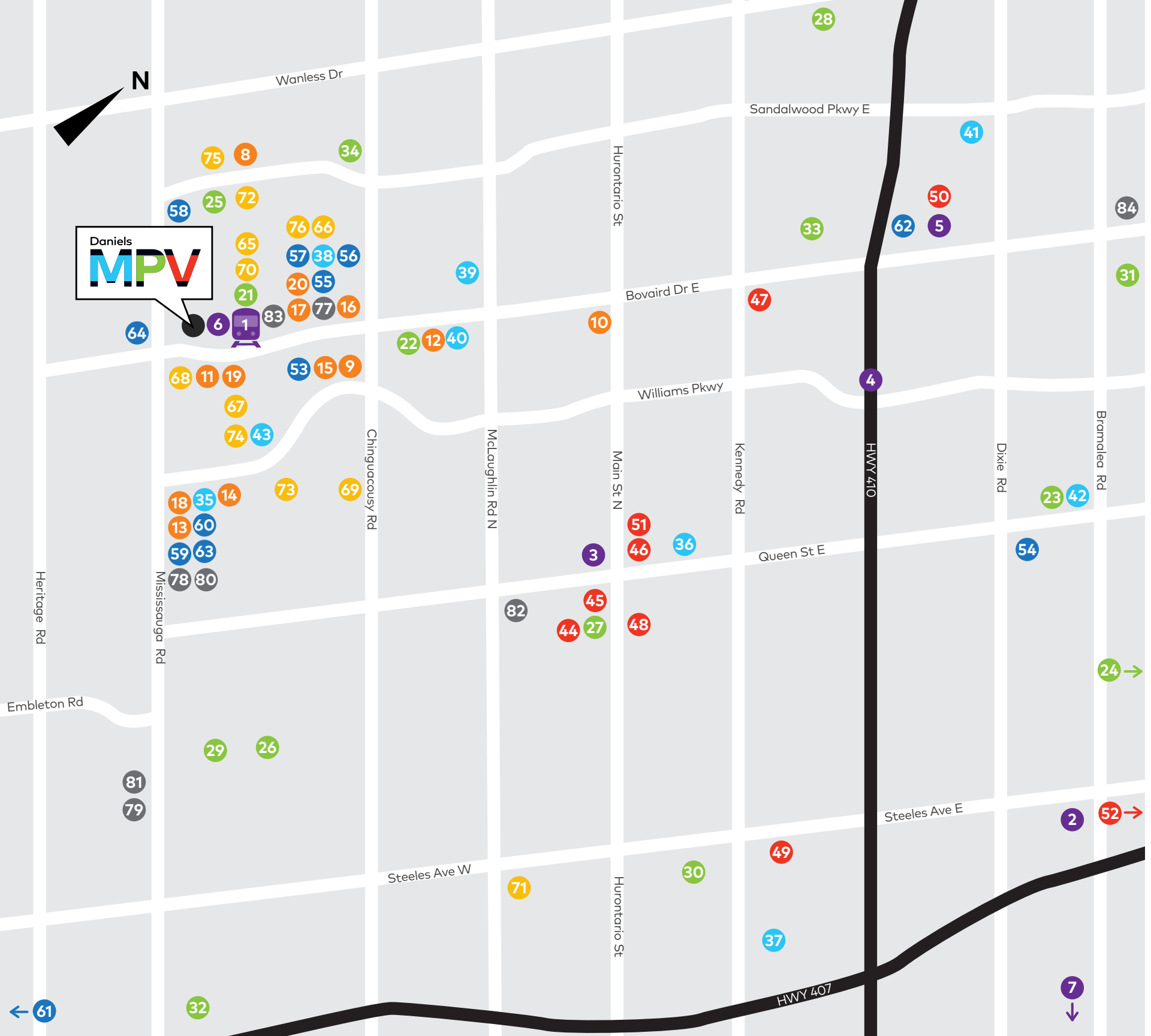


**8**  
PUBLIC  
LIBRARY  
BRANCHES





# DANIELS MPV NEIGHBOURHOOD AMENITIES



### Transit

1. Mount Pleasant GO
2. Bramalea GO
3. Brampton GO
4. HWY 410
5. Trinity Common Terminal
6. Züm Rapid Transit
7. Toronto Pearson Airport

### Restaurants

8. Bean + Pearl
9. Giggling Tomatoes
10. Holy Shakes
11. Lily Thai Cuisine
12. Mandarin Restaurant
13. McDonald's
14. Patiala House  
The Indian Kitchen
15. Rashmi's Bakery
16. Royal Paan
17. Starbucks
18. Sunset Grill
19. Tim Hortons
20. Wild Wing

### Parks & Recreation

21. Mount Pleasant Village Square
22. Brampton Golf Range
23. Chinguacousy Park
24. Claireville Conservation Area
25. Creditview Park
26. Eldorado Park
27. Gage Park
28. Heart Lake
29. Lionhead Golf Club & Conference Centre
30. Peel Village Golf Course
31. Professor's Lake
32. Streetsville Glen Golf Club

33. Turnberry Golf Club
34. Cassie Campbell Community Centre

### Health & Wellness

35. Anytime Fitness
36. Brampton YMCA
37. CAA Centre - Sports & Entertainment Complex
38. Fit4Less
39. GoodLife Fitness
40. LA Fitness
41. Save Max Sports Centre
42. Terry Fox Track & Field Stadium
43. Yoga4U

### Attractions

44. Alderlea Event Venue
45. Brampton Entrepreneur Centre + Co-working Space
46. Garden Square
47. Historic Bovaird House
48. Peel Art Gallery, Museum + Archives
49. Playdium
50. SilverCity Brampton
51. The Rose Theatre
52. Wet'n'Wild Toronto

### Retail

53. Asian Food Centre
54. Bramalea City Centre
55. Fortinos
56. Indian Frootland
57. LCBO
58. Longo's
59. Pet Valu
60. The Home Depot
61. Toronto Premium Outlets
62. Trinity Common Mall

63. Walmart Brampton West Supercentre
64. The Apple Factory Farm Market

### Schools

65. Aylesbury Public School
66. Guardian Angels Catholic Elementary School
67. James Potter Public School
68. Jean Augustine Secondary School
69. McClure Public School
70. Mount Pleasant Village Public School
71. Sheridan College Davis Campus
72. St. Bonaventure Catholic Elementary School
73. St. Jean-Marie Vianney Catholic Elementary School
74. St. Roch Catholic Secondary School
75. Tribune Drive Public School
76. Worthington Public School

### Banks & Services

77. BMO (Bank of Montreal)
78. CIBC
79. HSBC Bank
80. RBC
81. Scotiabank
82. ServiceOntario
83. TD Canada Trust
84. Brampton Civic Hospital



# A LITTLE HISTORY, HORTICULTURE & HOME OF THE HUSTLE!

From a vast wilderness and farming community to Canada's Flower City and the rise of a dynamic urban centre – Brampton's story is one of unique roots.

Brampton was founded in the early 1820s when Englishman John Elliott settled in the historical heart of Brampton - the intersection of Queen and Main Streets, known today as the "four corners".



In 1853 the village was incorporated, and the first farmers' fair was set up at this very corner... the precursor of today's Brampton Farmers' Market. In 1863, Edward Dale established a flower nursery that became the town's largest employer. At its height, the company had 140 greenhouses and was the largest cut flower business in North America – giving Brampton the nickname of "Flowertown".





# THE NEXT BIG PLACE TO LIVE.

Brampton has grown from a small rural hamlet to a hotspot of innovation and opportunity. Ideally located in the middle of Canada's Innovation Corridor (Kitchener/Waterloo – Toronto) and conveniently connected by GO transit, Brampton is putting the pieces in place to build and become a world-class Innovation District.

With a focus on technology, entrepreneurship, investment attraction and talent development, this innovation district will not only foster new jobs but make Brampton a national leader for attracting skilled talent.

As a cultural hub of people and places, the future Centre for Innovation (CFI) will be located in the heart of downtown Brampton, and become an anchor for the Brampton Innovation District. It will be home to over 300 businesses, cultural spaces, shops and restaurants as well as running trails and have direct access to GO transit that runs along Canada's Innovation Corridor, connecting Toronto and Waterloo with Brampton.

Brampton Entrepreneur Centre (BEC) will foster creative business initiatives providing co-working spaces, workshops, events, and guidance to entrepreneurs in all industry sectors, assisting them to succeed. Since opening in April 2019, the team of talented business advisors has held over 200 tours and 600 one-on-one business consultations with clients and welcomed over 400 entrepreneurs to use the space for hot-desking.





Wander, explore, discover, and breathe it all in. Experience a wonderland of nature to inspire your every moment and mood.

# PARKS AND NATURE





# MORE THAN A WALK IN THE PARK.

With such an abundance of active greenspace at your fingertips, you'll find an incredible variety of parks offering everything from playgrounds, pools, and places to picnic to a lakeside oasis inviting a fun day on the water.







### Gage Park

Located in historic downtown Brampton, keep an eye out for the landmark gazebo and claim a spot on the grass for a picnic or evening concert. There are trails for rollerblading and jogging, beautiful gardens to admire and a children's play area with a splash pad. In the winter months, take advantage of one of the best outdoor ice-skating trails in the GTA.



### Chinguacousy Park

This one-time 40-acre farm is now a destination park offering fun for the whole family. Sports facilities include a ski hill and chalet, curling rink, winterized tennis courts, beach volleyball, sports fields, and the Terry Fox Track and Field Stadium. For the kids, there's mini-golf, a spray pad, petting zoo, and even pony rides.



### Eldorado Park

Enjoy a relaxing day on the banks of the Credit River surrounded by natural forests. This park is a great place to picnic, hike, fish, and swim in the two outdoor public pools.

### Professor's Lake

Imagine a beach getaway without leaving the city. Swim in the lake or bring along your canoe, kayak, or stand up paddle board and make a splash.











## IN THE WILD.

Experience lush forests, winding rivers, bountiful lakes, and nature reserves right in the city you live. You can also hike, bike, walk, or cross-country ski along over 40 km of paved recreational trails throughout the city.



### Heart Lake Conservation Area

Explore over 418-acres in the Etobicoke Creek watershed home to a diverse ecosystem of flora and fauna. There are 5 hiking trails, Treetop Trekking, ziplines, a splash pad, and pool as well as a place to rent pedal and rowboats to explore the lake.

### Claireville Conservation Area

Enjoy an 84-acre natural habitat of wetlands, valleys, and forests along the west shores of the Humber River. This conservation area is the perfect place for hikers, cyclists, wildlife photographers, and birdwatchers.



Treetop Trekking at Heart Lake Conservation Area



Indoors and outdoors, on the wall and on street corners, from parks with public works of art, galleries galore, and collections to covet – Brampton is a place where artistic freedom thrives.

# ARTS AND CULTURE







## HISTORICALLY INSPIRED.

Trains and planes are an important part of Brampton's heritage. For a look at classic grand Romanesque Revival architecture visit Brampton's GO Transit and VIA Rail Station built in 1907. For a more modern take on train travel, the Mount Pleasant Train Station showcases four original rail-inspired art installations by famous Canadian sculptor Ron Baird. To pay homage to the pilots who served during the War of 1914 - 1918, Brampton's Great War Flying Museum showcases an amazing collection of replicas of WWI airplanes along with aviation memorabilia. For those looking for a more leisurely stroll into history, take one of many self-guided walking tours to visit prominent heritage homes including the historic Georgian-style Bovaird House and Victorian-era Alderlea building to name just a few.

Historic Mount Pleasant Train Station



Historic Bovaird House





# CULTURALLY INSPIRED.

Art reflects culture and culture inspires art. Whether dramatic performances on stage, cherished Canadian collections or the celebration of local characters, Brampton's unique cultural identity is front and centre.



Creative expression is at the core of this community. Experience the best of diverse live theatre, dance, concerts, and comedy at Brampton's widely recognized The Rose Theatre. Plus, find a lot of local love at The Brampton Arts Walk of Fame, a place that honours the artistic and creative talent emerging from Brampton including Scott Thompson, Alan Thicke, Russell Peters and rocker Lee Aaron.





Downtown Brampton is a historic and happening destination full of great shopping, food, and fun!

# RETAIL AND RESTAURANTS







Gather at Garden Square, a vibrant hub for live entertainment and celebrating local events around its stage and giant LED screen. Downtown Brampton also invites a wonderful selection of specialty boutiques, cafés and restaurants.



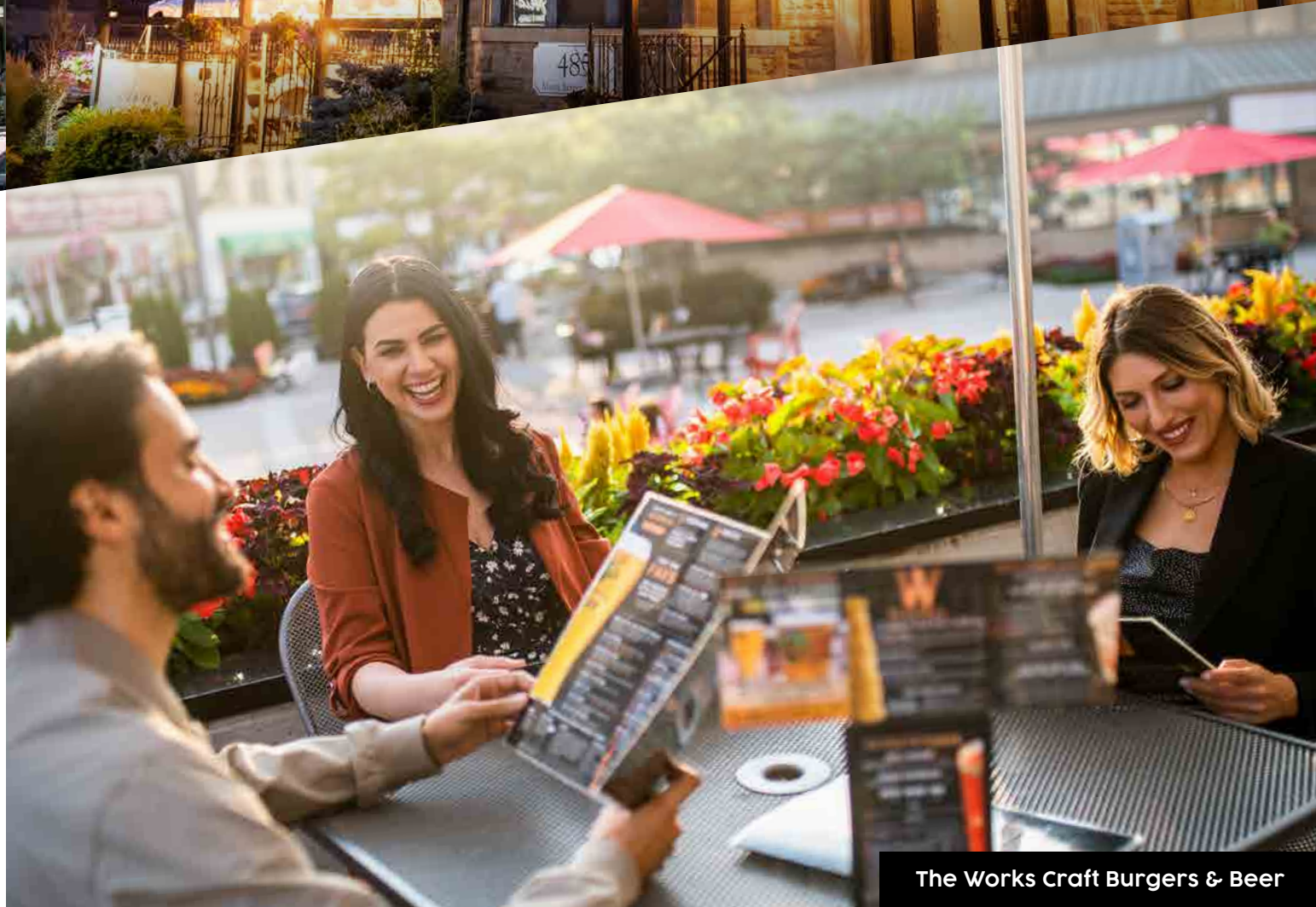
Bramalea City Centre



Aria Bistro & Lounge



Prefer shopping at a mall? Brampton has many – most notably the Bramalea City Centre with 250 stores to satisfy all your retail therapy needs. Foodies will also love the choice of cuisine with globally inspired, locally crafted casual and fine dining options representing every international flavour with flair.



The Works Craft Burgers & Beer



A happy community is one where there's so much to do you'll never get bored. Whether you're into thrill-seeking adventures, festivals or family fun – all that matters is that you join in! A lively location with leisure at the core, the city boasts more than 100 facilities designed for recreation.

# COMMUNITY AND RECREATION





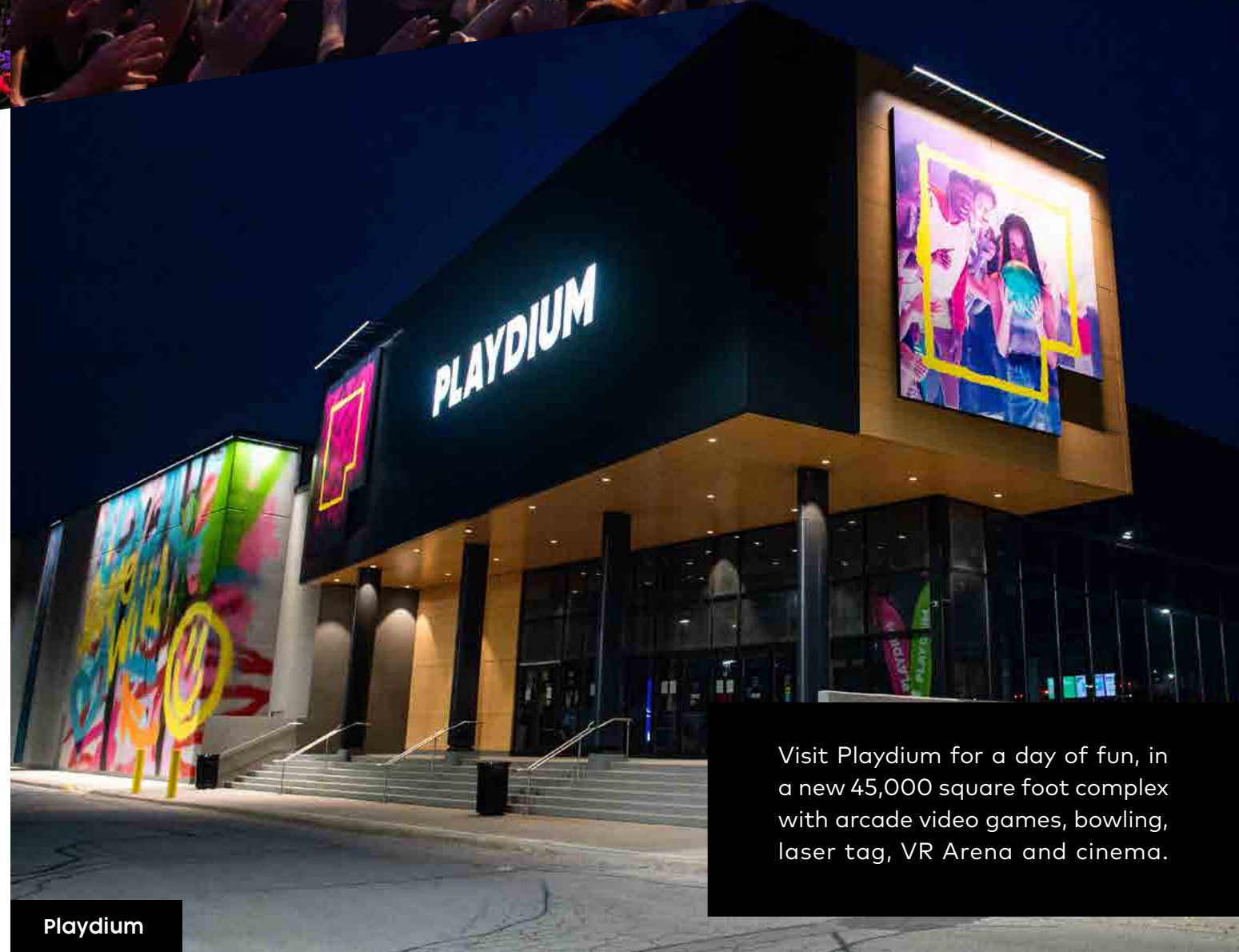
## Save Max Sports Centre



The Save Max Sports Centre is a short drive from MPV and hosts three indoor turf fields, basketball courts, a dance studio and gymnasium, along with outdoor sports fields, a spray pad and playground, plus two lit FIFA-sized turf fields and a three-lane 60-metre running track coming soon!



Cheer on the home team, take in a live concert, or enjoy a seasonal trade show at the CAA Centre, a 5,000 seat capacity sports and entertainment complex featuring four NHL rinks, and the Brampton Sports Hall of Fame.



Visit Playdium for a day of fun, in a new 45,000 square foot complex with arcade video games, bowling, laser tag, VR Arena and cinema.

Playdium





Outdoor enthusiasts can enjoy a variety of attractions year-round. Spring and summer months invite treetop trekking, horseback riding, or making a splash at Wet'n'Wild Toronto. During the fall and winter months, the area is great for skating, cross-country skiing and snowshoeing on recreational trails.

Indoor fans can explore climbing rock walls, tossing axes, or roller-skating at the new city rink, Rollerplex. If wandering a farmers' market is more your idea of fun, the Brampton Farmers' Market is one of the largest in the region with more than 60 vendors serving up the freshest produce and artisan goods. Also, be sure to check the City's online calendar of festivals and events that bring the whole community out to celebrate.





It begins with a passion and vision to see potential in a space. To formulate the complete picture, a landscape of lifestyles, full of possibilities and a place where people come together and live their best lives.

**TOGETHER  
ANYTHING IS**

**POSSIBLE**





## OVER 37 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, John H. Daniels is a towering figure of the North American real estate industry. In a career that has 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.

ARC DANIELS ERIN MILLS  
MISSISSAUGA



## INNOVATION IN 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 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.

OLIVIA MARIE GARDENS  
BRAMPTON



FESTIVAL TOWER ATOP  
TIFF BELL LIGHTBOX  
TORONTO







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

# AWARDS



FOUR-TIME  
WINNER OF THE TARIION  
HIGH-RISE BUILDER OF  
THE YEAR AWARD



HOME  
BUILDER OF THE YEAR  
AWARD



COMMUNITY OF  
THE YEAR  
AWARD (BILD)



GREEN DESIGN  
AWARD



COMMUNITY OF  
THE YEAR -  
URBAN AWARD

## Weaving arts & culture into the community fabric

Daniels has consistently demonstrated the value of embedding arts and culture into the fabric of new communities. In Regent Park, Daniels partnered with Artscape, Toronto Community Housing and members of the local community to create Daniels Spectrum – a 60,000 square-foot cultural hub. Setting Daniels apart even further, the company has established an art procurement program that identifies and purchases art from local and emerging artists for residential and commercial lobbies and amenity spaces, thus contributing enormously to the area's economic development.

## Sustainability

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 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.

## 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 25 years through its Gateway Rental portfolio. In partnership with Sun Life, Daniels has built a market rental building as part of its Daniels Erin Mills community in Mississauga. Daniels FirstHome™ communities across the GTA provide quality-built residences priced within the reach of first-time buyers, and 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, as well as building a new student residence in partnership with the University of Toronto.

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 37 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.





# CREATING VALUE FOR GENERATIONS.

Choice Properties believes that value comes from creating spaces that improve how their tenants and communities come together to live, work and connect. They strive to understand the needs of their tenants and manage their properties to the highest standard. Choice aspires to develop healthy, resilient communities through their dedication to social, economic, and environmental sustainability. Everything they do is guided by a shared set of values grounded in Care, Ownership, Respect and Excellence.

THE BRIXTON  
TORONTO



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



# COMMITTED TO DEVELOPING HEALTHY, RESILIENT COMMUNITIES.

Choice Properties has a national footprint, managing a diversified portfolio totaling over 66 million square feet of gross leasable area, and an impressive pipeline of future development opportunities. As one of Canada's largest REITs, Choice appreciates the significant role they play in bringing about positive environmental and social change. They strive to deliver on development projects that support and enhance the existing community fabric and natural landscape, and they seek out strong partners, like Daniels, who share their commitment to building healthy, resilient communities.

## West Block - 500 Lakeshore Blvd. West

West Block is a recently completed mixed use redevelopment in Toronto where Choice and their partners re-purposed the historic Loblaws Groceries Warehouse, which was originally built in 1928. The redevelopment conserved portions of the historic brick facade and design features, while incorporating energy efficient features including energy sharing between retail and office space, a green roof, electric vehicle charging, and energy efficient windows and lighting. West Block is pursuing LEED and Choice expects certification in 2021.

## Element - 400 Kirkwood Ave.

Situated in the Laurentian View neighbourhood of Ottawa, this mid-rise residential property includes design features which place the environment, occupant comfort, and connection with the community at the forefront. Features of this development include a green roof, Ontario-sourced cladding, and energy recovery ventilators in every suite. The enhancement of an existing walking trail, dedication of parkland, and a net gain of 80+ trees will revitalize the neighbourhood for generations to come.



WEST BLOCK - 500 LAKESHORE BLVD. WEST  
TORONTO



ELEMENT - 400 KIRKWOOD AVE.  
OTTAWA





Partners, teammates and co-inspirers. Next-level design is a collaborative process. It values the unique skill sets and expertise of each individual vision coming together to create a greater whole.

***“Our design philosophy focuses on creativity, innovation, and sustainability.”***

**CORE**ARCHITECTS

CORE Architects Inc. is an award-winning group of architects responsible for the successful development of over 200 million square feet of architectural design for clients globally over the past twenty-seven years. These projects include over 160 condominium developments, townhomes, private residences, commercial, retail, sports and entertainment complexes.

***“Interiors are more than just space, they inspire living.”***

**Daniels**  
love where you live™

Daniels' in-house Décor team provides a complete range of services including planning, design, and creation of interior environments. The Décor team works on both large-scale projects as well as closely collaborating with clients to create unique and memorable spaces.

***“We believe in an approach that unites technology and ecology to create ecosystems that contribute to sustainable, socially engaging environments.”***

**NAK** ■  
design strategies

NAK Design Strategies is widely recognized as one of North America's leading landscape architecture and urban design practices. From the smallest site to community-wide planning, their team facilitates a rich exchange of ideas and consensus to imagine and articulate extraordinary places to live, work and play.



It's a call to action, an invitation and uniting of people who want to experience a better life – one built on harmony, diversity, connectivity, and community.

**MPV is a new lifestyle destination where people and the best of living come together in one place.**

# GO HOME

**TOGETHER**

