



Roll-in shower example

ADP Features

The standard design features will include:

- 1 **Roll-in shower** While barrier-free washrooms under OBC require a larger turning radius, they do not require any other barrier-free features. Barrier-free washrooms often have bathtubs, and therefore do not meet the needs of mobility device users.
- 2 **Rollout balcony with swing door** Balconies are typically accessed by a sliding door with a threshold high enough to make rolling out in a wheelchair difficult without a ramp. Moreover, balcony doors are often too narrow to accommodate a mobility device.
- 3 **Power operated entry door rough-in** Power door operated suite entry doors will greatly improve the functionality of the suite. A rough-in for a PDO will be provided at accessible suite entries.
- 4 **Handheld shower faucet** Flexible, handheld shower faucets greatly improve the functionality of the shower and will be provided in all roll-in showers.
- 5 **Wider doors throughout** Under the OBC, at least one bedroom door and one bathroom door are required to have a clear opening of at least 865mm (34") in barrier-free suites. Daniels FirstHome™ Keelesdale's will provide at least 865mm clearance on all bedroom doors and the accessible bathroom door.
- 6 **Additional clearance in washroom** The OBC requires a 1500mm turning radius in bathrooms, but the ADP bathroom will have additional clearances, including 900mm x 1500mm transfer space beside the toilet and shower, and knee clearance underneath the sink.

Accessibility Commitment

Daniels FirstHome™ Keelesdale's is committed to providing services to its customers, including customers with a disability, in accordance with the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

**ACCESSIBILITY
DESIGNED** 

For more information about Daniels FirstHome™ Keelesdale's Accessibility Designed Program, contact accessibilitydesigned@danielscorp.com 416-598-2129

For Sales Office hours and locations, visit: danielshomes.ca

*Due to construction timelines, the opportunity to incorporate Modified Kitchen features is time sensitive. Layout and finishes may vary from those shown. Not all suites are included in the Accessibility Designed Program. Speak to a sales representative for details. All brand names, logos, images, text, and graphics are the copyright of the owners, Daniels FirstHome™ Keelesdale. Reproduction in any form, without prior written permission from Daniels FirstHome™ Keelesdale, is strictly prohibited. Illustrations are artist's concept. E. & O. E.



DESIGNING POSSIBILITIES. REMOVING BARRIERS.

**ACCESSIBILITY
DESIGNED** 

Daniels
FirstHome™
Keelesdale

With the launch of its Accessibility Designed Program,

Daniels FirstHome™ Keelesdale's will continue to strengthen the commitment toward inclusivity. Dedicated to providing a higher standard in accessibly designed homes for people using mobility devices, Daniels FirstHome™ Keelesdale's ensures that the suites offered through its Accessibility Designed Program (ADP) exceed the accessibility standards set by the Ontario Building Code (OBC).

Recognizing mobility needs vary among individuals, Daniels FirstHome™ Keelesdale's is offering a series of standard accessible layouts to choose from at no additional cost. These standard layouts include accessible features such as roll-in showers and rollout balconies. Homebuyers can consult with Daniels to further modify their suites to meet their specific accessibility needs.

Daniels is committed to the ongoing development of homeowner programs with a goal to eliminate accessibility barriers.

Accessibility Designed Program details

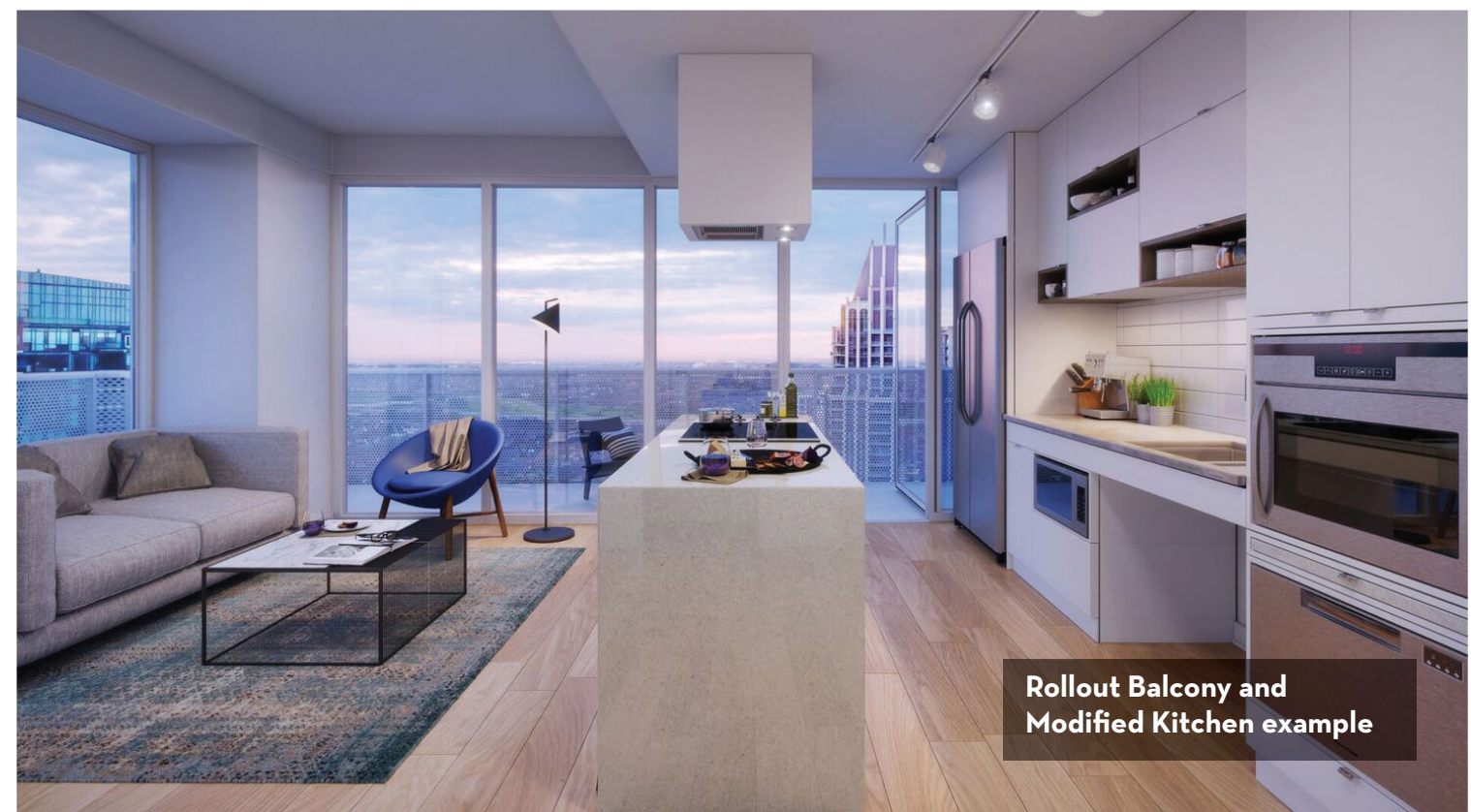
Purchasers will be able to choose an ADP suite in a range of designs. Where possible, ground level ADP suites will be available, as direct exterior access is commonly preferred by mobility device users.

Moving forward, the Accessibility Designed Program will be included in all Daniels' mid-rise buildings. We're looking forward to learning how to improve our offering as this program develops.

ADP suite overview:

Power door operator (PDO) rough-in for entry into the suite

- All doors within the suite will offer a minimum 865mm clearance (34")
- Rollout low threshold balcony access
- Minimum 1100mm clearance between island and kitchen
- At least one bathroom will provide the following features:
 - Roll-in, tiled shower
 - Grab bars in shower
 - Handheld shower faucet
 - Under sink knee clearance
 - Minimum 900mm x 1500mm clear transfer space beside toilet
 - Minimum 1500mm turning radius



Rollout Balcony and Modified Kitchen example

DANIELS DISTINCTION FEATURES

1. Ceramic tile in tub and shower enclosure walls installed on tile backer board.
2. Pressure balance valve in all tub and shower enclosures.
3. Heavy-duty 2"x 6" exterior wall construction with R27 insulation.
4. All wood subfloors glued and screwed down.
5. Comprehensive air-seal package to all windows and exterior doors.
6. R40 insulation in roof for suites on the top floor only (as per applicable plan).
7. Vinyl windows, full height glass door inserts, sidelights and patio sliding doors shall have a completely sealed unit with double layer of low-E coated glass filled with Argon gas (as per model selected).
8. Draft resistant electrical boxes on exterior walls throughout the building, and roof on top floor suites (as per applicable plan).
9. Media Center enclosure for concealing data/communication and cable wiring complete with an electrical duplex receptacle inside. Location determined by Vendor.
10. Fully landscaped community with hard and soft surfaces.

BUILDING FEATURES

11. Boutique-style midrise building built in accordance with Toronto Green Standards.
12. Enter-phone system in main entrance vestibules and parking garage.
13. Video surveillance system with cameras located in the main building lobby and at strategic locations in underground garage. Allows in-suite viewing of main lobby and garage entrance, through cable television connection direct to suite.
14. Tastefully decorated elevator lobbies and corridors.
15. Energy efficient elevator from the parking garage to each floor.
16. Mail room located at ground floor lobby.
17. Sprinkler system in building to all suites and common areas with concealed sprinkler heads, and fire hose cabinets located in corridors.
18. Automatic snow melting system on all unprotected exit stairs and garage ramp.
19. Dedicated boilers to heat common areas.
20. Garbage chute on each floor for disposing refuse and recyclables. Garbage chute rooms will have lights controlled by occupancy sensor.
21. Fully carpeted corridors. Porcelain/ceramic flooring in exit corridor, vestibules, mail room, garbage disposal room, and elevator lobby.
22. Conditioned air in entry vestibule, main elevator lobby, corridors, and amenities (where applicable).
23. Critical common area equipment is connected to Building Automation System (BAS).
24. Common area walls covered with vinyl wallpaper.

EXTERIOR FINISHES

25. Architecturally selected and colour coordinated exteriors with brick and fiber-cement board trim/siding (as per model and elevation selected).
26. Flat roof system with high albedo materials to reduce urban heat island effect and meet Toronto Green Standards.
27. Low maintenance vinyl casement windows throughout. All operable windows have heavy duty screens with white frames and hardware.

28. Bird friendly frit pattern on windows (where applicable) to meet Toronto Green Standards.
29. One exterior GFI outlet for all ground floor patios/terraces or upper balconies (as per model selected).
30. Metal fenced, or open patios, with aluminum privacy screens with obscure glass inserts (as per model selected).
31. Balconies on upper floors with aluminum balcony railings with clear tempered (safety) glass inserts/ pickets, aluminum privacy screens with obscure glass (as per model selected). Bird friendly frit pattern on balcony railings (where applicable) to meet Toronto Green Standards (as per model and elevation selected).
32. Exclusive use terraces for ground floor units facing landscaped areas.

IMPRESSIVE SUITE FEATURES

General

32. Approximately 9' high ceilings on living floors. Where bulkheads are present or drop ceilings are required, the height of the ceiling will be less than 9'. Ground floor units in Building A have ceiling heights of approximately 10.5'.
33. Solid core suite entry door, complete with satin nickel tarnish resistant deadbolt and hardware from corridor to suite.
34. White window coverings (as per model selected).
35. All closet sliders are white, or clear mirror, with white metal frame. Closets have pre-finished wire shelving.
36. Interior walls decorated in flat latex paint with one coat primer and one finish coat throughout. Doors and all interior wood trim to be semi-gloss paint. Colour selected by Vendor.
37. Smooth paint finish to ceilings in kitchen / breakfast and bathrooms only. All other areas to have sprayed stippled ceilings with a smooth painted border.
38. Decora Style white plugs and switches.
39. White, compact two-piece stackable washer and dryer for 1-Bedroom + Den and smaller suites. Full size one-piece stackable washer and dryer for 2-Bedroom and larger suites.
40. Interior trim package includes flat panel interior doors complete with satin nickel lever hardware and flat stock profile baseboards and casings.
41. Flooring items are selected by the Vendor and installed as per following:
 - Imported ceramic tile flooring installed to:
 - i. All bathrooms
 - ii. Laundry and mechanical rooms
 - Laminate flooring installed to:
 - i. Kitchen
 - ii. Living
 - iii. Dining
 - iv. Bedrooms
 - v. Dens
42. Swing door to balcony with minimum 865mm clearance and low threshold, as per plan.
43. Minimum 865mm clearance on all doorways.
44. Minimum 1500mm turning radius at entry.

KITCHEN FEATURES

45. Quartz countertops with ¾" polished edge (selected by Vendor).
 46. Single compartment, undermount stainless steel sink with single lever faucet.
 47. Hood fan over stove, ducted to exterior. Dedicated receptacle for future Microwave hood fan.
 48. Cabinetry with extended height uppers (selected by Vendor).
 49. Two tone cabinets.
 50. Accessible kitchen cabinet hardware (D-pulls).
 51. Ceramic tile backsplash (selected by Vendor).
 52. Kitchen appliance sizes are pre-determined and vary based on model selected.
 - Package A applicable to all units up to 1-Bedroom + Den to include: 24" Refrigerator, 24" Stove, 24" Hood fan and 24" Dishwasher.
 - Package B applicable to 2- and 3-Bedroom units to include: 30" Refrigerator, 30" Stove, 30" Hood fan and 24" Dishwasher.
- * See Sales Representative for more details.

ACCESSIBLE BATHROOM FEATURES

53. Custom designed vanity with knee clearance under sink.
54. White bathroom fixtures throughout with single lever faucets.
55. Mirror over vanity in bathroom(s) / en suite(s) as per model selected to width of cabinet.
56. Water-efficient toilets and showerheads throughout.
57. Laminated countertops with white sink, selected by Vendor.
58. Bathroom accessories to include towel bar and toilet paper dispenser.
59. Tile baseboard in all bathrooms.
60. Exhaust fan vented to the exterior through ERV.
61. Roll-in tiled shower with hand-held shower head and ceiling mounted shower head.
62. Curtain rod, grab bars and shower seat provided in shower.
63. 1500mm turning radius within.

LAUNDRY ROOM FEATURES

64. Stacked or side by side, front loading washer and dryer, vented to the exterior, as per plan.

HVAC / ELECTRICAL / PLUMBING

65. Suite air tempering via high velocity air handler system with suite cooling handled by individual air conditioning condenser.
66. Power vented gas fired instantaneous water heater with a storage tank on a lease basis, providing domestic hot water and heating for the home.
67. Gas and hydro to be separately metered per unit. Water to be bulk metered.
68. 100-amp electrical service with circuit breaker panel, including 220V receptacle for stove and dryer.

69. Interconnected combination smoke and carbon monoxide detector/ alarm hardwired and installed according to OBC requirements.
70. Fire alarm system monitored by third-party monitoring agencies.
71. Energy efficient interior light fixtures (selected by Vendor). Fixtures provided for kitchen, hallways, bathrooms, and bedrooms capped ceiling outlet in the dining room and switched outlet in the living room.
72. Wiring will be provided to deliver TV, phone and internet service.
73. Plumbing for water lines and drain for connecting washer in mechanical/laundry room as per model selected. Dryer venting including booster fan, lint trap and associated ductwork to exterior.
74. All bathrooms vented to outside with mechanical fan.
75. Suite entry door to have rough-in for power door operator.

UNDERGROUND PARKING

76. Video surveillance system with cameras located in the P1 level elevator lobby and underground garage.
77. Fully sprinklered and protected underground parking garage.
78. Fully automatic garage exhaust fan connected to the Carbon Monoxide detection and monitoring system in addition to a continuously operating ventilation fan.
79. Parking for residents and visitors accommodated below grade.

TARION WARRANTY PROGRAM FOR NEW HOME CONSTRUCTION

Daniels Home Warranty is backed by the Tarion Warranty Corporation's "Excellent Service Rating" and includes:

- One Year Warranty Protection
- Two Year Warranty Protection
- Seven Year Warranty Protection

PLEASE NOTE: Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion bulletin #22. Actual living area will vary from floor area stated. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from Vendor's samples as a result of normal manufacturing and installation processes. Decorative and upgraded items displayed in the future furnished model suites and sales office are for display purposes only and are not included in the purchase price. E. & O.E. - August 2020.

The Anderson (B)

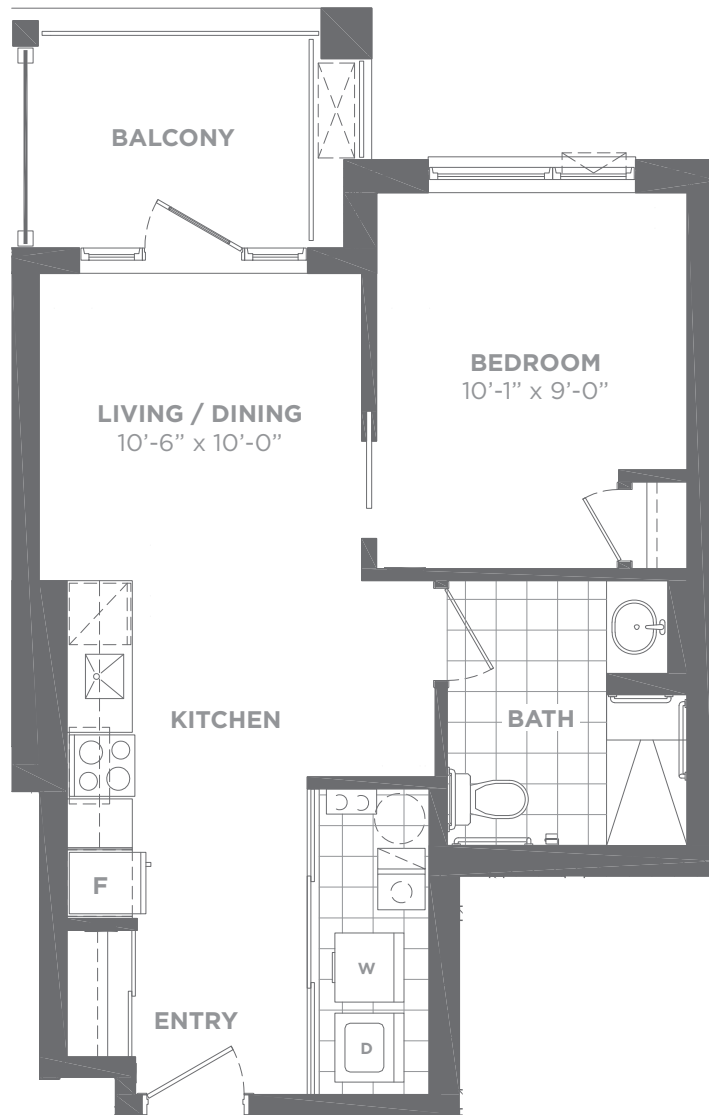
Boutique 4-Storey
Condominium Suites

One Bedroom

1J (B.F.) ADP

Suite area: 580 sq. ft.
Outdoor area: 71 sq. ft.
Total area: 651 sq. ft.

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BUILDING D



2ND FLOOR



The Fairbank

Boutique 4-Storey
Condominium Suites

Two Bedroom

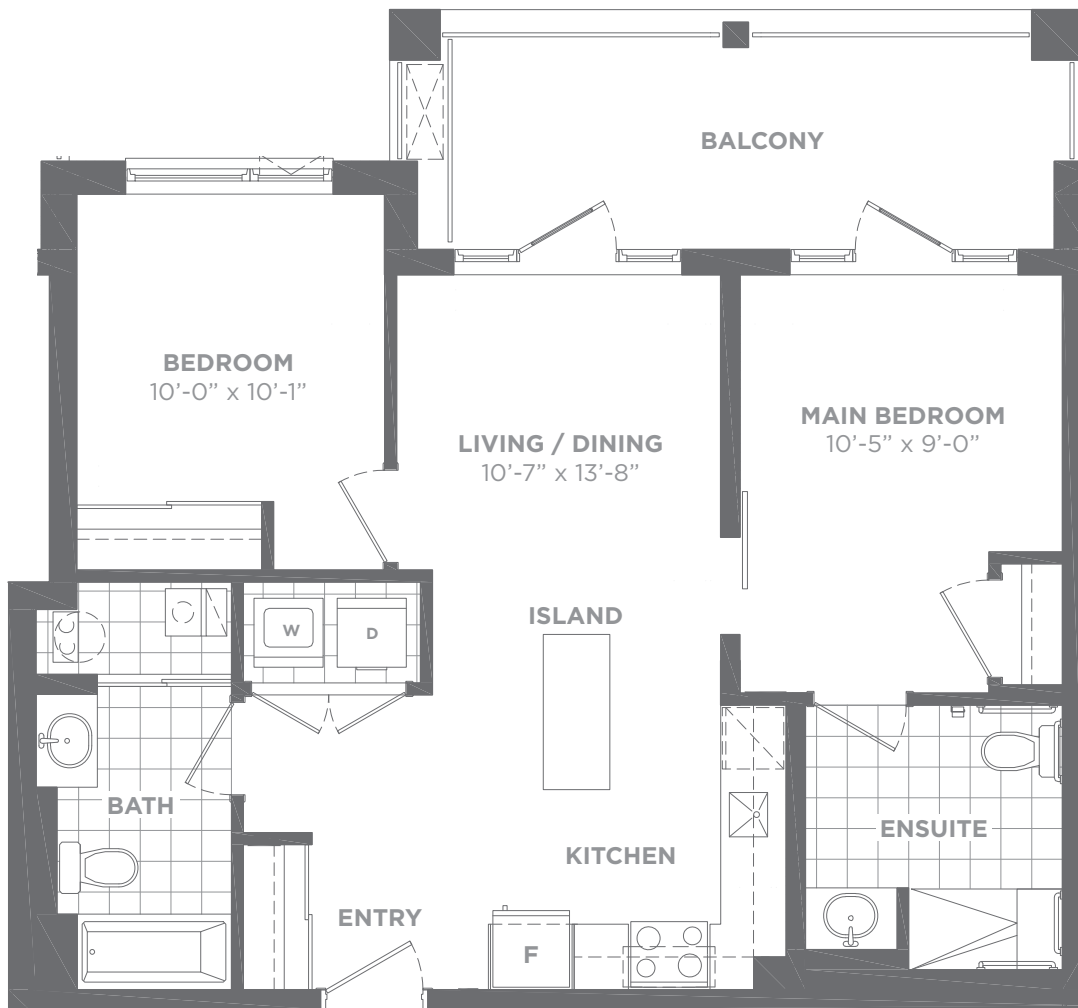
2H (B.F.) ADP

Suite area: 867 sq. ft.

Outdoor area: 142 sq. ft.

Total area: 1,009 sq. ft.

ACCESSIBILITY
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BUILDING D



2ND FLOOR



The Roselawn

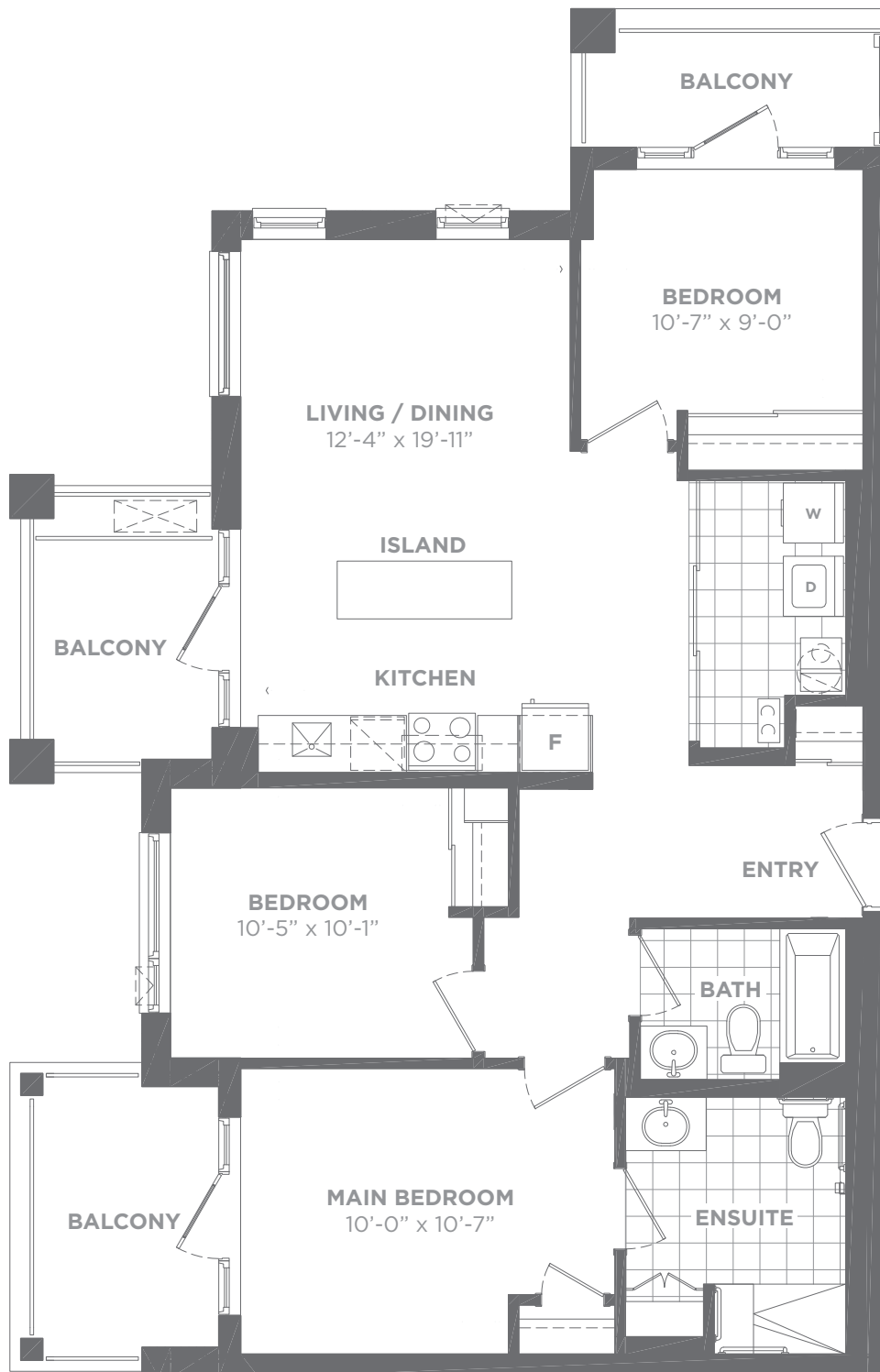
Boutique 6-Storey
Condominium Suites

Three Bedroom

3B (B.F.) ADP

Suite area: 1,129 sq. ft.
Outdoor area: 184 sq. ft.
Total area: 1,313 sq. ft.

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BUILDING A



FLOORS 3 - 4



PLATINUM AGENT SALES EVENT
ADP BOUTIQUE CONDOMINIUM SUITES
PREVIEW PRICE LIST
SATURDAY, AUGUST 22, 2020
 (Subject to Availability)

ACCESSIBILITY DESIGNED						
MODEL	APPROXIMATE SUITE SIZE (SQ.FT.)	TYPE	INTERIOR FINISHING PACKAGE	EXPOSURE	UNIT	PRICE
THE ANDERSON**	580	1 BEDROOM / 1 BATH	1	E	D - 211	\$494,900
THE FAIRBANK	867	2 BEDROOM / 2 BATH	2	W	D - 204	\$701,900
THE ROSELAWN	1,129	3 BEDROOM / 2 BATH	2	NW	A - 308	\$729,900
THE ROSELAWN	1,129	3 BEDROOM / 2 BATH	1	NW	A - 408	\$731,900

* SUITE DOES NOT QUALIFY TO PURCHASE PARKING

<p align="center">DANIELS' 5% GRADUAL DEPOSIT</p> <p>\$7,000 WITH AGREEMENT OF PURCHASE AND SALE \$7,000 IN 10 DAYS AND \$1,000 PER MONTH UNTIL YOU REACH 5% OF THE PURCHASE PRICE COMMENCING IN 30 DAYS</p> <p>5% DEPOSIT MUST BE PAID BY OCCUPANCY DATE</p> <p align="center">OR</p> <p>\$7,000 WITH AGREEMENT OF PURCHASE AND SALE \$7,000 IN 10 DAYS AND THE BALANCE TO 5% IN 30 DAYS</p>	<p align="center">MAINTENANCE FEES</p> <p>1 BEDROOM: \$327 / MONTH 1 BEDROOM + DEN: \$342 / MONTH 2 BEDROOMS: \$357 / MONTH 3 BEDROOMS: \$387 / MONTH</p> <p align="center">[HYDRO METERED SEPARATELY]</p> <p>LOCKER MAINTENANCE \$25 / MONTH PREMIUM LOCKER MAINTENANCE \$30 / MONTH PARKING MAINTENANCE \$40 / MONTH</p>
<p>TAXES ESTIMATED AT APPROXIMATELY 1% OF PURCHASE PRICE</p> <p>H.S.T. INCLUDED FOR ALL OWNER-OCCUPIED SUITES, FOR INVESTOR PURCHASES PLEASE SEE A SALES REPRESENTATIVE.</p>	
<p>\$3,900 PER LOCKER [AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS] \$5,000 PER PREMIUM LOCKER [AVAILABLE ON A WAITLIST BASIS] PLEASE SEE A SALES REPRESENTATIVE FOR DETAILS</p>	
<p>\$45,000 PER PARKING UNIT</p> <p>[PARKING IS NOT AVAILABLE FOR THE ANDERSON MODEL] PLEASE SEE A SALES REPRESENTATIVE FOR DETAILS</p>	
<p>OCCUPANCY COMMENCING SPRING 2022</p>	

*Please see a Sales Representative for details. All prices, specifications, incentives, figures and materials are subject to change without notice E. & O.E. August 22, 2020

EXCLUSIVE LISTING BROKERAGE: CITY LIFE REALTY LTD., BROKERAGE. Brokers Protected.
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