



DESIGNING POSSIBILITIES. REMOVING BARRIERS.

**ACCESSIBILITY
DESIGNED** 

DANIELS ON
PARLIAMENT
SOUTH TOWER

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With the Accessibility Designed Program,

Daniels on Parliament will continue to strengthen Daniels' 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.

The Daniels Corporation 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 floorplan designs.

ADP suite overview:

- Power door operator (PDO) rough-in for entry into the suite
- Suite entry door, balcony door, accessible bedroom and accessible bathroom doors within the suite will offer more clearance than standard suites
- Roll-out low threshold balcony access
- Accessible bathroom will provide the following features:
 - Roll-in, full-height, tiled shower
 - Seat, grab bars, and shower rod in shower
 - Handheld and ceiling mounted shower faucets
 - Recessed storage niche within shower and beside sink
 - Sink with roll-under knee clearance
 - Transfer space beside toilet and in shower
 - Minimum 1500mm turning radius

Additional Accessible Suite Features*

Available for purchase

- Kitchen sink with roll-under knee clearance
- Kitchen counter height lowered to 34"
- Side opening oven
- Cooktop with knee clearance
- Dishwasher drawer
- Accessible kitchen hardware

If you wish to purchase additional accessible suite features, please speak to a Sales Representative for more details.



Roll-out Balcony and Modified Kitchen 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 Roll-out balcony with swing door** Balconies are typically accessed by a sliding door with a threshold high enough to make rolling out in a mobility device 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 ADP suite entries.
- 4 Handheld and ceiling mounted shower heads** Adjustable, handheld and ceiling mounted shower heads greatly improve the functionality of the shower and will be provided in all roll-in showers.
- 5 Additional clearance in accessible bathrooms** The OBC requires a 1500mm turning radius in bathrooms, but the ADP bathroom will have additional clearances, including transfer space beside the toilet and shower, and knee clearance underneath the sink.

Accessibility Commitment

The Daniels Corporation 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).

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For more information about the Accessibility Designed Program, please speak with a Sales Representative at danielsonparliament@danielscorp.com or 416.955.0559

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**ADP suites model types:
1B-N, 2B-PP, 3B-L, 3B-M**

CEILINGS/FLOORS/PAINT

- Approximately 9 ft. ceiling heights in principal rooms, defined as the Living Room and Dining Room. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Approximately 10 ft. ceiling heights in principal rooms, defined as the Living Room and Dining Room for suites on Levels 2 and 3. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 10 ft. All measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.
- Smooth ceilings throughout.
- Porcelain tile floor and baseboard in Bathroom(s).
- Ceramic tile floor and baseboard in Laundry Closet.
- Laminate flooring in all other areas.
- Semi-gloss, off-white latex paint in Bathroom(s), Laundry Closet, and on all trim.
- Flat, off-white latex paint on all other walls and ceilings.

DOORS/HARDWARE/CARPENTRY

- Entry door to be solid core, with door viewer.
- Entry door leaf size to be a minimum of 965mm with low threshold.
- Minimum 1500mm turning radius at entry door.
- Interior swing doors to be hollow-core, flat panel.
- Swing closet doors throughout.
- Balcony swing door leaf size to be a minimum 965mm and low threshold.
- Internal Bedroom to have clear glass partition and/or clear glass sliding door (as per Schedule A, if applicable).
- Minimum door leaf size of 965mm on all Accessible Bedroom door(s) and Accessible Bathroom door(s).
- Dark bronze lever hardware on entry door and brushed chrome lever hardware interior swing doors.
- Pocket doors to receive pull hardware.
- Privacy lock on all Bathroom doors.
- 4" baseboards in all areas where laminate flooring is located.
- 2" casings throughout.

KITCHEN

- Custom-designed cabinetry with soft-close hardware.
- Quartz countertop.
- Islands with dining accommodations (as per Schedule A, if applicable).
- Single bowl, stainless steel, undermount sink.
- Single lever, chrome faucet.
- Ceramic tile backsplash.

APPLIANCES

- One-bedroom and two-bedroom units to receive:
 - 24" stainless steel refrigerator.
 - 24" cooktop and wall oven with over-the-range microwave.
 - 24" panelized dishwasher.
 - 24" side-by-side, front-load washer and ventless heat pump dryer.
- Three-bedroom units to receive:
 - 30" stainless steel refrigerator.
 - 30" cooktop and wall oven with over-the-range microwave.
 - 24" panelized dishwasher.
 - 27" side-by-side, front-load washer and ventless heat pump dryer.
 - Model 3B-L to receive 27" stacked, front-load washer and ventless heat pump dryer.

ACCESSIBLE BATHROOM

- Accessible height vanity with roll-under clearance.
- Custom-designed, recessed storage niche with open shelving and frameless mirror.
- Off-white quartz countertop with single edge profile.
- Single bowl, white porcelain, undermount sink.
- Single lever, chrome faucet.
- Low consumption toilet with grab bar beside and behind toilet, and transfer space at toilet.
- Chrome accessories (towel bar or ring, toilet paper holder, robe hook).
- 1500mm turning radius within the Bathroom, with transfer space at shower.
- Secondary drain in Accessible Bathroom area.
- Shower to have:
 - Roll-in, full-height, tiled shower.
 - Ceiling-mounted chrome shower head and adjustable hand-held on slide bar.
 - Shower seat, grab bars, and shower rod.
 - Recessed storage niche within shower.



NON-ACCESSIBLE BATHROOM

- Custom-designed vanity cabinetry with soft-close hardware.
- Surface-mounted, frameless mirror.
- Off-white quartz countertop.
- Single bowl, white porcelain, undermount sink.
- Single lever, chrome faucet.
- Low consumption toilet.
- Chrome accessories (towel bar or ring, toilet paper holder, robe hook).
- Shower to have:
 - Full-height tile surround.
 - Fixed-mount chrome shower head, single lever control handle, and spout.
 - Frameless glass shower enclosure with pre-formed base.
- Acrylic deep soaker tub to have:
 - Full-height tile surround.
 - Fixed-mount chrome shower head, single lever control handle, and spout.
 - Shower rod.

ELECTRICAL/LIGHTING/ COMMUNICATIONS/SECURITY

- Dedicated electrical panel individually metered.
- White decora-style switches and receptacles throughout.
- Switched receptacle in Living/Dining Room (as per Schedule A, if applicable).
- Capped ceiling junction box above Living/Dining Room in two-bedroom, two-bedroom + den, three-bedroom, and three-bedroom + den units greater than 800 square feet (as per Schedule A, if applicable).

- Capped ceiling junction box above kitchen island or peninsula (as per Schedule A, if applicable).
- Balconies, terraces, and patios to receive a receptacle.
- In-suite light fixtures to be energy-efficient LED.
- Track light in Kitchen.
- Valance lighting below Kitchen upper cabinets.
- Light fixture in Foyer, Hallway(s), Bedroom(s), and Walk-In Closets (as per Schedule A, if applicable).
- Wall mounted sconce above sink(s) in Bathroom(s).
- Pot light in Bathroom(s), located in the tub/shower area and the main Bathroom area.
- Terrace suite 2B-PP (level 8) to receive exterior light fixture.
- Pre-wired outlet(s) for television, telephone and/or internet, located by Vendor.
- Rough-in for security keypad and door contact at suite entry door.
- Rough-in for power door operator at suite entry door.

MECHANICAL

- Water consumption individually metered.
- Terrace suite 2B-PP (level 8) to receive hose bibb and BBQ line connection on.
- In-suite digital thermostat.
- HVAC System: In-suite dedicated fan coil(s) on seasonal changeover system with integrated energy recovery ventilation (ERV) to supply fresh air.
- Primary Bathroom exhausted through ERV to exterior. Second Bathroom exhausted through a dedicated exhaust fan to exterior (as per Schedule A, if applicable).



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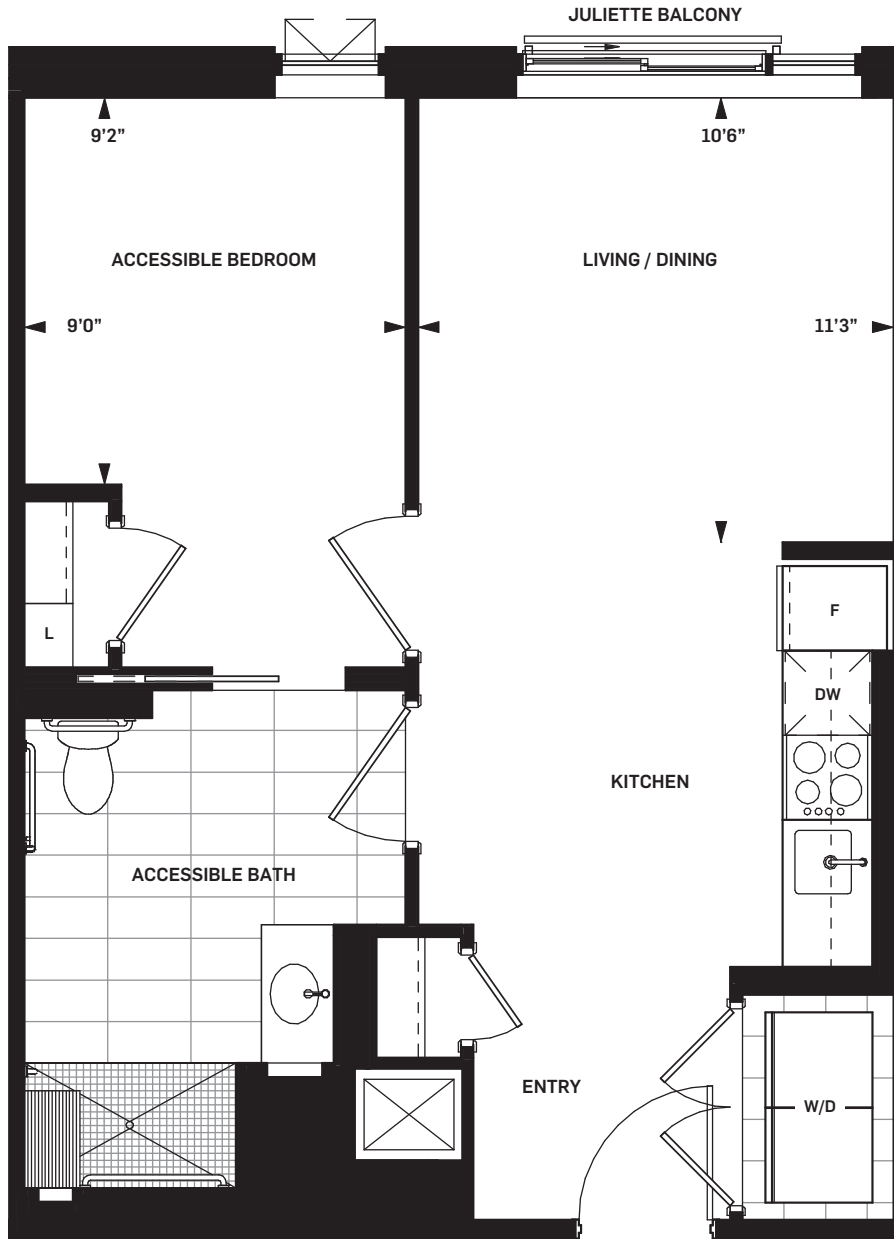
MAPLE
1B-N ADP | 1 BEDROOM

SUITE AREA 596 sq.ft.

**WHOLE LIFE
CARBON IMPACT**

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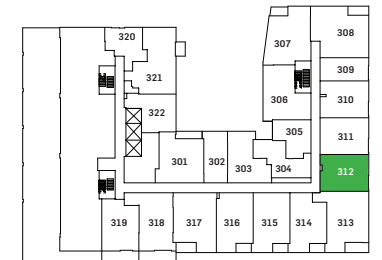
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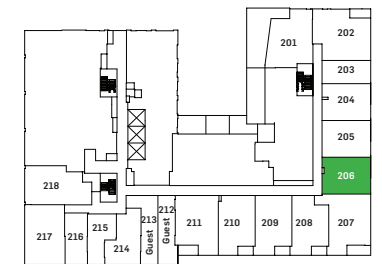
Level 05



Level 04



Level 03



Level 02



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





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POWELL

2B-PP ADP | 2 BEDROOM

SUITE AREA 858 sq.ft.
OUTDOOR AREA 52 sq.ft.
TOTAL AREA 910 sq.ft.

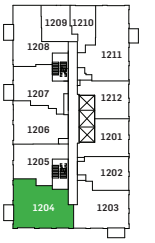
WHOLE LIFE
CARBON IMPACT

95

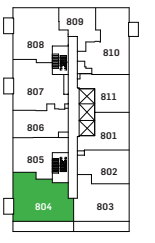
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Terrace on Level 8
SUITE AREA: 858 sq ft
OUTDOOR AREA: 179 sq ft
TOTAL AREA: 1037 sq ft



Level 12,
16 & 25



Level 08



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NANTON

3B-L ADP | 3 BEDROOM

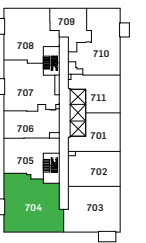
SUITE AREA 1043 sq.ft.
OUTDOOR AREA 44 sq.ft.
TOTAL AREA 1087 sq.ft.

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Level 07



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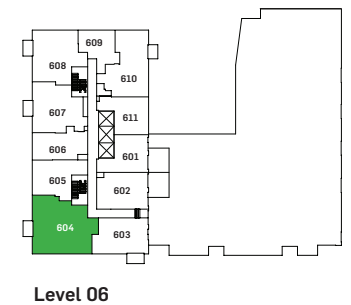
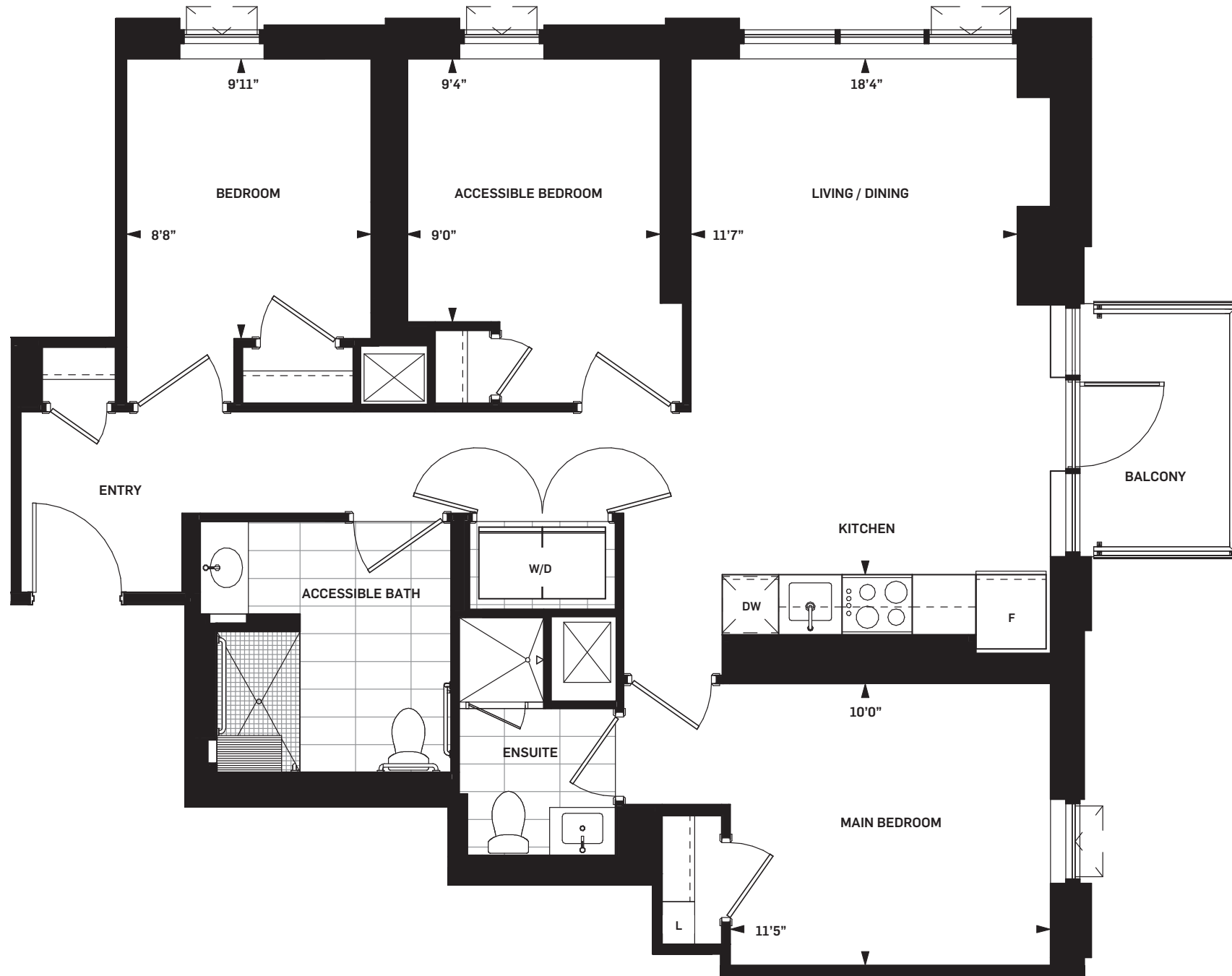
HAWTHORN
3B-M ADP | 3 BEDROOM

SUITE AREA 1098 sq.ft.
OUTDOOR AREA 44 sq.ft.
TOTAL AREA 1142 sq.ft.

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