

Welcome to Keelesdale

GOOD THINGS COME IN THREES



Daniels
FirstHome™
Keelesdale 3

**THE THIRD AND FINAL
RELEASE OF
CONDO SUITES & TOWNS**



DiamondCorp

Daniels
love where you live™

KILMER GROUP



DiamondCorp - The Well



The Daniels Corporation -
Daniels Waterfront - City of the Arts



Kilmer Group - Brightwater

Building Together

With a passion for building communities that go beyond the bricks and mortar, The Daniels Corporation, DiamondCorp, and Kilmer Group have come together to create a vibrant 12-acre master-planned community with a unique sense of place in the heart of Toronto's charming Keelestdale neighbourhood.

Creating a community of this magnitude takes a collaborative effort. It begins with a common belief and shared commitment to building a visionary development that will inspire and evolve over time, and a solid design that the community will identify with and engage in.

With the fusion of quality craftsmanship and thoughtful homebuilding, supported by dedication and determination, the vision of this dynamic community is coming to life - offering you one of the best homeownership opportunities in Toronto today.



The Daniels Corporation and DiamondCorp - FirstHome™ Markham Sheppard

An aerial photograph of a residential development in Keele, Toronto. The image shows several multi-story apartment buildings with a mix of brick and light-colored facades. One building in the upper-middle section is highlighted with a red tint. A white callout box with a red border points to this building. The surrounding area includes a parking lot, trees, and other residential buildings.

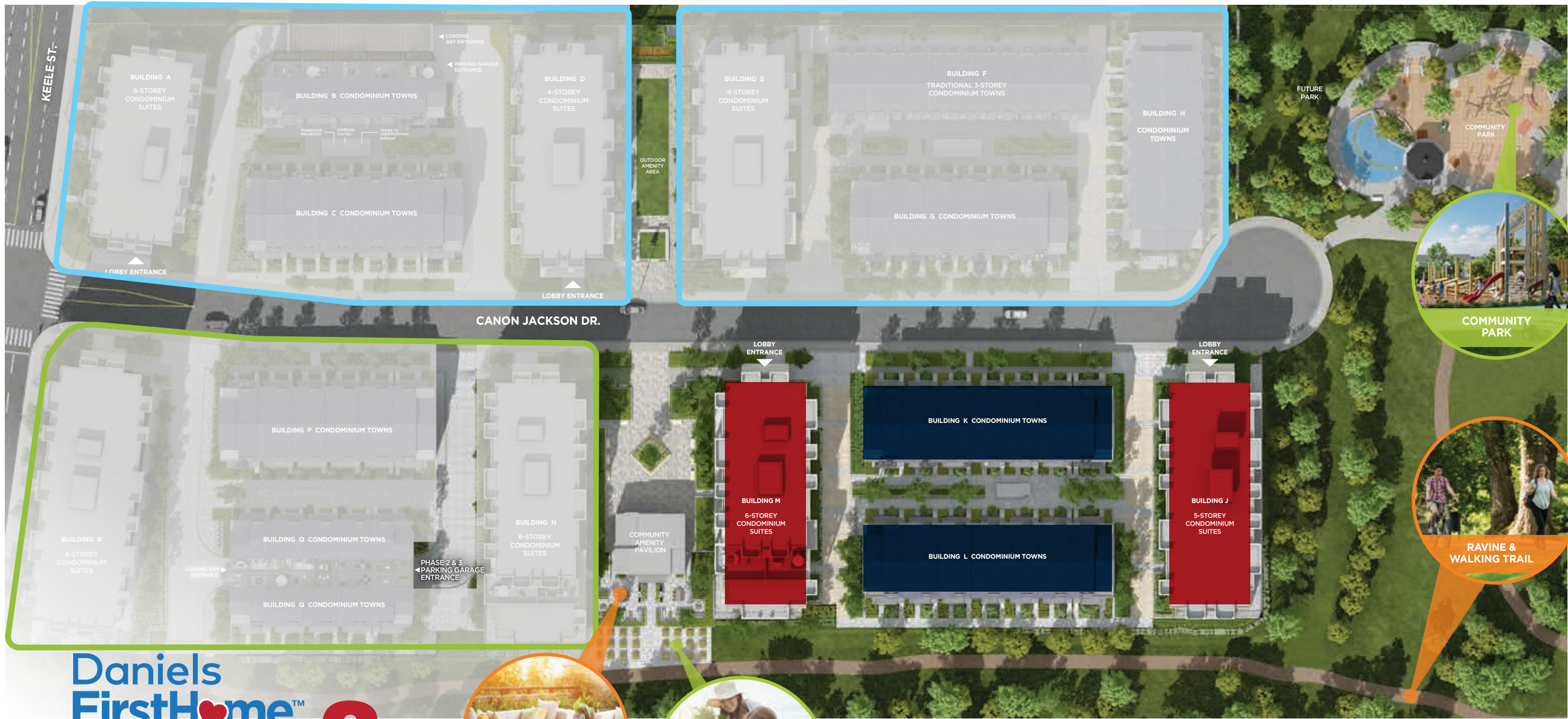
Daniels
FirstHome™
Keelesdale 3
ALREADY UNDER CONSTRUCTION

THE
BEST
OF

Begin with an ideal location, then create a masterful plan that revolves around a complete community, connected by greenspace with thoughtfully designed homes that invite people to live their best lives in Toronto.

Welcome to Daniels FirstHome™ Keelesdale. Following the incredible success of Phases 1 & 2, the third and final release of modern 1, 2, and 3-bedroom condominium suites and townhomes will complete this incredibly popular master-planned community.

Illustration is artist's concept and may not be representative of the final product. E. & O. E.



Daniels FirstHome™ Keelesdale 3



BBQS, OUTDOOR DINING & LOUNGE SEATING



COMMUNITY GARDEN PLOTS



COMMUNITY PARK



RAVINE & WALKING TRAIL

PHASE 1

SOLD OUT - MOVE-INS ARE UNDERWAY

PHASE 2

SOLD OUT - UNDER CONSTRUCTION

Thoughtfully-designed with the importance of green space in mind, this vibrant 12-acre master-planned community is nestled in a ravine setting surrounded by beautiful outdoor spaces including a new nature-themed public park, a walking trail and a children's playground that offers more than just your standard swings and slides.

Site Plan illustration is artist's concept and may not be representative of final product. Parkland illustration and features may not be representative of actual end condition as the City of Toronto is the ultimate approval authority. Specifications are subject to change without notice. E. & O.E.

TO THE POWER OF 3

At Daniels FirstHome™ Keelesdale 3, you simply can't get enough of a good thing. With this third and final phase you can expect the same quality craftsmanship, thoughtful homebuilding and lifestyle benefits that have earned this community such positive acclaim.

Live in one of the most well-connected neighbourhoods in Toronto, just a 6-minute walk to the new Eglinton LRT and close to every urban amenity imaginable.

Lifestyles come in all shapes and sizes. Whether a family with kids, upsizing, downsizing, or young professionals, Daniels FirstHome™ Keelesdale 3 has versatile living spaces that complement your needs. Choose from 5 and 6-storey boutique condominium residences or townhomes, each thoughtfully designed with spacious and stunning interiors that boast modern features and finishes.



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PLACES TO COME TOGETHER!

An important part of building a sense of community is creating spaces for people to come together to explore nature, play, celebrate and make new friends.

At Daniels FirstHome™ Keelesdale, nature and greenspace brings a beautiful balance to busy lifestyles. When you step outside your front door, you will be immediately connected by lushly landscaped courtyards and pathways, a walking trail, a new nature-themed public park and children will love the next level playground with modern apparatus and splash pad.

Keeping with the theme of fostering connection, the community also includes a central, 4,500 sq. ft., 2-storey Amenity Pavilion overlooking the piazza and community gardens that offers a plethora of lifestyle amenities for residents to share. The outdoor area has gathering spaces



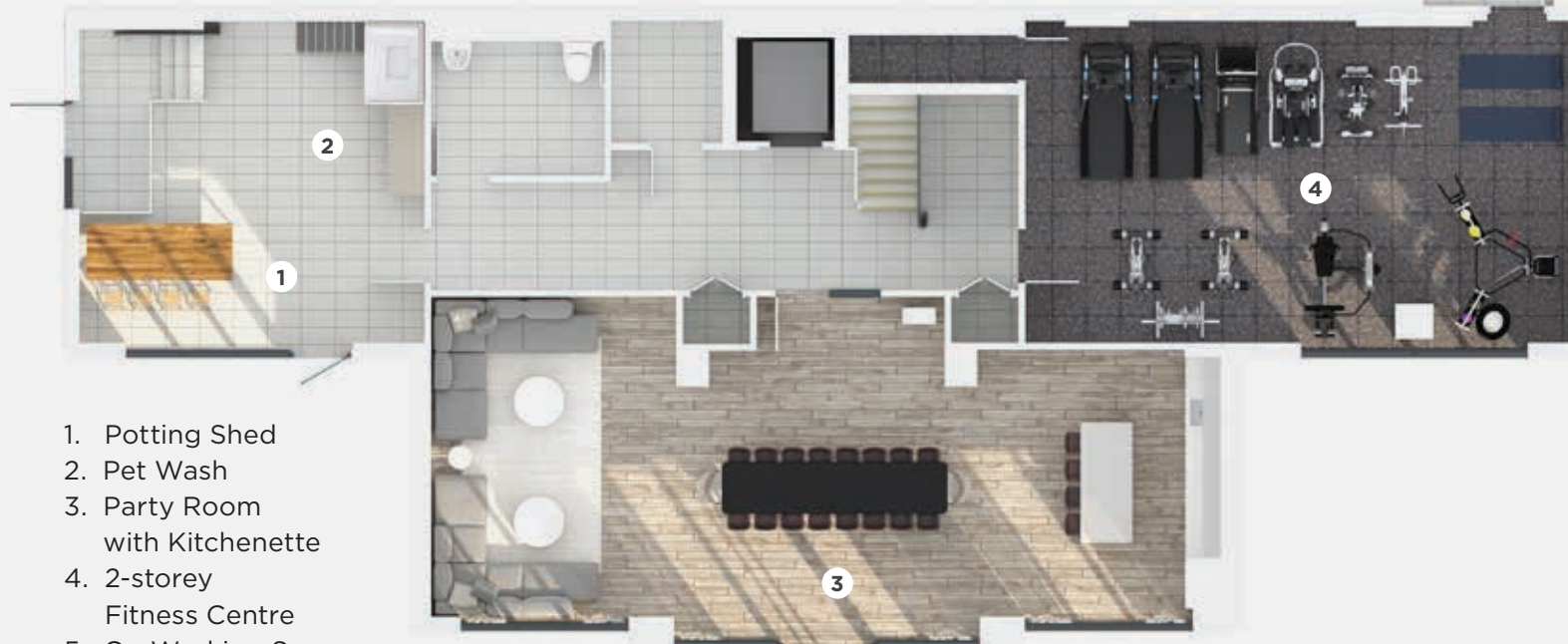
with BBQ's, al fresco dining tables and chairs, lounge seating, and community gardening plots to earn your green thumb. Inside the Pavilion, residents will find a 2-storey fitness centre with the latest equipment and yoga space. The lower level has a pet wash, a potting shed and a party room with a kitchenette that opens to the outdoors.

The upper level has a co-working space and an outdoor landscaped courtyard with café tables and bench seating to relax and enjoy a breath of fresh air. Whether taking a break from working, meeting up with friends or making new ones with your neighbours, this is the perfect space to enjoy it all.



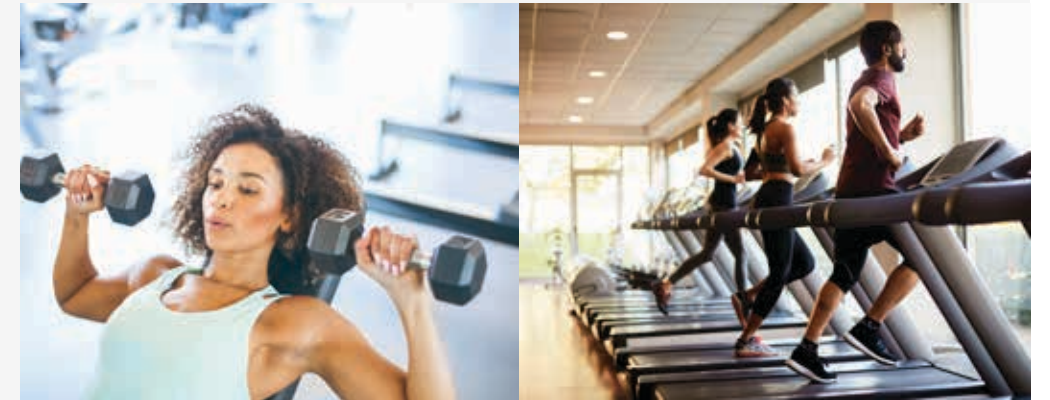
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INCREDIBLE LIFESTYLE AMENITIES



- 1. Potting Shed
- 2. Pet Wash
- 3. Party Room with Kitchenette
- 4. 2-storey Fitness Centre
- 5. Co-Working Space

Lower Level



FULL-ON FITNESS



Upper Level



GET YOUR GREEN THUMB ON



LIFE OF THE PARTY



GET TO WORK



PARK VIEW

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HOME SUITE HOME!

Condominium suites offer bright, spacious, open concept layouts that range from 1-bedroom to 3-bedroom with balconies or terraces. Contemporary elements blend effortlessly with function and comfort, displaying the latest in modern features and finishes.





1 and 2-storey urban condominium towns are thoughtfully designed to best complement your lifestyle. Spacious, open concept interiors bring together modern functionality with stylish comfort in 1, 2, and 3-bedroom layouts.

GO TO
TOWN!



Actual Model Photography - Phase 1
Illustrations are artist's concept. E. & O. E.



Actual Model Photography - Phase 1

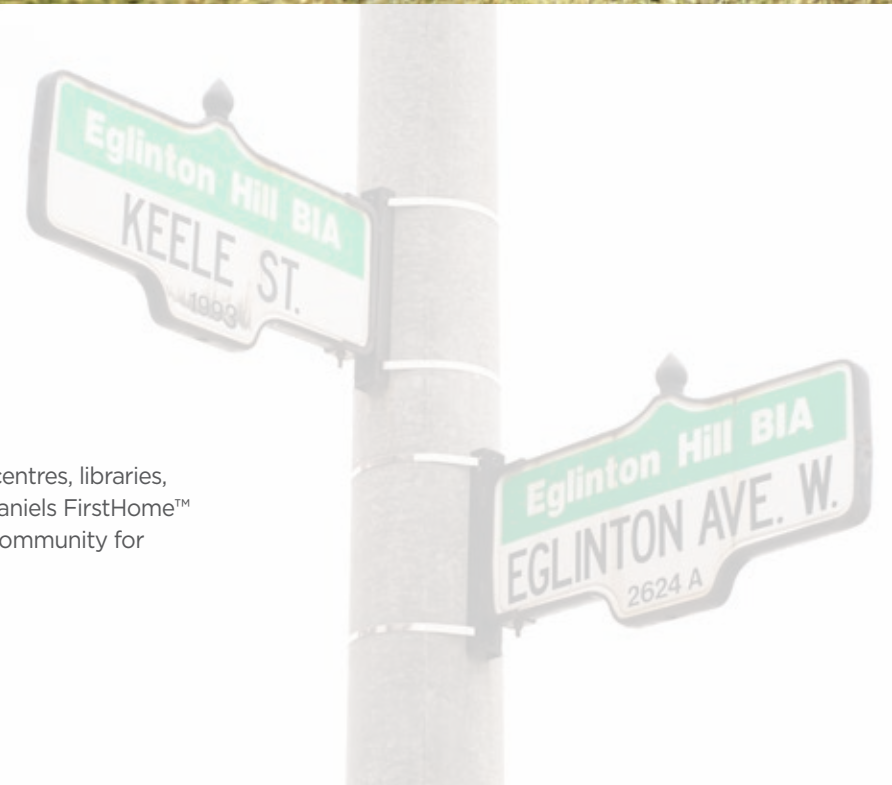
3 CHEERS FOR EVERYTHING YOU WANT IN A NEIGHBOURHOOD



You will love living close to beautiful green spaces, parks, ravines, and walking trails where you can enjoy nature to the fullest. Amesbury Park provides lots of grassy space with a children's playground, ball fields and tennis and basketball courts, while Fergy Brown Park brings cricket pitches and gardens close by.

Toronto is one of the most coveted cities to live in. Full of personality, culture, and some of the coolest neighbourhoods anywhere! Daniels FirstHome™ Keelesdale 3 is conveniently located between Eglinton Avenue West and Lawrence Avenue West - an ideal neighbourhood surrounded by parks and connected to a variety of lifestyle amenities.

Your immediate Keelesdale neighbourhood offers an abundance of handy everyday amenities and services just around the corner including pharmacies, banks, grocery stores, and medical buildings. The family-friendly neighbourhood has several daycares within walking distance, a Montessori school right across the street, and elementary and high schools are close by.



Add to this, playgrounds, community centres, libraries, and the new Humber River Hospital, Daniels FirstHome™ Keelesdale 3 is located in the perfect community for families of all ages to call home.



Foodies will delight in living at the centre of a multicultural neighbourhood filled with a wonderful selection of restaurants and cafes. Experience authentic cuisine including Portuguese, Colombian, Jamaican, Italian, Mexican, Middle Eastern, and Asian favourites – all right where you live.



Discover a world of food, fashion, design, and everyday essentials all conveniently close by. Start by going shopping with just a 10-minute drive to Yorkdale Shopping Centre, while Dufferin Mall is also a great choice for top name fashion brands, department stores and services. For diverse style in home decor, explore the amazing Castlefield Design District at Dufferin and Eglinton for the latest in-home furnishing. Plus, head out to the Smart Centres and Warehouse shops for some great deals.





THE TOP 3 THINGS TO DO IN THE AREA

1

YORKDALE SHOPPING CENTRE

Shop till you drop at the third largest shopping mall in Canada. Yorkdale Shopping Centre spans 2 million square feet and is home to over 285 stores, including the country's largest collection of designer labels, luxury brands and finest in home décor and technology. Go early... because with 18 million annual visitors, it's one of the country's busiest malls.



2

BLACK CREEK PIONEER VILLAGE

Step back into the 1860's and explore a working pioneer village with 40 historic buildings, 70 rare and heritage breed animals, 10 gardens growing flowers and plants from heirloom seeds, and a collection of 50,000 artifacts telling the story of the times. Meet with costumed educators and participate in a variety of exciting programs and hands-on activities that engage people of all ages.



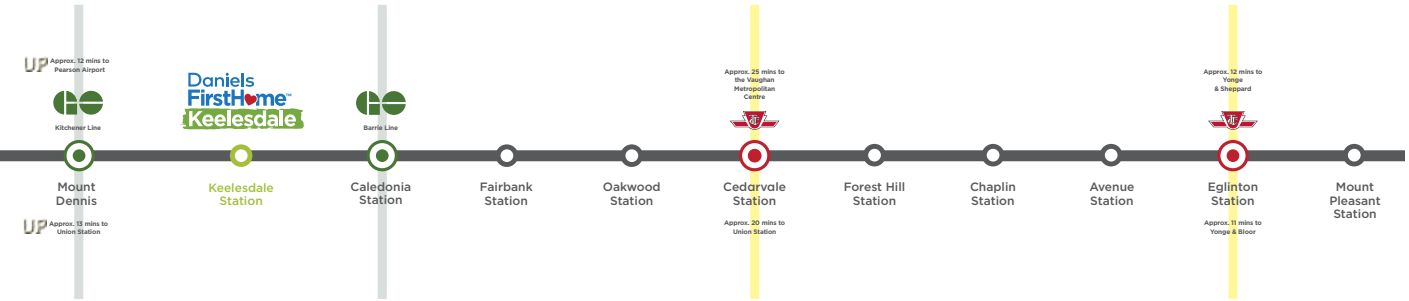
FORE FUN

Practice your swing at the Scarlett Woods Golf Course, a championship-level executive-length par 62 course that follows the natural layout of open fairways, mature trees, and unique elevations to challenge all levels of players.

3



CONNECT AS EASY AS 1, 2, 3



Connected to everywhere, with ease

Keelesdale is a well-connected neighbourhood that provides you with easy access to the entire city! Residents are just steps away from TTC bus services, including express and night routes. York University students can travel to class in 40 minutes and riders can arrive downtown at Union Station in 45 minutes.

The much-anticipated addition of the Eglinton Crosstown LRT is a 19-kilometre light rail transit line (LRT) that will run along Eglinton Avenue. With a stop just a 6 minute walk from the community's front door, this system will help riders travel throughout the city 60% faster with dedicated right-of-way transit lanes

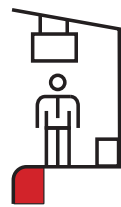
separate from regular traffic. The Crosstown will have up to 25 stations and stops, and link to more than 50 bus routes, three subway stations, the UP Express and various GO Transit lines.

At Keelesdale, connection is key while motorists can also enjoy easy access to Highways 400 and 401 and the Allen Expressway, making travel throughout the city and GTA a breeze.

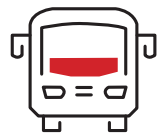
To learn more about the soon-to-be complete LRT, visit metrolinx.com.



The Eglinton Crosstown LRT Highlights



25 stations and stops



Link to more than 50 bus routes



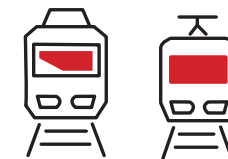
60% faster than your current travel time



Link to 3 subway stations



19 kilometre transit line



Link to GO Transit and Union Pearson Express



ENTERTAINMENT & LEISURE

1. Cedarvale Ravine
2. Cayuga Park
3. Coronation Park
4. Fergy Brown Park
5. Keelesdale North Park
6. Keelesdale South Park
7. Westlake Memorial Park

FOOD & DINING

8. Al Noor Halal Pizza & Chicken
9. Beer Store
10. Caledonia Supermarket
11. Commisso Bros. & Racco Italian Bakery
12. FreshCo.
13. Irie Veggie Takeout
14. Le Dolci Bakery
15. LCBO
16. Metro
17. Portugalia Bar & Grill
18. Starbucks
19. Sun-Light Bakery
20. Sushi Zuki
21. Tinnel's West Indian Take-Out
22. Sam and Nancy's No Frills
23. Speducci Mercatto
24. Sugar Oink Oink
25. Z Bar & Grille

LIFESTYLE & OTHER

26. LA Fitness Keele
27. LifeLabs Medical Laboratory Services
28. The Medicine Shoppe Pharmacy

SHOPPING

29. Atlantis Bath Centre
30. Canadian Tire (Eglinton & Caledonia)
31. Dollar Tree
32. Elte
33. Ginger's
34. Lawrence Allen Centre
35. Lowe's Home Improvement
36. Mkt
37. Stock Yards Village
38. The Home Depot
39. Union Lighting & Furnishings
40. Walmart Toronto North York Store
41. Westside Mall
42. Yorkdale Shopping Centre

SCHOOL & SERVICES

43. Amesbury Community Centre
44. BMO Bank of Montreal
45. Casa Vera Montessori School
46. Charles E Webster Junior Public School
47. Fairbank Memorial Community Recreation Centre
48. Glen Long Community Centre
49. Immaculate Conception Catholic School
50. Keelesdale Junior Public School
51. Lawrence Heights Community Centre
52. Santa Maria Separate School
53. TD Canada Trust
54. York University

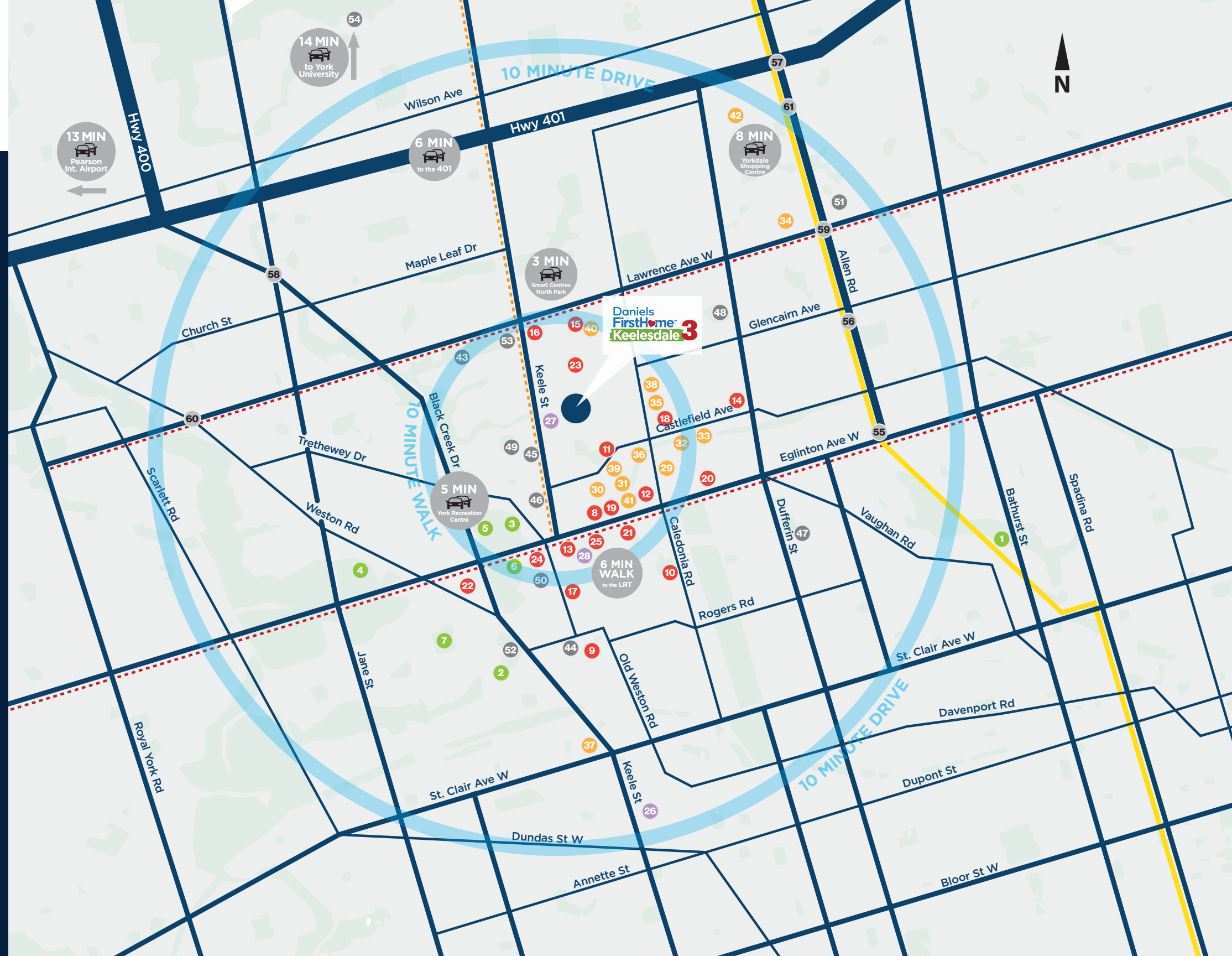
TRANSIT

55. Eglinton West Station
56. Glencairn Station
57. Hwy 401
58. Hwy 400
59. Lawrence West Station
60. Weston GO/UP
61. Yorkdale Station

Keele Bus Route 41
 TTC LRT Line
 TTC Subway Line 1



Illustrations are artists concept. All locations, distances and travel times noted are approximate. E. & O.E.



MAKE



YOUR LUCKY NUMBER!

**DON'T MISS OUT ON YOUR LAST CHANCE
TO JOIN THIS AMAZING COMMUNITY**

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