

2024 IMPACT REPORT

# BUILDING INCLUSIVE & SUSTAINABLE COMMUNITIES



**Daniels**  
love where you live™





Daniels represented at Taste of Regent Park 2024.

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# LAND & RELATIONSHIP ACKNOWLEDGMENT

The Daniels Corporation (Daniels) is committed to our ongoing work toward both Truth and Reconciliation. In keeping with our commitment to reconciliation, Daniels recognizes the inherent relationship Indigenous Peoples have with the lands, air, and water, all as part of their sacred relationship with Mother Earth. As settlers, we recognize that we develop, build, and live on treaty lands that are part of the traditional territory of several Indigenous Nations.

As we work and build in communities across the Greater Toronto Area (GTA), we are committed to listening to and learning from Indigenous Peoples, drawing wisdom from generations of people living with the land and natural environment. For thousands of years, the GTA has been the traditional gathering place shared by many nations, including the treaty lands of the Mississaugas of the Credit, and the shared territory of the Neutrals, the Anishinabek, the Chippewa, the Haudenosaunee and the Wendat Peoples. The GTA is now home to many diverse First Nations, Inuit and Métis Peoples and we are grateful for their contributions and the opportunity to work and live with them in this territory we all call home.

We acknowledge that Canada's history with Indigenous Peoples is marked by injustices, and that educating ourselves about their experiences, cultures and worldviews is a crucial part of learning the truth about our shared history. As a leading Canadian developer and builder for the past 40 years, we realize that to move toward a place of healing and reconciliation, we have a responsibility to work collaboratively with Indigenous Peoples to develop land in ways that incorporate Indigenous knowledge and values, address historic inequities, and build more inclusive communities.

Reconciliation must be an active and engaged process. To guide us on our journey to Truth and Reconciliation, Daniels joined the [Canadian Council for Indigenous Business](#) in 2023 to participate in their [Partnership Accreditation in Indigenous Relations](#) program – also known as the PAIR Certification. We look forward to sharing more as we work with intentionality and humility through this important process.



"Circle of Life," a public art installation located at The Thornhill master-planned community, created by Edward Pien and Jay Soule.

# MESSAGE FROM OUR CHIEF OPERATING OFFICER

In 2024, Daniels proudly celebrated our 40th anniversary – a milestone that offered us a moment to reflect on the journey that has shaped us. Over the past four decades, we’ve navigated the inevitable ups and downs of the dynamic real estate market with resilience and creativity. This past year was no exception, bringing new challenges as market conditions shifted once again. But guided with our rich history, we know how to adapt and emerge even stronger.

What sets Daniels apart isn’t just our ability to build – it’s our ability to evolve. Since 1984, we’ve delivered nearly 40,000 homes in a range of types and tenures. In addition to building ownership and rental housing, we’ve developed expertise in affordable, seniors’, and student housing. This diverse experience strengthens us as we innovate, streamline operations, and seize new opportunities. Above all, the depth of talent and experience within our team continues to be our greatest asset.

In a time when organizations across North America are stepping back from commitments to social impact and environmental sustainability, Daniels remains steadfast in our purpose – building inclusive and sustainable communities to create a better future for all. This statement goes beyond a mere declaration as it is the cornerstone of our strategy, guiding our work in creating affordable and accessible housing, investing in local economic development, strengthening social infrastructure, and leading decarbonization in the residential construction industry.

In last year’s report, we outlined our progress in decarbonizing new home construction and investing in community. We also highlighted our trailblazing Accessibility Designed Program (ADP), sharing our approach to building accessible homes, grounded in eight years of research and innovation.

This year’s report explores another of our greatest strengths: partnerships. In 2024, we celebrated a decade of collaboration with community agencies in Regent Park through an education and training program that has created employment opportunities for nearly 190 youth and generated over \$600,000 in local economic development through wages. We also completed the ECOPact Low-Carbon Concrete Pilot at Daniels on Parliament, in partnership with Innocon, making it the largest multi-family residential use of ECOPact low-carbon concrete in Ontario to date.

Partnerships at Daniels go far beyond single projects. Collaboration has always been at the heart of our work. Whether we are working with developer partners to build vibrant communities across the GTA, partnering with not-for-profits and municipalities to create affordable housing, or collaborating with our trades and suppliers to drive innovation in sustainable construction, our partners challenge us, strengthen us, and help us create lasting impact.

We look forward to building on these partnerships and forging new ones as we continue to meet the demands of today while we also strive to safeguard the future for generations to come.



Jake Cohen  
COO



# DANIELS AT A GLANCE

## OUR PURPOSE

Daniels exists to build inclusive and sustainable communities to create a better future for all.

## OUR MISSION

To use our business as a positive force, enriching our communities by valuing people, partnerships and the planet.

## OUR VALUES

- ✓ WE DO WHAT'S RIGHT.
- 👤 WE PUT PEOPLE FIRST.
- 🕒 WE BUILD FOR THE FUTURE.
- 💖 WE LOVE WHAT WE DO.



### KEY FIGURES

	1984	2024
Employees	4	420
Homes Built	0	40,000
Homes Under Construction	82	4,378

A Habitat GTA Partner Family pictured at Daniels MPV.



# 2024 AT A GLANCE

## 2024 AWARDS



### BILD Stephen Dupuis Corporate Social Responsibility (CSR) Award

This award recognizes Daniels as an organization that puts into practice the best practices identified by the Global Diversity, Equity and Inclusion Benchmarks (GDEIB), a set of standards for organizations around the world.



### Property Manager of the Year

Presented by the Federation of Rental Providers of Ontario (FRPO) at the MAC Awards, this award recognized Izabela Konopka, Portfolio Director of Daniels Gateway Rental Communities™ for her leadership and dedication to managing the start-up of Uniti and her commitment to community building through the Amenity Activation Program.



### Leading on Diversity Award

Presented by the Toronto Community Benefits Network (TCBN), this award recognized Daniels as a Canadian developer that is leading the way by working to increase the participation of Black, Indigenous and racialized workers in the construction industry through collaboration and innovation. The award also recognizes Daniels as an organization that puts into practice the best practices identified by the Global Diversity, Equity and Inclusion Benchmarks (GDEIB), a set of standards for organizations around the world.



Members of our team at the 2024 Building Industry and Land Development Association (BILD) Awards.

YEAR IN REVIEW

JANUARY

Commenced occupancies at Uniti, our 26-storey purpose-built rental building in partnership with Choice Properties in Brampton's Mount Pleasant Village, which was designed to deliver a 55% reduction in operating emissions compared to our Emissions Baseline through the deployment of geexchange technology to supply low-carbon heating and cooling to the building.

APRIL

Announced a Call for Applications with Toronto Community Housing Corporation (TCHC) inviting affordable housing providers to express interest in creating new affordable homes in Regent Park.

JUNE

Presented "Songs from the Journey" at Koerner Hall, a fundraising musical production which raised \$1.2 million in support of Daniels Spectrum and The Royal Conservatory of Music Foundation.

SEPTEMBER

Unveiled a public art installation titled, "Circle of Life" at The Thornhill, a new community in the City of Vaughan built by Daniels in partnership with Baif Developments. The sculpture, created by Edward Pien and Jay Soule, is a powerful expression of Indigenous culture and the Seven Ancestral Teachings.

DECEMBER

Completed the ECOPact Low-Carbon Concrete pilot at Daniels on Parliament, in partnership with Innocon, the largest multi-family residential application of ECOPact low-carbon concrete in Ontario to date.

MARCH

Celebrated the 10th anniversary of "Moving Towards Opportunity" (MTO), our flagship youth employment initiative for 16 to 18-year-olds in Regent Park which has engaged 188 youth and created over \$600,000 in local economic development through wages since its inception.

MAY

Won the Stephen Dupuis CSR Pinnacle Award, for the second time, at the 2024 Building Industry and Land Development Association (BILD) Awards!

JULY

Welcomed three Habitat for Humanity GTA Partner Families to their new homes – two families at Daniels OMG 2 as part of BlackNorth Initiative's Homeownership Bridge Program and one family at Daniels MPV in partnership with Choice Properties.

NOVEMBER

"Rhythms of Change", a new book by Daniels' President & CEO, Mitchell Cohen, which shares his reflections on the Regent Park revitalization, was publicly released at the World Urban Forum in Cairo, Egypt, followed by a Canadian launch at the World Urban Pavilion - Powered by Daniels.





# 40 YEARS OF IMPACT

As Daniels marked our 40th anniversary in 2024, we reflected on four decades of building communities across the GTA and our long-standing commitment to social impact and sustainability. This milestone was also an opportunity to look back at key moments from our archives that have shaped our journey and continue to inspire our work today.

## FROM OUR ARCHIVES

Investing in people and the planet has been part of Daniels' DNA since day one. Our 1994 corporate brochure (excerpts pictured right) highlights this early commitment, showcasing our workforce development programs and waste management initiatives at Lakeshore Village. These efforts empowered workers through skills training and language programs while setting new standards for environmental responsibility by recycling thousands of tonnes of materials from a former tire plant.

Similarly, our "Give A Gift, Get A Song" initiative launched in 2009 is an early example of incorporating arts into our impact strategy to foster inclusion and build community capacity. Songs written by executives from Daniels, Mitchell Cohen and Tom Dutton, raised money and awareness for not-for-profit organizations, including Second Harvest and Habitat for Humanity GTA.

For Daniels, impact has never been just a buzzword – it's a core value. These early initiatives reflect our ongoing dedication to building stronger, more inclusive, and sustainable communities for the future.

## APPRENTICESHIP TRAINING AND EMPLOYMENT EQUITY

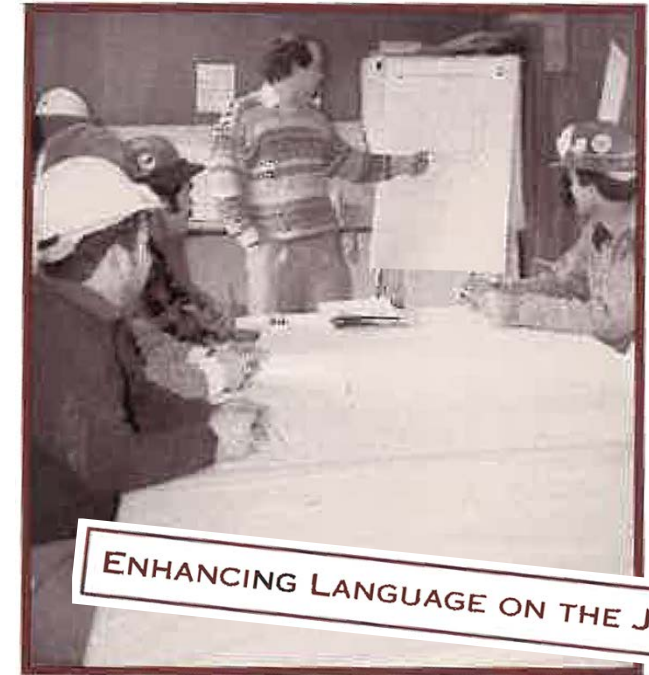


🏠 *On-the-job apprentices - Daniels' investment in skills training has been enhanced with an Apprentice Training Program which emphasizes employment for women and minority groups.*

## STATE OF THE ART RECYCLING



🏠 *Recycling on a massive scale - The development of Lakeshore Village required the demolition of Etobicoke's Goodyear Tire and Rubber Plant. Daniels was able to reuse tonnes of materials in one of Canada's most ambitious recycling projects.*



## ENHANCING LANGUAGE ON THE JOB

🏠 *Training initiatives - Daniels' commitment to the workforce has pioneered programs in co-operation with labour and management, including the improvement of practical language and literacy skills on site.*



WE BUILD  
INCLUSIVE  
COMMUNITIES



# CREATING AFFORDABLE AND ACCESSIBLE HOUSING

## GUIDING PRINCIPLE

Affordable and accessible housing are fundamental infrastructures of inclusive communities.



Jake Cohen, Daniels' COO, and Heela Omarkhail, Daniels' Vice President of Social Impact, with a Habitat GTA Partner Family at their Key Dedication at Daniels MPV.





## OUR IMPACT

In 2023, we focused on identifying opportunities to create additional affordable housing. Building on these efforts, we're proud to share that, in 2024, we launched a major affordable housing initiative in partnership with TCHC. Together, we issued a Call for Applications to identify a provider for an affordable housing component within an upcoming mixed-use condominium development at 500 Dundas Street East, in Regent Park. Five affordable housing providers submitted applications, and after a thorough assessment of applications and multiple interviews in fall 2024, Daniels and TCHC announced Fred Victor as the successful applicant in spring 2025.

This announcement represents a forward-thinking, developer-led approach to delivering affordable housing — one that integrates new affordable rental units within a new market condominium to help meet the urgent need for housing in Toronto. It also demonstrates what's possible when the public, private, and non-profit sectors come together to deliver innovative housing solutions.

Continuing our partnership with Habitat for Humanity GTA, we also dedicated four new homes to Habitat Partner Families in three communities across Peel Region: Wesley Tower at Daniels City Centre in Mississauga, and OMG2 and Daniels MPV, both in Brampton.

In addition, with \$1.2 million in funding from the Region of Peel's Affordable Housing Incentives Pilot Program (AHIPP), a local not-for-profit housing provider in Brampton signed a 41-year head lease to provide affordable housing at Uniti, a new, purpose-built rental residence in Mount Pleasant Village developed by Daniels and Choice Properties.

Uniti, a new 26- storey rental residence in Mount Pleasant Village, Brampton.



Through this initiative, the building includes 12 affordable homes in a mix of one, two, and three-bedroom designs, two of which are Daniels' Accessibility Designed (ADP) units. Tenants enjoy access to the full range of amenities in the residence, and the affordable homes are seamlessly integrated throughout the building to foster inclusion, enabling individuals from different socio-economic backgrounds and incomes to live together, not only within the same community, but within the same building creating a true sense of community.

Building on our commitment to inclusion, we also advanced accessible housing initiatives at Uniti through new partnerships with two not-for-profit organizations: Mary Centre, which provides residential and community connection support services for people with developmental disabilities, and Kerry's Place, which offers supported and semi-independent living opportunities for Autistic adults. Through these partnerships, six ADP homes within Uniti are dedicated to serving the needs of people living with disabilities.

Furthermore, building on a successful collaboration to create River House, a co-living home for individuals with intellectual disabilities located at Artworks Tower in Regent Park, we are once again working with L'Arche Toronto to incorporate two more homes in the neighbourhood. Located at Daniels on Parliament, the connected three-bedroom homes are designed with a wide range of accessibility features through Daniels' ADP. Currently under construction, Daniels on Parliament will begin welcoming new residents at the end of 2025.

Also in 2024, the Accelerating Accessibility Coalition (AAC), launched by Daniels in partnership with real estate, accessibility, and civic leaders, celebrated its two-year anniversary. The Coalition has grown substantially to 72 members and marked key achievements from its second year, including funding from Canada Mortgage and Housing Corporation (CMHC) under the National Housing Strategy (NHS) Demonstrations Initiative to produce a video on accessible housing. The video, [A Tale of Two Homes](#), demonstrates how the vast majority of new condo or rental homes create barriers for people with disabilities and aging Canadians, and what helps make these homes more habitable and visitable and the difference it makes.



Roddey Harb, resident at Daniels' DuEast Condominiums.



Habitat GTA Partner Family at their Key Dedication at Daniels OMG 2.

## KEY FIGURES

**16** Affordable homes  
occupied in 2024

**232** Affordable homes  
under construction

**51** ADP homes completed  
in 2024

**68** ADP homes  
under construction





## CASE STUDY

# Daniels Announces It Will Publish ADP Technical Standards Guide

When we launched the Daniels ADP in 2017, our goal was to ensure our communities were welcoming to everyone, including individuals living with disabilities.

To deliver on this commitment, we have developed deep expertise in accessible design and construction over the last seven years. With the guidance of accessibility partners and feedback from individuals with lived experiences, we have made accessible features part of Daniels' base construction program.

The impact of this work has been significant; 99 ADP suites have been completed since 2018.

Understanding that Daniels' ADP cannot fill the need for accessible homes alone, we announced the public release of our [ADP Technical Standards Guide](#) at the AAC's two-year anniversary celebration in November 2024.

What's included in the ADP Technical Standards Guide? In addition to specifications for appliances and design elements such as roll-in showers, height-adjusted countertops, and power door operators, the Guide features suite layouts and recommendations on incorporating ADP suites in a multi-unit residential building floorplate. The Guide also includes specifications for designing accessible shared common spaces and building-wide elements such as garbage chutes, concierge desks, and party rooms.

“By sharing this invaluable resource, Daniels is not only raising the bar for accessibility in housing but also empowering developers, architects, and builders to join the movement toward more inclusive communities. This step exemplifies the leadership and collaboration needed across our industry to make accessible housing a cornerstone of Canada's future.”

– Heidi Green

Co-Chair of the Accelerating Accessibility Coalition and Director of Development at RioCan REIT



Accessible kitchen with roll-under sink and stove, featured at Uniti in Brampton.

# INVESTING IN LOCAL ECONOMIC DEVELOPMENT

## GUIDING PRINCIPLE

Inclusive communities generate value for everyone, not just the development industry.



Participants in the CRAFT Pre-Apprenticeship Program.



## OUR IMPACT

In 2024, we invested over \$176,000 in economic value for artists by forgoing rental revenue as part of Daniels' Social Impact Commercial Program. In Regent Park, we welcomed Morgan-Paige Melbourne, an interdisciplinary artist and musician, into our Work-Live Studio program. Developed by Daniels and implemented in partnership with BlackNorth Initiative, the Work-Live Studio program provides Black artists with access to affordable creative space. In Brampton, we welcomed our inaugural Artist in Residence at at Uniti, Yaw Tony. As with our Work-Live Studio program, this Artist in Residence initiative seeks to address systemic barriers faced by Black artists in accessing housing, workspaces, and economic opportunities while embedding arts and culture in the DNA of our communities from the outset.

As part of our ongoing efforts to create a more equitable economy, we prioritized local and diverse suppliers through our social procurement initiatives. In 2024, we procured over \$1.4 million, including \$1.1 million in local art, as part of this approach. Additionally, we launched a process to collect organizational and demographic data from our trades, consultants, and suppliers. This initiative aims to inform our future social impact strategy, including the development of broader social procurement policies. Already, we've learned that Mason Studio, an interior design consultant, was certified as a B Corp in 2024. We're proud to work with likeminded consultants who share our commitment to creating positive impact.

Our investments in workforce development and training programs in 2024 generated \$131,000 in local economic development through wages, adding to the \$1.2 million generated since 2015.

Through Creating Real Apprenticeships for Toronto (CRAFT), a pre-apprenticeship training program implemented in partnership with the College of Carpenters and Allied Trades, Carpenters' Local 27, YMCA and TCHC, we created a pathway to employment in the construction industry for five youth with job placements and union membership.

In addition, MTO, a flagship program developed in partnership with community agencies in Regent Park, celebrated its 10th cohort in 2024. Since 2015, MTO has provided 188 youth aged 16 to 18 who reside in Regent Park and surrounding neighbourhoods with employment readiness training and a full-time, paid summer placement with Daniels as well as our consultants, commercial and institutional partners. MTO has generated over \$600,000 in local economic development through wages over the last 10 years.



Participants at the 10-year anniversary celebration of the MTO Program.

## KEY FIGURES

# \$1.4M

spent on social procurement in 2024,  
including:

\$1.1M on arts and culture

\$277,000 on professional services

\$52,000 on other goods and services

# \$131K

generated in economic development  
through wages and salaries through  
youth employment initiatives in 2024

# 92%

suppliers and artists engaged through  
Daniels' Social Procurement Program  
are diverse suppliers

Diverse suppliers are those who self-identify as  
belonging to an equity-deserving community,  
not-for-profit or social purpose enterprise.



Gail Lynch, owner and operator of Zero Cocktail Bar, a non-alcoholic cocktail bar, tasting room and bottle shop in Cabbagetown, pictured at "Songs From The Journey" Gala Reception, hosted at Koerner Hall, 2024.



## KEY FIGURES

**9,456** SQ. FT.  
of Social Impact Commercial Space  
under lease in 2024

**\$176K**  
in economic value invested  
through foregone rental revenue  
as part of Daniels' Social Impact  
Commercial Program in 2024

**22** participants in youth  
employment initiatives  
in 2024

**7** entrepreneurs, businesses  
and organizations engaged  
in Daniels' Social Impact  
Commercial Program in 2024



Artist Melissa Falconer paints at "Songs From The Journey" Gala Reception, hosted at Koerner Hall, 2024.



## Celebrating Cross-Sector Collective Impact at Erin Mills Block Party

Mixed-use development creates vibrant communities - when planned with intentionality. Launched in 2018, Daniels' Social Impact Commercial program was developed to support artists, entrepreneurs and not-for-profit organizations in accessing studio and commercial spaces with below-market lease rates. This program has helped ensure that those who create and serve our communities remain an integral part of them.

Early in the program's development, we were introduced to the Studio.89 Community Hub and Café (Studio.89), a fair-trade café and not-for-profit community hub providing a free space for community events and workshops. Run by the not-for-profit organization, Youth Troopers for Global Awareness (YTGA), Studio.89 hosts hundreds of annual events with community partners, bringing together Mississauga residents and mobilizing youth to advocate for social justice and environmental sustainability.

When Studio.89 was on the verge of outgrowing its space, our Social Impact and Commercial Leasing teams met with them to explore opportunities to collaborate. This led to a partnership that has helped Studio.89 transition into its next phase. After losing its long-term commercial space in Mississauga due to the COVID-19 pandemic, Studio.89 has found new life within our Daniels Erin Mills Presentation Centre.

During business hours, the space is shared between the Daniels Sales Team and Studio.89. After hours, Studio.89 uses the additional space within the Presentation Centre to expand its offering of community programs, often in collaboration with other organizations to host paint nights, book clubs, conscious consumerism workshops, and more. Over the last five years, Daniels has contributed \$250,000 in foregone rental revenue to support Studio.89's café and community programs.

In August 2024, to celebrate five years of partnership and several significant anniversaries – Studio.89's 10<sup>th</sup>, Daniels' 40<sup>th</sup>, and Mississauga's 50<sup>th</sup> – we jointly hosted a block party. Funded by Daniels and supported by a grant from the Mississauga Arts Council, the event brought community members together for a day of live music, face painting, and other activities.



Erin Mills Block Party, hosted at Studio.89, 2024.



# BUILDING SOCIAL INFRASTRUCTURE

## GUIDING PRINCIPLE

To build inclusive communities, development must go beyond the bricks and mortar.



Taste of Regent Park, 2024.





Fuelled by Coffee Collective paints a mural at Uniti, 2024. Photo by Ayesha Khan.

## OUR IMPACT

In 2024, we expanded our Amenity Activation Program to our newest Daniels Gateway rental community in Brampton, Uniti. By bringing residents together over shared experiences within amenity spaces, this program fosters new relationships and promotes the development of an inclusive community. Uniti's inaugural Amenity Activation event, a summer social, welcomed 150 residents. Additionally, at our Skyrise community in Mississauga and at EVOLV in Toronto's Regent Park, we hosted 15 amenity activation events, drawing nearly 800 resident attendees in total.

We also continued to support local organizations within the communities where we build, funding over 24 different groups and initiatives and investing over \$401,000 in sponsorships and donations. This includes a \$40,000 donation to George Brown College, totaling \$120,000 over three years, to support the design and construction to support the design and construction of their award-winning Limberlost Place, which will be home to the School of Architectural Technology.

In addition to supporting local organizations, our social infrastructure strategy invests in the built environment. This year, we unveiled two new public art installations at two of our new home communities: The Thornhill in Vaughan and Uniti in Brampton.

At our community The Thornhill, built in partnership with Baif Developments, a sculpture titled "Circle of Life" was created under the Vaughan City-wide Public Art Program. The artwork represents a fast-flowing river replete with salmon swimming and jumping upstream. Created by Edward Pien, a Toronto-based Canadian artist and Jay Soule, an Indigenous Artist from the Chippewas of the Thames First Nation (Deshkaan Ziiwing Anishinaabeg), the installation also includes seven river boulders, each inscribed with an image and a word in Anishinaabe and English that acknowledges the Seven Ancestral Teachings.

At Uniti, Daniels and Choice Properties as partners, invested \$75,000 in a mural project designed and painted by a local Brampton arts group Fuelled by Coffee Collective, in a process managed by STEPS Public Art.



## KEY FIGURES

**25** events hosted by Daniels as part of the Amenity Activation Program

**1,525** residents engaged in the Amenity Activation Program across Daniels communities in 2024



Residents celebrating at Uniti's one-year anniversary party, 2024.



## KEY FIGURES

**984** SQ. FT.  
of amenity space dedicated  
to urban agriculture delivered  
in 2024

**1,262** SQ. FT.  
of amenity space  
dedicated to urban agriculture  
under construction

**\$401K**  
contributed in sponsorships  
and donations in 2024,  
including over \$70,500 contributed  
to equity-led organizations

**24** not-for-profit, charitable  
and grassroots organizations  
supported in 2024



Jane Hayes of Hoffman Hayes, Daniels' garden programming consultants, facilitating garden programming at Evolv Rentals in Regent Park.





## CASE STUDY

# Songs From The Journey Raises \$1.2 Million For Community Impact

When Regent Park's flagship arts and cultural centre, Daniels Spectrum, opened its doors in 2012, the vision for the space was simple: break down barriers, build social cohesion, celebrate the community's and the city's diversity, and reconnect Regent Park to the city and the world beyond. In addition to providing several event, performance, and exhibition spaces, the building is home to over a dozen arts-based and community-focused organizations and agencies, many of which have been serving the neighbourhood since before the revitalization.

Although the 60,000 square foot building was funded through a combination of public sector, private sector, and philanthropic funding, including \$4 million donated by Daniels and The John and Myrna Daniels Charitable Foundation, ongoing support is essential for its long-term sustainability.

In 2013, to fill this need, "The Journey: A Living History of the Regent Park Revitalization", also known as "The Journey Musical", was born.

As a fundraising theatrical production, "The Journey" Musical shared stories of the Regent Park revitalization. Performed by emerging artists from Regent Park alongside performing arts professionals, the production combined drama, spoken word, music and dance. Between 2013 and 2022, bi-annual performances featured local youth and artists sharing the stage with legendary Canadian performers, raising over \$5.5 million in support of Daniels Spectrum.

Historically, "The Journey Musical" was performed at Daniels Spectrum, in the heart of Regent Park. This year, however, in collaboration with The Royal Conservatory of Music, a special production of the show, "Songs from The Journey", debuted at Koerner Hall. Written by Mitchell Cohen, Daniels' President and CEO, Heela Omarkhail, Daniels' Vice President of Social Impact, and Trevlyn Kennedy, a youth worker and former Regent Park resident, "Songs from The Journey" weaved performances within a storytelling narrative.

The musical raised an impressive \$1.2 million in 2024. In addition to supporting Daniels Spectrum, a portion of net proceeds also funded the My Piece of the City initiative. This exciting new program enables Toronto's diverse communities to host events at Koerner Hall at deeply discounted rates, making the venue more financially accessible.



Jackie Richardson and Trevlyn Kennedy performing at "Songs from The Journey", Koerner Hall, 2024



HIGHLIGHT

# "Rhythms of Change, Reflections on the Regent Park Revitalization"

In November 2024, Daniels hosted the launch of "Rhythms of Change", a new book by President & CEO Mitchell Cohen, at the World Urban Pavilion in the heart of Regent Park. The event brought together urban development professionals, Regent Park community members, and local artists and entrepreneurs to celebrate this groundbreaking work.

"Rhythms of Change" offers a compelling exploration of Regent Park's extraordinary revitalization — from its early reputation as a "no go" zone to becoming a vibrant, inclusive community.

Through rich storytelling, Mitchell highlights the resilience of Regent Park's residents and the transformative power of community-led change. The book underscores how Regent Park's success now serves as a blueprint for revitalizing stigmatized neighbourhoods worldwide, with the World Urban Pavilion standing as a testament to this remarkable journey.



Regent Park residents, Marlene DeGenova and Ines Garcia with Daniels' President and CEO, Mitchell Cohen, at the launch of Rhythms of Change, 2024.



WE BUILD  
SUSTAINABLE  
COMMUNITIES

# DECARBONIZING NEW CONSTRUCTION

## GUIDING PRINCIPLE

Low-carbon communities  
deliver lasting value for people  
and the planet.



Megan Wilson, Senior Manager of Sustainability at Daniels, pictured with Geoeexchange technology at Uniti in Brampton's Mount Pleasant Village.



## OUR APPROACH

As a developer and builder, our greatest opportunity for impact is in the homes we build. Decisions made today will have impact over generations of a community's lifecycle.

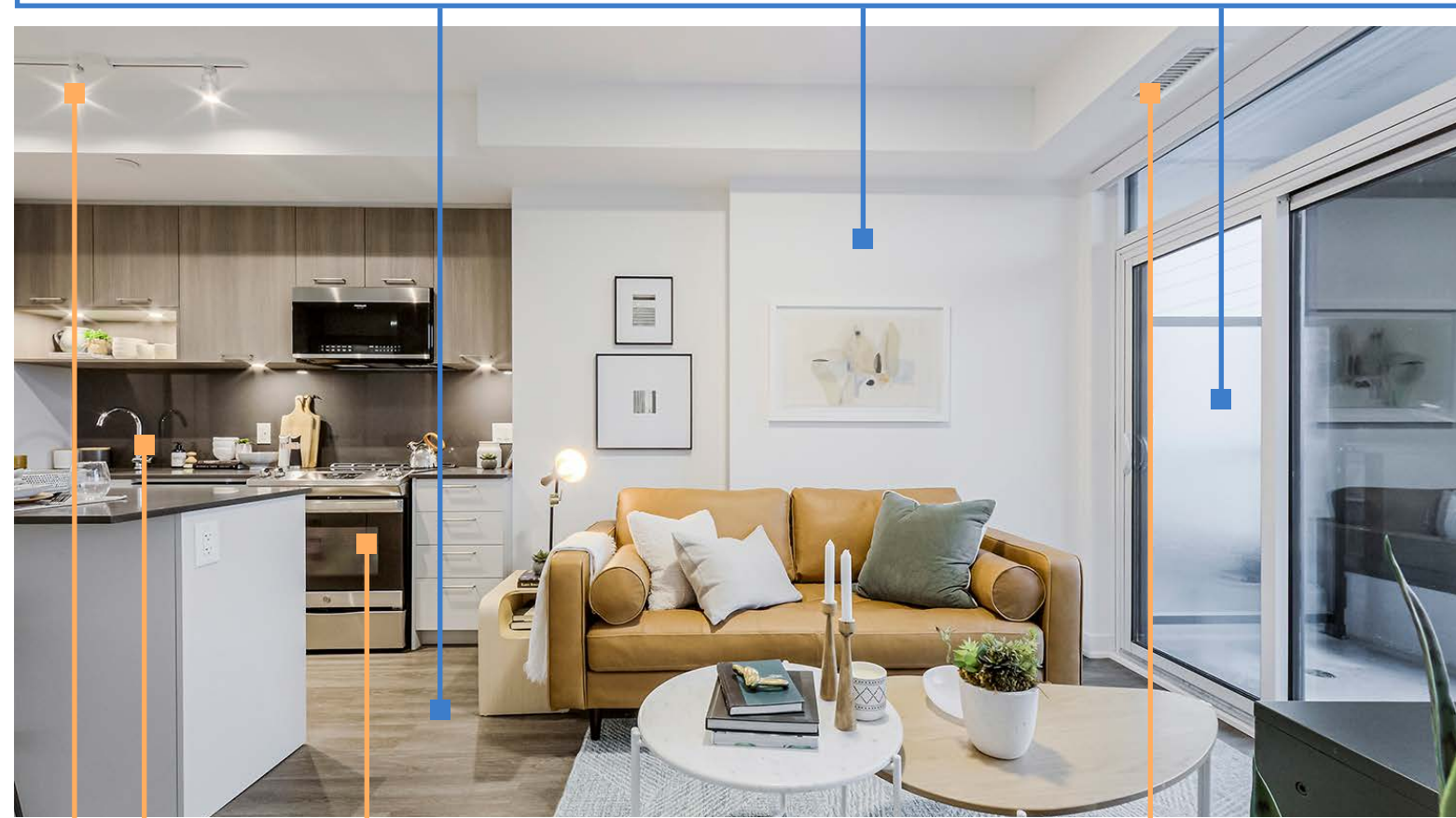
We are continuing to report how our new communities perform against the targets established by our [Decarbonization Roadmap](#) and share our key findings along the way. By streamlining our corporate strategy to prioritize decarbonization, our goal is to lead by example and accelerate the transition of the Canadian real estate sector to low-carbon solutions.

The scope of our carbon reporting is based on projections of how our communities have been designed using the metric of Whole Life Carbon Intensity. For each building, we use a model to project the emissions profile over its lifecycle, combining the emissions from both upfront and operating sources.



## Upfront Emissions

The emissions associated with the building construction phase including raw materials, manufacturing and on-site practices of major components such as **structure, windows, walls, and insulation.**



## Operating Emissions

Emissions produced from day-to-day utility use for functions such as **heating & cooling, hot water, lighting, and appliances.**

Living room at EVOLV.

# uniti

## BASELINE

WHOLE LIFE  
CARBON INTENSITY

**956**  
kg CO<sub>2</sub>/m<sup>2</sup>

## UPFRONT

**377**

+

**579**

## OPERATING

## CARBON IMPACT BREAKDOWN

kg CO<sub>2</sub>/m<sup>2</sup>

### EMISSIONS

**UPFRONT 377**

Concrete	223
Rebar	97
Enclosure	41
Other	16

**OPERATING 579**

Heating	79
Cooling	21
Hot Water	258
Other	221



## OUR IMPACT

In 2024, we launched our first rental community with a public carbon label disclosure at Uniti in Brampton's Mount Pleasant Village neighbourhood.

Our carbon labelling program highlights the key sources of carbon emissions associated with a project, while disclosing the modelled whole life carbon emissions footprint of a specific community. This initiative enhances accountability to our targets, while engaging and educating our community members and stakeholders around low-carbon living. Since the launch of our Decarbonization Roadmap, we have published a total of 5 carbon labels across 4 unique communities.

Uniti has been designed to deliver a 55% reduction in operating emissions compared to that of our emissions baseline. This reduction is accomplished primarily through the deployment of Geoexchange technology to supply low-carbon heating and cooling to the building, drastically reducing on-site combustion of fossil fuels. Geothermal technology replaces fossil-fuel burning boilers and instead uses the stable temperatures found deep underground to extract or expel thermal energy to provide low-carbon heating and cooling year-round.

## KEY FIGURES

**▼ 55%**

**Operating Emissions Reduction**  
Uniti compared to Daniels'  
Emissions Baseline

**5** **Community Carbon Labels**  
published to date



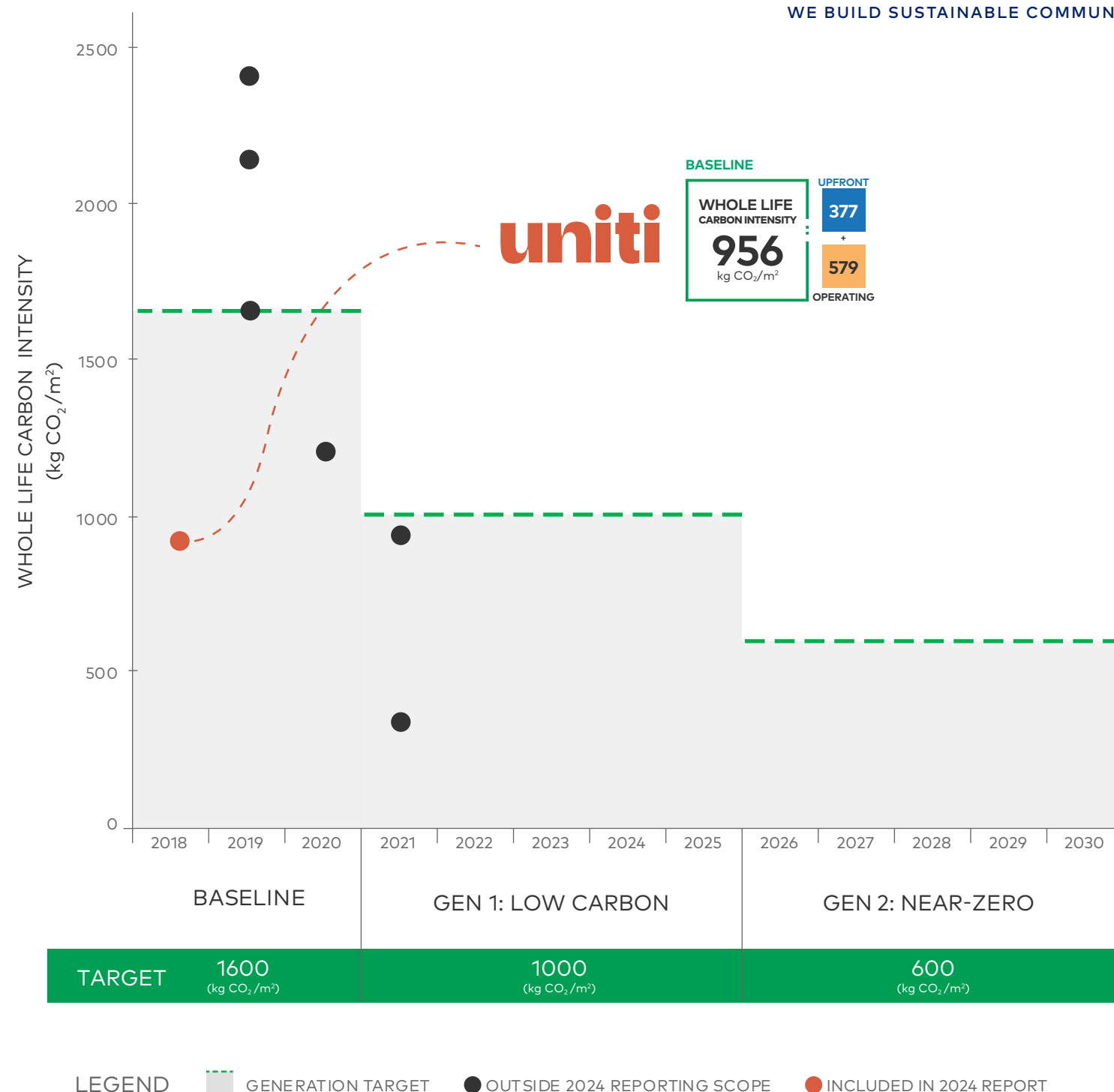
## 2024 Communities Emissions Report

We launched our Decarbonization Roadmap in 2023 starting with our 1st Generation of Low Carbon Communities, and in 2026 we will be transitioning to our 2nd Generation of performance, Near-Zero Whole Life Carbon. 'Near-Zero' represents a 64% reduction from our baseline and approaches the technological limit of decarbonization that can be achieved using strategies commercially available today for GTA-based residential high-rise construction.

The year of the official start of the development process ties a community to a specific performance target. However, external reporting does not occur until the community is launched publicly, either for sale in the case of condominiums, or at the start of occupancy for rentals. The lag between these two milestones is often several years and can be even longer for rental communities, as is the case with Uniti.

Uniti officially started the development process in 2018 and therefore is classified as a Baseline Generation project. However, Uniti was ahead of its time in terms of reducing whole-life carbon emissions and paved the way for our future low-carbon strategy. During our emissions benchmarking study and target-setting for our Decarbonization Roadmap, Uniti had such outstanding environmental and economic performance that it was determined that this model would be the aspirational target for all projects going forward.

Looking forward, our 2nd Generation will require full deployment of best-in-class low-carbon technologies, and we are actively working to set up the technological strategies and internal processes to deliver on this target in the most value-driven way.







## CASE STUDY

### From Grey to Green: Transforming Regent Park with Low-Carbon Concrete

Concrete is the most widely used building material in the world and the largest contributor to upfront carbon emissions in new construction. Therefore, reducing the emissions that come from concrete provides the greatest opportunity for impact.

In late 2024, we completed the ECOPact Low-Carbon Concrete Pilot at our Daniels on Parliament site, located at 25 Dreamers Way in Regent Park. ECOPact Low-Carbon Concrete (ECOPact) incorporates limestone to reduce the carbon footprint of traditional Portland cement and utilizes by-products from other manufacturing processes in lieu of virgin materials.

We partnered with our concrete supplier, Innocon, to deploy the largest multi-family residential application of ECOPact low-carbon concrete in Ontario to date, achieving 72% of all concrete poured in the low-carbon formulation. The result was a reduction in the overall average carbon footprint of each cubic meter of concrete by 15.7% compared to our design estimate using data from the Ontario Industry-Average Baseline Concrete.

Early planning for the pilot established a target to pour up to 85% of concrete with an ECOPact formulation. The remaining 15% was ineligible due to certain types of concrete not yet being available in the ECOPact option.

While we fell a little short of the 85% target, we obtained valuable experience and data from pouring over 22,000 cubic meters of low-carbon concrete product across all structural elements and seasons. Working with new materials in the construction industry requires experiential learning through deployment and documentation to track how materials perform on fast-paced construction sites in a highly variable climate zone.

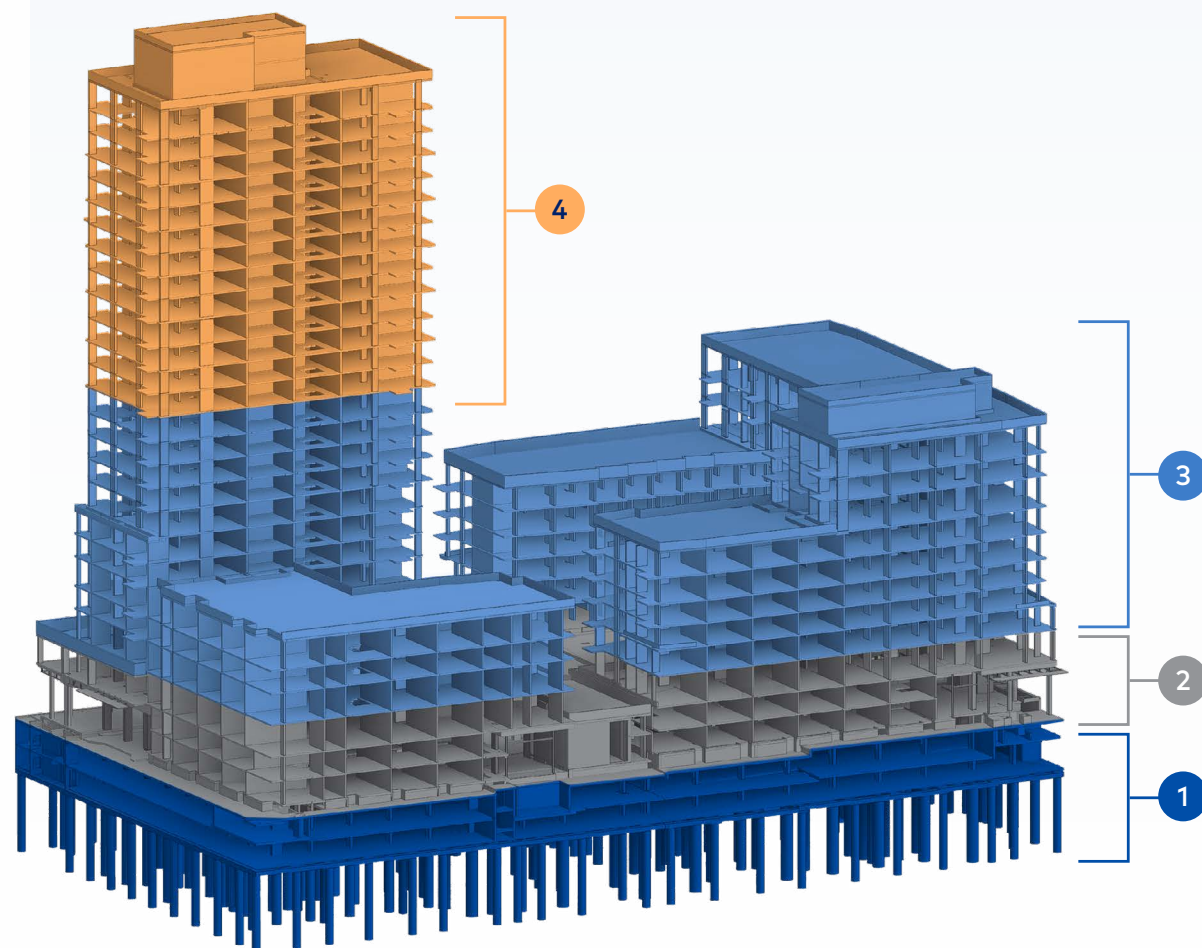


ECOPact Low-Carbon Concrete Pilot at Daniels on Parliament in Regent Park.

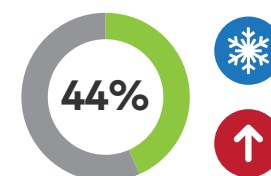
## Low-Carbon Concrete From the Ground Up

ECOPact Low Carbon Concrete products were used at our Daniels on Parliament community in varying quantities based on potential schedule risk and seasonal fluctuations.

In general, schedule risk increases as construction proceeds from below grade up into the tower levels. Layering in varying seasonal weather conditions resulted in fluctuated use by level throughout the construction cycle.

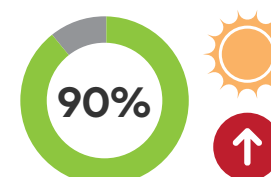


### 4. UPPER LEVELS



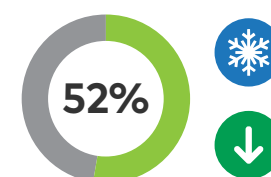
In the upper levels, the more repetitive geometry of the tower levels results in an even faster-paced production schedule and less leniency for longer cure-times. This, in combination with the return of challenging cold weather conditions, led to a reduction in EcoPact use on site to mitigate any possible delays during this phase. Weighing multiple priorities on site is always a delicate balance. Overall, achieving 72% of concrete poured in ECOPact during this pilot was a huge success.

### 3. MIDDLE LEVELS



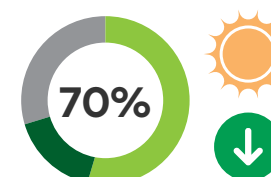
As the weather turned warm again while move up to constructing the middle levels, extremely high usage of the ECOPact mixes on site was achieved, despite tighter and tighter schedule constraints as the project approached completion.

### 2. LOWER LEVELS



Winter arrived while pouring the lower levels. Cold weather conditions adds a challenge to curing concrete. The team made the tough decision to mitigate any risk to the schedule by using higher amounts of conventional concrete mixes, but were able to maintain over half of the volume in low-carbon concrete, and get feedback on how the product performs under the most challenging cold conditions.

### 1. UNDERGROUND



Kicking-off the ECOPact pilot in spring of 2023, starting at the bottom of the excavation pit, the foundations and underground structure are the first to be constructed on site. A total of 70% of the underground with ECOPact concrete, including 17% in ECOPact Prime. The ECOPact Prime mix offers even higher levels of carbon reduction but can have an impact on performance such as curing times and workability. The underground structure has greater scheduling flexibility, so using the opportunity to test innovative concrete mixes provided valuable insight into the product performance, without risking schedule delays.

WEATHER CONDITIONS: Warm Cold

SCHEDULE RISK: Low High

CONCRETE USED: % ECOPact Concrete  
 ECOPact Prime  
 Other Concrete



# APPENDICES

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# APPENDIX 1: INCLUSIVE COMMUNITIES

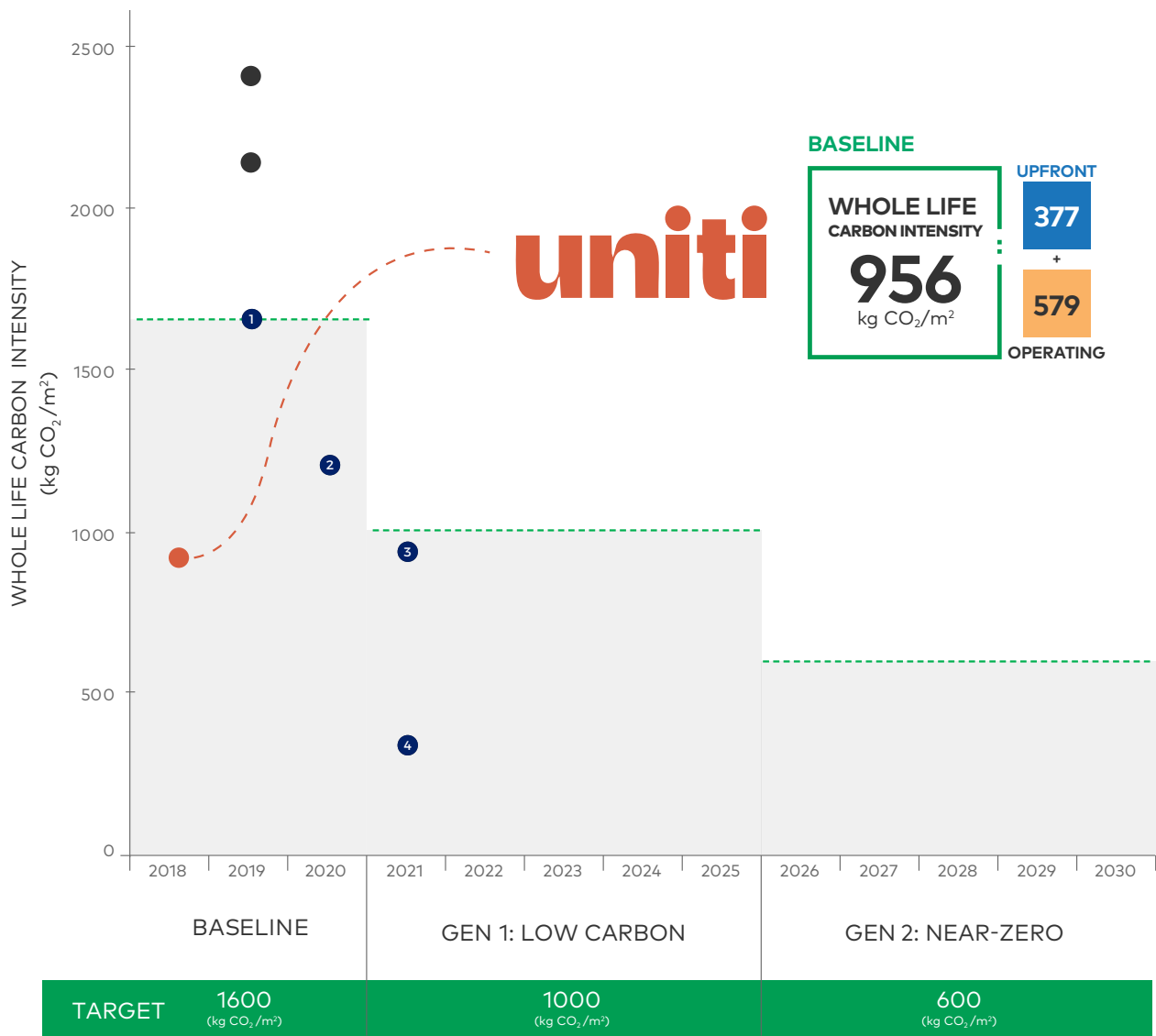
AFFORDABLE HOUSING	PRE-2020	2020	2021	2022	2023	2024
Affordable homes occupied	5,590	1	210	1	1	16
Affordable homes under construction	398	397	188	235	246	232
ACCESSIBLE HOUSING	PRE-2020	2020	2021	2022	2023	2024
ADP homes completed	N/A	N/A	32	N/A	16	51
ADP homes under construction	85	119	94	135	119	68
Communities certified Rick Hansen Foundation Pre-Construction Gold	N/A	N/A	N/A	1	3	4
Communities certified Rick Hansen Foundation Post-Construction Gold	N/A	N/A	N/A	N/A	N/A	1
LOCAL ECONOMIC DEVELOPMENT	PRE-2020	2020	2021	2022	2023	2024
Investment in social procurement	Not Tracked	\$593,000	\$309,000	\$594,000	\$550,000	\$1,469,000
% Diverse suppliers engaged through Daniels social procurement Initiative	Not Tracked	88%	97%	91%	90%	92%
Participants in youth employment initiatives	165	18	22	27	27	22
Income generated through youth employment initiatives	\$682,000	\$67,000	\$60,000	\$200,700	\$211,000	\$131,000
Investment in Daniels' social impact commercial program	N/A	N/A	\$24,000	\$98,000	\$161,000	\$176,000
Square feet of social impact commercial space under lease	N/A	N/A	2,744	2,744	8,600	9,456
Entrepreneurs, businesses and organizations engaged in Daniels' social impact commercial program	N/A	N/A	2	2	6	7
SOCIAL INFRASTRUCTURE	PRE-2020	2020	2021	2022	2023	2024
Sponsorship and donation contribution	Not Tracked	\$4,745,000	\$3,310,000	\$539,000	\$511,000	\$401,000
Sponsorship and donation contribution to equity-led organizations	Not Tracked	Not Tracked	Not Tracked	Not Tracked	\$101,000	\$70,000
Not-for-profit, charitable and grassroots organizations supported	Not Tracked	Not Tracked	28	32	30	24
Square feet of amenity space dedicated to urban agriculture delivered	Not Tracked	Not Tracked	Not Tracked	Not Tracked	400	984
Square feet of amenity space dedicated to urban agriculture under construction	Not Tracked	Not Tracked	Not Tracked	Not Tracked	Not Tracked	1262
Events hosted by Daniels as part of the Amenity Activation Program	N/A	N/A	N/A	14	46	25
Residents engaged in the Amenity Activation Program across Daniels communities	N/A	N/A	N/A	490	1,066	1,525

NB:

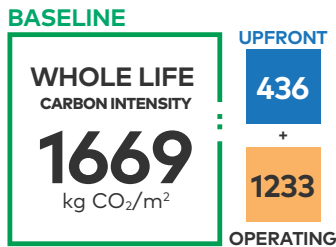
- 1 Dollar values are rounded down to the thousand.
- 2 "Not Tracked" indicates that data was not collected, though the program/initiative did exist.
- 3 "N/A" (not available) indicates no data is available, as the program/initiative did not yet exist.



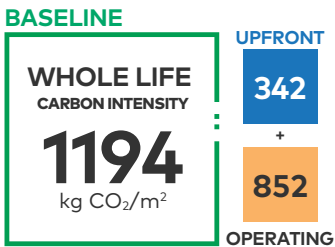
COMMUNITIES EMISSIONS REPORT



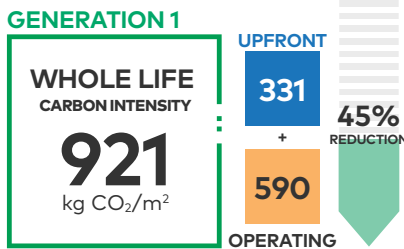
1 THE KITH



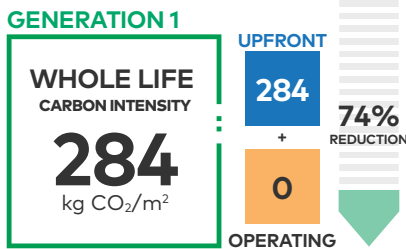
2 DANIELS ON PARLIAMENT



3 MPV2 MIDRISE



4 MPV2 TOWNHOMES



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[info@danielscorp.com](mailto:info@danielscorp.com)

T. 416 598 2129

Cover Photo: Mural painted by Fuelled by Coffee Collective for Uniti at Brampton. Photo by Ayesha Khan.

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130 Queens Quay East West Tower – 8th Floor  
Toronto, ON M5A 0P6

