

## Change of plans brings hundreds of rentals to Regent Park

TWO-TOWER ADDITION TO DANIELS' REVITALIZATION PROJECT SEES A MIX OF CONDOS AND RENTAL UNITS

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When Daniels on Parliament launched sales more than two years ago, it did so as a conventional condo project. But as Toronto's pre-construction market slowed, The Daniels Corporation converted roughly 200 of the 617 suites into managed rental units, a move that reshaped the two-tower project's tenure mix and aligned it with shifting housing demand in Regent Park.

As construction nears completion, and with moveins scheduled for January, Daniels president Jacob Cohen describes the pivot as market-responsive. "It was absolutely based on feedback and demand," he says, noting the strong performance of EVOLV, Daniels' earlier market-rental building in Regent Park.

Another factor, he adds, was recognizing that many condo owners would have rented out their units anyway. To avoid a prolonged sales cycle, Daniels opted to lease the units through Daniels Gateway Rental Communities, its property management arm. "This will actually breathe life into the building," Cohen says, by allowing for expedited occupancy, a more diverse resident base, and consistent service for both renters and owners.

Set on the southeast corner of Parliament and Gerrard, Daniels on Parliament consists of a 25-storey South Tower and a 13-storey North Tower connected by a shared podium. Designed by the architects at Toronto-based Superkül, the towers were conceived as a "building in the round," Cohen says, with their articulated facades enclosing a second-floor landscaped courtyard. Exterior materials such as brick inlay and precast concrete, he adds, allow the development to sit comfortably between Regent Park's contemporary architecture and the historic character of neighbouring Cabbagetown.

Inside the suites, the design follows a contemporary esthetic. Features and finishes include engineered flooring, neutral-toned countertops, and integrated or panelled appliances. Many layouts emphasize natural light and functional flexibility, particularly in split-bedroom two-bedroom units, which Cohen explains were developed with students and shared households in mind. "When designing our two-bedroom units, we made sure the bedrooms were split so people can share the rent but still have privacy."

The amenities hub, called the PA/GE One Club, includes a fitness centre, yoga studio, co-working lounge, screening room, party rooms, kids' club, maker space and multiple terraces. Daniels avoids over-programming amenities that drive up maintenance fees, Cohen notes. "These are not earth-shattering design items, but they're smart, well-maintained and things people are truly going to use."

The project's unit mix is notably varied for an urban highrise. Beyond studios and one-bedrooms, it includes larger two- and three-bedroom apartments as well as two- to four-bedroom City Towns with direct street access and private outdoor space.

These ground-oriented homes were designed with families and downsizers in mind. “We were thinking about families,” Cohen says. “What can you get in the city of Toronto that offers this much space with outdoor access?”

The site also benefits from strong walk, transit and bike scores, and is within walking distance of the Regent Park Athletic Grounds, Pam McConnell Aquatic Centre, retail stores, cafés and the Distillery District. Riverdale Park and Cabbagetown’s picturesque residential streets are nearby, broadening the appeal.

Daniels on Parliament arrives late in the multiphase Regent Park revitalization, a redevelopment widely cited as a leading example of mixed-income urban transformation. Over two decades, Daniels has delivered a variety of housing forms alongside cultural, recreational and social infrastructure. With this latest project expected to be the company’s final market-based development in the neighbourhood, Cohen describes it as “an exclamation mark on what has been done in Regent Park over the last 20 years.”

Condo suites start in the mid-\$600,000s; rental suites start at \$1,870 per month. For more information, visit [danielsonparliament.com](http://danielsonparliament.com).





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