

# State of Construction: Daniels' Construction Management Model Keeps Projects Moving Across the GTA

Despite a slowdown in construction activity across much of the Greater Toronto Area, building complete communities remains at the core of [The Daniels Corporation's](#) business, which continues to grow its new home developments. Alongside this work, the company also provides long-standing in-house development and construction management services, refined over four decades of delivering projects for both its own portfolio and multi-sector clients. Daniels is now expanding these capabilities to meet the growing demand for purpose-built, seniors, student and affordable housing.

Construction management at Daniels is not outsourced; it is embedded within the organization. By self-performing construction and maintaining direct oversight of procurement, trade coordination, cost controls, and sequencing, the company reduces handoffs and shortens decision-making timelines on active sites. "With this approach, we can identify and resolve issues early on, long before construction begins, allowing us to streamline processes, tighten schedules, and significantly reduce both risk and cost," says Gokul Pisharoty, Daniels' Chief Construction Officer.

This approach is especially important during a time of pause and uncertainty across the industry. During this time, Daniels is strengthening and optimizing their construction methods through careful planning, discipline and leaning on long-standing trade relationships. Detailed coordination at the drawing stage enables resolution of construction challenges before work begins. Once on site, collaboration with trusted local trades and suppliers helps strengthen procurement and minimize delays.

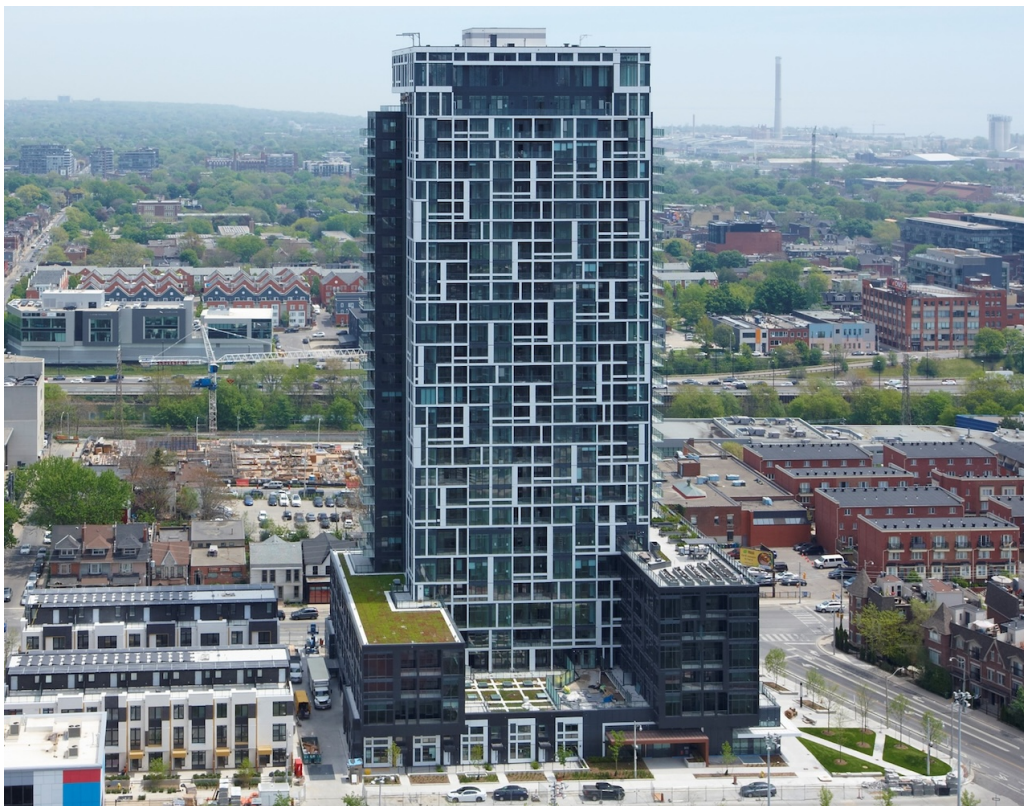


Amica Credit Mills, image courtesy of The Daniels Corporation

This has enabled Daniels to continue building, across a wide range of housing types, and for various owners. “We don’t limit ourselves to conventional housing models. From seniors housing, and affordable homes to student residences, purpose-built rental, and mixed-use developments, our portfolio reflects a wide range of housing needs. By working closely with non-profits, institutional development partners and public agencies, we focus on delivering housing where demand is greatest and where it can make a meaningful difference”, said Jake Cohen, Daniels’ President.

Seniors housing has been a particularly consistent area of delivery, anchored by a more than 25-year partnership with [Amica Senior Lifestyles](#). Through this relationship, Daniels has constructed 15 residences comprising nearly 2,000 units, developing familiarity with the technical, operational, and regulatory requirements unique to seniors' living environments. Recent projects, such as Amica Credit Mills, illustrate the complexity of this work, in which construction decisions must account for long-term building performance, resident comfort, and operational efficiency from the outset.

Another area of expertise is purpose-built rental housing. With more than 25 years of experience developing, building, owning, and managing rental housing, both for its own portfolio and on behalf of asset owners, Daniels has applied that expertise to projects such as the [EVOLV Rental Residence](#) in Regent Park, delivered within a dense, mixed-income, multi-phase neighbourhood. Coordinating construction in this context required careful sequencing and alignment with long-term leasing and operational needs, reinforcing Daniels' ability to deliver rental housing at scale with an eye toward long-term performance.



EVOLV at Regent Park Block 30, image courtesy of The Daniels Corporation

Affordable housing delivery has also defined Daniels' construction management work for decades across the GTA. In Mississauga, for example, Daniels delivered a 19-storey, 174-unit affordable rental residence for Peel Region. Most notably, Daniels has served as [Toronto Community Housing Corporation's](#) development partner in the revitalization of 53 of 69 acres in Toronto's Regent Park. Across multiple phases, Daniels has delivered 1,462 affordable homes, requiring sustained coordination, careful sequencing, and alignment with public-sector funding and approvals. Maintaining

consistency across changing market conditions and evolving program requirements has been central to delivering affordability at a neighbourhood scale.

Daniels' experience further extends into student housing and institutional work, where delivery standards are often exacting. A recent example is [Oak House](#), the 23-storey, 508-bed student residence delivered for the [University of Toronto](#) at Spadina Avenue and Sussex Avenue. The project demanded close coordination to meet institutional requirements for quality, safety, and sustainability within a dynamic campus environment.



Oak House Student Residence, image by Arthur Mola

Innovation and sustainability are increasingly integrated into Daniels' construction practice. Through its Decarbonization Roadmap, the company is targeting near-zero whole-life carbon by 2030, applying low-carbon strategies across multiple building types. Initiatives include fossil-fuel-free communities, geothermal exchange systems, and large-scale pilots of low-carbon concrete that have achieved measurable reductions in embodied carbon. "We don't see sustainability as an extra layer or a checklist item. It's built into the way we plan, design and deliver our projects to ensure we create communities that stand the test of time," said Cohen.

That consistency in execution has translated into strong industry recognition. Daniels has been named Home Builder of the Year by BILD on multiple occasions, and Ontario Home Builder of the Year by OHBA, alongside awards for sustainability, customer care, and community impact. Collectively, these honours reflect a construction management practice grounded in reliability, precision, and long-term responsibility, qualities that continue to distinguish Daniels in a demanding market.

"Our expertise and reputation across housing tenures reinforce why many people can count on Daniels and feel confident in working with us to deliver. What drives us is using our business to do good. We lean on our experience and operational excellence to deliver value for our homeowners, our partners and the communities we build together," Cohen said.

For Daniels, there's no one-size-fits-all approach to construction, and value is not defined by project scale. Across affordable housing, master-planned communities, purpose-built rental and seniors and student housing, its vertically integrated structure supports consistent delivery of housing, regardless of market cycles, ensuring each project is built

with integrity, quality and long-term value.

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