



**FOR IMMEDIATE RELEASE**

**June 15, 2026**

**The Daniels Corporation and Emshih Developments Inc. Officially Break Ground at a New Purpose-Built Rental Community in Oakville**

***Excavation well underway on 256-unit rental tower***

OAKVILLE, ON — [The Daniels Corporation](#) (“Daniels”) and [Emshih Developments Inc.](#) celebrated the first phase of a new master-planned community in North Oakville, one of the only purpose-built rental projects now advancing in the area. In a challenging market, this milestone marks an important step toward delivering much-needed rental housing in one of the GTA’s fastest-growing communities.



***Representatives from The Daniels Corporation team joined development partner Emshih Developments Inc. and financing partners Scotiabank and Laurentian Bank to celebrate construction progress at a new purpose-built rental community in North Oakville.***

The 16-storey rental tower at 411 Dundas Street East, just east of Trafalgar Road and the Uptown Core, will provide 256 rental homes to North Oakville as part of the broader master-planned community.

The building will feature a diverse mix of suites, including studios, one-bedroom, two-bedroom and three-bedroom homes designed to meet the needs of a broad range of residents. The development will also include ground-floor commercial space designed for future daycare use, supporting the evolving needs of the surrounding community.

“At a time when few new housing projects are moving into construction, we are proud to advance a new purpose-built rental residence in a market where housing is urgently needed,” said Jacob Cohen, President, The Daniels Corporation. “Oakville continues to face strong demand for thoughtfully designed rental housing. Together with Emshih Developments Inc., we are committed to advancing developments that expand housing choice, support long-term community growth and deliver meaningful rental supply.”

The project has been designed with sustainability, wellness and accessibility at its core. Targeting Fitwel Building Design certification, the building incorporates people-centered design principles to support occupant health and well-being. The project is also targeting Rick Hansen Foundation Gold certification and will incorporate a geothermal heating and cooling system as part of its long-term sustainability strategy.

The community reflects the collaborative efforts of a multidisciplinary consultant team, including Kirkor Architects and Planners, NAK Design Strategies, Reinbold Engineering Group and Nemetz (S/A) & Associates Ltd., Urbantech Consulting, Soudack & Associates Inc., MHBC, Terrapex, and InGeo Design Ltd., whose expertise has helped shape the community's design, infrastructure, sustainability, and public realm vision.

The development has also been made possible through the support of financing partners Scotiabank and Laurentian Bank, whose commitment to purpose-built rental housing has helped advance the development at a time when many projects across the region continue to face challenging market conditions.

This purpose-built rental building is part of Daniels' growing pipeline of purpose-built rental and affordable housing communities across the Greater Toronto Area. Construction officially began in February 2026, and excavation and below-grade work are currently underway. The project is expected to be completed in 2028.

## **About The Daniels Corporation**

The Daniels Corporation, one of Canada's preeminent real estate development firms, has built nearly 40,000 homes across the Greater Toronto Area for over 40 years. A three-time winner of BILD's Home Builder of the Year Award, most recently in 2025, the company is recognized for its longstanding commitment to quality, innovation and creating vibrant, inclusive communities. Daniels is the developer of TIFF Lightbox in Toronto's Entertainment District and the City of the Arts community on Toronto's East Bayfront. Among its many initiatives, Daniels partnered with Toronto Community Housing to revitalize 53 of the 69-acre Regent Park community in Toronto, now home to the World Urban Pavilion, a collaboration between the Urban Economy Forum, UN-Habitat, Canada Mortgage and Housing Corporation, and The Daniels Corporation. Recognized for its leadership, professionalism, and commitment to design excellence, construction quality, and customer care, Daniels goes beyond building homes. With a deep understanding that quality of life is created by more than physical structures, it integrates building excellence with opportunities for social, cultural, and economic well-being.

## **About Emshih Developments Inc.**

Emshih Developments Inc. is an innovative real estate development company operating in the GTA West. With over 40 years of experience, Emshih specializes in developing landmark commercial, medical, and professional centres, as well as downtown renewal and mixed-use developments. Some of Emshih's most notable developments include Garden Trail subdivision, the Taunton Luxury Rental Apartments, Oakvillage townhouse community in Oakville, LaSalle Park Retirement in Burlington, The Jacob Senior Living Residence in Beamsville and a number of reputable commercial developments such as the Burlington Retail Power Centre, Burloak Common, Appleby Common, and Upper Appleby Professional Centre. Emshih continues to expand its roster of exciting projects with innovative "15-Minute", "8-80" and Fitwel-certified lifestyle communities. Emshih is in the active planning stages of the future intensification of the Aldershot GO and Burlington GO Mobility Hubs in Burlington, and a master-planned 18-acre mixed-use community including 1,500 residential units at Appleby Line & Mainway in Burlington. Emshih is proud of its unique approach to building communities that foster healthy, active and socially connected communities.

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