

Daniels

# FirstHome HERALD



## GROUNDBREAKING NEWS IN ERIN MILLS & MARKHAM

This fall, The Daniels Corporation made history in Mississauga by breaking ground on the first ENERGY STAR community in Canada, to be built with first-time buyers in mind. On October 14th, Federal Labour and Housing Minister Joe Fontana, Mississauga West MPP Bob Delaney, and Ward 8 Councillor Katie Mahoney were on hand to celebrate the onset of construction.

Daniels is also the first Canadian builder to construct an entire community (all 354 townhomes in Erin Mills) to the ENERGY STAR standard. Qualifying Daniels FirstHome buyers in Erin Mills and at Daniels' FirstHome Markham community of 94 townhomes will also be eligible for the Canadian Mortgage and Housing Corporation's (CMHC) Energy Efficient Mortgage Loan Insurance Program, allowing mortgages with up to a 35-year amortization to ENERGY STAR buyers, without the premium surcharge that normally applies. This and CMHC's new 10% mortgage insurance premium rebate for purchasing energy-efficient homes improve affordability.

Minister Fontana lauded Daniels and President Mitchell Cohen for

introducing new types of housing like Daniels FirstHome communities. "Today's event shows that the housing industry is working with us to support affordable housing and environmental sustainability."



Federal Labour & Housing Minister Joe Fontana with Daniels President Mitchell Cohen at Daniels FirstHome press conference

Councillor Mahoney said of this progressive community, "It's what the provincial government has been advocating in terms of higher densities and less reliance on the automobile." (cont'd on back)

AT TOP: With shovels, from L to R, Ward 8 Councillor Katie Mahoney, Mississauga West MPP Bob Delaney, Minister of Housing Joe Fontana, Daniels President Mitchell Cohen, Vice President of Low-Rise Housing Don Pugh, and Senior Vice President Tom Dutton

# A HISTORY OF INNOVATION

At Daniels, we have always believed in making things happen. Since the company was founded in 1982, The Daniels Corporation has provided leadership in the new home industry by finding ways to create quality homes for people in all stages of the life cycle. This includes low-rise and high-rise, rental and ownership, affordable and high-end, first-time and seniors requiring assisted living.

Today, Daniels is one of Canada's most prominent residential builder/developers offering communities throughout Metropolitan Toronto. We have built more than 16,000 homes and apartments in a diverse range of award-winning communities, including a total of 3,600 affordable rental housing units under several government programs.

FirstHome isn't the first program we developed to help people along the road to home ownership. Since 2000, Daniels has completed several "Gateway Rental Communities" featuring the Home Investment Program (H.I.P), enabling tenants to save toward the purchase of a new Daniels home. Gateway tenants can use their H.I.P toward their FirstHome purchase, which is yet another help for first-time purchasers.

Daniels is the first-ever recipient of the Greater Toronto Home Builders' Association's (GTHBA) prestigious "Builder of the Year" award and a recent winner of the Tarion Warranty Corporation's "Ontario High-Rise Builder of the Year" award. The company has received numerous other awards of excellence, including the GTHBA's "Best Building Design" award for The Capital Condominiums in Mississauga and "Community of the Year" for our NY Towers Community in Toronto.



*Picket Fences grand opening in Erin Mills - June 2005*



*Touring the models before purchasing at Heritage Hills in Mississauga - April 2004*



Daniels works from the sincere belief that everyone has the right to a secure and affordable place to call home. We believe this commitment is what sets Daniels apart as unique in the home building industry, and we continue to get excited every time a first-time buyer walks through the front door of the home they now own!

## THE DEMAND FOR AFFORDABILITY IS GROWING RAPIDLY

Also aimed at first-time purchasers, Daniels' StreetsvilleWalk is a sold-out collection of three-bedroom condominium townhomes in Streetsville – Mississauga's "Village in the City". We asked Duane Webb and Lucia Checchia about their decision to make Streetsville Walk their home.

# LIVING THE DREAM

"On the last Thursday in September, we camped overnight at the sales office," Lucia says. "There were about 80 people staying in the community tent, and we got to know each other. Everyone was so nice. There were many young people like us, and some older as well. This is going to be a friendly neighbourhood."

The couple moved from Meadowvale into their 1,696 sq. ft. townhome in mid-November. "We have always loved Streetsville," Lucia says, "The shops are wonderful, and there are so many other amenities in the area."

"We both work in Mississauga, so the location is great," Duane says. "The price was affordable for first-time buyers. Our townhome has a finished basement, fully fenced backyard, and we even got free Rogers digital cable for a year."

"The fact that these townhomes were already built and we could walk through them was amazing," Lucia continues. "We were really impressed with the layouts and designs. We bought a home with a main floor that was furnished and decorated, and we even have stainless steel kitchen appliances. As soon as we toured this home, we knew it was for us. Moving into our first home is exciting."



*Lucia Checchia & Duane Webb, homeowners*

## TAKING SHAPE NICELY

Daniels is hard at work on both FirstHome communities that will be available for sale in the New Year. Servicing of the land for Daniels Firsthome Erin Mills is complete, and construction began in late September. Excavation on Phase I was completed in early October, and footings and walls are being installed. Framing has begun on the first phase as well.

Site Servicing for Daniels Firsthome Markham is underway, and construction will begin soon.



*Construction progress at Daniels FirstHome Erin Mills*



# THE FIRST HOME/ENERGY STAR DIFFERENCE

**Our ENERGY STAR-rated townhomes are up to 40**

**per cent more energy efficient compared to homes built to the Ontario Building Code (OBC). ENERGY STAR homes reduce greenhouse gas emissions, and offer healthier indoor living environments, improved interior comfort, and energy cost savings.**

These features **over and above** OBC and industry standards are being built into Daniels FirstHome communities in Erin Mills and Markham:

- R40 attic insulation and raised heel trusses to reduce heat loss at the eaves
- Slab on Grade Insulation (R10 rigid insulation extending 2' vertically and 2' horizontally at exterior slab edges)
- R31 foam insulation to floors and garage ceilings which are exposed to the exterior and are located under heated livable space
- All windows and patio doors have Low e and Argon gas
- Hi-velocity air handler with hot water tank providing hot water to the air handler for heating purposes – hot water tank to have a minimum 0.60 Energy Factor
- All ductwork joints sealed with commercial duct sealer or aluminum duct tape, minimizing air leakage

- Principal exhaust fan is interconnected with the furnace fan to turn on simultaneously when the principle exhaust fan is turned on, improving air movement and circulation. Quiet principal exhaust fan has 1.5 sones rating (sound rating standard)

- 1000 kWh/year Electrical Saving Efficiency: air handler/furnace fan has higher efficiency motor and air-conditioning will be 13 SEER (higher efficiency rating)

- Improved construction details and standards reduce air leakage with Tyvek, spray foam insulation and drywall at critical design and construction details to exterior walls and ceilings. Details designed in conjunction with a certified ENERGY STAR inspection company, project architect and Daniels design team

- On-site inspection/certification of all ENERGY STAR work completed by certified third-party ENERGY STAR inspection company in accordance with ENERGY STAR technical standards

- Door blower test verifies air leakage standards met, completed by ENERGY STAR inspection company to ENERGY STAR requirements

- ENERGY STAR standard requires a maximum 3 whole-house air changes per hour

- ENERGY STAR labeled appliances provided when included in agreement of purchase and sale

## DID YOU KNOW?

An ENERGY STAR home reduces greenhouse gas emissions by approximately 1.15 tonnes per year.



## UNIQUE DESIGNS

Daniels  
**FirstHome**  
CONDOMINIUM  
TOWNHOMES  
FROM **\$129,900**  
**REGISTER NOW**

Daniels  
**FirstHome**  
MARKHAM  
Condominium  
Townhomes  
FROM ONLY **\$149,900**  
**REGISTER NOW**

One- and two-storey walk-up condominium townhomes in Daniels FirstHome collections are designed especially for first-time buyers. Available in one-, two- and three-bedroom styles in sizes from approximately 450 sq. ft. to 1,300 sq. ft., these townhomes are packed with features that offer comfort and aesthetics. Inside and out, the homes are built with Daniels' award-winning quality, and each comes complete with an outdoor parking spot or your own garage.

FirstHome communities place residents in pedestrian-friendly neighbourhoods close to transit and shopping. These communities focus on necessities rather than frills, which helps to keep costs down for first-time buyers. We don't, for example, provide swimming pools, hot tubs, underground parking or other elaborate amenities that are expensive to both build and maintain.

Another important FirstHome innovation is that **these homes are completely built before being sold**, eliminating the anxieties associated with buying from a floor plan for first-time buyers. Purchasers can see the actual home they purchase, and can move in right away. And all of this for prices starting from \$129,900 in Erin Mills, and \$149,900 in Markham! No wonder in 2004 when we launched our initial FirstHome community of fully-built townhomes, they sold out in one weekend.

There are still many people anxious to realize their dream of home ownership, which is why we will continue our mission to create homes within the reach of first-time buyers.

**Daniels FirstHome Erin Mills goes on sale in Spring 2006!**  
**Only those pre-registered will be invited to our exclusive preview.**  
**Don't miss out on your chance to own your first home in Erin Mills.**



John Jeza, Director, Residential Programs of the office of the Chief Energy Conservation Officer, awarded a prestigious Certificate of Recognition to The Daniels Corporation, for building the largest ENERGY STAR housing project in Canada to date (Daniels FirstHome Erin Mills & Markham).

*L to R – Don Pugh, Vice President of Low-Rise Housing, President Mitchell Cohen and John Jeza, Director, Residential Programs of the office of the Chief Energy Conservation Office.*

(continued from front page)

## A FIRST IN ERIN MILLS, MARKHAM... & CANADA

Daniels President Mitchell Cohen said, "For years now, we've all heard a lot of talk about intensification and sustainability, about reducing our reliance on automobiles, developing land at higher densities and finding ways to use less energy. But what has really been done? The FirstHome initiative by Daniels reflects recognition that our land and energy resources are not infinite, that all of us need to act responsibly about the future. Building entire communities to the ENERGY STAR standard will ideally create a new benchmark for the home building industry, and set a new standard of construction homeowners will come to expect."

The availability for the 35-year amortization mortgage will reduce purchasers' monthly mortgage costs by up to \$150. Combined with the energy savings in ENERGY STAR homes, purchasers will reduce their costs by up to \$2,000 annually.

Daniels' FirstHome Communities make the dream of home ownership come true for families who might not otherwise be financially able, inviting more families to "Love Where You Live."

## DANIELS ACROSS THE GTA

Classical Reflections in Erin Mills // [www.danielshomes.ca](http://www.danielshomes.ca)

Reflections of Streetsville in Mississauga // [www.danielshomes.ca](http://www.danielshomes.ca)

Daniels Gateway Rental Communities // [www.danielsgateway.com](http://www.danielsgateway.com)

One Park Tower in Mississauga // [www.oneparktower.com](http://www.oneparktower.com)

The Capital Condominiums in Mississauga // [www.capitalcondos.com](http://www.capitalcondos.com)

Swan Lake Village in Markham // [www.swanlakemarkham.com](http://www.swanlakemarkham.com)

Rockefeller on Bayview in Toronto // [www.therockefeller.com](http://www.therockefeller.com)

Kilgour Estate on Bayview in Toronto // [www.kilgourestate.com](http://www.kilgourestate.com)

One Eleven Forsythe in Oakville // [www.oneelevenforsythe.com](http://www.oneelevenforsythe.com)

## NEW COMMUNITIES COMING SOON

WAVE Lakeshore West - A Daniels FirstHome Community in Etobicoke // [www.wavelakeshorewest.com](http://www.wavelakeshorewest.com)

Arc Condominiums at Bayview Village in Toronto // [www.arcondos.com](http://www.arcondos.com)

Festival Tower in downtown Toronto // [www.festivaltower.com](http://www.festivaltower.com)

Woodland Ridge Townhomes in Erin Mills // 905-821-6848

**For FirstHome  
Information:**

In Erin Mills, Call: 905-821-6848  
In Markham, Call: 905-294-9752  
or log on to [www.danielshomes.ca](http://www.danielshomes.ca)

**Daniels**  
**love where you live™**