

Investors Guide

The Deane
SOUTH OAKVILLE



REPRESENTED BY

indition
INDITION REALTY BROKERAGE

THE DEANE CON SOUTH OAKVILLE BOUTIQUE LIVING



Instantly Iconic Culturally Rooted

Welcome to The Deane, a sophisticated new opportunity in an irreplaceable location. Proudly honouring the street it graces in South Oakville, The Deane is an exciting new community coming soon to Kerr Village — an address that stands for good living.

This stylish, new four-storey boutique condominium is just steps away from Lake Ontario, Downtown Oakville as well as endless parks and waterfront trails.

Live your best life.

Kerr St. and Deane Ave.



Why Oakville?



BEST PLACE TO LIVE IN CANADA
BY MONEY SENSE MAGAZINE



RANKED ONE OF THE
SAFEST PLACES TO LIVE



2,500 ACRES OF PARK LAND
& LAKE ONTARIO SHORELINE

Oakville by the numbers



215.7K

POPULATION



117.7K

LABOUR FORCE



68.71%

PARTICIPATION RATE



6.62%

UNEMPLOYMENT RATE

↑ 60%

THE AVERAGE OAKVILLE HOUSEHOLD INCOME IS **60% HIGHER** THAN THE AVERAGE

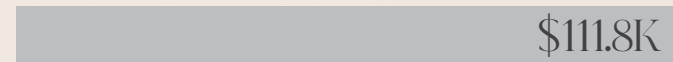
↑ 50%

OF HOUSEHOLDS IN OAKVILLE MAKE MORE THAN **\$100,000**

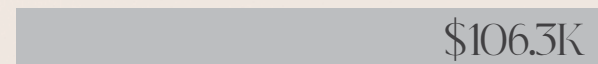
Average Household Income:



OAKVILLE



ONTARIO



HALTON

Source: Environics Analytics, 2020 Estimates | *Population source: Town of Oakville, 2021 | Occupation Data - Invest Oakville | Treb Market Watch August 2021

Market statistics

Resale (All Homes): Feb 2022

↑ 33%

THE AVERAGE PRICE OF AN OAKVILLE HOME IS 33% HIGHER THAN THE GTA

GTA	\$1,334,544
OAKVILLE	\$1,768,448

Pre-Construction Condos: Feb 2022

↑ 89%

SOUTH OAKVILLE IS 89% OF TORONTO'S PRICE PER SQ.FT.

TORONTO	\$1,484 / SQ.FT.
OAKVILLE	\$979 / SQ.FT.
SOUTH OAKVILLE	\$1,322 / SQ.FT.

Source: ALTUS BENCHMARK TOOL. ACTIVE PROJECTS (2021 LAUNCHES)

Average Condo Prices

↑ 56%

THE AVERAGE PRICE OF A SOUTH OAKVILLE CONDO IS 56% HIGHER THAN THE GTA AND 43% HIGHER THAN OAKVILLE

GTA	\$708,521
OAKVILLE	\$771,407
SOUTH OAKVILLE	\$1,102,517

Rental Market

↑ 117%

SOUTH OAKVILLE IS 117% OF TORONTO'S AVERAGE RENT AND 114% OF OAKVILLE AVERAGE RENT

Q2, 2021

1 BEDROOM

TORONTO	\$2,490 / MONTH
OAKVILLE	\$2,540 / MONTH
SOUTH OAKVILLE	\$2,907 / MONTH

The opportunity
to succeed

Appleby College

Rated one of the top private schools in Canada, Appleby College offers an outstanding co-educational education to boarding and day students.



DISTANCE FROM THE DEANE

2

KILOMETERS

3

MINUTES

Oakville is home to:

3

ELEMENTARY SCHOOLS
RANKED TOP 100 OF ONTARIO



6

SECONDARY SCHOOLS
RANKED TOP 100 OF ONTARIO



17

WORLD CLASS POST-SECONDARY
SCHOOLS WITHIN 1 HOUR



14

TOP PRIVATE SCHOOLS
RANKED IN CANADA



Easy access

QUICK CONNECTIONS TO
REGIONAL, NATIONAL AND
INTERNATIONAL MARKETS

HWY 407

HWY 403

OAKVILLE
GO STATION:
5-minute drive



PEARSON
INTERNATIONAL
AIRPORT:
25-minute drive

GEW



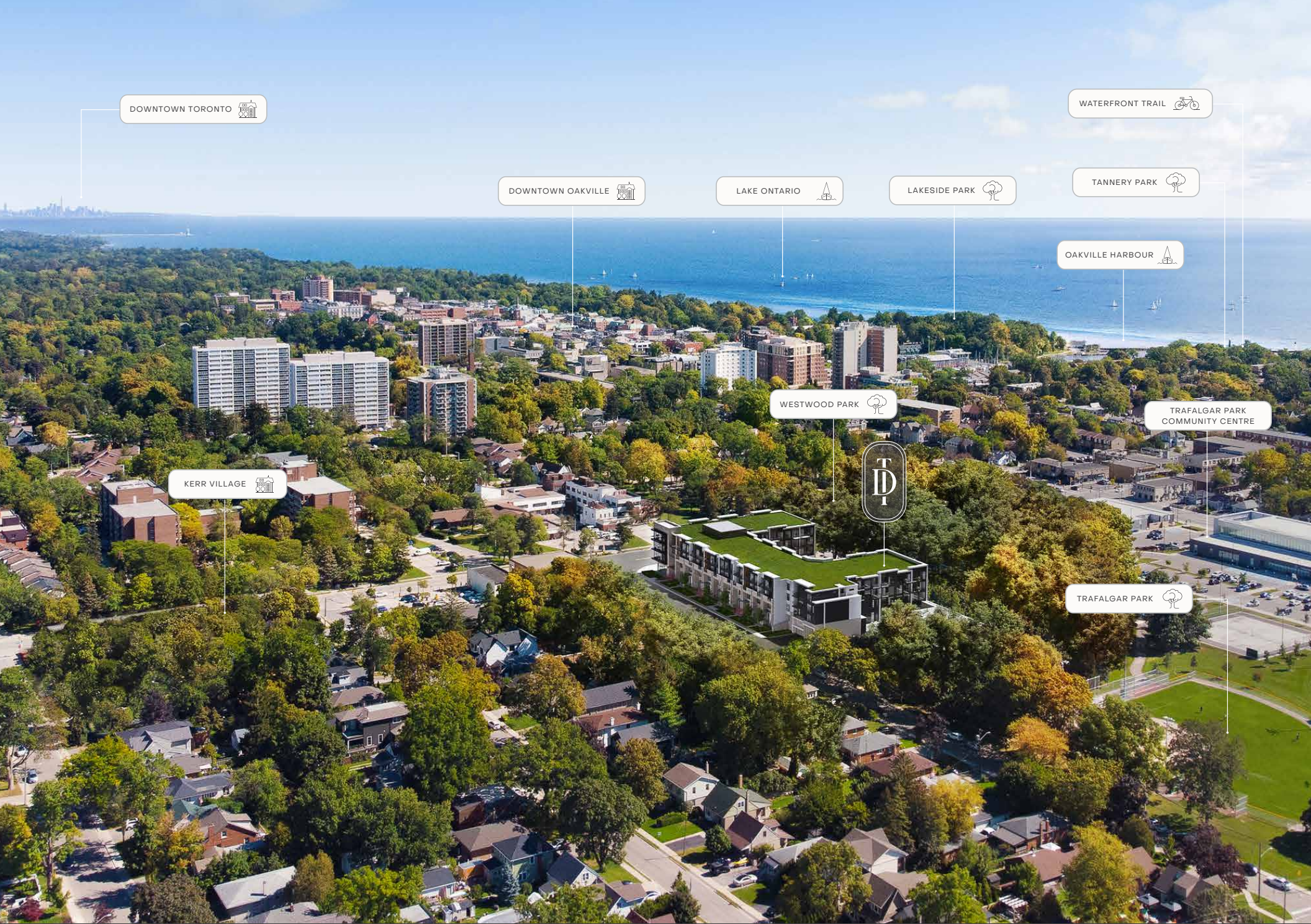
U.S.
BORDER:
1-hour drive



GARDINER EXPY


DOWNTOWN
TORONTO:
30-minute drive





DOWNTOWN TORONTO 


WATERFRONT TRAIL 

DOWNTOWN OAKVILLE 

LAKE ONTARIO 

LAKESIDE PARK 

TANNERY PARK 

OAKVILLE HARBOUR 

KERR VILLAGE 

WESTWOOD PARK 

TRAFALGAR PARK COMMUNITY CENTRE



TRAFALGAR PARK 

Oakville means business



THE EPICENTER OF CANADA'S
GOLDEN HORSESHOE



ONE OF THE MOST EDUCATED
COMMUNITIES IN CANADA



HIGH PROFILE DEVELOPMENTS FOR
OFFICES AND INDUSTRIAL FACILITIES

80%

OF THE POPULATION HAS A
POST-SECONDARY EDUCATION

3.5M

LABOUR POOL OF
OVER 3.5 MILLION



FUTURE LIFE SCIENCES
AND TECHNOLOGY DISTRICT

HOME TO MANY
INDUSTRY LEADERS:



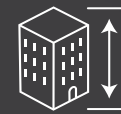
pwc

SIEMENS

The Building



CONTEMPORARY
ARCHITECTURE AND DESIGN



BOUTIQUE
IN SCALE



IRREPLACEABLE
LOCATION



THE ONLY PRE-CONSTRUCTION
CONDO IN SOUTH OAKVILLE

Streetscape on Deane Ave.



Boutique condominiums coming to South Oakville

The Deane is a stylish new four-storey, 126 suite condominium coming to the intersection of Kerr St. and Deane Ave. in South Oakville. The building will include a mix of suites, including ground level two-storey townhomes with private patios, and condominium suites from floors 1–4.

At the heart of the community is a 13,000 sq.ft. central courtyard with beautiful landscaping, a reflective pool and lounging areas. Other amenities include a party room overlooking the courtyard, a fitness facility, coworking space, dog washing area, and outdoor recreational space.

Building facts



LOCATION:

224 Kerr St.
Oakville, ON



SCALE:

4 Storeys
126 Suites



PRODUCT MIX

(x18) Townhomes	(x5) 2 Bed
(x3) 1 Bed	(x23) 2 Bed + Den
(x74) 1 Bed + Den	(x3) 3 Bed

Suite features



SUITE SIZES:

Suite sizes range from 625–1,644 sq.ft. (balconies and terraces excluded).



CEILING HEIGHTS:

Expansive ceiling heights throughout ranging from 9'9" – 14'1".



KITCHEN APPLIANCES:

Stainless steel finish appliance package including full-size range 24" dishwasher and 30" wide fridge.



FINISHES:

The finishes range from light, mid, and dark-inspired collections. Each collection invites sophisticated palettes, complimented by wood grain textures in the kitchen and baths.

Parking and lockers



PARKING & LOCKERS:

Private garage entry is conveniently located off Deane Ave.

Designated charging stations available for residents with electric vehicles.*

Lockers are located on parking level.



SMART HOME FEATURES:

Smart home features include advanced lighting and climate control, touchpanel, and a security camera system offering peace of mind for your household.

Central Courtyard



Amenity plan

- | | | |
|---------------|--------------------|------------------------|
| 1. Lobby | 6. Courtyard | 11. Fitness Facility |
| 2. Concierge | 7. Reflective Pool | 12. Coworking Space |
| 3. Party Room | 8. Lounging Areas | 13. Recreational Space |
| 4. Bathroom | 9. Private Patios | 14. Bicycle Racks |
| 5. Mail Room | 10. Dog Wash | 15. Commercial Spaces |



Amenities



Lobby



Coworking Space



Party Room



Fitness Facility

Intelligent residence

The Deane will provide residents with a level of smart home technology that is unparalleled in the industry. With just a tap of an app on your tablet, smartphone or touchscreen, your residence will spring to life, giving you precise control of all the technology in your home.

From your wall pad you will have access to:



Voice communication to the concierge at the front desk



Booking capabilities for amenity areas



Receive notifications for community messages and more



Live one-way video communication to view visitors and grant them access

Smart home capabilities:

LIGHTING CONTROL

Control the lights in your entire home to create the perfect ambiance



TEMPERATURE CONTROL

Set the thermostat to the ideal temperature in every zone



CAMERA SYSTEM

See who's at the door while at home, or from anywhere in the world



ACCESS FROM YOUR DEVICE

Access all features from your smartphone or tablet using the app



Specifications are subject to change without notice.

Powered by geothermal energy

Rise Developments has partnered with Subterra to make The Deane an energy efficient, cost and sustainably conscious community. Their geothermal solutions protect homeowners from energy cost fluctuations for up to 30 years.

Subterra's vision is to create change in our communities through reducing greenhouse gas emissions in the built environment. They partner with developers to enable them to meet the challenges and opportunities of the future.

Subterra geothermal systems replace loud, bulky and inefficient A/C and heating equipment with state-of-the-art heat pumps that utilize low-temperature thermal energy in the ground to heat and cool your home.



x



Key Benefits

30 yrs

ENERGY COST PROTECTION

80%

MORE EFFICIENT THAN CONVENTIONAL HEATING AND COOLING SYSTEMS

300 tn

A SUBTERRA BUILDING CAN REDUCE CARBON EMISSIONS BY AS MUCH AS 300 METRIC TONNES

THIS IS EQUIVALENT TO:



332,000

POUNDS OF
COAL BURNED



33,800

GALLONS OF
GASOLINE CONSUMED



12,300

BARBECUE PROPANE
CYLINDERS USED

LOWER
MAINTENANCE FEES

When compared to
conventional heating
and cooling systems

REDUCE YOUR
CARBON FOOTPRINT

Enjoy sustainable living
as part of a community-
conscious building

PROTECTION AGAINST
RISING UTILITY COSTS

Hedge against future
utility price increases
through fixed costs

Specifications are subject to change without notice.

Rising to the occasion



The founders of Rise Developments bring a wealth of experience to the building industry, with over 55 years of accumulated real estate know-how, in all aspects project development, land acquisition, approvals, design, investments and financing. The principals of Rise Developments have extensive leadership experience, including ownership, board and C-suite positions. Their passion for real estate, combined with their wealth of experience is bolstered by partnering with many of Toronto's leading industry professionals to provide homeowners with reliable, high-quality craftsmanship and responsible home development.

TACT

TACT Design engages in a broad range of interior design projects including custom homes, townhouses and residential condominium developments; along with retail, office and restaurant design. TACT Design is headed by Principal Michael Krus who infuses the firm's creative work with a strong architectural sensibility.



Since 1957, Fieldgate Homes has been a leader in the development of acclaimed residential properties and communities across Ontario. With over 60 years of experience, Fieldgate has developed nearly 300 projects including 50 low-rise, mid-rise and high-rise residential properties. Leveraging their expertise in home building, they established Fieldgate Construction Management Limited (FCML) in 2007 to further enhance the development of quality commercial properties to serve the growing residential sector.



In2ition Realty is an innovative real estate brokerage that provides a dynamic turnkey formula for positioning and selling new construction condominiums and low-rise housing. They are experts on industry trends and work with builder clients to understand the needs of all buyers and the community at large to design and successfully sell residential projects across the GTA.



Guthrie Muscovitch Architects (GMA) is an award-winning Toronto-based architecture firm that's been at the forefront of residential design in Ontario since 1988. Home to a team of energetic architects, GMA has broad capabilities and fuses urban planning, urban design and architecture to provide clients with superior opportunities that maximize the potential of their projects.

CHANNEL 13

Channel 13 is an award-winning branding agency that partners with real estate developers to imagine new neighbourhoods, launch pre-construction projects and enhance awareness. Through innovative branding systems, Channel 13 assists developers in building the momentum required to successfully launch development projects and reduce project risk.



Established in 1983, Henry Kortekaas and Associates Inc. supports commercial and residential developers and municipal agencies with environmental, recreational and urban planning, arboricultural consulting and landscaping architecture. Using state-of-the-art design technology, they deliver high-quality layouts and renderings that are forward-thinking, cost-efficient and environmentally-conscious. Focused on providing creative yet functional designs, Henry Kortekaas and Associates Inc. is committed to meeting the needs of their clients and surrounding communities.