

BOUTIQUE CONDOMINIUMS  
COMING SOON



SOUTH OAKVILLE  
KERR & DEANE

# The Deane



Community Guide



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.**





## 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



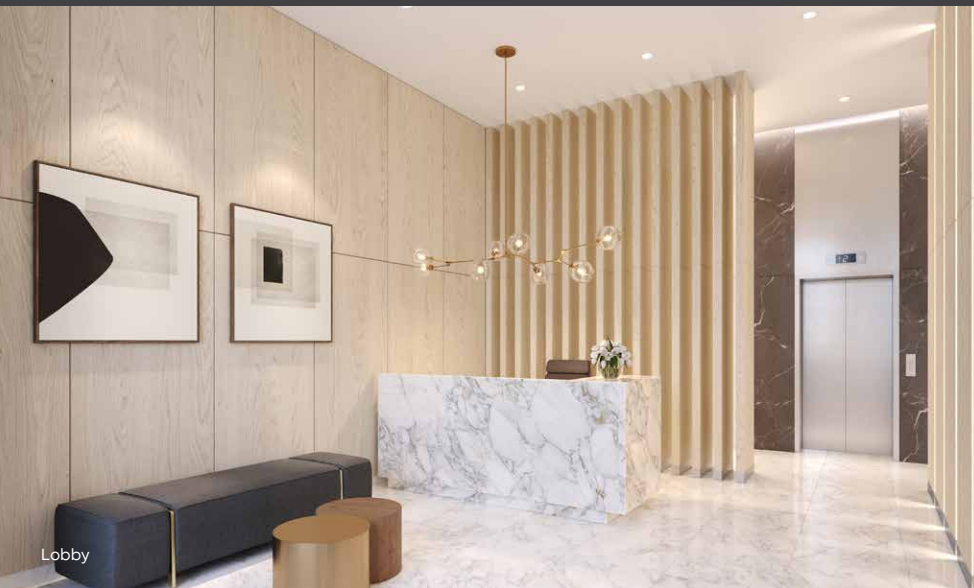


# Amenity plan

- |               |                    |                        |
|---------------|--------------------|------------------------|
| 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



# An address that stands for good living

South Oakville is located along the bank of Lake Ontario, just 30 minutes west of Toronto. Offering an upscale, trendy lifestyle, filled with charm and character.

The Deane is located in the heart of Kerr Village, an area filled with a variety of local restaurants, specialty shops and artisan cafes. Downtown Oakville is also nearby, offering residents an even larger selection of shopping, dining and entertainment. Steps from Lake Ontario and numerous iconic parks, this location welcomes scenic bike rides and long walks with family and friends.

The Deane residents have the privilege of enjoying the perfect balance of tranquility and vibrancy. South Oakville offers an intimate pace of life with the luxury of boutique living as well as immediate access to downtown Toronto via GO Train.

## Location facts



The Deane has a walk score of 83 out of 100



2,500 acres of park land & Lake Ontario shoreline



Ranked one of the safest places to live



Best place to live in Canada by *MoneySense* magazine

## Your new neighbours



Kerr St. Café  
170 m



Lake Ontario  
800 m



Oakville Harbour  
950 m



Tannery Park  
1.1 km



Downtown Oakville  
1.3 km



Oakville GO Station  
2.4 km





#### FOOD & RESTAURANT:

- |                     |                           |                            |
|---------------------|---------------------------|----------------------------|
| 1. Cafe Mix Up      | 7. Kerr St. Café          | 12. Paradiso               |
| 2. Starbucks        | 8. Stoney's Bread Company | 13. Piano Piano Restaurant |
| 3. The Mermaid      | 9. Community Restaurant   | 14. Buca Di Bacco          |
| 4. Sotto Sotto      | 10. Jac's Bistro          | 15. Tribeca Coffee         |
| 5. Maro's Bistro    | 11. Seasons               | 16. 7 Enoteca              |
| 6. Sandwich Society |                           | 17. Noble Bistro           |

#### EDUCATION:

- |  |   |                            |
|--|---|----------------------------|
| 18. St. Thomas Aquinas Catholic School | 19. Elementary School Catholic Sainte-Marie | 20. Gary Allan High School |
|  |   | 21. Oakwood Public         |

#### SHOPPING & GROCERY:

- |                           |                        |                        |
|---------------------------|------------------------|------------------------|
| 22. Fortinos              | 26. Organic Garage     | 30. BluBoho            |
| 23. Azores Market         | 27. Anthropologie      | 31. Tommy Bahama       |
| 24. Food Basics           | 28. Accents for Living | 32. Whole Foods Market |
| 25. Saje Natural Wellness | 29. Kit and Ace        | 33. Tocca Finita       |

#### HEALTH & WELLNESS:

- |                         |                       |                                     |
|-------------------------|-----------------------|-------------------------------------|
| 34. Cocoon Yoga Studio  | 37. Lakeshore Yoga    | 40. Hot Yoga & Pilates              |
| 35. Waters Edge Fitness | 38. Nova Health Club  | 41. Trafalgar Park Community Centre |
| 36. Spinco              | 39. Bloom Organic Spa |                                     |

#### CULTURE & ENTERTAINMENT:

- |  |                             |                       |
|--|-----------------------------|-----------------------|
| 42. Oakville Centre of Performing Arts | 44. Oakville Lighthouse     | 46. The Oakville Club |
| 43. Oakville Public Library            | 45. Oakville Yacht Squadron | 47. Oakville Museum   |



## 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



SUBTERRA  
RENEWABLES

### 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

BARBEQUE 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.