



OAKVILLE YARDS

AT DUNDAS & TRAFALGAR

Daniels
love where you live™



EMSHIH
DEVELOPMENTS INC.

The centre
of your
well-being
starts here.

Welcome to Oakville Yards.
Cosmopolitan yet comforting. Your
own sophisticated sanctuary. This
is your retreat, right at home. An
expansive breath of fresh air, inside
and outside. A connected community
within a vibrant Oakville neighbourhood
at Dundas Street East & Trafalgar Road,
adjacent to convenient retail. A tranquil
pond and an abundance of green
space await nearby. Come home to the
centre of your well-being.

This is life at your pace.

West Tower

COMING THIS JUNE

East Tower

Future Residential

Illustration is artist's concept. E.&O.E.



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A strong partnership with a vision for a healthier future.

The Daniels Corporation and Emshih Developments have come together to bring their vision and expertise to develop a thoughtfully complete master-plan community in Oakville. With a strong focus on creating opportunities for health, wellness and a balanced lifestyle, Daniels & Emshih are thrilled to present life at your pace at Oakville Yards.

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DEVELOPMENTS INC.

Fast Facts.

DEVELOPERS

The Daniels Corporation & Emshih Developments

LOCATION

Dundas St. E. & Trafalgar Rd.,
North Oakville

WEST TOWER

17 storeys 260 units

EAST TOWER

15 storeys 182 units

SUITE TYPES

Studio, 1-Bed, 1-Bed + Den, 2-Bed

EXPECTED OCCUPANCY

Fall 2027

AMENITY SQUARE FOOTAGE

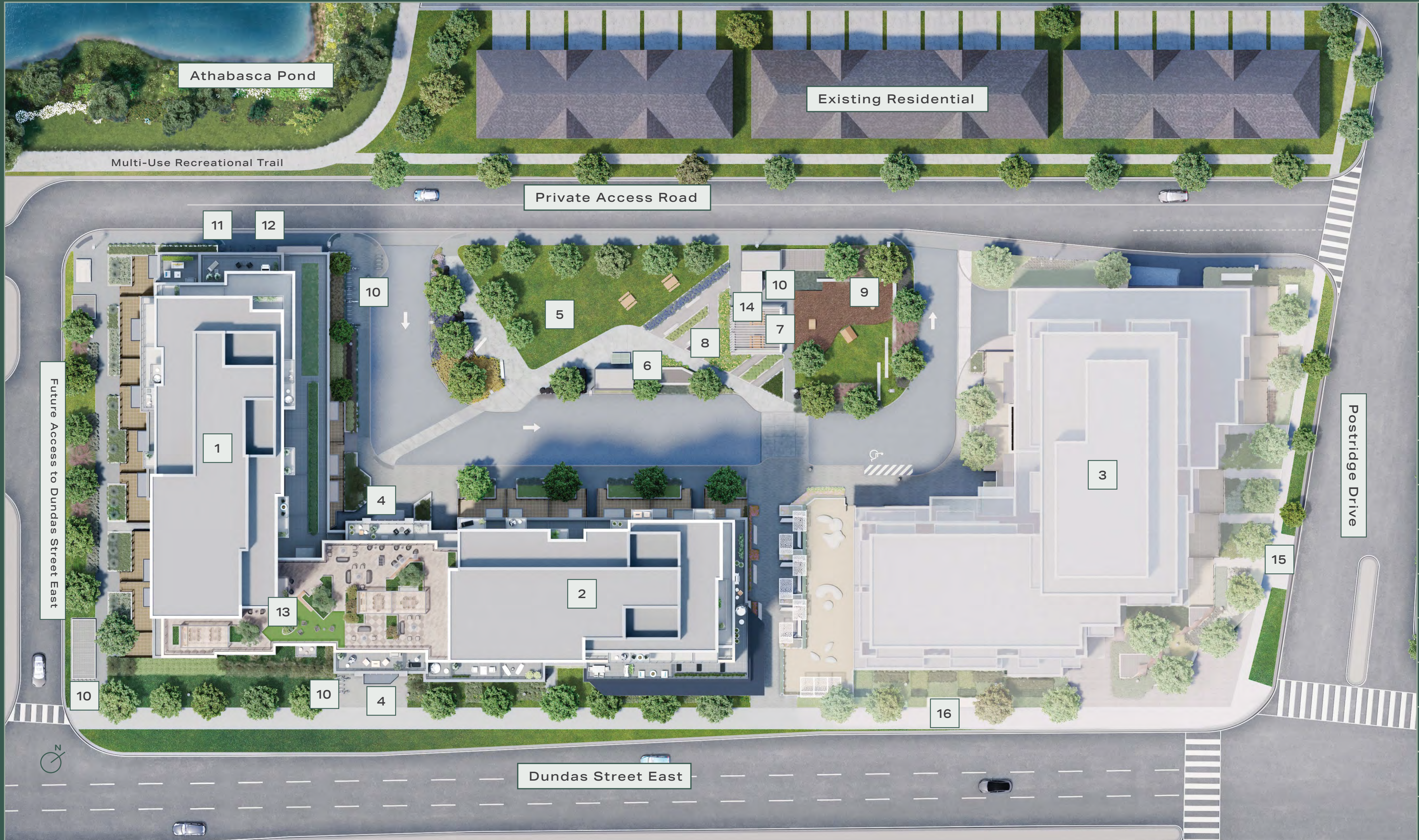
TOTAL INDOOR: OVER 11,000+ SQ. FT.

TOTAL OUTDOOR: OVER 24,000+ SQ. FT.

TOTAL INDOOR & OUTDOOR: OVER 35,000+ SQ. FT.



Illustration is artist's concept. E.&O.E.



SITE PLAN.

1	West Tower (Coming This June)
2	East Tower
3	Future Residential
4	Lobby Entrance
5	Courtyard
6	Ping Pong Table
7	Picnic Seating and Pergola
8	Community Gardening Plots
9	Kids Play Area and Community Commons
10	Bike Racks
11	Underground Parking Entrance
12	Loading Bay
13	4 th Floor Terrace
14	Garden Storage Shed
15	Existing Bus Stop
16	Future Bus Stop

Map is not to scale. Illustration is artist's concept. E. & O. E.

Explore Oakville Yards.

Oakville Yards embodies personal well-being everywhere you go. From the Health Club's Yoga & Meditation Space to the Fitness Room, residents have the opportunity to lead wholesome and active lives.

All the amenity spaces at Oakville Yards are designed to let you extend your living space beyond the walls of your private suite. With so many opportunities for different experiences, you can enjoy a fulfilling life without having to leave home.



Fitness Centre



Oakville Yards features over 35,000 sq. ft. of expansive indoor and outdoor amenity spaces, including:

	Co-Working Space		Outdoor Courtyard
	Media Room		Party Rooms
	Fitness Centre		Outdoor Terrace on 4 th Floor
	Sauna		Pet Wash
	Yoga Studio		Circular Economy Hub



Party Room

Illustrations are artist's concept only. E.&O. E.



Oakville Yards is Fitwel certified.

Oakville Yards is designed with Fitwel principles to create healthy spaces to live, work and play. Fitwel is the world's leading certification system committed to building health for all®. Oakville Yards has been awarded a **Fitwel Level 2 Star Rating Certification** based on a 3-star level criteria, demonstrating our commitment to health and well-being to further support physical, mental and social health for future residents and visitors.

Daniels and Emshih believe that the well-being of our residents is a top priority, and that's why we designed Oakville Yards with a robust amenity program that promotes healthy living. We are thrilled that our building is the only Fitwel Certified Building in Oakville.



Walking Distance To Public Transit

Live in close proximity to the Uptown Core Terminal, with easy connections to the Oakville GO Station.



Bicycle Parking

Worry-free, secure storage for urban cyclists.



Pedestrian Routes

Accessible pedestrian routes connecting to nature.



Smoke Free Policy For All Outdoor Spaces

Keeping the air fresh and clean, inside and out.



Reducing our impact & providing incredible comfort.

Oakville Yards has been designed to incorporate carbon, energy and water reduction measures, which will reduce costs as well as improve the community's resiliency. Homeowners will not only enjoy the ultimate combination of contemporary style and comfortable living, they will also enjoy knowing their new home feature technologies and innovations that will continually help them reduce their carbon footprint.



Sustainability features include:



Geoexchange

An energy efficient system that utilizes the Earth as a thermal battery to provide low carbon heating and cooling. In the winter months, the system provides heating by extracting warmth from the ground and distributes it into the building, and in the summer months, provides cooling by expelling heat from the building back into the Earth.



Energy Recovery Ventilator (ERV)

An energy-saving fresh-air supply system that draws fresh, outdoor air into the home, while exchanging heat and humidity with the stale air to ensure comfortable indoor conditions are maintained.



Ventless Heat Pump Dryer

A highly efficient dryer that utilizes an energy-saving refrigerant system that removes moisture from clothing, reducing energy costs by up to 2/3^{ds}. The elimination of the duct to the exterior improves the air tightness seal of the home and contributes to thermal comfort.



Enhanced Performance of Windows, Walls, Roofs

Increased insulating performance of exterior walls and windows reduces drafts and decreases the load placed on heating and cooling equipment, which contributes to energy and cost savings.



Urban Agriculture

Community garden plots available to residents to grow food, while promoting a healthier lifestyle and reducing emissions from food transportation.

Get to know Oakville.

Nature



William Rose Park
→ 3 minutes

0.8km



Memorial Park
→ 5 minutes

1.6km



Postridge Park
→ 8 minutes

650m

Restaurants



Downtown Oakville
→ 20 minutes

6.9km



State & Main
→ 10 minutes

800m



Turtle Jack's
→ 7 minutes

550m



Starbucks Coffee
→ 7 minutes

500m

With The Uptown Core Terminal being just minutes away, residents can experience everyday convenience without the need for a car.

Connected Living

Retailers



Oakville GO Station
→ 10 minutes

5.5km



Highway 407 & 403
→ 5 minutes

3.6km



Longo's
→ 7 minutes

550m



Superstore
→ 9 minutes

700m



Canadian Tire
→ 6 minutes

450m

Times are approximate and can vary. E. & O. E.



This is life
at your pace.