

# The Deane





# The Deane

SOUTH OAKVILLE



Your best life is lived here

Welcome to The Deane – an instantly iconic and culturally rooted place to call home. Proudly honouring the street it graces, this four-storey boutique condominium sits at the corner of Kerr St. and Deane Ave., steps away from Lake Ontario and Downtown Oakville. The Deane is surrounded by scenic waterfront trails, a beautiful courtyard and a charming community of local restaurants, shops and artisan cafes. Coming soon to the heart of South Oakville, we invite you to live your best life here.



Artist's impression. E. & O.E.

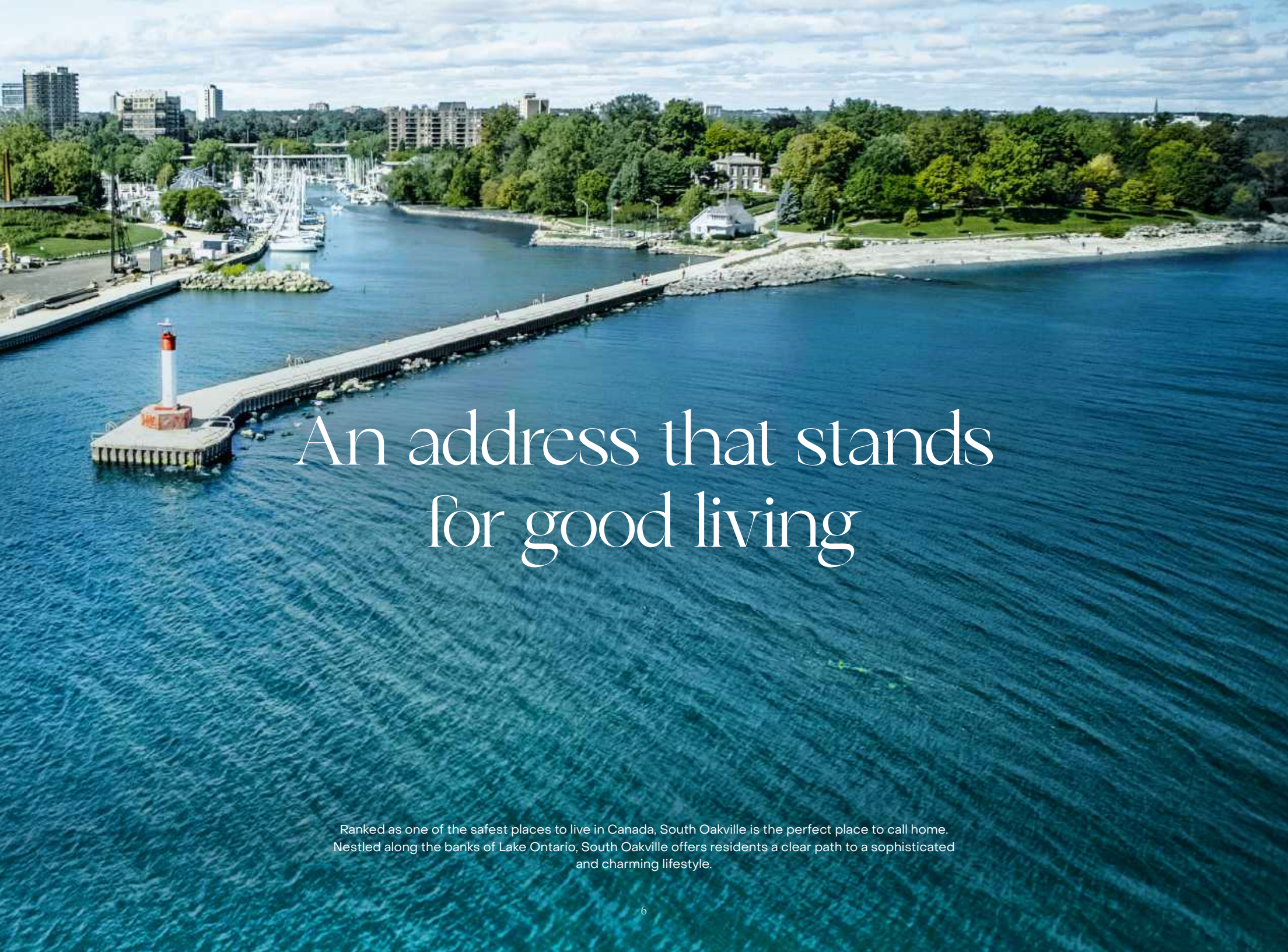
Honouring the street it graces

# Sophistication

Located in Kerr Village in South Oakville, The Deane features 126 premium suites with a selection of ground-level two-storey townhomes with private patios and spacious condominiums, ranging from 1 bed to 3 bed plus den. It's modern exterior is sleek and beautifully elevates the landscape of its surroundings and the future of South Oakville.



Artist's impression. E. & O.E.



# An address that stands for good living

Ranked as one of the safest places to live in Canada, South Oakville is the perfect place to call home. Nestled along the banks of Lake Ontario, South Oakville offers residents a clear path to a sophisticated and charming lifestyle.



The Deane is situated in the heart of Kerr Village and neighbours a variety of local restaurants, specialty shops and artisan cafes. Nearby is the vibrant ambiance of downtown Oakville, with an even larger selection of shopping, dining and entertainment. Elevated by waterfront views and 2,500 acres of parkland, this location welcomes scenic bike rides and long walks with family and friends.

Love where you are but also get where you need to be. The Deane is conveniently located near major transit hubs including Oakville GO Station. It offers residents the chance to live life at their own pace, whether they want to take things slow and stay local or enjoy an exciting night in downtown Toronto.



The Deane has a walk score of 83 out of 100



2,500 acres of park land & Lake Ontario shoreline

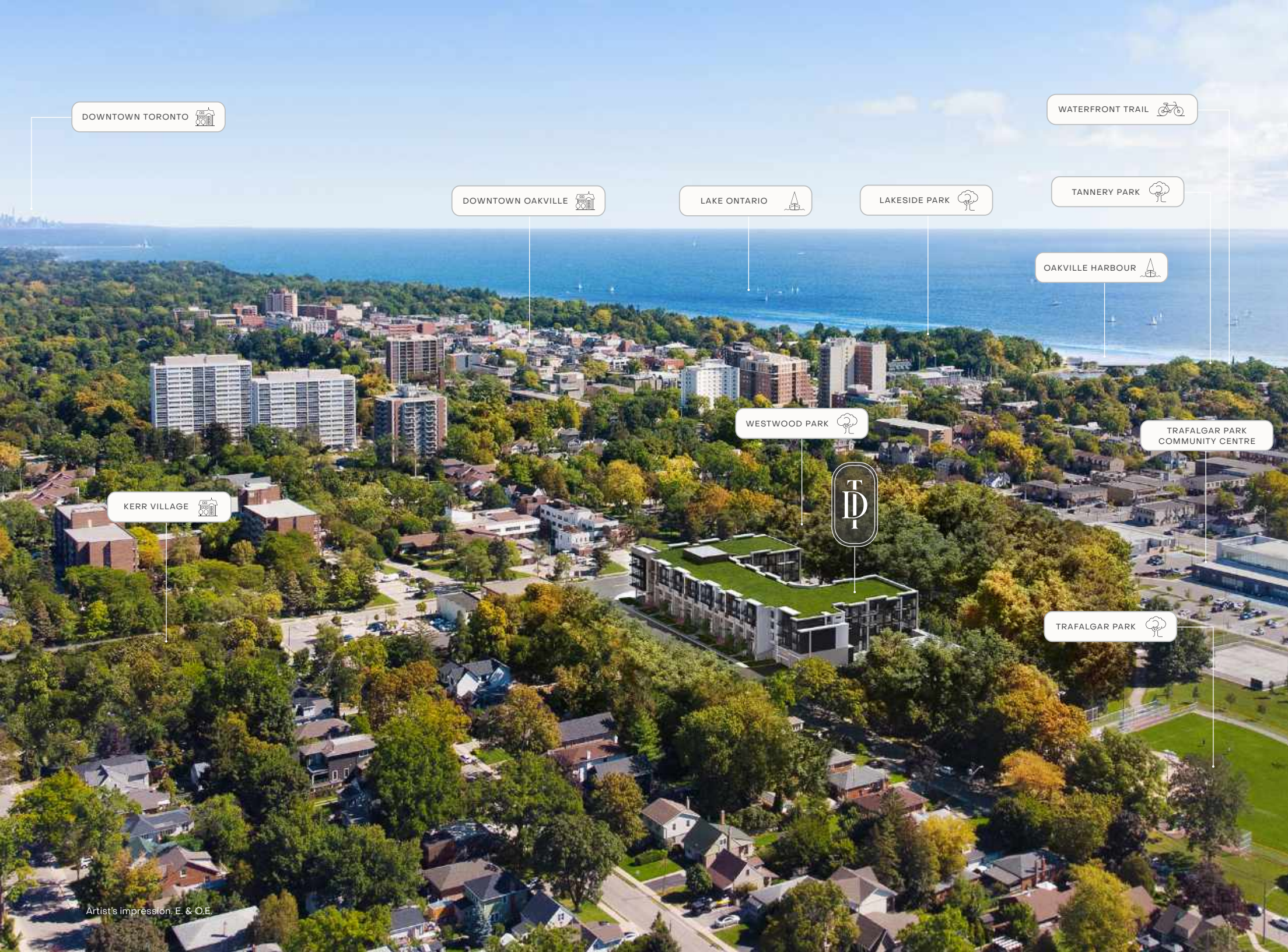


Ranked one of the safest places to live



Best place to live in Canada by MoneySense magazine





DOWNTOWN TORONTO 

WATERFRONT TRAIL 

DOWNTOWN OAKVILLE 

LAKE ONTARIO 

LAKESIDE PARK 

TANNERY PARK 

OAKVILLE HARBOUR 

KERR VILLAGE 

WESTWOOD PARK 



TRAFALGAR PARK COMMUNITY CENTRE

TRAFALGAR PARK 

FOOD & RESTAURANT:

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

EDUCATION:

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

SHOPPING & GROCERY:

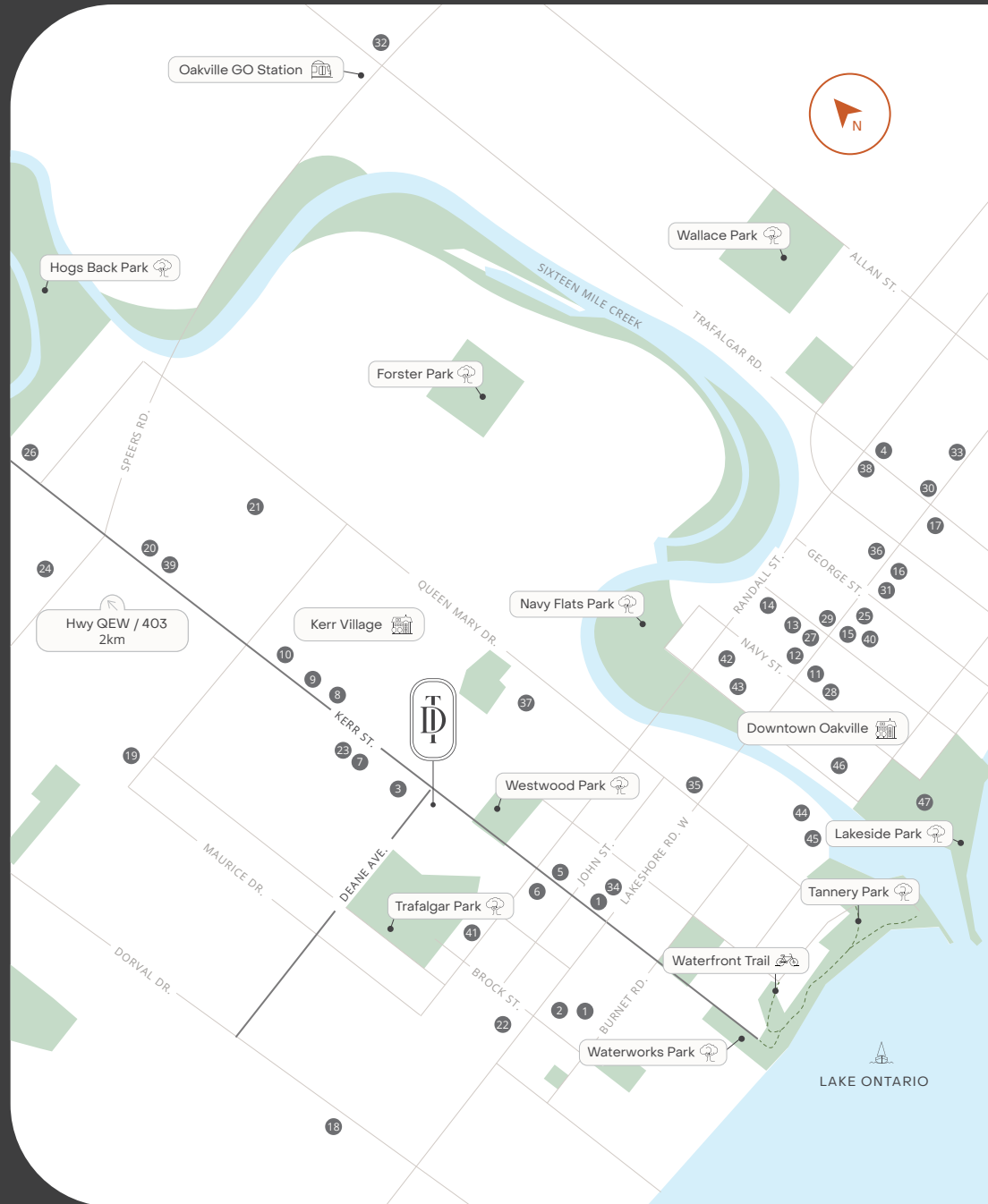
- |                           |                        |                        |
|---------------------------|------------------------|------------------------|
| 22. Fortinos              | 26. Organic Garage     | 30. BluBoho            |
| 23. Azores Market         | 27. Anthropologie      | 31. 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   |





# Surround yourself in sophistication

The Deane brings to residents a selection of functional amenities that promote well-balanced living for every lifestyle. The ground-level of the building features a main lobby area with a concierge, a party room to host family and friends, a coworking space for remote working and a pet washing station. In the centre of it all is a private outdoor courtyard marked by exquisite greenery, a stunning reflective pool, communal lounging areas and dedicated BBQ stations.

# 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  |



Where first impressions count

# Enter

The Deane radiates sophistication from the moment you walk in. The charming lobby warmly welcomes you to the building, grounded by natural earthy colours, expansive high ceilings and a sleek reception area with concierge. The contemporary design of the main lobby is an inviting space for both residents and guests, with easy access to amenities and an outdoor central courtyard.



Artist's impression. E. & O.E.

There's always a reason to celebrate

# Entertain

The Party Room located on the main floor is the perfect place to host intimate gatherings with family and friends. This space is elevated by beautiful large windows facing the outdoor courtyard, a modern kitchenette, and lounge-style seating and table tops. An extension of your home, this entertainment space is convenient, accessible and ideal for any occasion.



Artist's impression. E. & O.E.



Extend your living outdoors

# Escape

The large outdoor courtyard serves as a private parkette for both residents and their guests. Located in the heart of the building, this 13,000 sq.ft. communal space features a stunning reflective pool with a fountain, lounge-style seating accompanied by gas fire pits and BBQ stations for easy outdoor hosting. Whether it's having dinner with friends or sipping an evening glass of wine, enjoying life feels like a breeze when you live at The Deane.



Artist's impression. E. & O.E.

Feel good and live better

# Energize

The Deane is intentionally designed to support a healthy and balanced lifestyle. Our in-house fitness facility is equipped with everything you need to feel good from the inside out — from crossfit training and weight lifting to yoga and pilates. Regardless of your exercise regimen, this dedicated wellness space is for everyone.



Artist's impression. E. & O.E.

Get things done no matter where you are

# Engaged

The Deane accommodates the modern needs of business professionals by taking work-from-home life to the next level. The dedicated coworking space on the main floor is perfect for remote workers who need a change of scenery. It features various working spaces, a coffee bar, communal work stations, a TV and a private boardroom for business meetings.



Artist's impression. E. & O.E.





# A place to call your own

In every suite, residents are invited to select their desired colour palette and contemporary finishes ranging from light to dark, to make it their own. These spacious living spaces enjoy high ceilings and large windows, welcoming all of the natural light in. Complemented by wood grain textures in the kitchen and bathrooms, The Deane boasts a sophisticated aesthetic that stands the test of time.



Home can be whatever you want it to be

# Suites

The Deane showcases smart and sensible design throughout every suite. From large windows and ground-level patios in select suites, residents can enjoy breathtaking views of the central courtyard. Each kitchen features solid surface countertops, 9'9" to 14'1" ceilings and high-end appliances, with contemporary finishes that reflect your personal style.



Artist's impression. E. & O.E.

Come in and stay awhile

# Townhomes

Our two-story ground-level townhomes enjoy the comfort of private patios overlooking the neighbourhood or the central courtyard. With expansive ceilings rising up to 11'10" and plenty of room for natural light, these suites are for those who desire a spacious home that grows with them. Whether you plan to expand your family or want a larger living space, The Deane gives residents the room to play, work and relax no matter the stage of life you're in.



Artist's impression. E. & O.E.

A clean and elevated sanctuary

# Bathrooms

Every bathroom at The Deane reflects contemporary design with clean, sleek finishes, offering residents a tranquil space to unwind, relax and refresh. Elevated by calming colour palettes, modern cabinetry, frameless glass showers and soaker tubs, these bathrooms offer a private sanctuary within the comfort of your own home.



Artist's impression. E. & O.E.

# Live smarter, brighter and safer

At The Deane, lighting control, temperature control and home security are a tap away. We provide residents an unparalleled smart home technology experience that allows them to set the tone with ambient lighting, customize the thermostat to an ideal temperature and take a peek at who's at their door – all without being in the suite itself. With access to these advanced features from a smartphone app, residents can truly make their home a place they can call their own.



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

Specifications are subject to change without notice.

## 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





Energy



Efficient

# Powered to care for the environment

Rise Developments has partnered with Subterra to make The Deane an energy efficient, cost-conscious and sustainable community. Subterra's geothermal solutions are designed to protect residents from energy cost fluctuations and reduce greenhouse gas emissions for up to 30 years. Using state-of-the-art geothermal heat pumps, The Deane's geothermal systems eliminate the need for inefficient A/C and heating equipment. They utilize low-temperature thermal energy to heat and cool your home just the way you like it.

## The benefits of Geothermal

30 yrs

Energy cost protection

80%

More efficient than conventional  
heating and cooling systems

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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





# 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.



