



DESIGNING POSSIBILITIES. REMOVING BARRIERS.

EVOLV  
RESHAPING RENTAL LIVING

ACCESSIBILITY  
DESIGNED 

# With the launch of its Accessibility Designed Program,

Evolv will continue to strengthen our commitment to inclusivity. Dedicated to providing a higher standard in accessibly designed homes for people of all mobility levels, a selection of suites are available to rent at Evolv through Daniels' Accessibility Designed Program (ADP) exceeding the accessibility standards set by the Ontario Building Code (OBC).

Recognizing mobility needs vary among individuals, a variety of accessible suite layouts are available at Evolv outfitted with accessible features such as roll-in showers and roll-out balconies.

Daniels is committed to the ongoing development of renter programs with a goal to eliminate accessibility barriers.

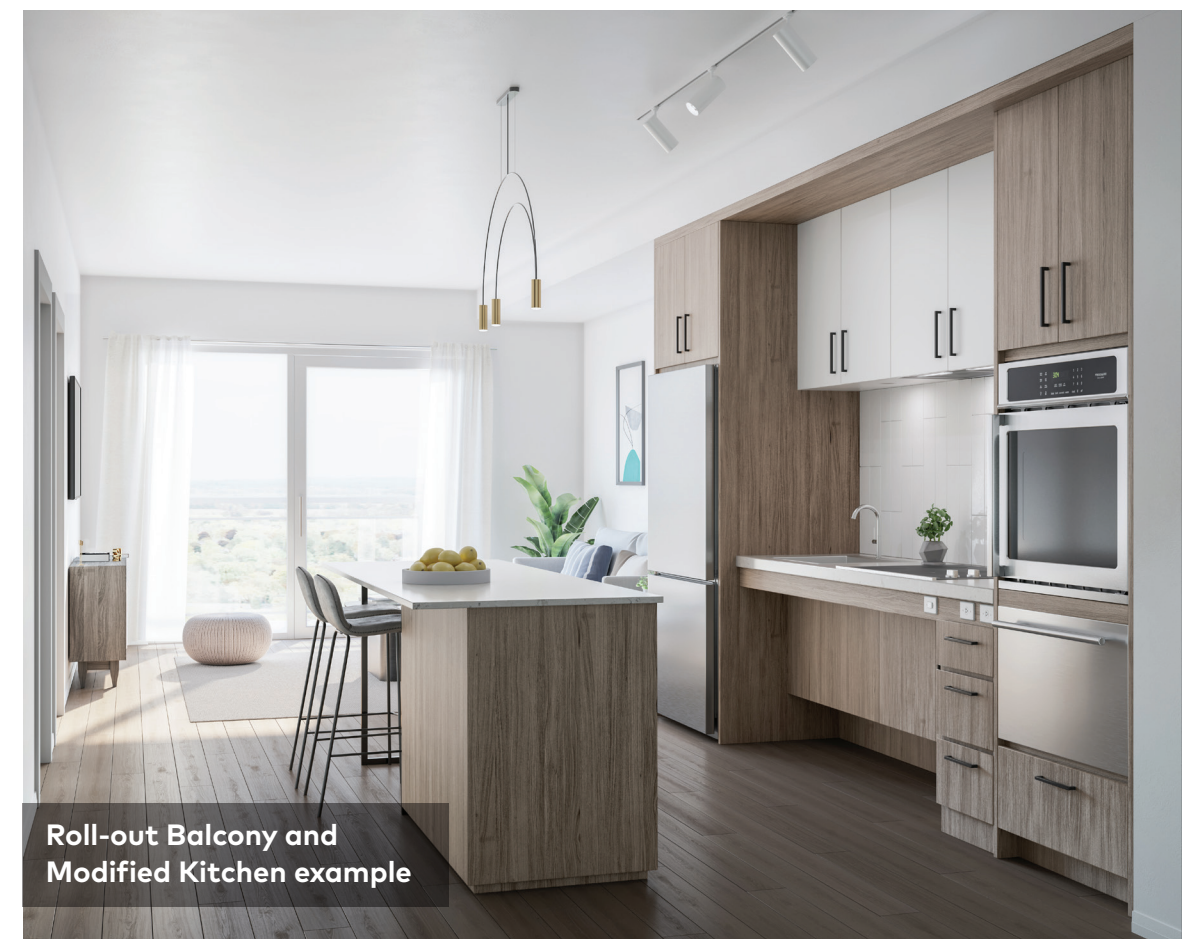


## Accessibility Designed Program details

Renters are able to choose an ADP suite in a range of designs.

### ADP suite overview:

- Power door operator (PDO) for entry into the suite
- Power operated doors for garbage chute rooms on floors with ADP suites
- All doors within the suite will offer a minimum 865mm clearance (34")
- Roll-out low threshold balcony access
- ADP kitchens have accessible height countertops
- Minimum 1100mm clearance between island and kitchen
- One bathroom will provide the following features:
  - Roll-in, full-height, tiled shower
  - Shower seat, grab bars, and shower rod
  - Hand-held and mountable shower wand
  - Under sink knee clearance
  - Low consumption toilet with grab bar beside and behind toilet
  - Minimum 900mm x 1500mm clear transfer space beside toilet
  - Minimum 1500mm turning radius



Roll-out Balcony and Modified Kitchen example

# Designed with universal access in mind

**At Evolv, every detail throughout the building has been carefully considered to ensure spaces are universally usable. Accessible features throughout the building include:**

- Accessible height reception desk with knee clearance in the lobby.
- Public washrooms have a hook 1m off the ground so someone in a wheelchair can reach it and a 2<sup>nd</sup> hook provided at standing height.
- Range of furniture settings with a mix of heights to include both high seats and low seats.
- Accessible paths to the exterior terraces.
- Motion sensor faucets and roll-under sink in amenity spaces.
- Wave-to-open sensors for high traffic areas and amenity space doors.
- Amenity space terrace roll-outs with double beveled door threshold.



**Fitness Room with  
accessible equipment**



**Evolv's Lobby with  
accessible features**

## Fitness Room

Designed with universal access in mind, the Fitness Room is an inclusive space to reach your fitness goals with open workout areas, accessible equipment, and ease of access equipment design. The room's water bottle fill station sensor is based at a height for universal access.

### Upright Cycle

The upright design offers advanced sit to stand progressions while building core stability with low impact cardio exercise.

### Rower

The ultra smooth strokes of the rower provide cardio that can range from gentle to intense while eliminating stress on the joints.

### Functional Trainer

Wheelchair-accessible design accommodates seated exercise with a bench, chair or stability ball, ideal for retraining movement patterns during functional training, post-operative rehab or sports injury rehab.

### Treadmill

Low 19 cm / 7.5" step-on height for easy accessibility.

### Recumbent Cycle

Step-thru entry for easy access.

### Elliptical

Low 24 cm / 9.5" step-on height for easy accessibility.



# Features & Finishes

## SUITE FEATURES

1. Approximately 9 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 9 ft. Units on floors 2, 4, 6, 7, 17, 27 and 28 will have approximately 10 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Where bulkheads or dropped ceilings are required, the height of the ceiling will be less than 10 ft.; all measurements are calculated from the finished concrete slab floor to the underside of the concrete slab or finished ceiling above.

2. Suites to have solid core corridor entry door with custom surround by Interior Designer. Door to be pre-finished wood with black hardware SALTO lock and lever combination.

3. Contemporary 4" baseboards in all areas except Bathroom(s) and Laundry Room, which have a tile baseboard.

4. Contemporary 2" casings throughout.

5. Flat panel interior doors with satin chrome hardware.

6. Framed mirrored sliding closet doors in Foyer and Bedroom(s), as per plan.

7. Internal Bedrooms to have sliding glass doors and partitions, where applicable as per plan.

8. Suite walls primed and painted in latex flat finish light grey. Kitchens directly connected with living and dining space also painted in latex flat grey. Bathroom(s) and Laundry/Storage to be painted in latex semi-gloss white paint. Latex semi-gloss white paint on trim. All paint is low VOC.

9. Smooth painted ceilings throughout.

10. Poured concrete finish to all Balconies; Terraces to receive concrete patio pavers; painted finish underside to all Balconies.
11. Suites 201, 202, 220, 221, 222, 502, 504 and 709 to receive a barbeque gas line on terrace.

12. Suites 101, 102, 103, 104, 201, 202, 220, 221, 222, 502, 504, 709, 2803 and 2805 to receive exterior hose bibs.

13. A 4-pipe fan coil system with integrated ERV to allow for on demand heating and cooling throughout the year.
- ## FLOORING FEATURES
14. Vinyl plank flooring in the Foyer and Foyer closet, Hallway, Bedroom(s), Living/Dining Room, Den/Media and Kitchen, as per plan.

15. Porcelain floor tile in Bathroom(s), as per plan.

16. Ceramic floor tile in Laundry/Storage areas.
- ## KITCHEN FEATURES
17. Custom-designed contemporary Kitchen cabinetry, with integrated under-cabinet lighting and soft-close hardware.

18. Quartz countertop with single bowl stainless-steel, under-mount sink. **ADP suites 311, 505, and 809 to receive roll-under sink and accessible counter height.**

19. Matching kitchen island with quartz countertop and dining accommodations, as per plan.

20. Single-lever Kitchen faucet.

21. Backsplash matching quartz countertop.

22. 1 Bedroom and 1+Den suites and 2 Bedroom suites (except those noted below) to receive European-style stainless-steel kitchen appliances, including: 24" refrigerator with bottom mount freezer, 24" slide-in electric range, 24" combination microwave-hood fan vented to exterior and 24" dishwasher.
23. All studios and suite types ST-A, ST-B, 1B-B, 1B-G BF, 1B-J, and 1BD-A to receive European-style stainless-kitchen appliances with 18" dishwasher.

24. 2 Bedroom suite types 2B-G, 2B-H (non-BF version), 2B-J, 2B-L and 2B-M and all 2+Den, 3-Bedroom and 4-Bedroom suites to receive full-size stainless-steel kitchen appliances, including: 30" refrigerator with bottom mount freezer, 30" slide-in electric range, 30" combination microwave-hood fan vented to exterior and 24" dishwasher.

25. **ADP suites 311, 505, and 809 to receive universal appliances including side-opening oven, side-by-side refrigerator/freezer doors, roll-under cooktop, dishwasher drawer, integrated hood vent and standalone microwave.**

26. Contemporary track light fixture.
- ## BATHROOM FEATURES
27. Single-flush, low consumption toilets.

28. Custom-designed bathroom vanity, one-piece sink with integrated basin. **ADP suites 311, 411, 505, 605, 809, and 909 to receive roll-under sink with a recessed vanity storage niche adjacent to the framed surface mount mirror, where applicable as per plan.**

29. All Bathrooms to have light sconce above framed vanity mirror. Pot light within the tub/shower.

30. Contemporary single-lever chrome faucet.

31. Acrylic deep soaker tub and wall tile surround up to ceiling, as per plan. **ADP suites 311, 411, 505, 605, 809, and 909 to receive roll-in tiled showers with a fold down shower seat and recessed shower storage niche.**

32. Clear tempered frameless glass shower stalls with pre-formed base and full-height porcelain tile surround, as per plan.

33. Chrome Bathroom accessories, including towel bar or ring, toilet paper holder, and shower rod.

34. Exhaust fan vented through Energy Recovery Ventilator.
- ## LAUNDRY ROOM FEATURES
35. Stacked, front loading washer and dryer, vented to the exterior. **ADP suites 311, 411, 809, and 909 to receive side-by-side front loading washer and dryer.**
- ## ELECTRICAL FEATURES
36. Suite hydro and water individually metered using "Smart Meter" technology.

37. Individual service panel with circuit breakers.

38. Pre-wired outlets for television, telephone and/or internet connections in Living Room, Bedroom(s) and Den, as per plan.

39. Energy-efficient ceiling light fixtures provided in Foyer, Kitchen, Bedroom(s), Dining Room, Den, and Storage, as per plan.

40. Switch controlled outlet to be provided in Living Room.

41. All appliances connected and ready to use.

42. White decora-style switches and receptacles throughout.

43. Exterior light fixtures for suites 101, 102, 103, 104, 201, 202, 203, 215, 218, 219, 220, 221, 222, 502, 504, 709, 2801, 2803, 2804, and 2805.
- ## ADVANCED SECURITY FEATURES
44. Cameras at all visitor entrances.

45. Enter-phone at Tower Lobby and Visitor Parking Entry to facilitate visitor access.

46. Resident key fob access to all Amenity Areas and Residential Common Areas.

47. Convenient underground parking with cameras at pre-selected locations, along with two-way voice communication to Concierge or monitoring station.

48. Ground Floor unit suite entry door(s) to have rough-in for keypad and door contact for intrusion alarm system.
- PLEASE NOTE: Prices and specifications are subject to change without notice. Window configuration may vary with final construction drawings. Colour, texture, appearance, etc. of features and finishes installed in the Unit may vary from rendering and marketing material. E. & O. E. – March 2021



Roll-in shower example

**ACCESSIBILITY  
DESIGNED** 

## ADP Features

The standard design features will include:

### 1 Roll-in shower

While barrier-free washrooms under OBC require a larger turning radius, they do not require any other barrier-free features. Barrier-free washrooms often have bathtubs, and therefore do not meet the needs of mobility device users.

### 2 Roll-out balcony with swing door

Balconies are typically accessed by a sliding door with a threshold high enough to make rolling out in a wheelchair difficult without a ramp. Moreover, balcony doors are often too narrow to accommodate a mobility device.

### 3 Power operated entry door

Power door operated suite entry doors will greatly improve the functionality of the suite and is provided at accessible suite entries.

### 4 Handheld shower faucet

Flexible, handheld shower faucets greatly improve the functionality of the shower and will be provided in all roll-in showers.

### 5 Wider doors throughout

Under the OBC, at least one bedroom door and one bathroom door are required to have a clear opening of at least 865mm (34") in barrier-free suites. Evolv will provide at least 865mm clearance on all bedroom doors and the accessible bathroom door.

### 6 Additional clearance in accessible bathrooms

The OBC requires a 1500mm turning radius in bathrooms, but the accessible bathroom in ADP suites will have additional clearances, including 900mm x 1500mm transfer space beside the toilet and shower, and knee clearance underneath the sink.

**For more information about Evolv's Accessibility Designed Program, please speak to an Evolv Leasing Representative.**

**For Leasing Office hours, visit [EvolvRentals.com](https://www.EvolvRentals.com)**

#### Accessibility Commitment

The Daniels Corporation is committed to creating universally designed suites and common areas to accommodate the accessibility needs of our renters.

\* Layout and finishes may vary from those shown. Not all suites are included in the Accessibility Designed Program. Speak to a leasing representative for details. All brand names, logos, images, text, and graphics are the copyright of the owners, Evolv Rental Residences. Reproduction in any form, without prior written permission from Evolv, is strictly prohibited. Illustrations are artist's concept. E. & O. E.