


Project Overview

48 Grenoble Drive

Ward 16 – Don Valley East

October 2023

 www.48grenoble.com



About Tenblock



Housing developer focused on sustainability, design excellence, and complete communities

Over 7,000 apartments currently in rezoning or concept development

Portfolio includes full redevelopment (rental replacement), infill, and retrofit projects

A Highly Transit Connected Area

Science Centre Station

Aga Khan Park & Museum Station

Eglinton Ave E

ET Seton Park

Don Mills Rd

Rocheft Dr

Ferrand Drive Park

Ferrand Dr

DVP

Flemington Park Golf Club

St Dennis Dr

St Dennis Dr

48 Grenoble

Grenoble Dr



Linkwood Lane

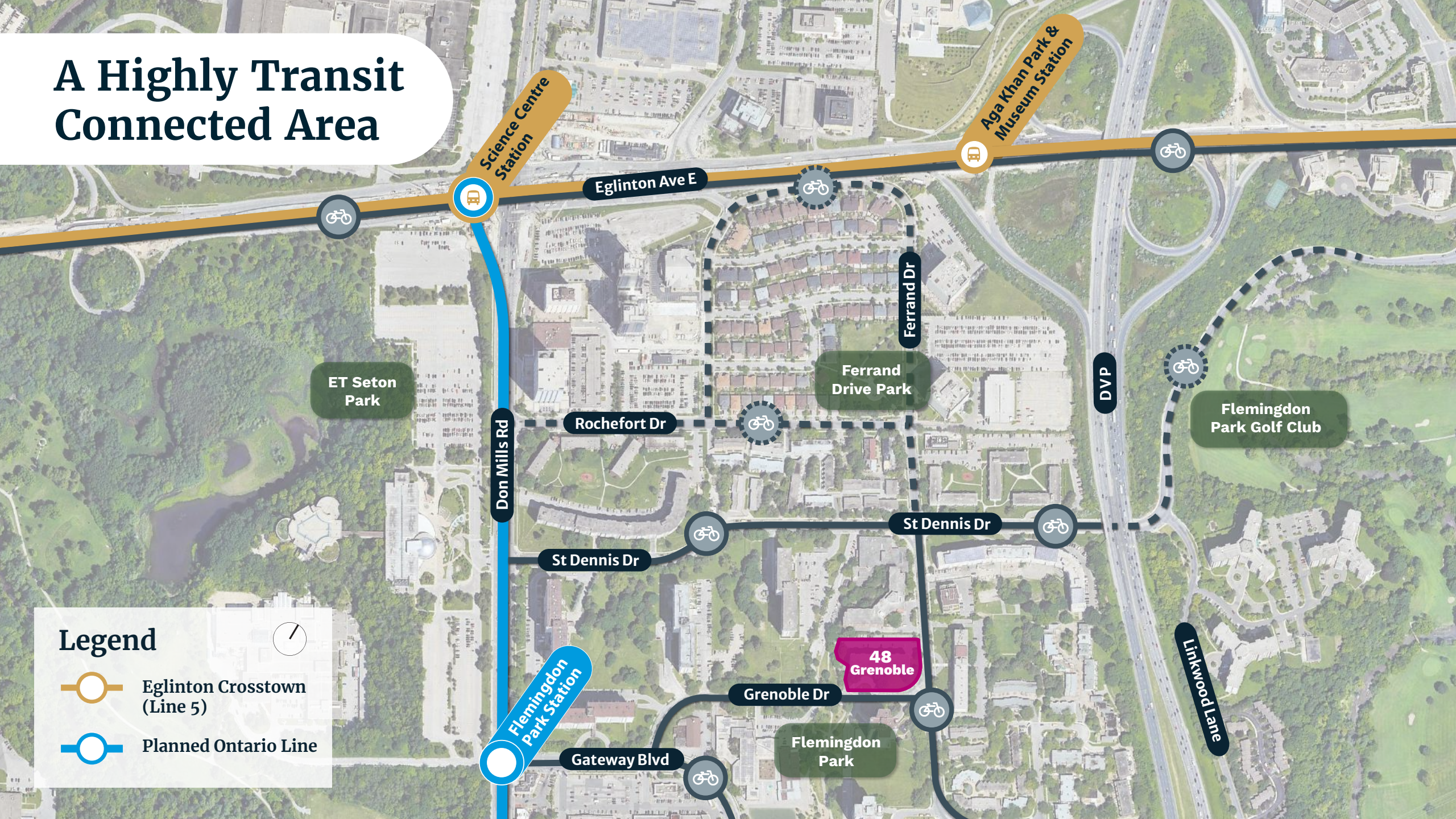
Flemington Park Station

Gateway Blvd

Flemington Park

Legend

-  Eglinton Crosstown (Line 5)
-  Planned Ontario Line



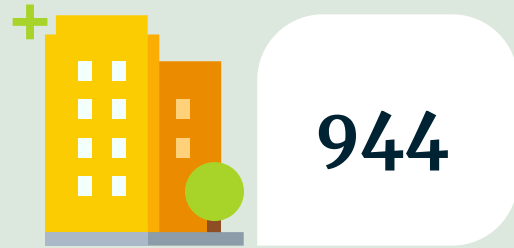
48 Grenoble Today



- Original 9-storey building was developed in the 1960s
- Aging apartments lack modern amenities
- Surface parking lot, exposed garage areas, & unused outdoor space
- Large 1.67 acre site appropriate for redevelopment



Proposed Redevelopment Will Contribute:



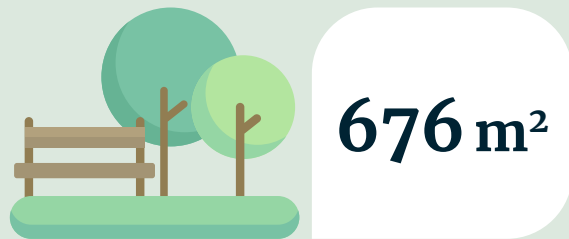
New Apartments



Rental Replacement
Apartments



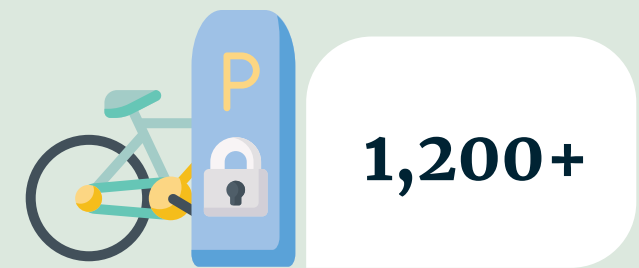
Community/Retail Space



New
Public Park

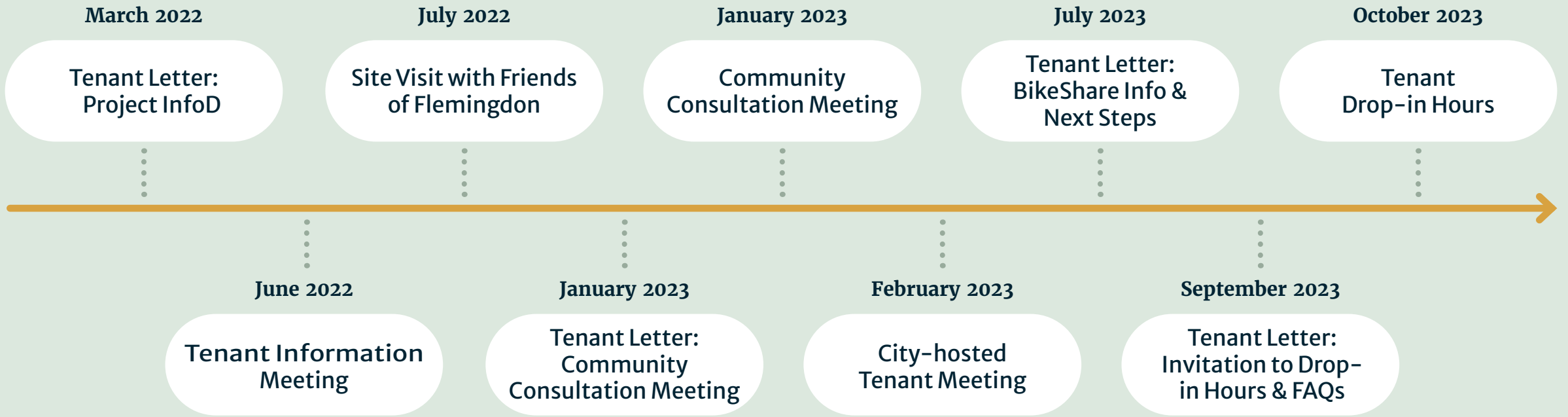


Privately-Owned
Publicly Accessible
Space (POPS)



High Quality Secure
Bicycle Parking Spaces

Tenant & Public Consultation



..... Correspondence with individual tenants, in consultation with City StaffD

Communications were translated, where possible, into Urdu, Farsi, and Gujarati

Rental Replacement Program

All tenants receive:

Notice to vacate	Minimum 6 months
Cash compensation	3 months' rent
Special needs assistance (if eligible)	4 months' rent in cash for tenants (or resident dependents) 65 years or older or with a significant physical or mental health condition

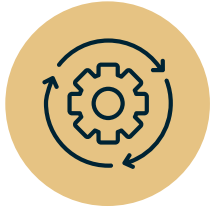
Eligible* tenants receive:

*Tenants who were in place when the application was made, and are still in place when notice to vacate is given

Right to return	Right to return to replacement apartment of similar size and same number of bedrooms at similar rent
Rent gap lump sum**	Difference between tenant's rent and relevant market vacant rent per CMHC, multiplied by construction period (estimated at 33 months)
Moving allowances	Move-out and move-back allowances
Relocation support	Leasing agent and other supports
Parking Reduction	Option to choose parking space in the new building (if available) OR compensation of \$2,000

** The vacant market rents used to establish rent gap payments will be indexed upwardly to better reflect changes in market conditions since the completion of the CMHC survey. This increase will help ensure that eligible tenants are better able to find housing within their budget during the period they are relocated.

Sustainable Housing



- Targeting TGS Tier 2 or higher
- Incorporating geothermal so the building uses clean energy
- Encouraging active transportation by incorporating user-friendly cycling amenities



Thank You!

Please contact us at any time:



www.48grenoble.com



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