

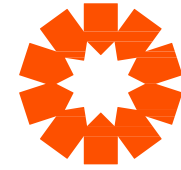


Project Overview

1875 Steeles Avenue West
Ward 6 – York Centre

www.1875steeleswest.com

About Tenblock



TENBLOCK

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

Over 7,000 apartments currently in development

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

Site Today



- Original 4-storey building was developed in the 1970s
- Aging apartments lack modern amenities
- Surface parking lot, inhospitable pedestrian environment, unideal connection to the ravine
- Large 3.17 acre site appropriate for redevelopment



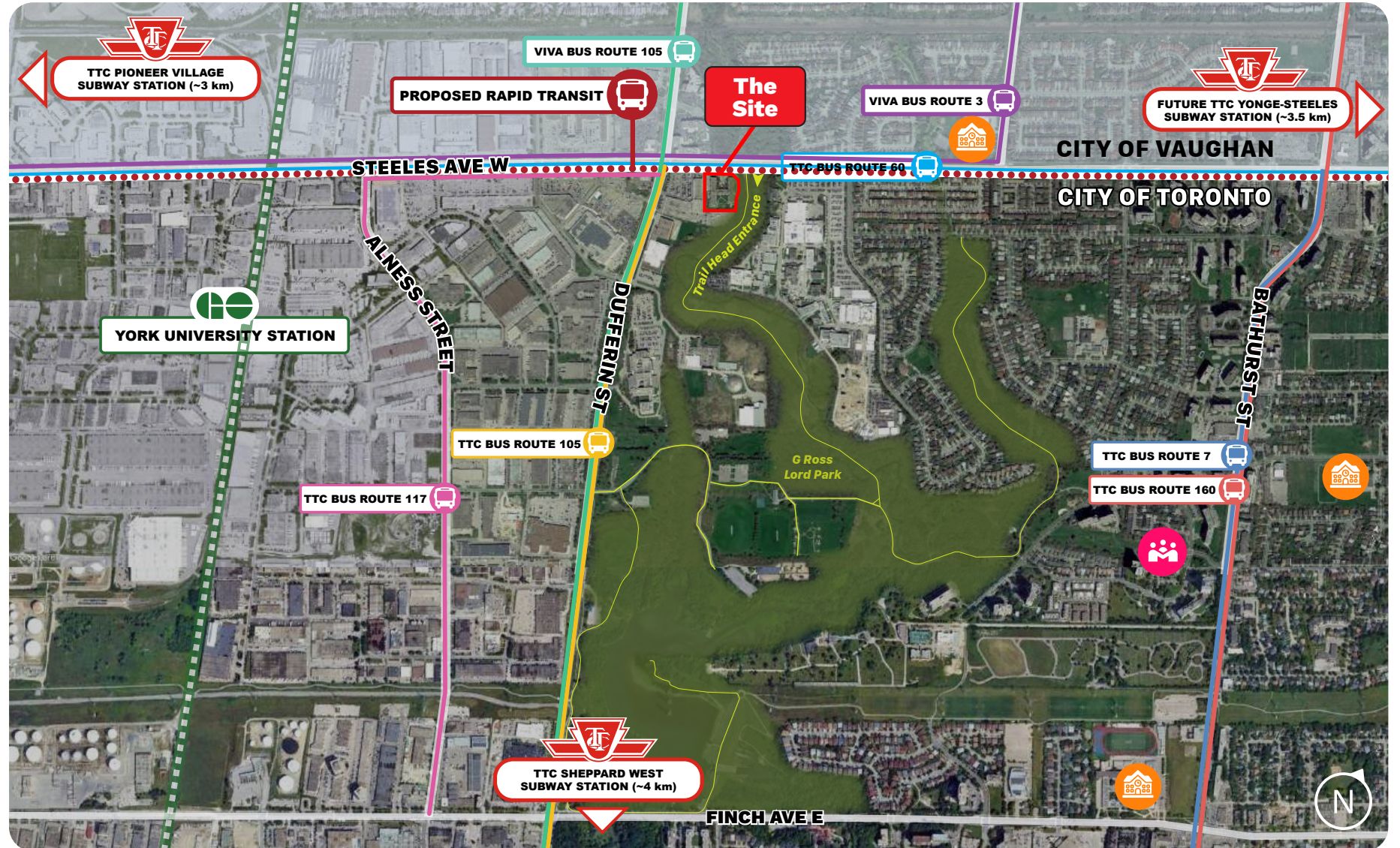
Context



SCHOOL



COMMUNITY CENTRE



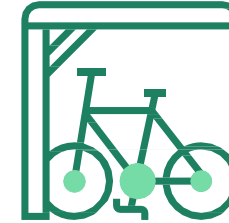
Proposal Summary



12 New Affordable Apartments



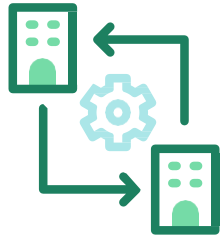
1,050 m²
New Public Park



722
Bicycle Parking Spaces



779
Car Parking Spaces



120 Rental Replacement Apartments



1,979 m²
Valleylands to be provided to City and/or TRCA



385 Tree Plantings
900 Shrub Plantings



520 m²
Privately-Owned Publicly Accessible Space (POPS)



828 New Market Rate Apartments

Affordable Housing



12 New Affordable Apartments

The commitment to deliver 12 new affordable apartments has been achieved through close collaboration with **Councillor James Pasternak**, **Johanna Hashim** (Planner, SIPA – Housing), **Stephen Gardiner** (Senior Planner, Community Planning), and the project team.

Affordable Rent Limits*

*As of 2024. Rent limits are adjusted annually.

\$1,427

Bachelor

\$1,708

1 Bedroom

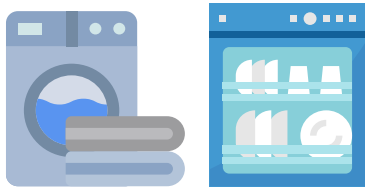
\$1,992

2 Bedroom

\$2,241

3 Bedroom

High Quality Homes for Returning & New Residents



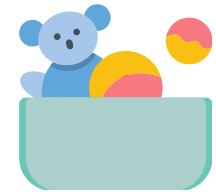
In-suite laundry & dishwashers



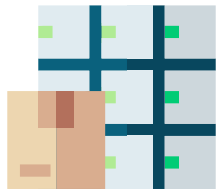
Air conditioning



Pet wash



Child-friendly amenities



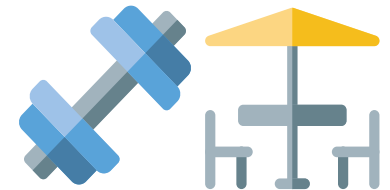
Dedicated parcel & moving room



Internalized garbage, parking, & loading



Enhanced bike storage & repair areas

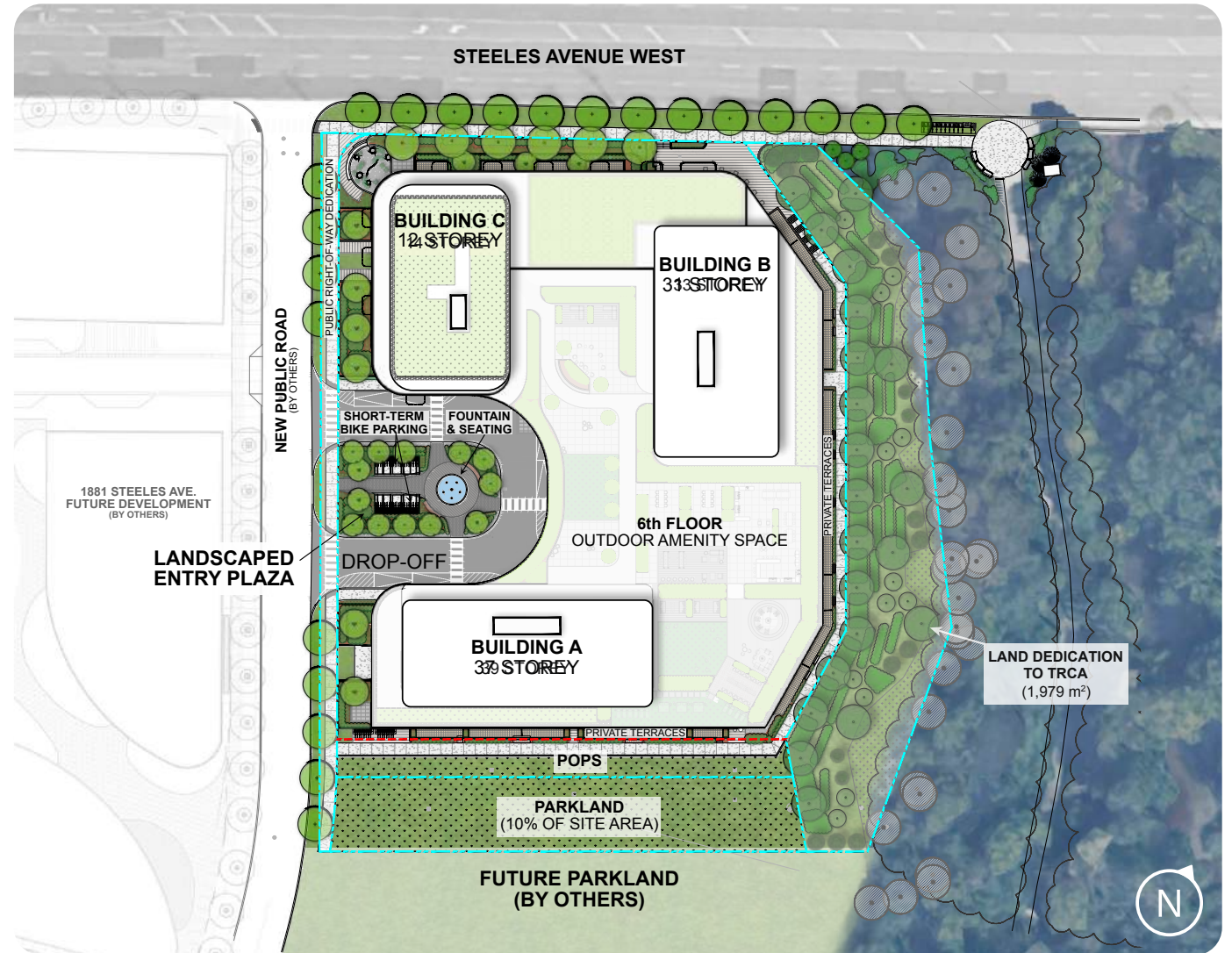


Indoor & outdoor amenity

Proposed Site Plan

Contributing much-needed:

- » Housing and new apartments across the housing spectrum
- » Parkland
- » Open space
- » Public realm improvements
- » Naturalization and dedication of conservation lands to TRCA



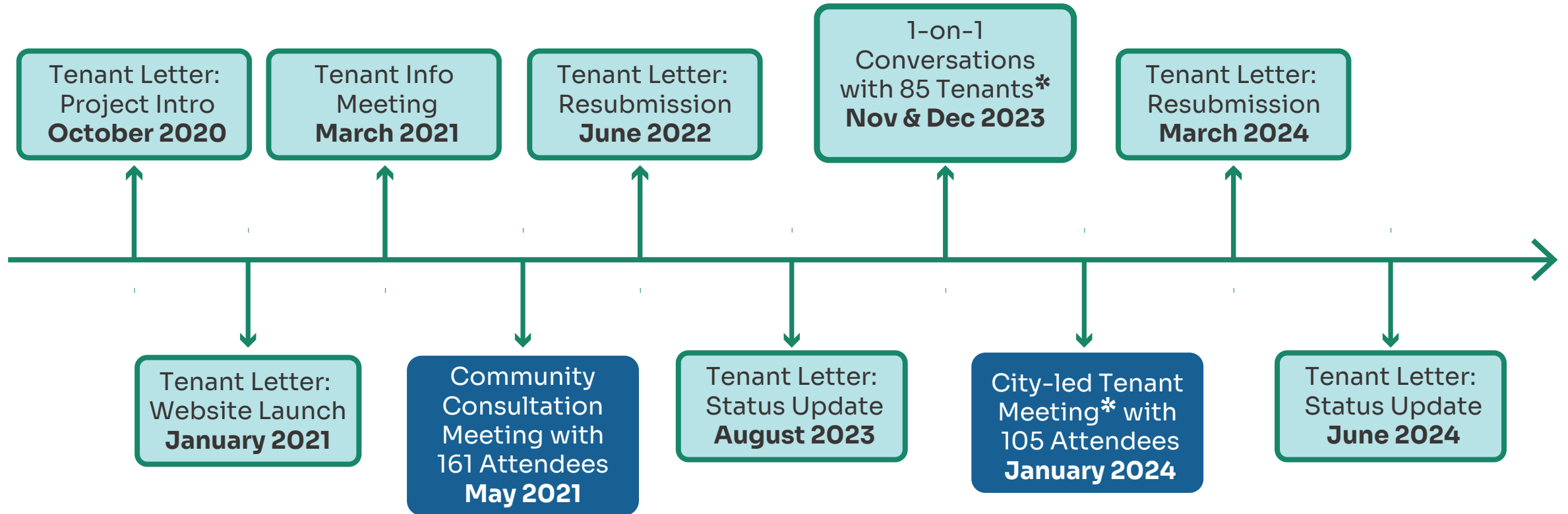
Sustainable Housing



- Targeting TGS Tier 2 or higher
- Incorporating geo-exchange so the building runs on clean heating and cooling
- Encouraging active transportation by incorporating user-friendly cycling amenities



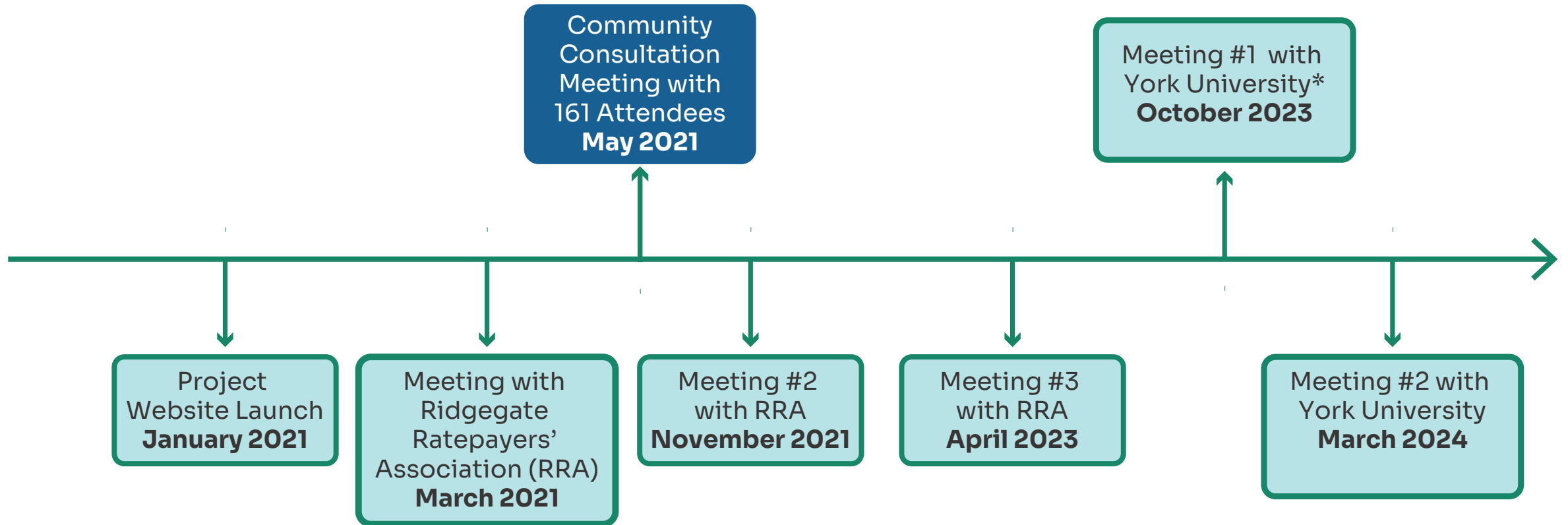
Tenant Consultation



*Translation provided

Correspondence with individual tenants, in consultation with City Staff

Community Consultation



* Includes additional engagement on Steeles Ave Bus Rapid Transit

Rental Replacement Program

All tenants	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* *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 CMHC rental market survey data, multiplied by construction period (estimated at 33 months)
	Moving allowances	Move-out and move-back allowances
	Relocation support	Leasing agent and other supports

The background is a dark teal architectural rendering of a modern high-rise apartment building. The building features a curved facade, large windows, and numerous balconies. The ground floor is a glass-fronted commercial space with people walking and a dog on the sidewalk. The scene is set against a dark sky with some trees visible on the right. A large, light green circular graphic element is on the right side of the image.

Thank you!

Please contact us anytime:

info@1875steeleswest.com

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