



Grenoble
Drive

January 11, 2023



Community Consultation Meeting



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The Project Team

**diamond
schmitt**



STUDIO **t1a**



 **BOUSFIELDS INC.**

The Site Today

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



An Area with Many Services, Institutions & Infrastructure



**Future
Transit**



**Arts, Science
& Cultural
Institutions**



**Don Valley
Trail System**



**Community
Recreation &
Amenities**

Site Context

Legend



Eglinton Crosstown
(Line 5)



Planned Ontario Line



Science Centre
Station

Eglinton Ave E

Aga Khan Park &
Museum Station

ET Seton
Park

Don Mills Rd

Rocheport Dr

Ferrand Dr

Ferrand
Drive Park

DVP

Flemingdon
Park Golf Club

St Dennis Dr

St Dennis Dr

Flemingdon
Park Station

Gateway Blvd

Grenoble Dr

48
Grenoble

Flemingdon
Park

Linkwood Lane

Toronto is Growing

2020



2046

ONTARIO

14,700,000

people

+36%

+5,300,000

86% due to net migration

20,000,000

people

TORONTO

2,990,000

people

+32%

+966,000

Fastest growing city in
North America

3,950,000

people

Moderate growth scenario from Government of Ontario population projections 2020–2046, updated August 25, 2021

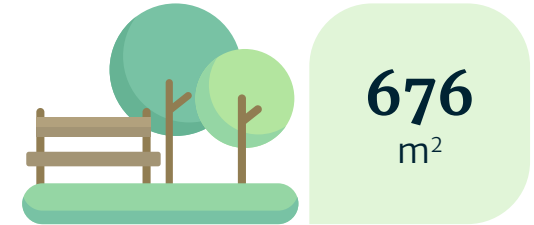
Our Goals: City Building Objectives



Build New Housing Supply
Near Transit



Re-invest in the City's
Rental Stock



Introduce a Public
Park



Create Additional Outdoor
Public Space

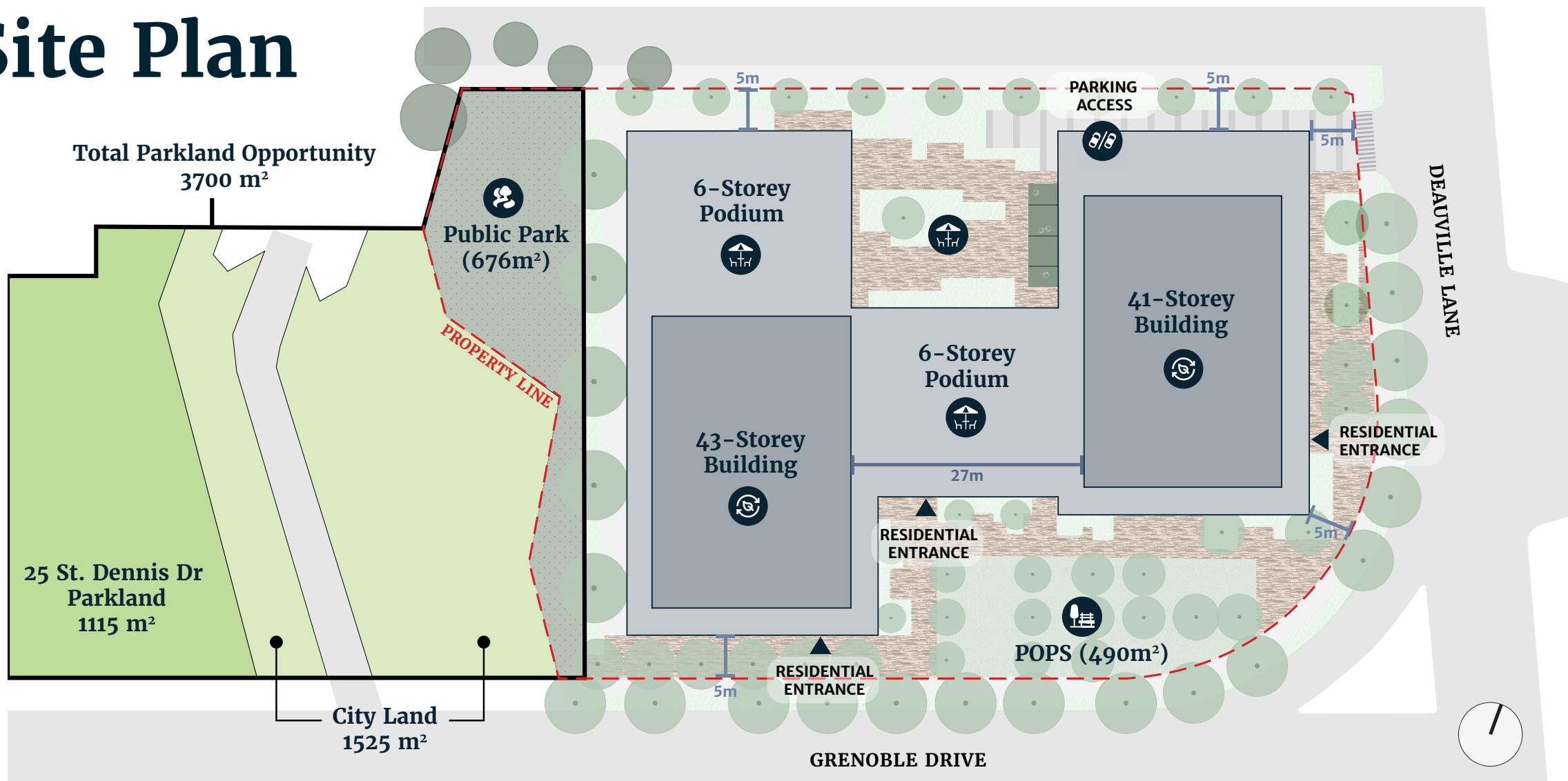


Support
Cycling



Promote Livable
Communities

Site Plan



Outdoor Amenity Area



Privately-Owned Public Space (POPS)



Public Park



Green Roof

View looking north



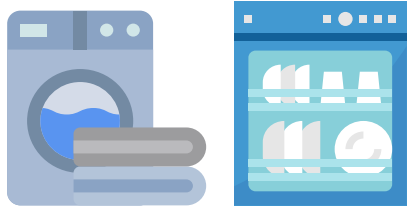
Street level view looking northeast along Grenoble



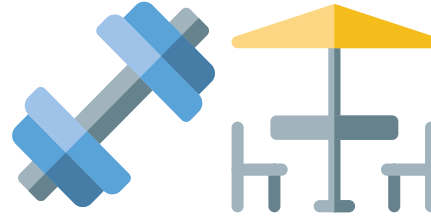
Street level view looking west at proposed privately-owned public space



Our Goals: High Quality Homes for Returning & New Residents



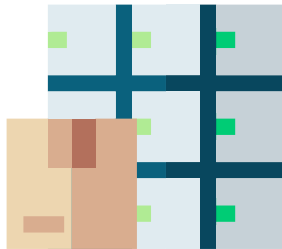
In-suite laundry
& dishwashers



Indoor & outdoor
amenity



Pet-friendly
facilities



Dedicated parcel room
& moving room



Internalized garbage,
parking, and loading



Bike storage
and repair areas

Fulfilling our Rental Replacement Obligations



Rental Replacement

- All 109 homes will be replaced in the new building
- Eligible residents will have the right to return to a **brand new home of the same bedroom type, similar size, and similar rent**



Compensation & Assistance

- Eligible residents will be given extra notice to move out and will receive assistance and compensation
- This package is determined later on in the process



Resident Engagement

- Tenblock letters to residents prior to submission & launch of website
- Tenblock Resident Meeting: June 15, 2022
- Future meetings to be held & ongoing communication

Some Key Revisions We're Thinking About



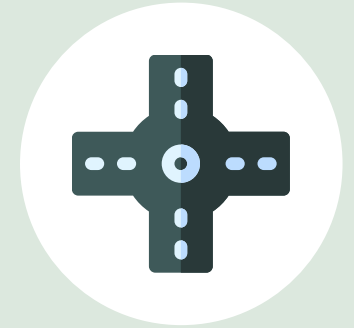
Increasing sustainability



Ways of reducing construction timelines / timeline to move back for returning residents



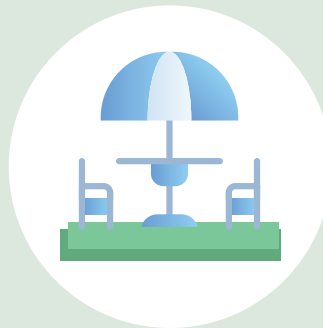
Improvements to bike parking and amenities



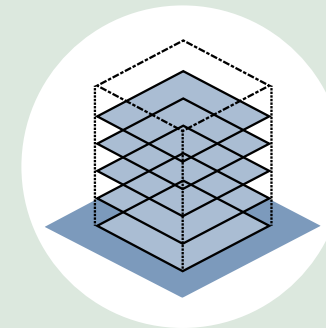
Redesigning the Deauville Lane & Grenoble Drive intersection



Introducing retail space

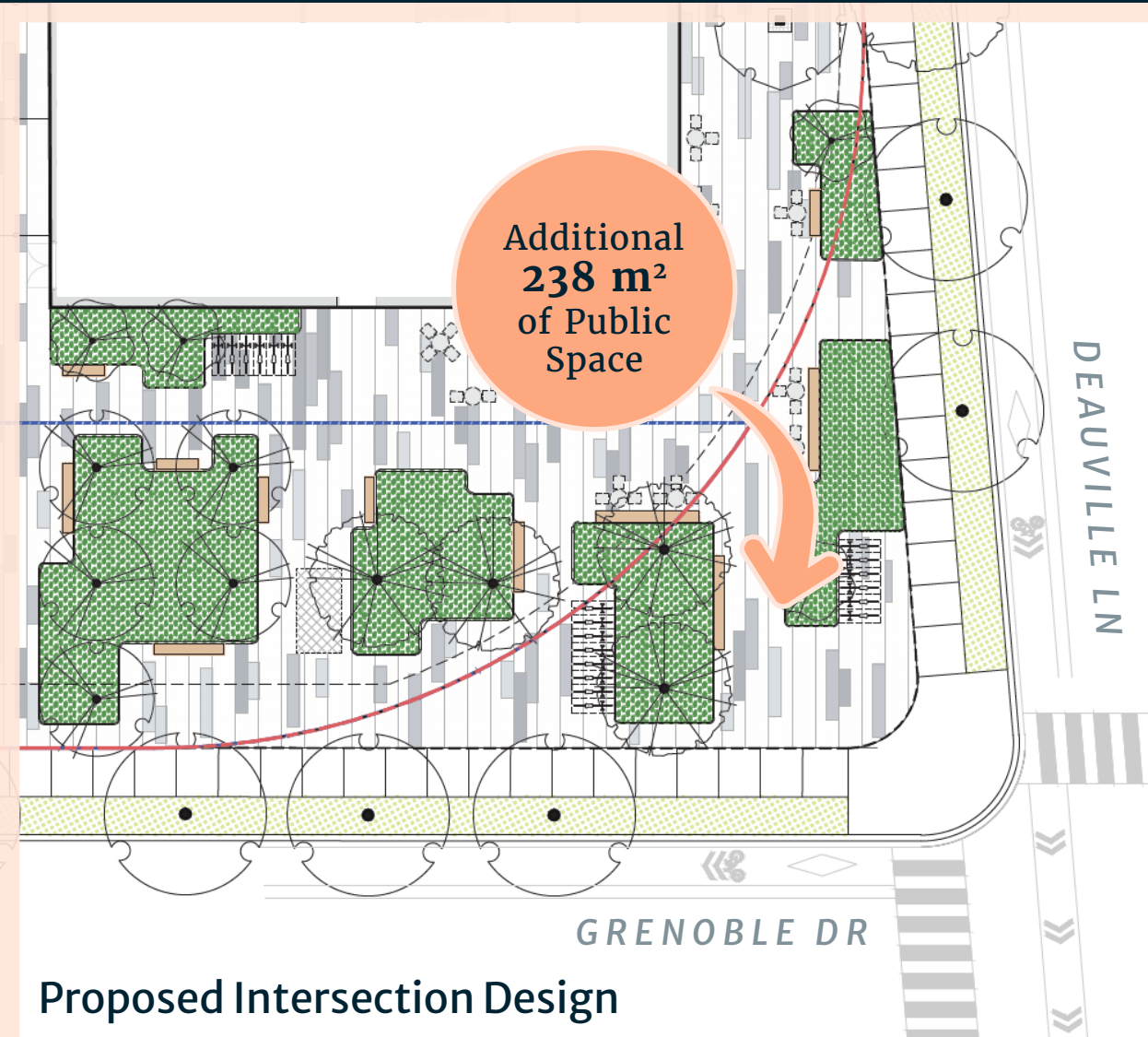
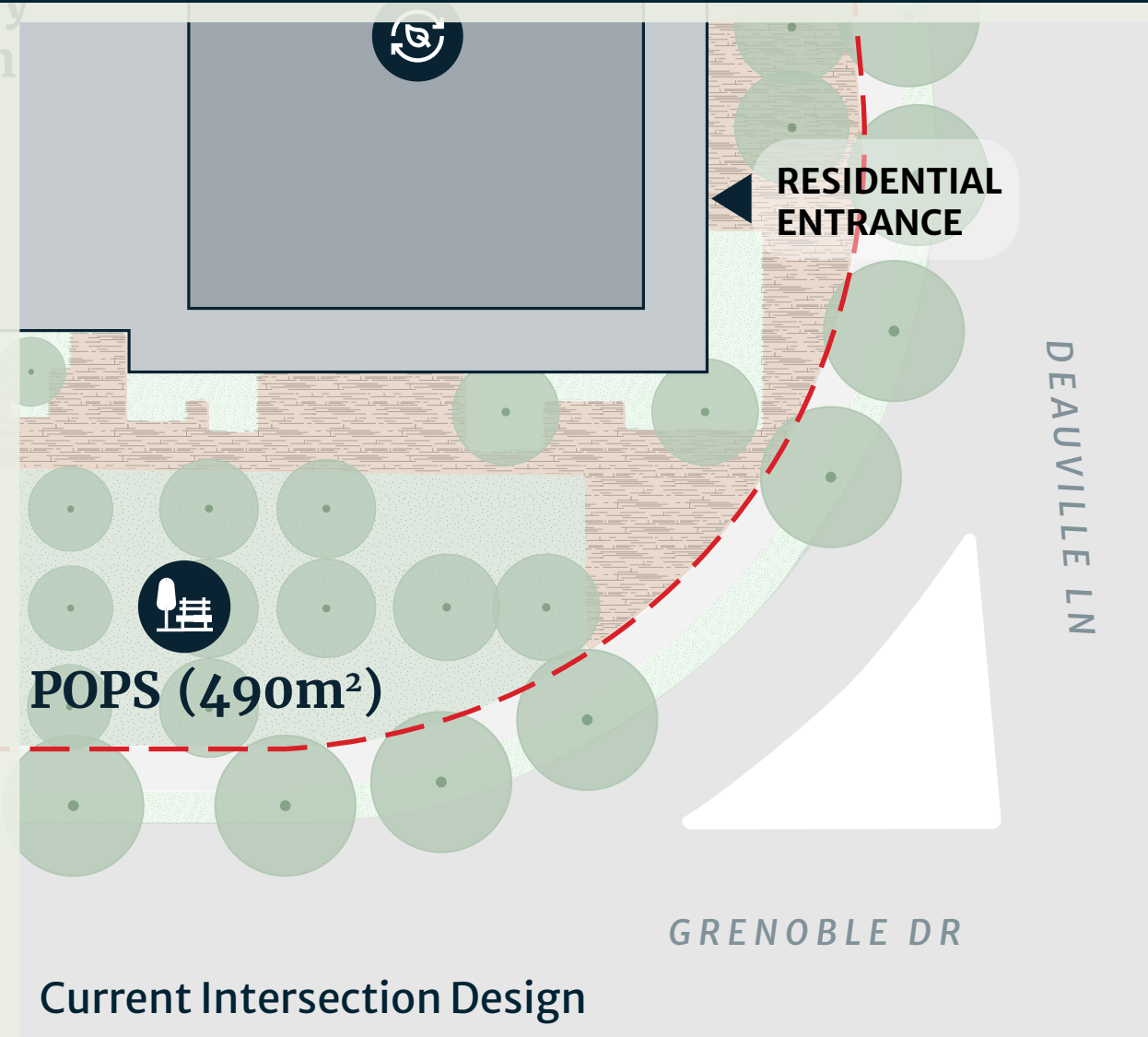


Improvements to outdoor amenity experience



Reducing the tower heights

Redesigning Deauville Lane & Grenoble Drive Intersection





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Thank You!



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Questions/ Comments?