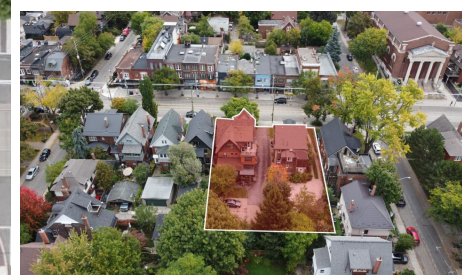
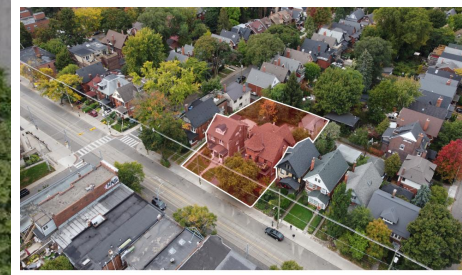
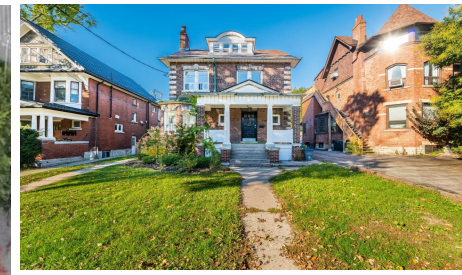


# TWO ADJACENT LOT ASSEMBLY

272-274 Roncesvalles Avenue, Toronto

Westminister Avenue

Roncesvalles Avenue



**Ian Wilson, MBA**

Managing Director  
K2 Commercial Group  
[iwilson@royalpage.ca](mailto:iwilson@royalpage.ca)  
(416)-458-8498

**Christopher Chandler, LLB**

Sales Associate  
K2 Commercial Group  
[Christopher.chandler@royalpage.ca](mailto:Christopher.chandler@royalpage.ca)  
(416)-475-5469



**Contact Info:**



- 1.0 The Offering**
- 2.0 Property Overview**
- 3.0 Location Overview**
- 4.0 Offering Process**





# THE OFFERING

# THE OFFERING

K2 Commercial Group and Royal LePage Commercial are pleased to present an exceptional two adjacent lot site in Roncesvalles Village. This rare development opportunity offers a combined frontage of 94.90 ft along Roncesvalles Avenue with a depth of 150 ft, totaling over 13,000 sq ft of land. Situated just south of Bloor and Dundas, the site falls within Toronto's newly implemented Major Streets initiative, providing as-of-right intensification under the new performance standard for up to 6-storeys and 60 units. The site is currently improved with two residential properties: a 2 ½-storey detached home (272 Roncesvalles) and a fully leased, legal fourplex (274 Roncesvalles). Together, the properties offer over 10,000 sq ft of living space, ample outdoor parking, and partially updated mechanicals and unit upgrades. This property presents a perfect opportunity for investors or developers seeking a premium site for future redevelopment while benefiting from existing holding income.

The City of Toronto designates the property as R – Residential Zone, which permits a wide range of residential uses, including detached houses, townhouses, multiplex buildings, and residential apartments.

**ASKING PRICE: \$7,495,000**

## PROPERTY OVERVIEW

<b>Location</b>	Roncesvalles Ave & Westminister Ave
<b>Combined Lot Size</b>	94.90 ft x 150 ft
<b>Lot Area</b>	13,875 sq ft
<b>Property Type</b>	Two adjacent lot assembly
<b>Zoning</b>	R(d0.6*290)



## 272 Roncesvalles Avenue

<b>Municipal Address</b>	272 Roncesvalles Avenue Toronto, ON M6R 2M2	<b>Holding Income</b>	\$4,150 per month, MTM Lease
<b>Lot Size</b>	44.90 ft x 150 ft	<b>Exterior and Site Features</b>	<ul style="list-style-type: none"> <li>• Rear concrete parking pad area</li> <li>• Brick and shingle exterior</li> <li>• Private drive</li> </ul>
<b>Lot Area</b>	Approx. 6565.98 sq ft		
<b>Pin</b>	213450156	<b>Mechanicals</b>	<ul style="list-style-type: none"> <li>• Gas Boiler</li> <li>• 200 AMP service</li> <li>• 3 hydro meters</li> <li>• Gas tankless water heater</li> <li>• Updated wiring</li> </ul>
<b>ARN</b>	190402227002800		
<b>Property Type</b>	Single-family detached home with 2 ½ storeys		



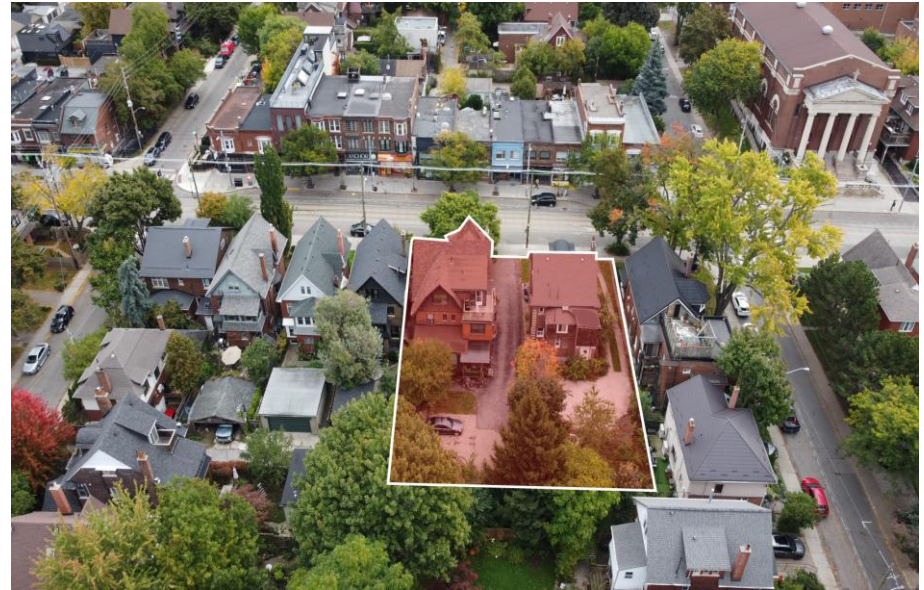


## 274 Roncesvalles Avenue

<b>Municipal Address</b>	274 Roncesvalles Avenue Toronto, ON M6R 2M2	<b>Holding Income</b>	\$134,388.00 Annually
<b>Lot Size</b>	50 ft x 150 ft	<b>Exterior and Site Features</b>	<ul style="list-style-type: none"> <li>• Private drive plus laneway access</li> <li>• Single car garage</li> <li>• 6 exterior car parking</li> <li>• Legal 4 plex – mix of 1,2, and 3 bedrooms</li> </ul>
<b>Lot Area</b>	Approx. 6910.42 sq ft		
<b>Pin</b>	213450155		
<b>ARN</b>	190402227002700	<b>Mechanicals</b>	<ul style="list-style-type: none"> <li>• 200 AMP service</li> <li>• Gas water boiler</li> <li>• 2 Hot water tank rentals</li> <li>• Updated wiring</li> </ul>
<b>Property Type</b>	Multi-residential property with 4 apartment units		



# AERIAL IMAGES





# PROPERTY OVERVIEW

# PROPERTY DESCRIPTION

**Site Location** Roncesvalles Avenue & Westminister Avenue

**Transit**

- A minute walk from the nearest streetcar (#504) stop
- 4-minute drive to TTC Dundas West Station and Bloor GO
- 8-minute drive to Humber Bay Shore



**Surrounding Property**

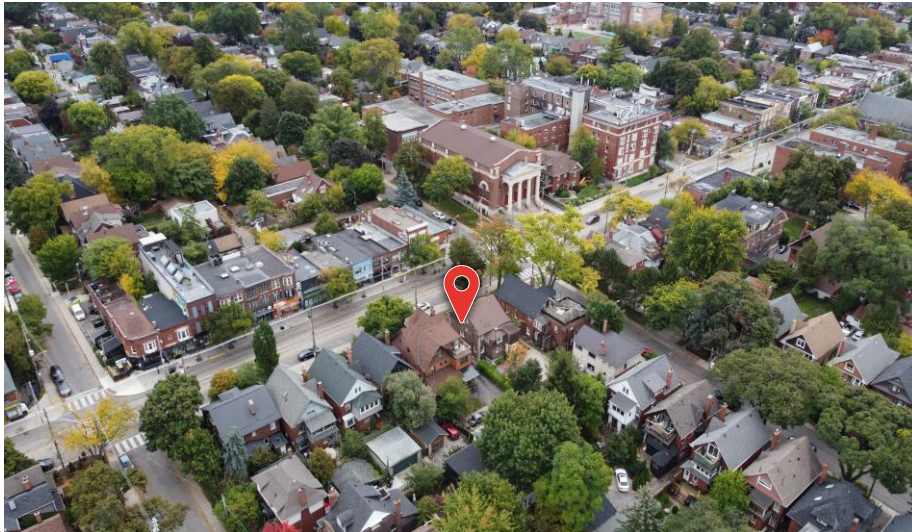
The property is surrounded by residential homes, with mixed-use and commercial buildings directly across the street, as well as nearby schools and places of worship.

**Site Area**

Combined frontage of 94.9 ft, Depth 150 ft, overall size 13,875 sq ft

**Zoning**

R – Residential Zone



# ZONING

## PERMITTED USE

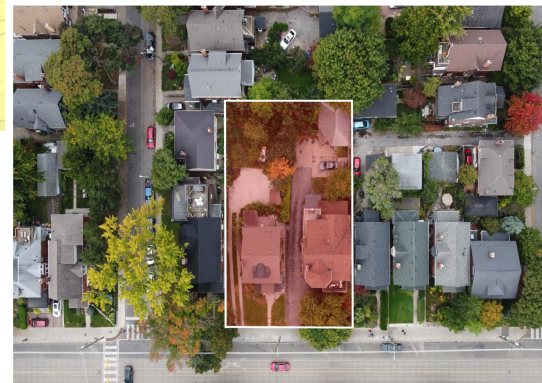
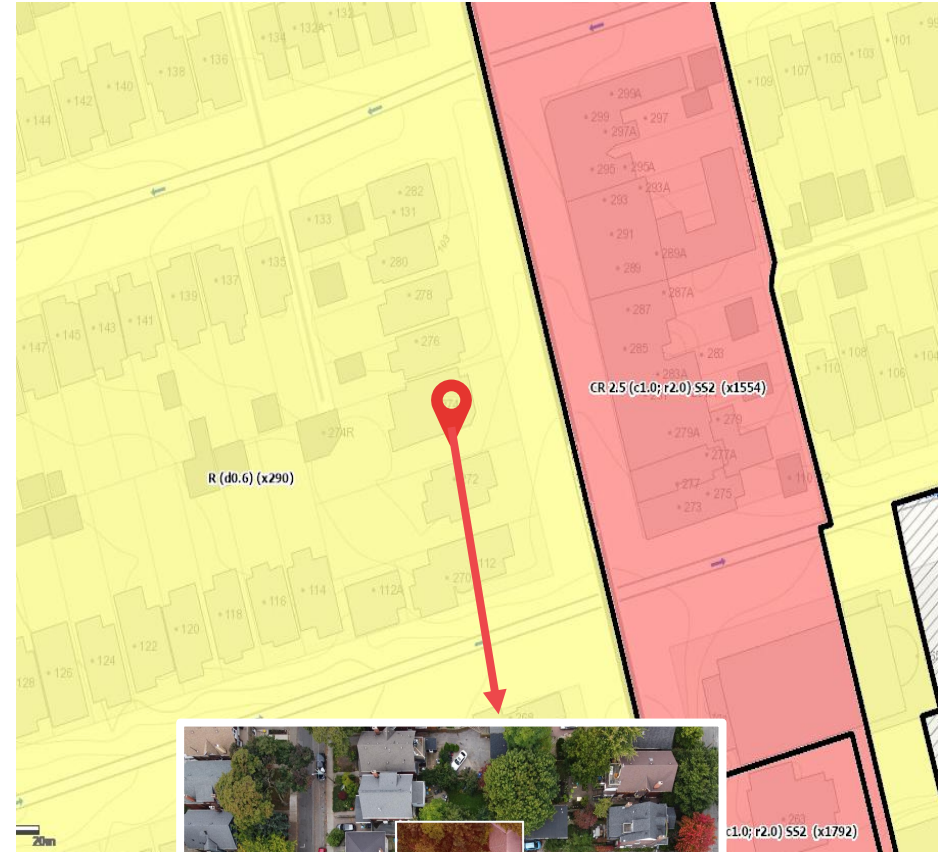
### R – Residential Zone

Detached dwelling	Triplex
Semi-detached house	Fourplex
Townhouse	Apartment building
Duplex	

## PERMITTED USE WITH CONDITIONS

### R – Residential Zone

Ambulance Depot	Place of Worship
Cogeneration Energy	Police Station
Community Centre	Private Home Daycare
Day Nursery	Public Utility
Fire Hall	Renewable Energy
Garden Suite	Retail Store
Group Home	Secondary Suite
Home Occupation	Seniors Community House
Laneway Suite	Short- term Rental
Library	Tourist Home
Multi-tenant House	Transportation Use



**272-274 Roncesvalles Avenue**

In 2024, Toronto City Council approved the Expanding Housing Options in Neighbourhoods Major Streets ("Major Streets") Official Plan amendment and Zoning By-law Amendment. This introduced new as-of-right permissions for intensification for properties located on Major Streets on Map 3 of the Official Plan. These permissions expanded the already approved permissions for such properties which included up-to 4-unit multiplexes and garden/laneway suites.

Major Streets established new built form performance standards for new townhouses and apartment buildings for eligible properties, which includes the Subject Site. Broadly speaking, while both townhouses and apartments were permitted in the R-zone, old performance standards made them impractical to construct. The new zoning by-law explicitly permits apartments of up to 6-storeys/19m in height and 60 units, and townhouses can have up to 4-storeys/13m in height.



Figure 5 Official Plan - Map 3 - Major Streets

The appeal of the Major Streets OPA/ZBA has been resolved, and what Council approved in the zoning by-law is now in effect.

The Subject Site is not located within a Major Transit Station Area.

## Potential "Major Streets" Apartments

This development scenario contemplates a 6-storey midrise apartment building in accordance with the Major Streets permissions. Major Street apartments are not subject to Floor Space Index limits and can be built to the maximum extent of the performance standards of the Zoning By-law (such as building depth, height, setbacks, etc.). -This would-result-in-approximately 4,180 square metres/ 45,000 square feet-of gross floor area. With a maximum of 60 units permitted under the Major Streets by-law, and assuming 90% efficiency, this results in an average unit size of 675 square feet, a generous size in the present environment. This provides significant flexibility in unit size, layout, design, and count. Maximizing the number of units ensures that Rental Housing Protection requirements (if any) could be satisfied on-site.

## Constraints

The primary constraint is the number of existing rental units across the two properties. The Toronto Rental Housing Protection By-law would apply when a total of 6 units across the assemblage are impacted due to a redevelopment of the Subject Site. Based on Geowarehouse information, it appears the combined properties currently feature 5 residential units. The city will seek confirmation of the number of existing units as part of a development application.



*Figure 6 Major Streets Apartment Massing*

# SURVEY - 272 Roncesvalles Avenue

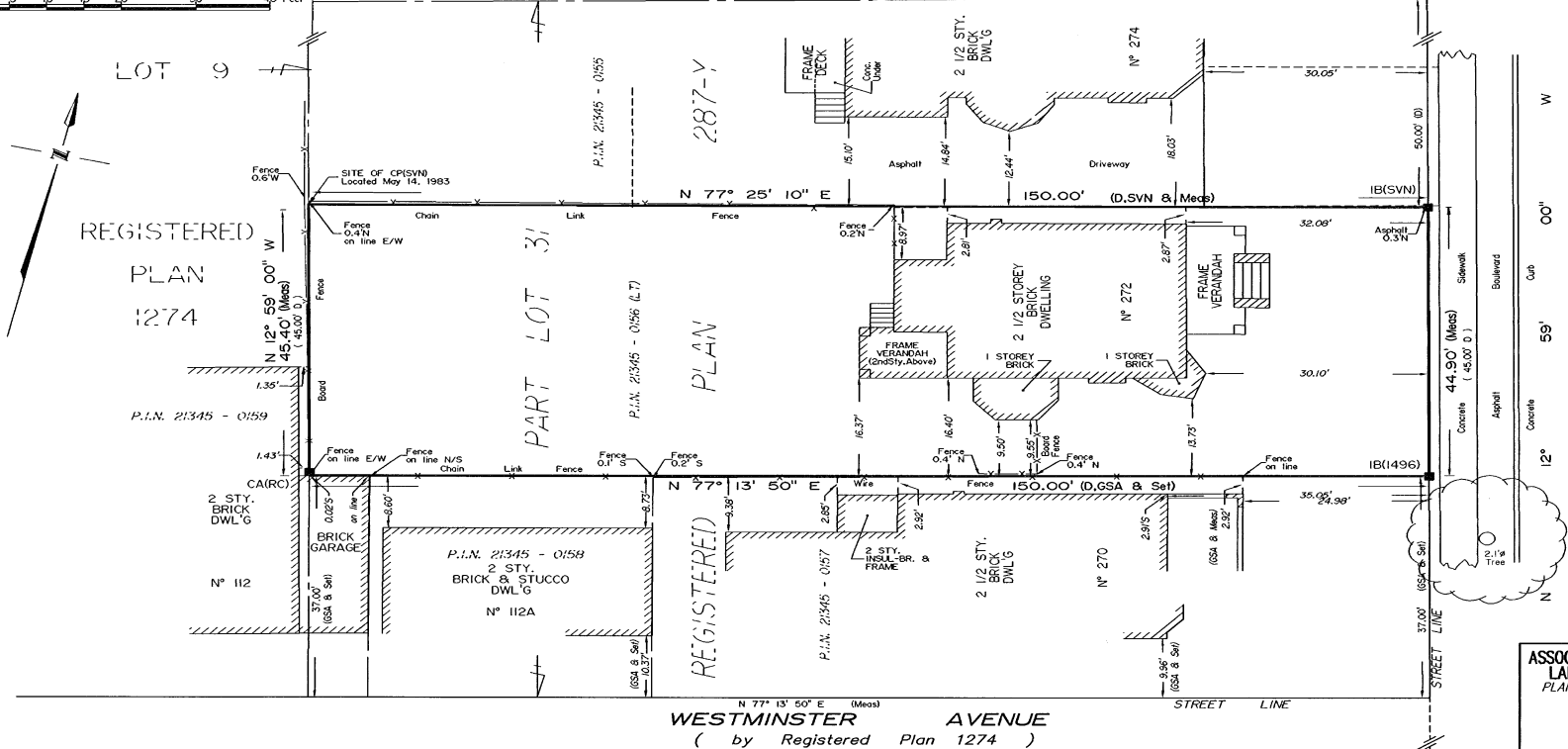
SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF

PART OF LOT 31  
REGISTERED PLAN 287-Y  
CITY OF TORONTO

SCALE 1" = 15'

**IMPERIAL**  
DISTANCES SHOWN HEREON ARE IN FEET  
AND CAN BE CONVERTED TO METRES BY  
MULTIPLYING BY 0.3048

**NOTE**  
1) THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED SEPTEMBER 26TH, 2008.  
2) THIS PLAN AND REPORT WERE PREPARED FOR MR. TED ROSS AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



**RONCESVALLES AVENUE**  
 ( by Registered Plan 287-Y )

**LEGEND**

□	DENOTES	MONUMENT PLANTED
■	—	MONUMENT FOUND
WIT	—	WITNESS
CA	—	CUT ARROW
IB	—	IRON BAR
CP	—	CONCRETE PIN
D	—	INST. N° CT937084
SVN	—	SPEIGHT & VAN NOSTRAND, O.L.S.
GSA	—	G. S. ABREY, O.L.S.
RC/1496	—	RABIDEAU & CZERWINSKI, O.L.S.
P.I.N.	—	PROPERTY IDENTIFIER

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM RABIDEAU & CZERWINSKI, ONTARIO LAND SURVEYORS.

**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF RONCESVALLES AVENUE HAVING A BEARING OF N 12° 59' 00" W AS SHOWN ON A SURVEY BY SPEIGHT & VAN NOSTRAND, O.L.S.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MAY 14TH, 1993.
- PLAN UPDATED SEPTEMBER 11TH, 2008.

16 SEPT 2008 *[Signature]*  
DATE TOM CZERWINSKI  
Ontario Land Surveyor

**ASSOCIATION OF ONTARIO LAND SURVEYORS**  
PLAN SUBMISSION FORM  
1708284

THIS PLAN IS NOT VALID UNLESS IT IS AN UNRECORDED ORIGINAL COPY ISSUED BY THE SURVEYOR  
In accordance with Regulation 1026, Section 29(3)

**RABIDEAU & CZERWINSKI**  
ONTARIO LAND SURVEYORS  
777 THE QUEENSWAY, UNIT E, TORONTO, ONTARIO  
M8Z 1N4 (416) 262-2511

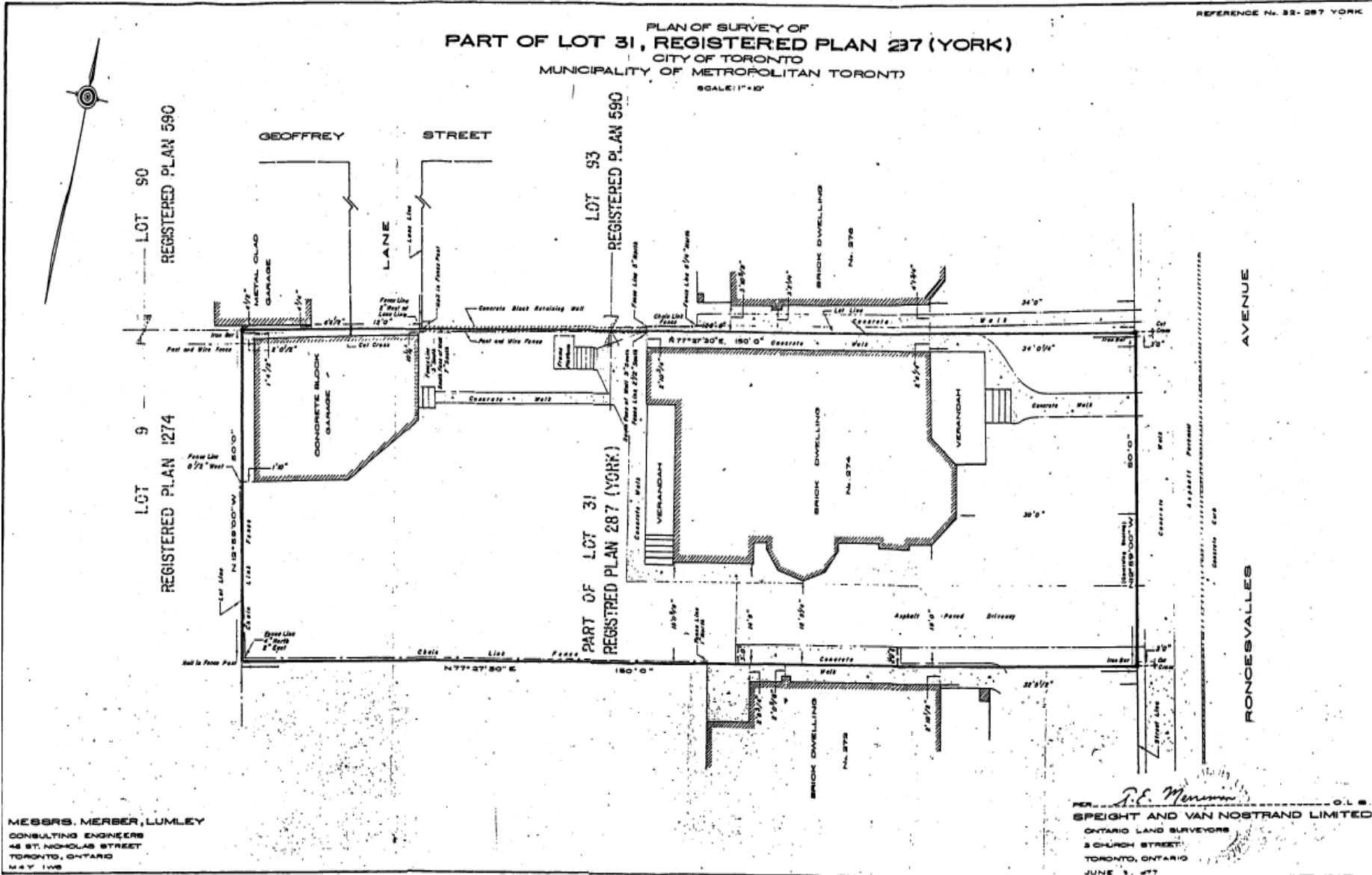
DRAWN : J. H. MOHER CHECKED BY : TCz PLAN N° : RC0781A

# SURVEY – 274 Roncesvalles Avenue

REFERENCE No. 22-287 YORK

## PLAN OF SURVEY OF PART OF LOT 31, REGISTERED PLAN 287 (YORK) CITY OF TORONTO MUNICIPALITY OF METROPOLITAN TORONTO

SCALE: 1" = 30'



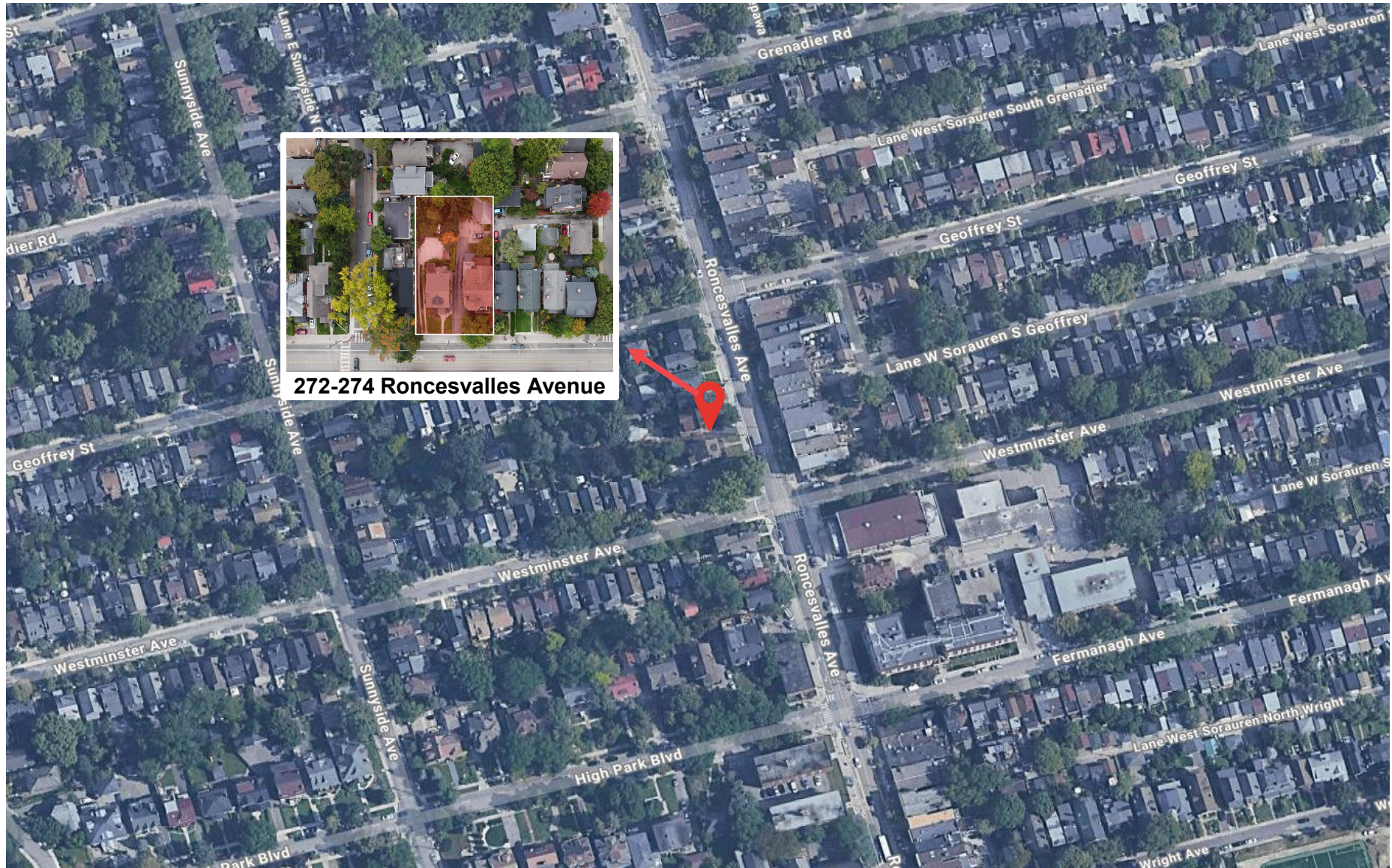
MEGERS. MERBER, LUMLEY  
CONSULTING ENGINEERS  
48 ST. NICHOLAS STREET  
TORONTO, ONTARIO  
M4Y 1W8

PER *R.E. Merwin* O.L.S.  
SPEIGHT AND VAN NOSTRAND LIMITED  
ONTARIO LAND SURVEYORS  
3 CHURCH STREET  
TORONTO, ONTARIO  
JUNE 3, 1977



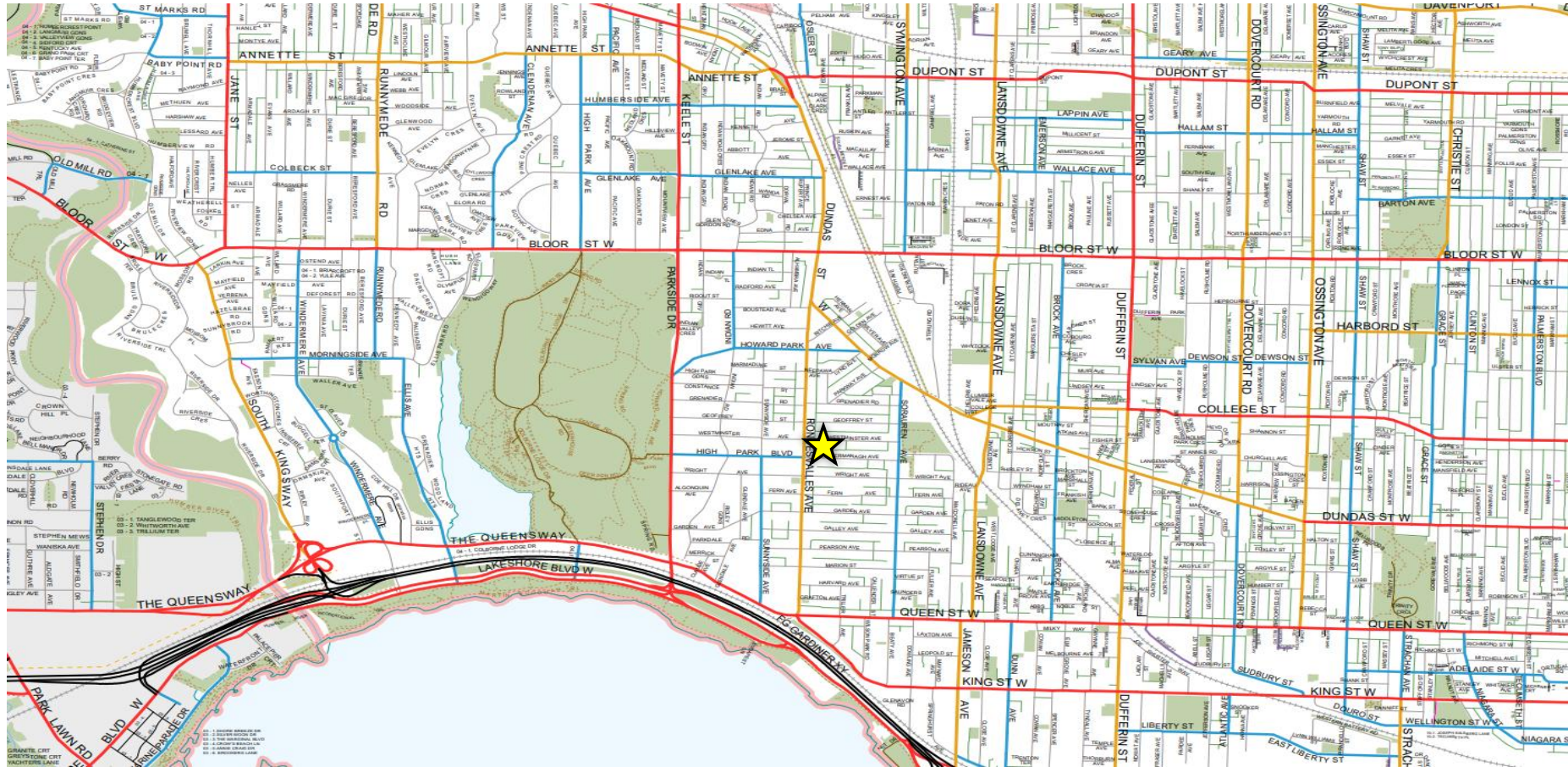
# LOCATION OVERVIEW

# LOCATION OVERVIEW



**272-274 Roncesvalles Avenue**

# LOCATION OVERVIEW



## Road Classification System

Updated by City Council April 24, 25, 26 and 27, 2018

Created: November 26, 2016  
 Printed: September 20, 2019  
 File: \JRC\2018mapbook\_20190916

Base Map:  
 Toronto Centrolines (Apr 2017)  
 GTA District (XDAT\_V3\_GTA\_RMUN - Mar 2013)  
 Annotation Date: May 2017

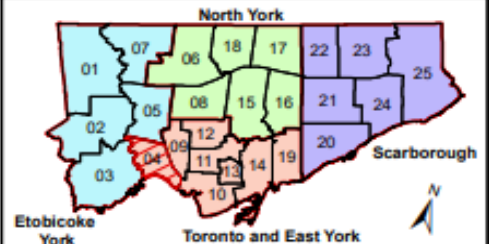
### Parkdale-High Park (04) - MAP 1 of 2

#### Road Classification System

- |                          |                   |
|--------------------------|-------------------|
| Provincial Expressway    | Other             |
| City Expressway          | Laneway           |
| Major Arterial           | Pending           |
| Minor Arterial           | Access Road       |
| Collector                | Park Road         |
| Local                    | Reserved Bus Lane |
| Parks & Recreation Areas | Ward Boundary     |

#### Physical Features

- |            |
|------------|
| River      |
| Railway    |
| Shoreline  |
| Trail      |
| Hydro Line |
| Walkway    |





## Overview

Roncesvalles Village is a vibrant, pedestrian-friendly neighborhood in Toronto's west end, known for its charming streets, historic homes, and strong European influence, particularly Polish heritage. The area blends low-rise residential streets with a bustling main strip along Roncesvalles Avenue, offering boutique shops, cozy cafes, and diverse restaurants. Its combination of urban convenience and community charm makes it highly desirable for families, professionals, and retirees alike.

## Economy & Development

The local economy is driven by small businesses, specialty shops, restaurants, and professional services concentrated along Roncesvalles Avenue. The area has seen steady residential growth, with carefully planned low-rise infill projects that respect the neighborhood's character. Property values remain strong due to the neighborhood's reputation, accessibility, and vibrant commercial corridor, attracting both long-term residents and investors.

## Community & Lifestyle

Roncesvalles Village is celebrated for its strong sense of community, with active neighborhood associations, annual festivals, farmers' markets, and local cultural events. Parks, recreational facilities, and nearby High Park offer outdoor activities for all ages. The area appeals to those seeking a friendly, walkable environment with a rich cultural identity, excellent schools, and a variety of lifestyle amenities within easy reach.

## Transportation & Accessibility

The neighborhood is well-connected to downtown Toronto and surrounding areas via streetcar lines along Roncesvalles Avenue, nearby subway stations, and major roadways. Cycling and walking paths enhance mobility, while public transit provides convenient options for commuting, errands, and leisure. The combination of transit access and walkability adds to Roncesvalles Village's appeal as a convenient yet residential-focused community.

## Growth & Vision

Roncesvalles Village aims to balance development with heritage preservation, encouraging small-scale residential infill while maintaining its unique character. Community-driven initiatives focus on supporting local businesses, enhancing public spaces, and promoting walkability and sustainability. The neighborhood's vision emphasizes preserving its cultural charm while accommodating gradual, thoughtful growth, ensuring it remains a vibrant and welcoming destination for residents and visitors alike.

# LOCATION OVERVIEW

## Roncesvalles Village



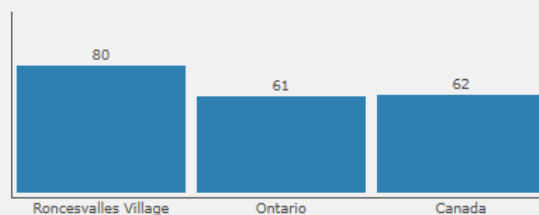
EXCEPTIONAL LIVABILITY SCORE

## Roncesvalles Village Livability

#108 ranked neighborhood in Toronto

#400 ranked neighborhood in Ontario

Ranks better than 98% of areas



## PARKS & REC



This home is located in park heaven, with 4 parks and 44 recreation facilities within a 20 minute walk from this address.

### FACILITIES WITHIN A 20 MINUTE WALK

- |                    |                             |
|--------------------|-----------------------------|
| 6 Playgrounds      | 1 Sports Field              |
| 2 Dog Parks        | 4 Splash Pads               |
| 1 Pool             | 1 Sports Court              |
| 2 Rinks            | 1 Botanical Garden          |
| 16 Tennis Courts   | 1 Zoo                       |
| 1 Basketball Court | 1 Trail                     |
| 4 Ball Diamonds    | 1 Arts/Performance Facility |

## SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.

### Fern Avenue Jr and Sr Public School

Designated Catchment School  
Grades PK to 8  
128 Fern Ave

### Howard Junior Public School

Designated Catchment School  
Grades PK to 6  
30 Marmaduke St

### ÉS Toronto Ouest

Designated Catchment School  
Grades 7 to 12  
330 Lansdowne Ave

Statistic	Roncesvalles Village	Toronto	Ontario
Population	21,526	3,013,752	14,804,681
Population density (sq km)	9,239	4,712	15
Median age	38.8	39.3	40.9
Male/Female ratio	1.1:1	1.1:1	1.0:1
Married couples	59%	67%	71%
Families w/ kids at home	45%	44%	46%
Speak English only	76.6%	85.9%	86.1%
Speak French only	0.1%	0.1%	0.3%

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away, and the nearest rail transit stop is a 14 minute walk away.



### Nearest Rail Transit Stop

Bloor GO



### Nearest Street Level Transit Stop

Roncesvalles Ave At Grenadier Rd



## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 2km.



### St Joseph's Health Centre

30 The Queensway



### Fire Station

140 Lansdowne Ave



### Police Station

350 Dovercourt Rd

# 272 Roncesvalles Avenue – Exterior



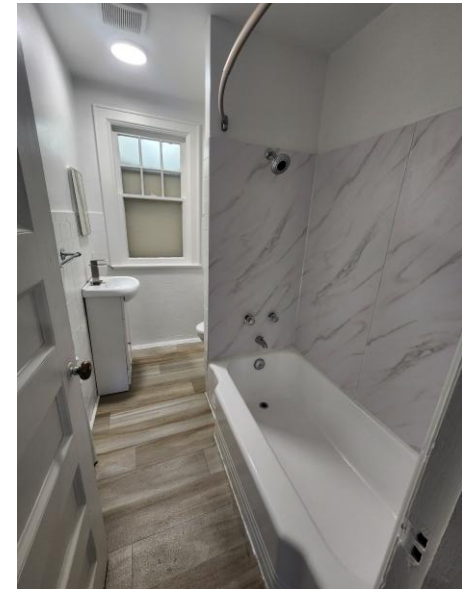
# 274 Roncesvalles Avenue – Exterior



# 272 Roncesvalles Avenue – Main Floor



# 272 Roncesvalles Avenue – Second Floor



# 272 Roncesvalles Avenue – Third Floor



# 274 Roncesvalles Avenue – Unit 400, 2 Bedrooms



# 274 Roncesvalles Avenue – Unit 400, 2 Bedrooms



# 274 Roncesvalles Avenue – Unit 300, 3 Bedrooms



# 274 Roncesvalles Avenue – Unit 300, 3 Bedrooms



# 274 Roncesvalles Avenue – Unit 200, 1 Bedroom



# 274 Roncesvalles Avenue – Unit 100, 2 Bedrooms





# OFFERING PROCESS



## OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

## OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to either;

### **Royal LePage Real Estate Services**

#### **Ian Wilson, MBA**

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

[iwilson@royallepage.ca](mailto:iwilson@royallepage.ca)

#### **Christopher Chandler, LLB**

3031 Bloor Street West

Toronto, On, M8X 1C5

416-475-5469

[Christopher.chandler@royallepage.ca](mailto:Christopher.chandler@royallepage.ca)

## SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions and due diligence and closing timelines;
- The name of the beneficial owners, if the buyer is a company

The seller reserve the right to remove the offering from the market and to alter the offering process, as described above, at its sole and absolute discretion.

## SALE CONDITIONS

The property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.



## Ian Wilson, MBA

Managing Director  
K2 Commercial Group  
[iwilson@royallepage.ca](mailto:iwilson@royallepage.ca)  
(416)-458-8498



## Christopher Chandler, LLB

Sales Representative  
K2 Commercial Group  
[Christopher.chandler@royallepage.ca](mailto:Christopher.chandler@royallepage.ca)  
(416)-475-5469

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