



For Sale: Office

# 35 High Park Gardens

9,475 SF Existing Montessori Building next to High Park with Large Outdoor Play Area

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)



# 35 High Park Gardens

9,475 SF property available for sale on the corner of Parkside Drive and Bloor Street W located 5 minutes from Gardiner Expressway and directly adjacent to High Park.



Available Space

9,475 SF



Lot size

Frontage: 101 ft  
16,576 SF



For Sale

\$8,499,000

Taxes (2025)

\$45,532



Zoning

R(d0.6\*575)



Availability

Flexible



Parking Stalls

3



Listing Agents

Richard Shouldice\*

Vice President

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## Property Highlights



Large lot with outdoor play areas



Turnkey opportunity for education use



Short walk to Bloor West shopping, dining and transit



Fully sprinklered



Close Proximity to Transit



Close proximity to High Park



Easy access to Gardiner Expressway



Amenity rich area



Flexible zoning

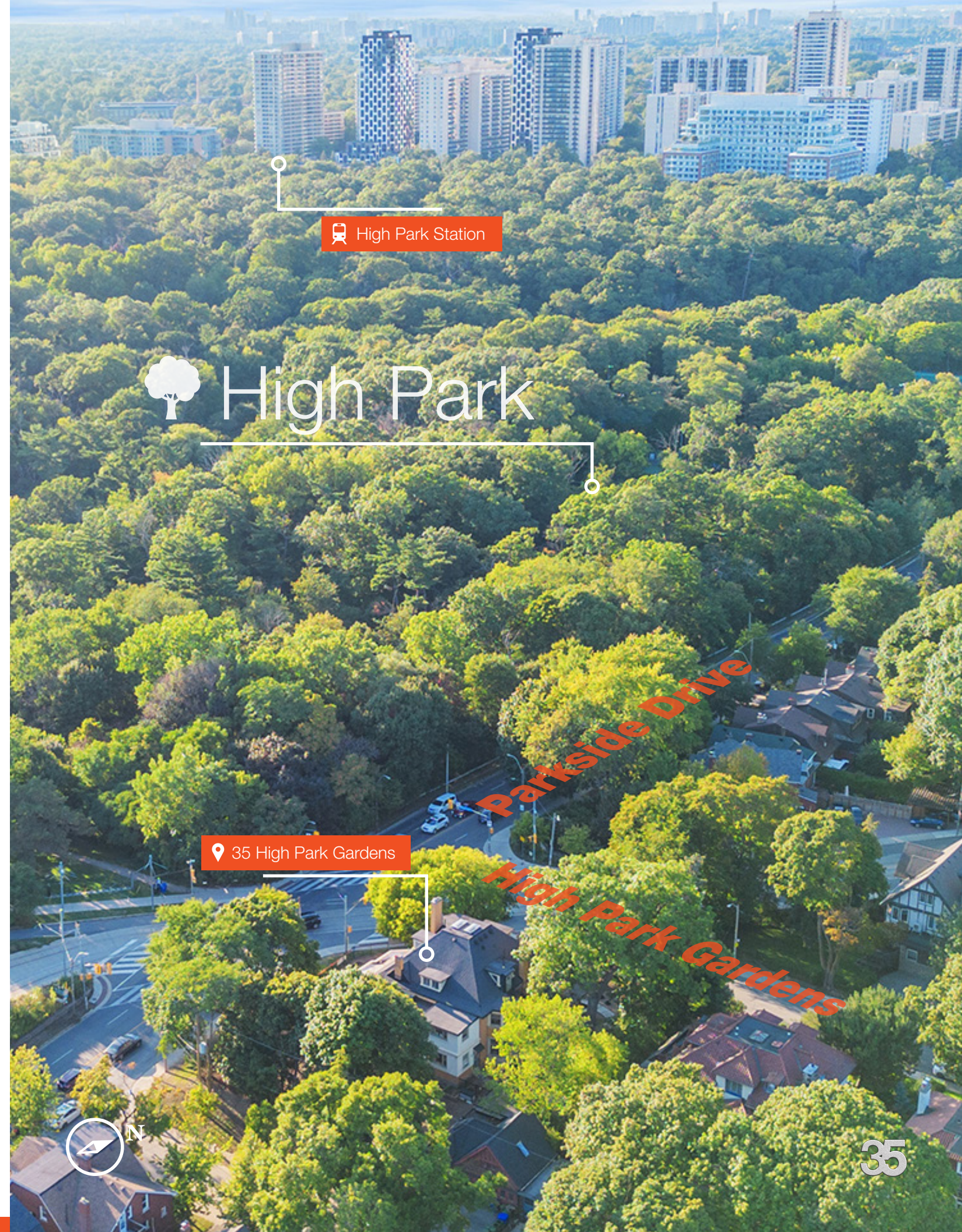


Easily adaptable for office, medical, wellness, or consulting use with flexible layouts



Currently built out with 6 classrooms in main building and 1 additional classroom in coach house

**Lennard:**



35



# 35 High Park Gardens

## Food & Dining

- 1 The Grenadier Cafe
- 2 AllStar BBQ
- 3 Subway  
Tim Hortons
- 4 McDonalds  
Bawara | Indian Restaurant & Hakka Cuisine
- 5 Starbucks
- 6 Sunrise Grill & Crepe  
La Cubana Roncesvalles
- 7 The Commoner
- 8 Barbque Smokehouse  
Arbequina Restaurant
- 9 Cafe Polonez
- 10 Lakeside Cafe  
Second Cup Cafe

## Convenience

- 11 Scotiabank  
Sobeys
- 12 Loblaws
- 13 Dairy Queen
- 14 Petro Canada
- 15 Shoppers Drug Mart
- 16 Revue Cinema

## Shopping

- 17 Dufferin Mall
- 18 Pollocks Home Hardware
- 19 The Mercantile
- 20 Ecotique Toronto

 35 High Park Gardens





## Transit

 Line 2  Streetcars  Kitchener GO Line

## Commute Times


Downtown Toronto	25 Minutes
Union Station	20 Minutes
Pearson Airport	25 Minutes
Markham	40 Minutes
Mississauga	30 Minutes
Oakville	40 Minutes
Brampton	40 Minutes

## Walk Times


 Keele Station	750 m   10 Minutes
 High Park Station	1.2 km   16 Minutes
 Dundas West Station	1.2 km   16 Minutes
 Bloor GO Station	1.4 km   20 Minutes

**Lennard:**






Walk Score  
82



Transit Score  
90



Bike Score  
74



# 35 High Park Gardens

## Zoning

### Use - R Zone

The following uses are permitted in the R zone:

- Dwelling Unit in a permitted residential building type in Clause 10.10.20.40.
- Municipal Shelter
- Park [ By-law: 545-2019 ]

### Use with Conditions - R Zone

The following uses are permitted in the R zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.10.20.100:

- |                           |                            |   |
|---------------------------|----------------------------|---|
| • Ambulance Depot (1)     | • Library (3)              | • Seniors Community House (15)  |
| • Cogeneration Energy (2) | • Multi- tenant House (13) | • Short- term Rental (18)   |
| • Community Centre (3)    | • Place of Worship (8)     | • Tourist Home (16)   |
| • Day Nursery (4)         | • Police Station (1)       | • Transportation Use (17)   |
| • Fire Hall (1)           | • Private Home Daycare (9) | [By-law 1453-2017], [By-law 545-2019], [By-law 1092-2021], [By-law: 101-2022], [By-law: 156-2023] |
| • Garden Suite (20)       | • Public Utility (10, 11)  |   |
| • Group Home (5)          | • Renewable Energy (2)     |   |
| • Home Occupation (6)     | • Retail Store (12)        |   |
| • Laneway Suite (19)      | • Secondary Suite (14)     |   |







**Parkside Drive**

**Howard Park Avenue**

**High Park Gardens**

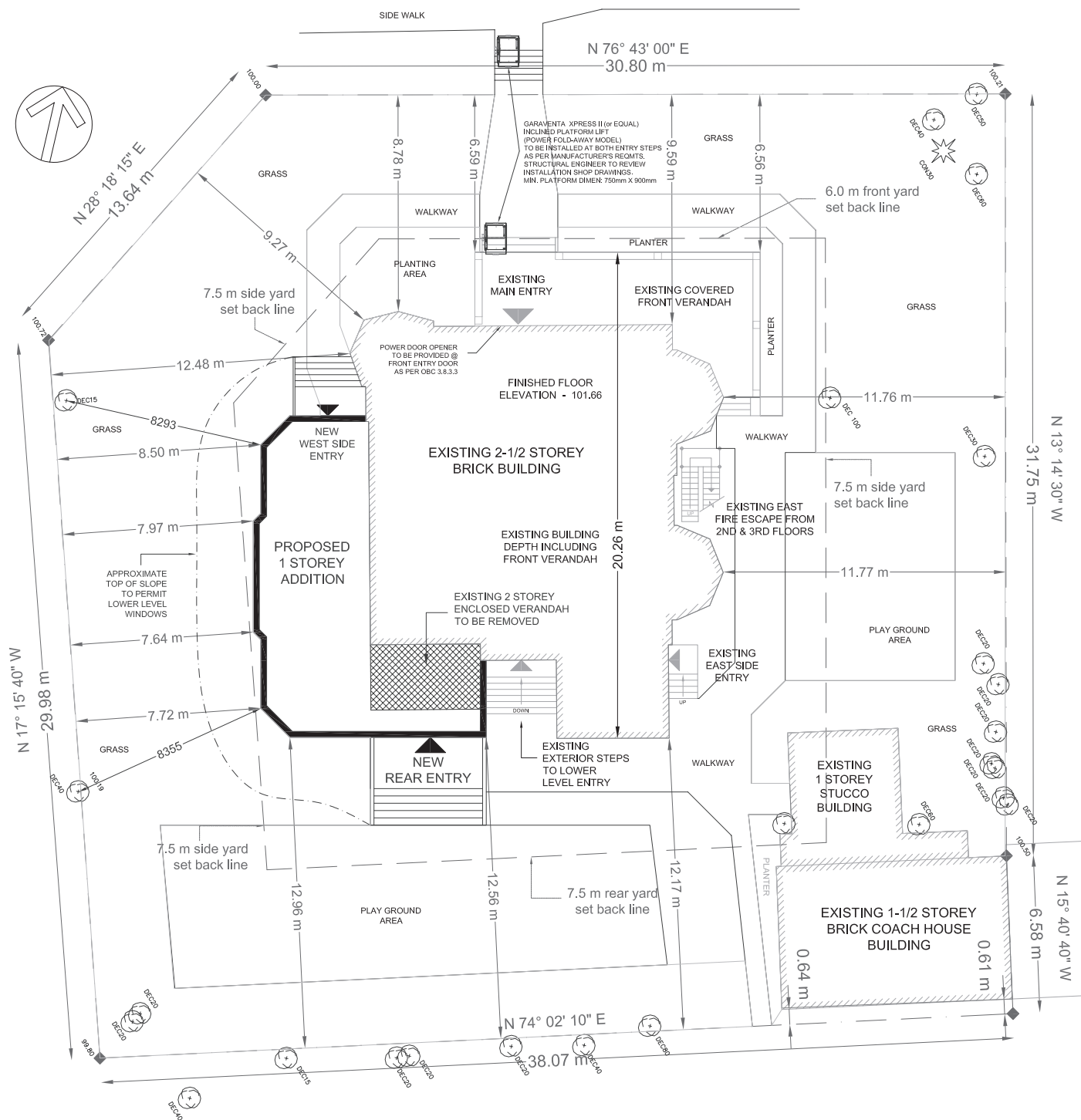
**Constance Street**





# 35 High Park Gardens

## Site Plan



### SITE & BUILDING INFORMATION:

ZONING: R2-Z0.6 (Bylaw 438-86)

LOT AREA	PERMITTED 60%	EXISTING 1488 m <sup>2</sup>	PROPOSED --
<b>GROSS FLOOR AREA:</b>			
BASEMENT		86.8	161.5
GROUND FLOOR		203.9	284.4
SECOND FLOOR		213.6	201.1
THIRD FLOOR		114.3	114.3
COACH HOUSE - MAIN		86.2	86.2
COACH HOUSE - MEZZ		32.9	32.9
<b>TOTAL GFA</b>	<b>892.8 m<sup>2</sup></b>	<b>737.7 m<sup>2</sup></b>	<b>880.4 m<sup>2</sup></b>

### LOT LINE SET BACKS:

FRONT YARD	6.0 m	6.56 m	No Change
EAST SIDE YARD	7.5 m	11.76 m	No Change
WEST SIDE YARD	7.5 m	12.29 m	7.64 m
REAR YARD	7.5 m	12.17 m	No Change

### BUILDING DEPTH:

	14 m	20.26 m	No Change
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### LANDSCAPED OPEN SPACE (LOS):

@ 30% ALLOWABLE	446.4 m <sup>2</sup>	1154.2 m <sup>2</sup>	1074.5 m <sup>2</sup>
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NOTE: Soft Landscaping Portion = 654.5 m<sup>2</sup> ( 60% of LOS Provided ).

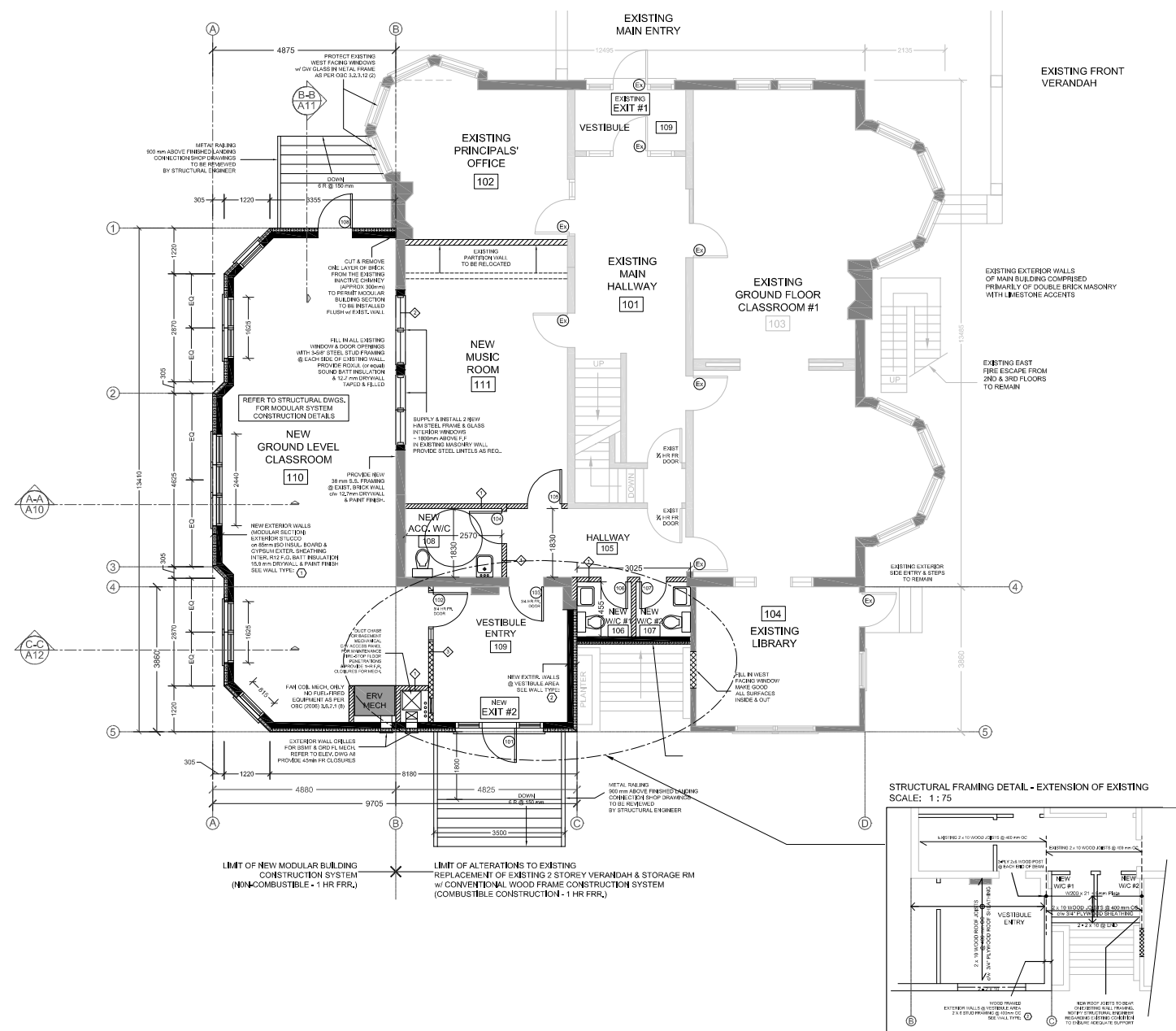
### DRAWING LEGEND

	EXISTING BUILDINGS		DEMOLITION OF EXISTING 2 STOREY ENCLOSED VERANDAH & 2ND FLOOR STORAGE ROOM
	NEW ADDITION		

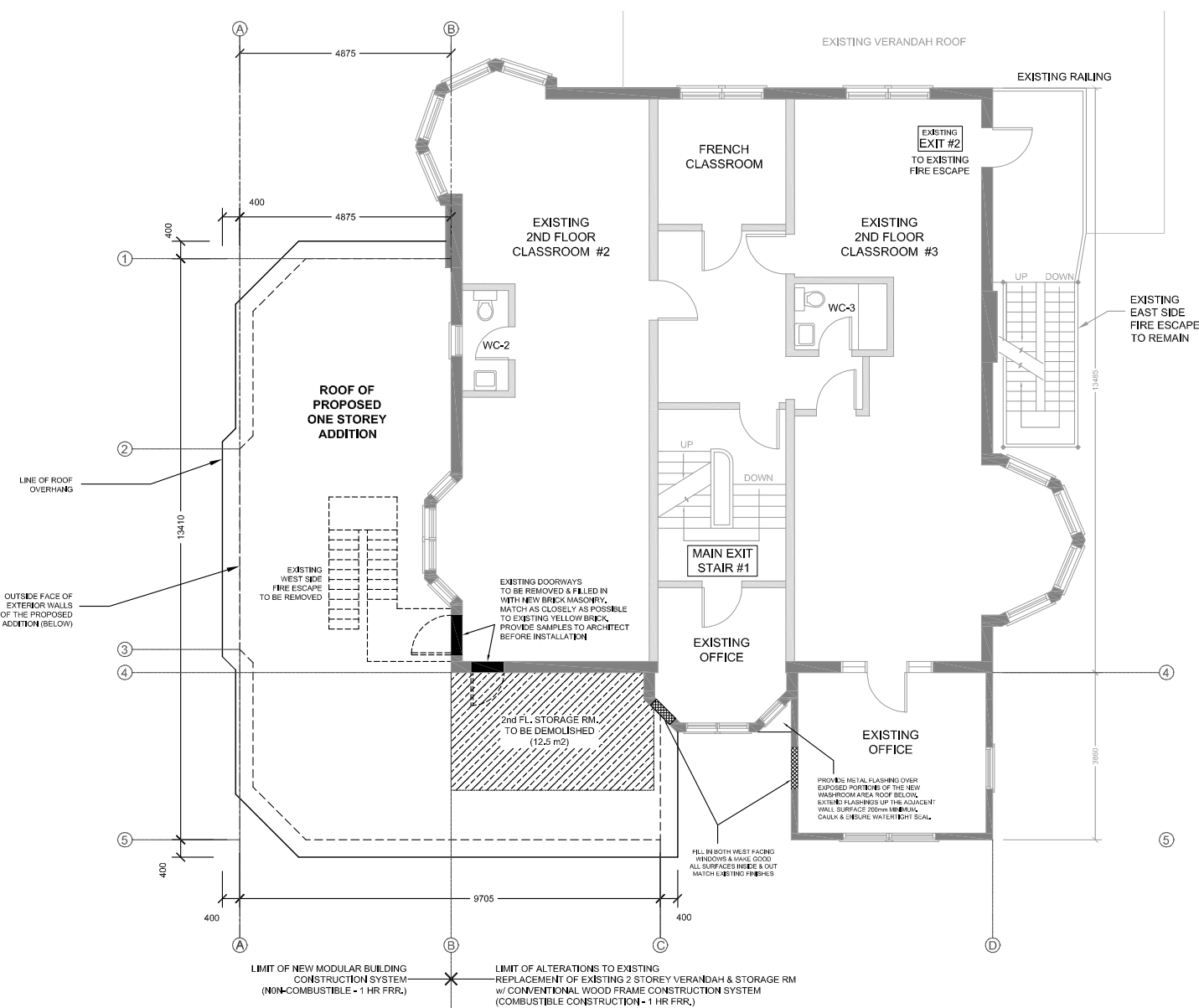




## Ground Floor



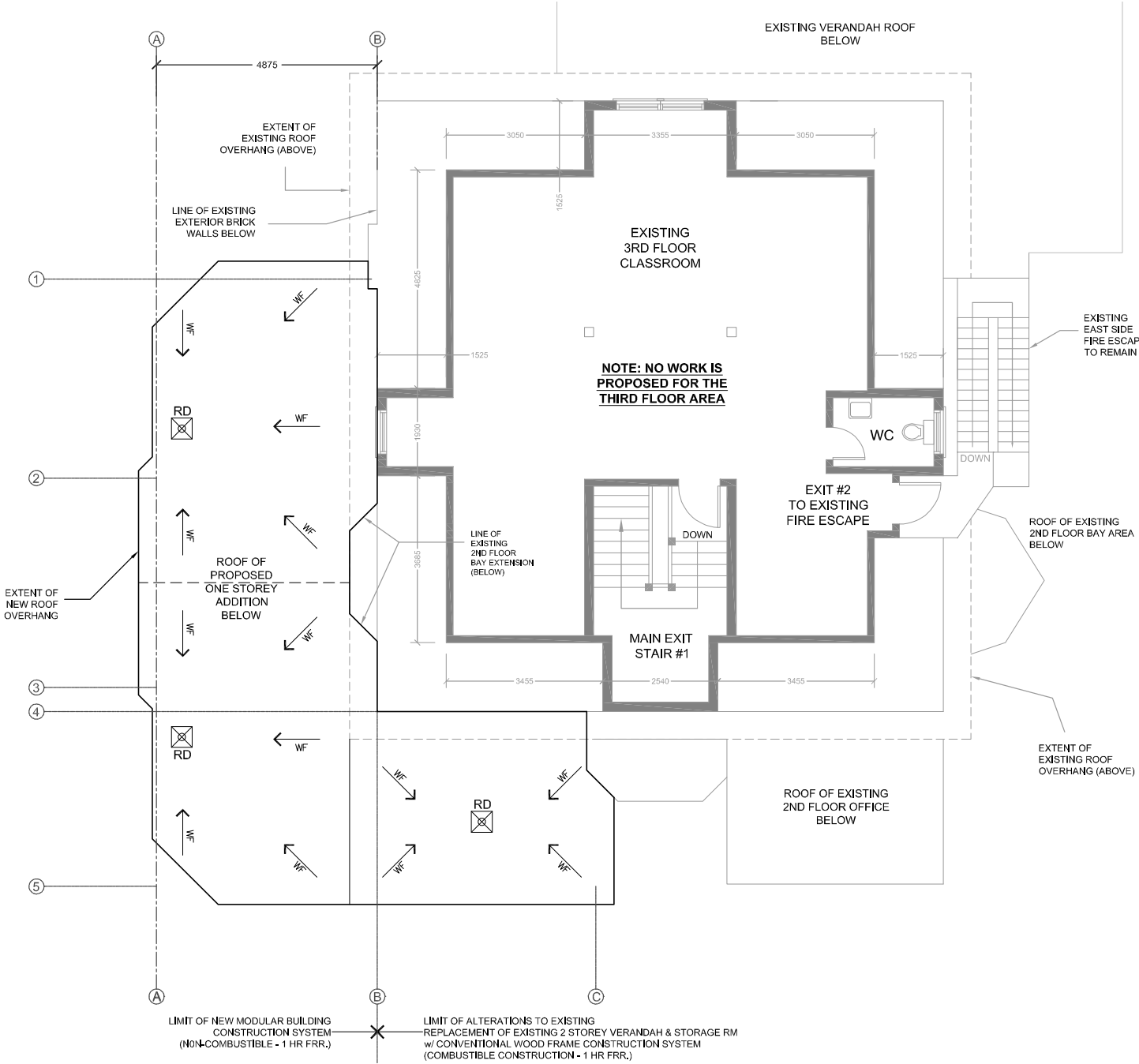
## Second Floor





# 35 High Park Gardens

Floor Plan  
Third Floor





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