

Lennard:

# 516 The Kingsway

Toronto, ON



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The Plast Huculak Centre, located at 516 The Kingsway in Toronto's Etobicoke district, serves as a cornerstone for the Ukrainian-Canadian community. Donated by the Huculak family in 2010, this centre is home to the Toronto branch of the Plast Ukrainian Youth Association of Ontario, a volunteer-driven organization dedicated to the self-development and leadership of Ukrainian youth, a Ukrainian based daycare, and a variety of community engagement programs. The property is well situated within residential neighbourhoods and has nearby access to TTC, Highway 401, and Highway 427.

## Property Highlights

- Built out with classrooms
- Access to gym and yard area
- Surrounded by residential neighbourhoods
- Located in the heart of Etobicoke

Space Available

**5,100 SF (Approx)**

Semi-Gross Rent

**Contact Listing Agent**

Availability

**Immediate**

Parking

**Yes**

Listing Agents

**Dillon Stanway**

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**Lennard:**







Total Households  
**94,300**

Total Population  
**240,948**

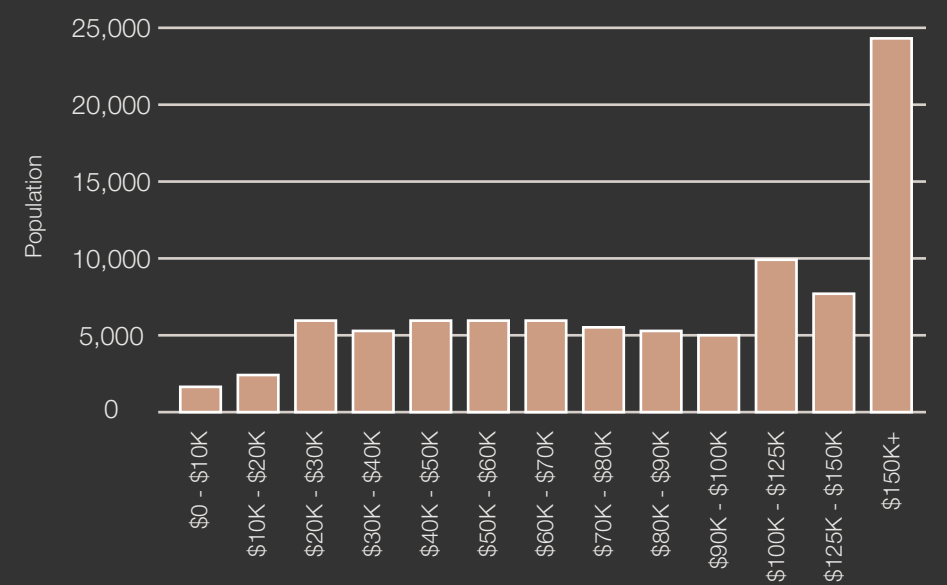
Median Age  
**44**

Education  
**91%**

5KM Radius

## Local Demographic Highlights

Median Household Income  
**\$101,074**



**Lennard:**



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## \* Amenities

### Amenities

- 1

Costco  
Canadian Tire  
Walmart
- 2

Sushi-Ya Japan  
Harvey's  
Petro Canada
- 3

McDonalds  
TD Bank  
Lazeez Shawarma
- 4

No Frills  
Circle K  
Westown Pharmacy
- 5

Metro
- 6

AU African Restaurant
- 7

Shell  
Starbucks  
barBURRITO  
Metro  
LCBO  
Tim Hortons
- 8

Indian Oven
- 9

Service Ontario  
Second Cup Cafe
- 10

Subway
- 11

Toronto Public Library
- 12

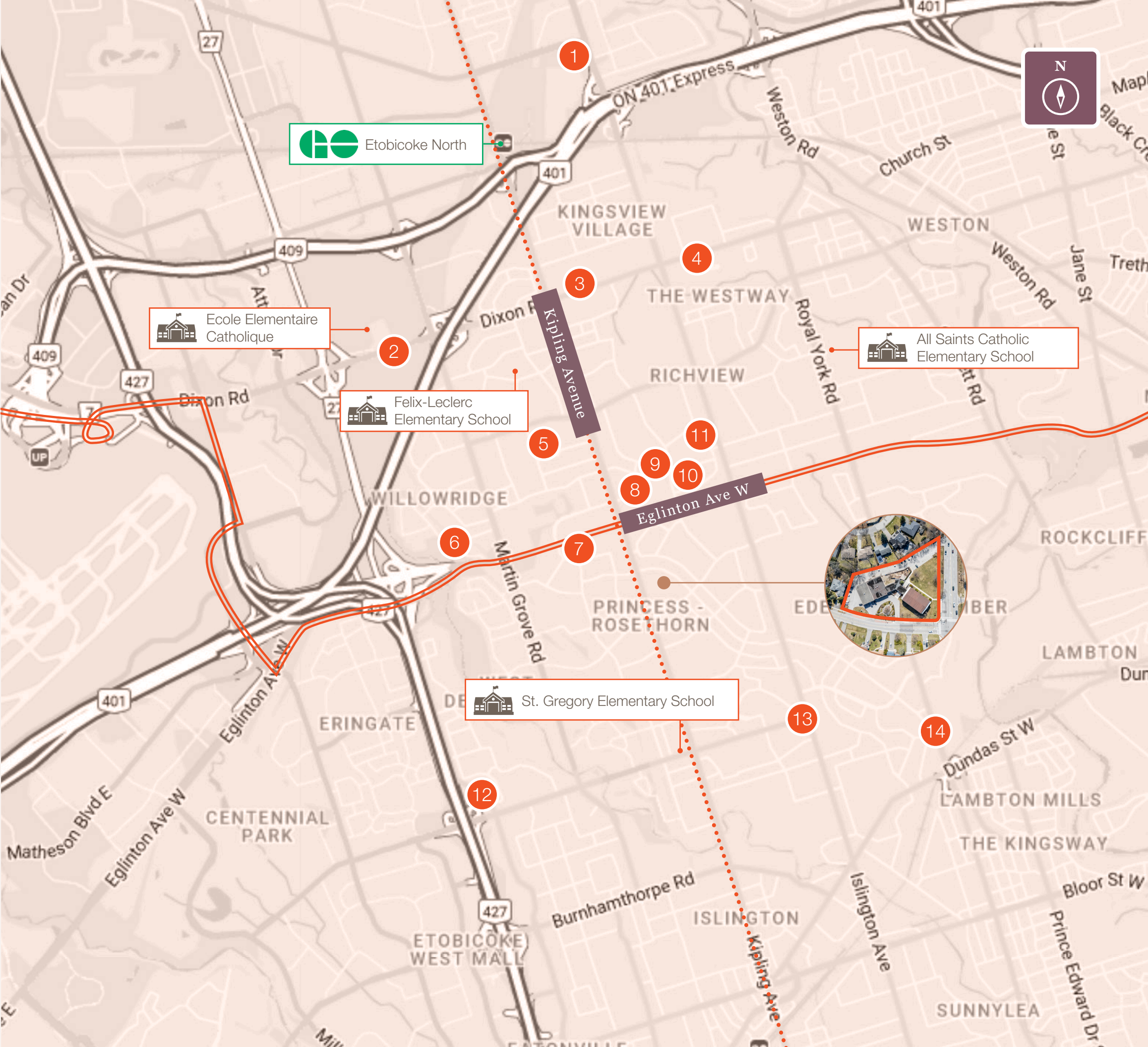
Shoppers Drug Mart
- 13

Foodland
- 14

Humbertown Shopping Centre

### Transit

- 45 Kipling
- 32 Eglinton W





# \* Zoning

RD (f24.0; a555; d0.45)

## Permitted Use

The following uses are permitted in the RD zone:

- Dwelling Unit in a permitted residential building type in Clause 10.20.20.40.
- Municipal Shelter
- Park [ By-law: 545-2019 ]

## Permitted Use - with Conditions

The following uses are permitted in the RD zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.20.20.100:

- |                           |                            |   |
|---------------------------|----------------------------|---|
| • Ambulance Depot (1)     | • Laneway Suite (16)       | • Secondary Suite (12)                    |
| • Cogeneration Energy (2) | • Library (3)              | • Seniors Community House (13)            |
| • Community Centre (3)    | • Multi-tenant House (18)  | • Short-term Rental (15)                  |
| • Day Nursery (4)         | • Place of Worship (8)     | • Transportation Use (14)                 |
| • Fire Hall (1)           | • Police Station (1)       | • [By-law: 1453-2017]                     |
| • Garden Suite (17)       | • Private Home Daycare (9) | • [By-law: 545-2019]                      |
| • Group Home (5)          | • Public Utility (10, 11)  | • [By-law: 1210-2019]                     |
| • Home Occupation (6)     | • Renewable Energy (2)     | • [By-law: 101-2022] [ By-law: 156-2023 ] |

## Permitted Residential Building Types - RD Zone

In the RD zone, a dwelling unit is permitted in the following residential building types:

- |                   |                                  |
|-------------------|----------------------------------|
| • Detached House; | • Triplex; and                   |
| • Duplex;         | • Fourplex. [ By-law: 474-2023 ] |

## Chapter 900 Exceptions

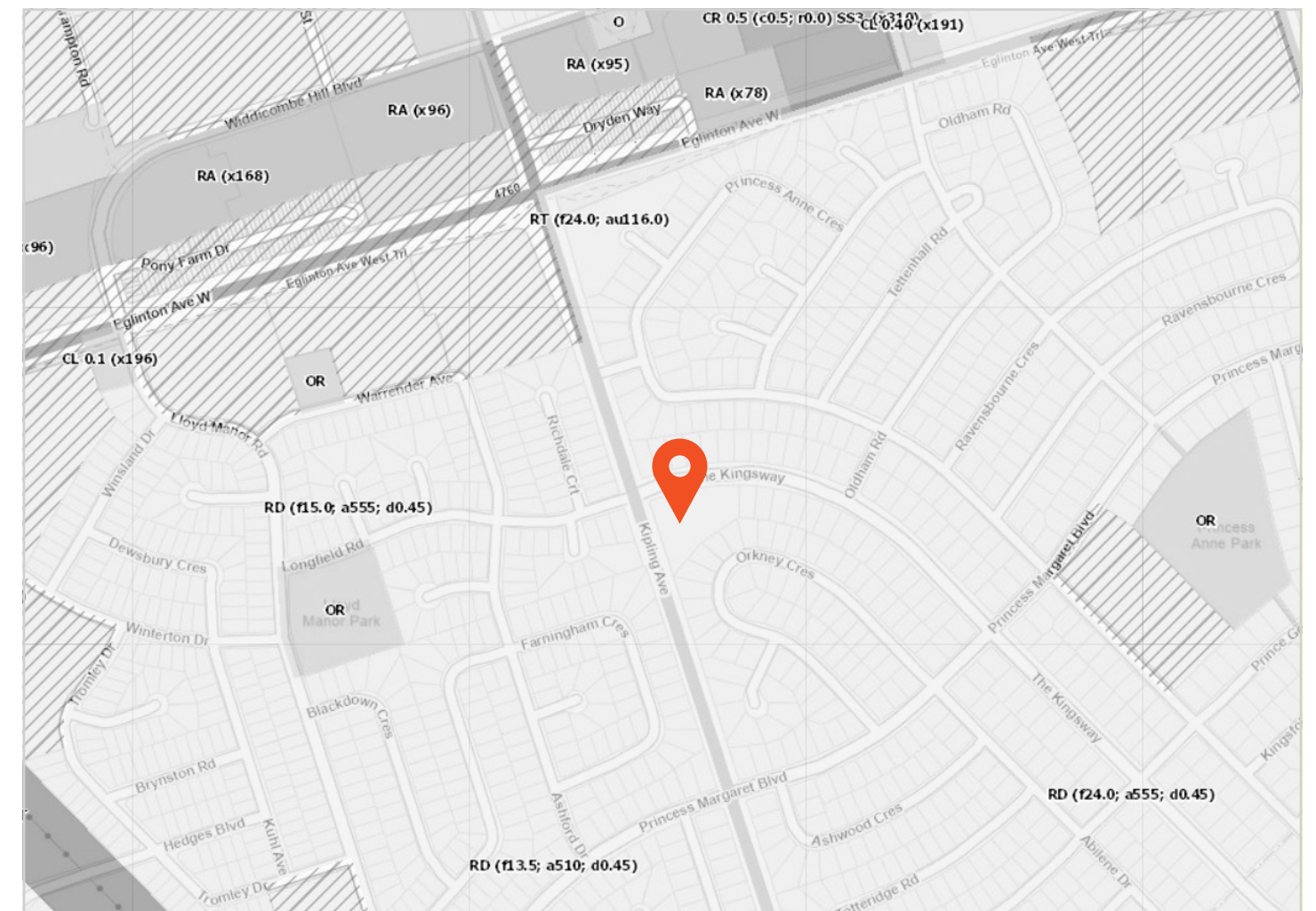
Despite regulations 900.1.10(3) and 900.1.10(4)(A), a duplex, triplex or fourplex is a permitted residential building type if it complies with the regulations for the RD zone and all other requirements of this By-law, or is authorized by a Section 45 Planning Act minor variance. [ By-law: 474-2023 ]

## 10.5.20.1 General

Lawfully Existing Public School, Private School

A lawfully existing public school or private school on a lot in the Residential Zone category is permitted on that lot, and:

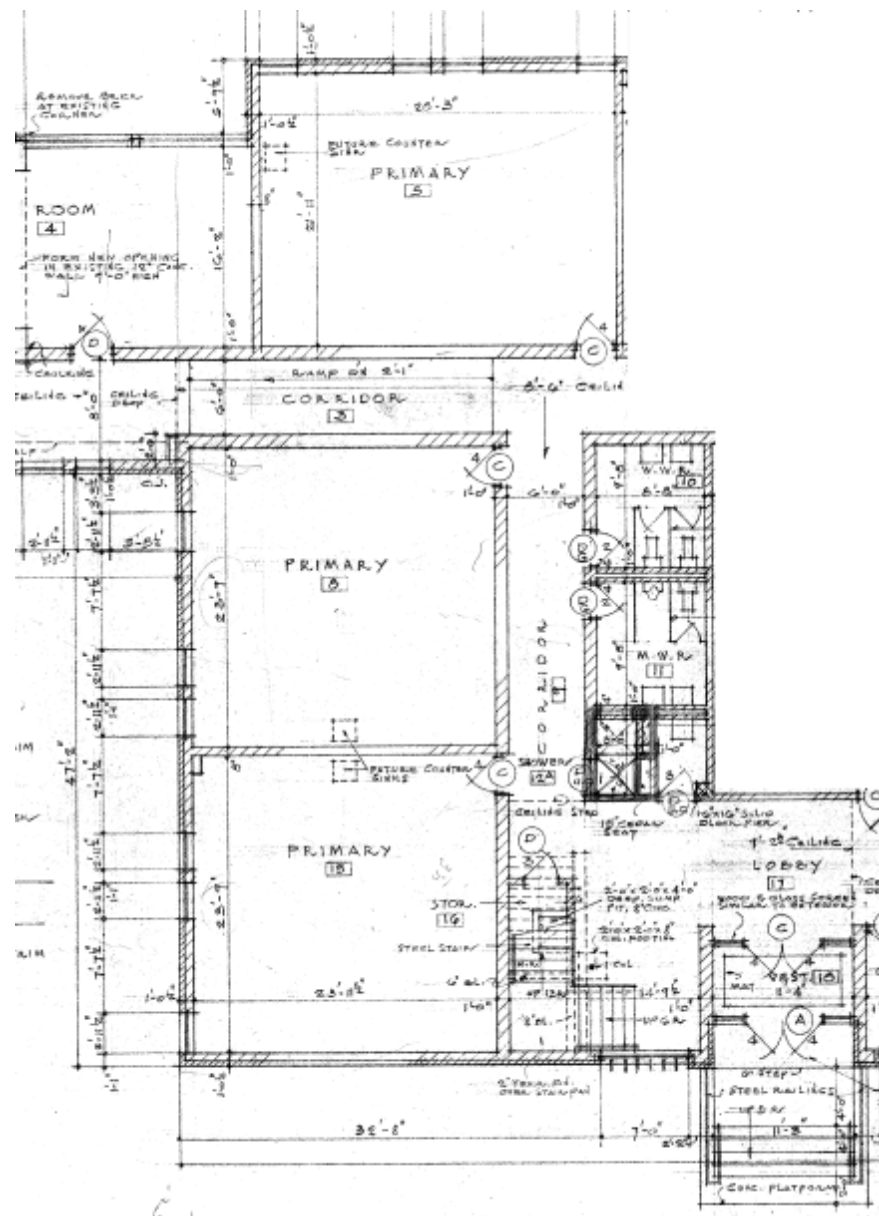
- any expansion or addition to the lawfully existing public school or private school building must comply with Section 150.48 and the requirements for the zone in which the lot is located; and
- the lawfully existing public school or private school may be replaced with a new school building that complies with Section 150.48 and the requirements for the zone in which the lot is located.



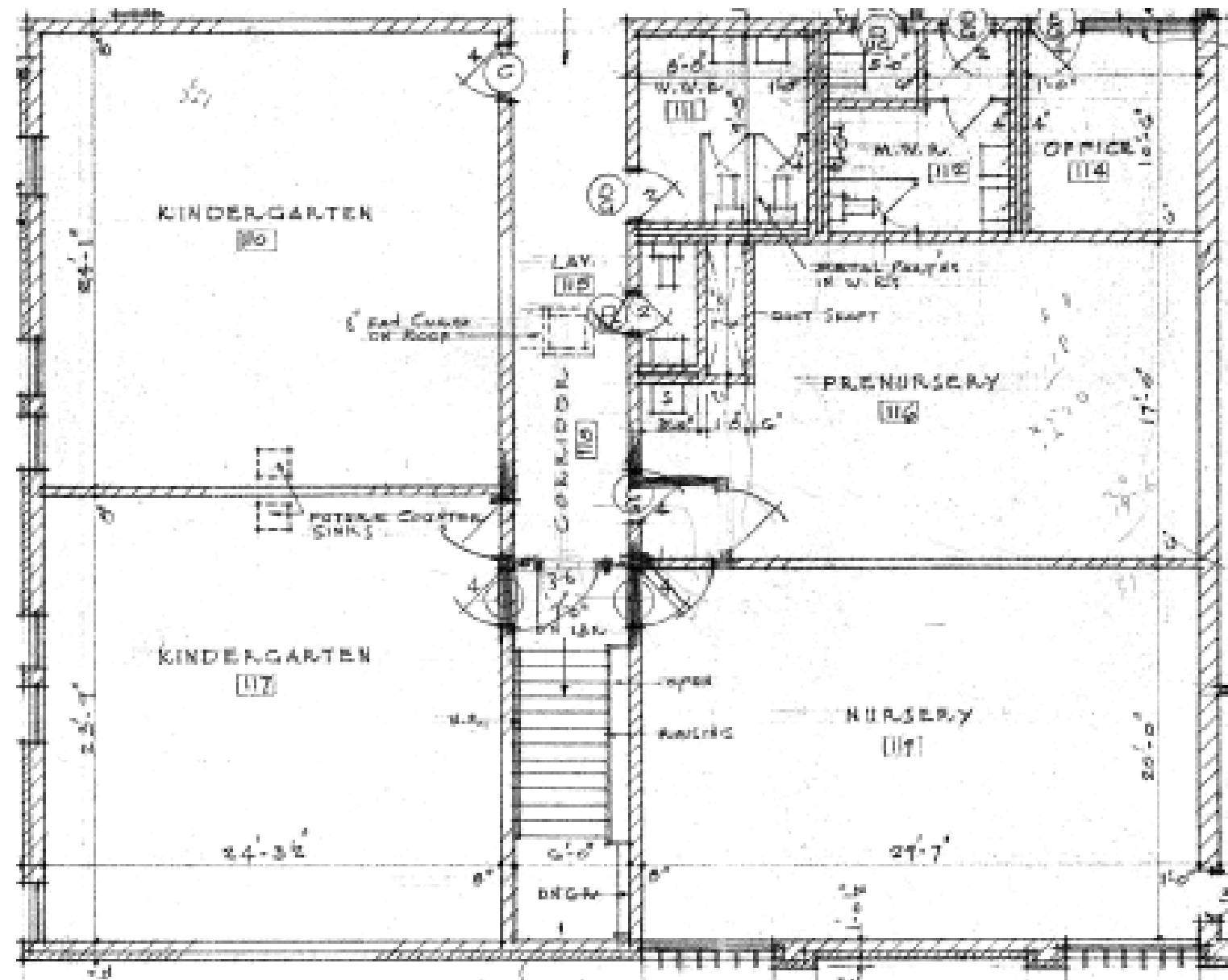


# Floor Plans

1st Floor



2nd Floor



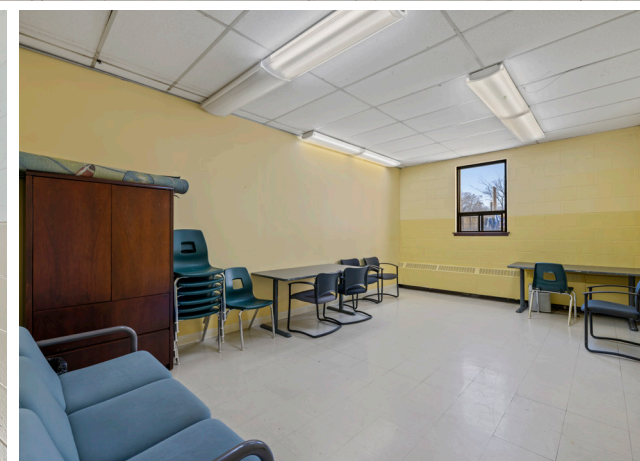














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