

437 Roncesvalles Avenue, Suite 438

Neighbourhood & School Info

NEIGHBOURHOOD AMENITIES

High Park

Like a forest in the city with wooded trail walking paths, ponds, rivers, picnic areas, and landscaped gardens stretching over roughly 400 acres of parkland. Other fantastic features of the park include playgrounds, a kid's splash pad, tennis courts, swimming pool, the High Park zoo, a restaurant and take-out eatery, an expansive dog park trail and play area, the High Park Nature Centre and more!



Roncesvalles Retail

Flowing down Roncesvalles Avenue is a one-of-a-kind array of shops, restaurants, cafés and services, many of which are independent small businesses with unique offerings. Ranging from clothing, gift boutiques, and kid's stores, to bakeries, butchers, a cheese shop, fish monger, sweet shops, green grocers, and a hardware store and computer repair shop, pretty close to everything you need for daily life is a short walk away!

Fitness Options

Bloor Street Fitness & Boxing, located a 2 minute walk north of 437 Roncesvalles, is a 24 hour fitness centre equipped with an array of machines and work-out tools, along with personal training. Also within a 2 minute walk north are two different pilates studios, Fine Tune Pilates and Damask Studios, and a yoga studio, AM Coffee Studio. The residential streets of the Roncesvalles neighbourhood also make for beautiful running and walking areas beneath mature shade trees and 100+ year old arts and crafts architecturally styled homes.

PUBLIC TRANSPORTATION AND ROADWAY ACCESS

UP Express

Quick and convenient access from Bloor UP Station (a 7 minute walk from 437 Roncesvalles at Dundas & Bloor) to either Toronto Pearson Airport (\$5.65 fair / 17 minutes), or Union Station in downtown Toronto (\$5.30 fair / 8 minutes).

TCC Access

The King (504) and Queen (501) streetcars pass directly in front of the building down Roncesvalles, and the Dundas (505) streetcar passes just north of the building at Dundas and Roncesvalles, with the Carlton/College (506) streetcar passing just south of the building at Roncesvalles and Howard Park. The Dundas West Subway Station, crossing east-west across the city, is just a 5 minute walk.

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Bike Paths & BikeShare Stations

Biking networks and dedicated bike lanes exist along Roncesvalles south of Howard Park, through the West Toronto Railway Path, and across College Street. There are three BikeShare stations within a 2 minute walking radius of 437 Roncesvalles.

BUILDING NOTABLES

Tropical Garden Atrium

A completely unique, seven-storey, atrium lobby with a greenhouse-like rooftop for a flood of natural light below. The atrium balconies are reminiscent of European courtyards, and provide a year-round outdoor-like experience for residents.



Rooftop shared patio, party room and barbecue space

Completely separate from the privately owned westward facing rooftop terrace that is included with the condo suite, is access to an additional shared east facing rooftop space with tables and seating, and a shared barbecue for the use of residents. This area looks out to an impressive unobstructed view of the Toronto skyline, that can also be seen from the neighbouring party room with a kitchenette and washroom facilities.

Active community involvement

Many residents in the building are actively involved in a host of committees to continually improve the community life and desirability of the building, including the recycling committee, gardening committee, social committee with quarterly building social events (funded by proceeds from the recycling committee's bottle return program!), and the music committee, which organizes annual free Sunday afternoon concerts in the atrium.



Building recognition

High Park Lofts at 437 Roncesvalles has been featured for its unique atrium design in this Toronto Star article [here](#), and for its use of geothermal energy in this Toronto Star article [here](#).

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LOCAL SCHOOLS

Public Elementary

Howard Junior Public School (Grades JK - 6) - 30 Marmaduke Street (Howard Park & Roncesvalles)

Public Intermediate

Fern Avenue Junior and Senior Public School (Grades JK - 8) - 128 Fern Avenue (Fern & Roncesvalles)

Public Secondary

Parkdale Collegiate Institute (Grades 9-12) - 209 Jameson Avenue (Queen & Jameson) OR Bloor Collegiate Institute (Grades 9-12) - 1141 Bloor Street West (Bloor & Dufferin)

Catholic Elementary

St. Vincent de Paul (Grades JK - 8) - 116 Fermanagh Avenue (High Park Blvd & Roncesvalles)

Catholic French Immersion Elementary

James Culnan (Grades JK - 3) - 605 Willard Avenue (Jane & Annette)

French Public Elementary

Ecole Elementaire Charles-Sauriol (Grades JK - 6) - 55 Pelham Avenue (Dundas & Dupont)

French Public Secondary

Ecole Secondaire Toronto Ouest (Grades 7 - 12) - 330 Lansdowne Avenue (College & Lansdowne)