



For Sale

1677-1679 Bathurst Street & 73-75
Elderwood Drive, Toronto, ON

Forest Hill Mid-Rise Development Opportunity

The Offering

Jones Lang LaSalle Real Estate Services, Inc. is pleased to offer for sale 1677-1679 Bathurst Street & 73-75 Elderwood Drive, Toronto, ON (the “Property” or the “Site”), an exceptional opportunity to acquire a premier 0.53-acre (“AC”) development site in the affluent Forest Hill neighborhood. The Property is located at the southeast corner of Bathurst Street and Elderwood Drive, positioned in proximity to the future Forest Hill LRT Station.

The previously approved project consists of a four (4) storey residential development project totalling 50,041 square feet (“SF”) of gross floor area (“GFA”) across 45 residential units. Prospective investors can execute on the existing approvals or take advantage of new favourable planning policies and explore the prospect of adding significant additional density.



Planning Framework

The Site is positioned to take advantage of the City of Toronto's Expanding Housing Options in Neighbourhoods ("EHON") initiative, which seeks to expand opportunities for "missing middle" housing forms. Under EHON, properties along major streets designated under residential zoning can accommodate buildings up to 6-storeys without requiring a zoning by-law amendment ("ZBA"). Given the frontage along Bathurst Street and support of other projects in the immediate area, the Property has the potential to achieve 6-storey density under EHON. Additionally, higher density might be achievable given the City of Toronto's strategic focus on intensifying development along major avenues and in areas with major transit infrastructure.

Site Details



Site Area
0.53 AC



Site Dimensions
179 FT x 128 FT



Zoning
Residential



Official Plan
Neighbourhoods

Approved Development



GFA
50,041 SF



of Units
45



Stories
4



FSI
2.18



Parking Stalls
44



Condo Units
32



**Rental Replacement
Units**
13



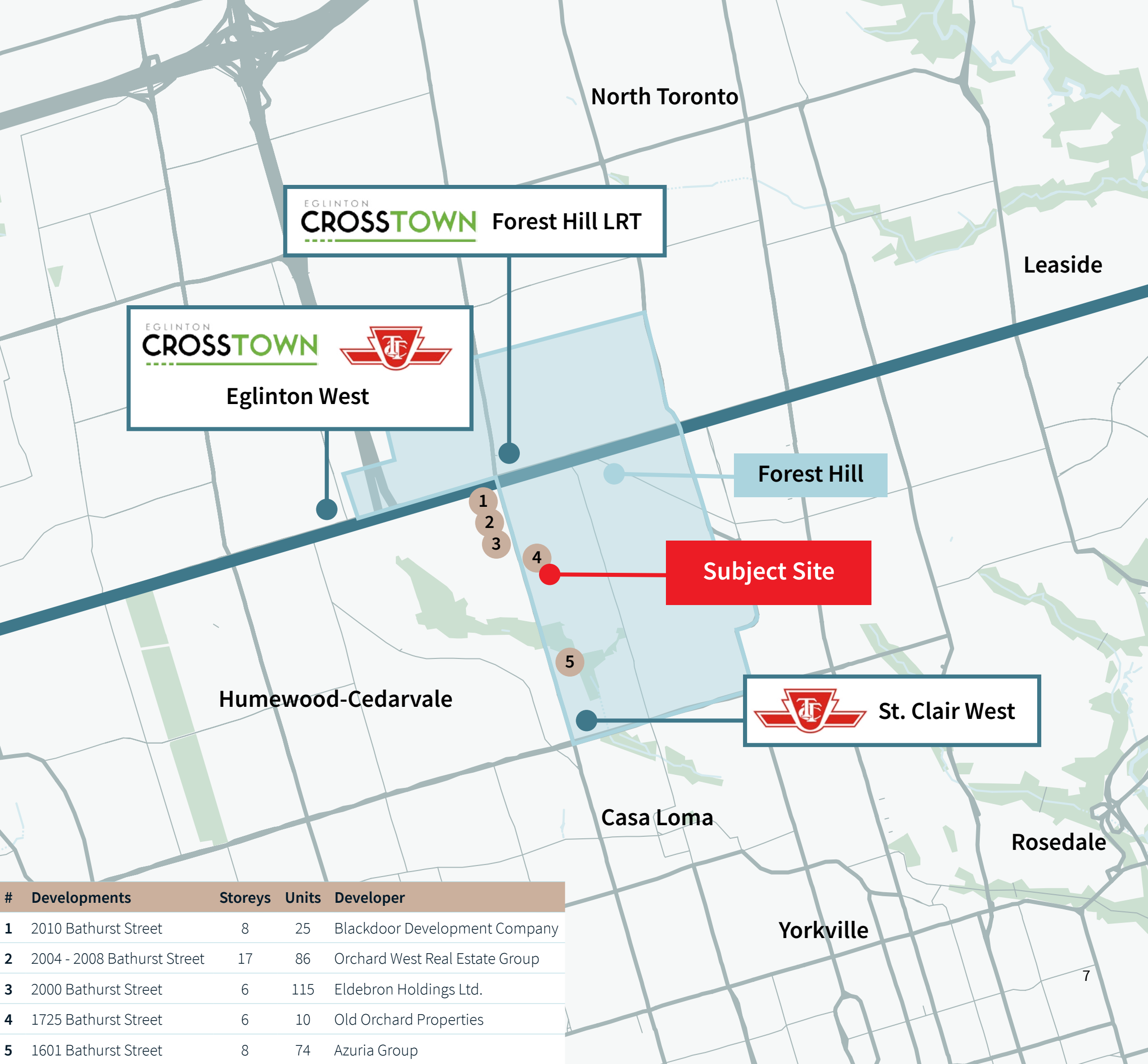
Forest Hill Overview

The Property is located within Toronto’s affluent Forest Hill neighbourhood, where some of the city’s wealthiest families reside. With an average annual household income of approximately \$265,700, the surrounding neighbourhoods of Forest Hill, South Hill, Casa Loma, Summerhill, Rosedale, Deer Park, and Moore Park are home to some of the most sought-after residential real estate in the country. Forest Hill is characterized as a family-friendly neighbourhood, proximate to Downtown Toronto, and offers access to an abundance of prestigious schools, green space, and amenities.

The Property is situated along Bathurst Street, providing vehicular connectivity throughout Toronto. The Site is strategically located near what will be the new Forest Hill station, along the long-awaited Eglinton Crosstown LRT. In addition, the Site is near St. Clair West station on TTC Line 1 Yonge-University, providing easy connectivity to downtown Toronto and beyond. Furthermore, the Property is situated 1.4 KM away from Allen Road, providing easy access to the 400-series highway network.

Average Household Income: \$265,700
Forest Hill South Average Home Price: \$4.3M
Average Condo Sale Price: \$1,840 PSF

Forest Hill LRT Station	700 M
Bathurst Street & Eglinton Avenue West	650 M
Cedarvale Park	900 M
Eglinton West TTC Station	1.4 KM
St. Clair West TTC Station	1.4 KM
Bathurst Street & St. Clair Avenue West	1.5 KM
Yorkville	4.9 KM



#	Developments	Storeys	Units	Developer
1	2010 Bathurst Street	8	25	Blackdoor Development Company
2	2004 - 2008 Bathurst Street	17	86	Orchard West Real Estate Group
3	2000 Bathurst Street	6	115	Eldebron Holdings Ltd.
4	1725 Bathurst Street	6	10	Old Orchard Properties
5	1601 Bathurst Street	8	74	Azuria Group

Financing and offering process

Free and clear

The Property will be offered for sale free and clear of existing financing.

Offering process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor:

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