



**920-930**

**BELLAMY ROAD NORTH**

**SCARBOROUGH, ON**

**FOR SALE**

1.51 ACRES RESIDENTIAL  
DEVELOPMENT OPPORTUNITY

PLACE OF WORSHIP PROPERTY  
WITH DETACHED HOUSE

**RYAN HENRY**

Founder, Sales Representative  
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**TheRDHGroup.com**



# PROPERTY FEATURES

## Bellamy Road & Brimorton Drive

Address	920-930 Bellamy Rd N. Scarborough, ON
Total Area	1.51 acres   65,775.6 sf approx.
Frontage	283 FT
Depth	278 FT
Official Plan	Neighbourhood Residential
Zoning	Residential Detached Residential RD (x87) Institutional Place of WorshipIPW (x25)
Offer Submission:	November 30, 2022

[CLICK HERE TO VIEW VIDEO OF PROPERTY](#)



Hwy 401  
5 mins



5 public, 6 Catholic, and  
3 private schools nearby.



Scarborough City  
Center - 4 mins



Downtown Toronto  
30 mins



7 ball parks and 3  
playgrounds are within  
a 20 min walk



Future Subway Ext.  
Close Proximity



# CURRENT OFFICIAL PLAN & PERMITTED USES

## Official Plan: Neighborhood Residential

- Townhouses & Stacked Townhouses
- Single Detached Homes
- Semi-Detached Homes
- 4-Storey Apartment Building



## Current Zoning: (IPW) - Intentional

### Permissible Uses:

- Municipal Shelter
- Park
- Place of Worship
- Religious Education Use
- Religious Residence

### Permissible Uses with Conditions:

- Ambulance Depot
- Cogeneration Energy
- Community Center
- Day Nursery
- Dwelling Unit
- Fire hall
- Library
- Place of Assembly
- Police Station
- Public Utility
- Renewable Energy
- Retail Store
- Secondary Suite
- Transportation

**Existing Place of Worship  
w/ Detached Residence and Garage**



- Worship Area
- Offices
- Meeting Spaces
- Lower Hall
- Kitchen
- Washrooms

**BUILT      SQ FT      SEATING      HERITAGE**

1960s

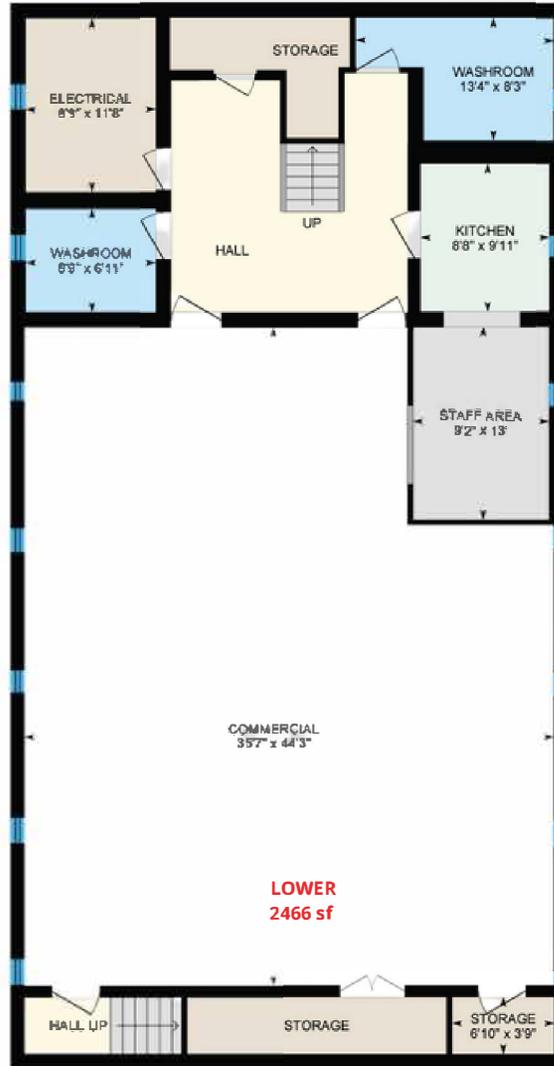
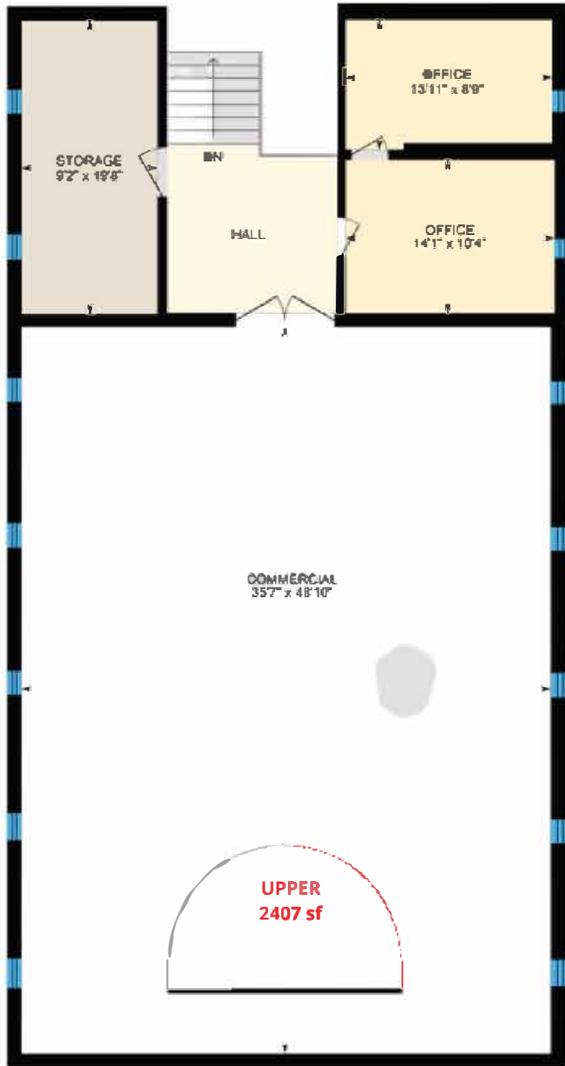
6,038 SF  
Approx.,  
including  
Developed  
Lower Level

Approx. 150  
Fixed

Not Listed or  
Designated  
Heritage

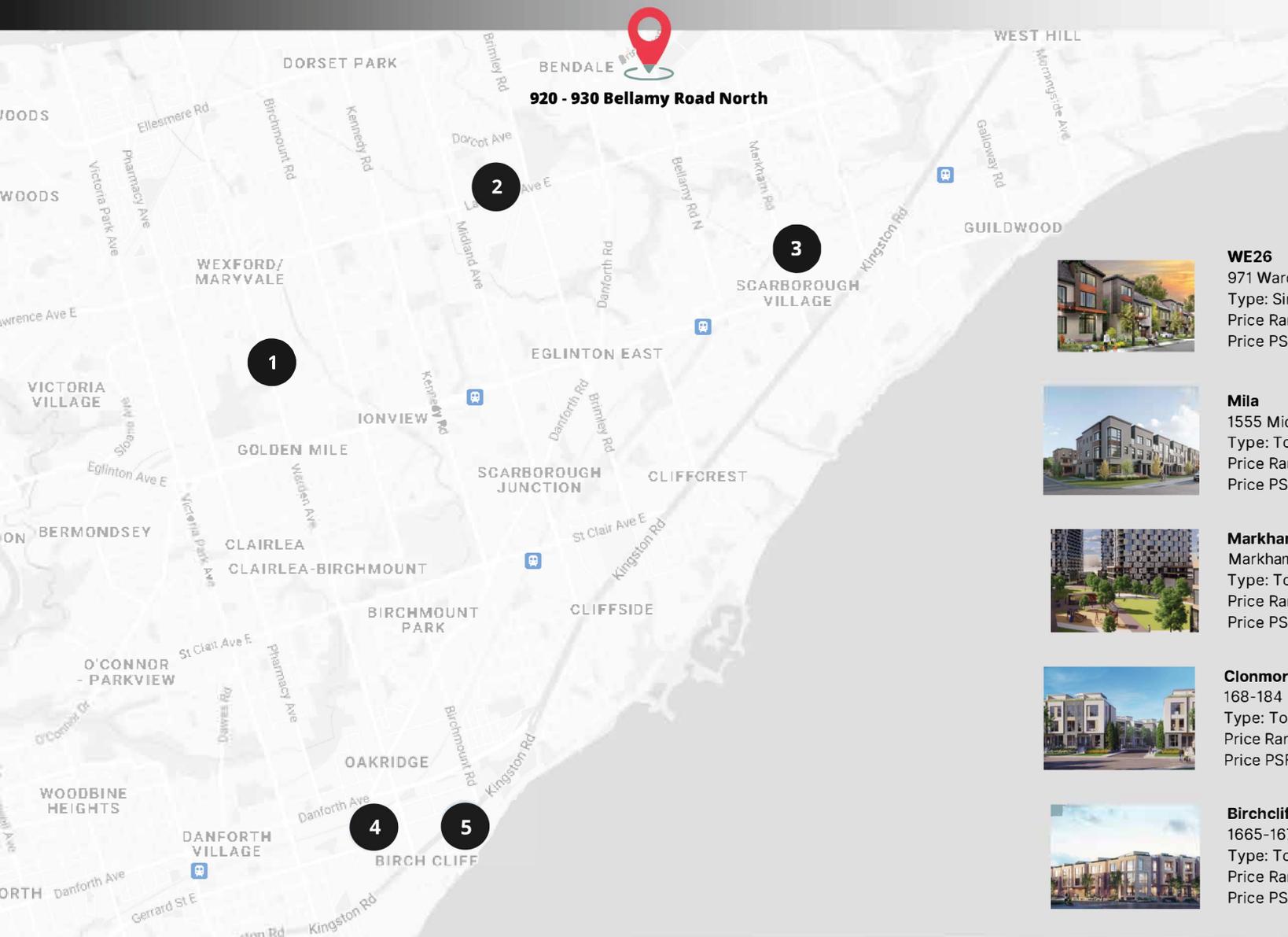
# FLOOR PLANS

Approx. square footage including developed lower level  
6,038 SF



**MAIN**  
1165 sf

# AREA PRE-CONSTRUCTION SALES TOWNHOUSE & SINGLE-FAMILY PROJECTS



920 - 930 Bellamy Road North



## WE26

971 Warden Avenue, Toronto, ON  
Type: Single Family  
Price Range: \$1,649,000.00 - \$1,699,000.00  
Price PSF: \$542.00



## Mila

1555 Midland Ave, Toronto, ON  
Type: Townhouses  
Price Range: \$1,099,990.00 - \$1,239,990.00  
Price PSF: \$617.00



## Markham & Dunelm

Markham/Dunelm Toronto, ON  
Type: Townhouses  
Price Range: Coming Soon  
Price PSF: Coming Soon



## Clonmore Urban Towns

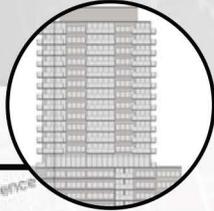
168-184 Clonmore Drive Toronto, ON  
Type: Townhouses  
Price Range: \$399,900.00 - \$1,357,900.00  
Price PSF: \$787.24



## Birchcliff Urban Towns

1665-1673 Kingston Road  
Type: Townhouses  
Price Range: \$774,990.00 - \$1,567,160.00  
Price PSF: \$1,094.30

# AREA DEVELOPMENT PROJECTS



2655 LAWRENCE E



3434 LAWRENCE E



3379 LAWRENCE E



HIGHLAND



4121 KINGSTON RD



SWEETLIFE CONDOS



GUILDWOOD CONDOMINIUMS



3686 ST. CLAIR E.



NAHID KENNEDY



EAST STATION TOWNHOMES



OPAL TOWN HOMES



UPPER BEACH CLUB CONDOMINIUMS



THE BLUFFS

BIRCHMOUNT

HUNT CLUB TERRACE

CLIFFSIDE



ATRIA DEVELOPMENT



HAVEN ON THE BLUFFS



DANFORTH EAST VILLAGE



MERGE CONDOS



THE BIRCHCLIFF

OAKRIDGE

BIRCH CLIFF

DANFORTH

UPPER REACHES

# AREA OVERVIEW

Population of Scarborough 629,941

Density of Scarborough 3,356.1/km sq

- Single 30%
- Married 56%
- Separated / Divorced 7%
- Other 7%

Marital Status



54%  
Employed

46%  
Unemployed

Employment

## Access to Major City Centres:

- Toronto 29 km
- Ottawa 425 km
- Peterborough 109 km
- Pickering 16 km
- Oshawa 37 km



## Upcoming Subway Extension:



Average Household Income  
\$120,465

Home Owners  
76%

Renters  
24%

# MARKET DATA

# AREA MAP

## Shopping

1. Walmart Supercentre
2. Beer Store
3. LCBO
4. Metro
5. Skyland Food Mart
6. FreshCo
7. Shoppers Drug Mart
8. RioCan Shopping Centre



## Health & Wellness

1. Centenary Hospital
2. Scarborough General Hospital
3. Town Centre Dental Clinic
4. Centenary Dental
5. Markham Eglinton Dental Care
6. Athlete's Care Sports Medicine
7. Bridging Physical Therapy
8. Positive Outcome Counselling and Therapy



## Parks & Recreation

1. McCowan Park
2. Thomson Memorial Park
3. Brook Park
4. Highland Creek Park
5. Cedargrove Park
6. Hague Park
7. Centennial Ice Rink
8. Knob Hill Outdoor Pool
9. Woodsworth Park
10. Dandelions of Courage Performing arts



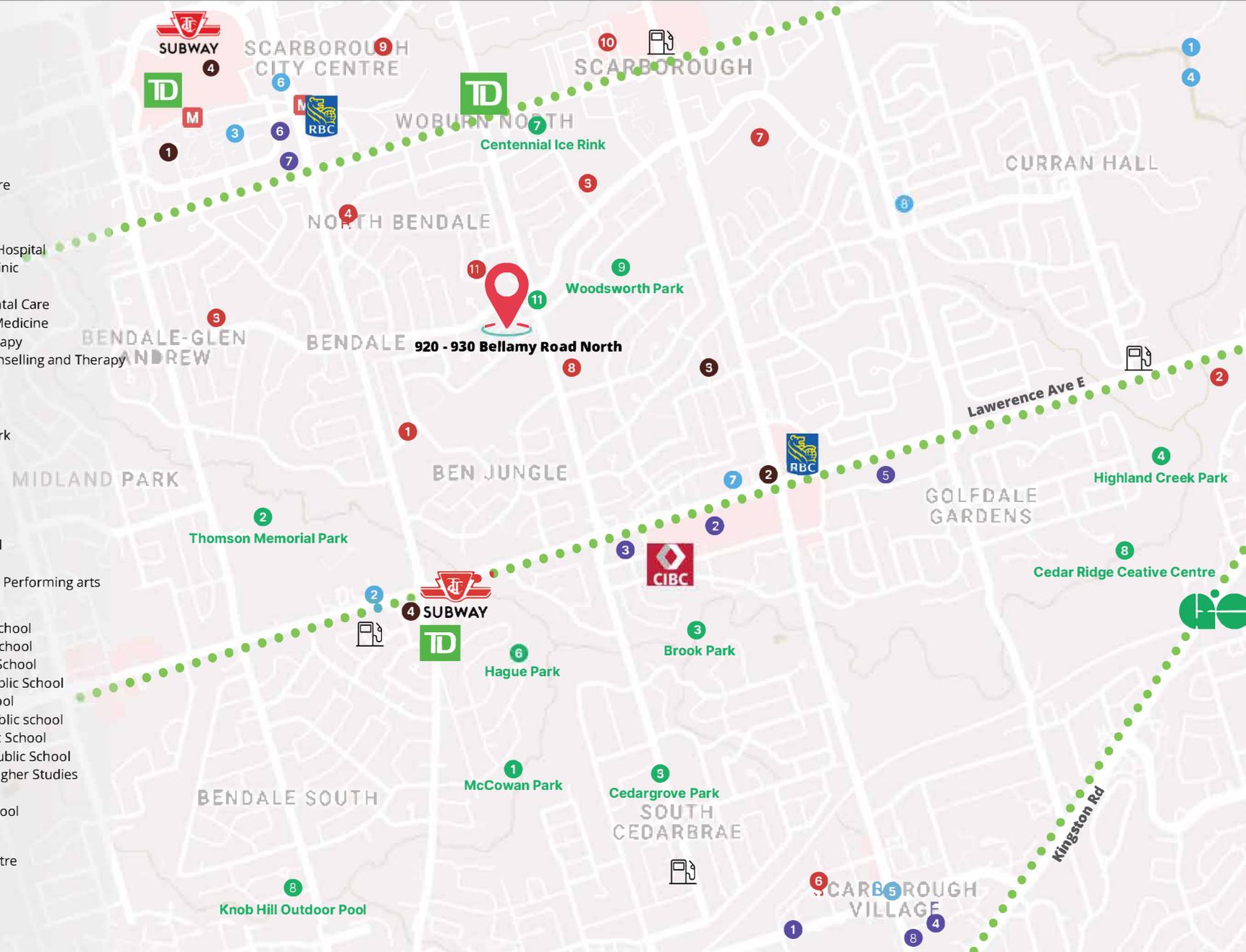
## Schools

1. Bendale Junior Public School
2. Galloway Road Public School
3. Bellmere Junior Public School
4. North Bendale Junior Public School
5. St. Andrews Public School
6. Scarborough Village Public school
7. Churchill Heights Public School
8. Tredway Woodworth Public School
9. Canadian College for Higher Studies
10. Cisnet Training
11. St. Richard Catholic School



## City Services

1. Scarborough Civic Centre
2. Canada Post
3. Fire Station
4. TTC Subway



# Offering Submission Process

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## 920 & 930 Bellamy Road. Scarborough, ON

Interested parties may submit an offer after reviewing the information in this package.

Royal LePage YCR, Brokerage and Royal LePage Real Estate Services Ltd. ("Advisors") on behalf of The Incumbent and Churchwardens of St. Ninian's Church (the "Vendor") have been retained to offer for sale.

The following requirements must be addressed to move forward with the process:

1. The purchase price and deposits for the property
2. Proposed timeline and the terms of the offer and closing
3. Name of the ultimate beneficial owners of the Purchaser

Other considerations:

- The Vendor desires to maximize the value of the Property
- The Vendor is offering the Property on an "as-is", "where-is" basis
- The Vendor has preference to offers with minimal conditions and timely closing
- No preemptive offers will be reviewed prior to the bid date
- All offers will be subject to Trustee review and approval.

The successful offer will be assessed, and it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property with the chosen candidate.

## Asking Price:

Price: The property is currently unpriced

## Offer Submission Due Date:

**Wednesday, November 30, 2022 by 5:00 pm EST**

Offers should be addressed to:

Ryan Henry  
RDH Group | Royal LePage Commercial  
130 Queens Quay E. Suite 1204  
Toronto, ON M5A 3Y5  
Email: rhenry@therdhgroup.com

Susan Iriarte  
Royal LePage Real Estate Services Ltd.  
255-55 St. Clair Avenue West  
Toronto, ON M4V 2Y7  
Email: susan.iriarte@royallepagecommercial.com

There are several factors that will be evaluated for each offer. They are based upon, but not limited to, the proposed structure from potential buyers, the net proceeds to the Vendor, the potential buyer's ability to close the deal along with closing conditions and timelines.

The Vendor is under no obligation to accept the offers received and can reject any or all offers received. All offers will be assessed and analyzed by the Advisor and Vendor after they are submitted by the specified date. The Vendor will then choose a short-list at their discretion. Following that review process, RDH Group | Royal LePage YCR Brokerage and Royal LePage Real Estate Services Ltd. will contact the prospective buyers on the short-list and engage in a discussion about their offer.

# Ryan Henry

FOUNDER | SALES REPRESENTATIVE

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# Susan Iriarte

PLACE OF WORSHIP & NON-PROFIT ADVISOR | SALES REPRESENTATIVE

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**FAITHBASEDREALESTATE.CA**

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OF PROPERTY**



Sources: durham.ca, Stratton, Wikipedia, GeoWikipedia, BowmanvilleRA, Letsgetmoo.com

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