

**FOR SALE**

## ARMOUR HEIGHTS NEIGHBOURHOOD CHURCH



### ST. JOHN'S CHURCH 171 Delhi Avenue, Toronto (Highway 401 & Avenue Road in Armour Heights)

#### OPPORTUNITY

An excellent opportunity for a congregation to purchase a well maintained church (built in 1954) with a seating capacity for approximately 230 (on ground floor and balcony) in an established residential neighbourhood at Highway 401 and Avenue Road. The church will be vacant on closing and is in "move in condition". The ground floor comprises the chapel and offices with a balcony at the rear. The lower level (with an addition completed at a later date) has high ceilings, natural light, and an auditorium, a kitchen, and lots of office and classroom space.

**ASKING PRICE: \$2,590,000**

A Royal LePage Commercial Listing Presented by:

**John Morrison, B.A. (Hons.), PLE\***

Land & Investment Sales

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Royal LePage Real Estate Services Ltd., Brokerage  
55 St. Clair Avenue West • Toronto • ON • M4V 2Y7

\* Sales Representative



# 171 DELHI AVENUE, TORONTO

## PROPERTY DETAILS

The church was built in 1954. An addition of approximately 1,133 square feet to the basement was completed at a later date. It is estimated that the church seats a total of approximately 230 (ground floor and balcony). The chapel and two offices are located on the ground floor and there is a balcony which seats approximately 25. The lower level which houses the auditorium, the kitchen, numerous classrooms, storage, nursery, choir practice area, and office space, has 11 foot high ceilings with the windows partially above ground allowing natural light. There are 5 washrooms including one handicapped washroom in the lower level. The approximate sizes of each of the church's floors are as follows: ground floor - 4,200 square feet; balcony - 525 square feet; basement – 5,500 square feet.

## SITE AND LOCATION DETAILS

The property is located on the south side of Delhi Avenue, between Bathurst Street and Avenue Road, in the Armour Heights neighbourhood, immediately north of Highway 401. The neighbourhood is residential and comprised primarily of single family homes with Armour Heights Elementary School located on the north side of Delhi Avenue, across from the subject property. It is a mature neighbourhood where a number of the older homes are being demolished and replaced with large modern homes.

The property is irregular in shape as a consequence of Highway 401 being constructed through the neighbourhood in the 1950's. The site is 1.54 acres with approximately 216 feet frontage on the south side of Delhi Avenue. The southern boundary runs parallel to Highway 401 and a noise barrier has been built. The western boundary backs on to the homes that front on Southgate Avenue, and the north west boundary abuts the back yards of the neighbouring three homes on Delhi Avenue. The western portion of the property is currently not used and is treed. Immediately to the southwest is a road allowance that has been closed and is owned by the City.

The eastern boundary of the property abuts lands that are owned by the Ministry of Transportation (MTO). Church members park their vehicles on this property while they attend church service and events but there is no lease agreement in place.



# 171 DELHI AVENUE, TORONTO

## PLANNING AND ZONING

The property is designated **Neighbourhoods** in the City of Toronto Official Plan.

The North York Zoning By-law 7625 zones the property **One-Family Detached Dwelling Third Density Zone (R3)**. Permitted uses include single-family dwellings and accessory buildings, home occupations, recreational uses such as parks, playgrounds, clubs and community centres and institutional uses including schools, public libraries, places of worship, community hall and accessory uses.

The City of Toronto recently adopted Zoning By-law 569-2013, which is currently under appeal to the Ontario Municipal Board (OMB), zoning the property as a **Residential Detached Zone**. Given that the subject is a lawfully existing Place of Worship it will be exempt from any conditions that a new Place of Worship would be required to meet.

## HIGHWAY 401 SETBACK

The property is adjacent to Highway 401 and MTO requires a 14 metre setback and building within this setback is not permitted.

## RESIDENTIAL REDEVELOPMENT

Based on the Zoning and Official Plan and shape of the property there is an opportunity to build four or five single family homes on the property, fronting on Delhi Avenue.

## PRIVATE SCHOOL

The existing Official Plan and Zoning By-law permits a variety of additional institutional uses including a private school in either the existing building or a new building provided that the building is situated outside of the MTO setback distance. However, the recently adopted Zoning By-law does not permit a private school.

## LEGAL DESCRIPTION

PIN # 102010275.

LT 674-676, 687-691, PL 2044 TWP OF YORK; PT LT 668-673 PL 2044 TWP OF YORK AS IN NY169604 EXCEPT NY397639; TB385092;TORONTO (N YORK), CITY OF TORONTO

## TAXES/ASSESSMENT

Assessment Roll Number : 190806405001400

2013 Tax Year, phased in Assessment : \$5,037,500

Assessed value based on January 1, 2012: \$12,521,000

The Seller is a Place of Worship and is not required to pay property taxes.

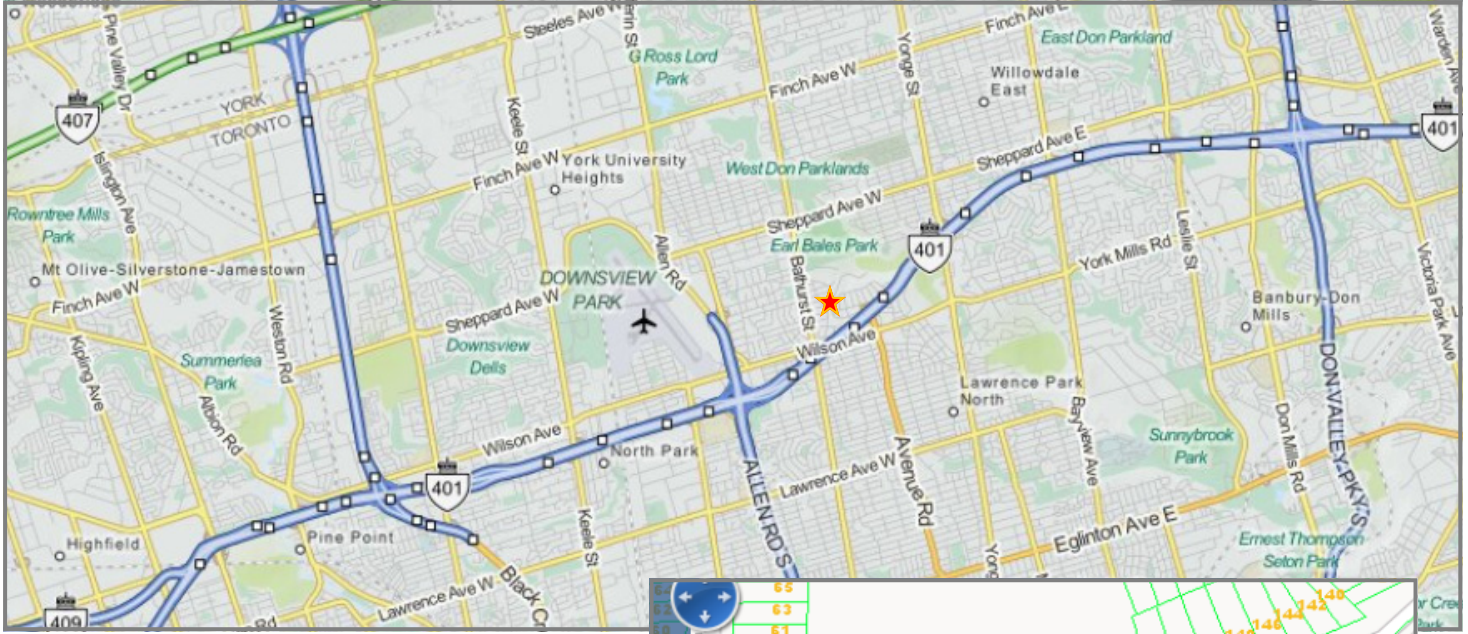
## FIXTURES AND CHATTELS

A list of Chattels will be provided indicating the items that will be included in the sale. The stained glass windows are excluded.

## WATER DAMAGE

As a result of a recent storm in July there is water damage in a portion of the basement. An Insurance claim has been submitted and the damage will be repaired.





**TERMS OF SALE**

Please submit offers to the Listing Broker's Office (55 St Clair Avenue West, Toronto, M4V 2Y7) by 3:00 p.m. on Tuesday, September 10<sup>th</sup>, 2013 and the offers will be reviewed after that date. Preference will be given to firm offers, or offers with limited conditionality. The Seller will not hold a VTB mortgage.

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These statements are based upon information furnished by the Principals and sources we deem to be reliable but for which we assume no responsibility and is subject to verification. This submission is made subject to prior sale, change in price, or terms, or withdrawal without notice. We recommend that Planners, Engineers, Architects, Legal Counsel and other professionals be consulted to review matters related to this presentation and that interested parties satisfy themselves in all regards. Property details and expenses are provided for information purposes only to assist prospective Buyers to complete their analysis. (August 2013)

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