

..... **4300**

ANDERSON STREET

WHITBY, ONTARIO

1.74 Acres of Development Land in Whitby



Aran Pope*, SVP
905.695.9172
apope@lennard.com

Brennan Shier*, VP
905.695.9258
bshier@lennard.com

**Total of
44 Units
Proposed**

Lennard:

201-60 Columbia Way, Markham
905.752.2220 • lennard.com

*Sales Representative



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Executive Summary

Lennard Commercial Realty (“the Advisors”) has been exclusively engaged by the client (“the Vendor”) to facilitate the sale of a Townhouse Development Site located in the Municipality of Whitby, within the Region of Durham, Ontario.

This prime property is situated on the west side of Anderson Avenue, just north of Taunton Road, and is conveniently positioned near Highway 407 and Highway 401. Notably, the site is a mere five-minute walk from schools, playgrounds, community centers, and Whitby’s prominent retail corridor.

The property is available for sale with a Draft Plan Approval anticipated by mid-2025. The development is designed to accommodate 44 Common Element Freehold Townhouse units. This project offers significant advantages, including no cost-sharing obligations, no requirement for a retention pond, and all necessary services at the lot line.

Offering Process

The Advisors, on behalf of the Vendor, are exclusively seeking proposals from development and building firms for an Agreement of Purchase and Sale for the subject property. The Vendor will review each offer individually and retains the sole discretion to engage with any proposal deemed appropriate. All offers to be submitted to Aran Pope and Brennan Shier.

Aran Pope*
Senior Vice President
905.695.9172
apope@lennard.com

Brennan Shier*
Vice President
905.695.9258
bshier@lennard.com

Property Highlights



Prominent developers within the immediate area



5-minute drive to 407 & 7, 15 minutes drive to Highway 401



To be sold Draft Plan Approved (Approvals expected for mid 2025)



No Cost Sharing



Servicing at lot line



Whitby’s population is forecasted to grow to approximately 240,000 by 2051. By 2031 alone, the Province of Ontario has mandated the Town to support the construction of 18,000 new homes in Whitby

Property Overview



Location

Located on the West side of Anderson Street, North of Taunton Road



Legal Description

PT LT 23 CON 4 TWP WHITBY, PTS 1, 2 & 3, 40R24222 SAVE AND EXCEPT PLAN 40M2448; TOWN OF WHITBY



Planning

Zoned Agricultural in the Town of Whitby Zoning By-Law



Current Regional Official Plan Land Use Designation

Community Improvement Area (Envision Durham Official Plan 2024)



Total Site

9.595 acres

Net Developable

1.74 acres

Frontage

660'

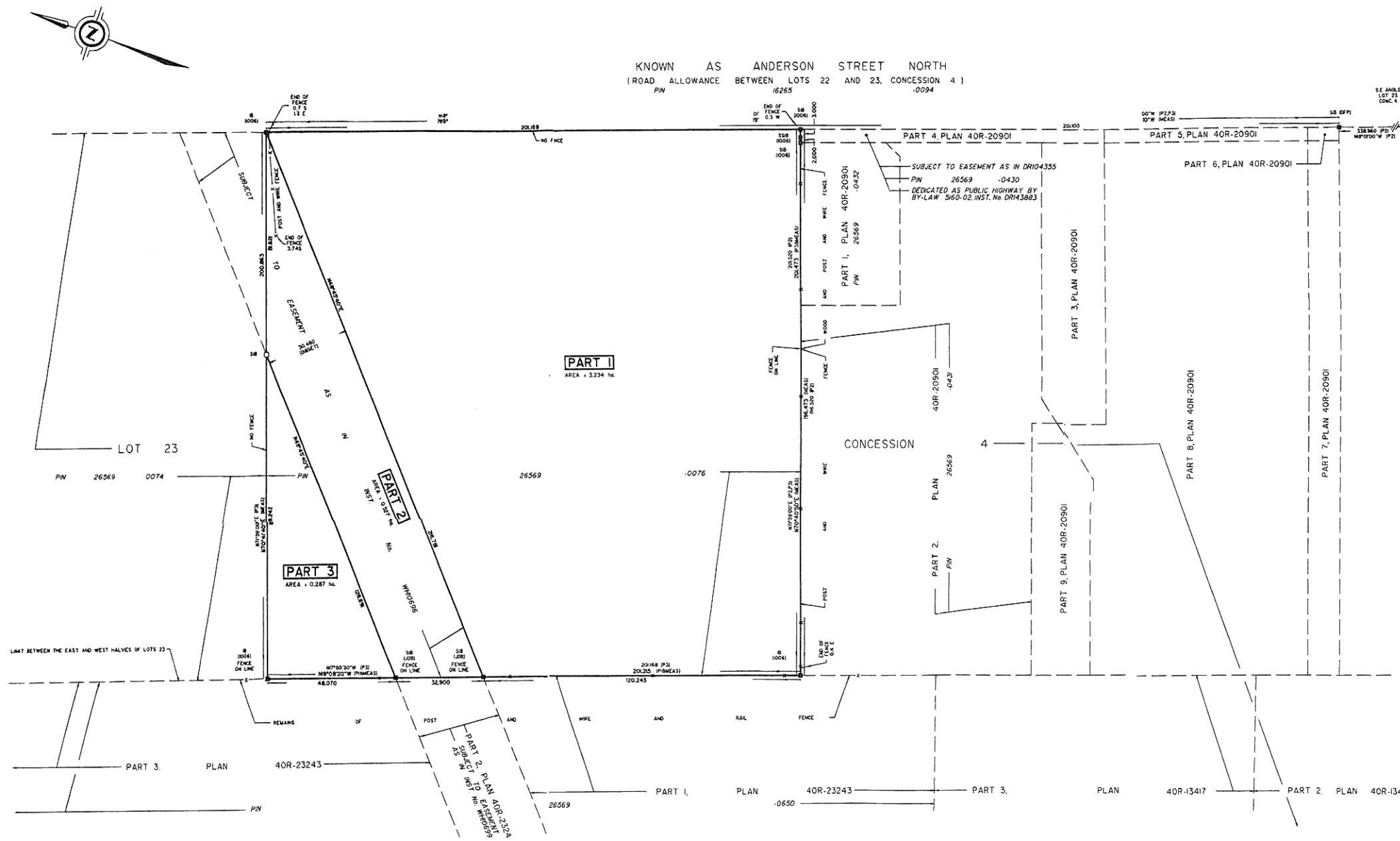


PIN

265691449



Property Survey



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE Apr 27/06 DATE April 25/06

C. Rogers "W. J. Barnes" CRAG ACCESS LAND REGULATOR FOR THE ONTARIO LAND SURVEYOR (No 40)

PLAN 40R-24222 RECEIVED AND DEPOSITED

SCHEDULE			
PART	PART OF LOT	CONCESSION	AREA ha
1			3.234 ha
2	23	4	0.287 ha
3			0.287 ha

PART 2 SUBJECT TO EASEMENT AS IN INSTR. NO. W40698

PLAN OF SURVEY OF PART OF LOT 23 CONCESSION 4 (GEOGRAPHIC TOWNSHIP OF WHITBY) NOW IN THE TOWN OF WHITBY REGIONAL MUNICIPALITY OF DURHAM SCALE 1:750

J. D. BARNES LIMITED

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

DISTANCES SHOWN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999810

BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM CONTROL MONUMENTS 08830019 (E 664635.606 N 486252.394) AND 08893029 (E 663966.868 N 486400.353) AND ARE REFERRED TO THE CENTRAL MERIDIAN 87°00' WEST LONGITUDE, ZONE 17, NAD 83.

SB DENOTES SURVEY MONUMENT FOUND
 CB DENOTES SURVEY MONUMENT SET
 SSB DENOTES STANDARD IRON BAR
 SSSB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES IRON BAR
 MEAS DENOTES MEASURED
 P1 DENOTES PLAN 40R-23243
 P2 DENOTES PLAN 40R-20901
 P3 DENOTES PLAN OF SURVEY BY FLM B TROLLOPE DATED SEPT 21/04
 D DENOTES INSTRUMENT NO. W40698
 DFP DENOTES DORNEKAL FLEISCHMANN & PETRICH, O.L.S.
 JOB DENOTES J.D. BARNES LIMITED
 1006 DENOTES H.F.L.M., O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON OCTOBER 12, 2005.

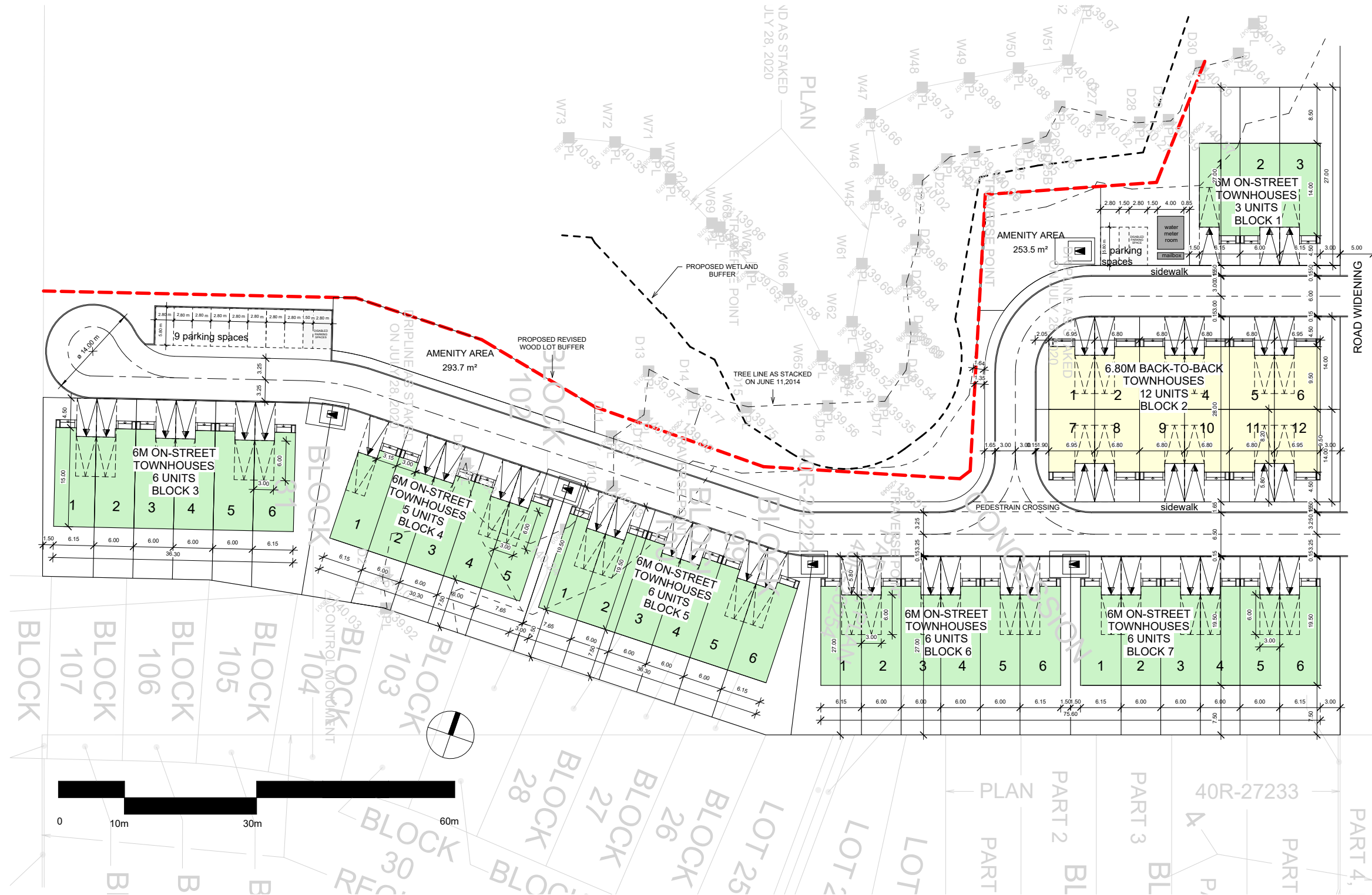
DATE OCT 17/06 C. Rogers CRAG ACCESS ONTARIO LAND SURVEYOR

J. D. BARNES SURVEYING LIMITED MAPPING

110 SCOTIA COURT, 4th FLOOR, WHITBY, ON L1N 8Y7
 T (905) 734-1111 F (905) 734-0234 www.jdbarnes.com

DRAWN BY: S.J.C. CHECKED BY: C.A. REFERENCE NO.: 04-25-554-04
 FILE: g:\4255404\4255404.dwg DATE: OCT 17 2005

Concept Plan



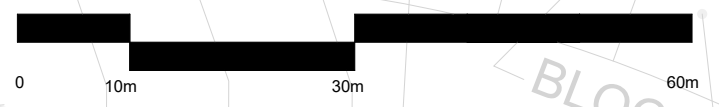
AS ANDERSON STREET NORTH
ALLOWANCE BETWEEN LOTS 22 AND 23)

BACK-TO-BACK TOWNHOUSES 6.80-6.95X14.00 3 STOREY	12
ON-STREET TOWNHOUSES 6.00-6.15X27.00 2 STOREY	32
TOTAL UNITS	44

TOTAL PARKING:

PARKING SPACES REQUIRED (44 * 0.25)	11
PARKING SPACES PROVIDED	11

	LOT AREA	LOT COVERAGE	LANDSCAPE AREA	HEIGHT OF BUILDINGS (m)
BACK-TO-BACK TOWN HOUSE (6.80-6.95X14.00)	95.2 m² (1025 ft²)	64%	18% (17 m² 184 ft²)	11.20 m
ON-STREET TOWN HOUSE (6.00-6.15X27.00)	139.3 m² (1499 ft²)	45%	46% (141 m² 1521 ft²)	8.45 m
	162 m² (1743 ft²)	55%	33% (58 m² 629 ft²)	



Taunton North Community Secondary Plan



Legend

- | | | | | | |
|---|---|--|----------------------------|------------------------|-------------------------|
| Low Density Residential (LDR)
(refer to text) | General Industrial | Hazard Land (HL) | Public Elementary School | District Park | Secondary Plan Boundary |
| Medium Density Residential (MDR)
(refer to text) | Special Purpose Commercial (SPC)
(refer to text) | Environmental Protection/
Conservation Lands (EPCL) | Separate Elementary School | Local Park | 20 Year Urban Boundary |
| High Density Residential | Major Open Space (MOS)
(refer to text) | Special Policy Area (SPA) | Parkette | Convenience Commercial | Utility Corridors |
| | | | Proposed Collector Road | | Proposed Arterial Road |

Market Analysis

Whitby Townhouse Benchmark Report

PIN	Development name	Developer	Lot size (ft.)	Townhouse Lot type	Total units	Current remaining inventory	Units yet to be released	Min size (SF)	Max size (SF)	Min price	Max price	Average Size (SF)	Average Price	Current PPSF	Tenure
1	Folkstone	Mansouri Living	22	Wide Shallow	35	2		1,386	1,687	\$969,990	\$1,010,990	1,612	\$828,785	\$608	Freehold Common Element
2	Manors on Mayfield	Sakmet Developments	22	Rear Lane	23	13	23	2,104	2,265	\$1,073,000	\$1,100,000	2,173	\$1,088,670	\$501	Freehold Common Element
	Manors on Mayfield	Sakmet Developments	22	Wide Shallow	18	14		2,082	2,265	\$1,061,000	\$1,084,000	2,150	\$1,074,670	\$500	Freehold Common Element
3	Zancor Brooklin	Zancor Homes	20	Wide Shallow	16	15	16	2,146	2,371	\$949,990	\$1,019,990	2,268	\$979,990	\$432	Freehold
4	Country Lane	Andrin Homes	20	Wide Shallow	76	3		1,745	2,467	\$970,041	\$1,074,040	2,072	\$926,399	\$494	Freehold
5	Whitby Meadows	Paradise Developments	22	Back-to-Back	43	41		1,510	1,700	\$789,990	\$844,990	1,598	\$813,240	\$510	Freehold
	Whitby Meadows	Paradise Developments	22	Wide Shallow	83	5		1,560	2,380	\$889,990	\$989,990	1,842	\$1,109,960	\$493	Freehold
6	Sincerely, Acorn	Acorn Developments	21	Rear Lane	9	2	5	2,340	2,435	\$949,990	\$999,990	2,397	\$1,079,620	\$414	Freehold Common Element
	Sincerely, Acorn	Acorn Developments	20	Wide Shallow	10	1	8	2,040	2,270	\$879,990	\$879,990	2,082	\$1,222,570	\$430	Freehold Common Element
7	Brooklin Towns	Madison Group	15	Rear Lane	28	7	12	1,944	2,300	\$939,990	\$1,055,990	2,029	\$1,031,090	\$496	Freehold Common Element
	Brooklin Towns	Madison Group	20	Wide Shallow	10	4	4	1,697	1,729	\$999,990	\$1,139,990	1,712	\$1,108,220	\$624	Freehold Common Element
8	Whitby Meadows	Opus Homes	21	Rear Lane	32	7		1,705	2,385	\$999,990	\$1,149,990	1,964	\$869,722	\$522	Freehold
9	Whitby Meadows	Fieldgate Homes	22	Traditional	33	2	2	1,272	2,059	\$919,990	\$1,049,990	1,799	\$1,039,050	\$521	Freehold
	Whitby Meadows	Fieldgate Homes	21	Rear Lane	83	2		1,769	2,625	\$969,990	\$1,159,990	2,099	\$875,629	\$484	Freehold
10	Vogue at Queen's Common	Vogue Development Group	20	Traditional	68	10	23	1,614	2,124	\$859,990	\$999,990	1,813	\$975,217	\$512	Freehold

Market Analysis

Whitby Townhouse Benchmark Report Summary

# of Projects	Total Units	Total Sales	Remaining Inventory	Units Yet to Be Released	Avg Size (SF)	Price - Range	Average Price	Avg Project Price / SF	Current Project Price / SF	Avg Monthly Absorption	Availability Rate (%)
15	567	439	128	93	1,974	\$789,990 to \$1,159,990	\$1,001,522	\$444	\$503	0.9	22.60%

Whitby Townhouse Competitive Analysis Report

Builder	Madison Group	Sakmet Developments	Acorn Developments	Opus Homes	Mansouri Living	Sakmet Developments	Zancor Homes	Andrin Homes	Paradise Developments	Acorn Developments	Fieldgate Homes	Fieldgate Homes	Vogue Development Group	Madison Group	Paradise Developments
Development Name	Brooklin Towns	Manors on Mayfield	Sincerely, Acorn	Whitby Meadows	Folkstone	Manors on Mayfield	Zancor Brooklin	Country Lane	Whitby Meadows	Sincerely, Acorn	Whitby Meadows	Whitby Meadows	Vogue at Queen's Common	Brooklin Towns	Whitby Meadows
Tenure	Freehold Common Element	Freehold Common Element	Freehold Common Element	Freehold	Freehold Common Element	Freehold Common Element	Freehold	Freehold	Freehold	Freehold Common Element	Freehold	Freehold	Freehold	Freehold Common Element	Freehold
Lot Size	20	22	21	21	22	22	20	20	22	20	22	21	20	15	22
Square Feet															
1,500 SF	-	-	-	-	\$969,990.00	-	-	-	-	-	-	-	-	-	\$793,990
1,600 SF	\$999,990	-	-	-	\$1,005,490	-	-	-	-	-	\$919,990	-	\$859,990	-	\$819,990
1,700 SF	\$1,139,990	-	-	\$999,990	-	-	-	-	\$977,490	-	-	\$969,990	\$869,990	-	\$844,990
1,800 SF	-	-	-	\$1,019,990	-	-	-	\$970,041	\$989,990	-	\$939,990	-	\$889,990	-	-
1,900 SF	-	-	-	-	-	-	-	\$1,025,215	-	-	-	-	-	-	-
2,000 SF	-	-	-	-	-	\$1,061,000	-	\$1,027,340	-	\$879,990	\$1,049,990	-	\$999,990	\$1,027,990	-
2,100 SF	-	\$1,083,000	-	-	-	\$1,079,000	\$949,990	-	-	-	-	-	-	-	-
2,200 SF	-	\$1,100,000	-	-	-	\$1,084,000	\$969,990	-	-	-	-	\$1,029,990	-	-	-
2,300 SF	-	-	\$998,990	\$1,142,490	-	-	\$1,019,990	-	\$919,990	-	-	\$1,079,990	-	-	-
2,400 SF	-	-	\$974,990	-	-	-	-	\$1,074,040	-	-	-	-	-	-	-
2,500 SF	-	-	-	-	-	-	-	-	-	-	-	\$1,159,990	-	-	-

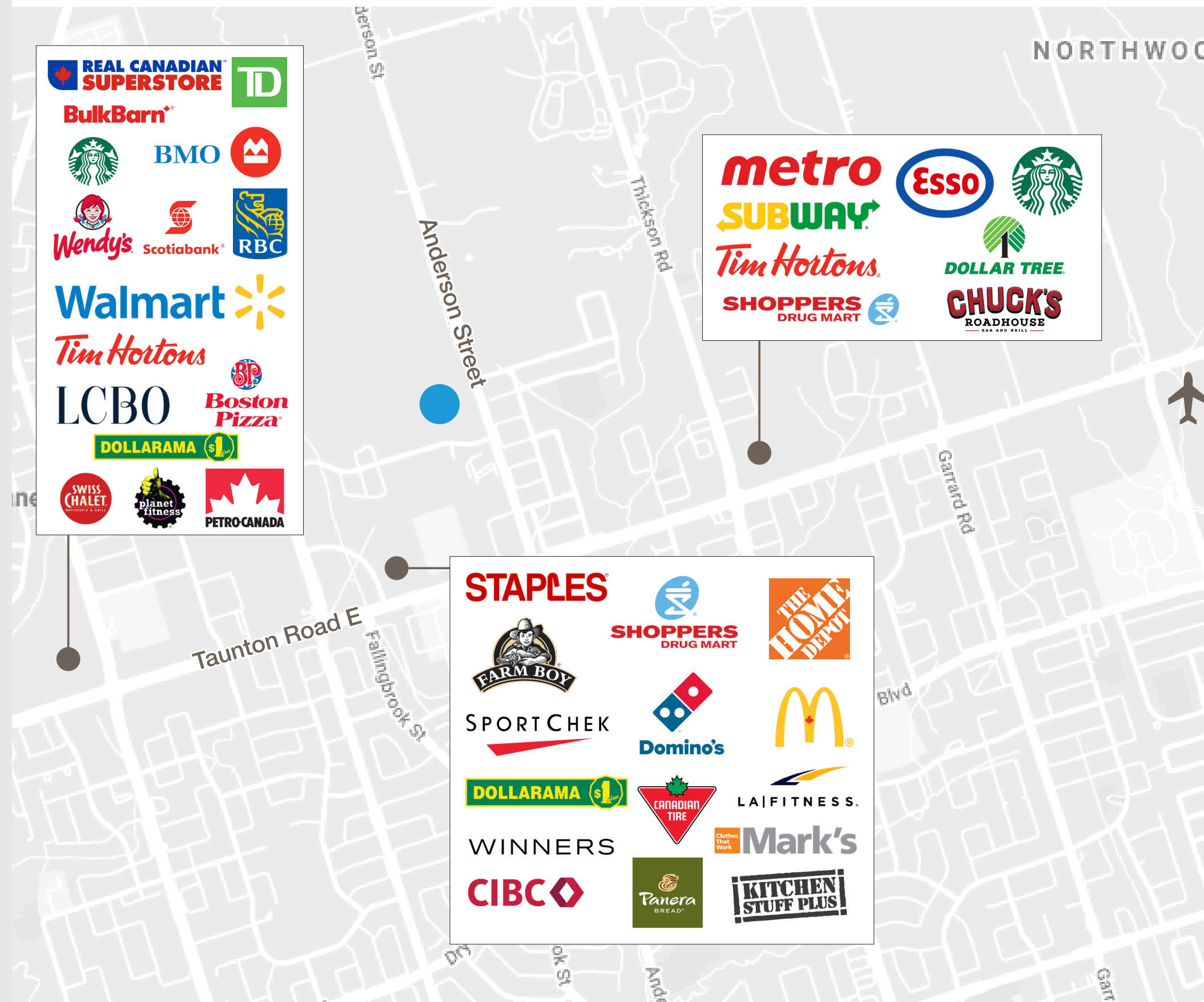
Location Overview

The Town of Whitby located in Durham Region is situated on the northern shore of Lake Ontario. With a population of over 146,000, it is one of the largest towns in Durham Region and is known for its natural beauty, historic sites, and vibrant community. Whitby is a diverse town filled with a mix of suburban and rural living, with a dynamic combination of a thriving downtown core and calm green space.

The Town boasts its numerous attractions including the Whitby Harbour, home to a variety of boats and yachts, doubling as a popular fishing location in the GTHA. Whitby is also known for its historic sites, such as the Whitby Centennial Building and the Station Gallery. The Town also has a rich cultural scene, with a variety of festivals and events held throughout the year including the Whitby Ribfest, the Whitby Farmers' Market, and the Whitby Christmas Tree Lighting. Additionally, Whitby is one of Canada's fastest growing communities, with constant enhancements being made to both the community and its infrastructure to promote sustainable economic growth.

The Property is ideally located within the community of Taunton North in the Town of Whitby. Taunton North is a neighbourhood in transition from rural countryside to an urban community within the growing town of Whitby. There are a number of nearby shopping amenities including the Taunton Garden Power Centre situated on the northeast corner of Taunton Road and Garden Street. This large retail centre features national retailers including: Staples, Winners, SportChek, PetSmart, LA Fitness and Home Depot. Nearby golf courses and conservation areas provide plenty of outdoor recreational opportunities.

Whitby is home to many restaurants, parks, retail centres, outdoor markets, natural features and transit connectivity, with emphasis on the Site and its surrounding area to develop as a complete community, significantly contributing to the fabric of the Town.



 Subject Property

 Oshawa Executive Airport



Your *next*
exceptional
development
project is
right here.

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*Sales Representative **Broker | All Outlines Are Approximate

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.