



Lennard:

..... **7801**

COCHRANE STREET

WHITBY, ONTARIO

.....



For Sale: 17.557 acres of future residential development land within the Brooklin Urban Expansion Area



Contents

- 1 Executive **Summary**
- 3 Property **Survey**
- 5 Land Use **Map**
- 9 Natural Heritage **Assessment**
- 11 Location **Overview**
- 13 Aerial & Ground **Views**
- 19 Offering **Process**

Executive Summary

Lennard Commercial Realty (“the Advisors”) have been retained by the client (“the Vendor”) to coordinate the sale of future residential development lands comprised of 17.557 acres located in the community of Brooklin, within the Town of Whitby, Ontario (“the Property”).

The subject property is located on the east side of Cochrane Street, north of Columbus Road W. On September 3, 2024, the Region of Durham received notice from the Ministry of Municipal Affairs and Housing that Envision Durham - the new Regional Official Plan - has been approved in part, with modifications, and is now in effect (Report #2024-INFO-57). This recent approval designated the subject property as “New Community Area” within the Regional OP. Currently, the Town of Whitby is conducting an Official Plan review which intends to shape the future of the Brooklin Urban Expansion area lands by incorporating Envision Durham’s recently adopted OP and specifically providing residential land use designations to the area of the subject site within the expansion area. The Municipality anticipates approval of the Brooklin Urban Expansion Area in Q2 2025.

Offering Process

The Advisors, on behalf of the Vendor, are soliciting investors, development and building firms for Agreements of Purchase and Sale for the subject property. Submissions shall be made on the Vendor’s Standard Form of Agreement of Purchase and Sale. Offers will be accepted on and after Wednesday October 23rd 2024. The offers will be responded to at the Vendor’s discretion. 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 Highway 7, 10 minute drive to Highway 407 and in close proximity to Highway 412



Designated “New Community Area” in the recently approved Envision Durham Official Plan



Located in the Brooklin Urban Expansion Area of the Brooklin Community Secondary Plan



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 East side of Cochrane Street, North of Columbus Road W



Legal Description

PT LT 28 CON 7 TOWNSHIP OF WHITBY AS IN CO169721; S/T CO66936, D295510; WHITBY

Easement in favour of Trans-Canada Pipe Lines Limited



Planning

Zoned Agricultural in the Town of Whitby Zoning By-Law

Proposed Community Area (Whitby Official Plan Review 2024. Adoption expected Q2 2025)



Current Regional Official Plan Land Use Designation

New Community Area (Envision Durham Official Plan 2024)



Total Site

17.557 acres

Net Developable

15.30 acres**

Frontage

572'



PIN

265780064



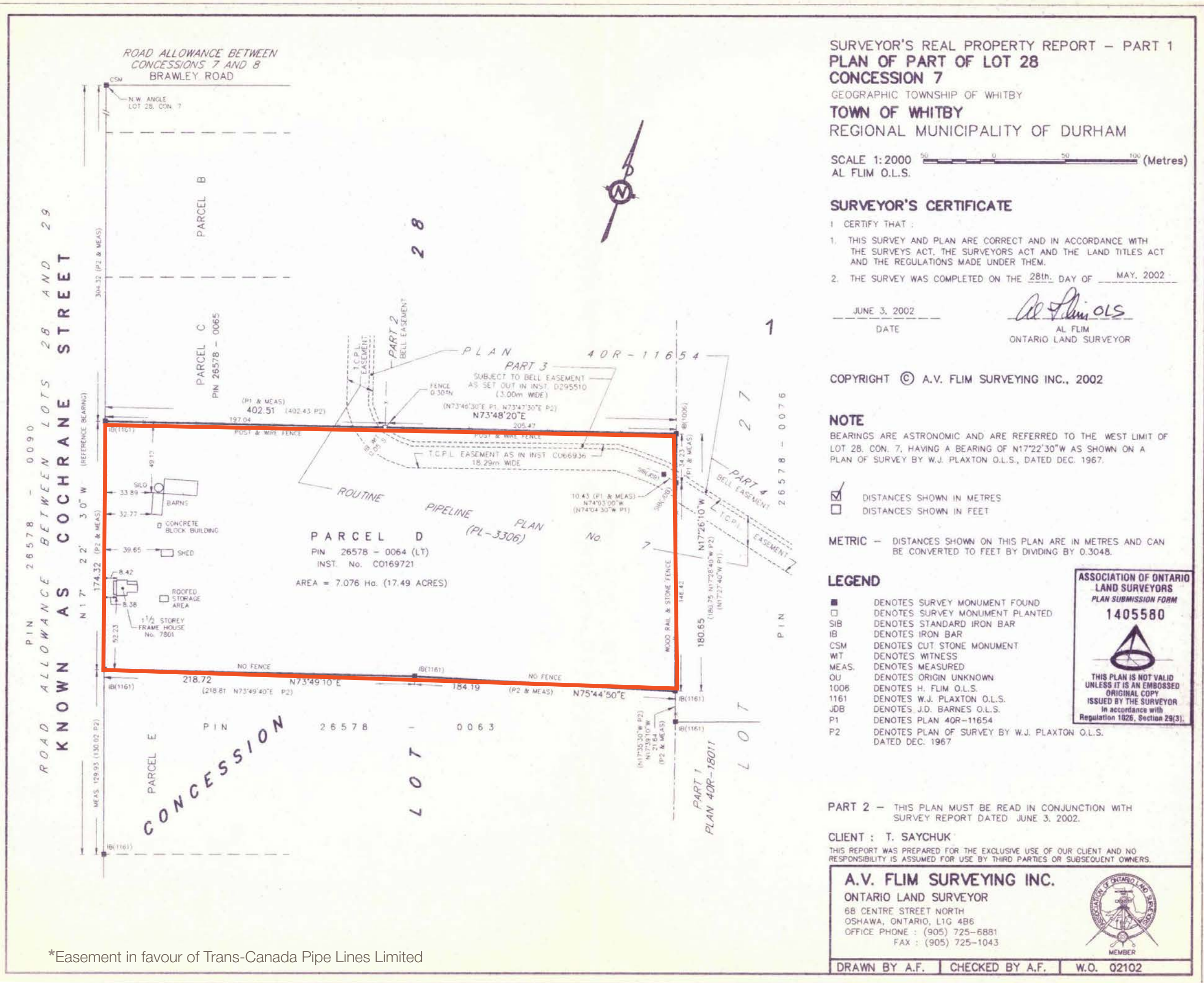
*Easement in favour of Trans-Canada Pipe Lines Limited

15.30 acres**

** Pinchin Natural Heritage Assessment dated August 20th 2024

Property Survey

Lennard:




SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF PART OF LOT 28
CONCESSION 7
 GEOGRAPHIC TOWNSHIP OF WHITBY
TOWN OF WHITBY
 REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:2000 (Metres)
 AL FLIM O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 28th DAY OF MAY, 2002

JUNE 3, 2002
 DATE 
 AL FLIM
 ONTARIO LAND SURVEYOR

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NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF LOT 28, CON. 7, HAVING A BEARING OF N17°22'30"W AS SHOWN ON A PLAN OF SURVEY BY W.J. PLAXTON O.L.S., DATED DEC. 1967.

- DISTANCES SHOWN IN METRES
- DISTANCES SHOWN IN FEET

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

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CSM DENOTES CUT STONE MONUMENT
 - WT DENOTES WITNESS
 - MEAS. DENOTES MEASURED
 - OU DENOTES ORIGIN UNKNOWN
 - 1006 DENOTES H. FLIM O.L.S.
 - 1161 DENOTES W.J. PLAXTON O.L.S.
 - JDB DENOTES J.D. BARNES O.L.S.
 - P1 DENOTES PLAN 40R-11654
 - P2 DENOTES PLAN OF SURVEY BY W.J. PLAXTON O.L.S. DATED DEC. 1967

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1405580



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).

PART 2 - THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED JUNE 3, 2002.

CLIENT : T. SAYCHUK
 THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF OUR CLIENT AND NO RESPONSIBILITY IS ASSUMED FOR USE BY THIRD PARTIES OR SUBSEQUENT OWNERS.

A.V. FLIM SURVEYING INC.
 ONTARIO LAND SURVEYOR
 68 CENTRE STREET NORTH
 OSHAWA, ONTARIO, L1G 4B6
 OFFICE PHONE : (905) 725-6881
 FAX : (905) 725-1043

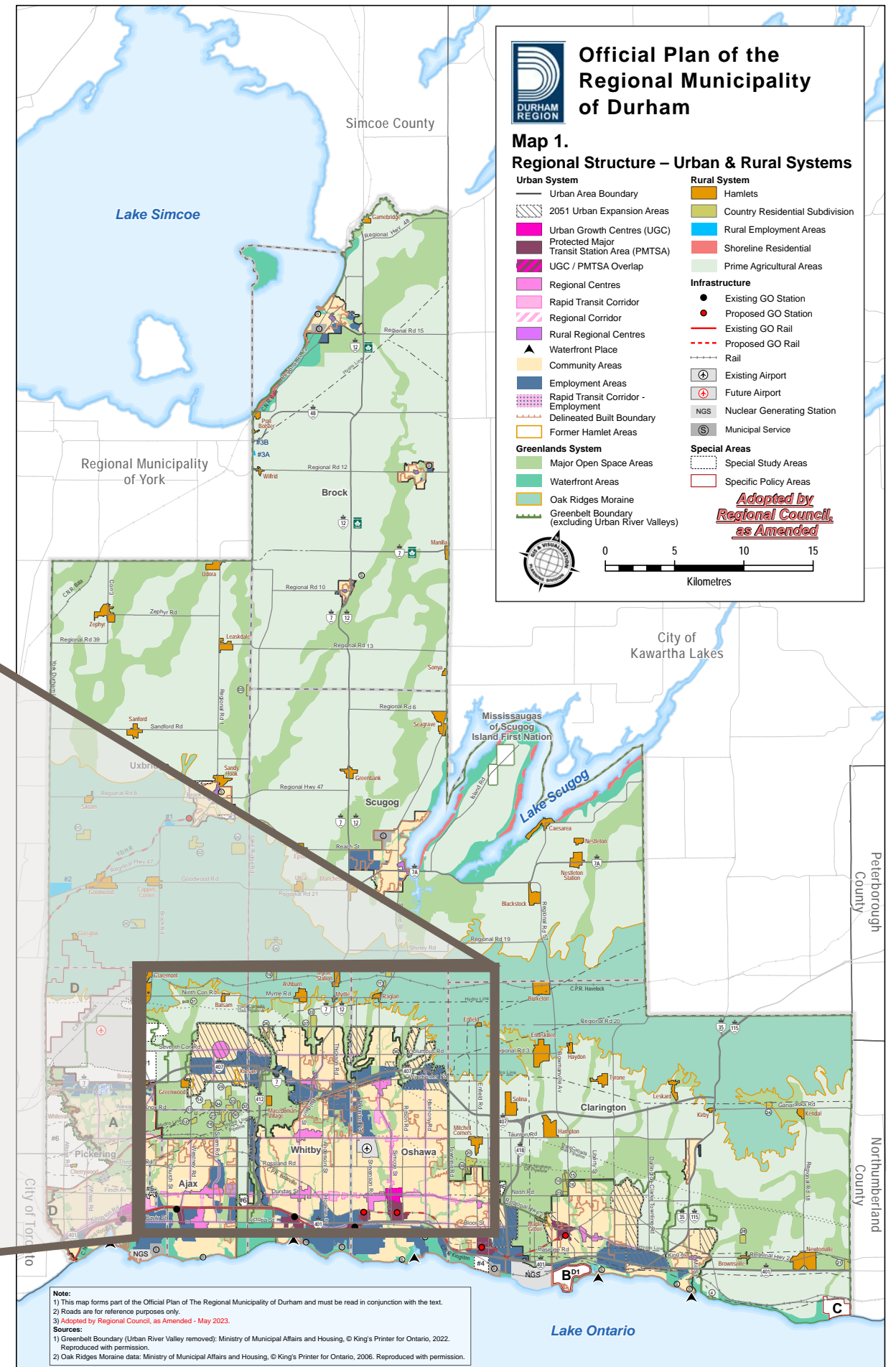
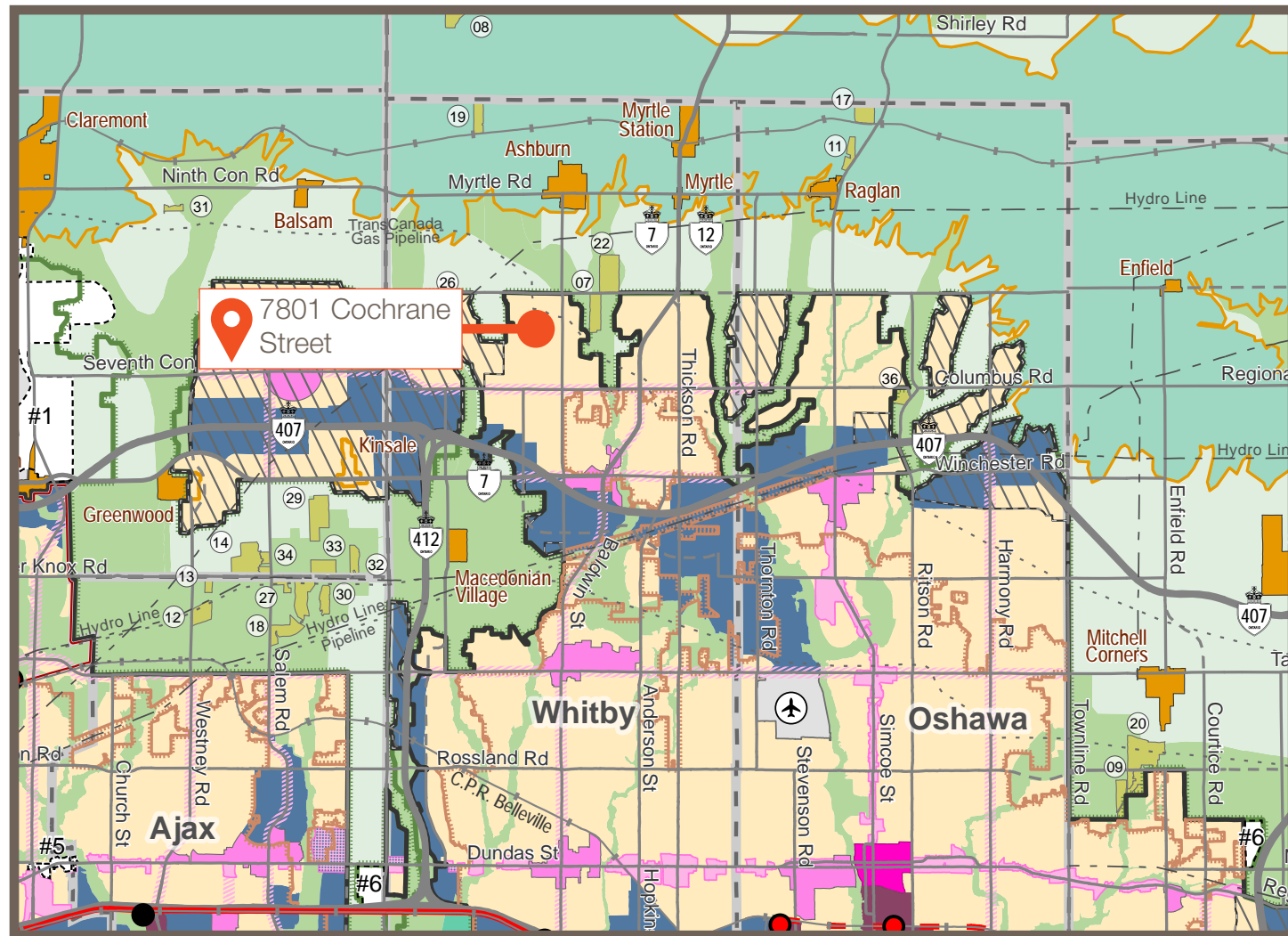


DRAWN BY A.F. | CHECKED BY A.F. | W.O. 02102

*Easement in favour of Trans-Canada Pipe Lines Limited

Envision Durham Official Plan Land Use Map

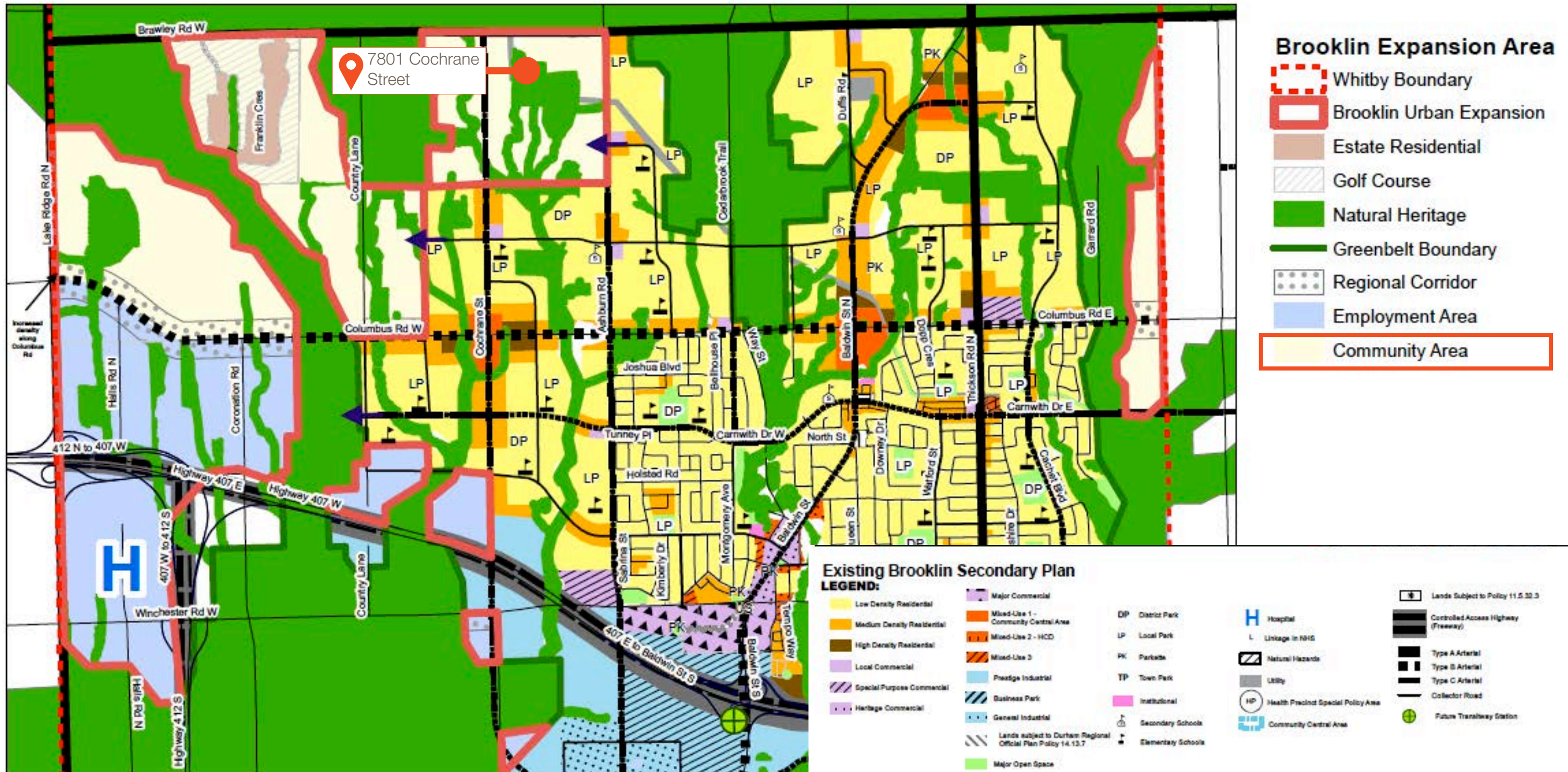
Adopted September 3rd 2024
(Report #2024-INFO-57)



Note:
 1) This map forms part of the Official Plan of The Regional Municipality of Durham and must be read in conjunction with the text.
 2) Roads are for reference purposes only.
 3) Adopted by Regional Council, as Amended - May 2023.
Sources:
 1) Greenbelt Boundary (Urban River Valley removed); Ministry of Municipal Affairs and Housing, © King's Printer for Ontario, 2022. Reproduced with permission.
 2) Oak Ridges Moraine data; Ministry of Municipal Affairs and Housing, © King's Printer for Ontario, 2006. Reproduced with permission.

Brooklin Community Secondary Plan

Proposed Brooklin Urban Expansion Area Designations



Natural Heritage Assessment

Source: Pinchin Natural Heritage Assessment dated August 20th 2024

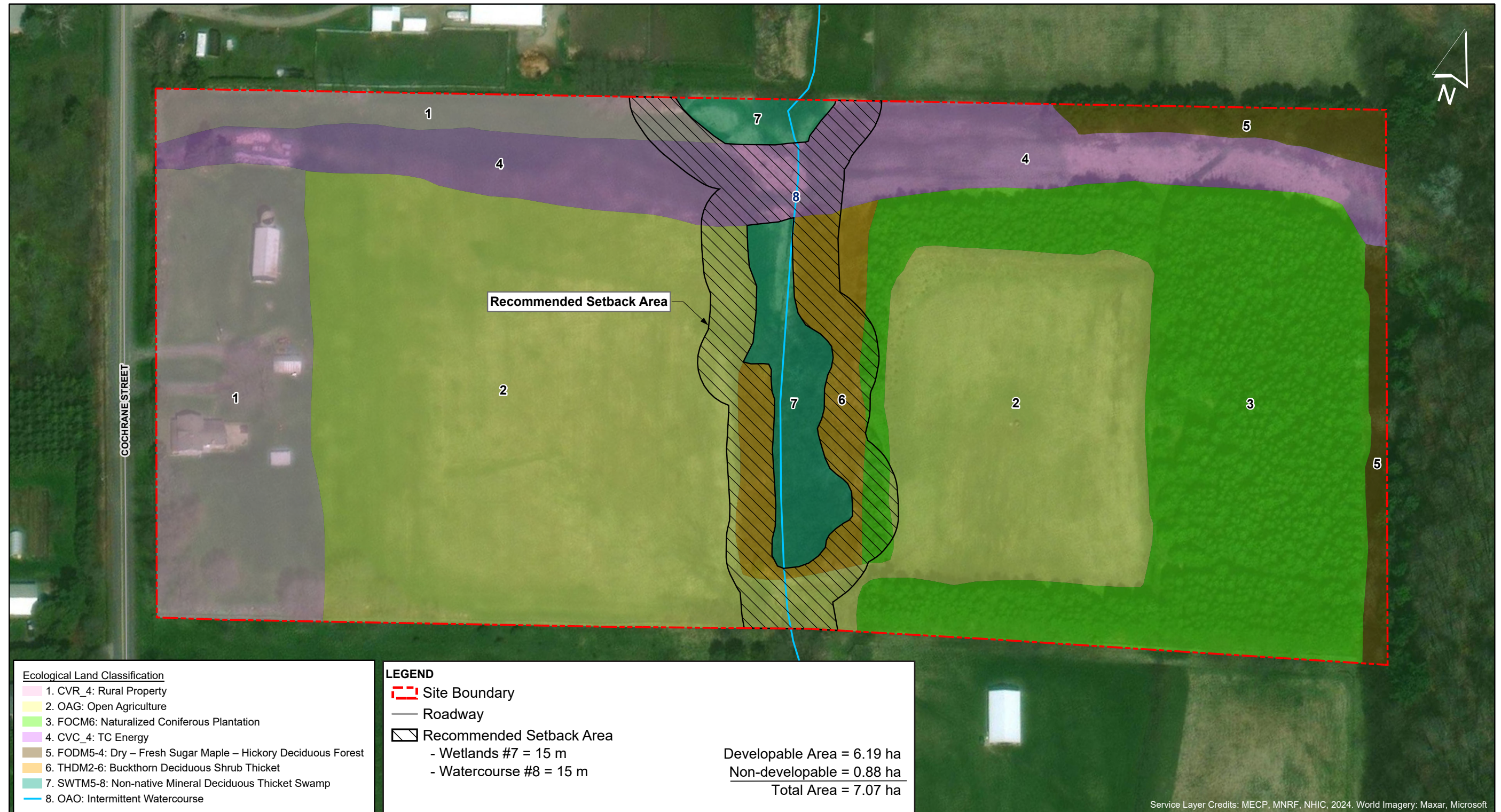
Ecological Land Classification



Natural Heritage Assessment

Source: Pinchin Natural Heritage Assessment dated August 20th 2024

Environmental Constraints



Service Layer Credits: MECP, MNRF, NHIC, 2024. World Imagery: Maxar, Microsoft

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.

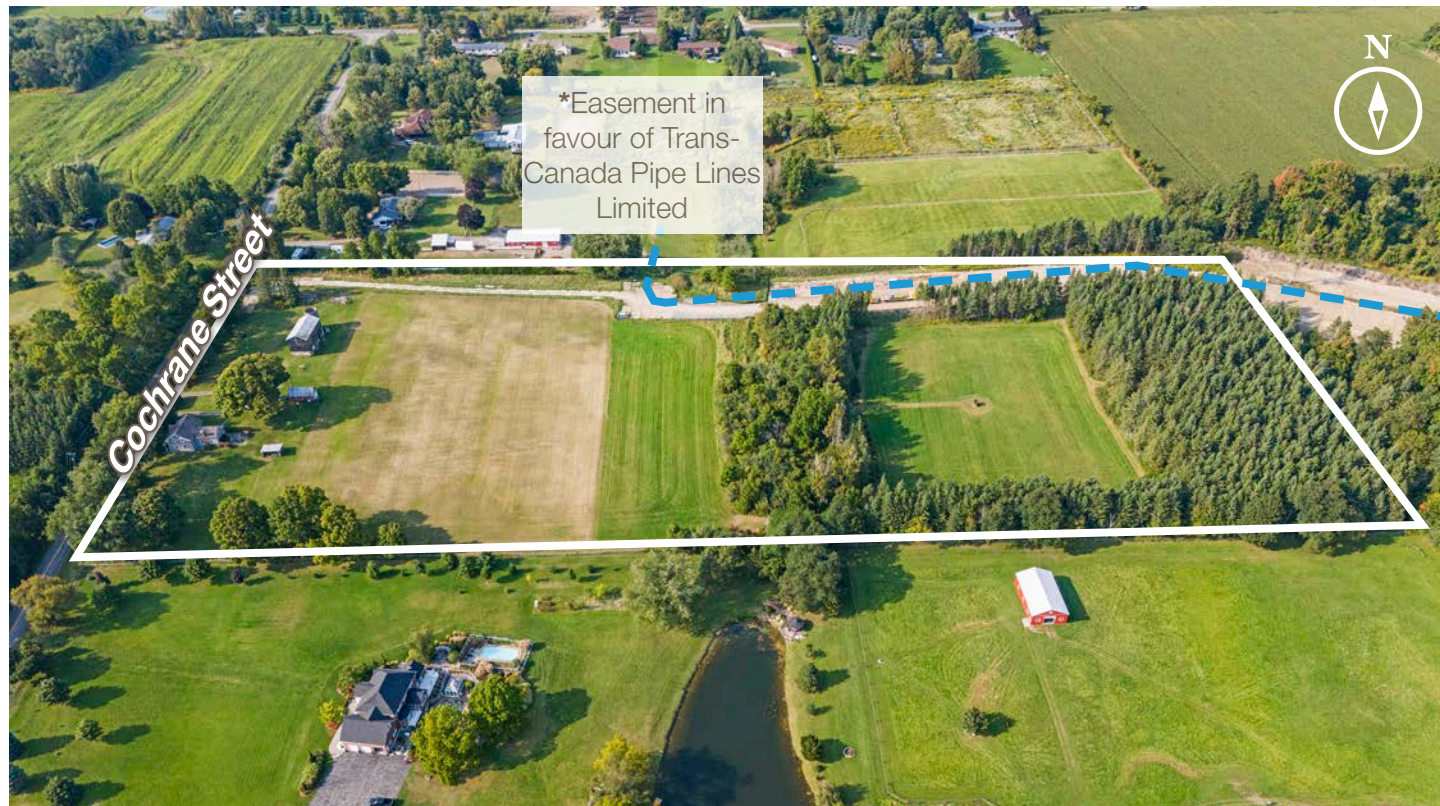
The Town boasts its numerous attractions including the Whitby Harbour, home to a variety of boats and yachts, doubling as a popular fishing location in the GTHA. Whitby is also known for its historic sites, such as the Whitby Centennial Building and the Station Gallery. The Town also has a rich cultural 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 Brooklin, a highly centralized area of the Town of Whitby, nearby numerous amenities, services and transportation options. Located on Cochrane Street, the Property benefits from its proximity to an array of residential uses as well as major attractions and retail spots including Costco Wholesale, LCBO, Lakeridge Links & Royal Ashburn Golf Clubs amongst many more options. In terms of transportation, the Site benefits from its close proximity to Hwy 407 Express Toll Route that spans east-west through the GTHA, linking to major highway networks including but not limited to Hwy 404 and Hwy 400.

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.



Aerial Views



Ground Views



Offering Process

Lennard Commercial Realty (“the Advisor”) have been exclusively retained by their Clients (“the Vendors”) to coordinate the sale of residential development lands comprised of 17.557 acres located in the Town of Whitby, Ontario (“the Property”).

Memorandum Contents

This Confidential Investment Memorandum is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This Confidential Investment Memorandum does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This Confidential Investment Memorandum is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This Confidential Investment Memorandum provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this Confidential Investment Memorandum is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendors and Advisors expressly disclaim any and all liability for any errors or omissions in the Confidential Investment Memorandum or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this Confidential Investment Memorandum, is provided at any time, orally or otherwise, by the Vendors or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

Indemnification

Recipients of this Confidential Investment Memorandum acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendors or Advisors.

At any time prior to the Completion of the proposed transaction, the Vendors may request additional information from interested parties relevant to the transaction. The Vendors reserve the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

Process

Based on the information contained in this Confidential Investment Memorandum, and other information that may be made available by the Advisors upon request, interested parties are invited to submit an offer to address the following requirements:

The purchase price and deposits for the Property, proposed timeline and the terms of due diligence and closing name of the ultimate beneficial owners of the Purchaser.

After review of the offer, it is the intent of the Vendors to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendors or the Advisors.

Prospective purchasers should note that the Vendors are under no obligation to select any of the offers.

Sale Conditions

The Property is to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendors, Advisors or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendors nor the Advisors make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendors.

Submission Process & Timing

Offers are to be submitted on a standard form of Agreement of Purchase and Sale to Lennard Commercial Realty to the attention of Aran Pope and Brennan Shier on and after Wednesday October 23rd 2024.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendors, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendors are not obliged to accept any offers and reserves the right to reject any or all offers received.

The Advisors and the Vendors intend to review all offers as soon as possible following the submission date. Following the review, the Vendors will, at their discretion, choose a short list of potential purchases based on offer criteria. Once the short list has been chosen, the Advisors will contact the proponents and provide them with feedback on their offer.

Exclusive Advisors

All inquiries regarding the Property or any information contained in this Confidential Investment Memorandum should be directed 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

Offers accepted on or after *October 23rd, 2024.*





Your *next*
exceptional
development
project is
right here.

Lennard:

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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.