



Lennard:

..... 945

BRAWLEY ROAD WEST

WHITBY, ONTARIO

.....



For Sale: 10.056 acres of designated “Low Density Residential” future development land within the Brooklin Community Secondary Plan and new Brooklin urban expansion area.



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Executive Summary

Lennard Commercial Realty (“the Advisors”) have been retained by the client (“the Vendor”) to coordinate the sale of secondary plan approved future residential development lands comprised of 10.056 acres located in the community of Brooklin, within the Town of Whitby, Ontario (“the Property”).

The subject property is located on the south side of Brawley Road W, west of Cochrane St. 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. On March 9th, 2026, the Town of Whitby passed By-Law # 8274-26 which adopted Official Plan Amendment Number 148 which updated the Brooklin Community Secondary Plan and introduced urban land use designations for the new Brooklin urban expansion areas. As part of this adoption, the subject property was designated “Low Density Residential”. This amendment is based on a Town initiated Official Plan Amendment (File: OPA-2024-W/06), to update the existing Brooklin Community Secondary Plan and introduced new land use designations for urban expansion areas to 2051.

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 Purchasers preferred standard form of Agreement of Purchase and Sale. Offers are invited anytime and to be reviewed on a first come, first serve basis. 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



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




Designated “New Community Area” in the approved Envision Durham Official Plan. Designated “Low Density Residential” in the recently amended 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


Lennard:

Property Overview


 **Asking Price**
\$5,999,000

 **Location**
Located on the South side of Brawley Road W, West of Cochrane St.


 **Legal Description**
PT LT 29 CON 7 AS IN D198153 TOWN OF WHITBY.

 **Planning**
Zoned Agricultural in the Town of Whitby Zoning By-Law
“Designated “Low Density Residential” in the recently amended Brooklin Community Secondary Plan

 **Current Regional Official Plan Land Use Designation**
New Community Area (Envision Durham Official Plan 2024)

 **Total Site**
10.056 acres

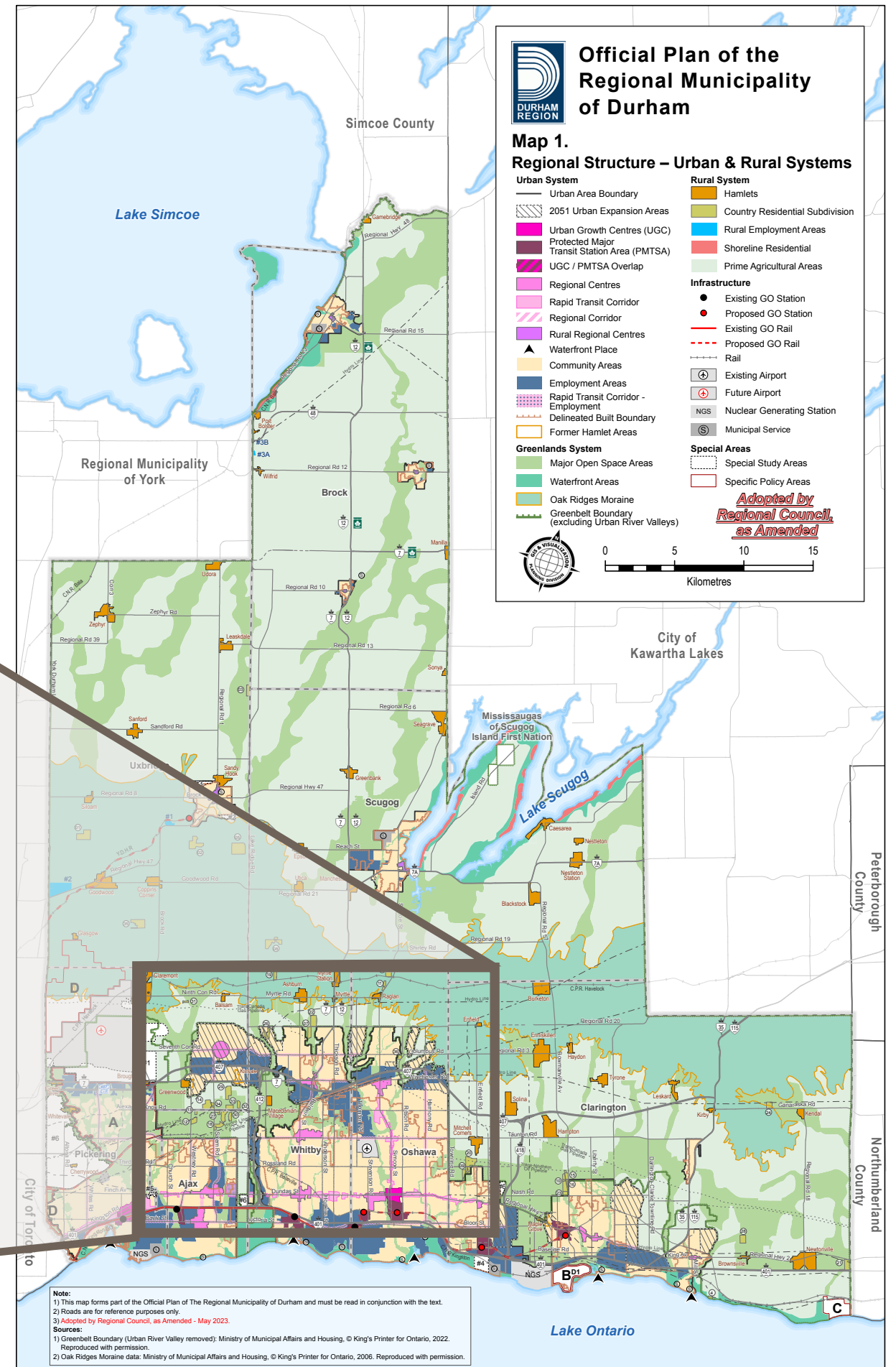
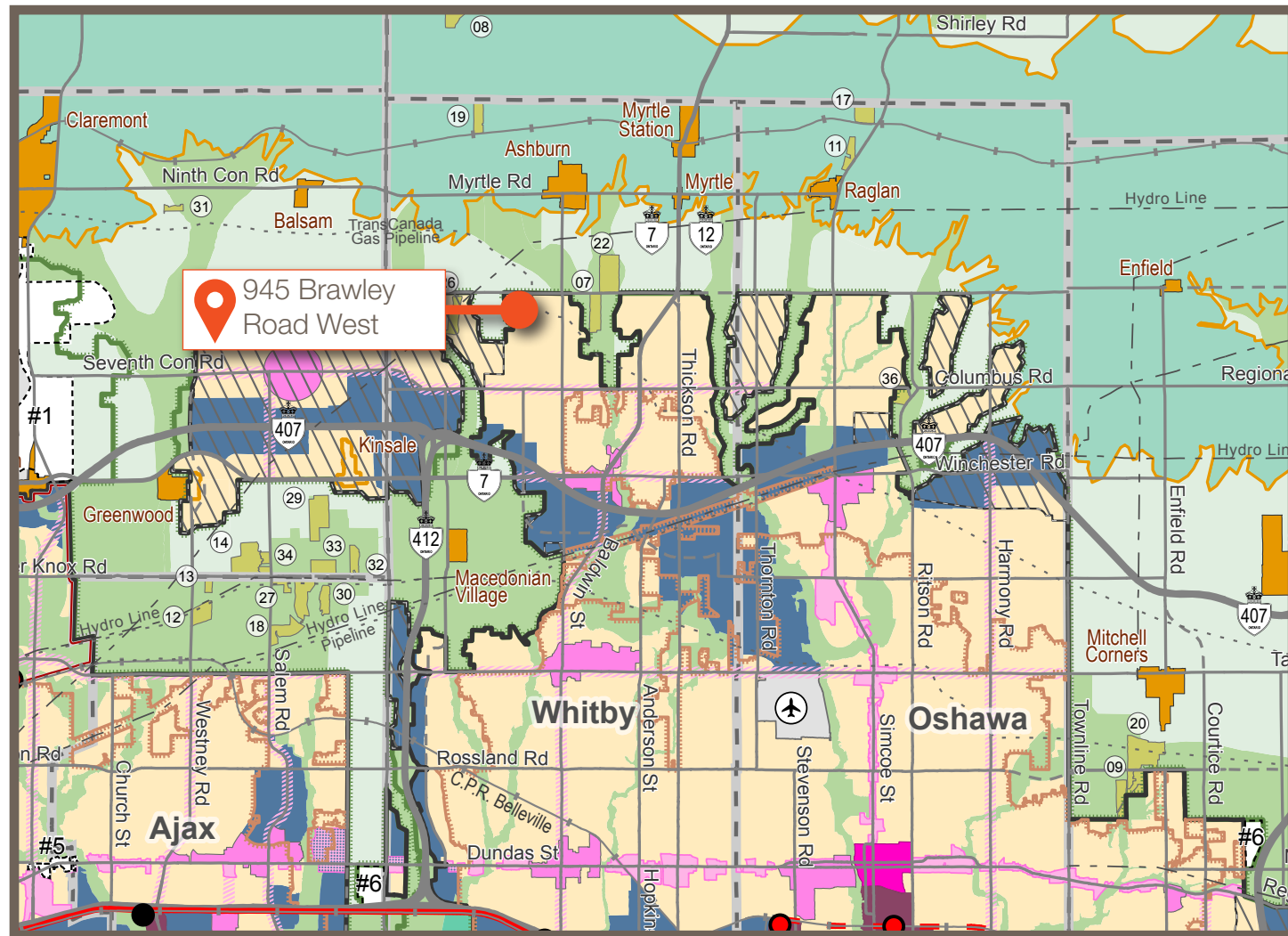
Frontage
330.26’

 **PIN**
265780041



Envision Durham Official Plan Land Use Map

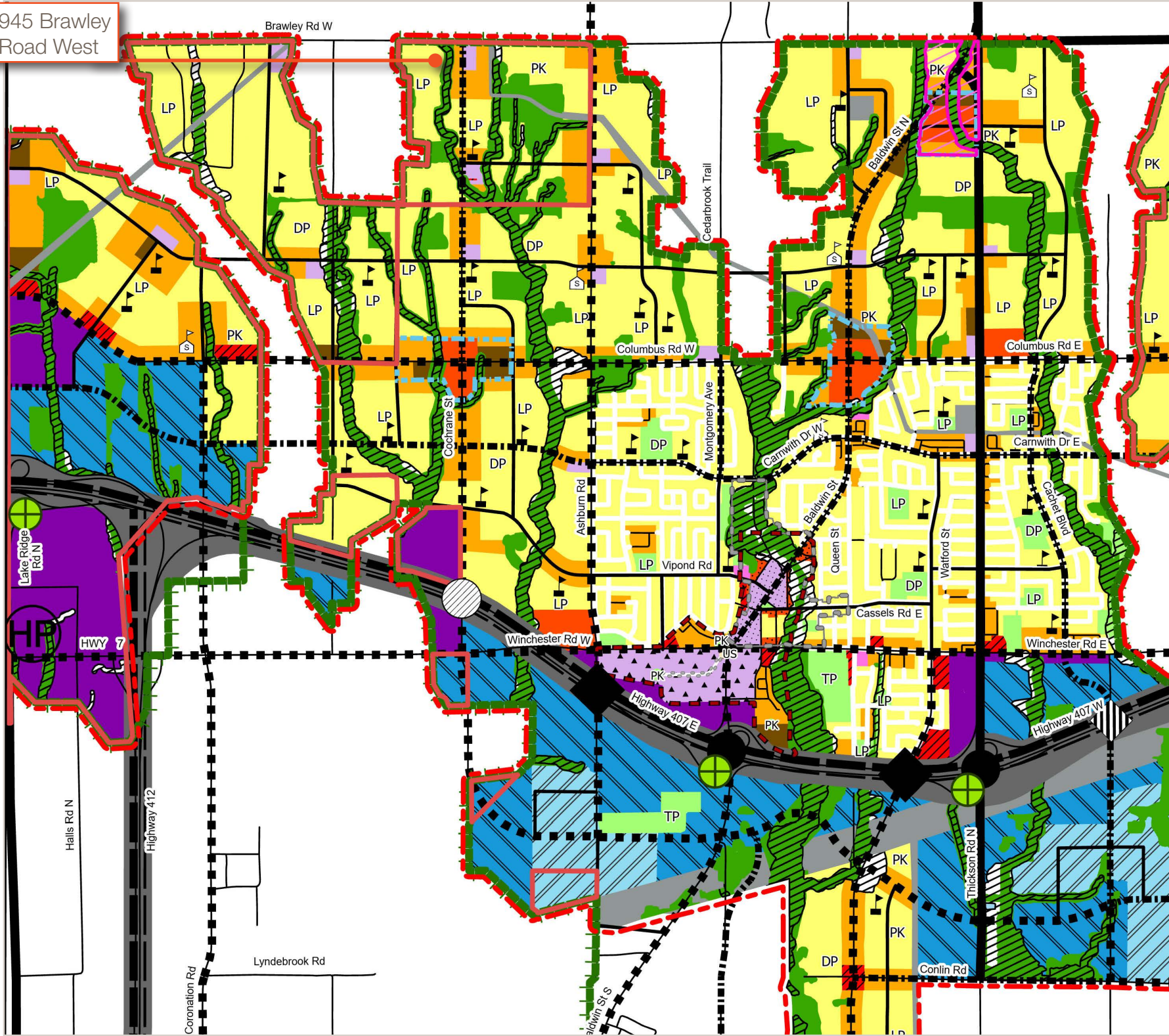
Adopted September 3rd 2024
(Report #2024-INFO-57)



Brooklin Community Secondary Plan

Recently amended March 9th 2026

945 Brawley Road West



Legend

Low Density Residential	Major Open Space
Medium Density Residential	Natural Heritage System
High Density Residential	Natural Hazards
Neighbourhood Commercial	Institutional
Main Street Heritage Mixed Use	DP District Park
Major Commercial Mixed Use	LP Local Park
Community Commercial Mixed Use	PK Parkette
Residential Mixed Use - HCD	TP Town Park
Residential Mixed Use	Secondary Schools
Prestige Employment	Elementary Schools
Industrial Employment	L Linkage in NHS
Business	Controlled Access Highway (Freeway)
Utility	Type A Arterial
Special Policy Area (Refer to policy 11.4.30.5)	Type B Arterial
Health Precinct Special Policy Area	Type C Arterial
Community Central Area	Collector Road
Major Central Area	Greenbelt Plan Boundary
Heritage Conservation District Boundary	Full Interchange
Secondary Plan Boundary	Potential Interchange (Subject to Further Study)
Whitby 2051 Expansion Areas	Grade Separation
Pedestrian Promenade with Ground Floor Animation	Potential Grade Separation
	Future Transitway Station

Brooklin Community Secondary Plan

Official Plan Schedule H

Town of Whitby

This schedule forms part of the Official Plan of the Town of Whitby and must be read in conjunction with the written text.

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 10.056 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

Submissions shall be made on the Purchasers preferred standard form of Agreement of Purchase and Sale. Offers are invited anytime and to be reviewed on a first come, first serve basis.

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
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Brennan Shier*

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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.