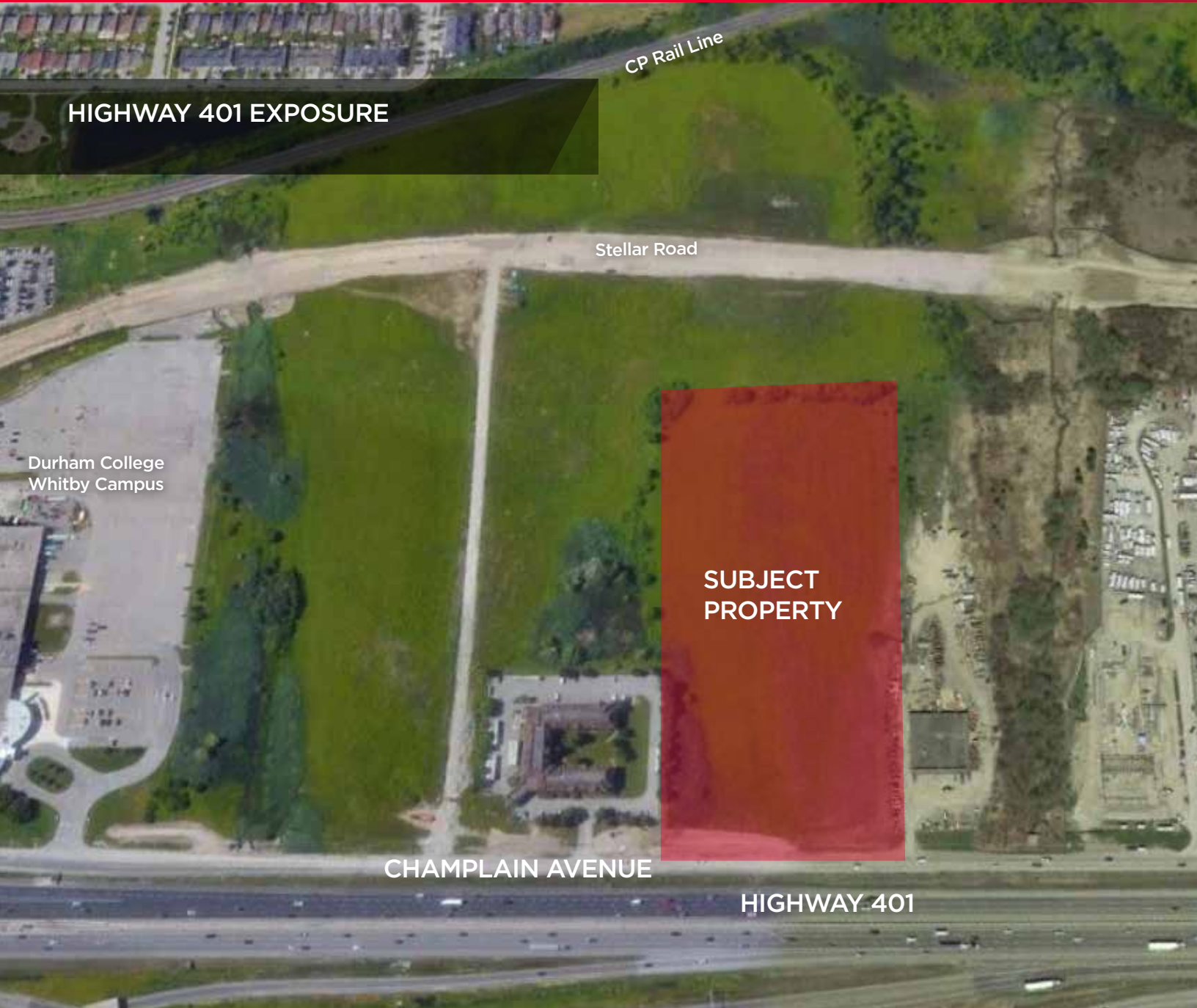




FOR SALE

N/A Champlain Avenue
Whitby, ON



HIGHWAY 401 EXPOSURE

CP Rail Line

Stellar Road

Durham College
Whitby Campus

SUBJECT
PROPERTY

CHAMPLAIN AVENUE

HIGHWAY 401

GORAN BRELIH, SIOR
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FOR SALE

N/A Champlain Avenue Whitby, ON

LOCATION

Abutting Champlain Avenue on the north side of Highway 401 and east of Thickson Road, the site is approximately 25 kms east of Toronto

PROPERTY HIGHLIGHTS

- High traffic location with great Highway 401 exposure
- Quick and easy access to Highway 412 which connects Highways 407 and 401
- Steps to Durham College Whitby Campus & in close proximity to Trent University Oshawa campus

SITE DESCRIPTION

The total lot area is 4.07 hectares (10.05 acres), the presence of the floodplain occupies 1.03 hectares (2.54 acres) of the subject property.

GENERAL REGULATION AREA

The red shaded area is approximately where the regulatory floodplain is on this property. Generally, no new development is permitted within a regulatory floodplain. Floodplain modelling of this creek (Corbett Creek) would need to be completed in order to determine exactly where the floodplain is located on this property. This can be requested through a data sharing agreement from CLOCA. The green shaded areas are the lands that are regulated by CLOCA adjacent to this floodplain and a wetland associated with the creek to the east. Studies would be required to determine no negative impact on the regulated features, and appropriate buffers applied to these features within the green shaded areas.

OFFERING PRICE

Unpriced



FOR SALE

N/A Champlain Avenue
Whitby, ON

OFFICIAL PLAN

Region of Durham Official Plan	Employment Area
Town of Whitby Official Plan	Prestige Industrial

CENTRAL LAKE ONTARIO CONSERVATION AUTHORITY REGULATIONS

The subject property is located within the regulatory area

ZONING

Town of Whitby Zoning By-Law designates the subject property as “Prestige Industrial – M1A” and “Holding provision of the M1A zone -HM1A- 2

(2235-87) (i) USES PERMITTED

No person shall, within any M1A Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

(3524-94)

NON-RESIDENTIAL USES

- auditorium, swimming pool or other recreational or educational use
- contained within a building
- bank or financial institution
- commercial or technical school
- family restaurant or restaurant
- office building
- parking lot
- place of entertainment
- plant for the assembly and/or manufacture of products within a wholly enclosed structure
- research and development facility
- retail or wholesale outlet, including showroom/ service shop, ancillary to a manufacturing or warehouse on the same lot*

*Provided that such retail or wholesale outlet does not occupy more than 10% of the gross floor area of the manufacturing or warehouse use to a max 93 m² warehouse for the storage of goods and materials within a wholly enclosed structure except for a biomedical waste transfer, disposal or incineration facility includes pathological waste, infectious waste, hazardous waste & other waste generated in health care/lab facilities that require special handling.



FOR SALE

N/A Champlain Avenue
Whitby, ON

DEVELOPMENT CONCEPT #1 -3.04 hectares (7.51 acres)

Concept 1 provides for development outside of the floodplain (in the event mitigation measures are not available and accepted by CLOCA).

This concept provides for a total gross floor area of 91,610 sf, distributed throughout seven, one-storey buildings and exceeds the required parking total of by providing 172 parking spaces, where 170 are required. This total is inclusive of six accessible spaces.

This concept includes good urban design principles, providing a building face along the street and screening loading to the rear of the buildings, containing setbacks allowing for a consistent truck route around the entire site and sufficient spaces for loading bays at the respective rear of the building. Building E contains several bays to accommodate larger trucks for various industrial uses.



FOR SALE

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Whitby, ON

DEVELOPMENT CONCEPT #2 - 4.07 hectares (10.05 acres)

Concept 2 incorporates the notion of development within the floodplain, given that mitigation measures are available and accepted by CLOCA.

This concept provides for a total gross floor area of 114,507 sf, distributed throughout seven, one-storey buildings and provides the required parking of total of 212 parking spaces, inclusive of seven accessible spaces.

This concept also includes good urban design principles, providing a building face along the street and screening loading to the rear of the buildings. This concept also provides for a small green amenity area within the centre of the plan. Building A contains a setback of 40 metres to allow for large vehicles to load and Buildings B to G have setbacks allowing for a consistent truck route around the entire site and sufficient spaces for loading bays at the rear of the respective buildings.

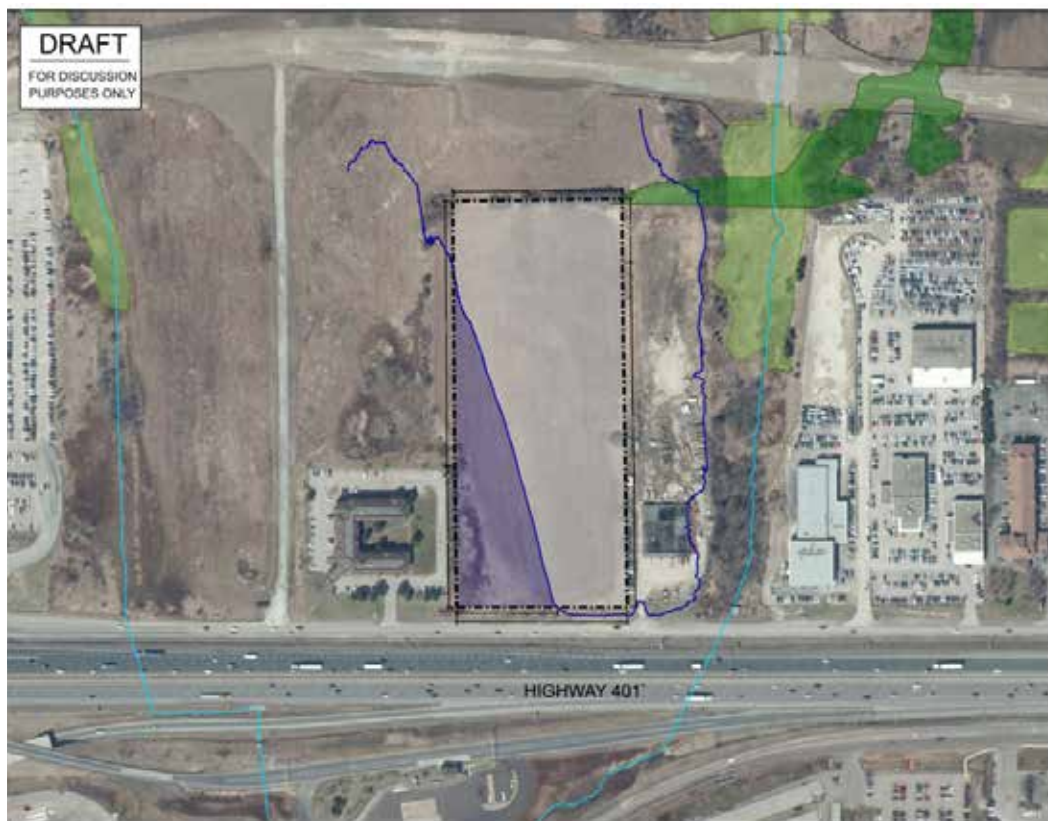


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N/A Champlain Avenue
Whitby, ON

CENTRAL LAKE ONTARIO CONSERVATION AUTHORITY POLICIES

The subject property is located within the CLOCA regulated area, as the western third of the property is located within a floodplain. Generally, no new development is permitted within a regulatory floodplain. In order to assess the development potential of the property, planning consultants have obtained the floodplain mapping of Corbett Creek, which is located within the property to determine the exact location and elevation of the floodplain.



Further, adjacent lands within the floodplain and a wetland associated with the creek are also regulated by CLOCA. In order to permit development, site-specific environmental studies are required to determine that the development would have no negative impact on the regulated features and appropriate buffers would be applied to these features

Additional details can be found in the Planning Opinion letter following execution of the NDA.

FOR SALE

N/A Champlain Avenue Whitby, ON

ABOUT WHITBY

Whitby is located in the Greater Toronto Area (GTA), Canada's largest market, with superior access to both Canadian and American markets.

Conveniently situated on Highway 401, 48 km (30 miles) east of Toronto, with easy connections to multiple border crossings, Whitby offers superior access to the US. The recent Express Toll Highway 407 extension with links to Highway 401 enhances existing transportation linkages.

Whitby companies are well-positioned for inbound and outbound global shipping needs with three nearby deep sea ports, freight rail service and intermodal facilities (CN and CP), and three airports for air travel and cargo services.



POPULATION

ESTIMATE	WHITBY	ONTARIO
Total projected population 2017	143,883	14,330,939
Total projected population 2021	156,915	15,030,504

Source: Manifold Data Mining Inc. 2012 | Ministry of Finance

DISTANCES TO CANADA/US BORDER CROSSINGS

BORDER CROSSINGS	KM	MILES
Fort Erie - Buffalo	211	131
Lansdowne - Alexandria Bay	258	160
Queenston - Lewiston	200	124
Windsor - Detroit	435	270

Source: Google Maps



WHITBY HAS ONE OF CANADA'S MOST DIVERSIFIED AND STABLE ECONOMIES, WITH ONE OF THE FASTEST GROWING POPULATIONS.

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