

FOR SALE

APPROVED RESIDENTIAL DEVELOPMENT OPPORTUNITY



100 GARDEN STREET, WHITBY



**CUSHMAN &
WAKEFIELD**

Offering at a Glance

The Property is located just north of the intersection of Dundas Street East and Garden Street and represents one of the last remaining residential development opportunities within an established area of central Whitby. Its location provides convenient access to Whitby GO Station, Highway 401 and Downtown Whitby, together with nearby retail districts, schools, parks, recreational amenities and Whitby's Lake Ontario waterfront.

The Site benefits from previous planning approvals for a medium-density residential community comprising 102 three-storey stacked townhouse units and approximately 133,257 square feet of gross floor area. The approved development also incorporates a private park, Storm Water Management pond and internal private road network, providing a well-defined framework for future development.

The opportunity is further supported by strong long-term growth fundamentals across Durham Region and Whitby. Durham Region is forecast to reach approximately 1.3 million residents by 2051, while Whitby is projected to grow to approximately 245,000 residents. A significant share of future housing growth is expected to be accommodated through medium- and high-density forms, reinforcing the role of more compact residential development in meeting future housing demand.

The Property is offered on an unpriced basis. Interested partners or purchasers will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving the information on the Offering. Submission of offers will be reviewed on an as-received basis. All inquiries and offers should be addressed to the attention of Rene Serin, Reilly Hayhurst, Mike Murray and Dan Rogers at the address provided within.



Opportunity Highlights



Desirable Whitby Location

The Property is located just north of the intersection of Dundas Street East and Garden Street and represents one of the last remaining residential development opportunities within an established area of central Whitby, surrounded by mature neighbourhoods and a broad range of existing amenities. The Property is strategically located within a short drive of Whitby GO Station, Highway 401 and Downtown Whitby, providing convenient connectivity throughout Durham Region and the broader GTA. Residents will also benefit from easy access to local retail, schools, parks and recreational amenities, as well as Whitby Harbour on the Lake Ontario waterfront, including its network of waterfront parks, trails and open spaces.



Fully Approved Development Opportunity

The Property benefits from previous planning approvals for a medium-density residential community, including an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Site Plan Approval. The approved development contemplates 102 three-storey stacked townhouse units with a total gross floor area of approximately 133,257 square feet, complemented by a private park and internal private road network.



Growing Residential Area

Durham Region continues to be one of the fastest-growing areas in the Greater Toronto Area, with its population forecast to reach approximately 1.3 million residents by 2051, representing growth of nearly 577,000 people from 2021. Whitby is expected to capture a meaningful share of this growth, with its population forecast to reach approximately 245,000 by 2051, accounting for approximately 18% of Region-wide population growth over the forecast period. Supporting this expansion will require considerable new housing development, with Whitby's forecast housing growth comprising approximately 42% medium-density and 23% high-density housing, reflecting an ongoing shift toward more compact residential forms.



Improving Residential Market Fundamentals

According to TRREB, the GTA resale housing market showed encouraging signs of stabilization in July 2026, with market conditions tightening as new listings declined materially faster than sales. While transactions were relatively stable year-over-year, new listings fell 17.8%, increasing competition among active buyers and reducing available inventory. On a seasonally adjusted basis, sales also improved from June while listings declined, pointing to strengthening market balance through the summer. If these trends persist, they could support more stable pricing conditions through the second half of 2026 and provide a firmer foundation for the broader housing market.

Property Details

PIN	265330127
Legal Description	BLOCK 1, PLAN 40M2777 SUBJECT TO AN EASEMENT AS IN DR2223679 SUBJECT TO AN EASEMENT AS IN DR2247997 SUBJECT TO AN EASEMENT AS IN DR2294313 SUBJECT TO AN EASEMENT AS IN DR2357210 TOWN OF WHITBY
Gross Land Area	4.16 ac (181,135 sf)
Official Plan	Residential, Major Central Area Boundary
Secondary Plan	Downtown Whitby – Corridor Mixed Use Area, High Density Residential, Natural Hazards
Zoning	Residential -Downtown Zone - R6-DT-22
Improvements	Vacant land - Site grading & all underground Servicing works completed

Approved Development Concept

Height	3 Storeys
Gross Floor Area	133,257 sf
Average Unit Size (Gross)	1,306 sf
Lot Coverage	29%
Total Units	102
Site Density	61.1 units/ha
Parking	229



Durham Region

With a population of 723,200 residents, Durham Region is the GTHA’s fourth largest municipality and qualifies among Canada’s fastest growing large municipalities with a 15.6% population increase over the 2016-2021 census period. Durham Region is forecast to reach 1,300,000 residents and 460,000 jobs by 2051. The Growth Plan 2019 requires the Region to plan for an intensification target of 50 percent, with the majority of this intensification within the delineated built-up area and strategic growth areas. It is estimated that Durham will accommodate 16% of the GTHA’s population growth over the next 30 years.

Town of Whitby

Whitby has a current population of approximately 144,000 residents and is anticipated to reach 245,000 by 2051, accommodating approximately 18% of Region-wide population growth over the forecast horizon. Housing is critical to supporting this level of growth, and the housing forecast for the Town is comprised of 35% low-density, 42% medium-density, and 23% high-density dwellings, representing a shift towards medium- and high-density dwelling types. Whitby is popular among GTA homebuyers due to its excellent access to transit and amenities as well as its favourable value-positioning relative to other GTA municipalities.

Central Whitby is an established and well-connected residential area offering convenient access to transit, major highways, retail and recreational amenities. Whitby GO Station provides direct service along the Lakeshore East line, while nearby Highway 401, together with connections to Highways 412 and 407, provides strong access throughout Durham Region and the broader GTA.

The area is supported by a wide range of daily-needs retail, including grocery stores, pharmacies, restaurants, personal services and other convenience retailers located throughout the Brock Street, Dundas Street, Garden Street and Taunton Road corridors. Larger shopping destinations such as Whitby Town Square, Taunton Gardens and the Whitby Entertainment Centrum further expand the local retail and entertainment offering.

Residents also benefit from proximity to Downtown Whitby, local parks and trails, and the Lake Ontario waterfront, including waterfront parks, recreational trails and marina amenities. Together, these features make Central Whitby a highly convenient and established location for future residential development.

Area Demographics - 3km Radius



60,000
Population



42
Average Age



\$121,500
Average Household Income



54.5%
Labour Force Participation



35.0%
Postsecondary Education



73.1%
Home Ownership



Local Amenities

- 1

Iroquois Beach
- 2

The Whitby Yacht Club
- 3

Town Brewry
- 4

Port Whitby Marina
- 5

Town Pump House
- 6

Thickson Place
- 7

SmartCentres Whitby Shores
- 8

Victoria Fields
- 9

Iroquois Park Sports Centre
- 10

Canada Event Centre
- 11

McDonalds
- 12

Kelseys Roadhouse
- 13

Canadian Tire
- 14

Holiday Inn Express
- 15

Residence Inn by Marriott
- 16

Whitby Entertainment Centrum
- 17

Flying Squirrel Trampoline Park
- 18

Aspire Climbing Whitby
- 19

Thickson Ridge Power Centre
- 20

Downtown Whitby
- 21

Whitby Mall
- 22

Whitby Public Library
- 23

Giant Tiger
- 24

Tim Hortons
- 25

Butchies Restaurant



Community Amenities



Policy Overview

Policy		Description
Whitby Official Plan	Residential	The Residential designation supports the creation of healthy, safe, and complete communities by providing a range of housing options and supporting uses. It encourages compatible residential intensification while maintaining the character of established neighbourhoods and promoting transit-supportive, pedestrian-oriented development. In addition to housing, complementary community, institutional, recreational, and limited commercial uses are permitted to serve local residents. The location and scale of residential development are guided by Secondary Plans.
	Major Central Area Boundary	Major Central Areas are intended to serve as the primary hubs of urban activity, accommodating a diverse mix of institutional, commercial, retail, residential, recreational, cultural, entertainment, and office uses. These areas are planned to support redevelopment and intensification through an integrated land use framework. Development within Major Central Areas is guided by applicable Secondary Plans
Secondary Plan – Downtown Whitby	Corridor Mixed Use Area	The Corridor Mixed Use designation is intended to support a mix of residential, commercial, office, and retail uses along the Dundas Street and Brock Street Intensification Corridors, extending the function and vitality of the Downtown core. Development may include stand-alone or mixed-use buildings, with flexibility to evolve over time while maintaining a balanced mix of uses. New development must enhance the pedestrian environment, provide appropriate transitions to adjacent low-density neighbourhoods and heritage properties, and comply with established built form and urban design requirements.
	High Density Residential	The High-Density Residential designation permits residential development and redevelopment ranging from 6 to 8 storeys. The designation recognizes existing apartment developments and does not establish a maximum density, as density is determined through built form requirements such as height, setbacks, stepbacks, and transition policies. New development must provide an appropriate transition to adjacent low-density neighbourhoods and heritage properties through measures such as increased setbacks, low-rise built form, and angular plane requirements.
	Natural Hazards	Lands designated as Natural Hazards represent floodplain and erosion hazards as determined by the Central Lake Ontario Conservation Authority. These lands shall be developed in accordance with the OP and the approval of the Conservation Authority.

Policy		Description
Community Improvement Area A	Improvement Area “A”	Community Improvement Areas are designated to identify locations where targeted revitalization, redevelopment, and infrastructure improvements may be needed to address physical, economic, social, or environmental challenges. These areas are typically identified based on factors such as underutilized lands, aging buildings, infrastructure deficiencies, economic decline, or opportunities for community enhancement.
Zoning By-Law 2585	Residential -Downtown Zone - R6-DT-22	The R6-DT Zone permits a range of medium and high-density residential uses, apartment dwellings, stacked dwellings, street and block townhouses, converted dwellings, boarding or lodging houses, retirement homes, and crisis residences. The zone also allows supporting community-oriented uses such as day nurseries, public services, public parks, and accessory buildings and structures. Exception 22 establishes site-specific development standards for stacked townhouse dwellings, treating the entire development as a single lot regardless of future severances or condominium registration. The zone prescribes requirements for setbacks, parking, amenity space, accessory structures, and the placement of parking areas, decks, patios, balconies, and other site features to ensure an organized and functional built form.
Central Lake Ontario Conservation Authority (CLOCA)	Regulated Area	A portion of the subject Property is within the CLOCA regulated area and identifies natural heritage on-site. Any proposed development within the regulated area will require consultation with CLOCA and may be subject to permitting and approval requirements in accordance with applicable conservation authority regulations.

Site Plan Approval

Site Plan Redline package is currently under review with approval expected by September 30, 2026.

Development Approvals

The Vendor has advanced the Property through the land use planning approvals process with the Town of Whitby, having obtained an Official Plan and Zoning By-law Amendment to construct a 3-storey mixed-use back-to-back stacked townhouses with 102 residential units across 9 blocks with integrated parking at grade. As a result, significant due diligence has been completed which provides residential units with Townhouse accessibility and Stacked-Townhouse affordability Architectural plans as well as all third-party reports and studies are available for review in the Advisor’s online data room. Development details are outlined below:

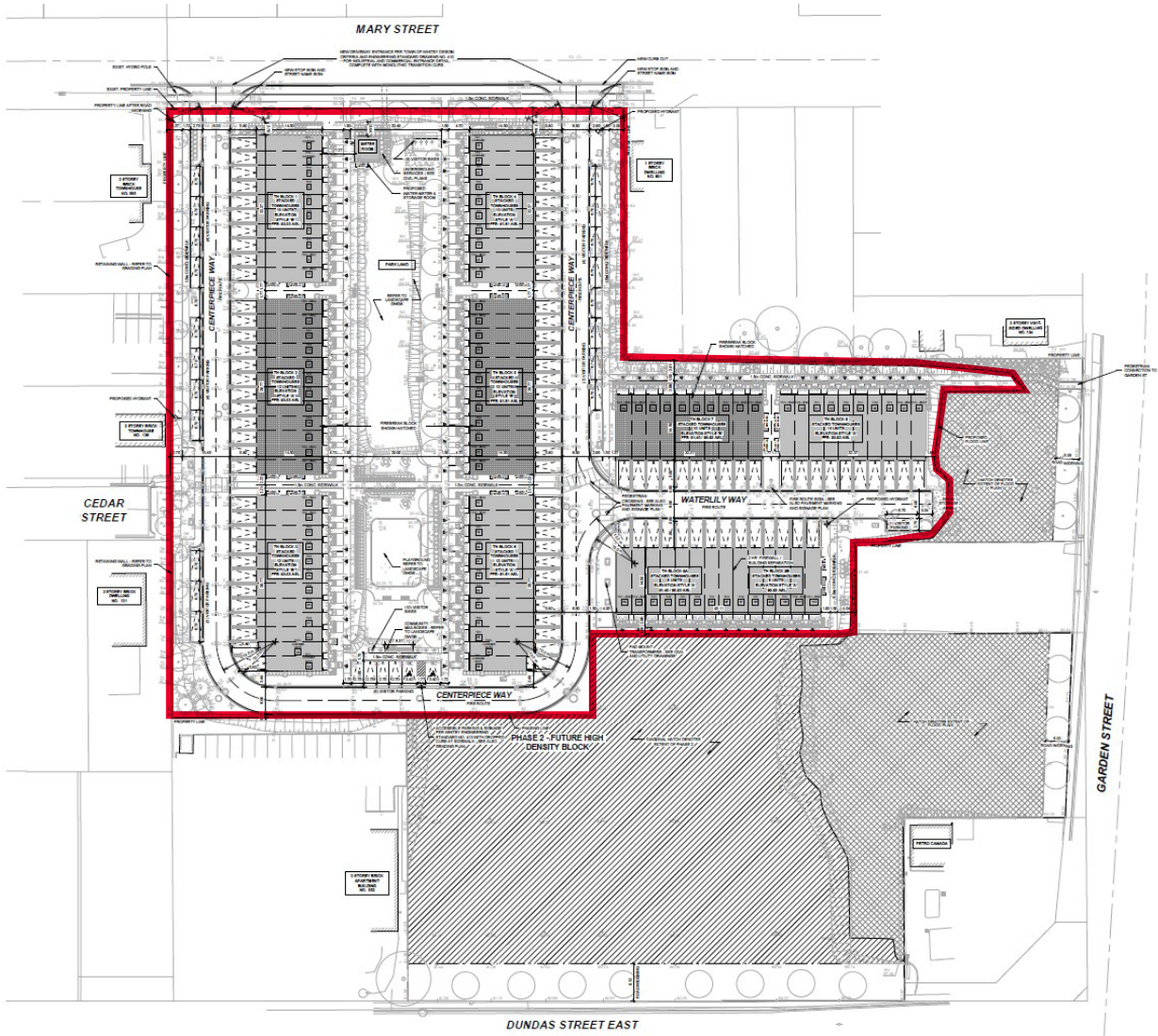
Height	3 Storeys
Gross Floor Area	133,257 sf
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Land Improvements - Current Status

Scope of Work	Status	Notes
Rough Grading	Complete	Phase 1 grading works completed.
Utility	Contracted; on hold	Utility works contracted with partial payment completed to hold material and protect against escalation.
Servicing (Underground)	Contracted; completed to base asphalt	All underground servicing works completed.
Site Plan Redline (Product Redesign)	In progress	Town of Whitby is supportive of Site Plan redline. Currently under review with approval expected by end of September 2026.

Site Plan



Residential Market

Stacked townhomes have emerged as an increasingly popular housing form across Durham Region, offering a more attainable and efficient alternative to traditional townhouses while maintaining many of the characteristics sought by family-oriented purchasers. The region currently includes a growing number of stacked-townhome developments at various stages of marketing and construction, reflecting continued developer interest in the product type. While active supply remains relatively limited, several additional projects are expected to enter the market, further establishing stacked townhomes as an important component of Durham Region’s evolving new-housing landscape.

Active Stacked Townhouse Projects



TIME IN AJAX
Marshall Homes | Ajax
521 Rossland Road West
81 Units | 3 Storeys
Pre-Construction | First Occupancy: October 2028
821-1,035 SF
\$599,990-\$635,990
Current Pricing: \$611 PSF
2 Units Currently Available
57 Upcoming Units



JE VILA
Revation Group | Pickering
2620 Brock Road
30 Units | 4 Storeys
Under Construction | First Occupancy: April 2028
1,065-1,715 SF
\$848,000-\$1,040,000
Current Pricing: \$669 PSF
No Current Inventory Available
28 Upcoming Units



PARK DISTRICT TOWNS
ICON Homes | Pickering
2523 Castlegate Crossing
129 Units | 4 Storeys
Complete | First Occupancy: March 2025
609-1,642 SF
\$629,900-\$869,900
Current Pricing: \$565 PSF
6 Units Currently Available



HEIGHTS OF HARMONY
Minto Developments | Oshawa
North of Conlin Road East, east of Harmony Road North
136 Units | 3 Storeys
Pre-Construction | First Occupancy: August 2028
1,092-1,294 SF
\$399,956-\$479,912
Current Pricing: \$365 PSF
No Current Inventory Available
78 Upcoming Units

Coming Soon

In addition to the subject Property, there are four other stacked townhouse development proposed in Durham Region, totaling 368 units.

	Address	Development name	Developer	Total units
1	555 Rossland Road West, Oshawa	Schoolhaus Towns	Brightstone	175
2	105 Rossland Road West, Ajax	Reetu Urban Towns	Orioncap	60
3	935 Taunton Road East, Whitby	N.E.W District	ICON Homes	118
4	253 Lake Driveway West, Ajax	Lake Pointe (Stacked)	Your Home Developments	15



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor ("Advisor") by the Vendor for the disposition of 100 Garden Street, Whitby, Ontario. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

Price

The Property is offered for sale on an unpriced basis.

Submissions

Offers are to be submitted to the listing team at:

Rene Serin, Dan Rogers & Reilly Hayhurst
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada



SIGN CA HERE

Contact

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