

# MARKET STATS



**Low Supply**

In 2021 and 2022, **4 projects** launched in Whitby for a total of **only 410 units**.



Whitby has some of the lowest supply in all of Durham region, with **only 3** preconstruction condos currently available.

\*Source: Altus Group - Jan 2023



**High Demand**

**Whitby** has seen pre-construction price increases of

**13%** Year Over Year

\*Source: Altus Group - Jan 2023

**Toronto** has seen pre-construction price increases of

**> 9%** Year Over Year

# RENTAL MARKET

Whitby rent is **96%** that of Toronto rent, higher than Pickering, Ajax and Oshawa.



\*Source: Urbanation Rental Report Q4 2022



# WHITBY EMPLOYMENT OPPORTUNITIES

Whitby south is part of a 3,700 acre "Provincially Significant Employment Zone" that is expected to host a large portion of the employment growth required to meet the demands of the future population in Durham.

- Commercial and Industrial Developments underway in Whitby:
- **Le Nordik Spa** - State-of-the-art Scandinavian spa planned for former Cullen Gardens
  - **Oshawa Clinic Group** - Four-storey, 152,000 sq. ft. medical facility planned for west Whitby
  - **Brookvalley Commercial** - Two-storey, 35,000 sq. ft. multi-tenant commercial building in Brooklin
  - **Playdium** - 35,000 sq. ft. entertainment facility in south Whitby
  - **Carterra** - Tricont Avenue - Two industrial buildings, totaling 370,000 sq. ft.

 Over **590,000 sq. ft.** of Commercial and Industrial Developments already underway in Whitby

## Major Employers



# WHY STATION NO. 3 IS A GREAT INVESTMENT



# THE BUILDER

Passion. Integrity. Community.

From the development of award-winning, master-planned communities for over 65 years to the design and construction of quality homes, Brookfield Residential is committed to cultivating exceptional life experiences for every homeowner.

Brookfield Residential is proud to continue this tradition at Station No. 3, creating lasting communities that are thoughtfully designed and provide comfort with a sense of place for years to come.



J.D. POWER AND ASSOCIATES



CANADIAN HOME BUILDERS' ASSOCIATION EXCELLENCE AWARD



GTA LOW-RISE BUILDER OF THE YEAR



DURHAM BUILDER OF THE YEAR



ONTARIO BUILDER OF THE YEAR



TARION BUILDER OF THE YEAR

# ABOUT WHITBY

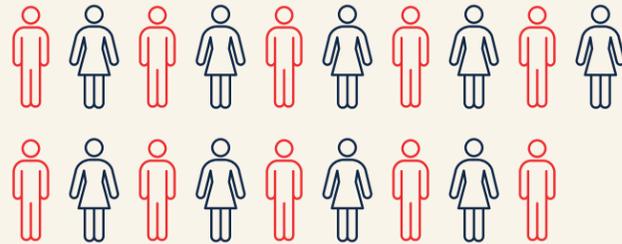
Whitby is one of the fastest-growing communities in Canada, and is committed to continued growth, both economically and by population, in the most sustainable way possible. It has committed to developing its infrastructure, facilities, and services to accommodate all current and future residences.



 Durham Region's population as a whole is expected to grow to **1,200,000** by the year 2041.

\*Source: Durham.ca

# WHITBY'S CURRENT POPULATION OF 138,501



\*Source: Statistics Canada - Census 2021

 Whitby is one of the leaders in total **average household income** for Durham, and 17 % higher than Toronto.

<b>Whitby</b> <b>\$142,400</b>	<b>Pickering</b> <b>\$142,400</b>	<b>Ajax</b> <b>\$134,000</b>
<b>Toronto</b> <b>\$121,200</b>	<b>Oshawa</b> <b>\$100,700</b>	

\*Source: Statistics Canada - Census 2021



# LOCATION IS EVERYTHING

 **60KM** of Local Trails

 **950** Acres of Active Parkland

 **10.6KM** of Waterfront Trails

 **1000** Acres of Passive Open Spaces

 **2** Conservation Parks

 **3** Local Beaches

 **1** Port Whitby Marina

 **3** Public Libraries

 **125** Local Parks

 **3** Local Hospitals

## The Iroquois Park Sports Centre

**250,000** Sq. Ft. Facility

- 6 Arenas
- 2 Pools
- Licensed Restaurant
- Food Court
- Elite Athletic Training Facility
- Banquet Hall
- Meeting Rooms
- 6 Illuminated Tennis Courts
- 3 Illuminated Tournament-Quality Baseball Diamonds
- 2 Unlit Ball Diamonds
- 1 Fully Lit Tournament Soccer Pitch



## DISTANCE TO

**3KM**  
To HWY 401

**15KM**  
To HWY 407

**10KM**  
To HWY 412

**4KM**  
to Whitby Go Station

**7KM**  
To Lynde Shore Conservation Park

**9KM**  
To Herber Down Conservation Park

**5KM**  
To Port Whitby Marina

**7KM**  
To Oshawa Centre Mall

\*Disclaimer: Distances are approximate