

# FEATURE SHEET



AVAILABLE  
BUSINESS &  
LAND



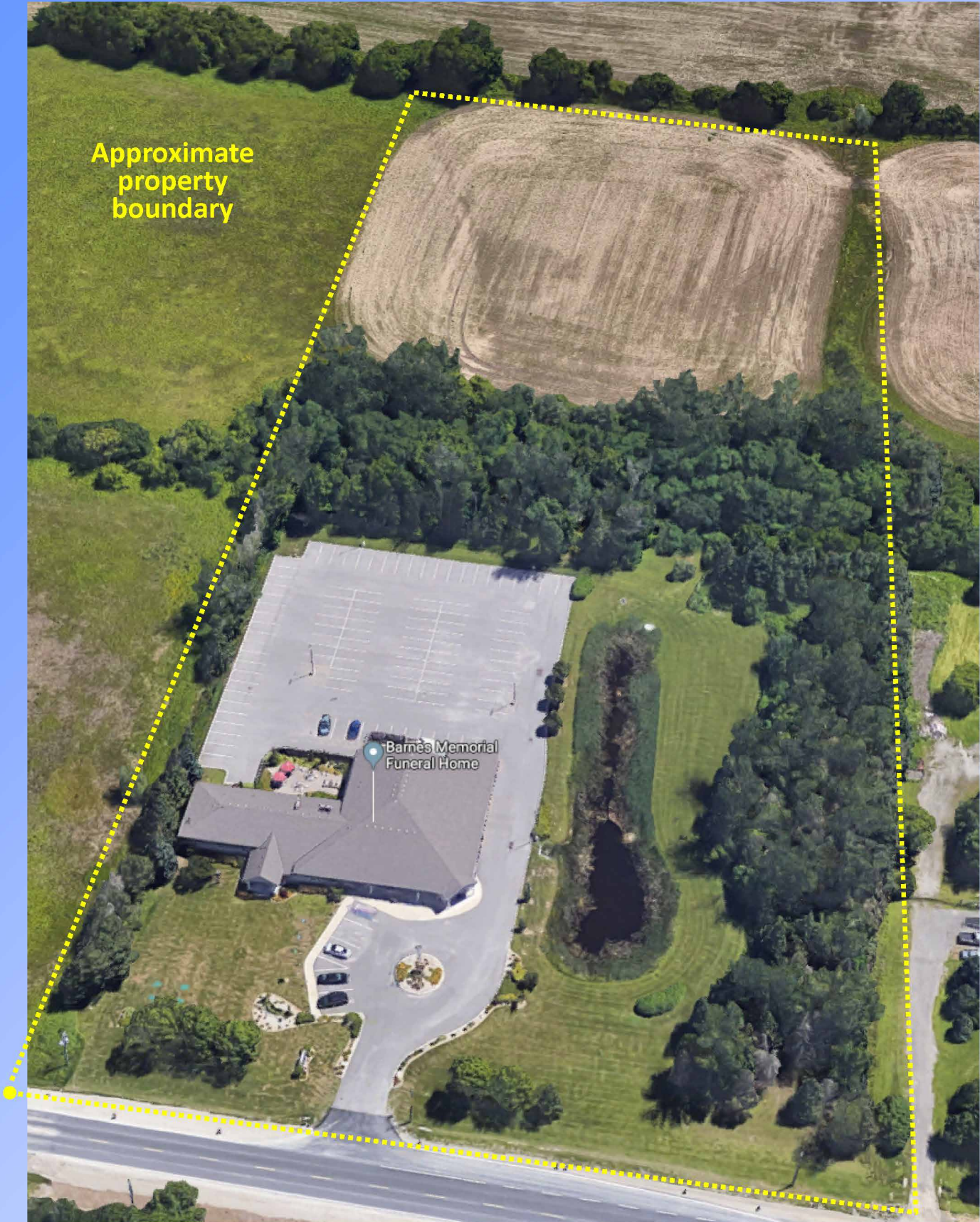
## 5295 THICKSON RD. N., WHITBY, ONTARIO

- Includes thriving funeral home business, building, assets and 9.94 acres
- Family business since 1863, most built 2006, small portion 1971
- Ministry of Environment site-approved crematorium license
- Assets includes service vehicle and lead car
- \$2.4 million prepaid funerals
- Over 200 events/year, potential to double
- Surrounded by dense single family communities
- Whitby, ON Average household income = \$132,491
- 59.4% of households greater than \$90,000 income
- Rough estimate 1,000 acres anticipated future residential
- 45-acre comprehensive acute care hospital proposed
- **Price: \$12,000,000** (land, building, business, assets)
- Owner would like to stay part-time, would like 1 licensed + 2 other staff members to stay full-time
- Google aerial map: <https://goo.gl/maps/U5NjF4dWCyMK4zFQA>
- Whitby maps: <http://explorecommunity.whitby.ca/OnPointWebsite/WebPages/Map/FundyViewer.aspx>

# FEATURE SHEET



Approximate  
property  
boundary



# FEATURE SHEET



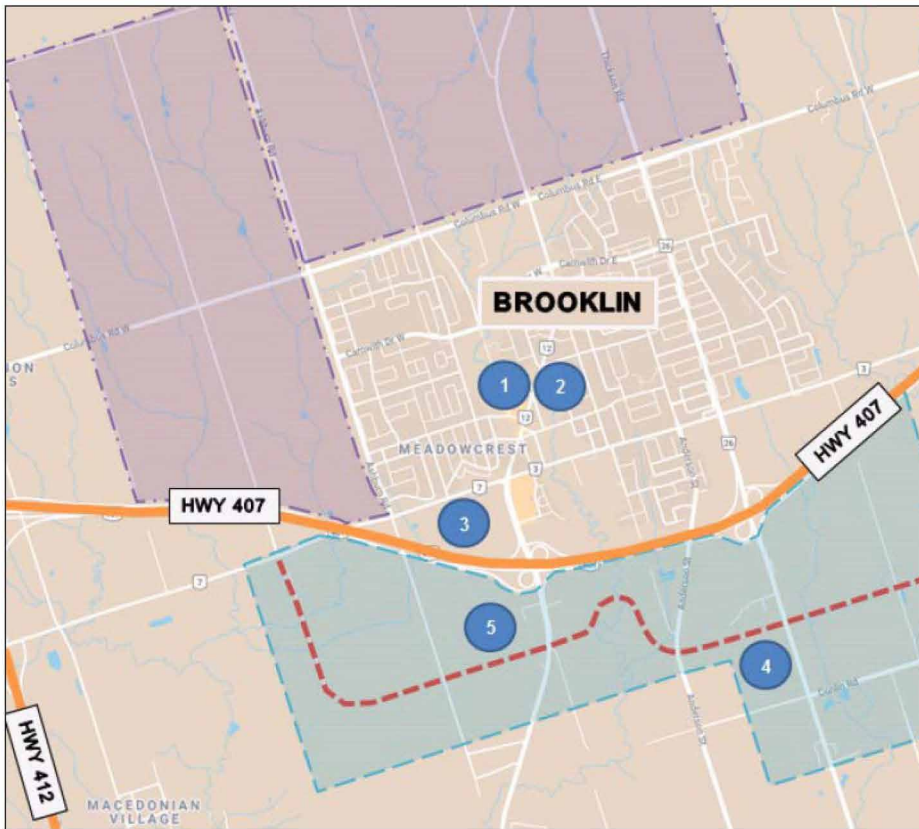
**Location**

# FEATURE SHEET



Strategic Initiatives, Office of the CAO

## Future Developments:



### LEGEND

1. Brookvalley – Commercial Development
2. Stockworth (Prince George Landing) – Residential Development
3. Preferred Block Plan Approved
4. Rosewater – Industrial Development
5. North Whitby Sports Complex

**Purple Shaded Area:**  
Future Residential Growth Area

**Blue Shaded Area:**  
Future Industrial Growth Area

**Red Dashed Line:**  
Future Mid-Block Arterial Road

**Orange Solid Line:**  
HWY 407 & HWY 412

## WHITBY

**Planned Future Residential**  
(top left purple shaded area)

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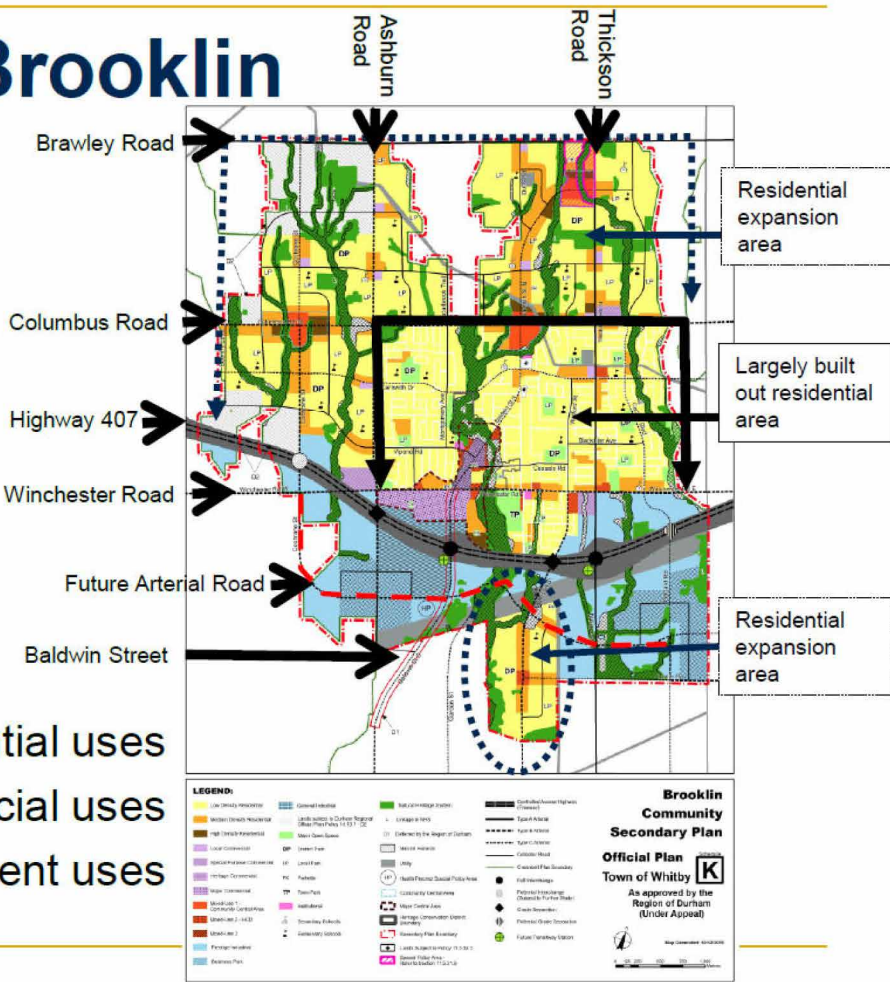


## Future growth: Brooklin

The future community is expected to accommodate a population of 56,000 by 2031 and an ultimate population at full build out of approximately 80,000.

Source: Town of Whitby, Brooklin Community Secondary Plan

Yellow and orange - residential uses  
 Light purple – commercial uses  
 Blue – employment uses



**WHITBY**

## Significant Population & Residential Area Growth Projected

Strategic Initiatives, Office of the CAO

## Future Health Precinct



- Lakeridge Health is developing a master plan, which includes plans for a new comprehensive acute care hospital.
- An acute care hospital at Baldwin Street and Highway 407 would support the mandate of the Ministry of Health and Long Term Care.
- An additional hospital in Durham is needed to sustain good health, deliver good care and protect the health system for future generations.
- There will be a process for Lakeridge Health to select a site.

# WHITBY

**Proposed Future  
Acute Care Hospital**

# FEATURE SHEET



## Languages Spoken

Non-Aboriginal languages	27,123	Ukrainian	317	Thai	59
Indo-European languages	18,436	Creole languages	300	Bulgarian	54
Indo-Iranian languages	6,247	Serbian	289	Danish	54
Italic (Romance) languages	6,207	Korean	260	Finnish	53
Indo-Aryan languages	4,755	Austro-Asiatic languages	231	Amharic	50
Balto-Slavic languages	3,244	Sinhala (Sinhalese)	216	Celtic languages	47
Slavic languages	2,970	Sign languages	209	Hebrew	43
Sino-Tibetan languages	2,517	Croatian	207	Bosnian	43
Italian	2,427	Vietnamese	178	Rundi (Kirundi)	43
Chinese languages	2,383	Malayalam	171	Khmer (Cambodian)	42
Spanish	2,382	Creole languages, n.i.e.	166	Ilocano	38
Urdu	2,352	Cebuano	161	Shona	38
Germanic languages	1,915	Czech	138	Min Nan (Chaochow, Teochow, Fukien, Taiwanese)	37
Austronesian languages	1,611	Turkic languages	132	Austronesian languages, n.i.e.	33
Mandarin	1,561	Japanese	123	Swedish	33
Dravidian languages	1,530	Armenian	118	Haitian Creole	32
Hindi	1,507	Yoruba	118	Afro-Asiatic languages, n.i.e.	27
Iranian languages	1,398	Creole, n.o.s.	113	Slavic languages, n.i.e.	27
Afro-Asiatic languages	1,305	Niger-Congo languages, n.i.e.	113	Lingala	27
Persian (Farsi)	1,300	Chinese, n.o.s.	107	Semitic languages, n.i.e.	26
Tagalog (Pilipino, Filipino)	1,272	Pashto	104	Celtic languages, n.i.e.	26
Tamil	1,181	Telugu	103	Kashmiri	23
Semitic languages	1,141	Slovak	97	Igbo	22
Greek	1,114	Marathi	97	Cushitic languages	21
German	1,040	Turkish	97	Baltic languages	21
Portuguese	1,032	Afrikaans	95	Sign languages, n.i.e.	21
Polish	1,006	Sindhi	91	Harari	16
Punjabi (Panjabi)	961	Swahili	91	Yiddish	16
Arabic	906	Tai-Kadai languages	91	Berber languages	14
Cantonese	892	Maltese	86	Oromo	11
Niger-Congo languages	607	Slovene (Slovenian)	86	Hiligaynon	11
Gujarati	552	Kannada	76	Pampangan (Kapampangan, Pampango)	11
Macedonian	543	Wu (Shanghainese)	75	Latvian	11
Uralic languages	537	Albanian	71	Lithuanian	11
Dutch	467	American Sign Language	70	Serbo-Croatian	11
Russian	448	Kinyarwanda (Rwanda)	66	Scottish Gaelic	11
Bengali	435	Indo-Iranian languages, n.i.e.	65	Other (9 languages)	97
Romanian	425	Malay	64		
Hungarian	333	Akan (Twi)	64		
					<b>114,479</b>

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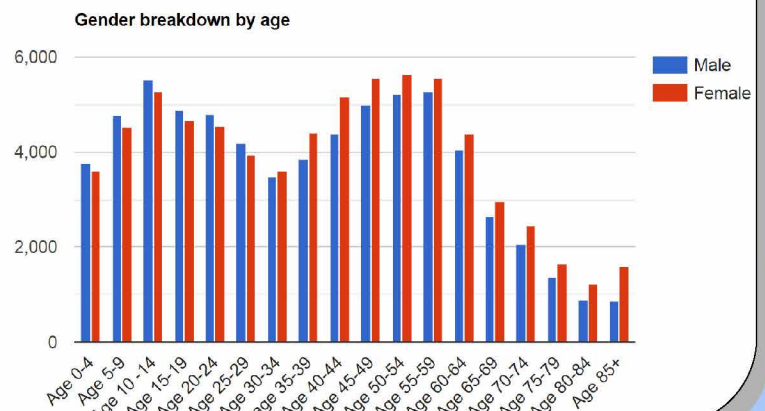


## Relevant Demographics

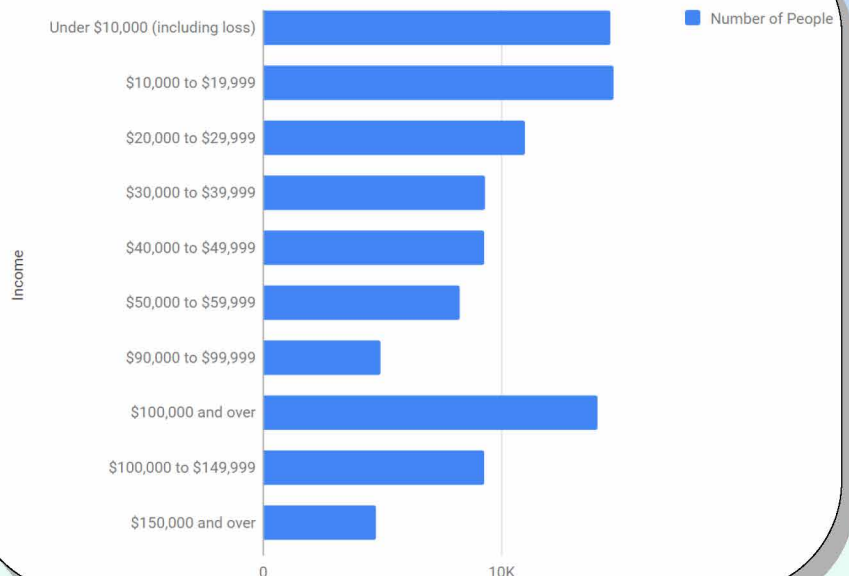
Total number of households	46,894
Total Population	137,733
Number persons/household	2.9
Median household income	\$116,134
Average household income	\$132,491
\$90,000 to \$99,99	2,867
\$100,000 to \$124,999	5,656
\$125,000 to \$149,999	5,449
\$150,000 to \$199,999	6,736
\$200,000 and over	7,158
Total Households over \$90K	27,866
\$90K+ Households vs Total	59.4%

Moved to Whitby from outside Canada 1 year ago	516
Moved to Whitby from outside Canada 5 years ago	2,733
Moved to Whitby from within Canada 1 year ago	7,282
Moved to Whitby from inside Canada 5 years ago	22,734

Age Structure: Total Population



Income for Persons Aged 15 Years & Over (2018)

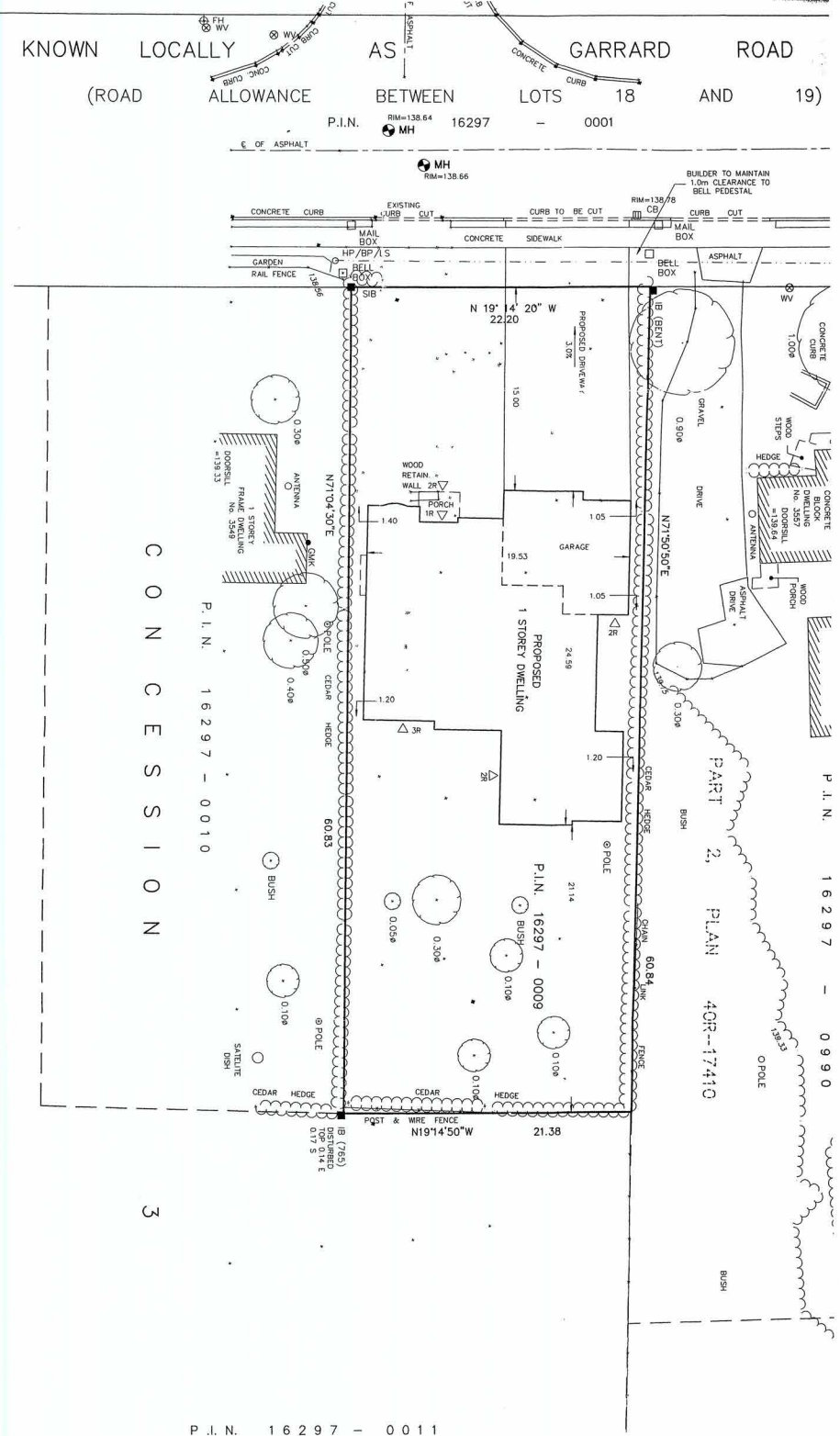




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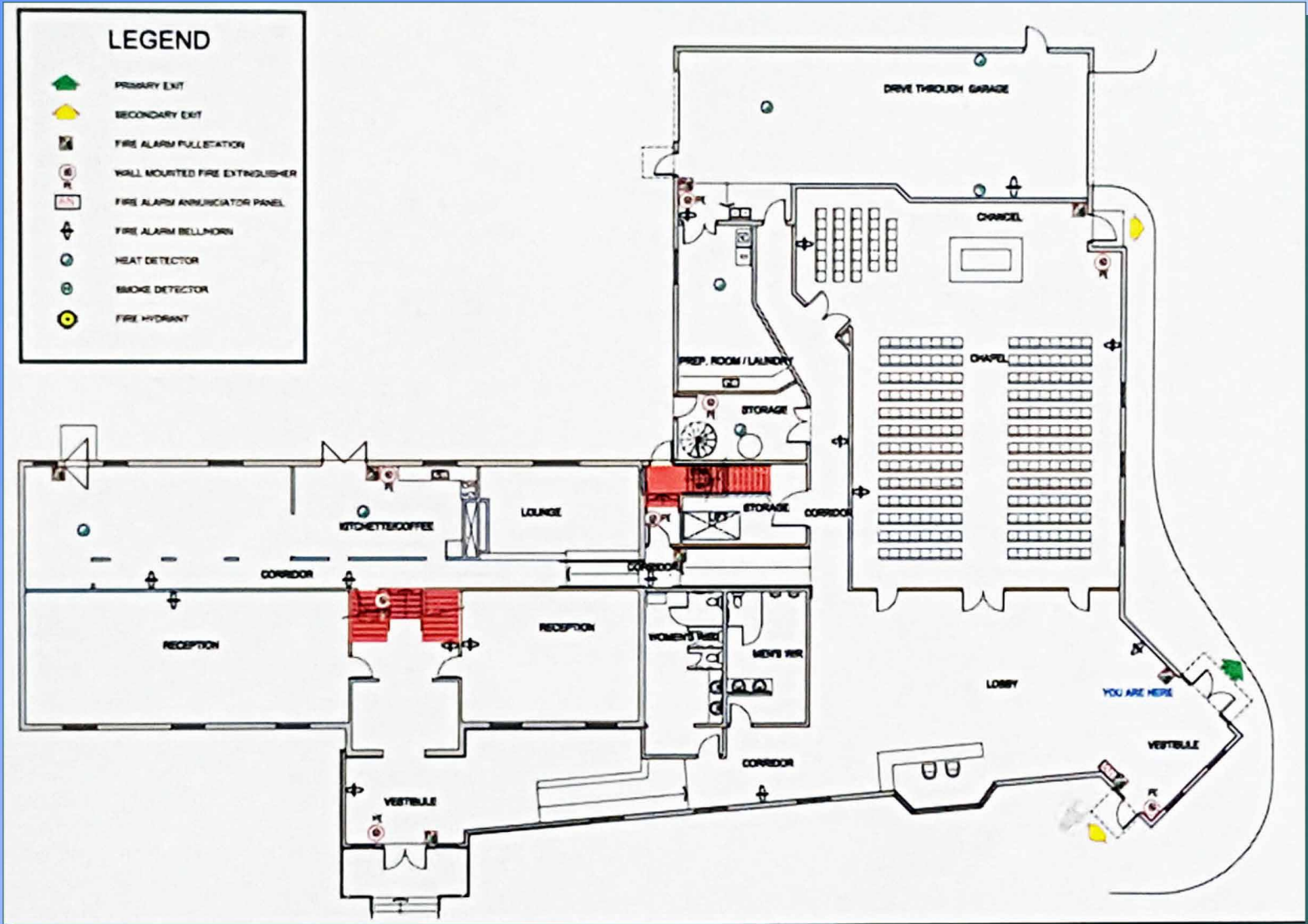


HAVE A MINIMUM SLOPE OF 2.0%  
 AND A MINIMUM CLEARANCE OF 1.0m  
 TO THE PROPERTY LINE. ALL  
 PROPERTY LINES  
 ARE TO BE MAINTAINED TO THE GRADES, DEPTHS



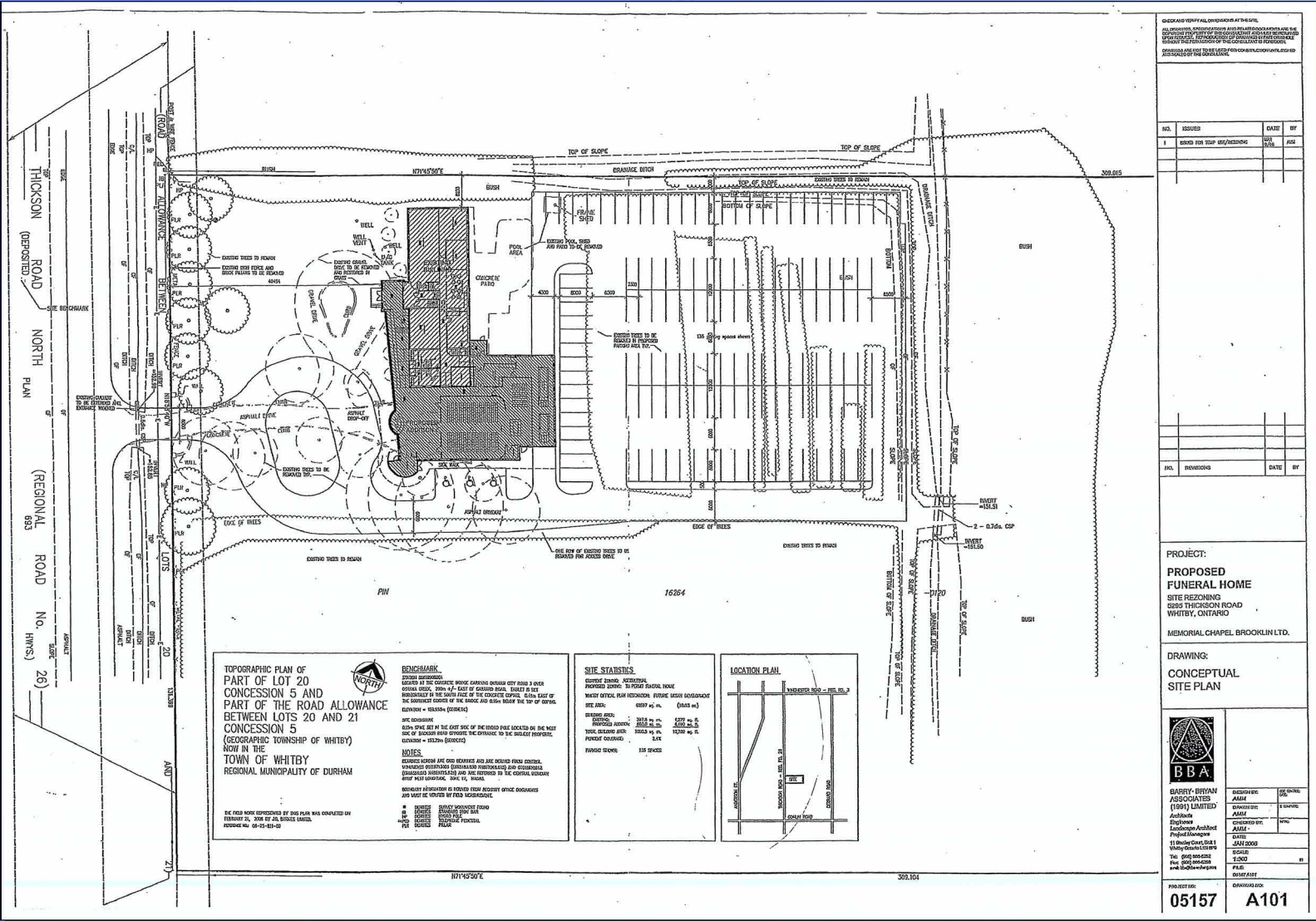
**Survey**

# FEATURE SHEET



**Floor Plan**

# FEATURE SHEET



**TOPOGRAPHIC PLAN OF PART OF LOT 20 CONCESSION 5 AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 20 AND 21 CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF WHITBY) NOW IN THE TOWN OF WHITBY REGIONAL MUNICIPALITY OF DURHAM**

**BENCHMARK**  
 STATION INFORMATION:  
 LOCATED AT THE CORNER OF THE BRIDGE CROSSING DURHAM CITY ROAD & ONCE  
 LOCAL ROAD. THIS IS THE CORNER OF THE BRIDGE ROAD. SHOWN IN THE  
 PLAN OF THE SOUTH FACE OF THE CONCRETE TOWER. ALSO EAST OF  
 THE BRIDGE CROSSING OF THE BRIDGE AND WEST OF THE TOP OF CURVE.  
 (GEOGRAPHIC TOWNSHIP OF WHITBY)

**NOTES:**  
 EXISTING TREES AND OLD BENCHMARKS ARE SHOWN FROM AERIAL  
 PHOTOGRAPHS AND FIELD SURVEY. EXISTING BENCHMARKS AND OLD BENCHMARKS  
 (GEOGRAPHIC TOWNSHIP OF WHITBY) ARE SHOWN IN THE CONVEYANCE DOCUMENT  
 AND NOT SHOWN IN THIS PLAN.

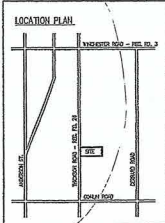
**ADDITIONAL INFORMATION IS SHOWN FROM RECENT SURVEY DOCUMENTS  
 AND MUST BE OBTAINED BY FIELD RECONSTRUCTION.**

**BY:**  
 \* SURVEYOR  
 \* ENGINEER  
 \* ARCHITECT  
 \* LANDSCAPE ARCHITECT  
 \* PLANNING  
 \* OTHER

**SITE STATISTICS**  
 EXISTING ZONING: RESIDENTIAL  
 PROPOSED ZONING: TO BE DETERMINED  
 METRE OFFICIAL PLAN DESIGNATION: PUBLIC USES (COMMERCIAL)  
 SITE AREA: 6097 sq. m. (1503 sq. ft.)

**EXISTING AREA:** 2074 sq. m. (4977 sq. ft.)  
**PROPOSED IMPROVEMENTS:** 2000 sq. m. (4375 sq. ft.)  
**TOTAL IMPROVED AREA:** 2000 sq. m. (4375 sq. ft.)  
**PERCENT IMPROVED:** 32.8%

**FINISHED GRADE: 115 SPACES**



DESIGN AND VERIFICATION OF THIS PLAN  
 ALL INFORMATION, PHOTOGRAPHS AND FIELD SURVEYS ARE THE  
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 AZTECH REALTY INC. UNLESS OTHERWISE SPECIFIED IN WRITING.  
 ANY REUSE OF THIS INFORMATION IS PROHIBITED.  
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NO.	ISSUED	DATE	BY
1	ISSUED FOR TOP SURVEY	2006	ASB

NO.	REVISIONS	DATE	BY

**PROJECT:**  
**PROPOSED FUNERAL HOME**  
 SITE REZONING  
 6055 THICKSON ROAD  
 WHITBY, ONTARIO

MEMORIAL CHAPEL BROOKLIN LTD.

**DRAWING:**  
 CONCEPTUAL SITE PLAN

**BARRY-BRYAN ASSOCIATES (1991) LIMITED**  
 ARCHITECTS  
 ENGINEERS  
 PLANNERS  
 LANDSCAPE ARCHITECTS  
 PROJECT MANAGERS

**DATE:** JAN 2006  
**SCALE:** 1:500  
**FILE NO.:** 05157  
**PROJECT:** A101

**Site Plan (2006)**

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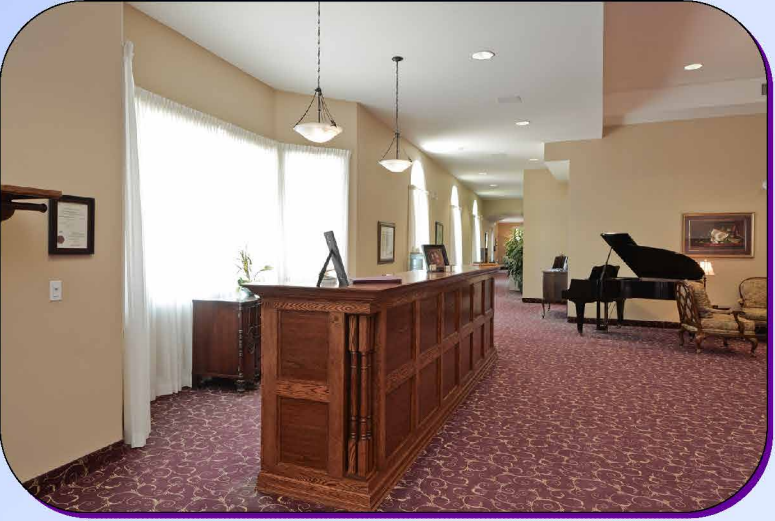
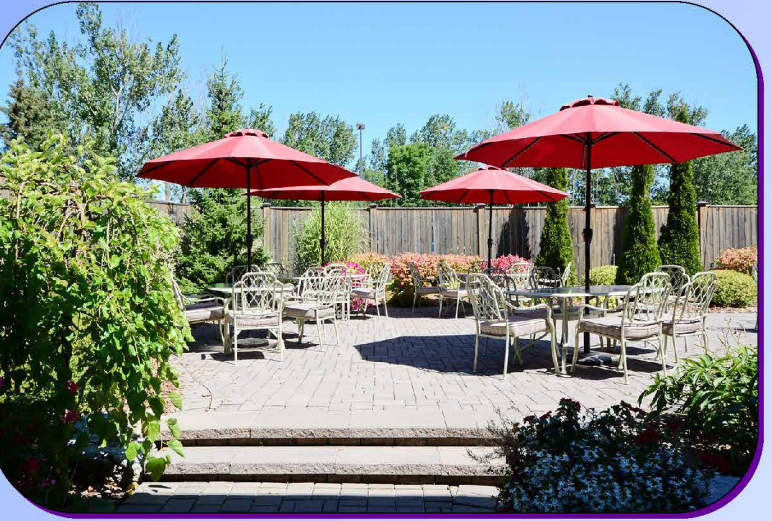
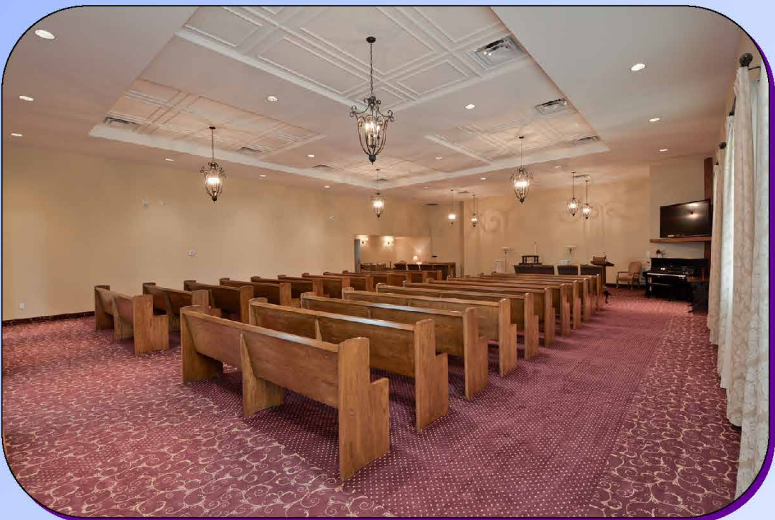
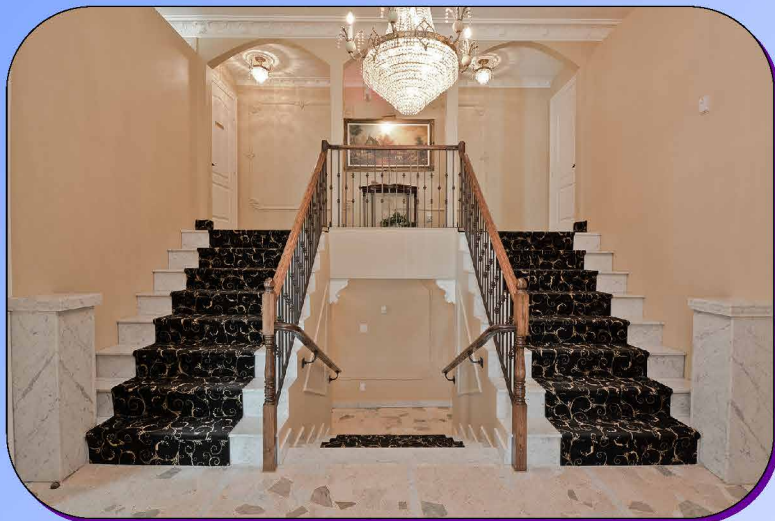
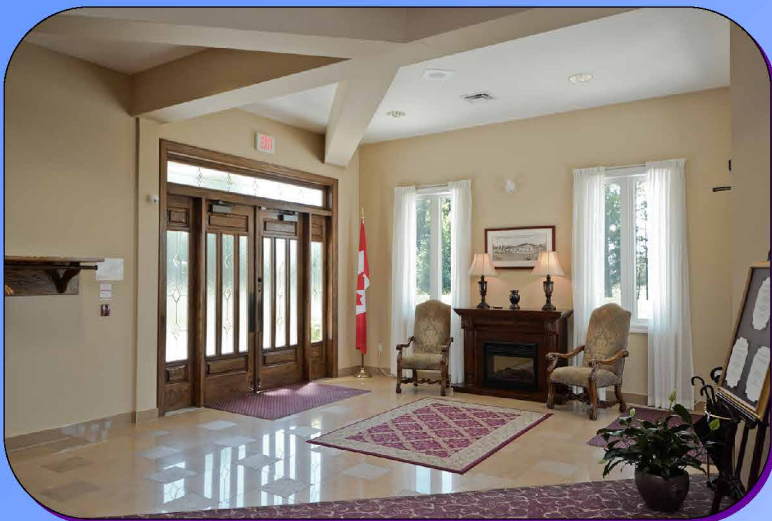


## Why Invest in Whitby

- One of the fastest growing populations in Canada - 134,335 in 2015, growing to 193,000 by 2031 (Ontario "Places to Grow")
- Over 90% of Whitby residents 25 to 64 years have a certificate, diploma or degree – higher than the provincial rate in 2014
- Ranked 10th overall in Canada's Best Places To Live – Mid-sized cities by MoneySense Magazine in 2014
- Ideally situated on Highway 401, 48 km (30 miles) east of downtown Toronto
- Access to 120 million people within 500-mile radius (one day drive or one hour flight)
- Highway 407 expansion completed past Oshawa, improving speed and access to markets
- Access to large educated labour pool
- Many international companies - Johnson Controls, McGraw-Hill Ryerson, Patheon, Sony, Fisher Scientific
- 63 km (39 miles) to Canada's busiest airport, Toronto's Pearson International Airport
- 07 km to Oshawa international airport
- 48 km to Toronto
- Excellent access to rail service and shipping ports
- Diversified, stable economy
- Cost competitive
- Educated & growing labour force



# FEATURE SHEET



# FEATURE SHEET

