

INTRODUCING THE LANDING

THE LANDING IS ON THE HORIZON

Welcome to the Town of Whitby's newest neighbourhood by the lake and discover its finest condominium community. Just a three-minute stroll to the Whitby GO Station, and minutes from walking trails, schools, shops, restaurants and more, The Landing offers the best of condominium living.

The Landing – a commuter's paradise, and the perfect place to land!

The
LANDING



THE DEVELOPER

Carttera

Carttera has a 15-year history of creating award-winning commercial, mixed-use, retail and residential condominium developments in the GTA and Montreal. The firm is currently developing over \$3.9 billion worth of projects and is funded by major Canadian pension fund capital.

Carttera believes in collaboration, professionalism and integrity, and has long term relationships with tenants, owners, lenders, industry professionals, and its institutional investors.



\$5.5 BILLION
TOTAL DEVELOPMENT



20+
ACTIVE DEVELOPMENTS



10 MILLION
SQ. FT. DEVELOPED

PAST PROJECTS AND CURRENT DEVELOPMENTS

Carterra

Carterra has developed over 5,600 residential suites in the GTA and Montreal including multi award-winning residential communities.

PROJECTS INCLUDE:

- L'Avenue (award-winning)
- 75 ON THE ESPLANADE
- SONIC CONDIMINIUM
- SIXTY COLBORNE (award-winning)
- ONEELEVEN
- 65 King East (award-winning)
(Canadian Google Headquarters)
- Portland Commons
- Arbora
- Valera
- Cloud 9
- Le Prescott
- The Ninety

FUTURE DEVELOPMENT

- 1445-1455 De la Montagne Street, Montreal



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WHITBY ON THE RISE

Amid the pandemic, Canadians are looking for alternative places to live, away from the high density of major cities like Toronto and Mississauga. As more people work from home and seek affordable and spacious housing options, there is an outstanding opportunity to invest in livable real estate in areas such as Durham.

- Durham Region was named **2nd** best place to invest in real estate (Invest in Real Estate in Ontario 2020 edition)¹
- 86% of the population owns their own home (**27%** higher than the CDN average)²
- Durham's supply is **extremely low**, with only **0.6** months of inventory (MOI)²
- In February 2021, transactions reported had selling prices averaging **\$889,229** in Durham Region, with the average property selling at **114.1%** of list price (SP/LP), a nearly **2%** increase from the previous month and a **35.1%** increase from last year²

.05

MOI (months of inventory) in Whitby

\$971K

Avg. Whitby sold price (up 35.2% over last year)

Location

Whitby continues to beat expectations with low inventory and prices rising to all time record levels

6

Avg. Days on market

115%

Selling to Listing Price Ratio

WHITBY ON THE RISE

- Whitby is home to 2nd largest population in the Durham region approx. 128,377 people³
- Home to two unique downtown cores: Downtown Whitby and Downtown Brooklyn
- The Town of Whitby offers two unique areas, the southern portion is predominantly urban and an economic hub, while the northern municipality is rural
- Home of the Regional Municipality of Durham Headquarters
- Hosts 200+ annual events
- 200+ restaurants and bars



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IMMIGRATION

- 1.2 million new Canadians over the next three years, an increase of approx. 50,000 people a year from the current pace⁴
- 70% of the population growth in Durham Region has been driven by immigration (2011-2016)⁴
- The population of Durham Region is expected to double in the next 20 years⁴
- 80,000+ people expected to move to Whitby in the next several years⁴
- Looming shortage – approx. 7,900 units currently proposed⁵





ABOUT THE LANDING

A GREAT PLACE FOR FAMILIES

Characterized by new families with young children, relative peace and quiet, and affordable housing. Whitby is in high demand for consumers (especially Millennials) for good reason.

1. Economically booming
2. Active/Transportation – Walking and cycling paths, and a transit-focused environment
3. Innovative Planning, design, and development to integrate mixed uses
4. Vibrant public areas
5. Eco-focused with an aggressive environmental program, incentivizing Green development

83

LIVABILITY

A+

AMENITIES

A+

EMPLOYMENT

A+

CRIME

A-

SCHOOLS

WHITBY LIVABILITY

#8 Ranked City In Ontario⁶

Ranked In **Top 50** Cities In Canada⁶

Ranks Better Than **99%** Of All Areas
Surveyed In Ontario And Canada⁶

GREAT EMPLOYMENT OPPORTUNITIES

1. From Health Care to service industries, Whitby is thriving and employment opportunities continue to rise
2. Median Household Income **\$103,809⁷**
3. Compared to Toronto's **\$98,174⁷**

RATING

A+

HOUSEHOLD INCOME

48% ↑ NAT. AVG.

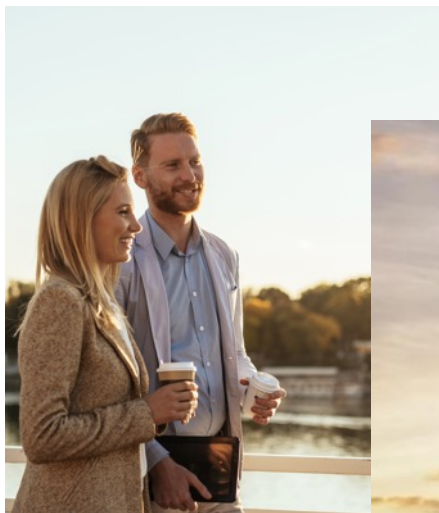
UNEMPLOYMENT

23% ↓ NAT. AVG.

IN LABOUR FORCE

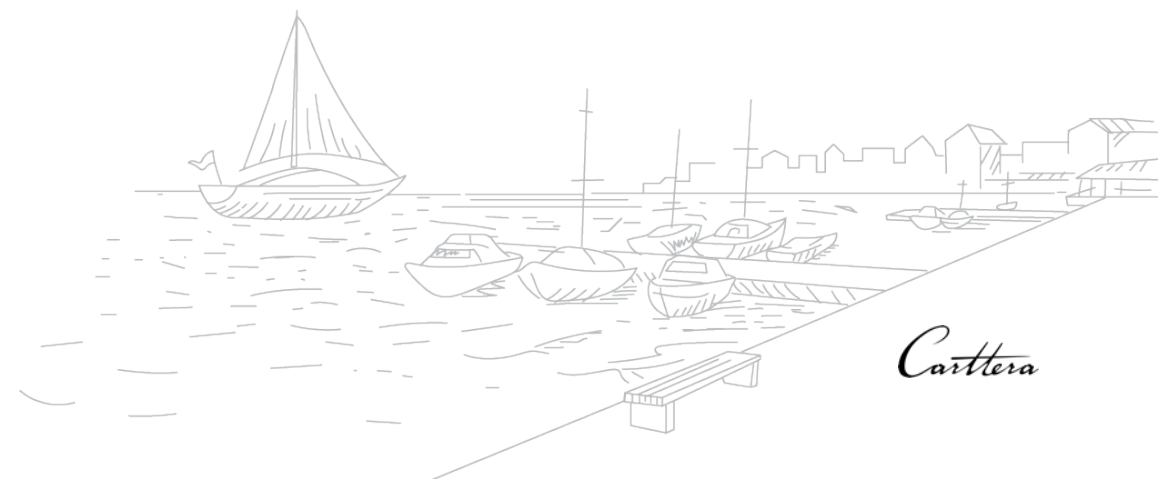
1% ↓ NAT. AVG.

DOCKSIDE



- **Master Planned Community**
- **9-minute walk**
- **1-minute drive**
- **Includes over 1,500 residential units**
- **30,000 sq. ft. of commercial and retail space**
- **4.5 acres of outdoor amenity areas: boardwalks, parks, trails, and more**

Note: No current timeline for Dockside; project still in planning stages.



Cartera

THE LANDING

- 1606-1614 Charles Street, Whitby
- Located in one of the most well connected and highly desirable areas in Whitby, the Port Whitby community – highly desired and well connected
- Avg PP in the area approx. 13% higher than Downtown Whitby
- Proximity to water increases property values by approx. 25%⁸
- Proximity to transit hubs increases property values by approx. 40%⁹
- Whitby GO ranked 3rd in total annual ridership (1.2M)

3 Min

WALK
To Whitby GO

5 Min

WALK
To the waterfront

5 Min

DRIVE
To downtown Whitby



CONNECTIVITY



WALK

- 3 MIN TO WHITBY GO STATION
- 5 MIN TO WATERFRONT TRAIL
- 6 MIN TO IROQUOIS PARK SPORTS COMPLEX



DRIVE

- 1 Min TO FUTURE DOCKSIDE DEVELOPMENT
- 5 MIN TO DOWNTOWN WHITBY
- 8 MIN TO OSHAWA CENTRE
- 12 MIN TO FUTURE DURHAM LIVE ENTERTAINMENT COMPLEX
- 20 MIN TO U OF T SCARBOROUGH CAMPUS
- 35 MIN TO DOWNTOWN TORONTO



GO TRAIN

- 40 MIN RIDE TO UNION STATION
- COMPARED TO:
- 48 MIN FROM BRAMPTON
- 51 MIN FROM BURLINGTON
- 57 MIN FROM MARKHAM
- 58 MIN FROM NEWMARKET
- 87 MIN FROM BARRIE



EASY ACCESS

TO 401, 412 & 407

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SO MUCH TO DO IN WHITBY!

- **200+** restaurants and bars
- **125** parks
- **950** acres of active parkland
- **1,000** acres of open spaces and beaches
- **60** kms of trails



WINTER FUN

- 3 COMMUNITY CENTRES
- 10 INDOOR ICE RINKS
- 5 SKI RESORTS NEARBY
- DOZENS OF CROSS-COUNTRY SKI TRAILS
- NUMEROUS OUTDOOR SKATING LOCATIONS

SUMMER FUN

- 11 TENNIS COURTS
- 28 BASKETBALL COURTS
- 2 YEAR-ROUND DEEP WATER SWIMMING POOLS
- OVER 15 GOLF COURSES NEARBY

THE HARBOUR – 420 SLIP MARINA

- PADDLE BOARDING
- WIND SURFING
- BOATING
- SAILING
- FISHING
- COMMUNITY EVENTS
- BOATING AND SAILING CAMPS AT THE MARINA

PROXIMITY TO EXCELLENT EDUCATION

Whitby surpasses the Ontario (63.6) and National (62.4) school scores with a rating of 69.7 – meaning its 49 elementary and secondary schools outperform the provincial average significantly.¹⁰

Some facts:

1. The school test scores in Whitby are 12% higher than the national average
2. People are willing to pay 20-36% premiums (or more) to live near the best schools
3. There are approximately 49 public schools in Whitby
4. The region's top post-secondary schools include:
 - Durham College
 - Ontario Tech University
 - Trent University Durham

RATING
A-

BACHELORS DEGREE

6% ↑ NAT. AVG.

HIGH SCHOOL DIPL.

5% ↑ NAT. AVG.

AVG. TEST SCORES

12% ↑ NAT. AVG.

RESHAPING THE LANDSCAPE

Two significant developments primed to have a major impact on the surrounding region.

- Dockside
- Durham Live



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DURHAM LIVE

Durham Live, This landmark project in neighbouring Pickering, will become the region’s premier entertainment and tourism districts.



QUICK FACTS

- The Casino District, 40-acre site connected directly to the GO Train
- VIP cinemas, 5-star hotel an amphitheatre for live concerts and theatre, performance hall, golf course, water park, and more
- Four dining districts
- Three retail districts
- TriBro Studios, the first purpose-built Film Studio District in the region
- 12,000+ new jobs to be created
- 12-minute drive from The Landing
- Phase 1 under construction



BUILDING OVERVIEW

- 348 suites
- One 18-storey building
- Five 5-storey buildings
- Suite mix 1bed-3+den
- Size ranges from 506-1225 SQ. FT.
- Semi-private workspaces off the lobby
- 9-ft. ceilings
- 10-ft. ceilings on penthouse level

7,000+ sq.ft of Amenities:

01

LOUNGE AND EVENT SPACE

Enjoy the modern lounge and event space for get-togethers or special occasions

02

OUTDOOR TERRACE AND BBQS

A relaxing area to enjoy the view, tan or BBQ with friends.

03

FITNESS CENTRE

Beautifully outfitted with all of the latest cardio and weight training equipment.

04

YOGA STUDIO

The separate studio is a Zen inspired space for practicing the art of Yoga within a beautiful and inspiring setting.

05

LOBBY

The sophisticated lobby at The Anchor, The Landing's 18 storey tower, is elegant yet comfortable and provides residents with a warm arrival for their guests.



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