



**COLDWELL BANKER
COMMERCIAL**

R.M.R. REAL ESTATE
BROKERAGE



5 & 7 VIPOND ROAD, BROOKLIN

FOR SALE

5 & 7 Vipond Road,
Whitby (Brooklin), ON
L1M 1B3

DETAILS:

- 5 Vipond: MLS® #E12327179
- 7 Vipond: MLS® #E12384644
- Over One Acre Prime Development Site
- Downtown Brooklin Location
- Next To Municipal Parking
- Increased Density Effective 2026
- Secondary Plan Implementation Is Early 2026

For more information, please contact:

Coldwell Banker Commercial
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5 & 7 Vipond Road, Whitby (Brooklin)

PROPERTY OVERVIEW

LOCATION

5 Vipond Road,
Whitby (Brooklin), ON
L1M 1B3

5 VIPOND ROAD

For Sale:	\$ 1,600,000.00
Property Description:	Residential Property With Four Self-Contained Units
Current Zoning:	R2-VB (Village of Brooklin) Secondary Plan Change Pending
Area:	0.541 Acre
Frontage:	86.78 ft.
Taxes:	\$7,577.14 (2025)

7 VIPOND ROAD

For Sale:	\$ 1,699,000.00
Property Description:	Single-Family Detached
Current Zoning:	R2-VB (Village of Brooklin) Secondary Plan Change Pending
Area:	0.572 Acre
Frontage:	65 ft.
Taxes:	\$8,672.38 (2025)

DEVELOPMENT DETAILS

Current Maximum Development: 4 Units, Minimum of 5 Parking Spaces
Secondary Plan Pending (Early 2026): Changes The Zoning to Mixed Use

New Mixed Use Zoning: - Minimum Height is 2 Stories
- Maximum Height is 4 Stories
- Ownership Would Be Limited To Single, Not Condominium Project

Example of Mixed Use: Ground Floor Commercial / Residential Units Above
Parking would be governed by the number of Residential units (1.5 spaces per unit)
Ground floor commercial parking would depend on use (Retail vs. Office) for ratio formulas.

Currently, Whitby has a “delayed development charges” plan



5 & 7 Vipond Road, Whitby (Brooklin)

PROPERTY PHOTOS – 5 VIPOND ROAD



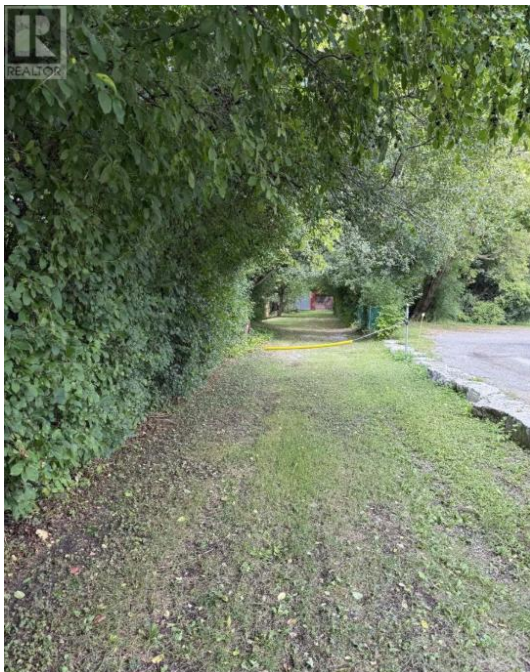
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5 & 7 Vipond Road, Whitby (Brooklin)

PROPERTY PHOTOS – 7 VIPOND ROAD



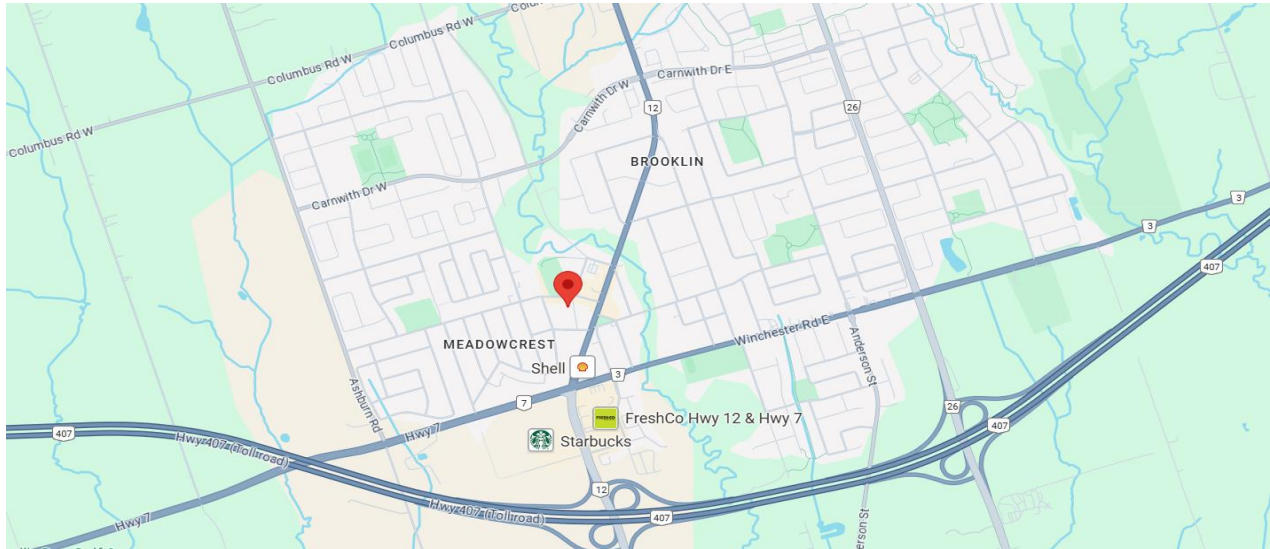
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MAPS AND AERIALS



5 & 7 Vipond Road:



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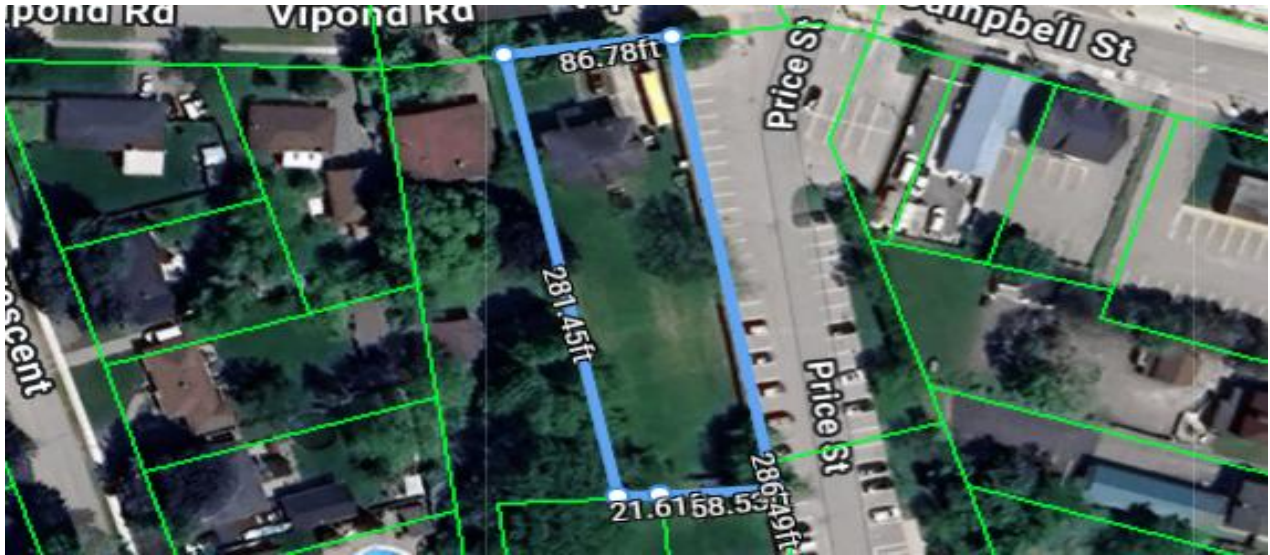
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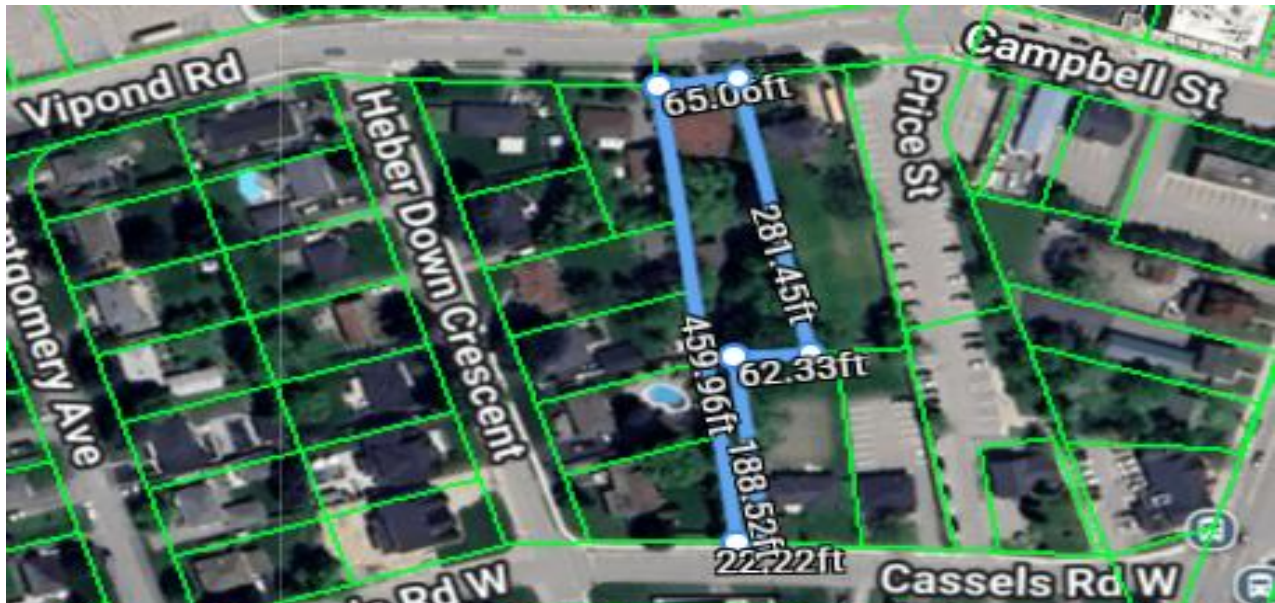
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MAPS AND AERIALS

5 Vipond Road:



7 Vipond Road:



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