

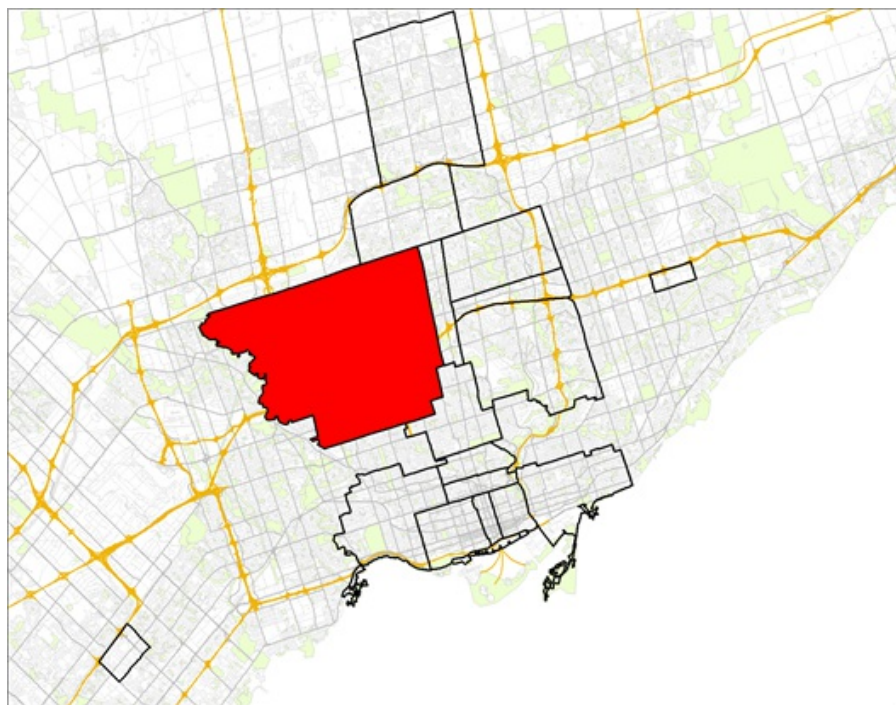


Greater Toronto Area  
North York West

New Homes High Rise Submarket Report  
Data as of March 2018



# North York West Submarket Report - March 2018



| North York West                               |           |    | GTA       |  |
|-----------------------------------------------|-----------|----|-----------|--|
| Active Projects                               | 9         |    | 281       |  |
| Total Units                                   | 1,788     |    | 71,258    |  |
| Total Sales                                   | 1,602     |    | 62,502    |  |
| Rem. Inv.                                     | 186       |    | 8,756     |  |
| Avg. \$/SF                                    | \$728     |    | \$872     |  |
| Avg. SF                                       | 964       |    | 911       |  |
| Avg. \$                                       | \$702,142 |    | \$794,509 |  |
| Current Month Sales (incl. active & sold out) |           | 33 | 1,649     |  |

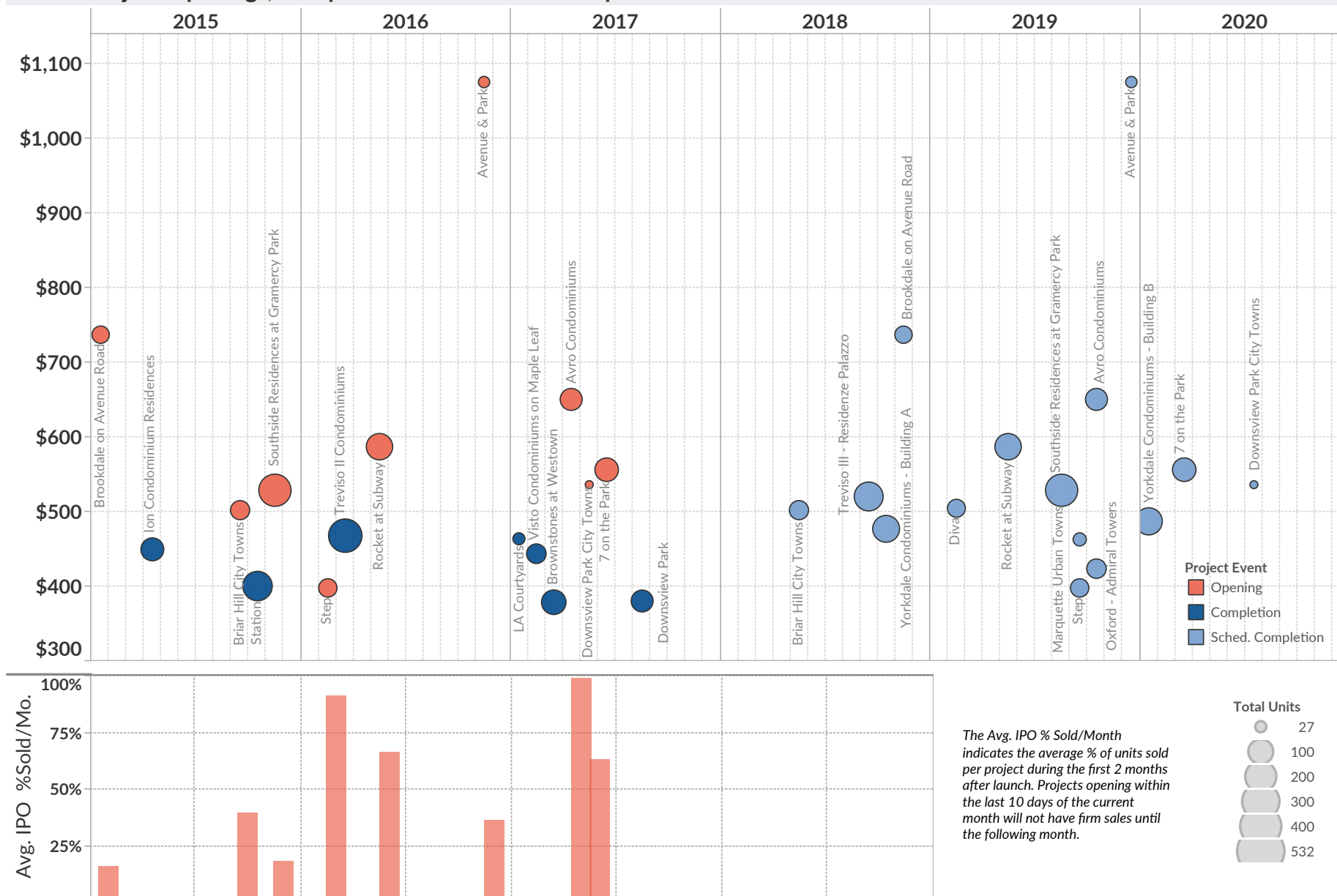
| Development Applications |       |  |                 |
|--------------------------|-------|--|-----------------|
| North York West          |       |  | City of Toronto |
| Number of Dev. Apps.     | 39    |  | 338             |
| Total Units              | 8,413 |  | 150,769         |
| Min. Floor Space Index   | 0.8   |  | 0.1             |
| Max. Floor Space Index   | 7.1   |  | 44.3            |
| Avg. Floor Space Index   | 3.3   |  | 7.3             |

**Submarket - Months of Inventory** (calculated using current rem. inv. and last 12 month sales)



# North York West Submarket Report - March 2018

## Recent Project Openings, Completions & Scheduled Completions



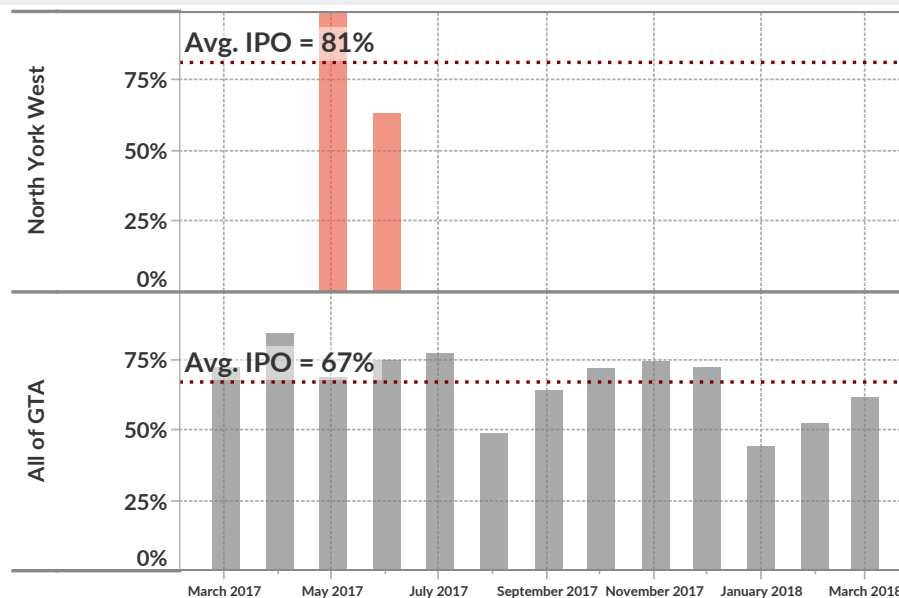
# North York West Submarket Report - March 2018

## Project Data by Unit Type

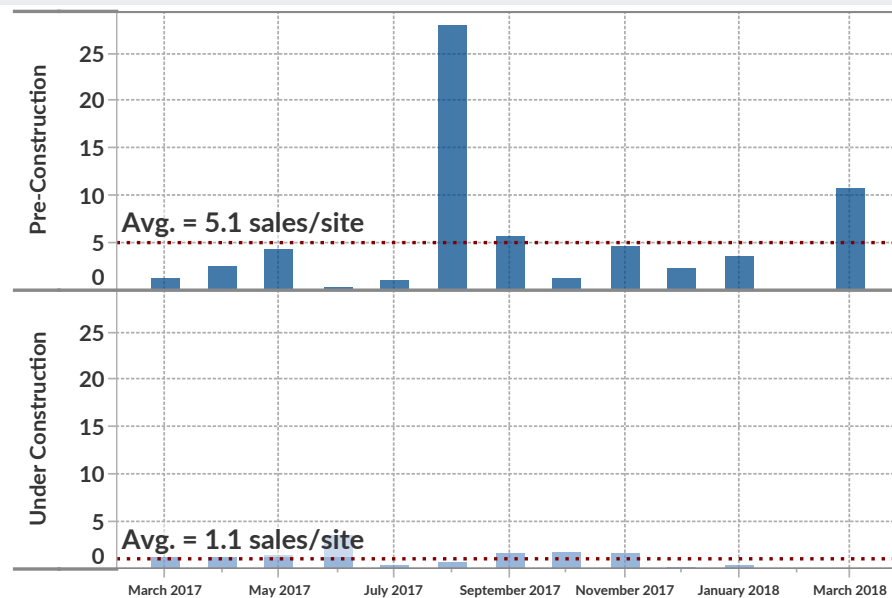
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 48          | 0                   | 46          | 2         |
| 1 Bedroom       | 366         | 0                   | 320         | 46        |
| 1 Bedroom + Den | 399         | 0                   | 386         | 13        |
| 2 Bedroom       | 570         | 6                   | 500         | 70        |
| 2 Bedroom + Den | 253         | 0                   | 242         | 11        |
| 3 Bedroom & Up  | 114         | 26                  | 95          | 19        |
| Penthouse       | 14          | 0                   | 6           | 8         |
| Other           | 24          | 1                   | 7           | 17        |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$745      | 371             | 425              | \$222,880        | \$369,900         |
| \$752      | 471             | 811              | \$355,380        | \$654,900         |
| \$648      | 544             | 779              | \$293,900        | \$538,900         |
| \$621      | 620             | 1,499            | \$320,900        | \$1,650,000       |
| \$1,057    | 747             | 2,181            | \$374,900        | \$3,200,000       |
| \$623      | 936             | 1,652            | \$636,900        | \$829,900         |
| \$1,458    | 3,426           | 3,426            | \$4,995,000      | \$4,995,000       |
| \$740      | 720             | 2,343            | \$431,380        | \$1,857,000       |

## IPO Launch Performance (first 2 months)

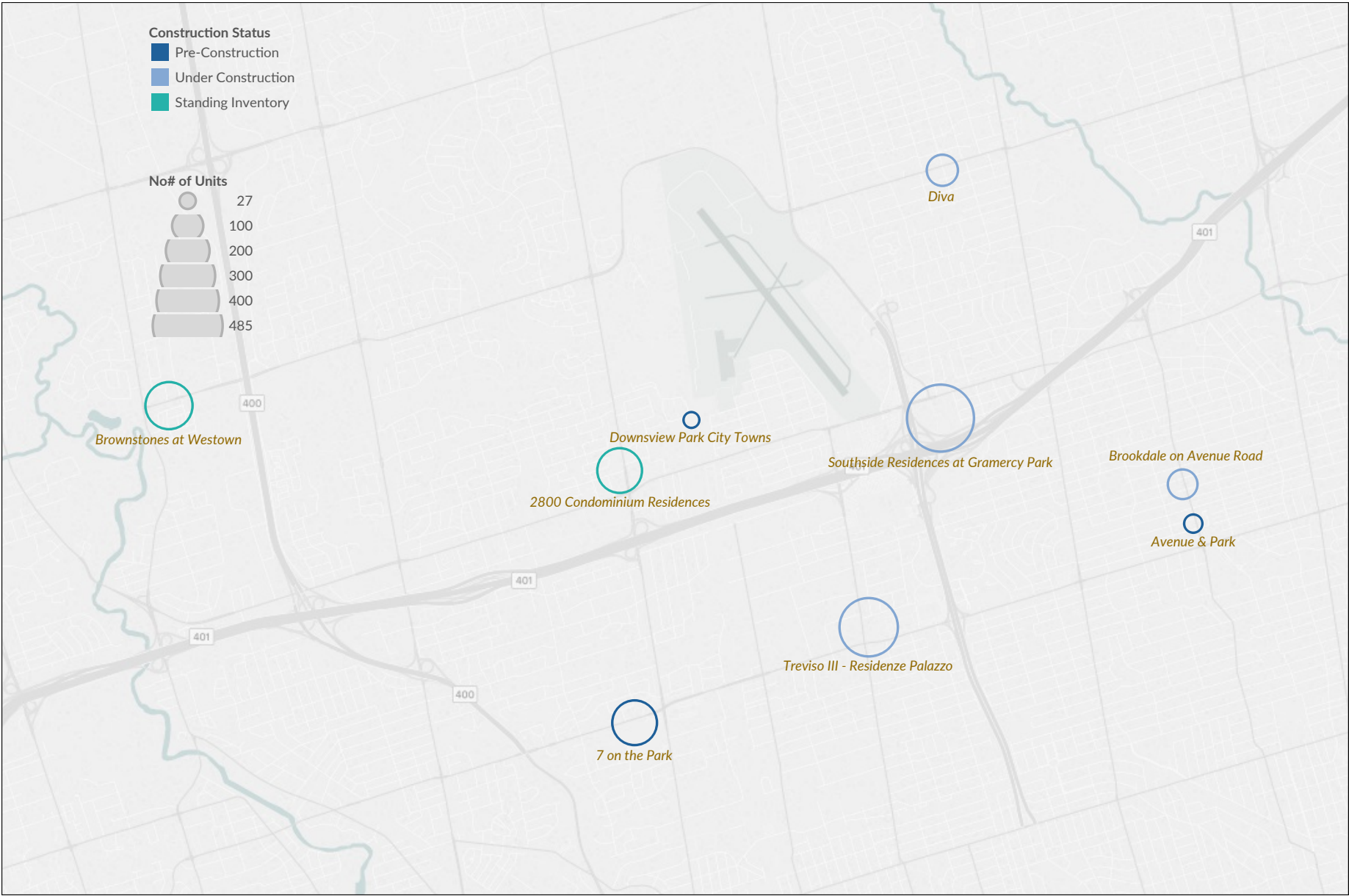


## Post Launch Absorption: North York West



# North York West Submarket Report - March 2018

## Current Active Projects



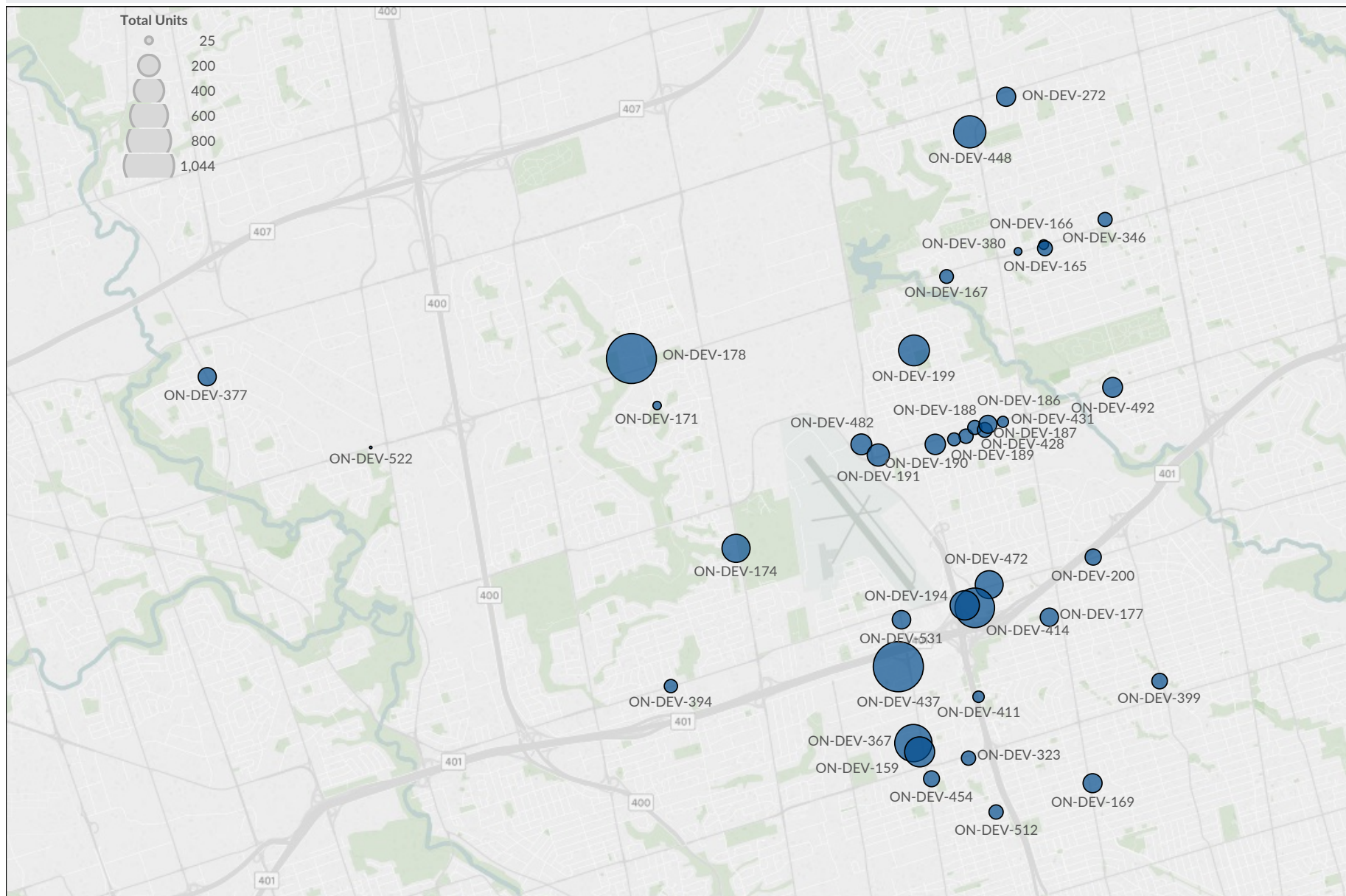
# North York West Submarket Report - March 2018

## Current Active Project List

| Site Name                                                     | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Rem. Inv. | Total Units | Original \$/SF | Avg. \$/ SF |
|---------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 7 on the Park - i-Kore Developments Ltd.                      | Apartment    | March 2020              | 32                  | 43  | 22        | 216         | \$557          | \$672       |
| 2800 Condominium Residences - Quadcam Development Gro..       | Apartment    | February 2018           | 1                   | 1   | 21        | 216         | \$0            | \$610       |
| Avenue & Park - Stafford Homes                                | Apartment    | December 2019           | 0                   | 0   | 8         | 36          | \$1,076        | \$1,369     |
| Brookdale on Avenue Road - Fortress Real Developments Inc. .. | Apartment    | November 2018           | 0                   | 0   | 17        | 95          | \$737          | \$787       |
| Brownstones at Westown - Lindvest                             | Stacked      | March 2017              | 0                   | 0   | 24        | 240         | \$379          | \$481       |
| Diva - Torbel Group                                           | Apartment    | February 2019           | 0                   | 0   | 8         | 105         | \$505          | \$543       |
| Downsview Park City Towns - Stafford Homes                    | Stacked      | July 2020               | 0                   | 0   | 5         | 27          | \$536          | \$513       |
| Southside Residences at Gramercy Park - Malibu Investments .. | Apartment    | August 2019             | 0                   | 0   | 16        | 485         | \$529          | \$531       |
| Treviso III - Residenze Palazzo - Lanterra Developments       | Apartment    | September 2018          | 0                   | 2   | 65        | 368         | \$520          | \$753       |

# North York West Submarket Report - March 2018

## Current Development Applications



# North York West Submarket Report - March 2018

## Current Development Application List

| Inv# No    | Municipal Address                                             | Height (Storeys) | Floor Space Index | Total Units |
|------------|---------------------------------------------------------------|------------------|-------------------|-------------|
| ON-DEV-159 | 3130 Dufferin Street                                          | Null             | 5.8               | 374         |
| ON-DEV-165 | 221 - 231 Finch Avenue West                                   | 4                | 1.9               | 91          |
| ON-DEV-166 | 228 - 230 Finch Avenue West                                   | 4                | 1.9               | 39          |
| ON-DEV-167 | 591 Finch Avenue West                                         | 12               | 5.4               | 78          |
| ON-DEV-169 | 491 Glencairn Avenue and 278, 280 & 282 Strathallan Wood Road | 12               | 4.3               | 150         |
| ON-DEV-171 | 102-134 Hucknall Road                                         | 4                | 1.9               | 29          |
| ON-DEV-174 | 3100 Keele Street                                             | Null             | 3.2               | 328         |
| ON-DEV-177 | 50 - 52 Neptune Drive                                         | 10               | 5.0               | 137         |
| ON-DEV-178 | 470 Sentinel Road, 1, 35, and 40 Fountainhead Road            | Null             | 2.5               | 1,035       |
| ON-DEV-186 | 700, 702, 714 & 716 Sheppard Avenue West                      | 10               | 3.8               | 134         |
| ON-DEV-187 | 719 Sheppard Avenue West                                      | 9                | 3.9               | 91          |
| ON-DEV-188 | 740 and 748 Sheppard Avenue West                              | 9                | 3.5               | 82          |
| ON-DEV-189 | 813, 815 and 817 Sheppard Avenue West                         | 9                | 3.3               | 69          |
| ON-DEV-190 | 847 - 873 Sheppard Avenue West                                | 5                | 2.0               | 172         |
| ON-DEV-191 | 1050 Sheppard Avenue West                                     | 15               | 7.1               | 205         |
| ON-DEV-194 | 30 Tippet Road                                                | 13               |                   | 356         |
| ON-DEV-199 | 221 - 245 Wilmington Avenue                                   | Null             | 0.8               | 394         |
| ON-DEV-200 | 228 Wilson Avenue                                             | 17               | 5.7               | 108         |
| ON-DEV-272 | 755 Steeles Avenue West                                       | Null             | 2.4               | 152         |
| ON-DEV-323 | 713 Lawrence Avenue West                                      | 4                | 1.6               | 84          |
| ON-DEV-346 | 11 Altamont Road                                              | 3                | 1.8               | 82          |
| ON-DEV-367 | 3140 Dufferin Street                                          | 28               | 3.9               | 578         |
| ON-DEV-377 | 3002 Islington Avenue                                         | 4                | 1.5               | 136         |
| ON-DEV-380 | 286 Finch Avenue West                                         | 3                | 1.4               | 25          |
| ON-DEV-394 | 1326 Wilson Avenue                                            | 9                | 3.2               | 73          |
| ON-DEV-399 | 1580 Avenue Road                                              | 7                | 3.9               | 100         |
| ON-DEV-411 | 1 Leila Lane                                                  | 15               |                   | 54          |
| ON-DEV-414 | 4 Tippet Road                                                 | 16               | 4.0               | 651         |
| ON-DEV-428 | 128 Gorman Park Road                                          | 9                | 4.0               | 85          |
| ON-DEV-431 | 665 Sheppard Avenue West                                      | 4                | 1.8               | 51          |
| ON-DEV-437 | 3450 Dufferin Street                                          | Null             | 4.1               | 1,044       |
| ON-DEV-448 | 6040 Bathurst Street                                          | 29               | 2.0               | 430         |
| ON-DEV-454 | 3019 Dufferin Street                                          | 8                |                   | 105         |
| ON-DEV-472 | 470 Wilson Avenue                                             | 13               |                   | 323         |
| ON-DEV-482 | 20 De Boers Drive                                             | 14               |                   | 180         |
| ON-DEV-492 | 270 Sheppard Avenue West                                      | 8                |                   | 163         |
| ON-DEV-512 | 529 Marlee Avenue                                             | 9                |                   | 84          |
| ON-DEV-522 | 2370 Finch Avenue West                                        | 15               |                   |             |
| ON-DEV-531 | 3621 Dufferin Street                                          | 9                |                   | 141         |

Please note: The data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

# North York West Submarket Report - March 2018

| Monthly Sales           |                     | Current GTA Active Projects |             |             |           |            |         |             | Dev. Apps.  |
|-------------------------|---------------------|-----------------------------|-------------|-------------|-----------|------------|---------|-------------|-------------|
| Sub Market              | Current Month Sales | Active Projects             | Total Units | Total Sales | Rem. Inv. | Avg. \$/SF | Avg. SF | Avg. \$     | Total Units |
| Bloor - Yorkville       | 2                   | 16                          | 5,669       | 5,197       | 472       | \$1,649    | 1,009   | \$1,663,497 | 5,043       |
| Central Waterfront      | 160                 | 11                          | 4,552       | 3,954       | 598       | \$1,135    | 844     | \$958,416   | 11,951      |
| Don Mills - York Mills  | 119                 | 10                          | 2,412       | 2,148       | 264       | \$839      | 1,310   | \$1,099,037 | 10,393      |
| Downtown Core           | 17                  | 9                           | 3,747       | 3,544       | 203       | \$1,096    | 898     | \$984,271   | 7,917       |
| Downtown East           | 4                   | 12                          | 3,769       | 3,512       | 257       | \$948      | 899     | \$851,534   | 9,796       |
| Downtown West           | 143                 | 25                          | 9,480       | 8,218       | 1,262     | \$1,105    | 774     | \$855,315   | 18,657      |
| Etobicoke Waterfront    | 31                  | 9                           | 3,735       | 3,408       | 327       | \$994      | 834     | \$828,925   | 241         |
| Highway7 - Yonge        | 350                 | 8                           | 2,017       | 1,273       | 744       | \$661      | 900     | \$595,226   | .           |
| Mississauga City Centre | 32                  | 5                           | 2,707       | 2,419       | 288       | \$700      | 877     | \$613,558   | .           |
| North Toronto           | 5                   | 6                           | 2,024       | 1,802       | 222       | \$914      | 832     | \$760,648   | 7,108       |
| North Yonge Corridor    | 22                  | 4                           | 1,714       | 1,465       | 249       | \$937      | 699     | \$655,131   | 4,420       |
| North York East         | 0                   | 2                           | 651         | 645         | 6         | \$714      | 1,659   | \$1,185,167 | 875         |
| North York West         | 33                  | 9                           | 1,788       | 1,602       | 186       | \$728      | 964     | \$702,142   | 8,413       |
| Not Applicable          | 607                 | 121                         | 20,491      | 17,639      | 2,852     | \$644      | 978     | \$629,877   | 40,030      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 3,760       |
| Sheppard Corridor       | 107                 | 11                          | 3,381       | 2,902       | 479       | \$890      | 765     | \$680,226   | 6,394       |
| Thornhill               |                     |                             |             |             |           |            |         |             | .           |
| Toronto East            | 1                   | 10                          | 1,216       | 1,172       | 44        | \$781      | 1,061   | \$828,317   | 1,231       |
| Toronto West            | 6                   | 4                           | 601         | 405         | 196       | \$917      | 793     | \$727,515   | 11,872      |
| Yonge - St. Clair       | 10                  | 9                           | 1,304       | 1,197       | 107       | \$1,261    | 1,356   | \$1,710,327 | 1,101       |

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