

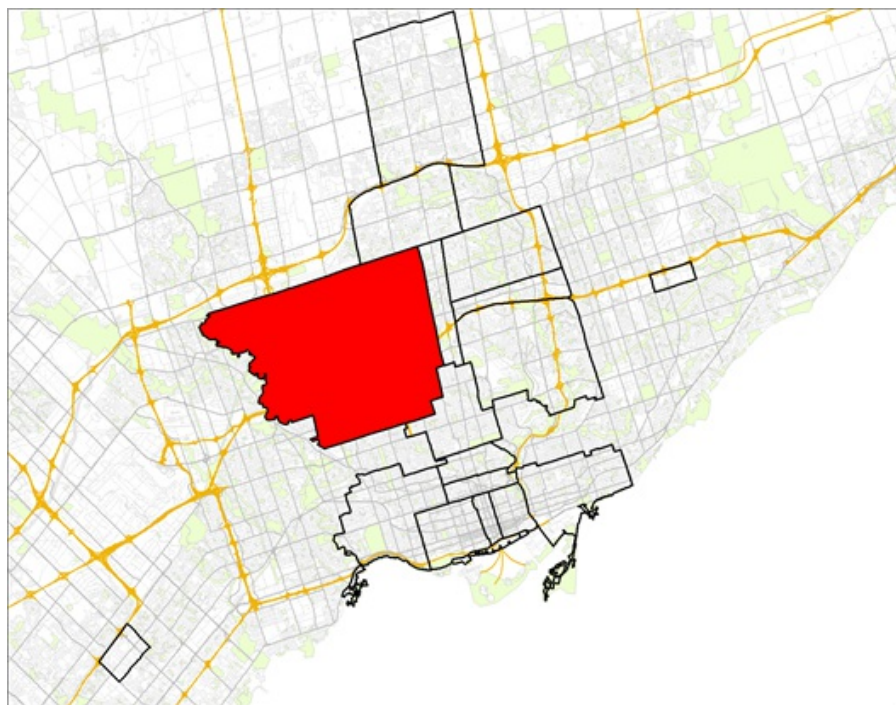


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of April 2018



North York West Submarket Report - April 2018



North York West		GTA
Active Projects	10	288
Total Units	2,058	71,507
Total Sales	1,602	61,549
Rem. Inv.	456	9,958
Avg. \$/SF	\$740	\$888
Avg. SF	825	890
Avg. \$	\$610,691	\$790,603
Current Month Sales (incl. active & sold out)	0	1,225

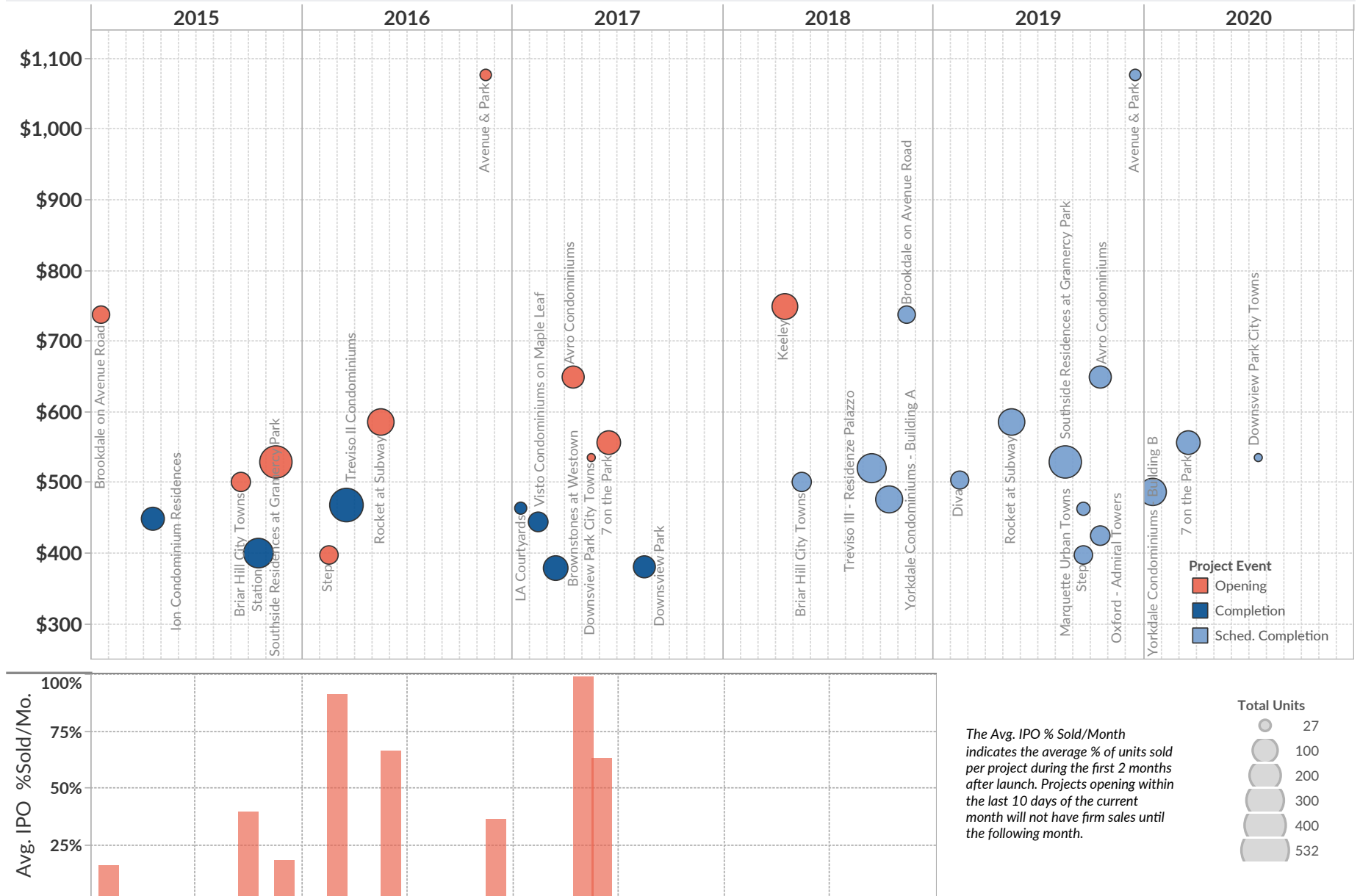
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	39	338
Total Units	8,413	150,769
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	7.1	44.3
Avg. Floor Space Index	3.3	7.3

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



North York West Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



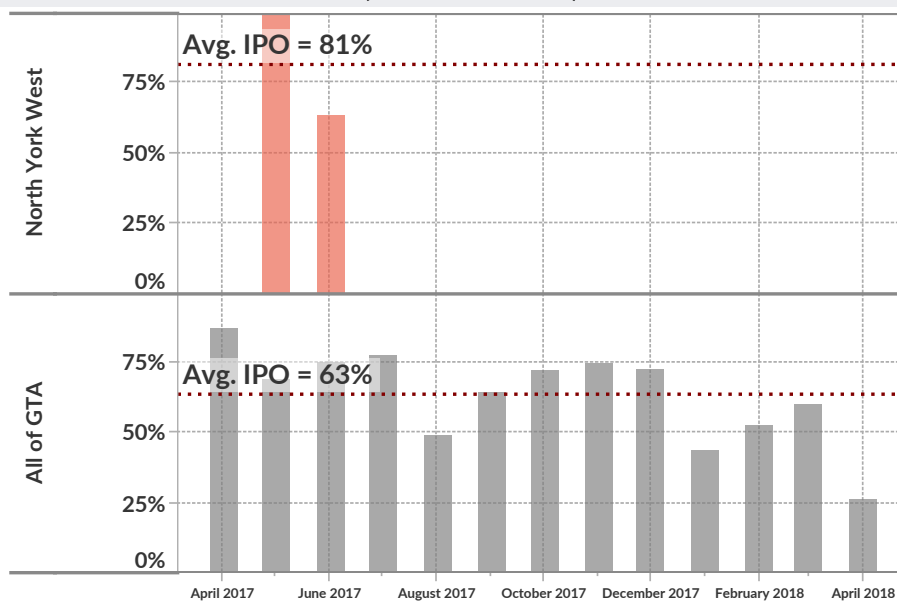
North York West Submarket Report - April 2018

Project Data by Unit Type

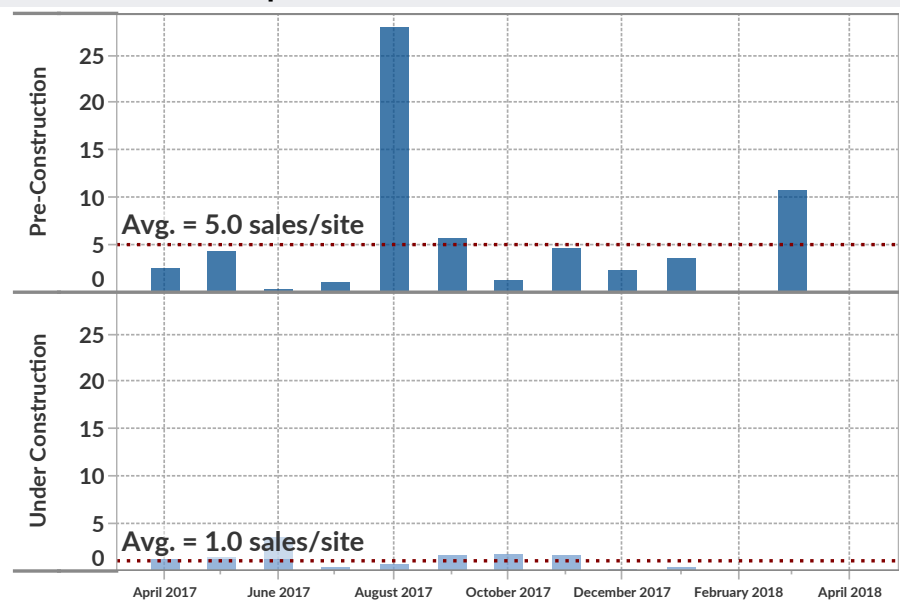
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	48	0	46	2
1 Bedroom	366	0	320	46
1 Bedroom + Den	550	0	386	164
2 Bedroom	634	0	500	134
2 Bedroom + Den	284	0	242	42
3 Bedroom & Up	138	0	95	43
Penthouse	14	0	6	8
Other	24	0	7	17

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
\$748	535	779	\$293,900	\$538,900
\$680	620	1,499	\$320,900	\$1,650,000
\$883	747	2,181	\$374,900	\$3,200,000
\$667	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)

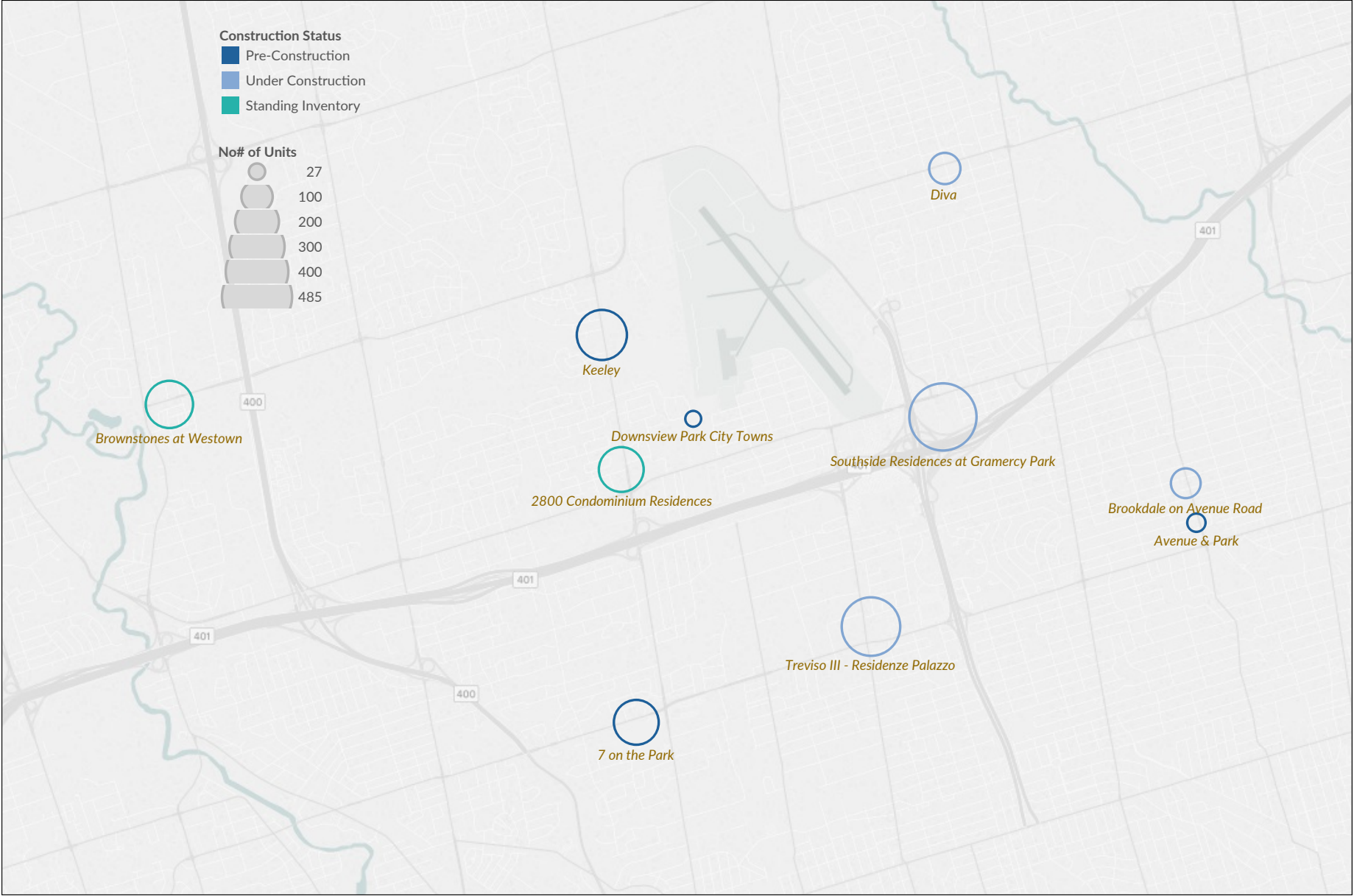


Post Launch Absorption: North York West



North York West Submarket Report - April 2018

Current Active Projects



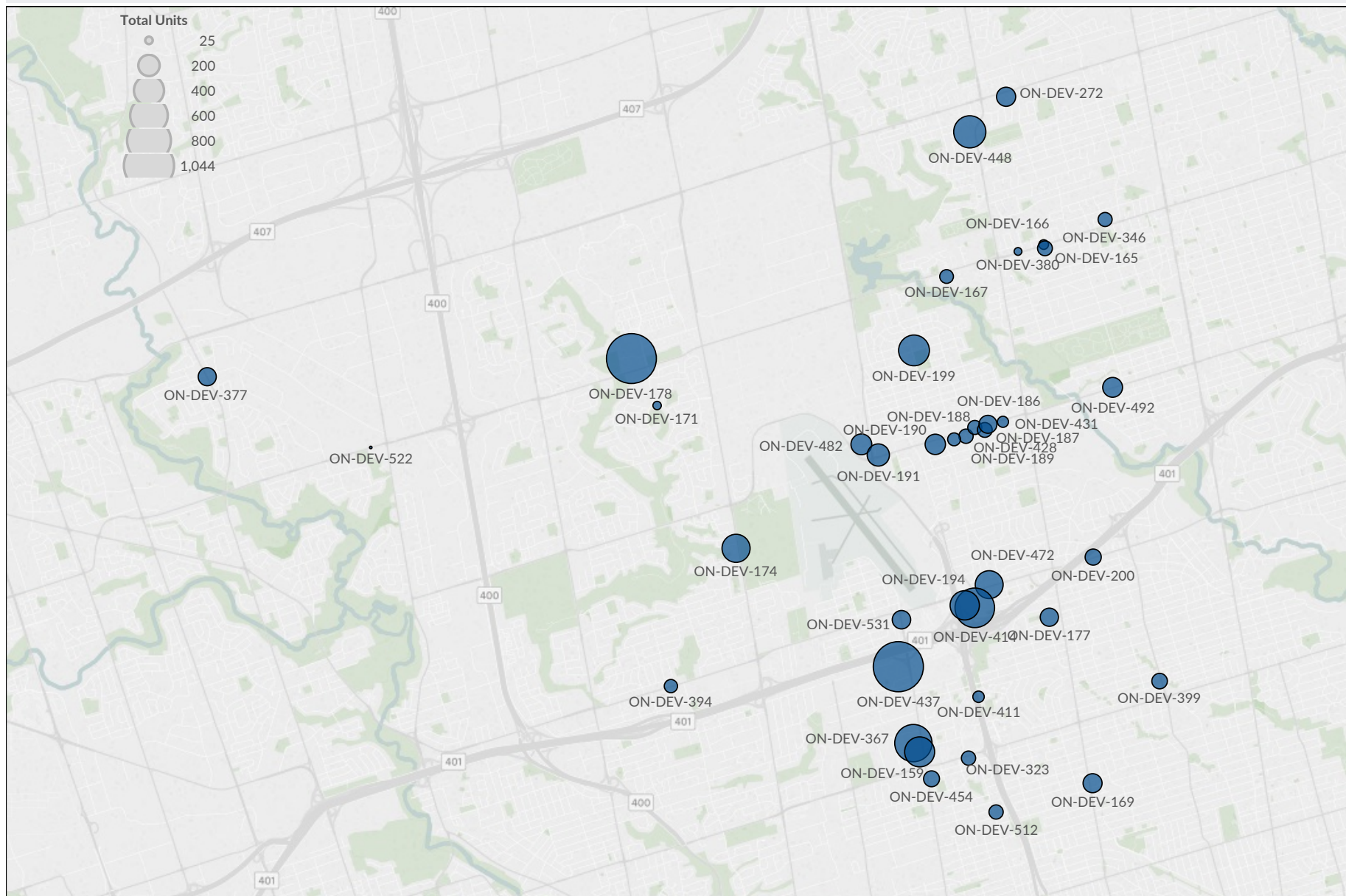
North York West Submarket Report - April 2018

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	0	43	22	216	\$557	\$673
2800 Condominium Residences - Quadcam Development Gro..	Apartment	February 2018	0	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
Keeley - TAS DesignBuild	Apartment	July 2021	0	0	270	270	\$750	\$750
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 - April 2018

Current Development Applications



North York West Submarket Report - April 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 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 - April 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	1	16	5,669	5,193	476	\$1,685	1,025	\$1,727,654	5,043
Central Waterfront	47	11	4,552	4,002	550	\$1,134	864	\$979,612	11,951
Don Mills - York Mills	11	10	2,412	2,190	222	\$842	1,312	\$1,103,781	10,393
Downtown Core	3	9	3,747	3,548	199	\$1,128	898	\$1,012,894	7,917
Downtown East	4	12	3,769	3,521	248	\$950	884	\$839,139	9,796
Downtown West	270	25	9,692	7,789	1,903	\$1,126	737	\$829,691	18,657
Etobicoke Waterfront	22	9	3,735	3,430	305	\$989	841	\$832,149	241
Highway7 - Yonge	256	8	2,017	1,453	564	\$656	891	\$584,595	.
Mississauga City Centre	39	5	2,707	2,462	245	\$690	896	\$618,499	.
North Toronto	51	8	2,183	1,898	285	\$983	871	\$855,898	7,108
North Yonge Corridor	8	4	1,714	1,473	241	\$950	703	\$667,401	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	0	10	2,058	1,602	456	\$740	825	\$610,691	8,413
Not Applicable	498	125	20,254	16,819	3,435	\$664	967	\$641,941	40,030
Scarborough City Centre									3,760
Sheppard Corridor	8	10	3,146	2,676	470	\$888	765	\$679,221	6,394
Thornhill									.
Toronto East	1	11	1,296	1,236	60	\$809	949	\$767,969	1,231
Toronto West	3	4	601	408	193	\$919	795	\$730,334	11,872
Yonge - St. Clair	3	9	1,304	1,204	100	\$1,258	1,324	\$1,665,351	1,101

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