

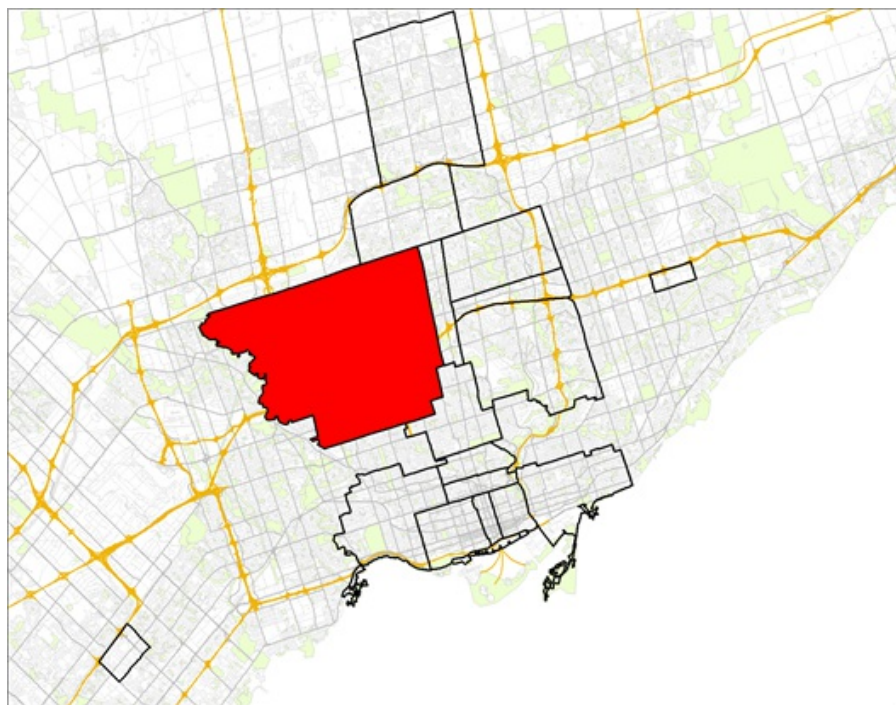


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of June 2018



North York West Submarket Report - June 2018



North York West		GTA
Active Projects	11	304
Total Units	2,361	74,948
Total Sales	1,920	64,613
Rem. Inv.	441	10,335
Avg. \$/SF	\$727	\$927
Avg. SF	782	919
Avg. \$	\$568,235	\$851,957
Current Month Sales (incl. active & sold out)	64	2,079

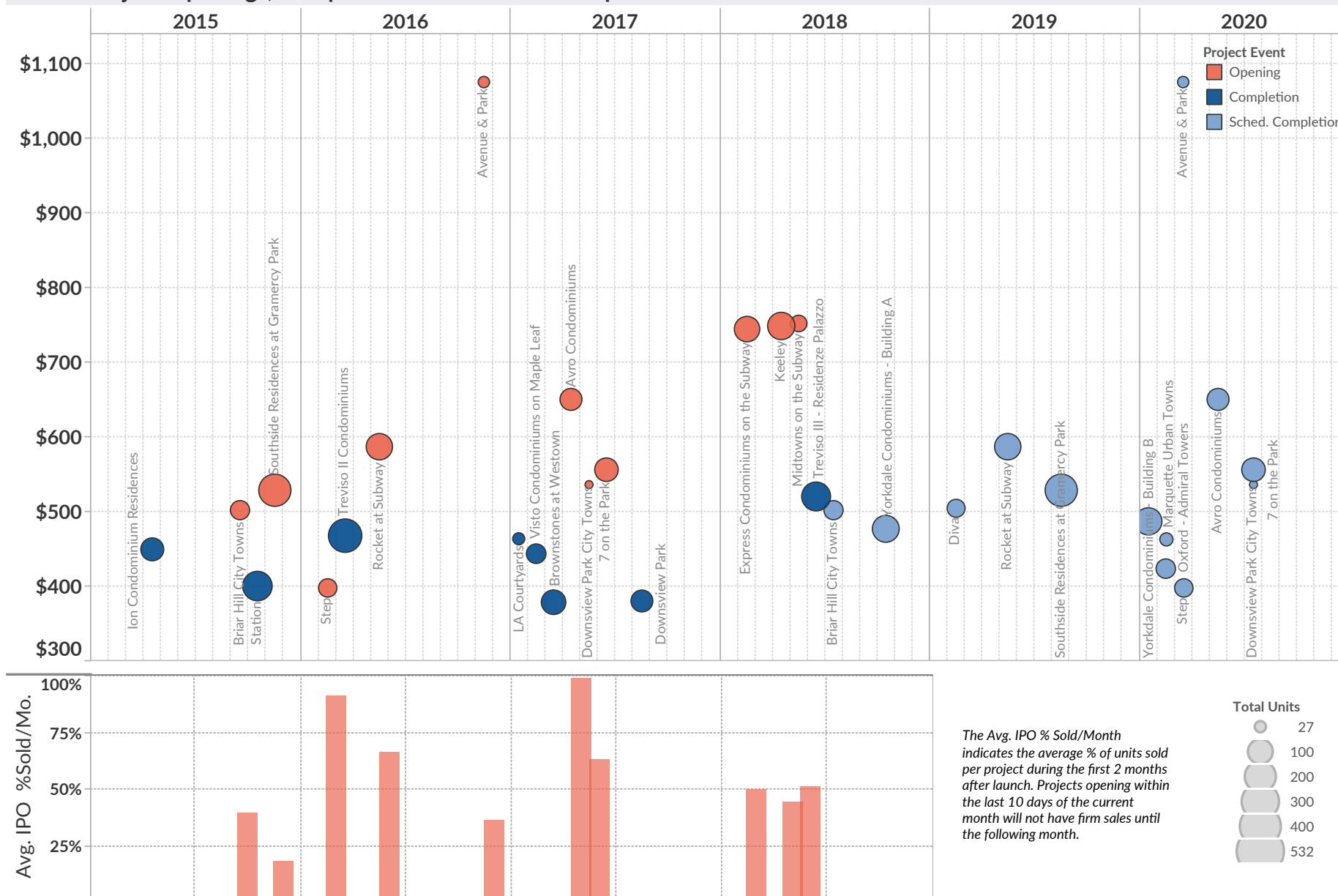
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	29	267
Total Units	8,209	134,054
Min. Floor Space Index	0.4	0.1
Max. Floor Space Index	5.7	45.5
Avg. Floor Space Index	2.7	5.6

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



North York West Submarket Report - June 2018

Recent Project Openings, Completions & Scheduled Completions



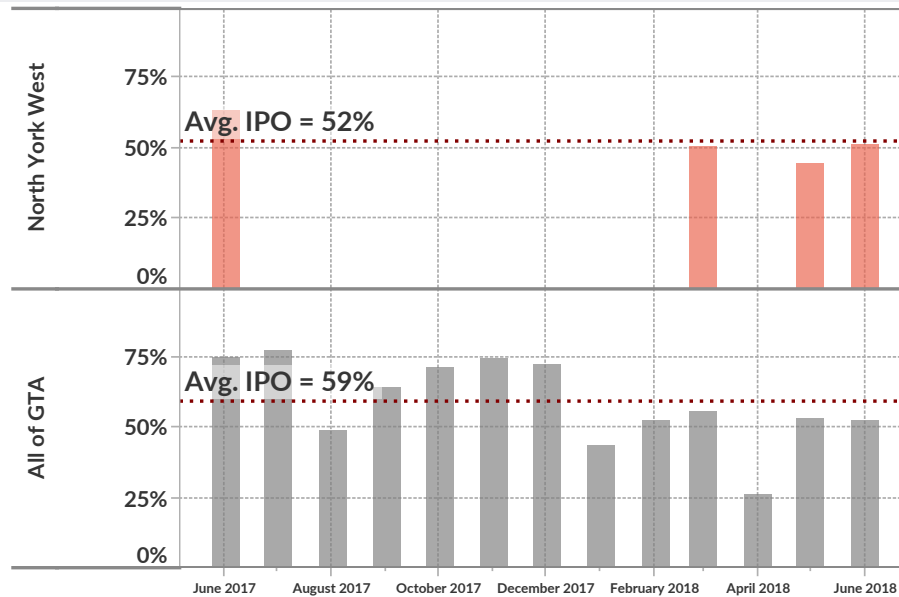
North York West Submarket Report - June 2018

Project Data by Unit Type

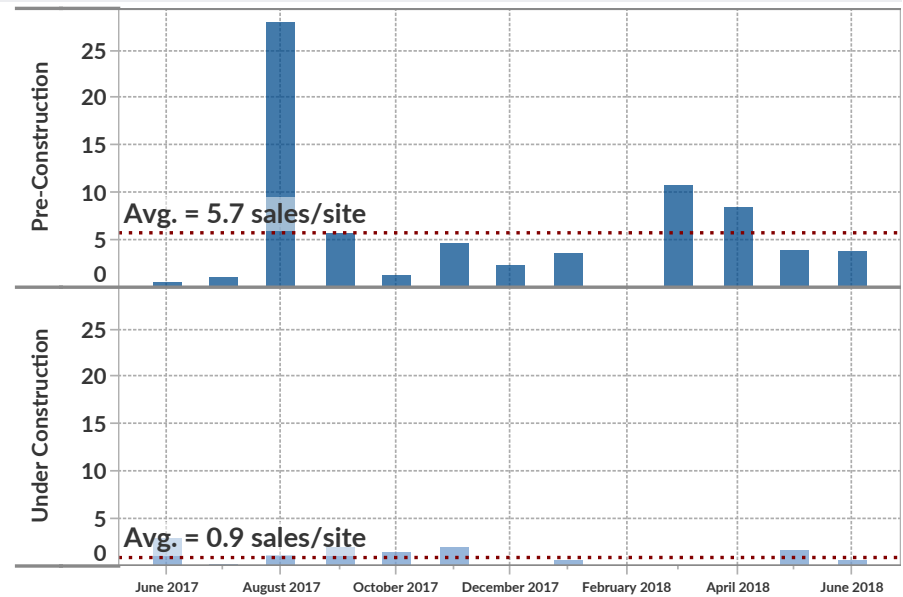
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	50	0	46	4
1 Bedroom	449	2	372	77
1 Bedroom + Den	601	10	491	110
2 Bedroom	756	48	619	137
2 Bedroom + Den	281	4	243	38
3 Bedroom & Up	194	0	135	59
Penthouse	14	0	7	7
Other	16	0	7	9

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$733	371	480	\$222,880	\$369,900
\$772	429	849	\$342,900	\$639,900
\$750	535	747	\$293,900	\$560,900
\$692	620	1,499	\$320,900	\$1,650,000
\$801	722	2,181	\$374,900	\$2,965,000
\$709	770	1,652	\$602,900	\$959,900
\$620	720	1,386	\$431,380	\$866,900

IPO Launch Performance (first 2 months)

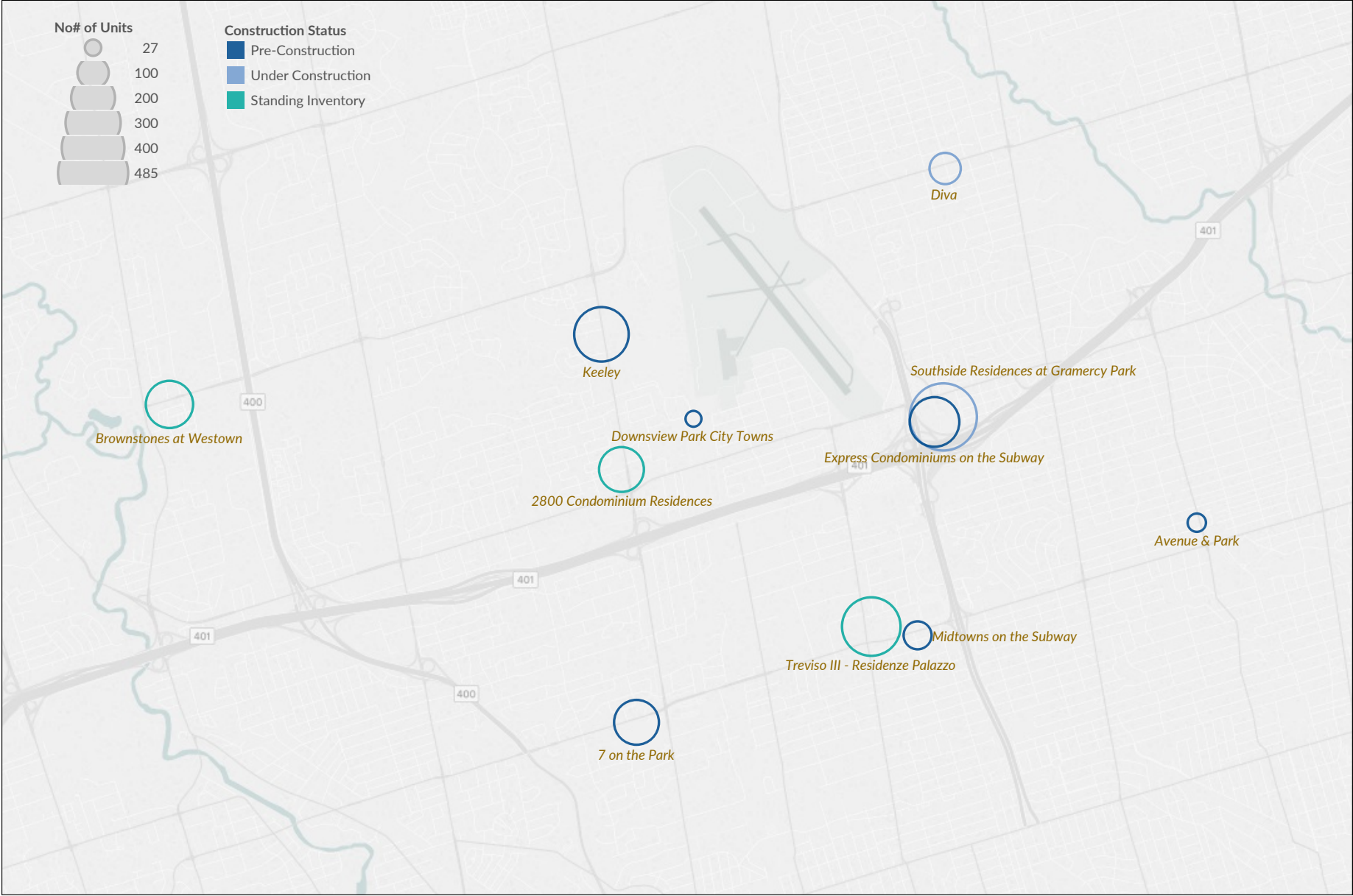


Post Launch Absorption: North York West



North York West Submarket Report - June 2018

Current Active Projects



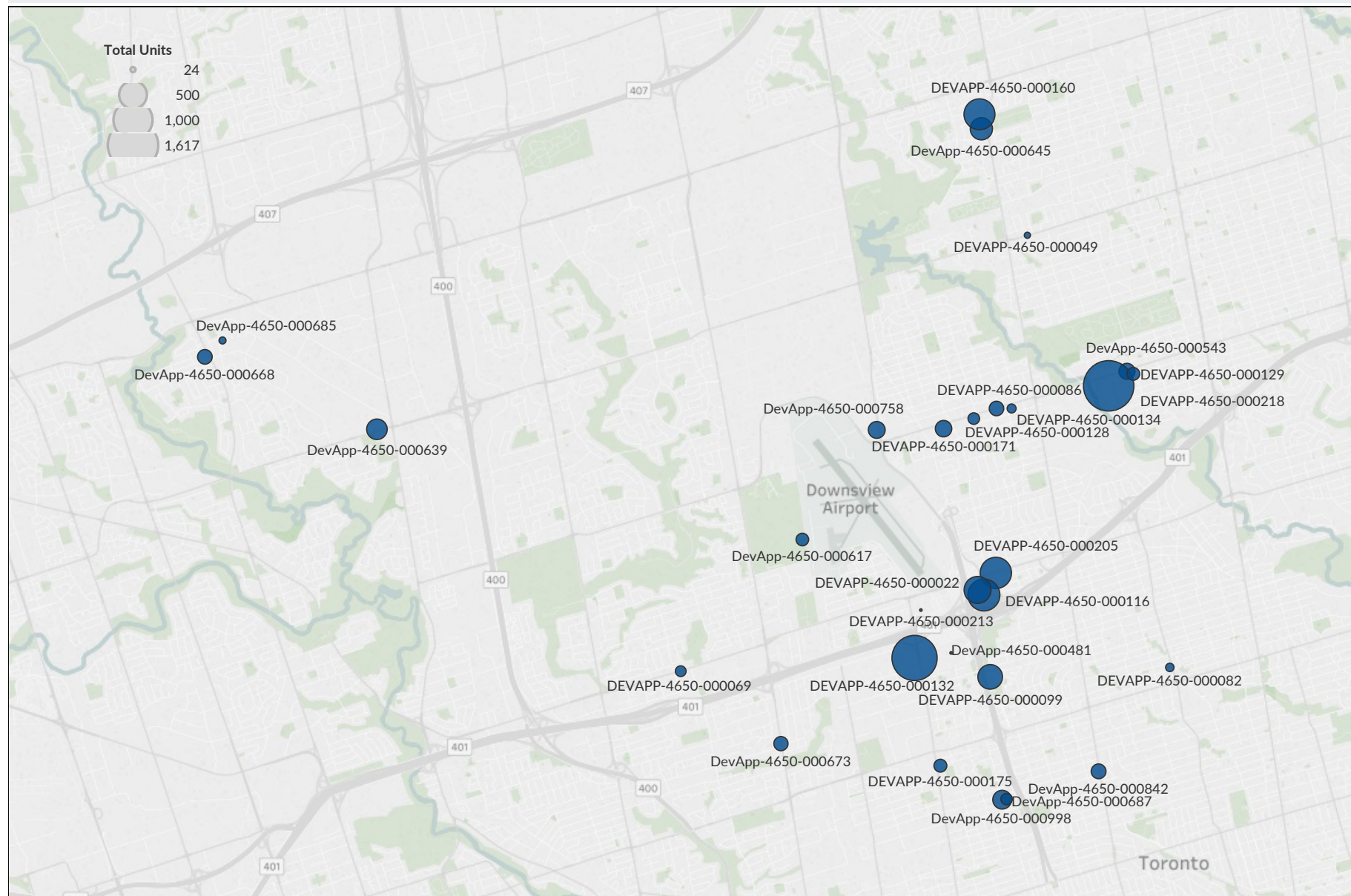
North York West Submarket Report - June 2018

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	July 2020	0	44	21	216	\$557	\$673
2800 Condominium Residences - Quadcam Development Gro..	Apartment	February 2018	0	2	20	216	\$0	\$610
Avenue & Park - Stafford Homes	Apartment	March 2020	0	2	6	36	\$1,076	\$1,279
Brownstones at Westtown - Lindvest	Stacked	March 2017	1	2	22	240	\$379	\$479
Diva - Torbel Group	Apartment	February 2019	1	6	2	105	\$505	\$664
Downsview Park City Towns - Stafford Homes	Stacked	July 2020	0	0	5	27	\$536	\$513
Express Condominiums on the Subway - Malibu Investments I..	Apartment	August 2021	6	186	79	265	\$745	\$740
Keeley - TAS DesignBuild	Apartment	July 2021	13	155	164	319	\$749	\$762
Midtowns on the Subway - Wycliffe Homes	Stacked	October 2021	43	43	41	84	\$752	\$736
Southside Residences at Gramercy Park - Malibu Investments ..	Apartment	August 2019	0	0	16	485	\$529	\$531
Treviso III - Residenze Palazzo - Lanterra Developments	Apartment	June 2018	0	2	65	368	\$520	\$753

North York West Submarket Report - June 2018

Current Development Applications



North York West Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000022	36 - 36R Tippet Road	4.4	462
DEVAPP-4650-000049	286 Finch Avenue West	1.4	24
DEVAPP-4650-000069	1326 - 1328 Wilson Avenue	3.6	73
DEVAPP-4650-000082	1580 Avenue Road	7.8	45
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	3.5	134
DEVAPP-4650-000099	1 Leila Lane	3.8	386
DEVAPP-4650-000116	4 - 6 Tippet Road	4.9	651
DEVAPP-4650-000128	128 - 132 Gorman Park Road	4.0	85
DEVAPP-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	3.8	105
DEVAPP-4650-000132	3450 Dufferin Street	4.1	1,299
DEVAPP-4650-000134	665 - 671 Sheppard Avenue West; 667 Sheppard Avenue West	1.9	51
DEVAPP-4650-000160	6040 Bathurst Street; 5 Fisherville Road	4.9	609
DEVAPP-4650-000171	847 - 873 Sheppard Avenue West	2.0	172
DEVAPP-4650-000175	3019 Dufferin Street	4.9	105
DEVAPP-4650-000205	470 - 530 Wilson Avenue	6.0	623
DEVAPP-4650-000213	3621 Dufferin Street	2.6	
DEVAPP-4650-000218	325 Bogert Avenue	6.1	1,617
DevApp-4650-000481	3401 Dufferin Street; 1 Yorkdale Road	1.9	
DevApp-4650-000543	258 - 270 Sheppard Avenue West; 1 - 3 Addington Avenue	3.7	163
DevApp-4650-000617	2995 Keele Street Phase 2 B1, B2, B3 & B4	1.9	101
DevApp-4650-000639	2370 Finch Avenue West	7.9	268
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.0	314
DevApp-4650-000668	3002 - 3014 Islington Avenue	1.0	136
DevApp-4650-000673	2522 Keele Street	2.5	128
DevApp-4650-000685	135 Plunkett Road (Phase 2)	0.4	31
DevApp-4650-000687	529 Marlee Avenue	6.2	84
DevApp-4650-000758	20 De Boers Drive	5.7	180
DevApp-4650-000842	2788 Bathurst Street	1.0	139
DevApp-4650-000998	831 Glencairn Avenue	6.1	224

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 - June 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	17	5,717	5,178	539	\$1,906	1,239	\$2,361,017	2,658
Central Waterfront	203	12	5,043	4,326	717	\$1,227	998	\$1,223,704	16,310
Don Mills - York Mills	10	10	2,412	2,204	208	\$846	1,276	\$1,078,915	10,647
Downtown Core	12	8	3,503	3,322	181	\$1,116	982	\$1,096,132	9,614
Downtown East	67	15	4,628	4,130	498	\$954	835	\$796,585	10,008
Downtown West	175	27	10,123	8,342	1,781	\$1,141	719	\$820,610	11,533
Etobicoke Waterfront	12	9	3,735	3,466	269	\$996	816	\$811,950	.
Highway7 - Yonge	61	6	1,442	1,062	380	\$655	897	\$586,998	.
Mississauga City Centre	18	5	2,707	2,496	211	\$689	911	\$627,068	.
North Toronto	23	8	2,167	1,940	227	\$1,032	892	\$920,763	6,133
North Yonge Corridor	547	6	2,164	1,761	403	\$912	727	\$663,567	3,814
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	1,134
North York West	64	11	2,361	1,920	441	\$727	782	\$568,235	8,209
Not Applicable	822	132	21,777	18,056	3,721	\$663	996	\$660,212	33,303
Scarborough City Centre									2,245
Sheppard Corridor	12	11	3,258	2,822	436	\$888	775	\$687,548	5,415
Thornhill									.
Toronto East	9	11	1,296	1,245	51	\$798	1,003	\$800,196	1,056
Toronto West	38	5	661	476	185	\$994	957	\$951,130	12,348
Yonge - St. Clair	4	9	1,303	1,222	81	\$1,315	1,312	\$1,725,619	.

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