

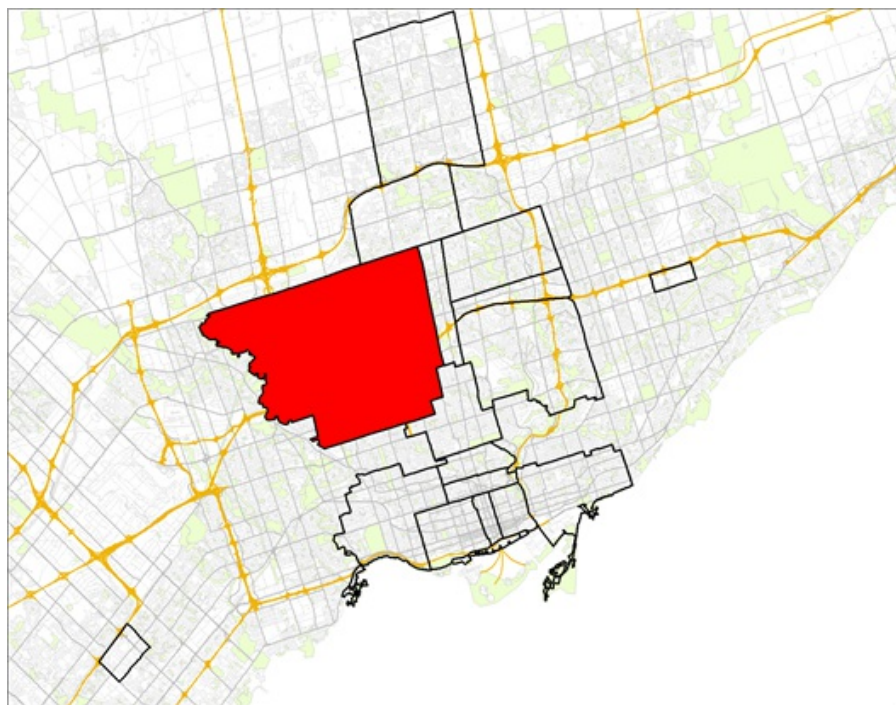


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of July 2018



North York West Submarket Report - July 2018



North York West		GTA
Active Projects	11	299
Total Units	2,361	74,568
Total Sales	1,940	64,637
Rem. Inv.	421	9,931
Avg. \$/SF	\$726	\$923
Avg. SF	783	921
Avg. \$	\$568,179	\$850,420
Current Month Sales (incl. active & sold out)	21	855

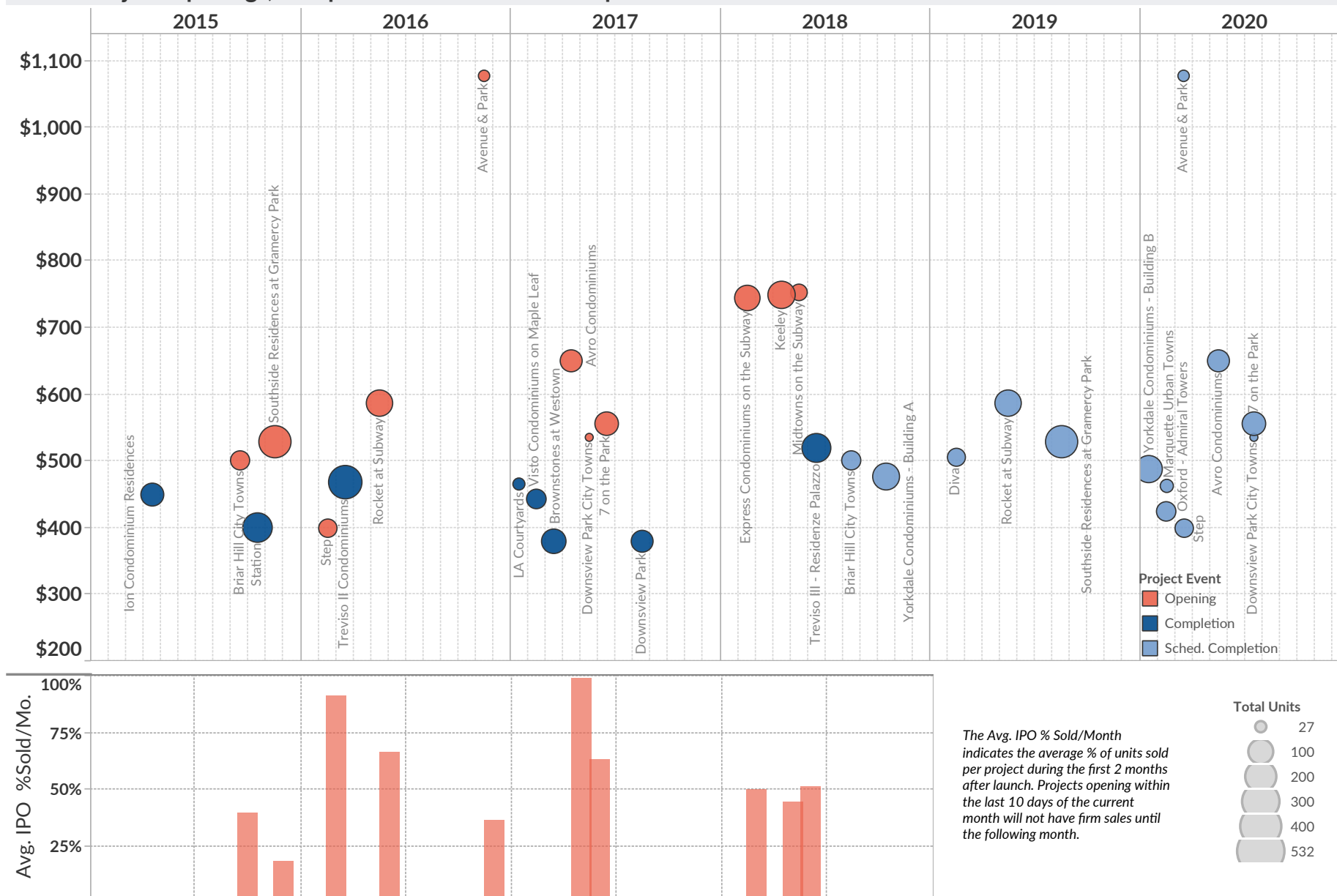
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	33	278
Total Units	23,294	291,396
Min. Floor Space Index	0.4	0.1
Max. Floor Space Index	7.0	45.5
Avg. Floor Space Index	2.7	5.5

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



North York West Submarket Report - July 2018

Recent Project Openings, Completions & Scheduled Completions



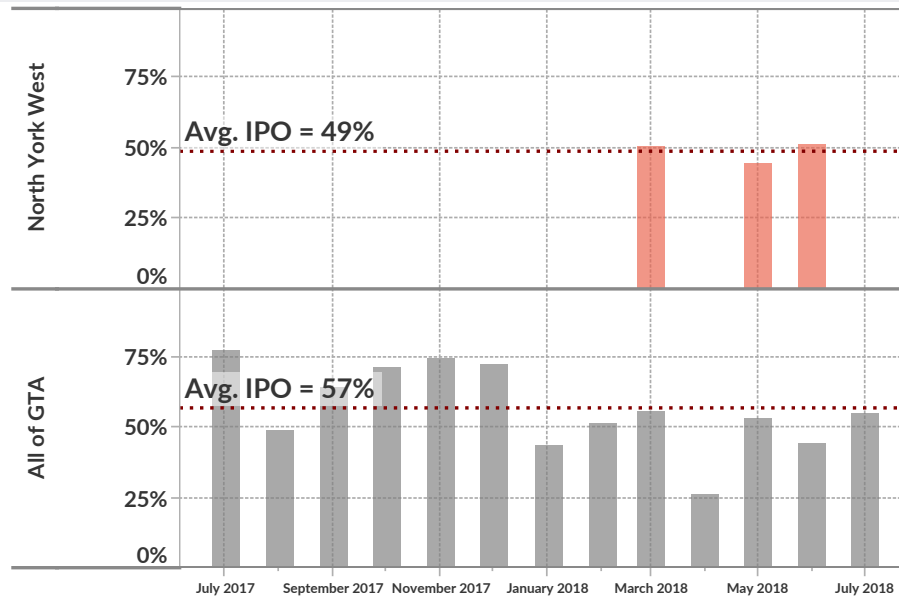
North York West Submarket Report - July 2018

Project Data by Unit Type

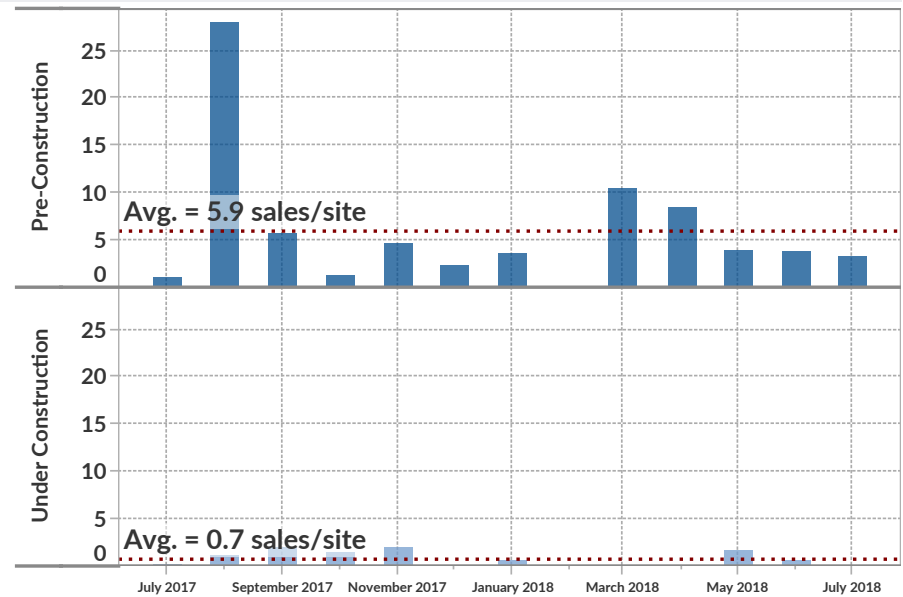
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	50	0	46	4
1 Bedroom	449	6	378	71
1 Bedroom + Den	601	3	494	107
2 Bedroom	756	12	631	125
2 Bedroom + Den	281	0	243	38
3 Bedroom & Up	194	0	134	60
Penthouse	14	0	7	7
Other	16	0	7	9

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$733	371	480	\$222,880	\$369,900
\$775	429	849	\$342,900	\$639,900
\$749	535	747	\$293,900	\$560,900
\$688	620	1,499	\$320,900	\$1,650,000
\$801	722	2,181	\$374,900	\$2,965,000
\$708	770	1,652	\$595,900	\$959,900
\$620	720	1,386	\$431,380	\$866,900

IPO Launch Performance (first 2 months)

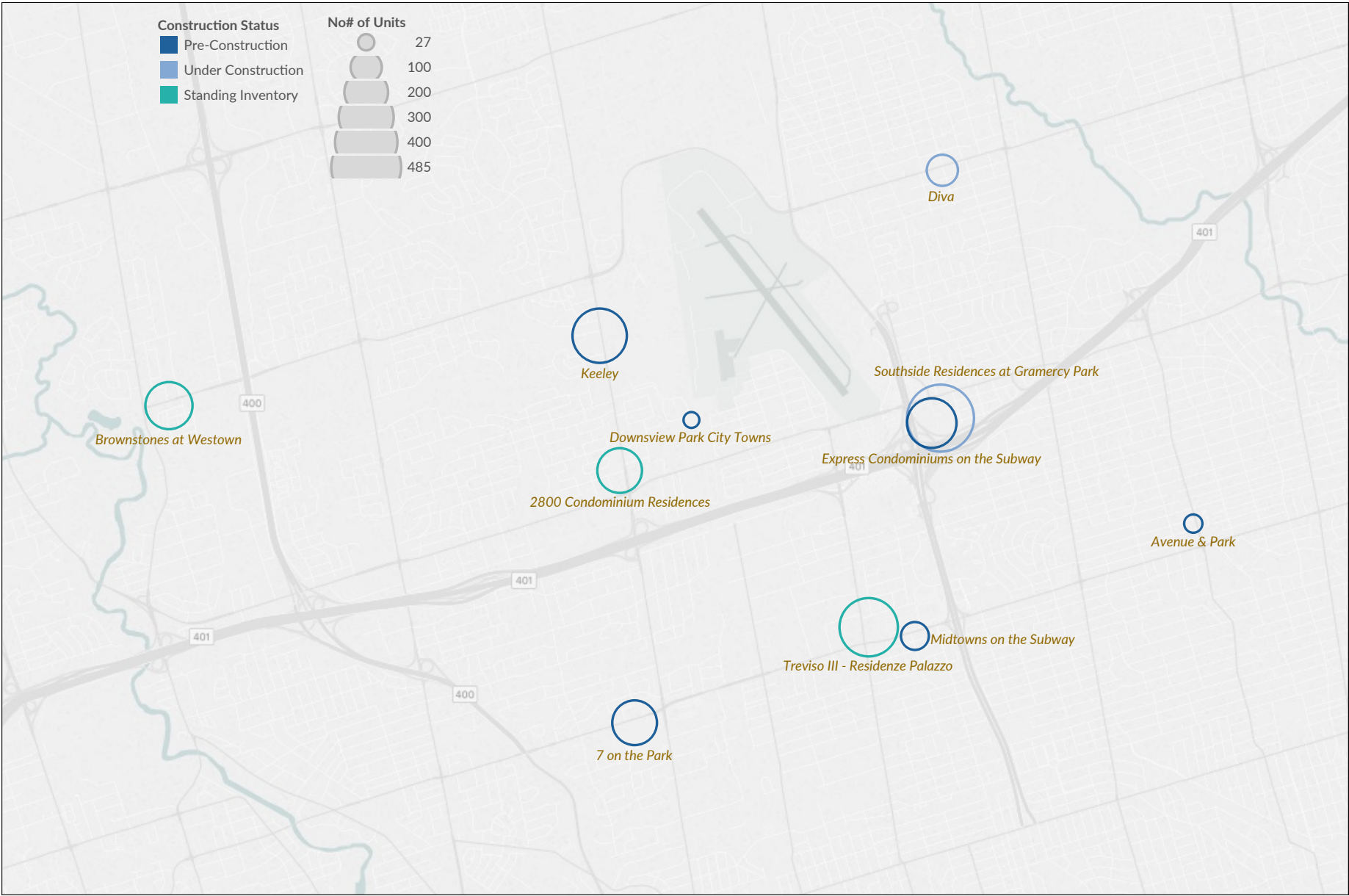


Post Launch Absorption: North York West



North York West Submarket Report - July 2018

Current Active Projects



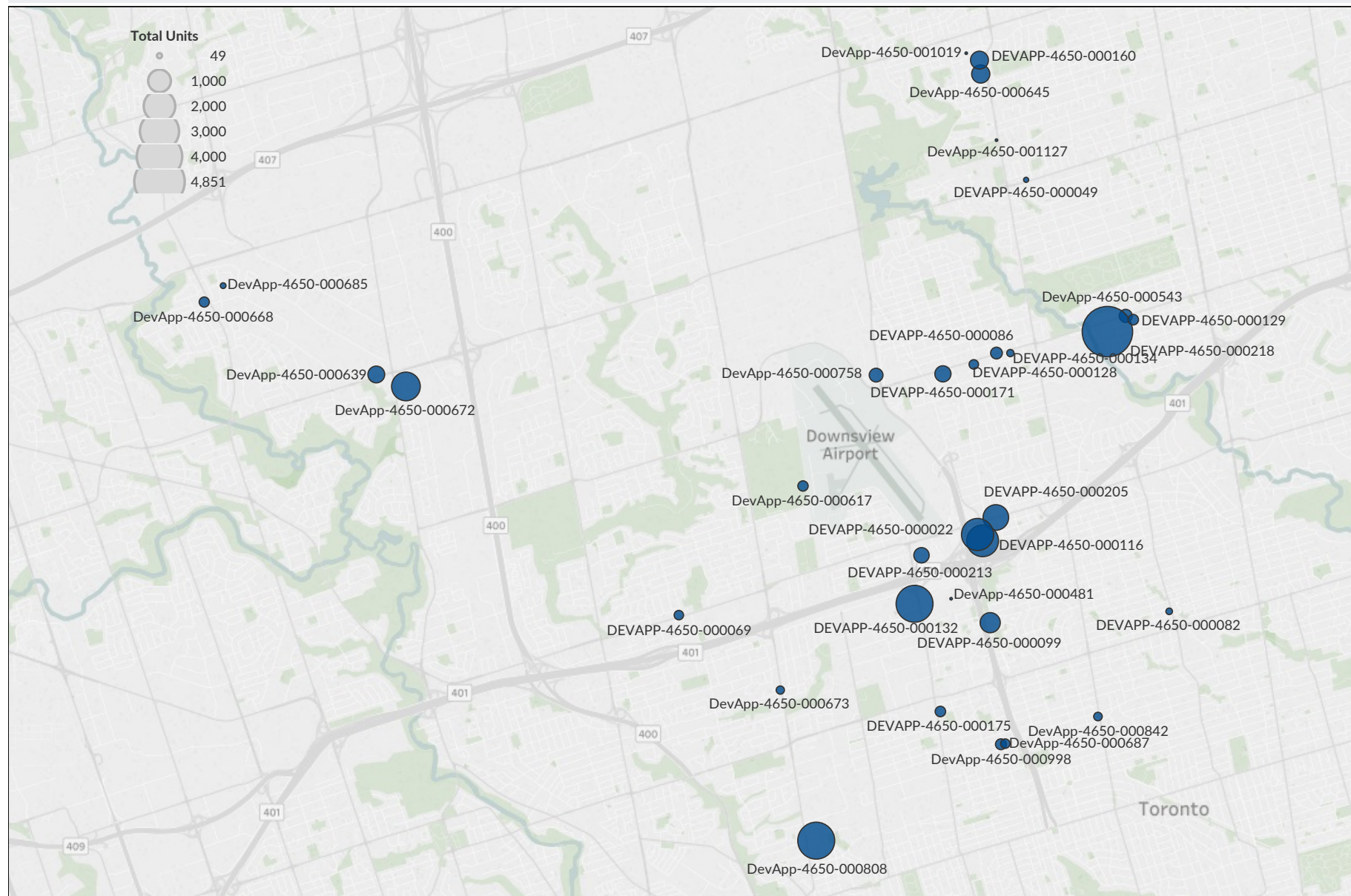
North York West Submarket Report - July 2018

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	43	22	216	\$557	\$670
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	3	21	240	\$379	\$479
Diva - Torbel Group	Apartment	February 2019	0	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	0	186	79	265	\$745	\$740
Keeley - TAS DesignBuild	Apartment	July 2021	3	158	161	319	\$749	\$762
Midtowns on the Subway - Wycliffe Homes	Stacked	October 2021	16	59	25	84	\$752	\$730
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	1	3	64	368	\$520	\$752

North York West Submarket Report - July 2018

Current Development Applications



North York West Submarket Report - July 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000022	36 - 36R Tippet Road	4.4	1,966
DEVAPP-4650-000049	286 Finch Avenue West	1.4	49
DEVAPP-4650-000069	1326 - 1328 Wilson Avenue	3.6	168
DEVAPP-4650-000082	1580 Avenue Road	7.8	81
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	3.5	262
DEVAPP-4650-000099	1 Leila Lane	3.8	772
DEVAPP-4650-000116	4 - 6 Tippet Road	4.9	1,924
DEVAPP-4650-000128	128 - 132 Gorman Park Road	4.0	170
DEVAPP-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	3.8	210
DEVAPP-4650-000132	3450 Dufferin Street	4.1	2,598
DEVAPP-4650-000134	665 - 671 Sheppard Avenue West; 667 Sheppard Avenue West	1.9	99
DEVAPP-4650-000160	6040 Bathurst Street; 5 Fisherville Road	4.9	609
DEVAPP-4650-000171	847 - 873 Sheppard Avenue West	2.0	495
DEVAPP-4650-000175	3019 Dufferin Street	4.9	209
DEVAPP-4650-000205	470 - 530 Wilson Avenue	6.0	1,246
DEVAPP-4650-000213	3621 Dufferin Street	2.6	448
DEVAPP-4650-000218	325 Bogert Avenue	6.1	4,851
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	326
DevApp-4650-000617	2995 Keele Street Phase 2 B1, B2, B3 & B4	1.9	202
DevApp-4650-000639	2370 Finch Avenue West	7.9	536
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.0	628
DevApp-4650-000668	3002 - 3014 Islington Avenue	1.0	196
DevApp-4650-000672	3415 - 3499 Weston Road (Phase 2)	9.5	1,568
DevApp-4650-000673	2522 Keele Street	2.5	128
DevApp-4650-000685	135 Plunkett Road (Phase 2)	0.4	62
DevApp-4650-000687	529 Marlee Avenue	6.2	168
DevApp-4650-000758	20 De Boers Drive	5.7	360
DevApp-4650-000808	2175 Keele Street	0.8	2,600
DevApp-4650-000842	2788 Bathurst Street	1.0	139
DevApp-4650-000998	831 Glencairn Avenue	6.1	224
DevApp-4650-001019	25 Fisherville Road	5.2	
DevApp-4650-001127	5830 Bathurst Street (Phase 3)	1.3	

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 - July 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	• 8	• 17	• 5,722	• 5,186	• 536	• \$1,868	• 1,245	• \$2,324,583	• 6,347
Central Waterfront	• 72	• 12	• 5,043	• 4,398	• 645	• \$1,210	• 991	• \$1,198,748	• 25,489
Don Mills - York Mills	• 7	• 10	• 2,412	• 2,211	• 201	• \$845	• 1,286	• \$1,086,859	• 26,520
Downtown Core	• 9	• 8	• 3,503	• 3,335	• 168	• \$1,112	• 1,015	• \$1,129,071	• 34,924
Downtown East	• 10	• 15	• 4,628	• 4,139	• 489	• \$963	• 826	• \$795,735	• 17,395
Downtown West	• 137	• 27	• 10,136	• 8,480	• 1,656	• \$1,145	• 732	• \$837,471	• 26,635
Etobicoke Waterfront	• 21	• 9	• 3,735	• 3,487	• 248	• \$1,012	• 841	• \$851,080	• 318
Highway7 - Yonge	• 29	• 6	• 1,442	• 1,053	• 389	• \$654	• 901	• \$589,024	•
Mississauga City Centre	• 43	• 6	• 2,938	• 2,592	• 346	• \$754	• 808	• \$609,096	•
North Toronto	• 29	• 7	• 2,075	• 1,877	• 198	• \$1,013	• 885	• \$896,407	• 10,983
North Yonge Corridor	• 13	• 6	• 1,997	• 1,768	• 229	• \$920	• 726	• \$667,932	• 7,623
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 21	• 11	• 2,361	• 1,940	• 421	• \$726	• 783	• \$568,179	• 23,294
Not Applicable	• 420	• 129	• 21,530	• 17,839	• 3,691	• \$670	• 991	• \$663,983	• 60,700
Scarborough City Centre									• 4,490
Sheppard Corridor	• 25	• 11	• 3,258	• 2,847	• 411	• \$890	• 783	• \$696,847	• 11,439
Thornhill									•
Toronto East	• 4	• 10	• 1,204	• 1,157	• 47	• \$791	• 1,015	• \$803,089	• 2,759
Toronto West	• 6	• 5	• 652	• 482	• 170	• \$1,006	• 908	• \$913,406	• 29,071
Yonge - St. Clair	• 1	• 8	• 1,281	• 1,201	• 80	• \$1,306	• 1,299	• \$1,696,196	•

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