

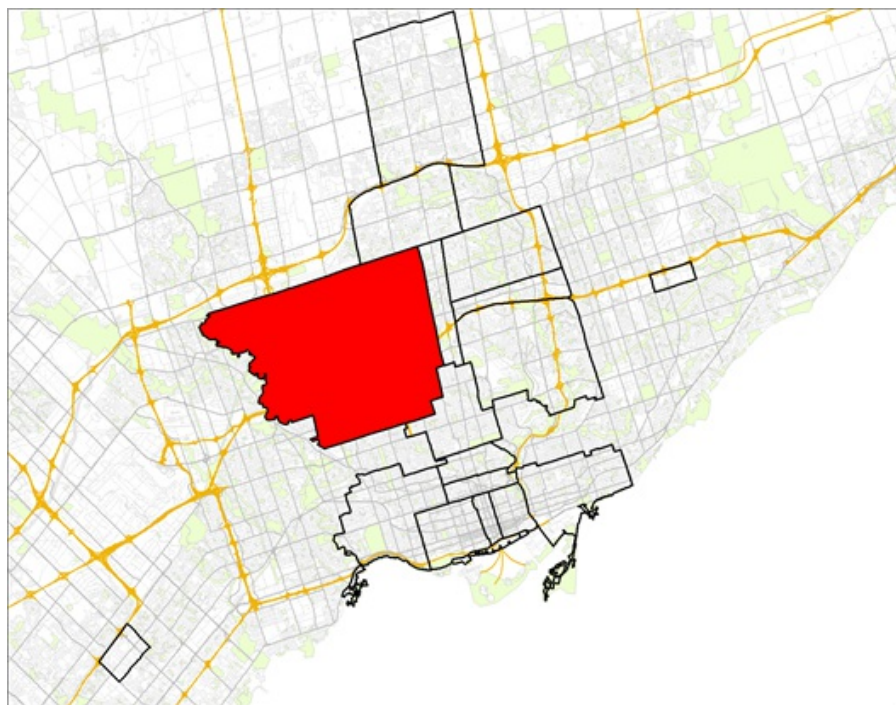


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of November 2018



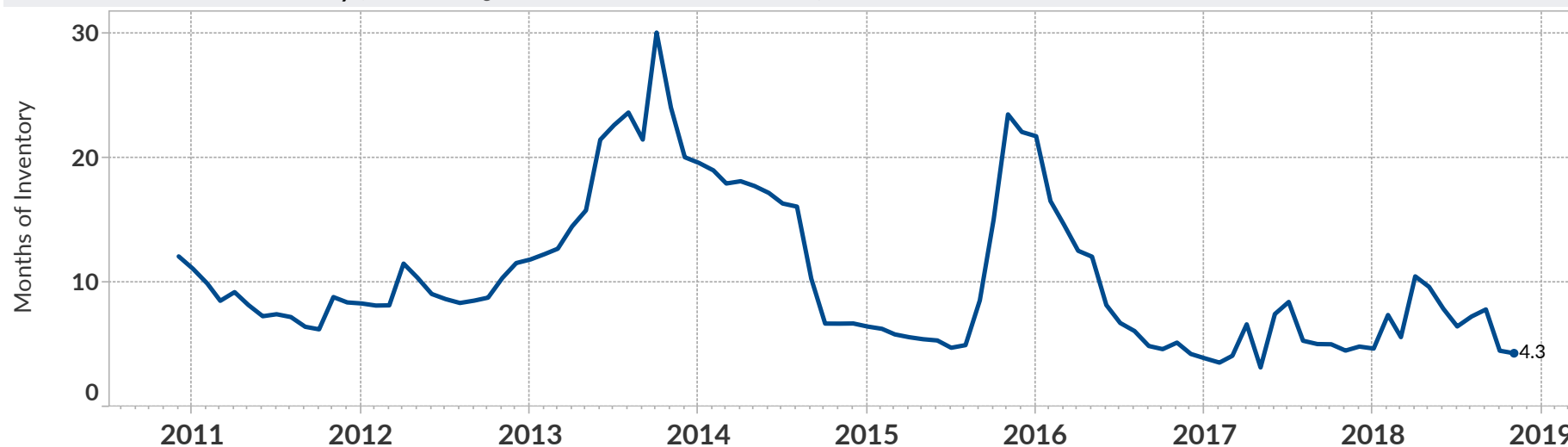
North York West Submarket Report - November 2018



North York West		GTA
Active Projects	12	330
Total Units	2,610	85,769
Total Sales	2,289	70,643
Rem. Inv.	298	11,254
Avg. \$/SF	\$796	\$929
Avg. SF	766	904
Avg. \$	\$610,070	\$839,519
Current Month Sales (incl. active & sold out)	17	2,454

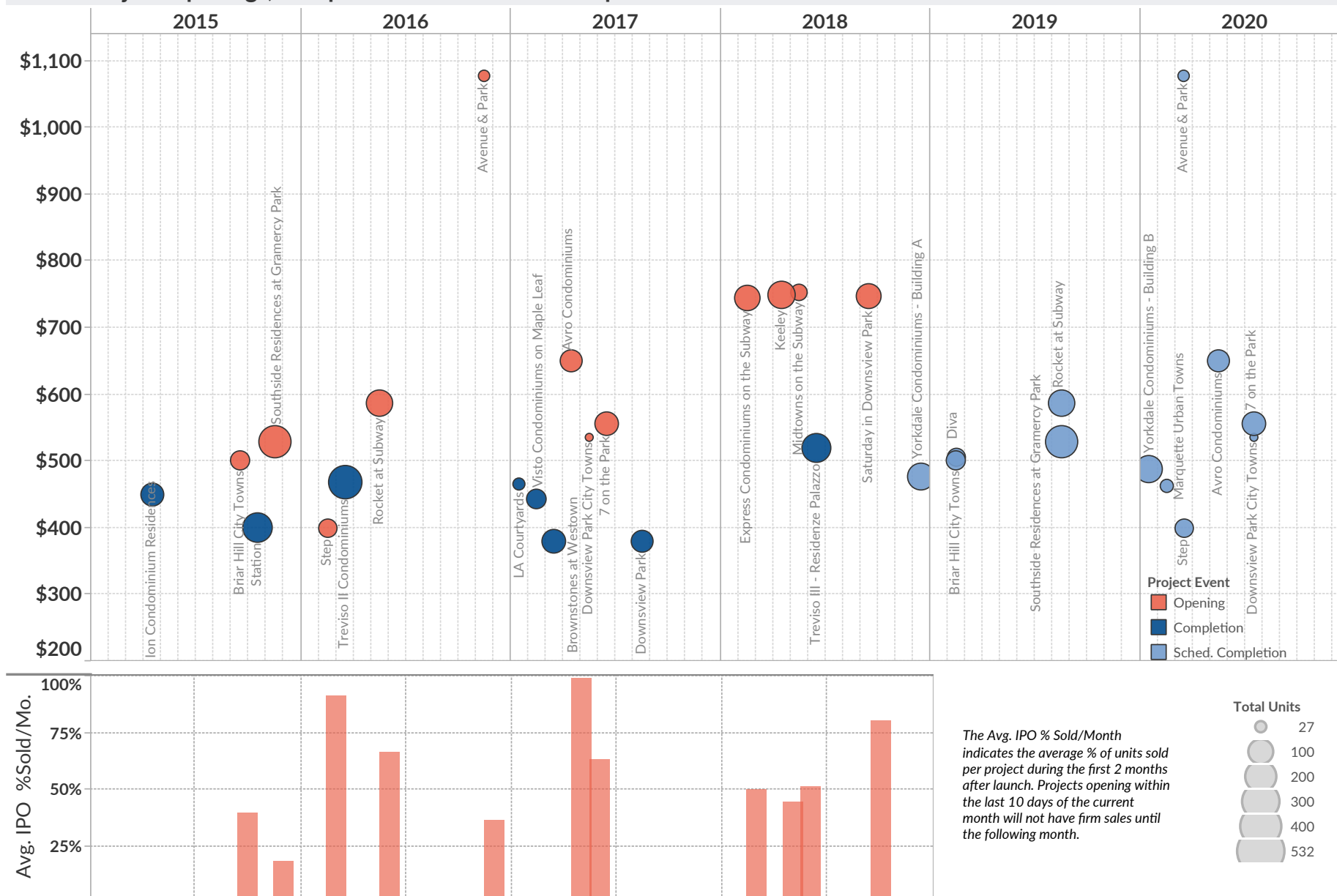
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	32	288
Total Units	9,329	140,875
Min. Floor Space Index	0.4	0.1
Max. Floor Space Index	5.7	45.5
Avg. Floor Space Index	2.7	5.8

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



North York West Submarket Report - November 2018

Recent Project Openings, Completions & Scheduled Completions



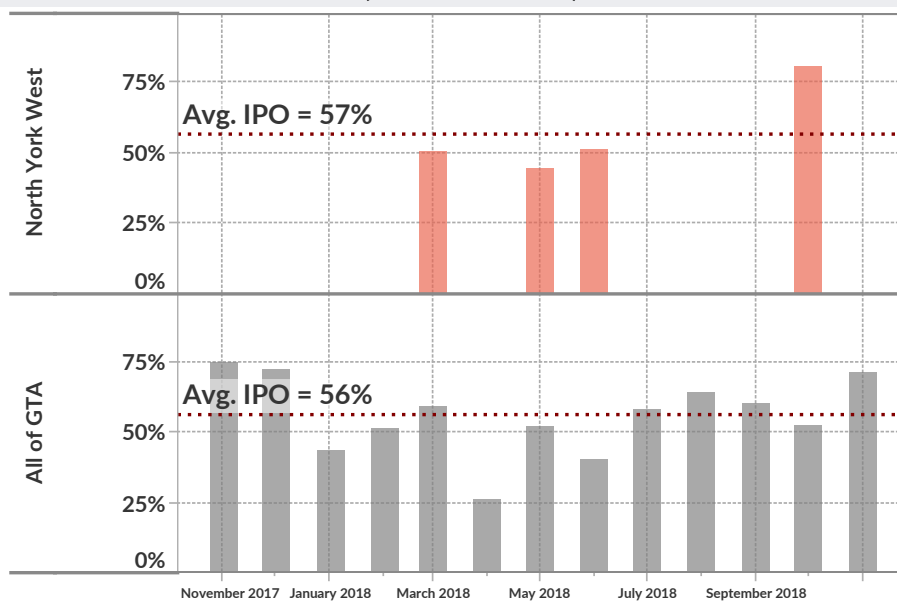
North York West Submarket Report - November 2018

Project Data by Unit Type

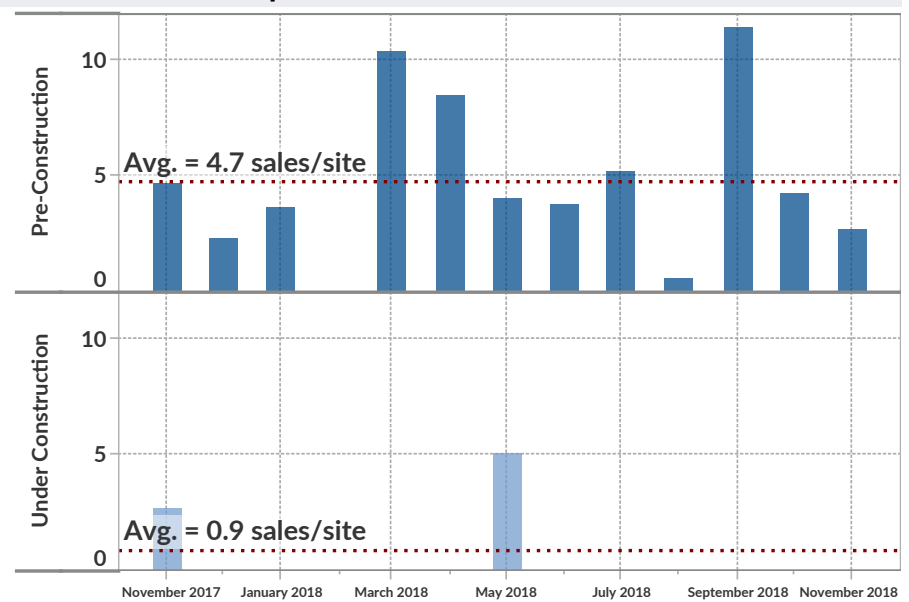
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	50	0	48	2
1 Bedroom	528	2	476	52
1 Bedroom + Den	616	14	543	73
2 Bedroom	968	1	860	108
2 Bedroom + Den	230	0	216	14
3 Bedroom & Up	167	0	131	36
Penthouse	14	0	7	7
Other	14	0	8	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$852	425	454	\$362,900	\$385,900
\$789	429	857	\$366,900	\$639,900
\$832	524	654	\$293,900	\$547,900
\$818	620	1,499	\$320,900	\$1,650,000
\$979	747	2,181	\$374,900	\$2,965,000
\$675	770	1,652	\$602,900	\$909,900
\$584	720	1,386	\$429,880	\$799,880

IPO Launch Performance (first 2 months)

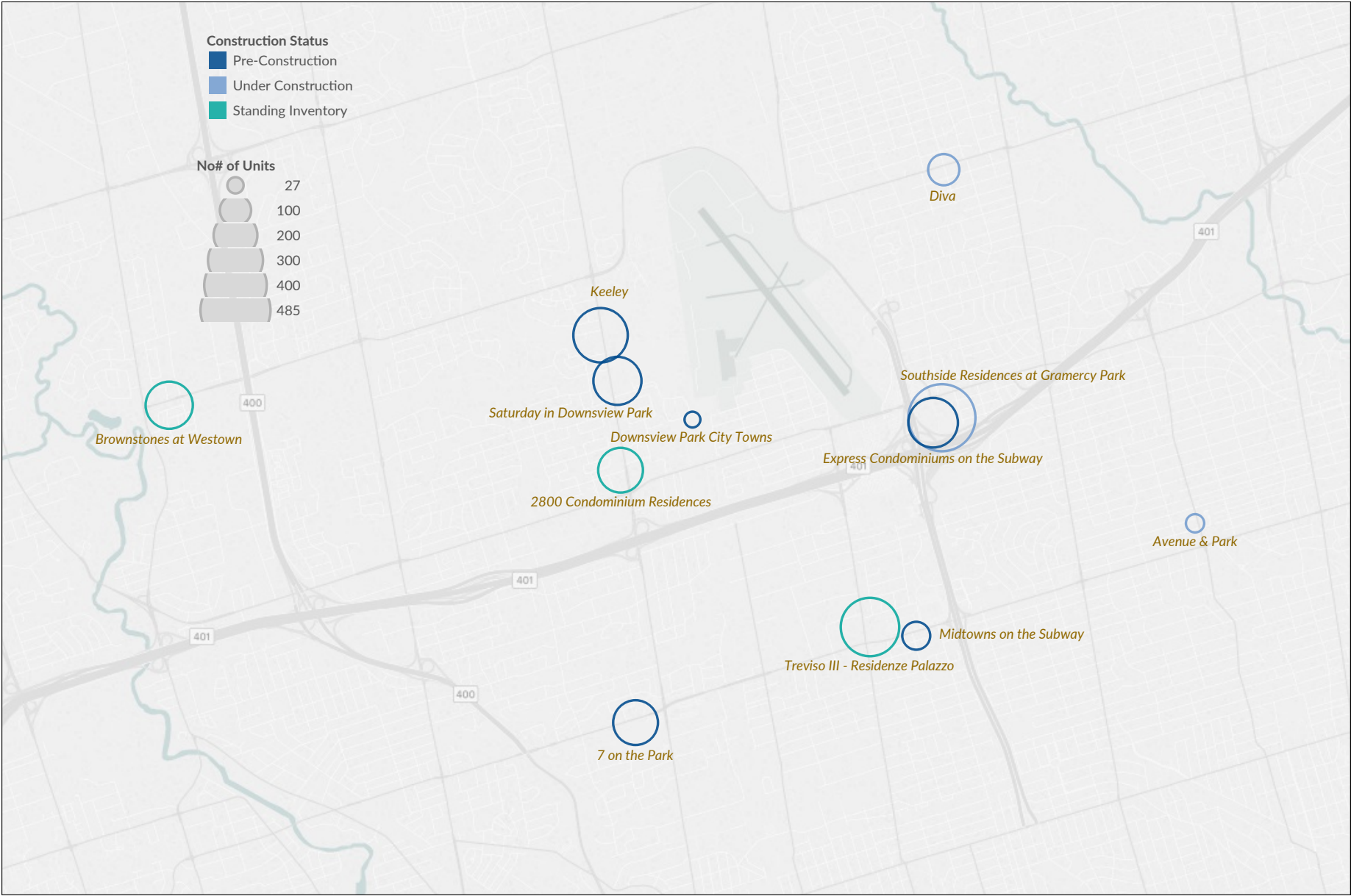


Post Launch Absorption: North York West



North York West Submarket Report - November 2018

Current Active Projects



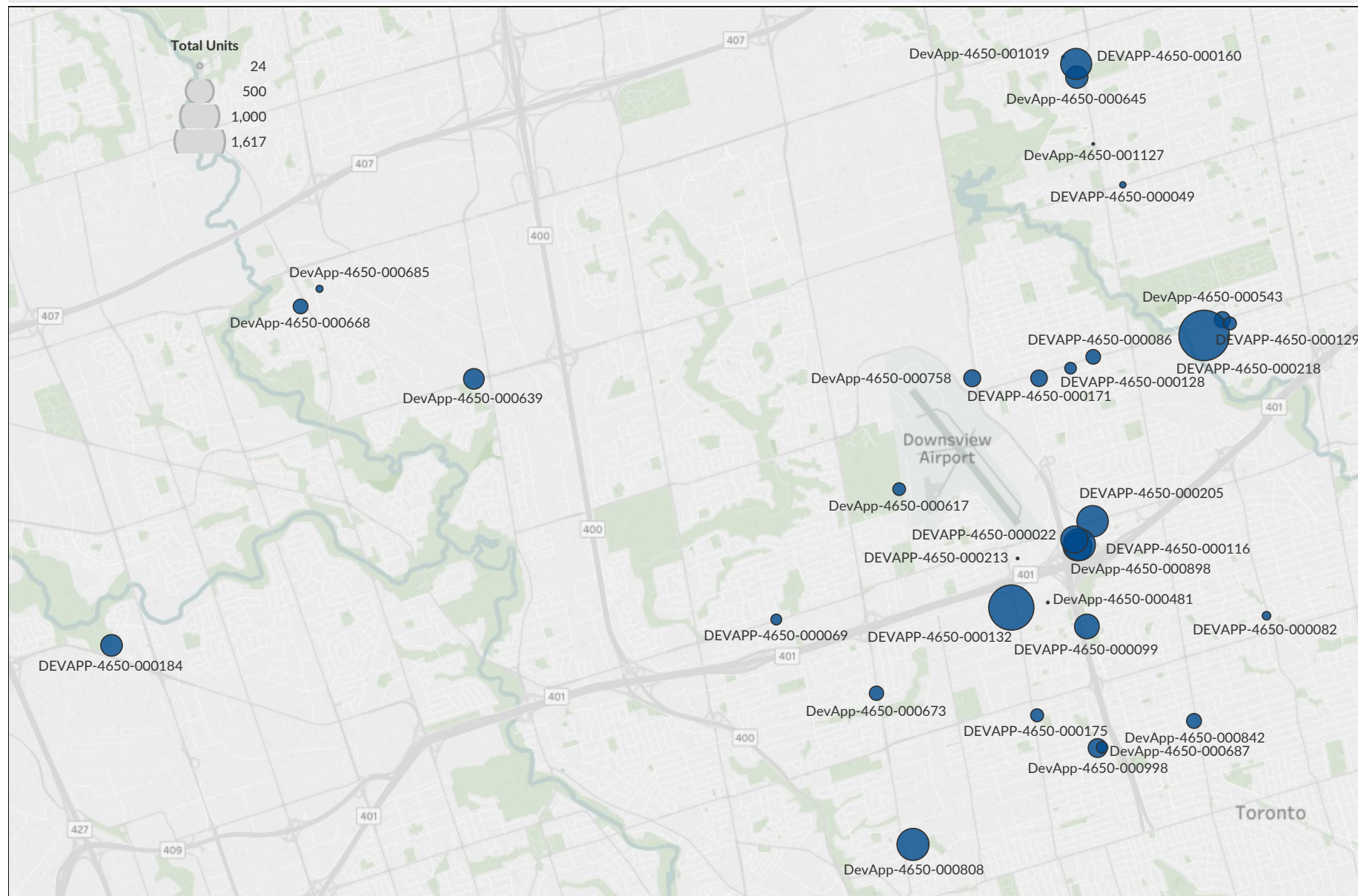
North York West Submarket Report - November 2018

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	64	1	216	\$557	\$651
2800 Condominium Residences - Quadcam Development Gro..	Apartment	February 2018	0	12	10	216	\$0	\$603
Avenue & Park - Stafford Homes	Apartment	March 2020	0	2	6	36	\$1,076	\$1,279
Brownstones at Westtown - Lindvest	Stacked	March 2017	0	3	0	240	\$379	\$479
Diva - Torbel Group	Apartment	February 2019	0	6	2	105	\$505	\$617
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	198	67	265	\$745	\$740
Keeley - TAS DesignBuild	Apartment	July 2021	3	215	104	319	\$749	\$808
Midtowns on the Subway - Wycliffe Homes	Stacked	October 2021	0	65	17	84	\$752	\$901
Saturday in Downsview Park - Mattamy Homes	Apartment	August 2021	13	213	36	249	\$746	\$807
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	33	34	368	\$520	\$853

North York West Submarket Report - November 2018

Current Development Applications



North York West Submarket Report - November 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-4650-000160	6040 Bathurst Street; 5 Fisherville Road	4.9	609
DEVAPP-4650-000171	847 - 873 Sheppard Avenue West	1.8	172
DEVAPP-4650-000175	3019 Dufferin Street	4.9	105
DEVAPP-4650-000184	840 Queens Plate Drive		295
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	2.3	
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-4650-000808	2175 Keele Street	0.8	650
DevApp-4650-000842	2788 Bathurst Street	1.0	139
DevApp-4650-000898	30 Tippet Road (South Lands)	3.6	521
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 - November 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	• 9	• 17	• 5,733	• 5,215	• 214	• \$2,075	• 1,789	• \$3,711,751	• 4,666
Central Waterfront	• 86	• 14	• 6,359	• 5,409	• 870	• \$1,296	• 950	• \$1,230,683	• 11,626
Don Mills - York Mills	• 9	• 8	• 2,259	• 2,059	• 200	• \$873	• 1,130	• \$986,121	• 10,667
Downtown Core	• 18	• 8	• 4,272	• 3,842	• 28	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 41	• 17	• 5,243	• 4,902	• 313	• \$964	• 878	• \$846,497	• 9,479
Downtown West	• 180	• 29	• 10,990	• 8,812	• 1,681	• \$1,230	• 754	• \$927,456	• 13,899
Etobicoke Waterfront	• 9	• 8	• 3,590	• 3,393	• 197	• \$1,052	• 854	• \$898,275	• 1,439
Highway7 - Yonge	• 20	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 443	• 8	• 4,549	• 3,540	• 657	• \$787	• 708	• \$556,945	•
North Toronto	• 144	• 8	• 2,485	• 2,213	• 230	• \$1,122	• 995	• \$1,116,119	• 6,179
North Yonge Corridor	• 16	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,121
North York East	• 0	• 3	• 681	• 645	• 35	• \$883	• 1,100	• \$971,400	• 2,381
North York West	• 17	• 12	• 2,610	• 2,289	• 298	• \$796	• 766	• \$610,070	• 9,624
Not Applicable	• 1,114	• 141	• 24,262	• 18,143	• 4,718	• \$690	• 949	• \$654,766	• 26,788
Scarborough City Centre									• 2,245
Sheppard Corridor	• 95	• 13	• 3,969	• 3,238	• 405	• \$912	• 812	• \$739,893	• 4,219
Thornhill									•
Toronto East	• 18	• 13	• 1,699	• 1,503	• 108	• \$938	• 1,006	• \$943,594	• 6,362
Toronto West	• 233	• 11	• 2,040	• 1,192	• 767	• \$971	• 850	• \$825,451	• 12,673
Yonge - St. Clair	• 2	• 8	• 1,282	• 1,213	• 61	• \$1,262	• 1,259	• \$1,588,820	•

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