

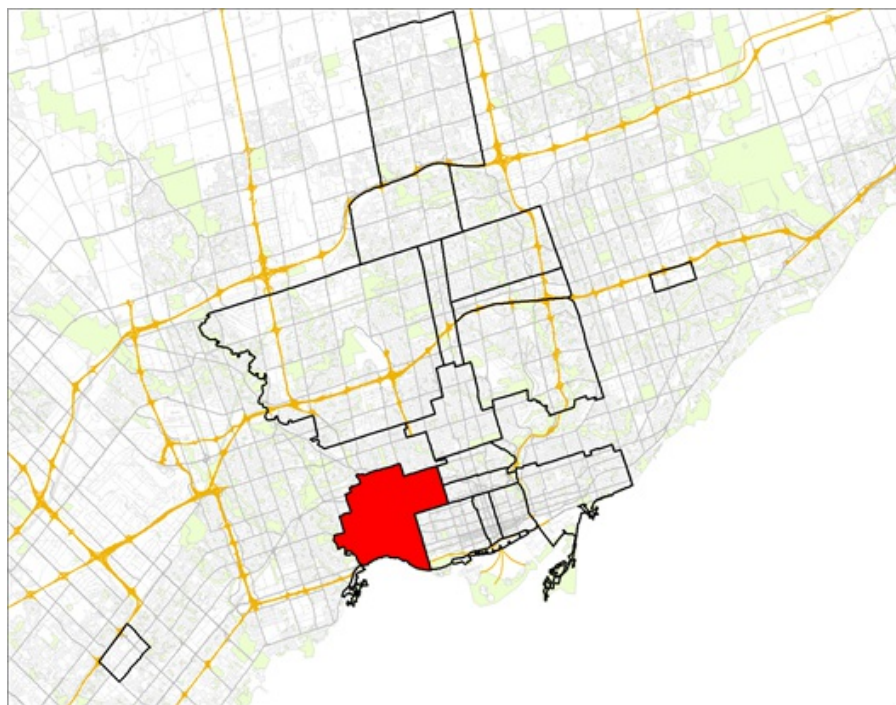


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of November 2018



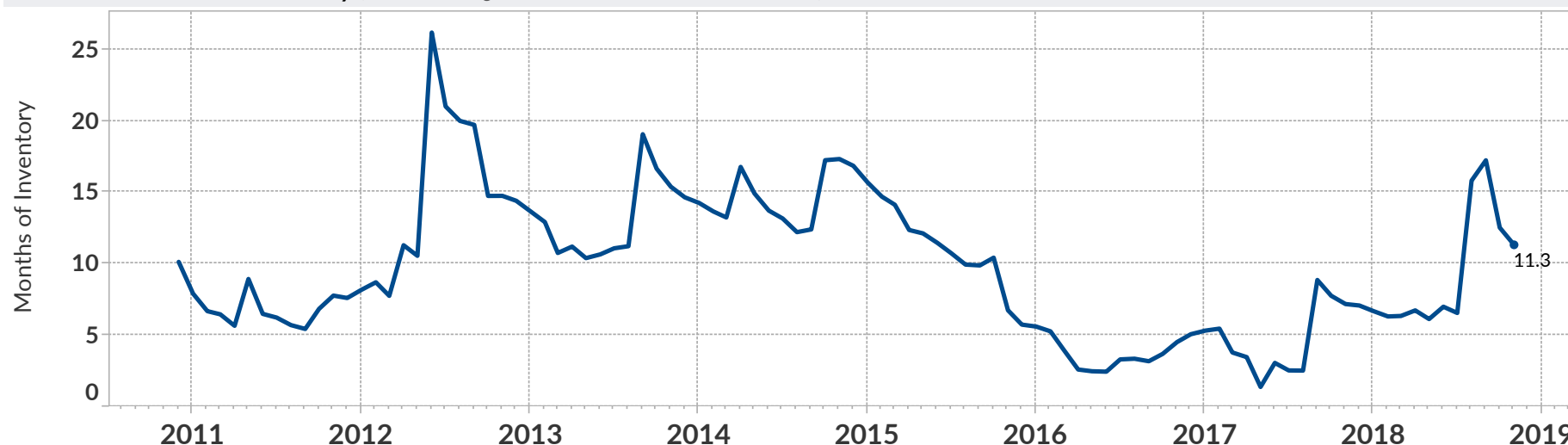
Toronto West Submarket Report - November 2018



Toronto West		GTA
Active Projects	11	330
Total Units	2,040	85,769
Total Sales	1,192	70,643
Rem. Inv.	767	11,254
Avg. \$/SF	\$971	\$929
Avg. SF	850	904
Avg. \$	\$825,451	\$839,519
Current Month Sales (incl. active & sold out)	233	2,454

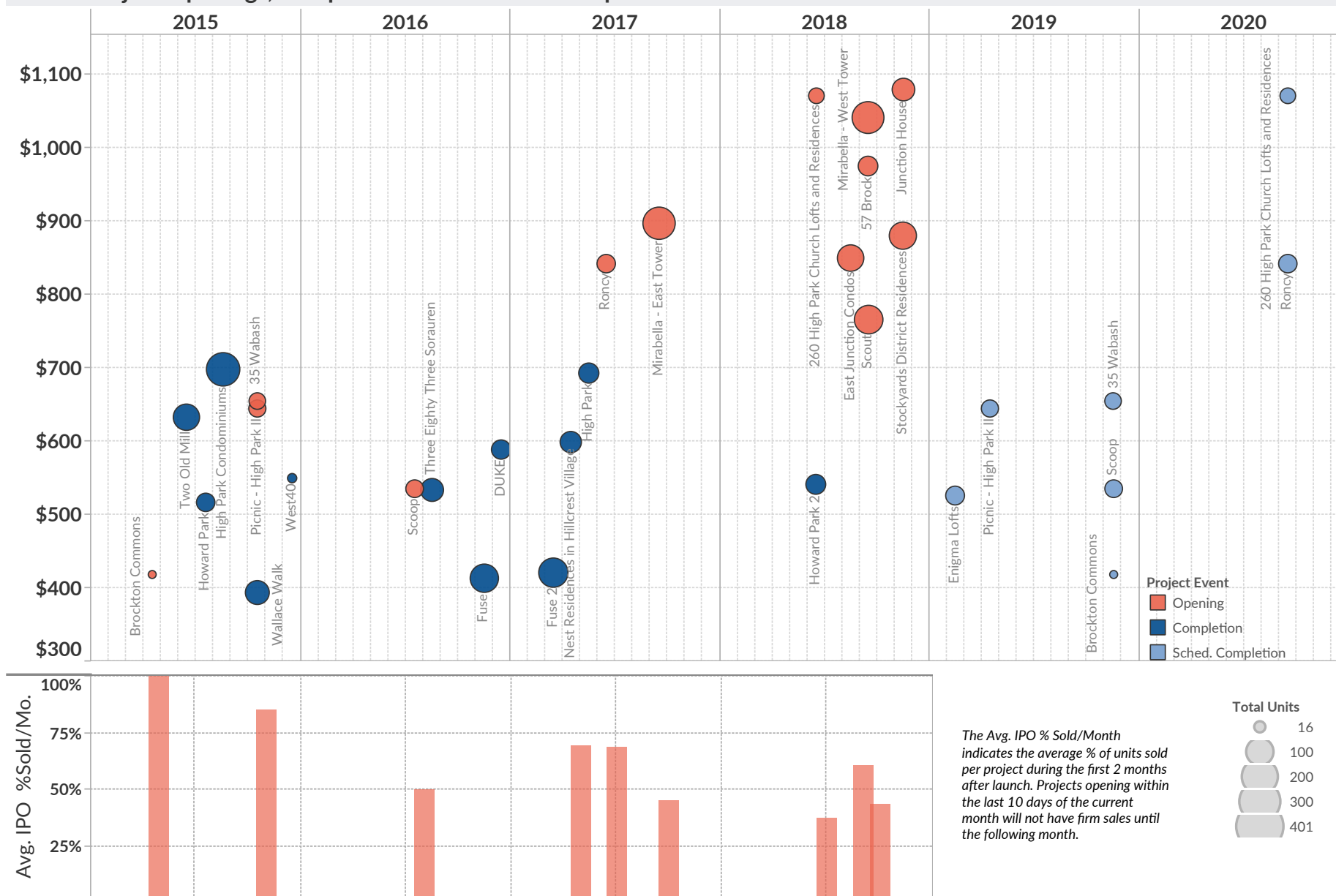
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	19	288
Total Units	12,587	140,875
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	10.7	45.5
Avg. Floor Space Index	3.9	5.8

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



Toronto West Submarket Report - November 2018

Recent Project Openings, Completions & Scheduled Completions



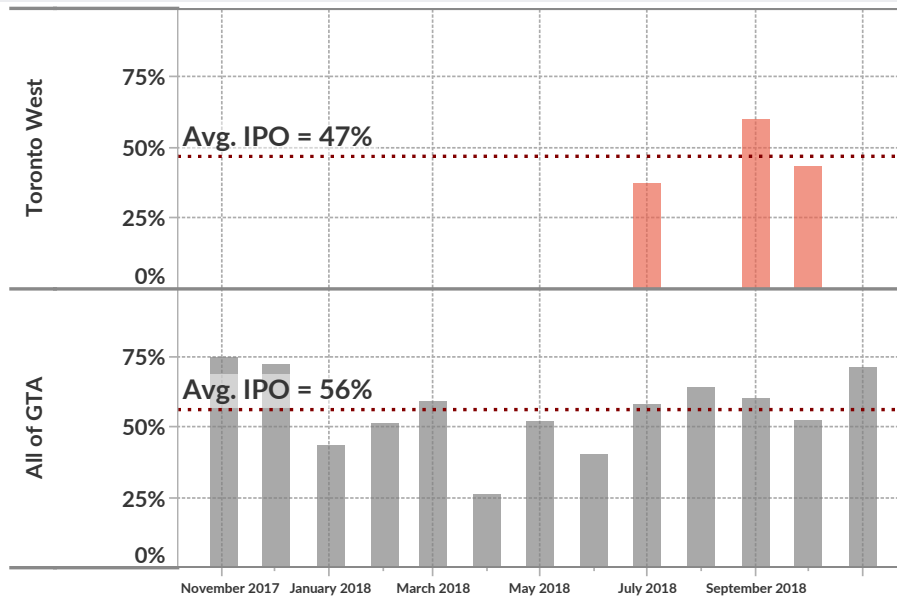
Toronto West Submarket Report - November 2018

Project Data by Unit Type

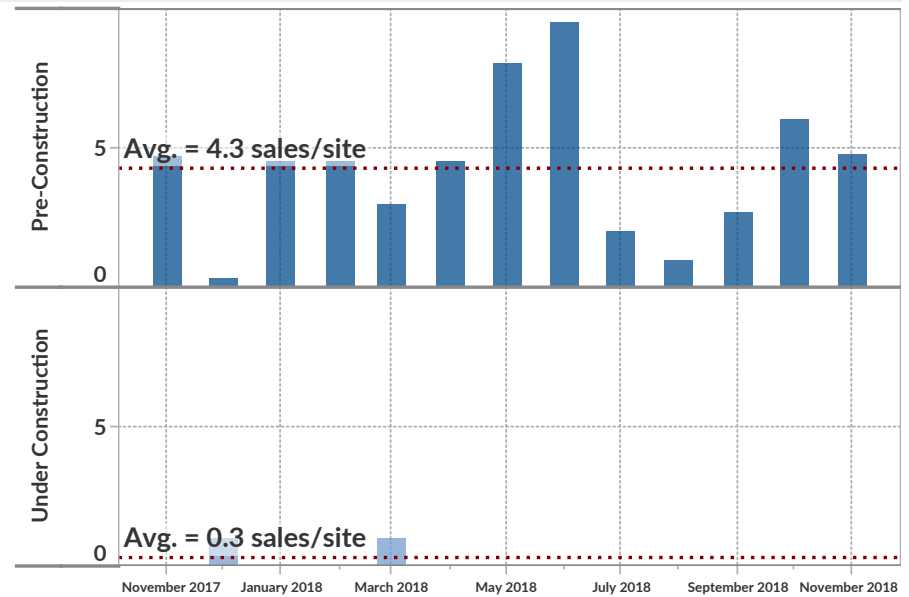
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	11	0	9	2
1 Bedroom	365	53	254	111
1 Bedroom + Den	622	98	463	159
2 Bedroom	435	40	246	189
2 Bedroom + Den	362	26	167	195
3 Bedroom & Up	116	7	39	77
Penthouse				
Other	48	9	14	34

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$927	407	1,059	\$366,900	\$902,800
\$981	526	983	\$446,990	\$1,063,900
\$938	652	1,200	\$519,000	\$1,479,800
\$1,009	764	1,618	\$598,000	\$1,939,900
\$942	974	2,144	\$839,990	\$2,201,900
\$1,019	1,023	2,583	\$825,000	\$2,399,900

IPO Launch Performance (first 2 months)

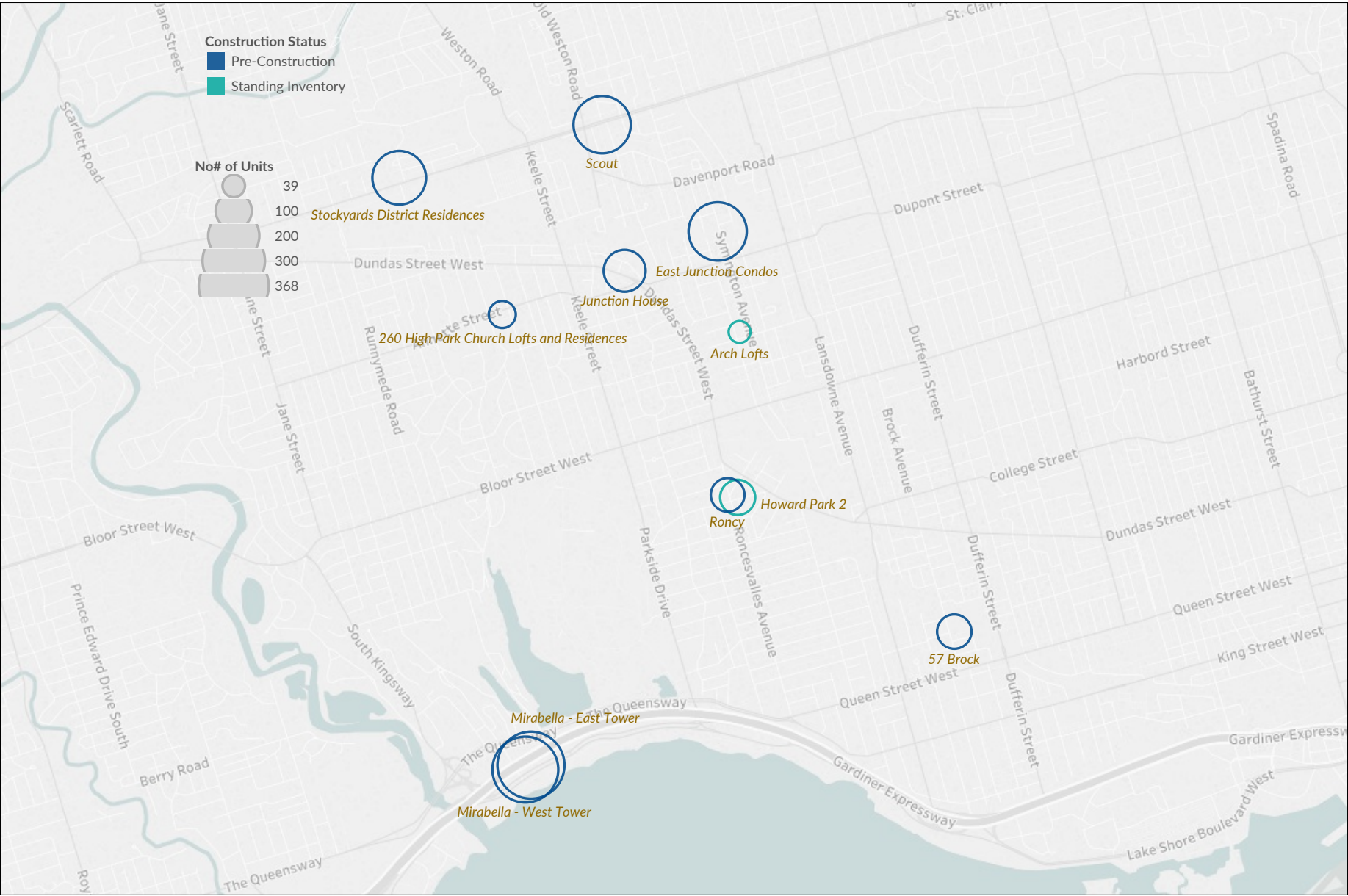


Post Launch Absorption: Toronto West



Toronto West Submarket Report - November 2018

Current Active Projects



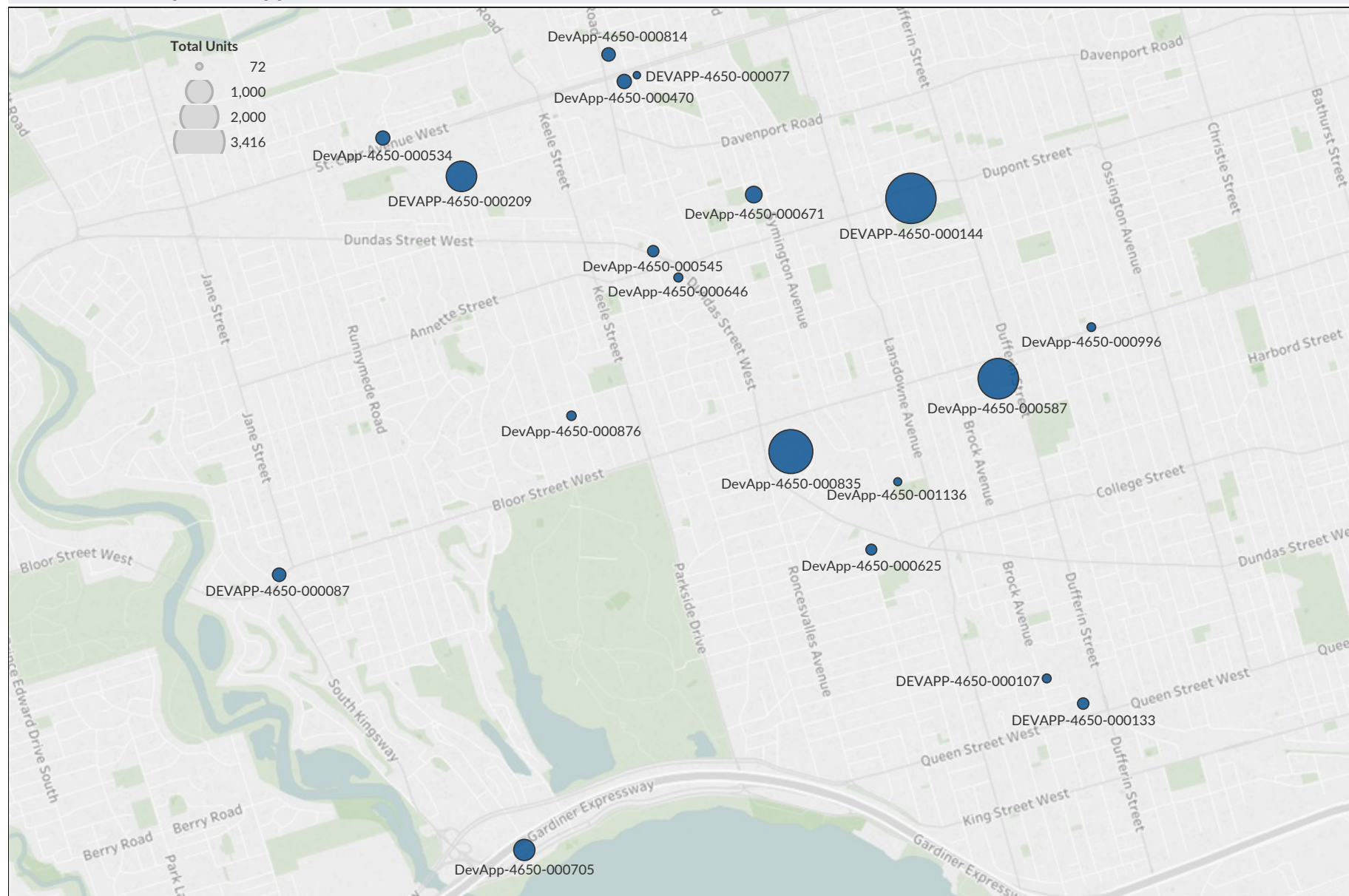
Toronto West Submarket Report - November 2018

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
57 Brock - Block Developments	Apartment	September 2021	2	41	56	97	\$975	\$994
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	September 2020	2	23	28	60	\$1,071	\$1,052
Arch Lofts - Windmill Development Group Ltd.	Loft	September 2017	0	3	1	39	\$0	\$840
East Junction Condos - Limen Group	Apartment	September 2021	0	132	87	278	\$850	\$854
Howard Park 2 - Triumph Developments	Apartment	June 2018	0	0	0	101	\$541	\$926
Junction House - Globizen Group	Apartment	December 2021	51	51	93	144	\$1,081	\$1,095
Mirabella - East Tower - Diamante Development	Apartment	January 2022	19	118	74	368	\$896	\$1,055
Mirabella - West Tower - Diamante Development	Apartment	January 2022	10	148	207	355	\$1,040	\$1,030
Roncy - Worsley Urban	Apartment	September 2020	0	6	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	0	135	134	269	\$766	\$801
Stockyards District Residences - Marlin Spring	Apartment	November 2021	149	149	87	236	\$880	\$880

Toronto West Submarket Report - November 2018

Current Development Applications



Toronto West Submarket Report - November 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000077	1771 St. Clair Avenue West; 367 - 375 Osler Street	5.7	72
DEVAPP-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	9.4	244
DEVAPP-4650-000107	57 - 65 Brock Avenue	4.5	106
DEVAPP-4650-000133	6 Noble Street	8.2	174
DEVAPP-4650-000144	1245 Dupont Street	5.5	3,416
DEVAPP-4650-000209	87 Ethel Avenue	7.6	1,255
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	7.8	274
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	267
DevApp-4650-000545	2706 - 2730 Dundas Street West	10.2	173
DevApp-4650-000587	90 Croatia Street, 1141 Bloor Street West & 980 Dufferin Street	8.8	2,219
DevApp-4650-000625	383 Sorauren Avenue	4.3	160
DevApp-4650-000646	2639 Dundas Street West	7.2	110
DevApp-4650-000671	386 - 394 Symington Avenue	5.5	371
DevApp-4650-000705	1978 Lake Shore Boulevard West	12.7	607
DevApp-4650-000814	423 Old Weston Road	7.2	242
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606
DevApp-4650-000876	299 Glenlake Avenue	6.1	120
DevApp-4650-000996	980 - 990 Bloor Street West; 756 Dovercourt Road	9.6	102
DevApp-4650-001134	1285 Queen Street East	6.4	69
DevApp-4650-001136	138 St. Helens Avenue		86

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.

Toronto 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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