

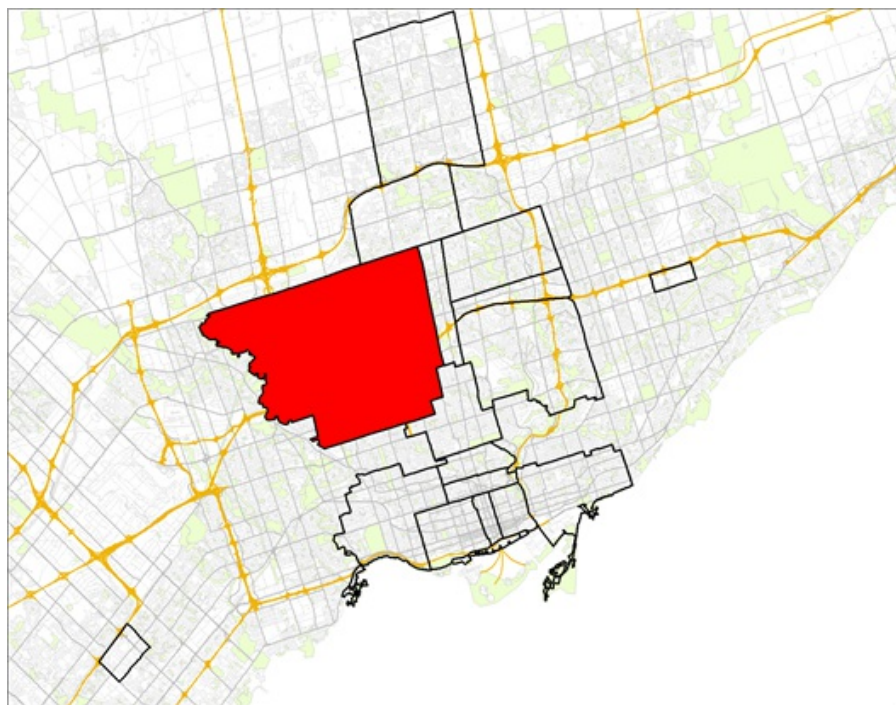


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of February 2019



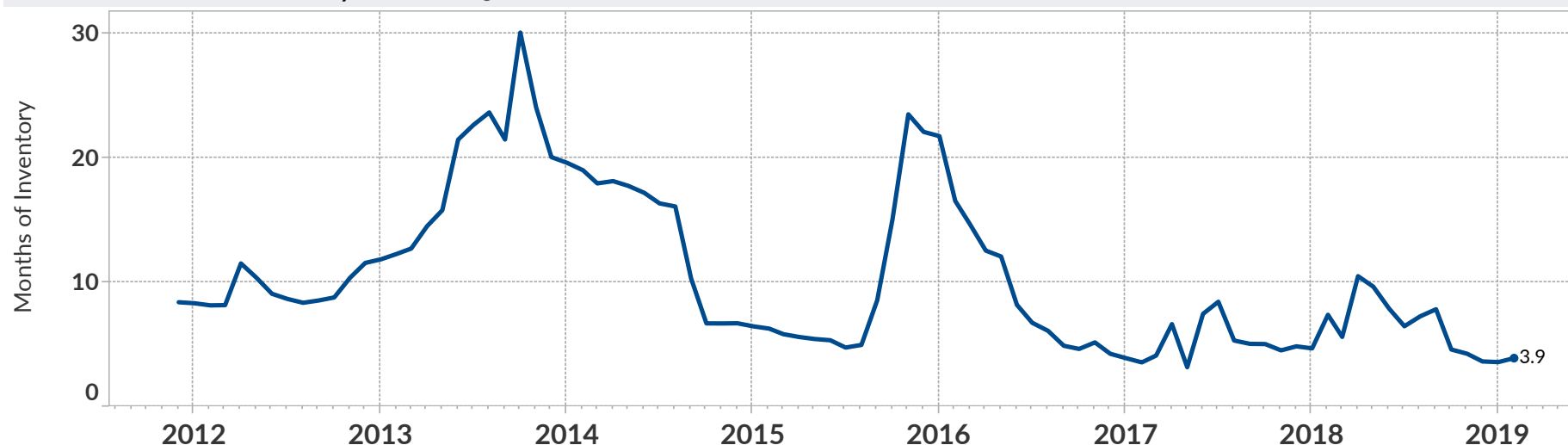
North York West Submarket Report - February 2019



North York West		GTA
Active Projects	9	330
Total Units	2,266	87,681
Total Sales	1,996	73,122
Rem. Inv.	249	11,269
Avg. \$/SF	\$809	\$965
Avg. SF	722	903
Avg. \$	\$583,510	\$871,303
Current Month Sales (incl. active & sold out)	10	772

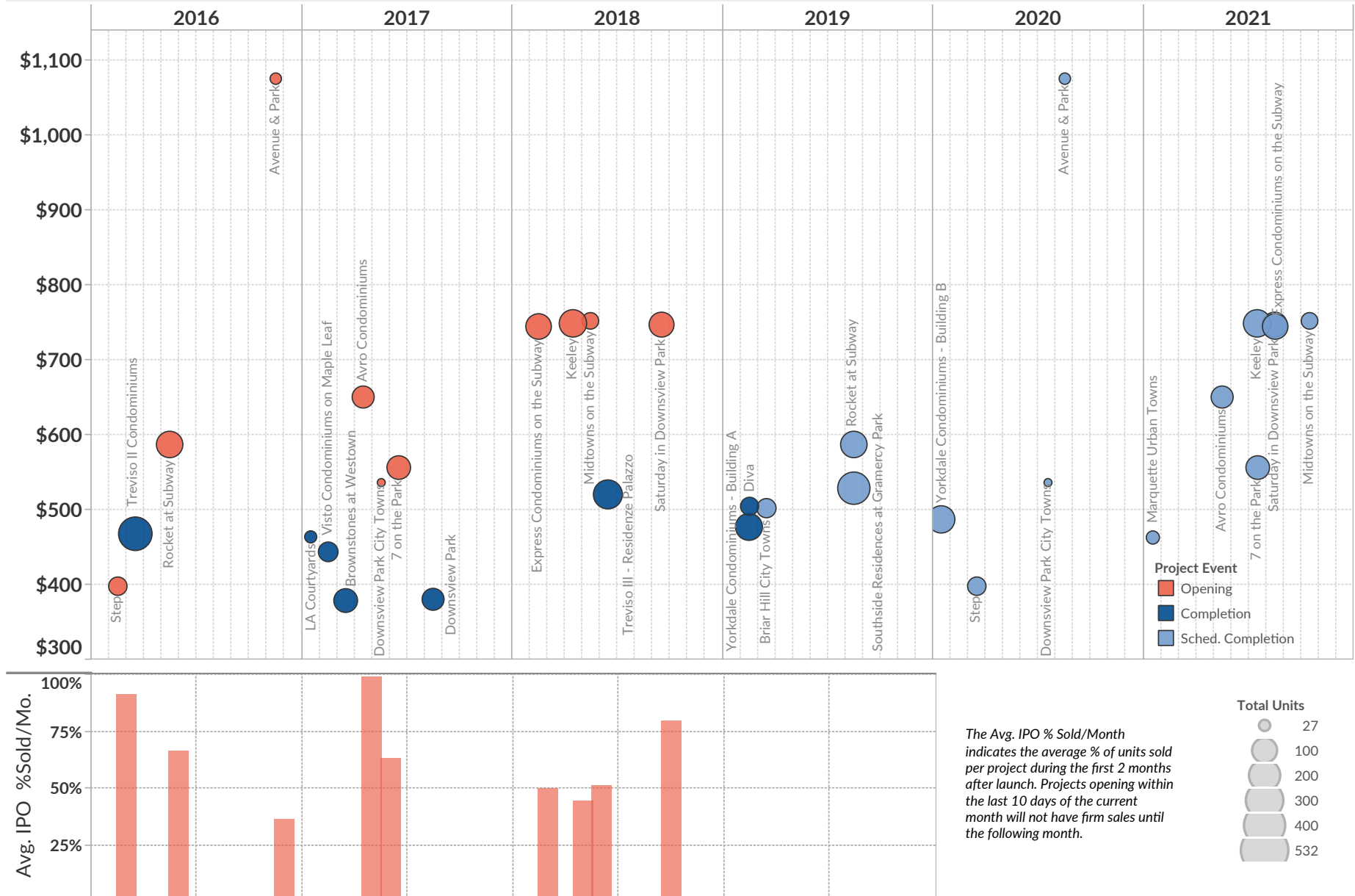
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	33	323
Total Units	10,370	166,695
Min. Floor Space Index	0.1	0.1
Max. Floor Space Index	5.7	45.5
Avg. Floor Space Index	2.7	5.8

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



North York West Submarket Report - February 2019

Recent Project Openings, Completions & Scheduled Completions



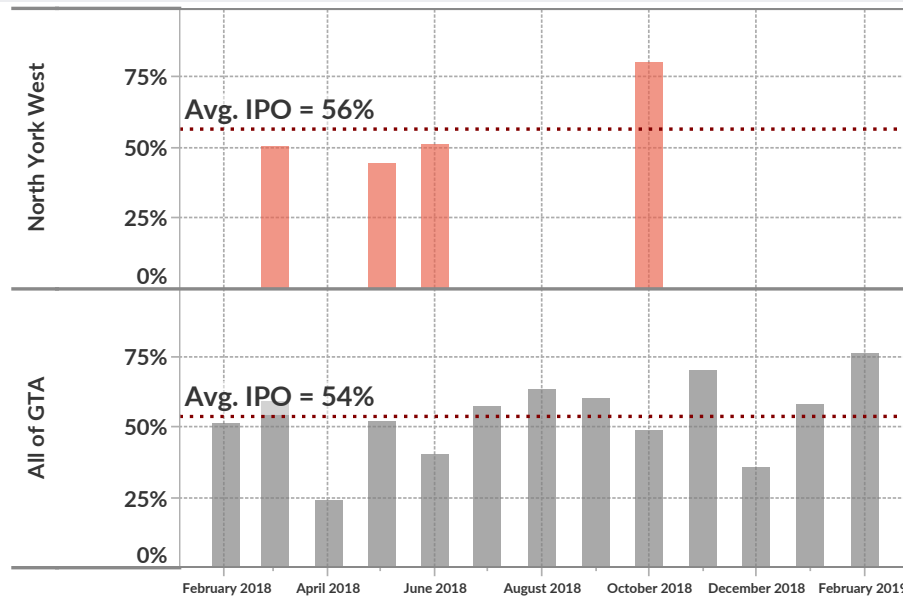
North York West Submarket Report - February 2019

Project Data by Unit Type

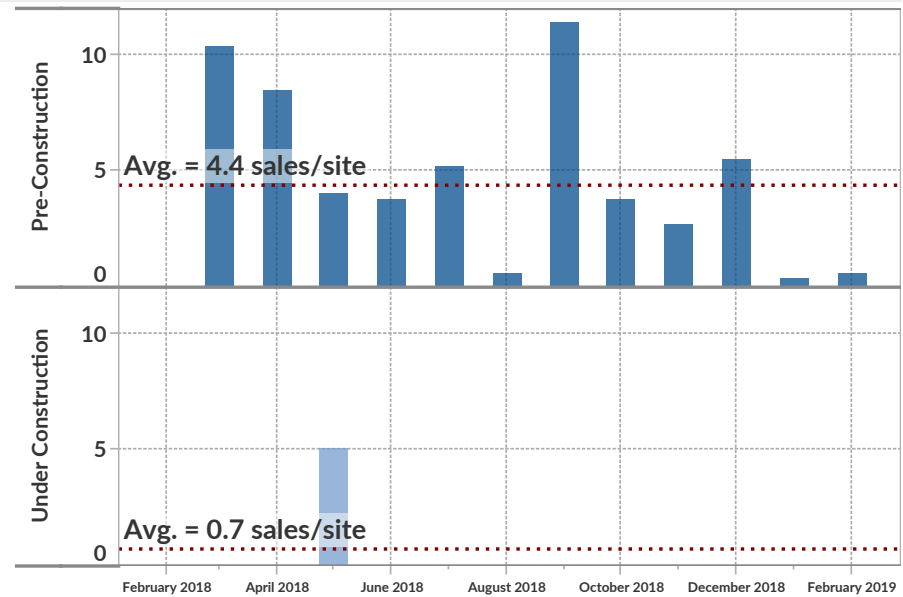
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	50	0	48	2
1 Bedroom	478	2	430	48
1 Bedroom + Den	590	2	523	67
2 Bedroom	787	3	690	97
2 Bedroom + Den	205	0	198	7
3 Bedroom & Up	107	0	89	18
Penthouse	14	0	7	7
Other	14	0	11	3

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$852	425	454	\$362,900	\$385,900
\$786	429	857	\$366,900	\$639,900
\$804	544	654	\$293,900	\$547,900
\$826	617	1,499	\$320,900	\$1,650,000
\$1,020	747	2,181	\$374,900	\$2,965,000
\$722	770	1,284	\$602,900	\$949,900
\$604	1,114	1,386	\$679,380	\$831,380

IPO Launch Performance (first 2 months)



Post Launch Absorption: North York West



North York West Submarket Report - February 2019

Current Active Projects



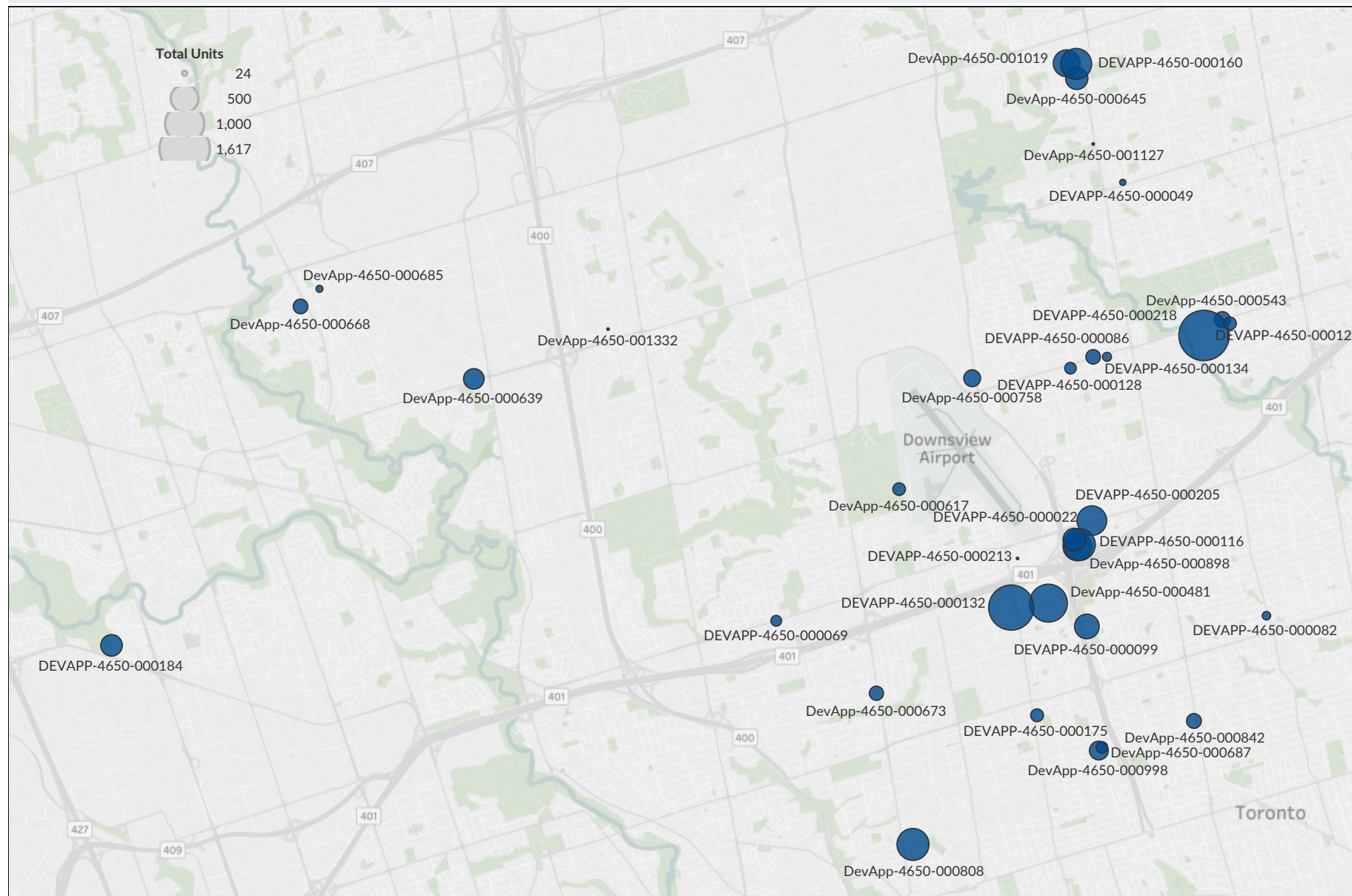
North York West Submarket Report - February 2019

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
2800 Condominium Residences - Quadcam Development Gro..	Apartment	February 2018	0	0	3	216	\$0	\$604
Avenue & Park - Stafford Homes	Apartment	August 2020	0	0	6	36	\$1,076	\$1,240
Brownstones at Westown - Lindvest	Stacked	March 2017	0	0	0	240	\$379	\$479
Express Condominiums on the Subway - Malibu Investments I..	Apartment	August 2021	0	0	67	265	\$745	\$740
Keeley - TAS DesignBuild	Apartment	July 2021	1	3	80	319	\$749	\$819
Midtowns on the Subway - Wycliffe Homes	Stacked	October 2021	1	1	16	84	\$752	\$863
Saturday in Downsview Park - Mattamy Homes	Apartment	August 2021	0	0	35	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	5	9	26	372	\$520	\$846

North York West Submarket Report - February 2019

Current Development Applications



North York West Submarket Report - February 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000022	36 - 36R Tippet Road (North Lands)	4.4	320
DEVAPP-4650-000049	286 Finch Avenue West	0.9	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-4650-000175	3019 Dufferin Street	4.9	105
DEVAPP-4650-000184	840 Queens Plate Drive		295
DEVAPP-4650-000205	470 - 530 Wilson Avenue	5.8	555
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	2.0	914
DevApp-4650-000543	258 - 270 Sheppard Avenue West; 1 - 3 Addington Avenue	3.7	163
DevApp-4650-000617	2995 Keele Street Phase 2	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	5.1	139
DevApp-4650-000898	30 Tippet Road (South Lands)	3.5	521
DevApp-4650-000998	831 Glencairn Avenue	6.1	224
DevApp-4650-001019	25 Fisherville Road	5.2	458
DevApp-4650-001127	5830 Bathurst Street (Phase 3)	1.3	
DevApp-4650-001332	50 York Gate Boulevard	0.1	

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 - February 2019

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	17	5,751	5,232	220	\$2,254	1,962	\$4,421,244	5,168
Central Waterfront	16	15	6,871	6,062	730	\$1,315	997	\$1,311,498	16,844
Don Mills - York Mills	5	8	2,327	2,087	180	\$865	1,173	\$1,014,796	10,889
Downtown Core	21	8	4,272	3,864	317	\$1,300	593	\$771,172	20,308
Downtown East	4	16	5,192	4,874	290	\$986	893	\$880,817	16,321
Downtown West	124	30	11,377	9,593	1,321	\$1,248	772	\$963,248	13,807
Etobicoke Waterfront	3	8	3,726	3,409	180	\$1,086	847	\$919,157	1,439
Highway7 - Yonge	1	6	1,582	1,186	256	\$653	918	\$598,848	.
Mississauga City Centre	36	8	4,495	3,811	528	\$786	775	\$609,355	.
North Toronto	36	10	3,192	2,519	575	\$1,142	810	\$925,390	6,287
North Yonge Corridor	28	6	2,254	1,575	502	\$935	780	\$729,132	4,495
North York East	1	2	528	499	28	\$937	1,016	\$952,400	2,381
North York West	10	9	2,266	1,996	249	\$809	722	\$583,510	10,665
Not Applicable	277	141	24,534	18,703	4,358	\$701	950	\$665,554	40,105
Scarborough City Centre									2,245
Sheppard Corridor	176	14	4,391	3,755	636	\$933	806	\$752,334	4,168
Thornhill									.
Toronto East	6	13	1,600	1,431	127	\$992	985	\$976,528	2,168
Toronto West	27	11	2,037	1,311	709	\$982	866	\$850,700	12,983
Yonge - St. Clair	0	8	1,286	1,215	63	\$1,215	1,275	\$1,548,293	169

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