



Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of March 2019



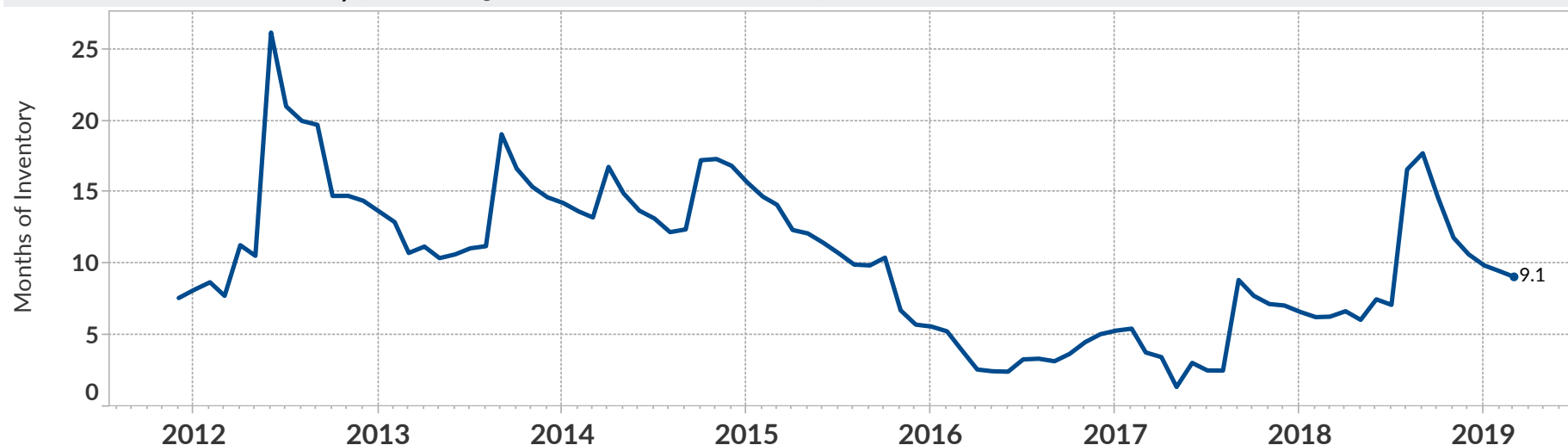
Toronto West Submarket Report - March 2019



Toronto West		GTA
Active Projects	10	329
Total Units	1,936	87,136
Total Sales	1,226	71,790
Rem. Inv.	694	11,744
Avg. \$/SF	\$988	\$968
Avg. SF	864	889
Avg. \$	\$854,154	\$860,701
Current Month Sales (incl. active & sold out)		21
		1,428

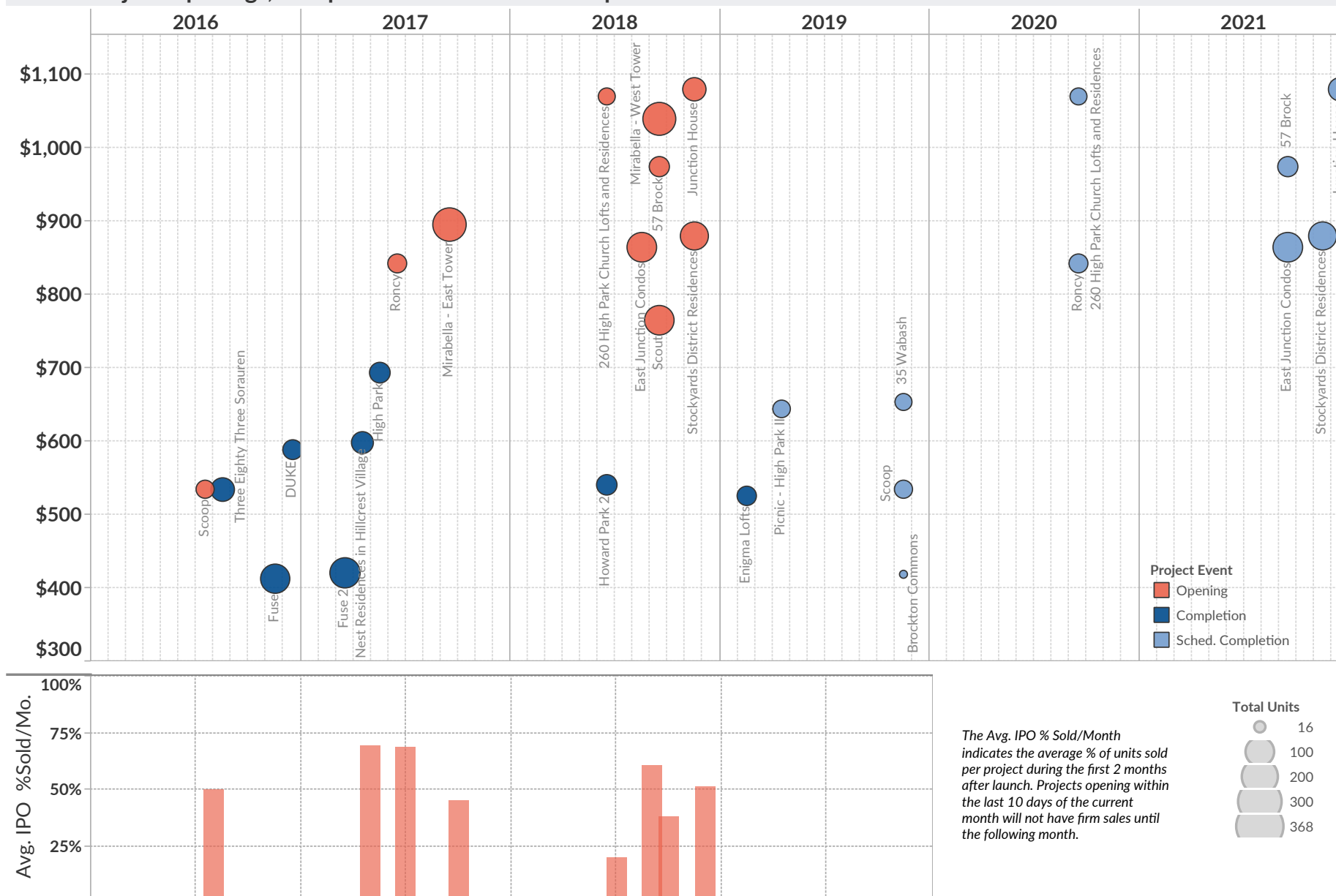
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	22	317
Total Units	12,363	165,657
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	10.7	32.2
Avg. Floor Space Index	4.1	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



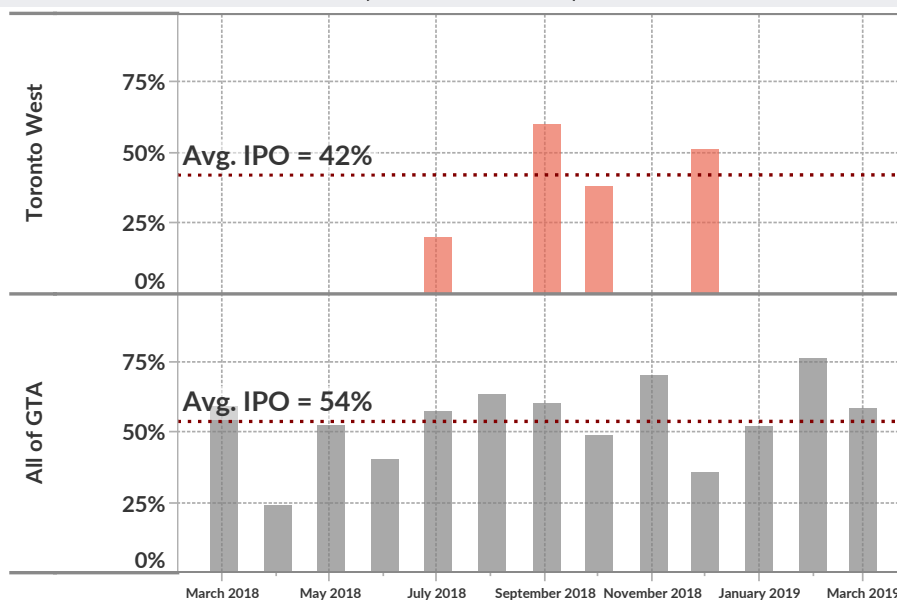
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Project Data by Unit Type

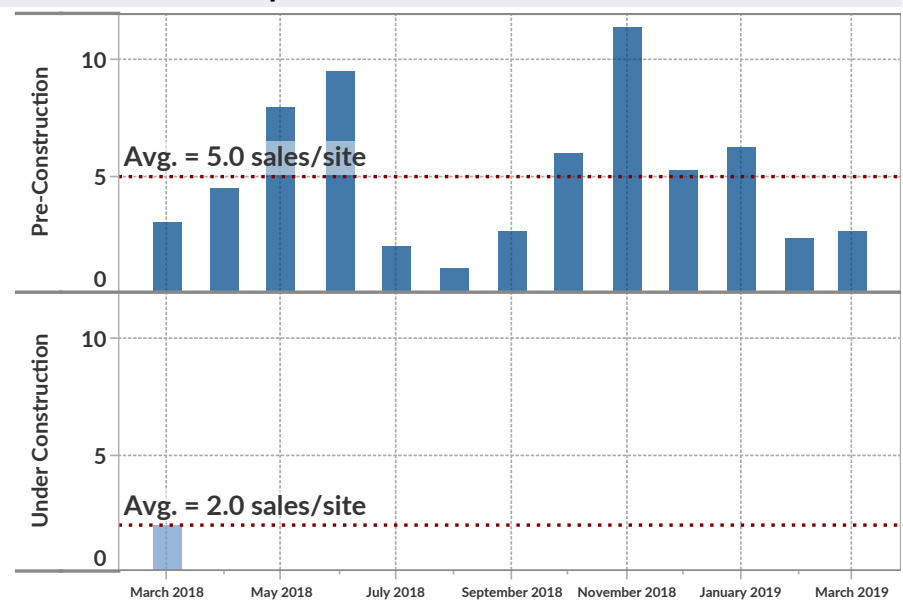
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	5	0	5	0
1 Bedroom	420	10	318	102
1 Bedroom + Den	533	0	411	122
2 Bedroom	462	9	283	179
2 Bedroom + Den	328	1	150	178
3 Bedroom & Up	107	0	43	64
Penthouse				
Other	65	1	16	49

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$959	452	1,059	\$431,000	\$892,800
\$958	550	1,386	\$448,000	\$1,239,900
\$972	689	1,386	\$535,000	\$2,089,900
\$984	764	1,374	\$647,990	\$1,410,900
\$1,014	974	2,144	\$839,990	\$2,216,900
\$1,070	824	2,335	\$785,990	\$2,989,900

IPO Launch Performance (first 2 months)

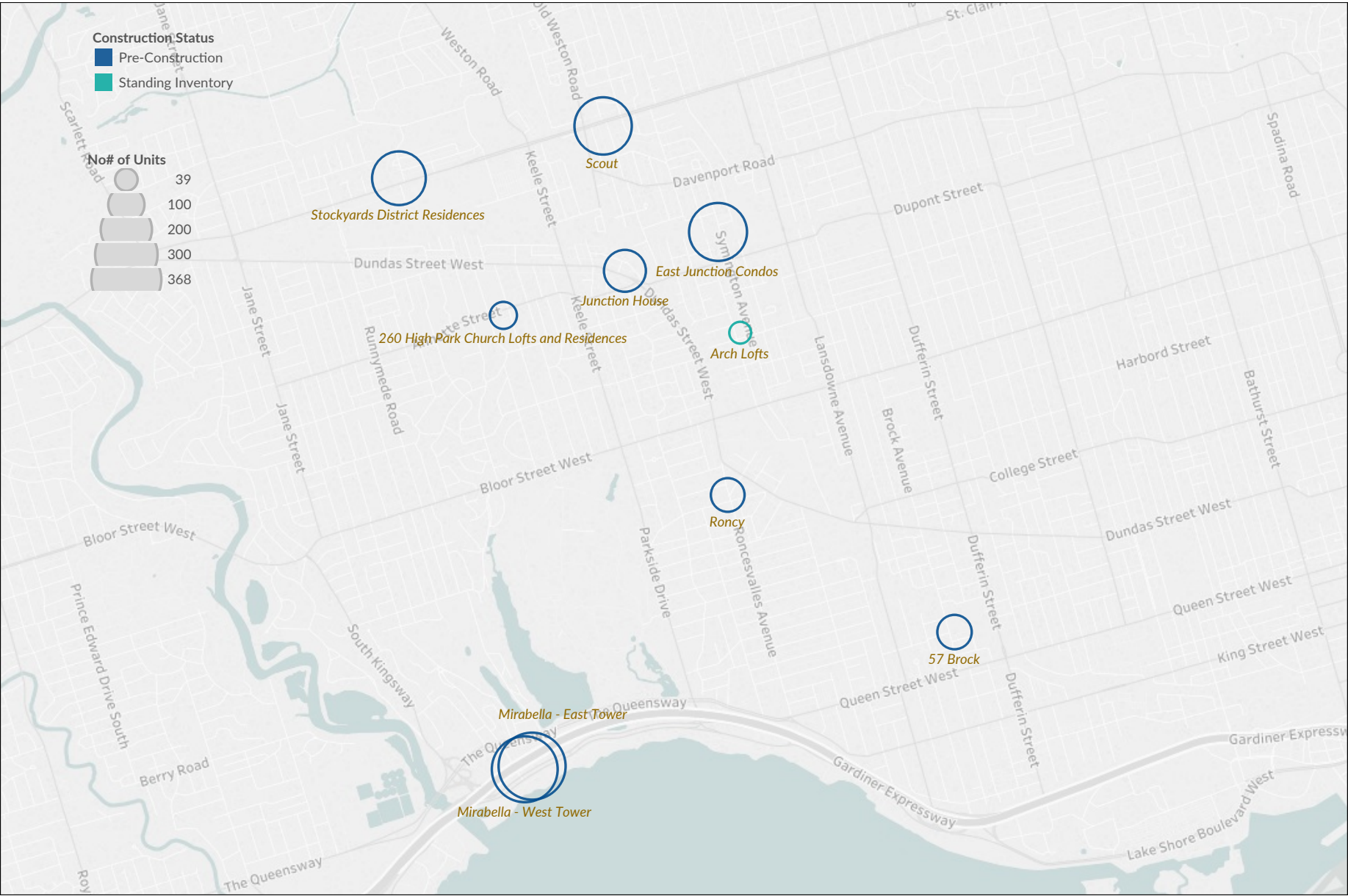


Post Launch Absorption: Toronto West



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Current Active Projects



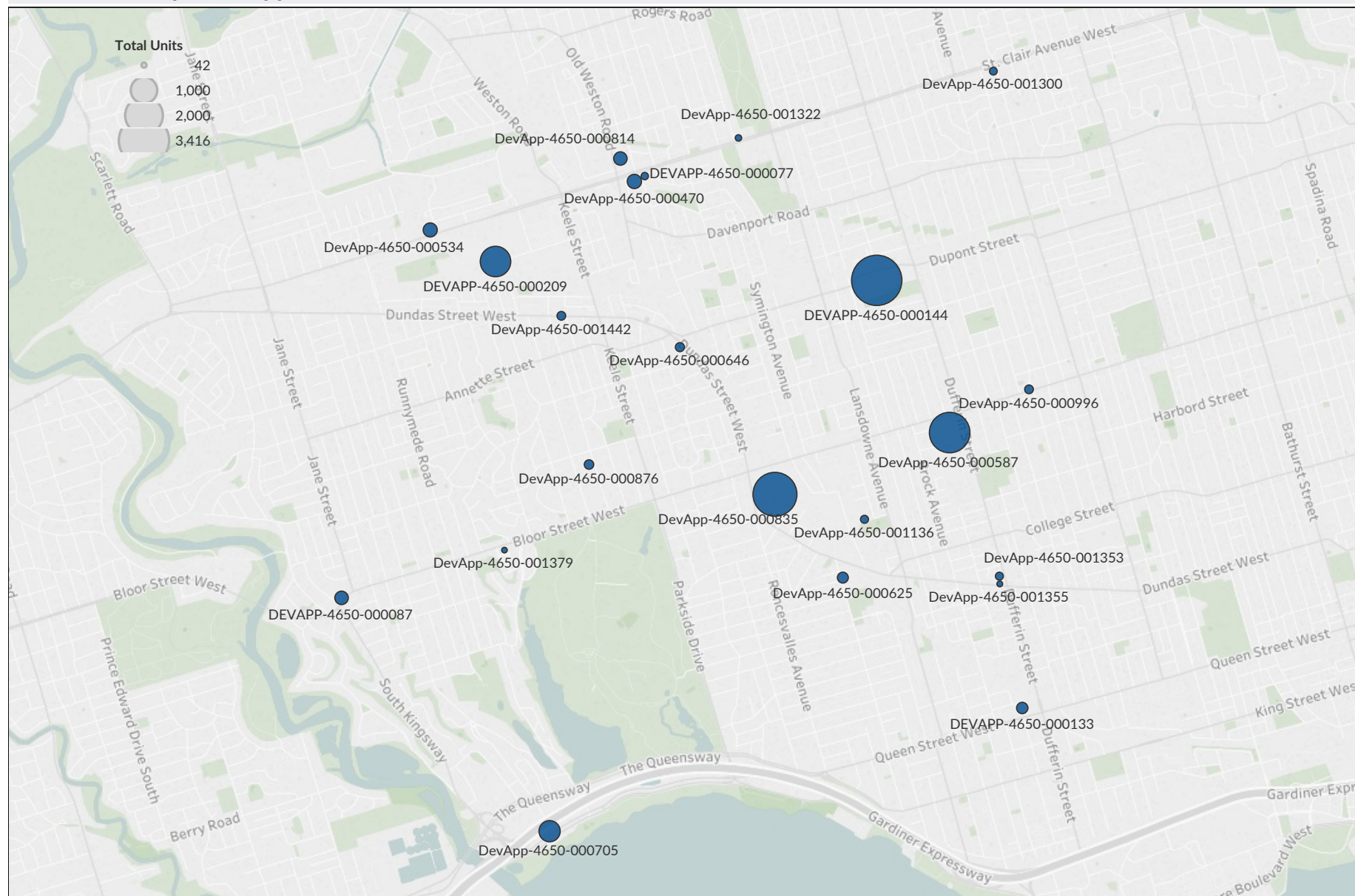
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Current Active Project List

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	6	10	45	97	\$975	\$1,016
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	September 2020	1	2	29	60	\$1,071	\$1,221
Arch Lofts - Windmill Development Group Ltd.	Loft	September 2017	0	0	1	39	\$0	\$754
East Junction Condos - Limen Group	Apartment	September 2021	12	49	82	275	\$865	\$965
Junction House - Globizen Group	Apartment	December 2021	2	9	78	144	\$1,081	\$1,072
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	10	38	368	\$896	\$1,036
Mirabella - West Tower - Diamante Development	Apartment	January 2022	0	1	211	355	\$1,040	\$1,042
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	0	0	134	269	\$766	\$808
Stockyards District Residences - Marlin Spring	Apartment	November 2021	0	17	76	236	\$880	\$882

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Current Development Applications



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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-4650-000133	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-4650-000587	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-4650-000705	1978 Lake Shore Boulevard West	12.7	607
DevApp-4650-000814	423 Old Weston Road	7.1	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-4650-001136	138 St. Helens Avenue	2.5	86
DevApp-4650-001300	861 St. Clair Avenue West	10.3	80
DevApp-4650-001322	1474 St. Clair Avenue West	5.0	55
DevApp-4650-001353	646 Dufferin Street	4.1	85
DevApp-4650-001355	1494 Dundas Street West	5.7	45
DevApp-4650-001379	2115 Bloor Street West	4.0	42
DevApp-4650-001442	2946 Dundas Street West	4.6	102

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.

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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	• 3	• 16	• 5,445	• 4,929	• 213	• \$2,258	• 1,961	• \$4,429,540	• 5,654
Central Waterfront	• 40	• 15	• 6,871	• 6,145	• 647	• \$1,327	• 1,039	• \$1,379,237	• 17,304
Don Mills - York Mills	• 7	• 8	• 2,327	• 2,094	• 173	• \$866	• 1,174	• \$1,016,259	• 10,877
Downtown Core	• 27	• 9	• 4,687	• 3,543	• 628	• \$1,481	• 606	• \$897,485	• 16,861
Downtown East	• 25	• 16	• 5,192	• 4,900	• 264	• \$990	• 890	• \$880,827	• 17,160
Downtown West	• 157	• 27	• 9,952	• 8,409	• 1,199	• \$1,338	• 765	• \$1,022,635	• 14,557
Etobicoke Waterfront	• 8	• 8	• 3,727	• 3,417	• 172	• \$1,064	• 860	• \$915,377	• 1,439
Highway7 - Yonge	• 0	• 7	• 1,704	• 1,184	• 452	• \$650	• 919	• \$597,211	•
Mississauga City Centre	• 34	• 9	• 5,083	• 3,844	• 1,068	• \$781	• 724	• \$565,159	•
North Toronto	• 191	• 10	• 3,192	• 2,719	• 375	• \$1,100	• 818	• \$900,174	• 6,551
North Yonge Corridor	• 174	• 5	• 1,885	• 1,432	• 351	• \$929	• 758	• \$704,826	• 4,271
North York East	• 0	• 2	• 528	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,168
North York West	• 16	• 9	• 2,311	• 2,016	• 245	• \$829	• 717	• \$593,779	• 10,549
Not Applicable	• 592	• 141	• 24,497	• 18,634	• 4,278	• \$704	• 954	• \$671,849	• 43,256
Scarborough City Centre									• 2,245
Sheppard Corridor	• 100	• 14	• 4,391	• 3,703	• 688	• \$984	• 798	• \$784,927	• 3,966
Thornhill	• 14	• 1	• 389	• 315	• 74	• \$753	• 944	• \$710,984	•
Toronto East	• 17	• 14	• 1,733	• 1,564	• 134	• \$962	• 966	• \$928,885	• 2,236
Toronto West	• 21	• 10	• 1,936	• 1,226	• 694	• \$988	• 864	• \$854,154	• 12,363
Yonge - St. Clair	• 2	• 8	• 1,286	• 1,217	• 61	• \$1,223	• 1,290	• \$1,578,647	• 169

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