



Greater Toronto Area  
North York West

New Homes High Rise Submarket Report  
Data as of May 2019



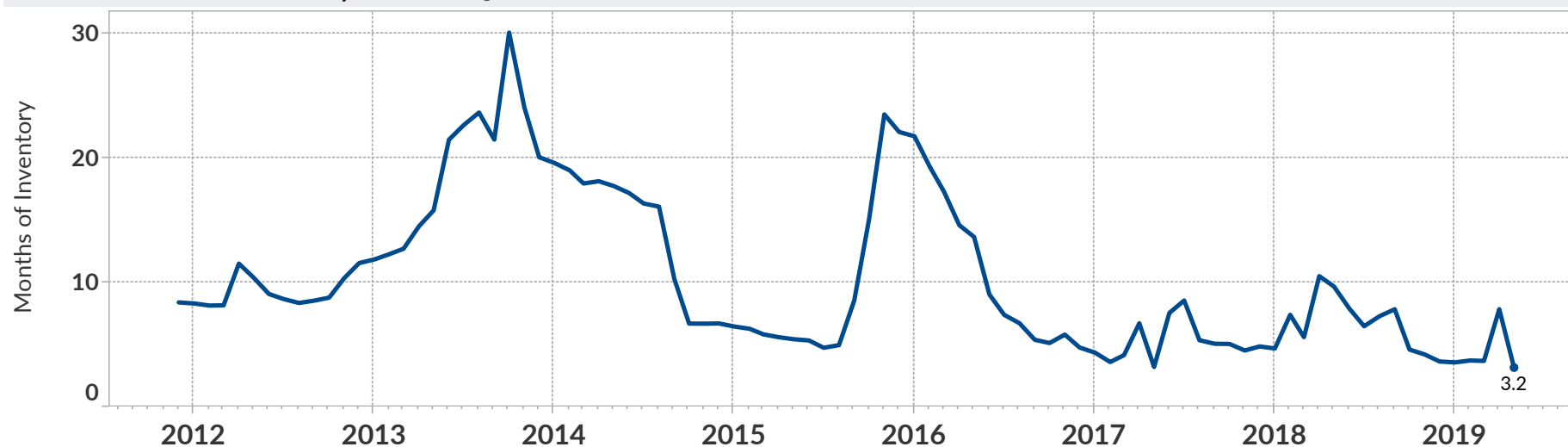
# North York West Submarket Report - May 2019



| North York West                               |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 10        | 344       |
| Total Units                                   | 2,604     | 90,927    |
| Total Sales                                   | 2,270     | 75,278    |
| Rem. Inv.                                     | 256       | 12,537    |
| Avg. \$/SF                                    | \$777     | \$961     |
| Avg. SF                                       | 761       | 891       |
| Avg. \$                                       | \$591,293 | \$855,970 |
| Current Month Sales (incl. active & sold out) | 313       | 3,790     |

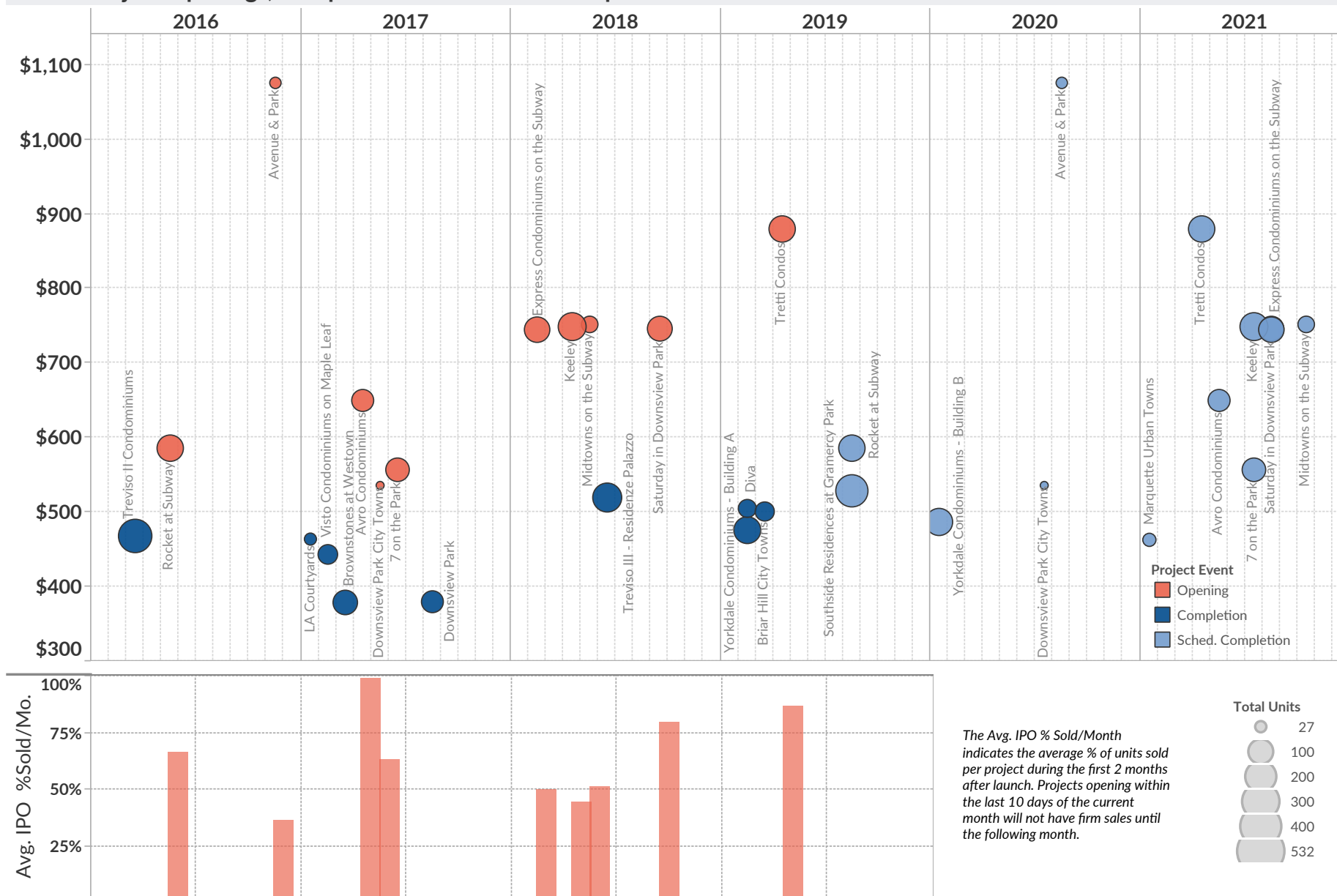
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| North York West          |       | City of Toronto |
| Number of Dev. Apps.     | 33    | 321             |
| Total Units              | 9,444 | 166,507         |
| Min. Floor Space Index   | 0.1   | 0.1             |
| Max. Floor Space Index   | 6.4   | 32.2            |
| Avg. Floor Space Index   | 2.8   | 5.9             |

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



# North York West Submarket Report - May 2019

## Recent Project Openings, Completions & Scheduled Completions



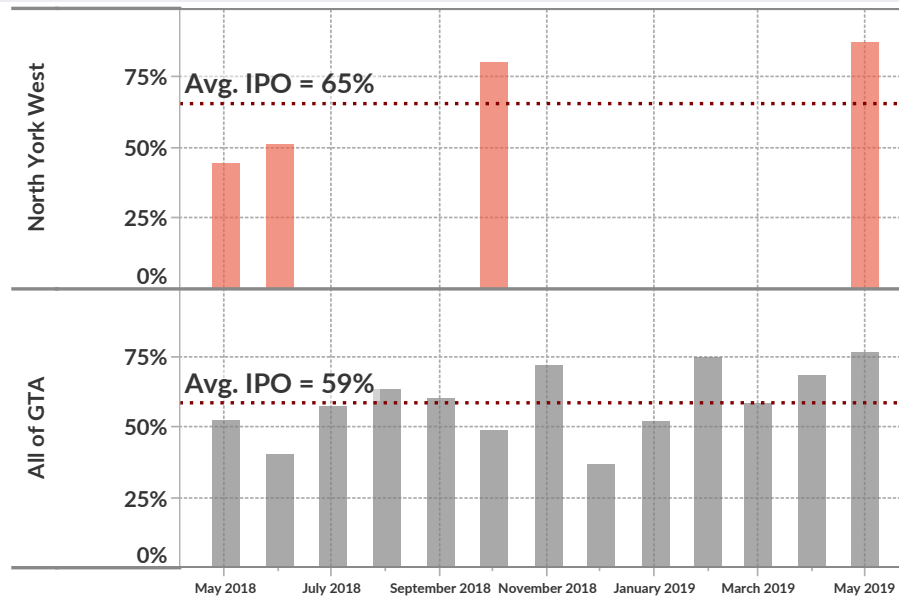
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## Project Data by Unit Type

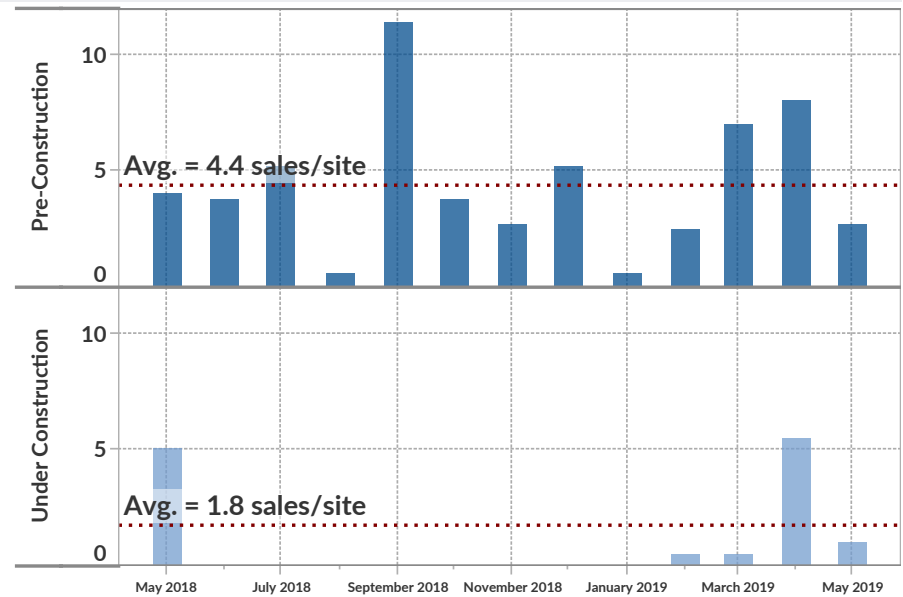
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 27          | 3                   | 25          | 2         |
| 1 Bedroom       | 488         | 48                  | 440         | 48        |
| 1 Bedroom + Den | 629         | 14                  | 565         | 64        |
| 2 Bedroom       | 1,029       | 224                 | 934         | 95        |
| 2 Bedroom + Den | 213         | 15                  | 205         | 8         |
| 3 Bedroom & Up  | 111         | 6                   | 94          | 17        |
| Penthouse       | 14          | 0                   | 7           | 7         |
| Other           | 15          | 0                   | 0           | 15        |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,018    | 347             | 389              | \$360,990        | \$387,990         |
| \$778      | 429             | 857              | \$359,900        | \$639,900         |
| \$839      | 544             | 660              | \$293,900        | \$565,990         |
| \$769      | 620             | 1,499            | \$320,900        | \$1,650,000       |
| \$1,010    | 747             | 2,181            | \$374,900        | \$2,965,000       |
| \$722      | 770             | 1,284            | \$602,900        | \$866,900         |
|            |                 |                  |                  |                   |
| \$607      | 1,056           | 1,433            | \$669,990        | \$944,990         |

## IPO Launch Performance (first 2 months)

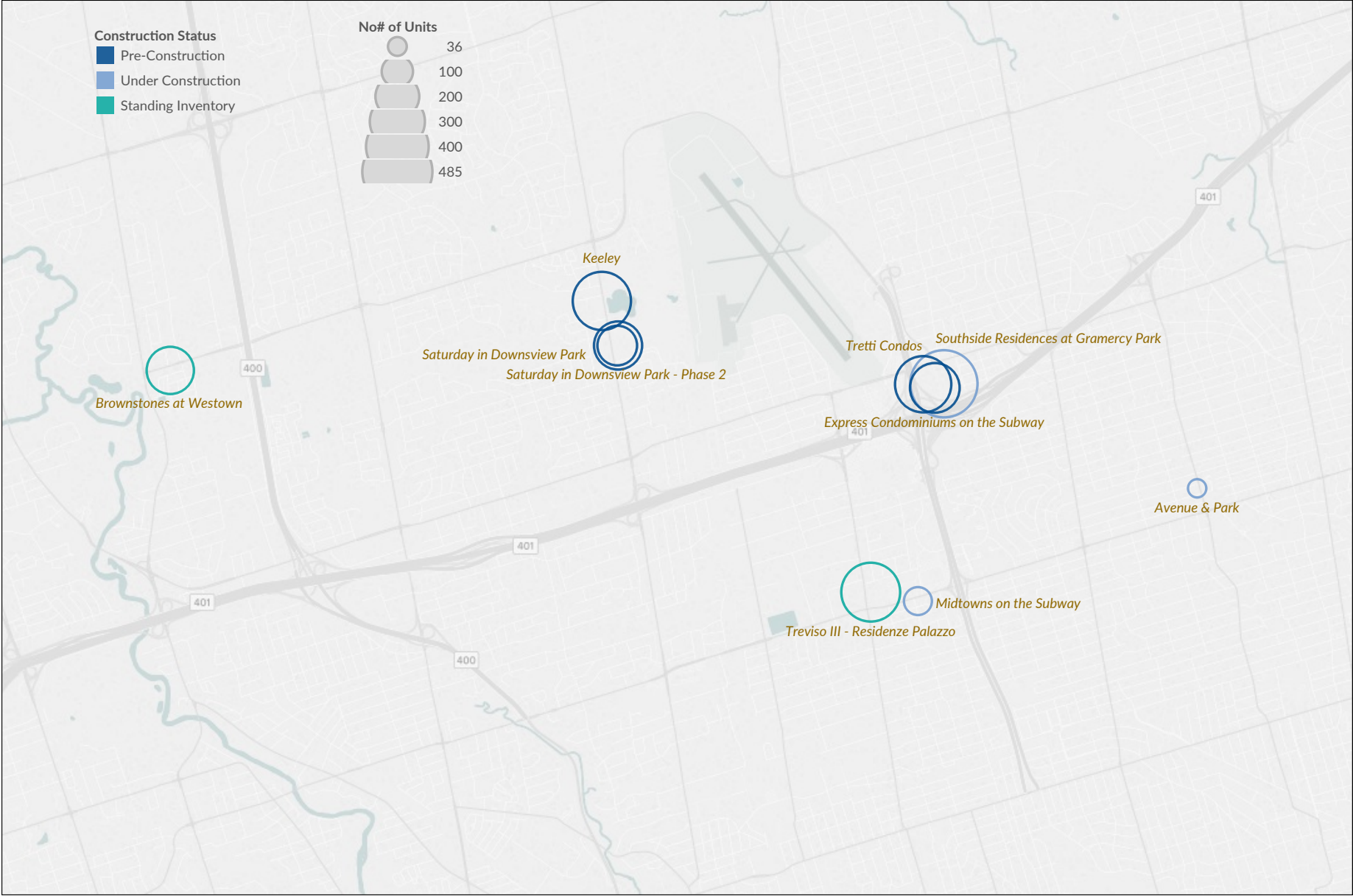


## Post Launch Absorption: North York West



# North York West Submarket Report - May 2019

## Current Active Projects



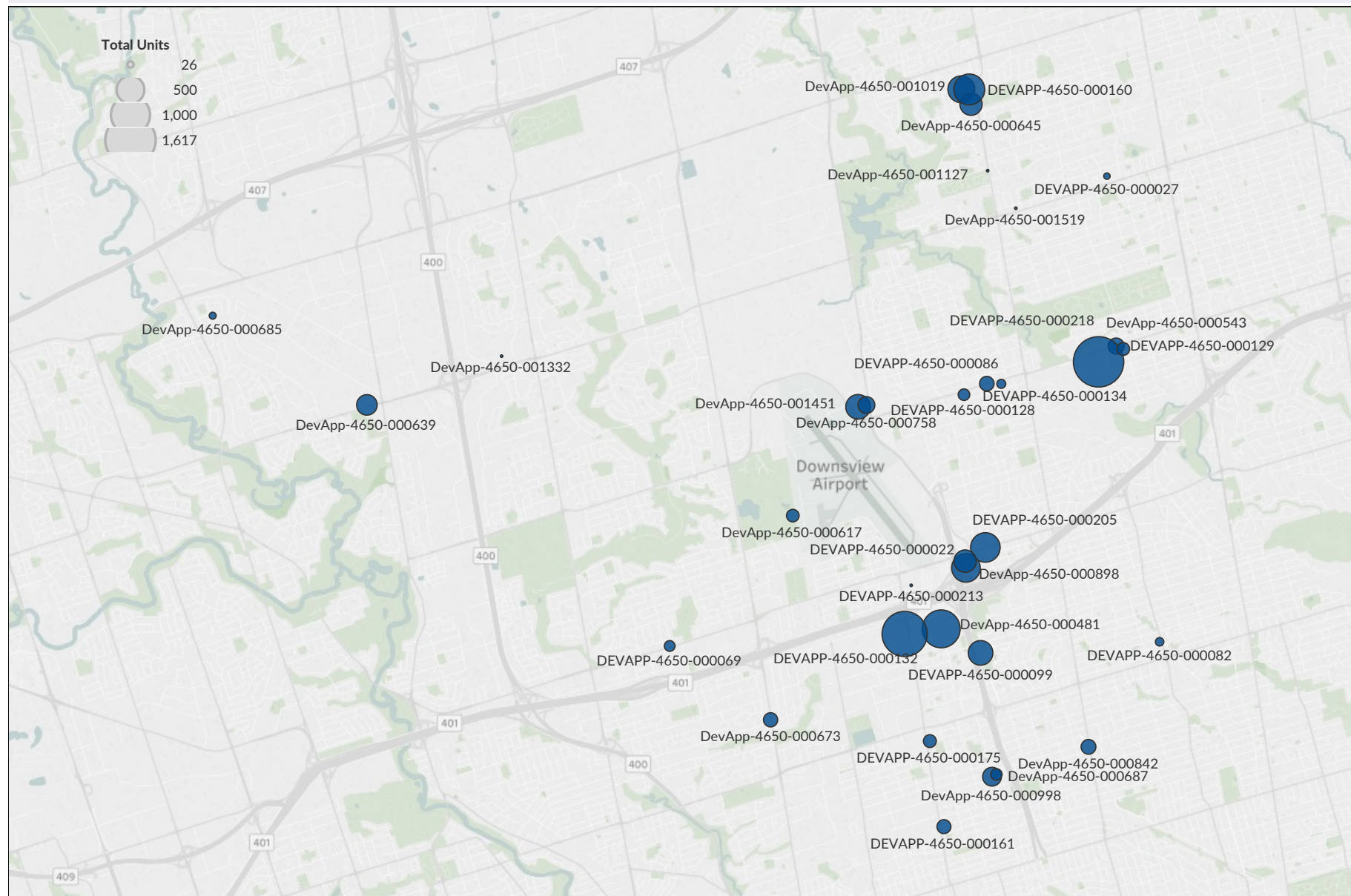
## North York West Submarket Report - May 2019

### 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 |
|---------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| Avenue & Park - Stafford Homes                                | Apartment    | August 2020             | 0                   | 0   | 6         | 36          | \$1,076        | \$1,240     |
| Brownstones at Westown - Lindvest                             | Stacked      | March 2017              | 2                   | 2   | 19        | 240         | \$379          | \$531       |
| Express Condominiums on the Subway - Malibu Investments I..   | Apartment    | August 2021             | 8                   | 8   | 59        | 265         | \$745          | \$739       |
| Keeley - TAS DesignBuild                                      | Apartment    | July 2021               | 0                   | 34  | 69        | 364         | \$749          | \$851       |
| Midtowns on the Subway - Wycliffe Homes                       | Stacked      | October 2021            | 2                   | 15  | 2         | 84          | \$752          | \$750       |
| Saturday in Downsview Park - Mattamy Homes                    | Apartment    | August 2021             | 0                   | 23  | 12        | 249         | \$746          | \$799       |
| Saturday in Downsview Park - Phase 2 - Mattamy Homes          | Apartment    | December 2021           | 8                   | 108 | 60        | 169         | \$0            | \$747       |
| Southside Residences at Gramercy Park - Malibu Investments .. | Apartment    | August 2019             | 0                   | 0   | 16        | 485         | \$529          | \$531       |
| Tretti Condos - Collecdev                                     | Apartment    | April 2021              | 290                 | 290 | 0         | 340         | \$880          | \$891       |
| Treviso III - Residenze Palazzo - Lanterra Developments       | Apartment    | June 2018               | 0                   | 20  | 13        | 372         | \$520          | \$845       |

# North York West Submarket Report - May 2019

## Current Development Applications



# North York West Submarket Report - May 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-4650-000027 | 11 - 19 Altamont Road                                    | 0.9               | 26          |
| 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-4650-000128 | 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-4650-000161 | 1100 Briar Hill Avenue                                   | 1.6               | 124         |
| DEVAPP-4650-000175 | 3019 Dufferin Street                                     | 4.5               | 105         |
| DEVAPP-4650-000205 | 470 - 530 Wilson Avenue                                  | 5.8               | 555         |
| DEVAPP-4650-000213 | 3621 Dufferin Street                                     | 2.8               |             |
| DEVAPP-4650-000218 | 325 Bogert Avenue                                        | 6.1               | 1,617       |
| DevApp-4650-000481 | 3401 Dufferin Street & 1 Yorkdale Road                   | 2.3               | 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-4650-000673 | 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-4650-000842 | 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               |             |
| DevApp-4650-001451 | 1100 Sheppard Avenue West                                | 6.4               | 385         |
| DevApp-4650-001519 | 286 Finch Avenue West                                    | 2.2               |             |

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 - May 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       | 4                   | 16                          | 5,436       | 4,937       | 196       | \$2,278    | 2,050   | \$4,671,101 | 5,337       |
| Central Waterfront      | 36                  | 15                          | 6,871       | 6,250       | 542       | \$1,377    | 1,058   | \$1,457,587 | 17,979      |
| Don Mills - York Mills  | 144                 | 9                           | 2,578       | 2,264       | 254       | \$929      | 1,317   | \$1,223,770 | 6,429       |
| Downtown Core           | 80                  | 8                           | 4,656       | 3,645       | 523       | \$1,524    | 620     | \$945,340   | 16,880      |
| Downtown East           | 17                  | 16                          | 5,194       | 4,906       | 260       | \$1,002    | 885     | \$886,118   | 17,086      |
| Downtown West           | 66                  | 27                          | 10,058      | 8,547       | 1,182     | \$1,308    | 758     | \$991,479   | 14,202      |
| Etobicoke Waterfront    | 21                  | 6                           | 2,808       | 2,537       | 133       | \$1,107    | 840     | \$929,970   | 1,280       |
| Highway7 - Yonge        | 5                   | 6                           | 1,535       | 1,052       | 415       | \$653      | 926     | \$604,938   | .           |
| Mississauga City Centre | 663                 | 11                          | 6,064       | 5,081       | 979       | \$822      | 758     | \$623,431   | .           |
| North Toronto           | 14                  | 10                          | 3,160       | 2,793       | 295       | \$1,156    | 753     | \$870,843   | 6,578       |
| North Yonge Corridor    | 89                  | 7                           | 2,612       | 2,223       | 261       | \$997      | 810     | \$807,199   | 4,430       |
| North York East         | 0                   | 2                           | 528         | 499         | 28        | \$937      | 1,016   | \$952,400   | 2,144       |
| North York West         | 313                 | 10                          | 2,604       | 2,270       | 256       | \$777      | 761     | \$591,293   | 9,444       |
| Not Applicable          | 2,150               | 154                         | 27,700      | 20,844      | 5,578     | \$714      | 912     | \$651,694   | 48,961      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 118                 | 15                          | 4,167       | 3,383       | 784       | \$1,015    | 802     | \$814,359   | 5,581       |
| Thornhill               | 4                   | 1                           | 389         | 329         | 60        | \$753      | 913     | \$687,754   | .           |
| Toronto East            | 19                  | 14                          | 1,637       | 1,448       | 155       | \$947      | 1,050   | \$994,157   | 2,068       |
| Toronto West            | 47                  | 10                          | 1,907       | 1,312       | 579       | \$1,010    | 896     | \$904,992   | 11,066      |
| Yonge - St. Clair       | 0                   | 7                           | 1,023       | 958         | 57        | \$1,334    | 1,307   | \$1,743,509 | 1,553       |

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