

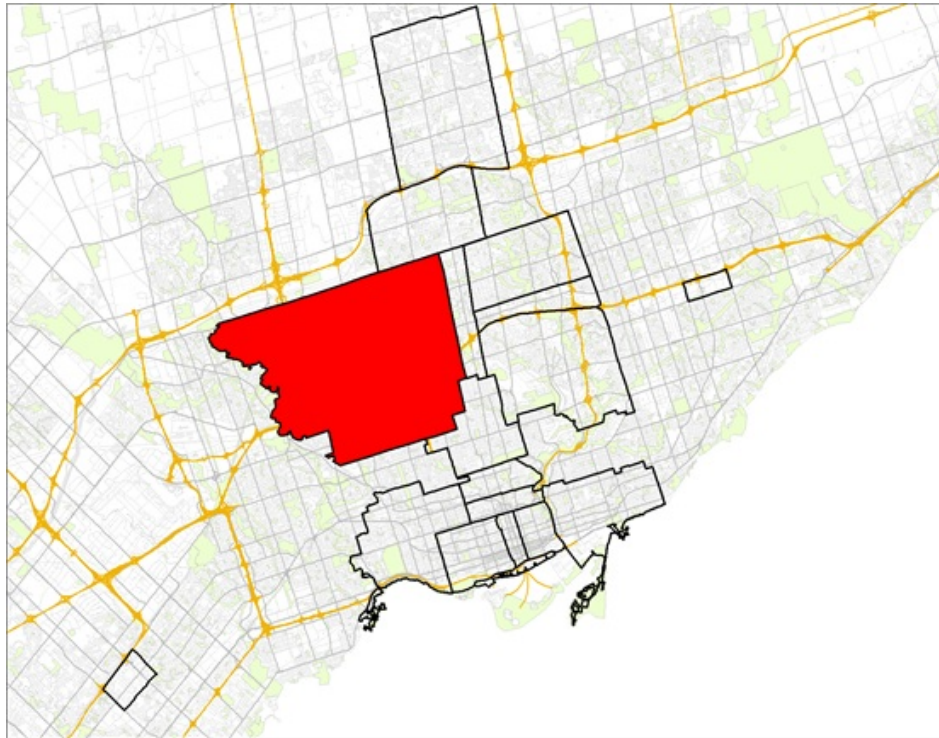


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of July 2021



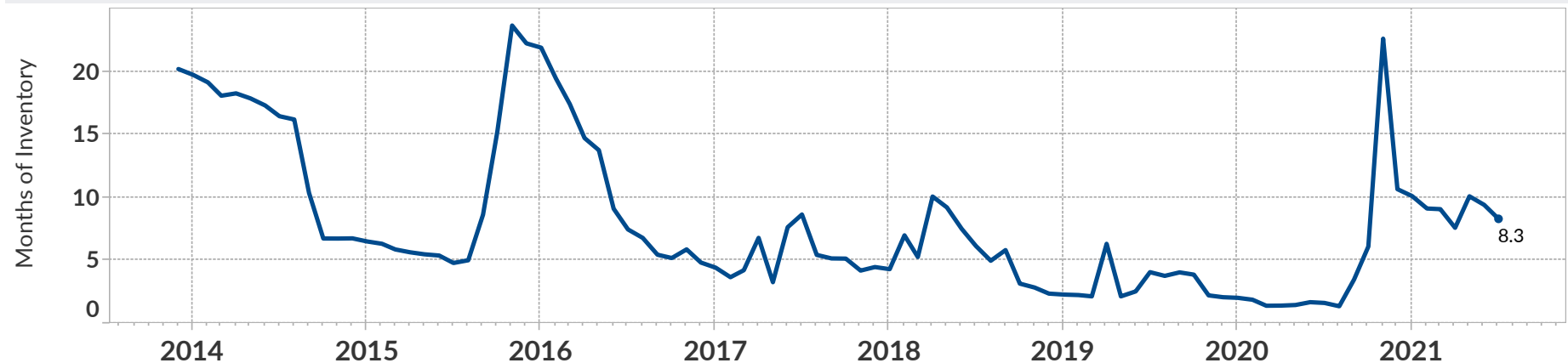
North York West Submarket Report - July 2021



North York West		GTA
Active Projects	9	335
Total Units	1,055	86,584
Total Sales	855	77,101
Rem. Inv.	200	9,483
Avg. \$/SF	\$1,290	\$1,237
Avg. Project \$/SF	\$1,134	\$1,113
Avg. SF	1,624	983
Avg. \$	\$2,094,282	\$1,215,603
Current Month Sales (incl. active & sold out)	18	1,478

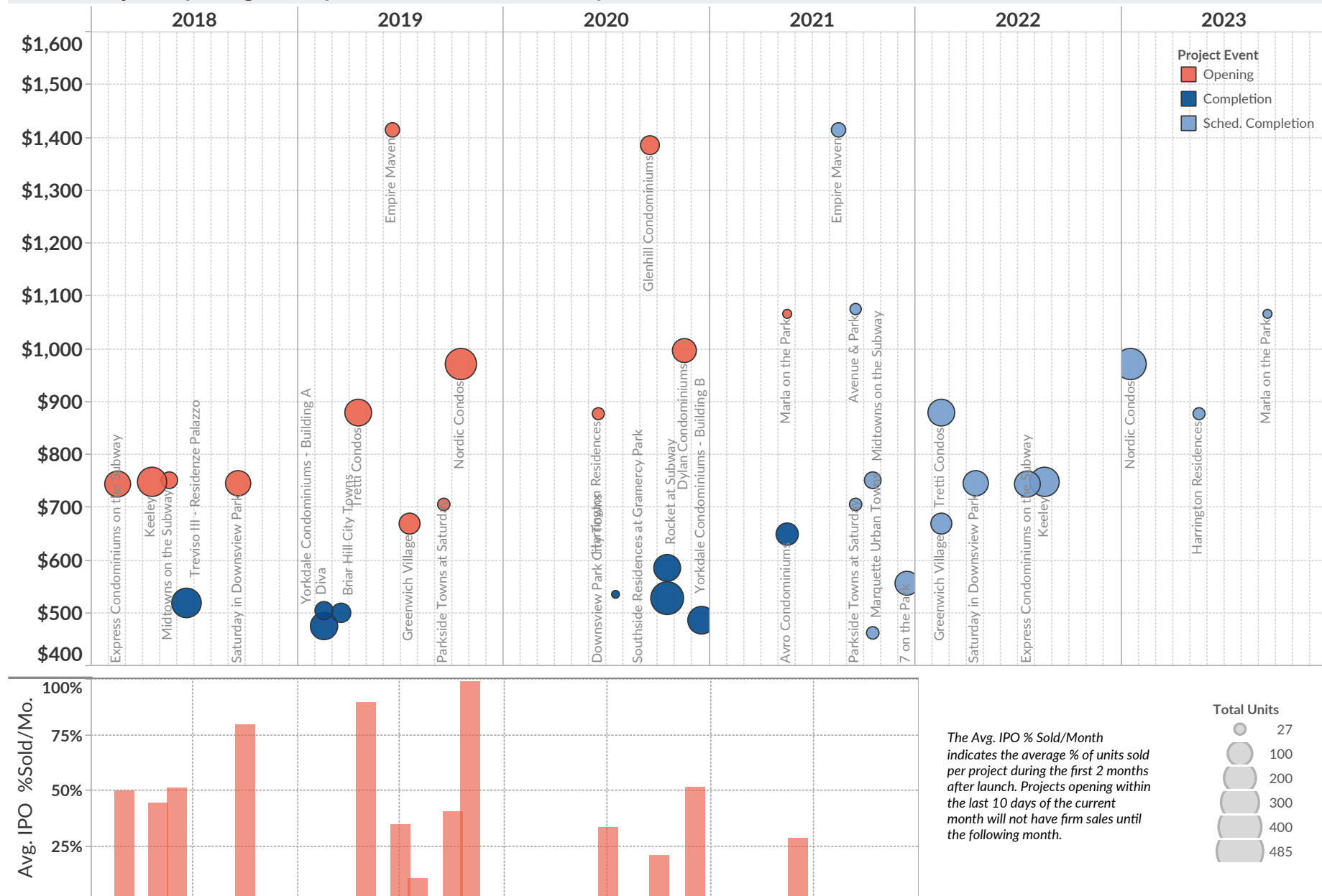
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	49	503
Total Units	23,187	275,909
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	8.5	61.7
Avg. Floor Space Index	3.1	6.8

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



North York West Submarket Report - July 2021

Recent Project Openings, Completions & Scheduled Completions



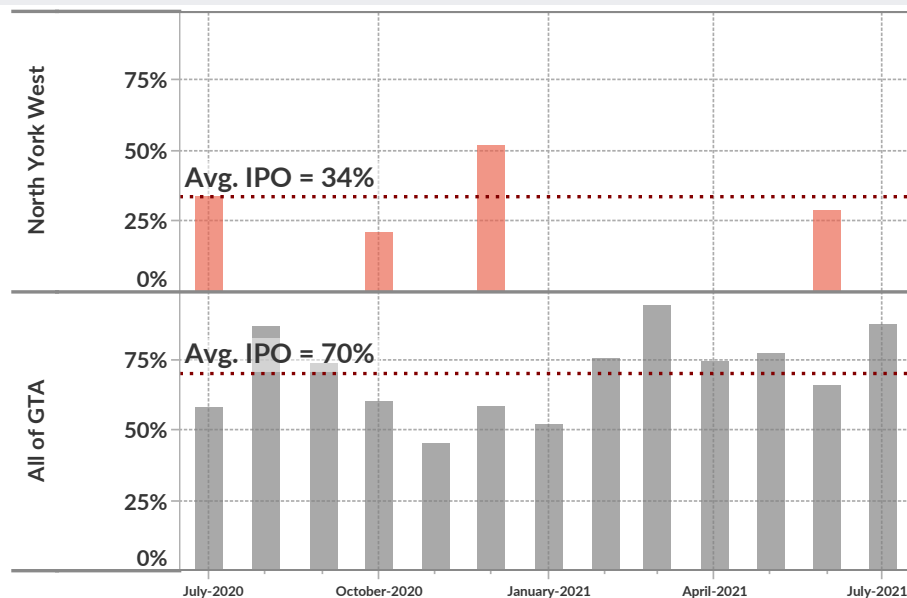
North York West Submarket Report - July 2021

Project Data by Unit Type

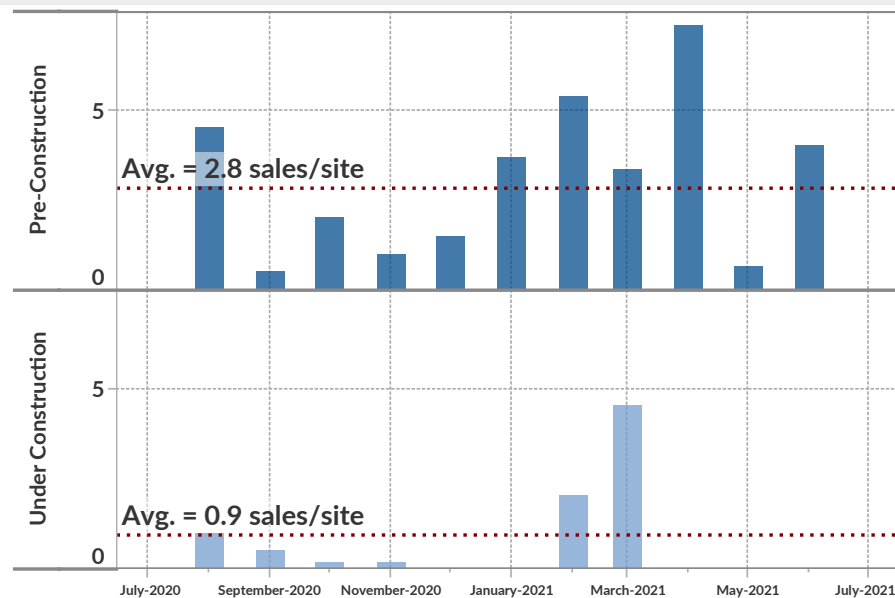
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	9	0	9	0
1 Bedroom	98	0	88	10
1 Bedroom + Den	312	11	283	29
2 Bedroom	283	5	228	55
2 Bedroom + Den	193	0	133	60
3 Bedroom & Up	94	1	53	41
Penthouse	4	0	4	0
Other	62	0	57	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,031	579	790	\$618,000	\$771,900
\$1,034	628	786	\$655,900	\$803,900
\$1,214	699	2,388	\$628,990	\$3,422,400
\$1,409	843	3,739	\$715,990	\$5,405,900
\$1,284	952	5,081	\$784,990	\$6,689,900
\$796	1,093	1,650	\$851,990	\$1,389,900

IPO Launch Performance (first 2 months)

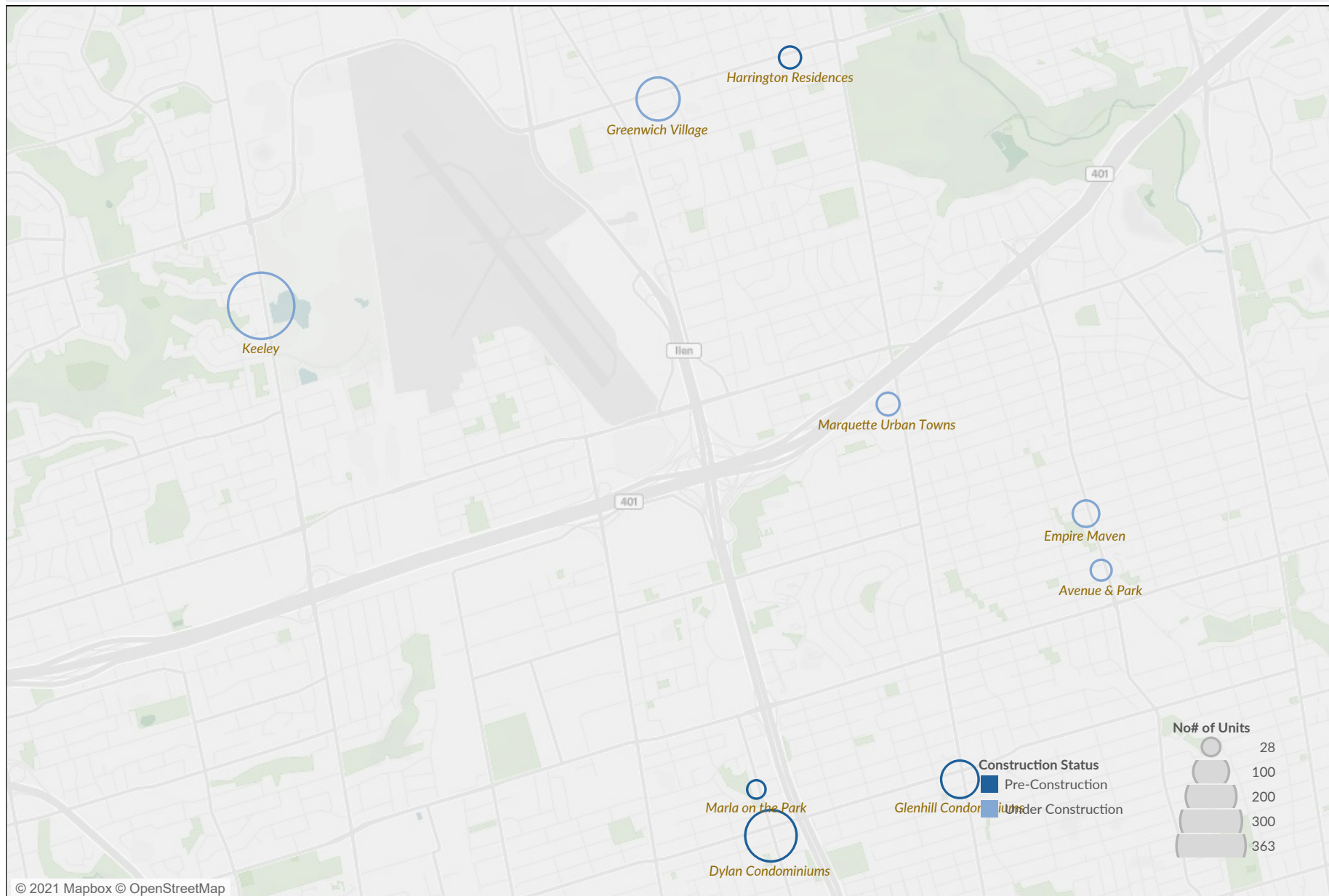


Post Launch Absorption: North York West



North York West Submarket Report - July 2021

Current Active Projects



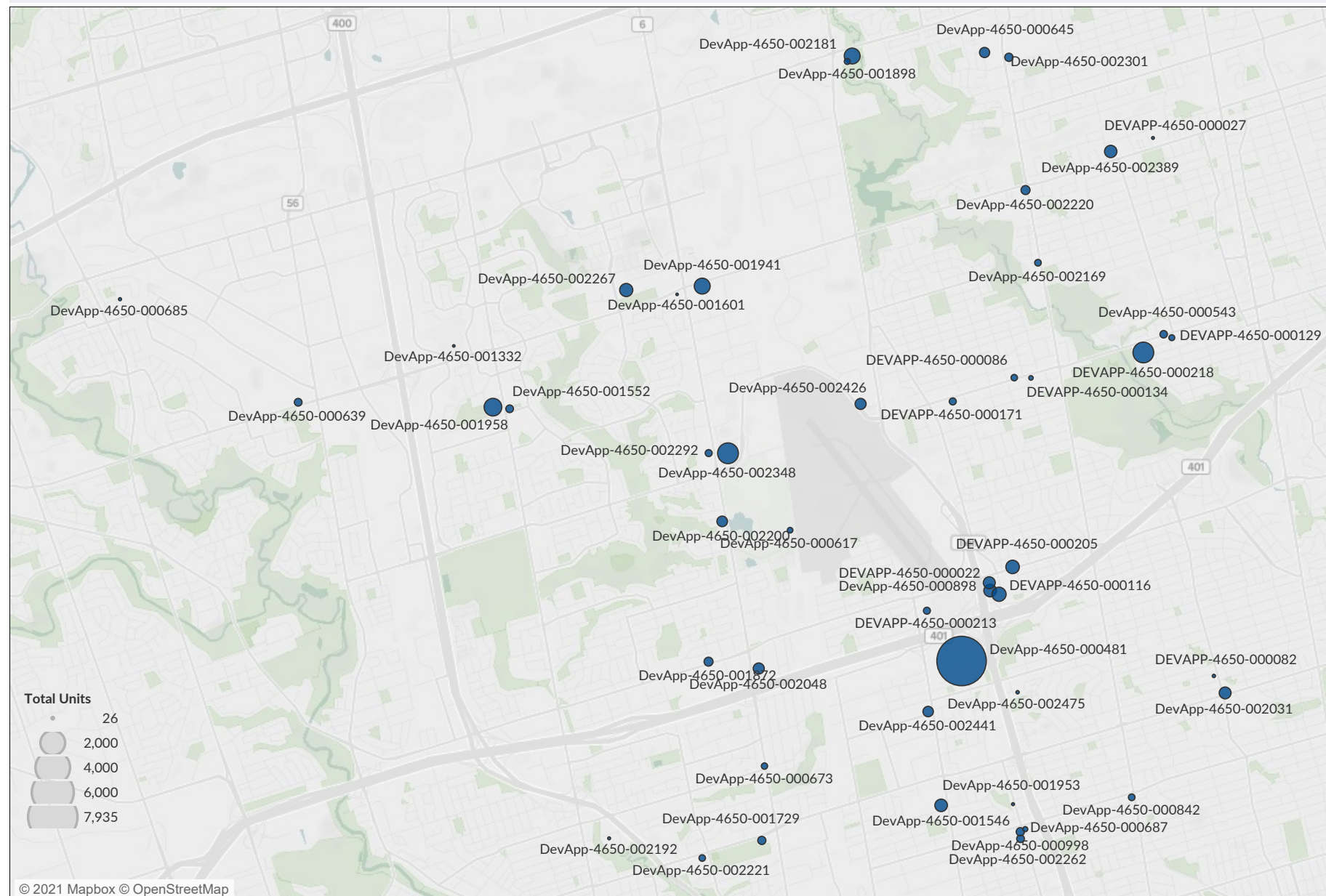
North York West Submarket Report - July 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
Avenue & Park - Stafford Homes	Apartment	September-2021	0	0	6	36	\$1,076	\$1,600
Dylan Condominiums - Chestnut Hill Developments	Apartment	March-2024	6	59	46	218	\$997	\$1,027
Empire Maven - Empire	Apartment	August-2021	1	4	23	58	\$1,415	\$1,395
Glenhill Condominiums - Lanterra Developments	Apartment	January-2024	5	13	76	116	\$1,386	\$1,384
Greenwich Village - Crown Communities	Stacked	February-2022	1	5	5	153	\$670	\$800
Harrington Residences - Kaleido Developments Inc.	Apartment	May-2023	0	12	7	40	\$878	\$975
Keeley - TAS DesignBuild	Apartment	August-2022	1	4	20	363	\$749	\$821
Marla on the Park - Kultura	Apartment	September-2023	3	11	17	28	\$1,067	\$1,068
Marquette Urban Towns - Kubo Developments	Stacked	October-2021	0	0	0	43	\$463	\$0

North York West Submarket Report - July 2021

Current Development Applications



North York West Submarket Report - July 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000022	36 - 36R Tippet Road (North Lands)	4.4	462
DEVAPP-4650-000027	11 - 19 Altamont Road	0.9	26
DEVAPP-4650-000082	1580 Avenue Road	6.9	35
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	3.5	134
DEVAPP-4650-000116	4 - 6 Tippet Road	4.9	647
DEVAPP-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	3.4	112
DEVAPP-4650-000134	665 - 671 Sheppard Avenue West	1.8	65
DEVAPP-4650-000171	847 - 873 Sheppard Avenue West	1.8	160
DEVAPP-4650-000205	470 - 530 Wilson Avenue	6.5	589
DEVAPP-4650-000213	3621 Dufferin Street	2.8	158
DEVAPP-4650-000218	325 Bogert Avenue	5.3	1,390
DevApp-4650-000481	3401 Dufferin Street & 1 Yorkdale Road	3.2	7,935
DevApp-4650-000543	270 Sheppard Avenue West	3.8	179
DevApp-4650-000617	2995 Keele Street	1.9	101
DevApp-4650-000639	2370 Finch Avenue West	6.2	192
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.3	335
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-4650-000842	2788 Bathurst Street	5.0	143
DevApp-4650-000898	30 Tippet Road (South Lands)	3.2	517
DevApp-4650-000998	831 Glencairn Avenue	5.3	218
DevApp-4650-001332	50 York Gate Boulevard	0.1	
DevApp-4650-001546	3000 Dufferin Street	3.5	508
DevApp-4650-001552	2839 Jane Street	3.8	190
DevApp-4650-001601	3933 Keele Street	3.8	
DevApp-4650-001729	1465 Lawrence Avenue West	4.0	216
DevApp-4650-001872	1184 Wilson Avenue	4.5	261
DevApp-4650-001898	1881 Steeles Avenue West	4.0	114
DevApp-4650-001941	1285 Finch Avenue West	4.3	818
DevApp-4650-001953	722 Marlee Avenue	1.6	28
DevApp-4650-001958	3 Marsh Grass Way	2.1	1,009
DevApp-4650-002031	284 Lawrence Avenue West	3.8	455
DevApp-4650-002048	2699 Keele Street	5.0	397
DevApp-4650-002169	4700 Bathurst Street	3.0	142
DevApp-4650-002181	1875 Steeles Avenue West	5.3	814
DevApp-4650-002192	349 Queens Drive	1.0	28
DevApp-4650-002200	3100 Keele Street	3.4	363
DevApp-4650-002220	4926 Bathurst Street	8.5	263
DevApp-4650-002221	1575 Lawrence Avenue West	5.9	137
DevApp-4650-002262	412 Marlee Avenue	4.9	190
DevApp-4650-002267	41-75 Four Winds Drive	4.1	560
DevApp-4650-002292	3374 Keele Street	4.8	158
DevApp-4650-002301	6035 Bathurst Street	7.0	220
DevApp-4650-002348	1350 Sheppard Avenue West	1.8	1,400
DevApp-4650-002389	172 Finch Avenue West	2.3	495
DevApp-4650-002426	1100 Sheppard Avenue West	6.6	392
DevApp-4650-002441	3280 Dufferin Street	5.7	352
DevApp-4650-002475	1-87 Bredonhill Court	2.0	36

North York West Submarket Report - July 2021

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	• 34	• 16	• 4,891	• 4,549	• 342	• \$2,346	• 1,638	• \$3,843,427	• 8,821
Central Waterfront	• 20	• 9	• 4,708	• 3,972	• 736	• \$1,524	• 1,069	• \$1,628,754	• 17,819
Don Mills - York Mills	• 46	• 13	• 3,706	• 3,338	• 368	• \$1,038	• 953	• \$989,847	• 13,868
Downtown Core	• 16	• 8	• 4,591	• 4,328	• 263	• \$1,824	• 821	• \$1,497,196	• 17,854
Downtown East	• 55	• 20	• 7,058	• 6,478	• 580	• \$1,291	• 821	• \$1,060,155	• 15,684
Downtown West	• 38	• 25	• 8,316	• 7,407	• 909	• \$1,502	• 918	• \$1,379,021	• 20,492
Etobicoke Waterfront	• 4	• 1	• 502	• 481	• 21	• \$1,362	• 719	• \$978,793	• 7,504
Highway7 - Yonge	• 17	• 6	• 1,384	• 1,183	• 201	• \$826	• 1,196	• \$987,757	•
Mississauga City Centre	• 26	• 12	• 7,258	• 6,816	• 442	• \$1,025	• 856	• \$878,211	•
North Toronto	• 32	• 16	• 3,735	• 3,296	• 439	• \$1,348	• 924	• \$1,246,124	• 8,036
North Yonge Corridor	• 16	• 6	• 1,591	• 1,545	• 46	• \$1,191	• 878	• \$1,045,170	• 206
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 23,187
North York West	• 18	• 9	• 1,055	• 855	• 200	• \$1,290	• 1,624	• \$2,094,282	• 97,052
Not Applicable	• 973	• 134	• 26,674	• 23,256	• 3,418	• \$901	• 918	• \$827,213	• 3,039
Scarborough City Centre									• 7,827
Sheppard Corridor	• 13	• 11	• 2,426	• 2,161	• 265	• \$1,116	• 1,017	• \$1,135,435	•
Thornhill	• 12	• 8	• 1,967	• 1,756	• 211	• \$1,066	• 1,173	• \$1,250,487	• 3,301
Toronto East	• 111	• 12	• 1,459	• 1,322	• 137	• \$1,093	• 935	• \$1,021,612	• 14,291
Toronto West	• 14	• 19	• 3,724	• 3,042	• 682	• \$1,208	• 911	• \$1,099,937	• 16,997
Yonge - St. Clair	• 33	• 8	• 1,012	• 791	• 221	• \$1,682	• 1,274	• \$2,143,398	• 3,470

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