

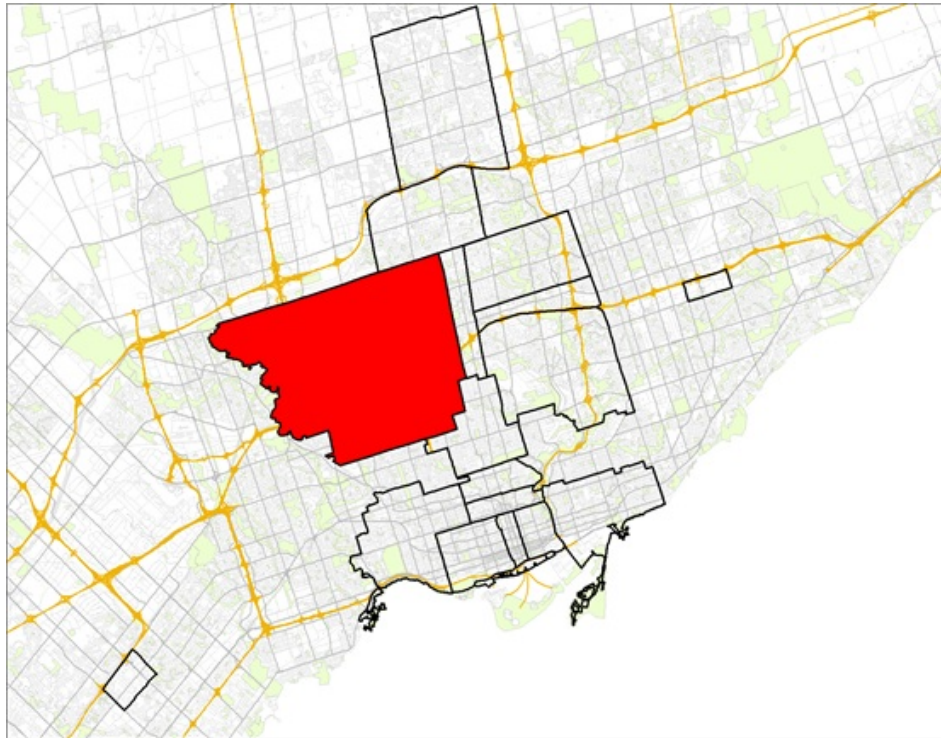


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of October 2021



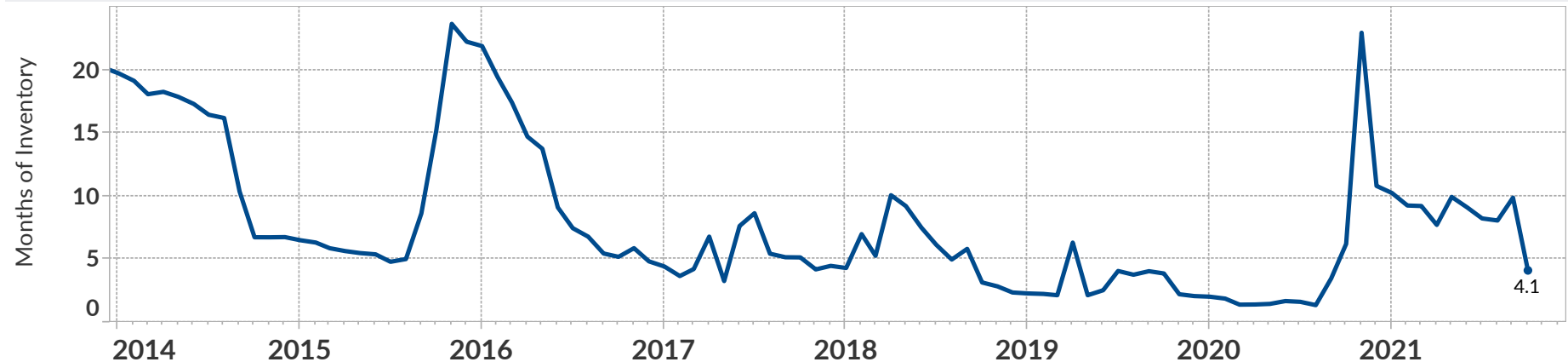
North York West Submarket Report - October 2021



North York West		GTA
Active Projects	10	354
Total Units	1,522	91,632
Total Sales	1,249	79,659
Rem. Inv.	273	11,973
Avg. \$/SF	\$1,275	\$1,323
Avg. Project \$/SF	\$1,150	\$1,136
Avg. SF	1,246	901
Avg. \$	\$1,587,983	\$1,192,469
Current Month Sales (incl. active & sold out)	220	3,168

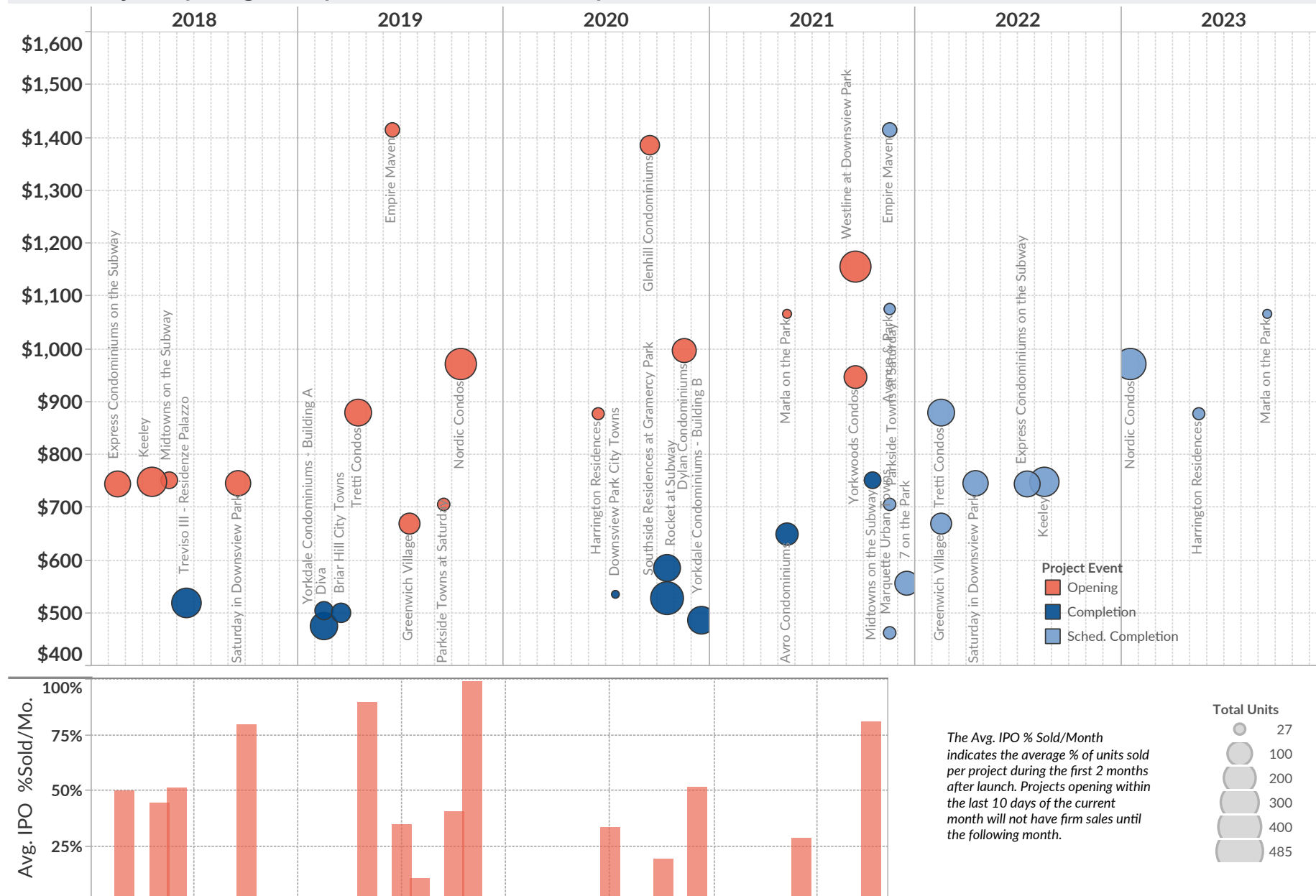
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	55	589
Total Units	40,355	602,633
Min. Density	0.0	0.0
Max. Density	620.0	620.0
Avg. Density	12.1	7.7

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



North York West Submarket Report - October 2021

Recent Project Openings, Completions & Scheduled Completions



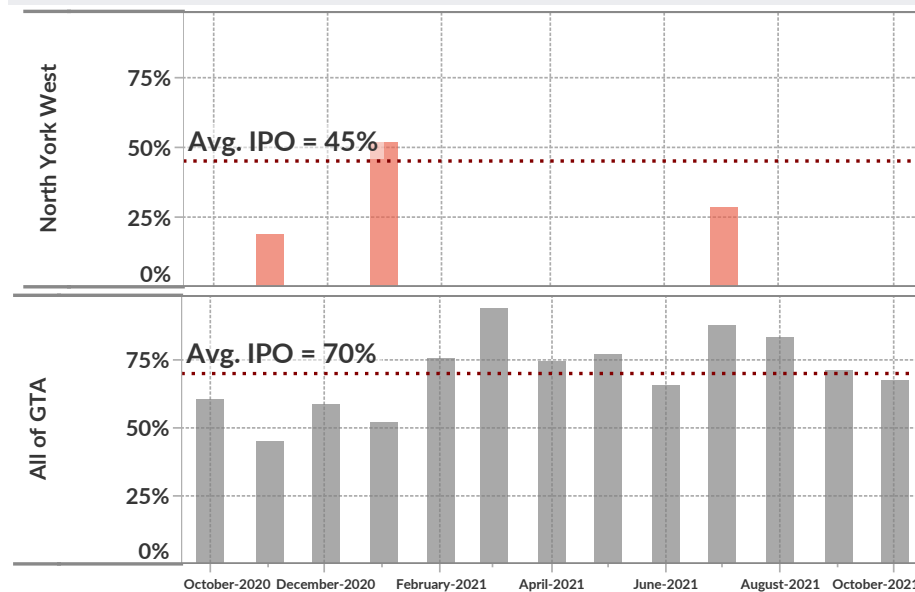
North York West Submarket Report - October 2021

Project Data by Unit Type

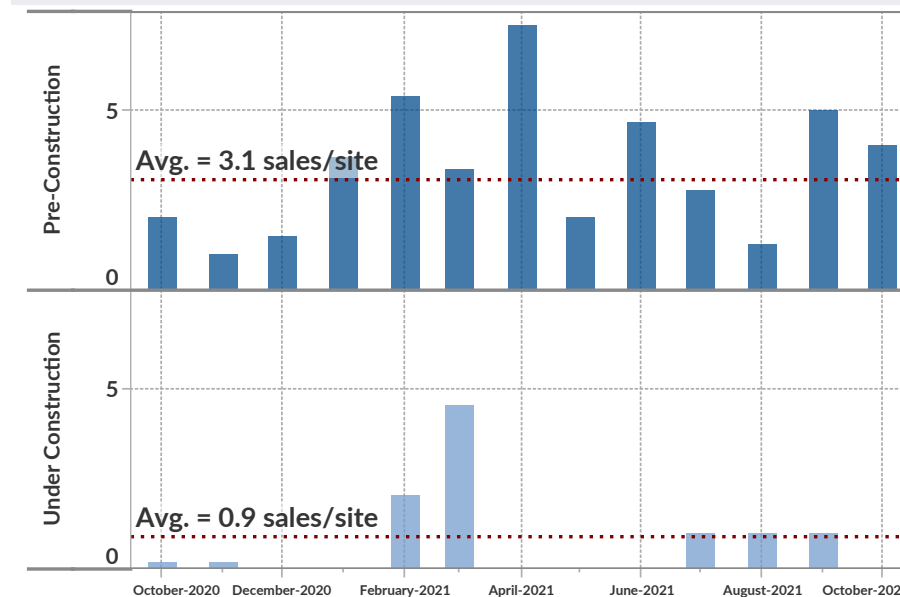
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	9	2	9	0
1 Bedroom	164	23	155	9
1 Bedroom + Den	652	132	572	80
2 Bedroom	372	36	289	83
2 Bedroom + Den	163	9	118	45
3 Bedroom & Up	136	18	83	53
Penthouse	4	0	4	0
Other	22	0	19	3

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,043	464	790	\$516,990	\$821,900
\$1,131	497	965	\$525,990	\$1,318,900
\$1,232	662	2,388	\$625,990	\$3,422,400
\$1,413	744	3,739	\$715,990	\$5,568,900
\$1,287	892	4,676	\$730,990	\$6,620,900
\$754	1,093	1,321	\$851,990	\$967,990

IPO Launch Performance (first 2 months)

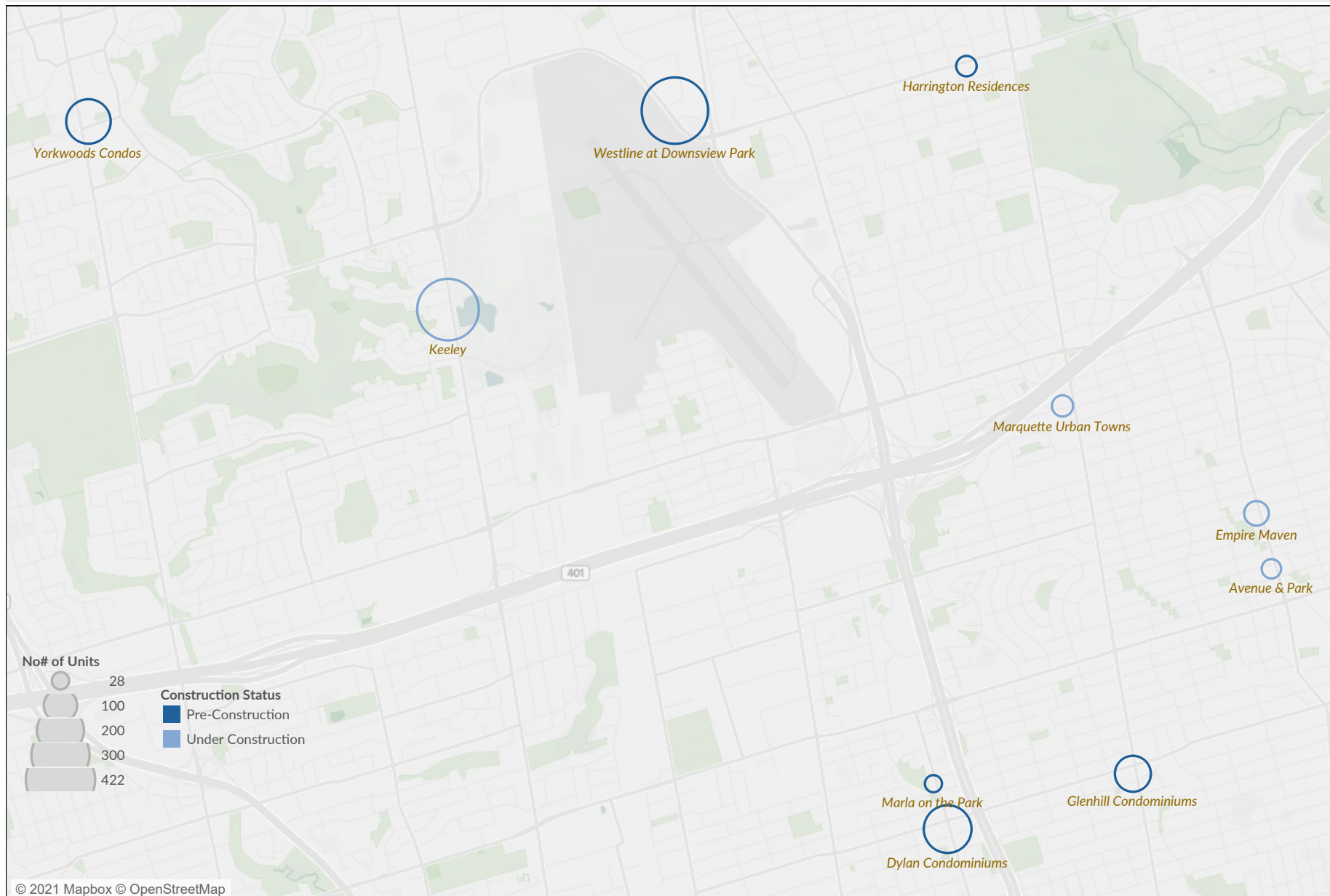


Post Launch Absorption: North York West



North York West Submarket Report - October 2021

Current Active Projects



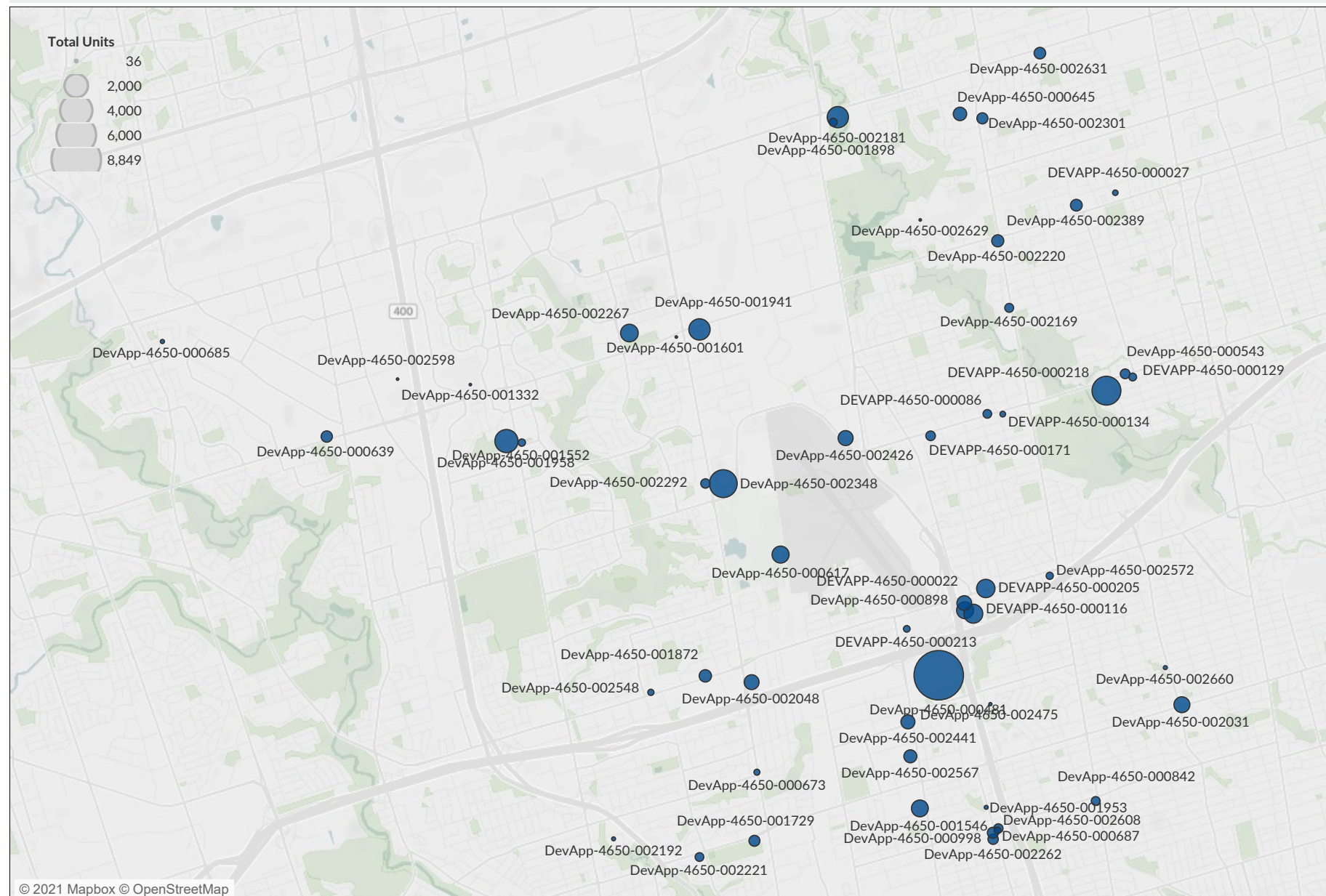
North York West Submarket Report - October 2021

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	November-2021	0	1	5	36	\$1,076	\$1,600
Dylan Condominiums - Chestnut Hill Developments	Apartment	March-2024	6	81	24	218	\$997	\$1,068
Empire Maven - Empire	Apartment	November-2021	1	6	21	58	\$1,415	\$1,303
Glenhill Condominiums - Lanterra Developments	Apartment	January-2024	8	26	73	124	\$1,386	\$1,433
Harrington Residences - Kaleido Developments Inc.	Apartment	May-2023	0	14	5	40	\$878	\$976
Keeley - TAS DesignBuild	Apartment	August-2022	0	6	18	363	\$749	\$816
Marla on the Park - Kultura	Apartment	September-2023	2	18	10	28	\$1,067	\$1,070
Marquette Urban Towns - Kubo Developments	Stacked	November-2021	0	0	0	43	\$463	\$0
Westline at Downsview Park - Centrecourt Developments Inc.	Apartment	January-2025	127	331	91	422	\$1,156	\$1,145
Yorkwoods Condos - CTN Developments	Apartment	August-2024	76	164	26	190	\$947	\$943

North York West Submarket Report - October 2021

Current Development Applications



North York West Submarket Report - October 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000022	36 - 36R Tippet Road (North Lands)	4.4	782
DEVAPP-4650-000027	11 - 19 Altamont Road	0.9	108
DEVAPP-4650-000086	700 - 716 Sheppard Avenue West	3.5	268
DEVAPP-4650-000116	4 - 6 Tippet Road	4.9	1,298
DEVAPP-4650-000129	245 - 255 Sheppard Avenue West; 250 - 258 Bogert Avenue	3.4	217
DEVAPP-4650-000134	665 - 671 Sheppard Avenue West	1.8	116
DEVAPP-4650-000171	847 - 873 Sheppard Avenue West	1.8	332
DEVAPP-4650-000205	470 - 530 Wilson Avenue	6.5	1,212
DEVAPP-4650-000213	3621 Dufferin Street	2.7	158
DEVAPP-4650-000218	325 Bogert Avenue	5.3	3,007
DevApp-4650-000481	3401 Dufferin Street & 1 Yorkdale Road	3.2	8,849
DevApp-4650-000543	270 Sheppard Avenue West	3.8	342
DevApp-4650-000617	2995 Keele Street	2.8	1,044
DevApp-4650-000639	2370 Finch Avenue West	6.2	460
DevApp-4650-000645	6020 - 6030 Bathurst Street	4.3	649
DevApp-4650-000673	2522 Keele Street	2.5	128
DevApp-4650-000685	135 Plunkett Road (Phase 2)	0.4	62
DevApp-4650-000687	529 Marlee Avenue	6.2	168
DevApp-4650-000842	2788 Bathurst Street	5.1	281
DevApp-4650-000898	30 Tippet Road (South Lands)	3.2	1,038
DevApp-4650-000998	831 Glencairn Avenue	5.3	442
DevApp-4650-001332	50 York Gate Boulevard	0.1	
DevApp-4650-001546	3000 Dufferin Street	3.5	1,019
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	431
DevApp-4650-001872	1184 Wilson Avenue	4.5	548
DevApp-4650-001898	1881 Steeles Avenue West	4.0	231
DevApp-4650-001941	1285 Finch Avenue West	4.3	1,636
DevApp-4650-001953	722 Marlee Avenue	1.6	56
DevApp-4650-001958	3 Marsh Grass Way	2.3	1,934
DevApp-4650-002031	284 Lawrence Avenue West	3.8	910
DevApp-4650-002048	2699 Keele Street	5.0	795
DevApp-4650-002169	4700 Bathurst Street	3.0	284
DevApp-4650-002181	1875 Steeles Avenue West	5.3	1,628
DevApp-4650-002192	349 Queens Drive	1.0	56
DevApp-4650-002220	4926 Bathurst Street	8.5	526
DevApp-4650-002221	1575 Lawrence Avenue West	5.9	274
DevApp-4650-002262	412 Marlee Avenue	4.9	380
DevApp-4650-002267	41-75 Four Winds Drive	4.1	1,120
DevApp-4650-002292	3374 Keele Street	4.8	316
DevApp-4650-002301	6035 Bathurst Street	7.0	440
DevApp-4650-002348	1350 Sheppard Avenue West	1.8	2,800
DevApp-4650-002389	172 Finch Avenue West	2.3	495
DevApp-4650-002426	1100 Sheppard Avenue West	620.0	809
DevApp-4650-002441	3280 Dufferin Street	5.7	704
DevApp-4650-002475	1-87 Bredonhill Court	2.0	36
DevApp-4650-002548	1326 Wilson Avenue	3.6	138
DevApp-4650-002567	3140 Dufferin Street	3.0	606
DevApp-4650-002572	333 Wilson Avenue	6.9	185
DevApp-4650-002598	15 Fenmar Drive	1.4	
DevApp-4650-002608	805 Glencairn Avenue	7.1	306
DevApp-4650-002629	5830 Bathurst Street	0.2	
DevApp-4650-002631	150-160 Cactus Avenue	2.4	483
DevApp-4650-002660	1670 Avenue Road	4.6	58

North York West Submarket Report - October 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	185	18	5,500	3,965	1,535	\$2,151	876	\$1,884,236	20,583
Central Waterfront	29	9	4,708	4,043	665	\$1,565	1,074	\$1,680,508	38,576
Don Mills - York Mills	7	12	3,368	3,157	211	\$987	1,099	\$1,084,331	27,166
Downtown Core	21	7	3,756	3,562	194	\$1,898	875	\$1,661,367	39,519
Downtown East	298	22	7,812	6,933	879	\$1,296	752	\$974,044	33,489
Downtown West	74	26	8,763	7,603	1,160	\$1,485	837	\$1,243,666	37,171
Etobicoke Waterfront	3	1	503	497	6	\$1,429	466	\$665,900	15,600
Highway7 - Yonge	187	7	1,775	1,645	130	\$896	951	\$851,963	31,788
Mississauga City Centre	47	12	7,424	7,047	377	\$1,056	870	\$918,561	13,261
North Toronto	63	18	4,044	3,377	667	\$1,345	971	\$1,305,863	412
North Yonge Corridor	87	5	1,540	1,311	229	\$1,403	717	\$1,006,634	40,355
North York East	0	2	527	526	1	\$949	1,028	\$974,900	209,731
North York West	220	10	1,522	1,249	273	\$1,275	1,246	\$1,587,983	20,900
Not Applicable	1,854	148	29,867	25,422	4,445	\$962	850	\$817,394	13,104
Scarborough City Centre									15,227
Sheppard Corridor	15	10	2,214	2,003	211	\$1,129	1,021	\$1,153,064	38,435
Thornhill	20	7	1,659	1,498	161	\$1,058	1,205	\$1,274,913	7,316
Toronto East	6	12	1,521	1,449	72	\$1,180	1,056	\$1,246,149	
Toronto West	50	20	4,080	3,561	519	\$1,208	959	\$1,157,958	
Yonge - St. Clair	2	8	1,049	811	238	\$1,920	1,384	\$2,657,583	

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