

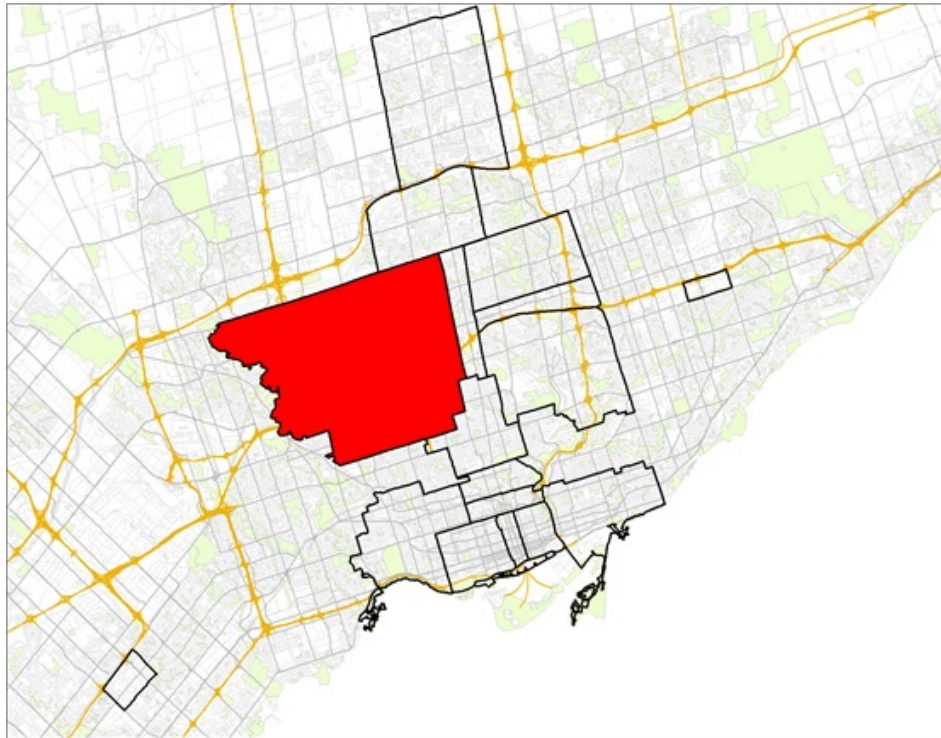


Greater Toronto Area
North York West

New Homes High Rise Submarket Report
Data as of November 2021



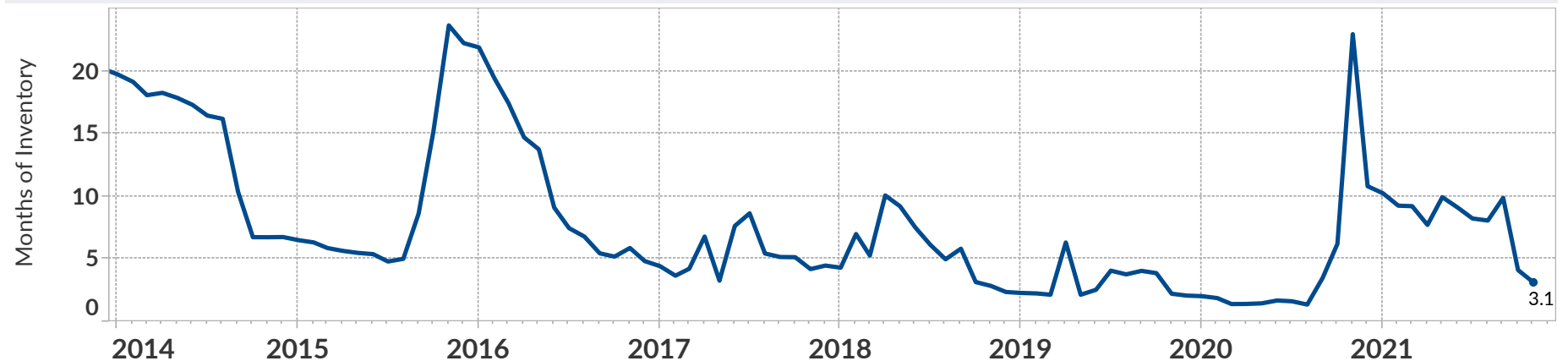
North York West Submarket Report - November 2021



North York West		GTA
Distinct count of Site Name	10	353
No. of Units	1,522	92,006
Total Sales	1,301	81,793
Act Inv	221	10,213
Avg. \$/sf	\$1,308	\$1,284
Avg. Project \$/SF	\$1,159	\$1,152
Avg. SF	1,363	944
Avg. \$	\$1,783,305	\$1,211,826
No Measure Value	52	4,274

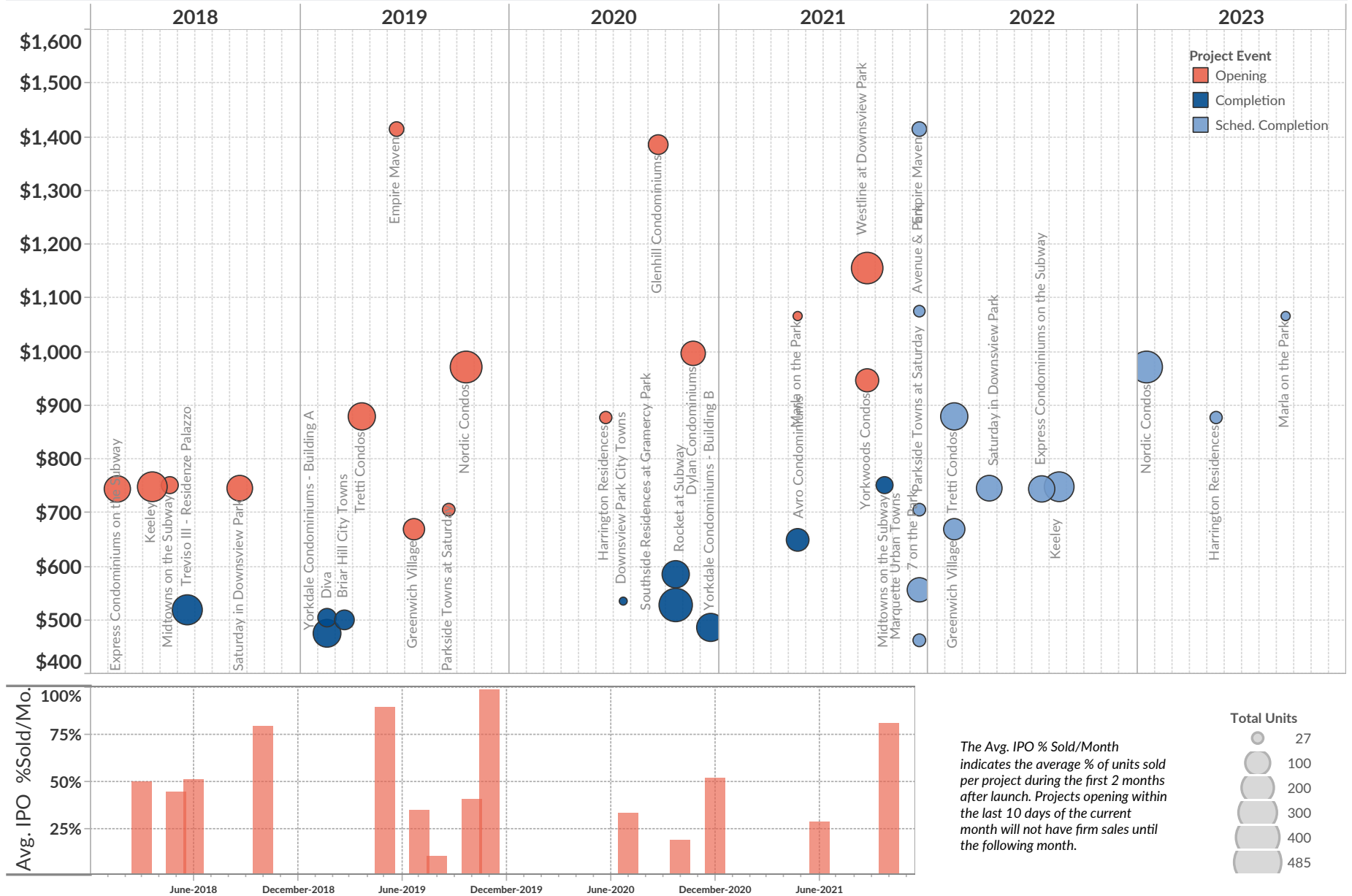
Development Applications		
North York West		City of Toronto
Number of Dev. Apps.	55	611
Total Units	42,132	620,533
Min. Density	0.0	0.0
Max. Density	620.0	620.0
Avg. Density	12.2	7.8

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



North York West Submarket Report - November 2021

Recent Project Openings, Completions & Scheduled Completions



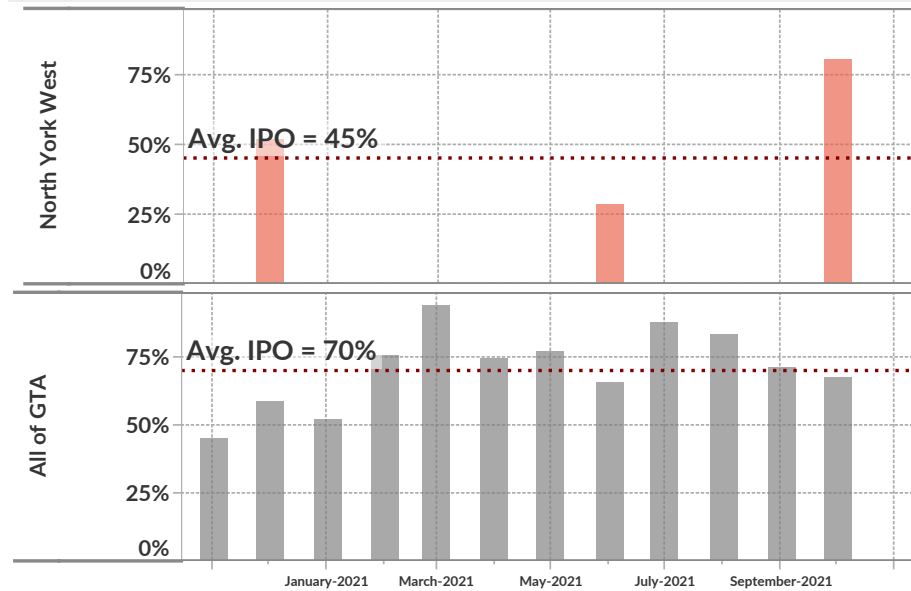
North York West Submarket Report - November 2021

Project Data by Unit Type

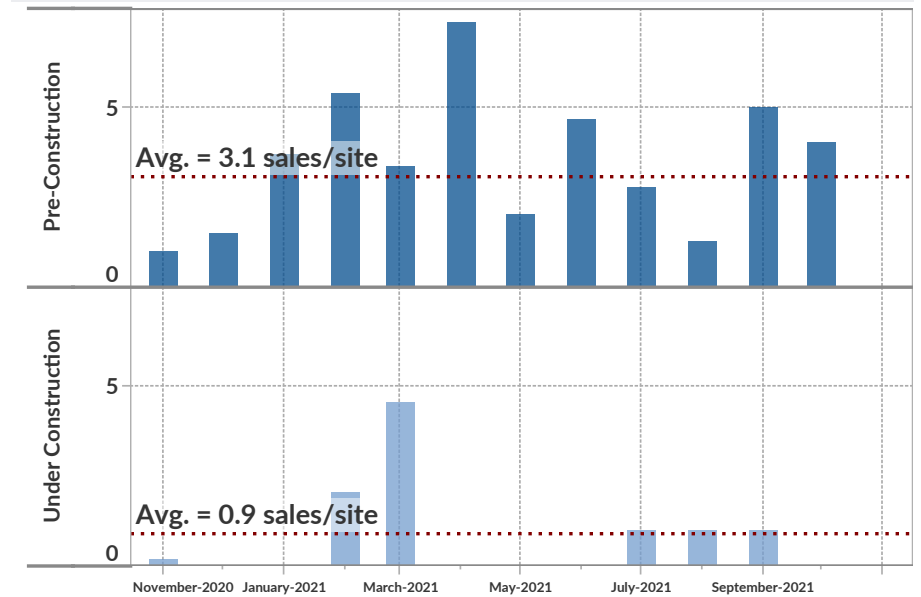
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	9	0	9	0
1 Bedroom	164	3	158	6
1 Bedroom + Den	652	31	603	49
2 Bedroom	372	12	301	71
2 Bedroom + Den	163	2	119	44
3 Bedroom & Up	136	4	88	48
Penthouse	4	0	4	0
Other	22	0	19	3

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,041	464	790	\$516,990	\$831,900
\$1,147	497	965	\$525,990	\$1,318,900
\$1,255	662	2,388	\$625,990	\$3,422,400
\$1,448	744	3,739	\$715,990	\$5,568,900
\$1,294	892	4,676	\$730,990	\$6,620,900
\$754	1,093	1,321	\$851,990	\$967,990

IPO Launch Performance (first 2 months)

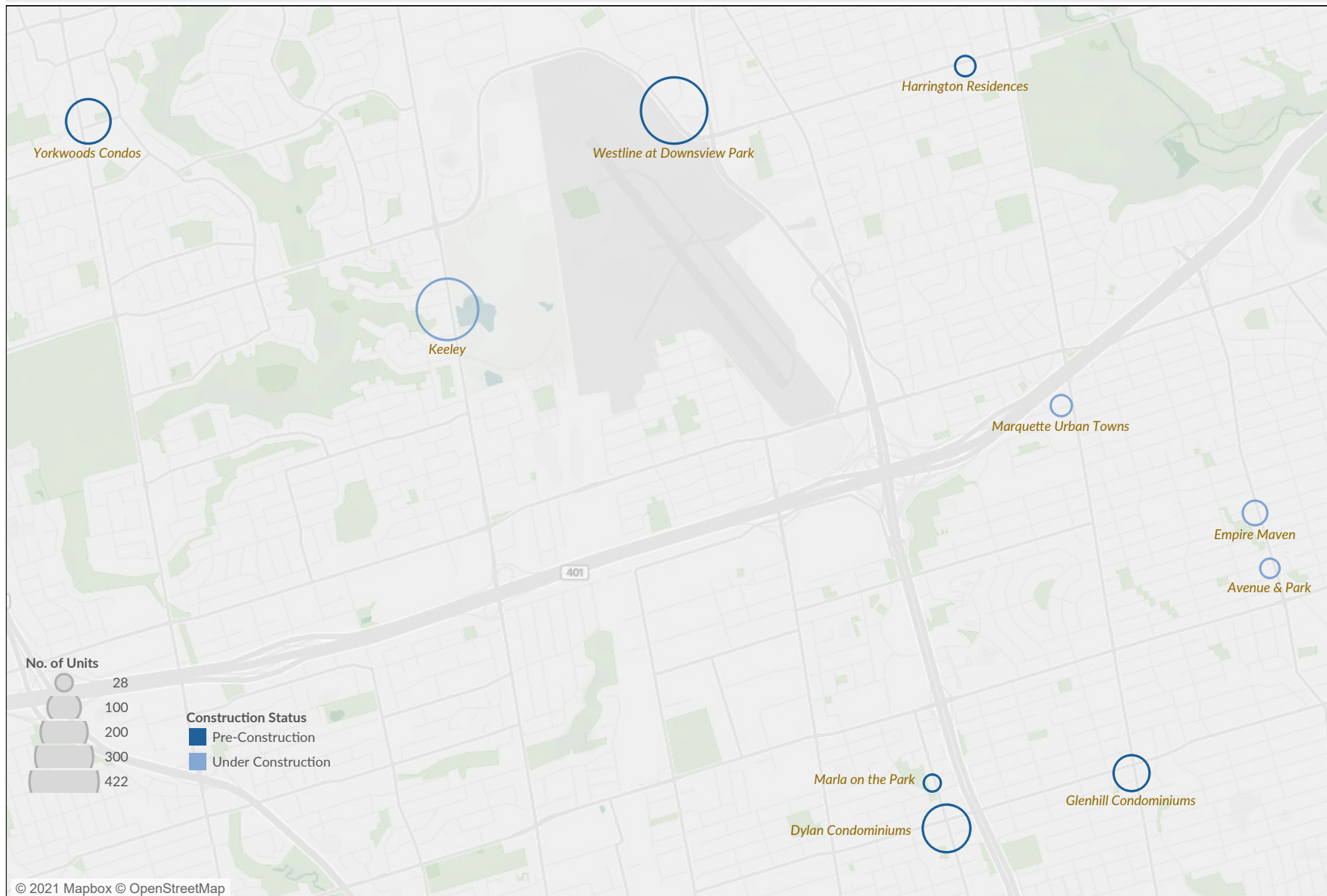


Post Launch Absorption: North York West



North York West Submarket Report - November 2021

Current Active Projects



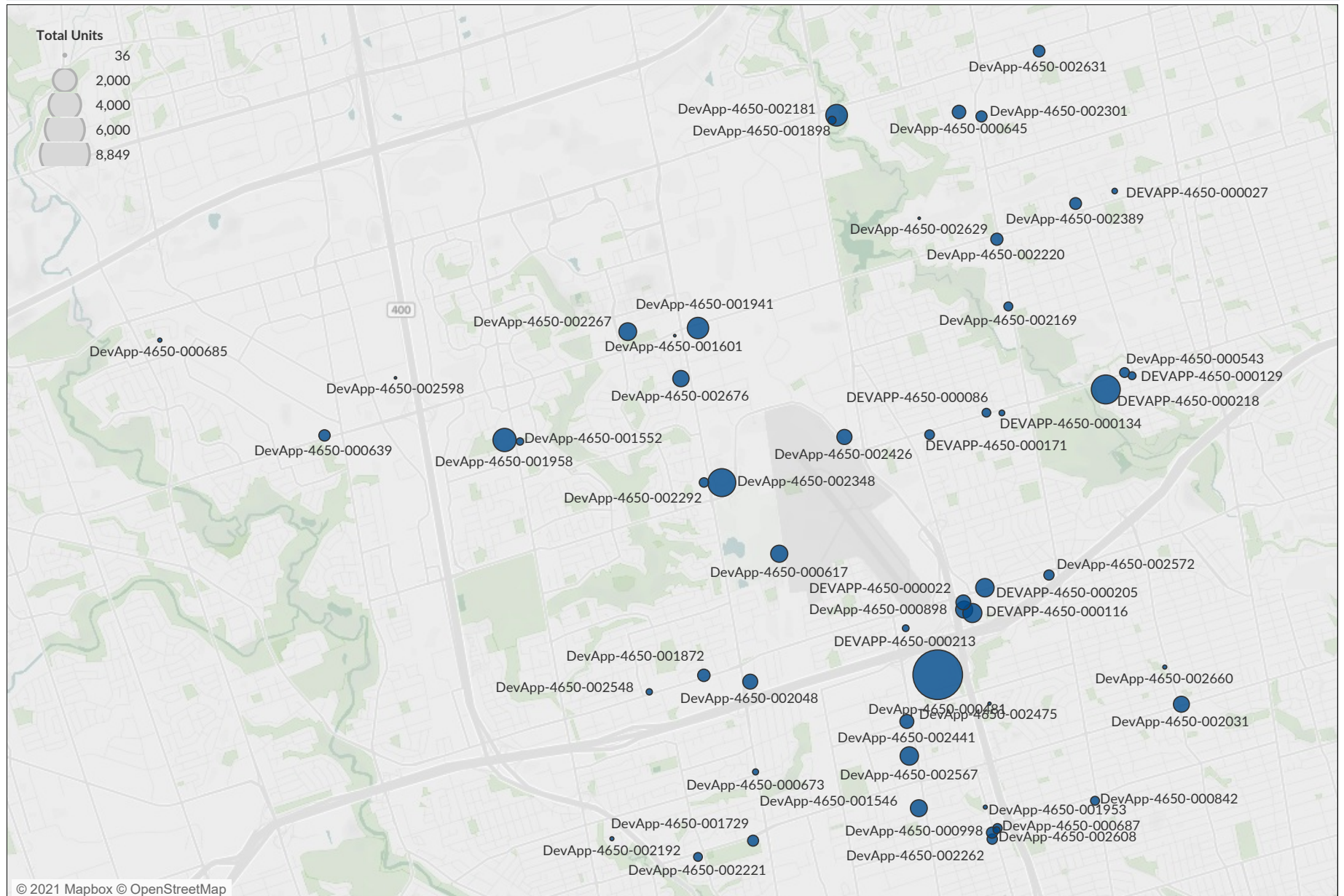
North York West Submarket Report - November 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
Avenue & Park - Stafford Homes	Apartment	December-2021	0	1	5	36	\$1,076	\$1,600
Dylan Condominiums - Chestnut Hill Developments	Apartment	March-2024	4	85	20	218	\$997	\$1,068
Empire Maven - Empire	Apartment	December-2021	3	9	18	58	\$1,415	\$1,418
Glenhill Condominiums - Lanterra Developments	Apartment	January-2024	1	27	72	124	\$1,386	\$1,433
Harrington Residences - Kaleido Developments Inc.	Apartment	May-2023	1	15	4	40	\$878	\$977
Keeley - TAS DesignBuild	Apartment	August-2022	0	6	18	363	\$749	\$816
Marla on the Park - Kultura	Apartment	September-2023	1	19	9	28	\$1,067	\$1,071
Marquette Urban Towns - Kubo Developments	Stacked	December-2021	0	0	0	43	\$463	\$0
Westline at Downsview Park - Centrecourt Developments Inc.	Apartment	January-2025	30	361	61	422	\$1,156	\$1,134
Yorkwoods Condos - CTN Developments	Apartment	August-2024	12	176	14	190	\$947	\$910

North York West Submarket Report - November 2021

Current Development Applications



North York West Submarket Report - November 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-4650-001546	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	4.8	1,680
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	692
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	1,212
DevApp-4650-002572	333 Wilson Avenue	6.9	370
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
DevApp-4650-002676	11 Catford Road	3.4	946

North York West Submarket Report - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	855	18	4,820	382	\$2,344	1,493	\$3,499,816	22,486
Central Waterfront	79	9	4,124	584	\$1,616	1,102	\$1,780,926	38,576
Don Mills - York Mills	10	12	3,169	199	\$990	1,096	\$1,084,836	29,673
Downtown Core	99	7	3,568	188	\$1,834	896	\$1,643,838	41,438
Downtown East	94	22	7,028	764	\$1,302	774	\$1,008,119	35,238
Downtown West	319	26	7,925	832	\$1,547	951	\$1,471,036	36,879
Etobicoke Waterfront	2	1	504	7	\$1,592	530	\$842,721	15,600
Highway7 - Yonge	53	7	1,698	54	\$889	1,351	\$1,200,718	32,705
Mississauga City Centre	61	12	7,108	415	\$1,145	852	\$975,498	13,286
North Toronto	122	18	3,496	548	\$1,370	1,010	\$1,382,987	412
North Yonge Corridor	7	4	955	287	\$1,384	729	\$1,009,706	42,132
North York East	0	2	526	1	\$1,050	1,210	\$1,269,900	213,858
North York West	52	10	1,301	221	\$1,308	1,363	\$1,783,305	20,900
Not Applicable	2,352	149	26,120	4,583	\$984	849	\$835,437	13,596
Scarborough City Centre								15,227
Sheppard Corridor	25	10	2,028	234	\$1,147	1,013	\$1,161,357	41,144
Thornhill	18	7	1,513	146	\$1,055	1,230	\$1,298,211	7,383
Toronto East	3	11	1,420	60	\$1,227	1,022	\$1,254,176	
Toronto West	117	20	3,673	476	\$1,221	972	\$1,187,150	
Yonge - St. Clair	6	8	817	232	\$1,927	1,395	\$2,687,477	

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