

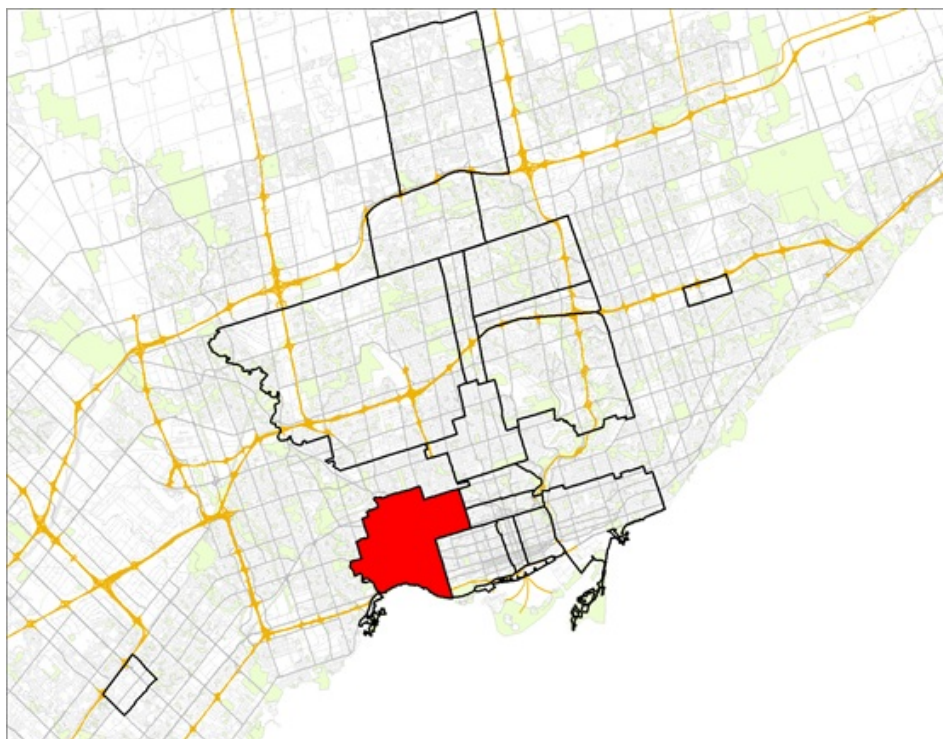


Greater Toronto Area  
Toronto West

New Homes High Rise Submarket Report  
Data as of May 2022



# Toronto West Submarket Report - May 2022



| Toronto West                                  |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 20          | 315         |
| No. of Units                                  | 4,463       | 82,362      |
| Total Sales                                   | 3,749       | 74,312      |
| Act Inv                                       | 714         | 8,050       |
| Avg. \$/sf                                    | \$1,314     | \$1,430     |
| Avg. Project \$/SF                            | \$1,257     | \$1,270     |
| Avg. SF                                       | 821         | 908         |
| Avg. \$                                       | \$1,079,215 | \$1,299,422 |
| Current Month Sales (incl. active & sold out) | 18          | 2,058       |

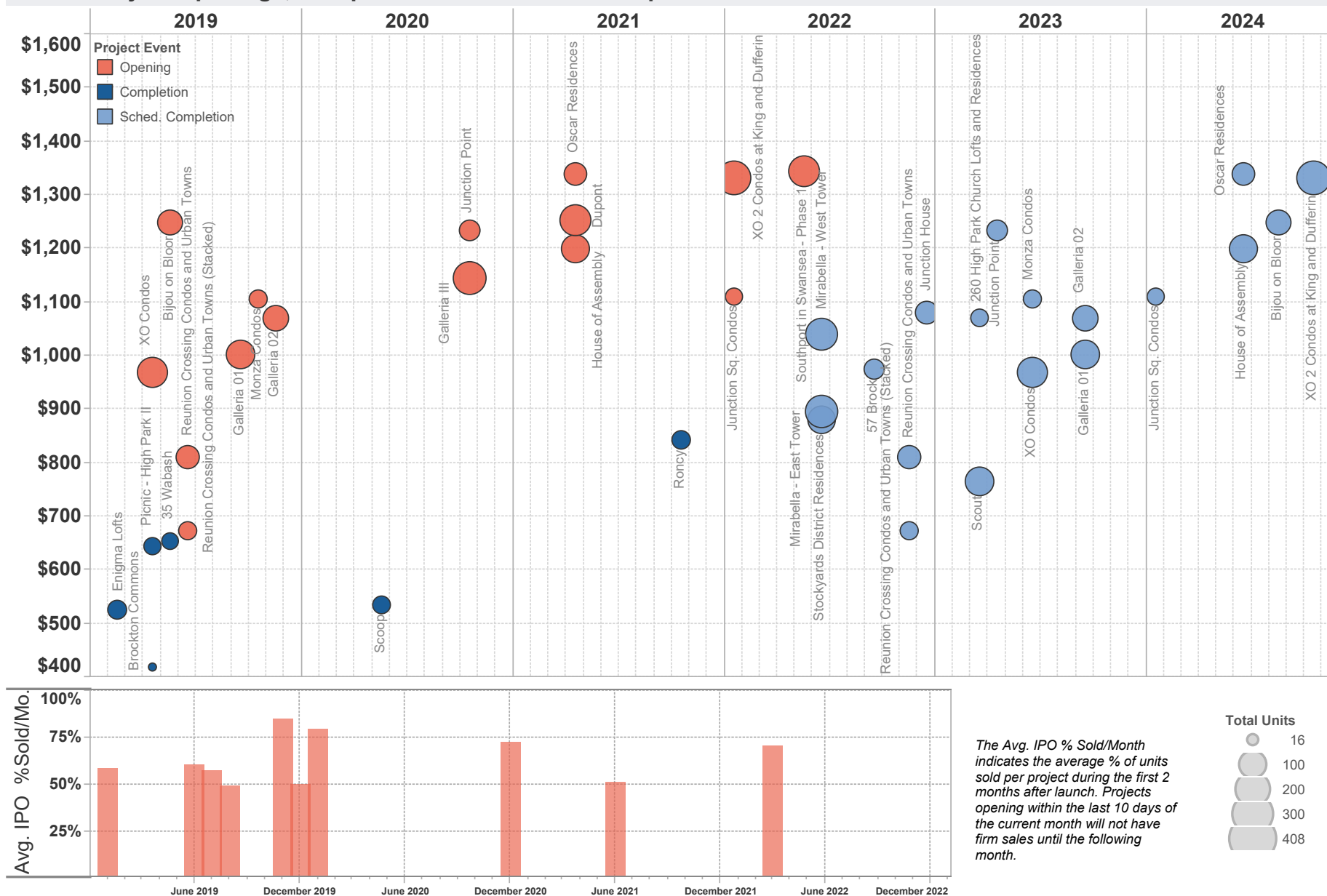
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Toronto West             |        | City of Toronto |
| Count of Address         | 55     | 687             |
| Total Units              | 27,354 | 373,850         |
| Min. Density             | 0.6    | 0.0             |
| Max. Density             | 12.9   | 61.7            |
| Avg. Density             | 4.7    | 7.2             |

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



# Toronto West Submarket Report - May 2022

## Recent Project Openings, Completions & Scheduled Completions



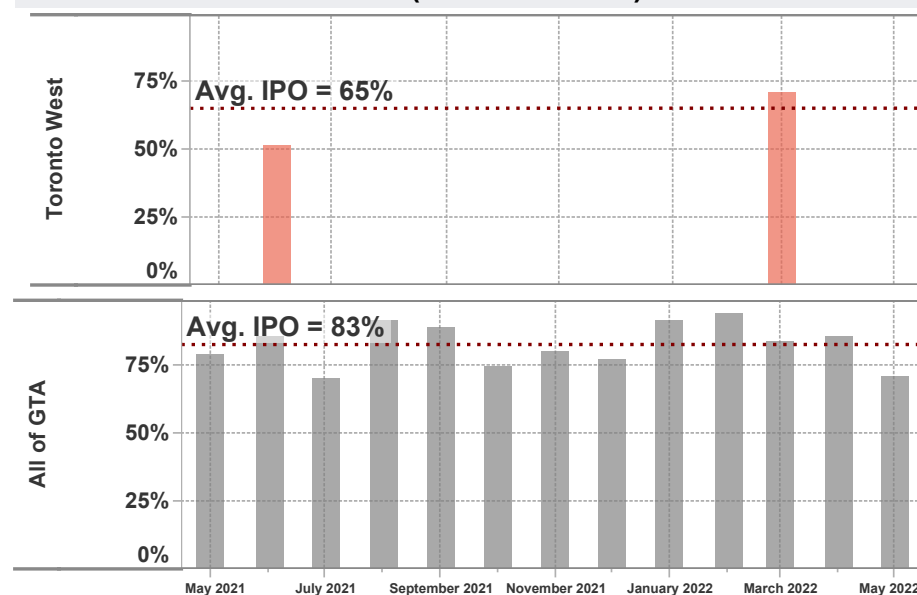
# Toronto West Submarket Report - May 2022

## Project Data by Unit Type

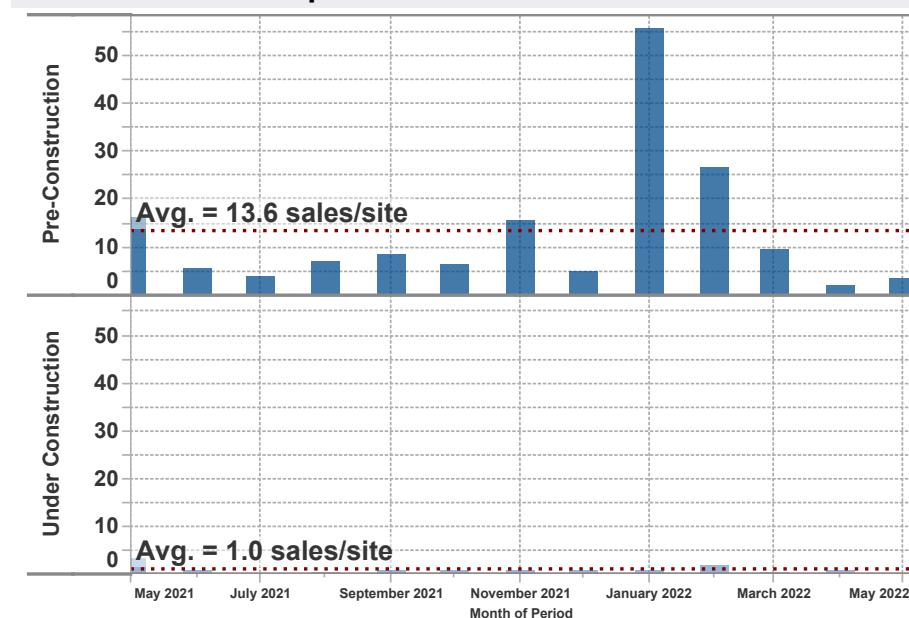
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 86           | 0                   | 80          | 6       |
| 1 Bedroom       | 775          | 0                   | 703         | 72      |
| 1 Bedroom + Den | 1,268        | 0                   | 1,207       | 61      |
| 2 Bedroom       | 1,260        | 18                  | 986         | 274     |
| 2 Bedroom + Den | 630          | 0                   | 439         | 191     |
| 3 Bedroom & Up  | 356          | 0                   | 267         | 89      |
| Penthouse       | 4            | 0                   | 0           | 4       |
| Other           | 84           | 0                   | 67          | 17      |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,367    | 442             | 477              | \$599,800        | \$629,900         |
| \$1,392    | 487             | 818              | \$580,000        | \$949,900         |
| \$1,286    | 489             | 772              | \$657,990        | \$984,800         |
| \$1,345    | 590             | 1,573            | \$779,990        | \$2,550,000       |
| \$1,280    | 711             | 1,654            | \$842,990        | \$2,845,000       |
| \$1,284    | 817             | 1,992            | \$1,059,900      | \$2,800,000       |
| \$1,071    | 791             | 957              | \$899,900        | \$971,900         |
| \$1,355    | 894             | 3,030            | \$894,990        | \$4,859,900       |

## IPO Launch Performance (first 2 months)

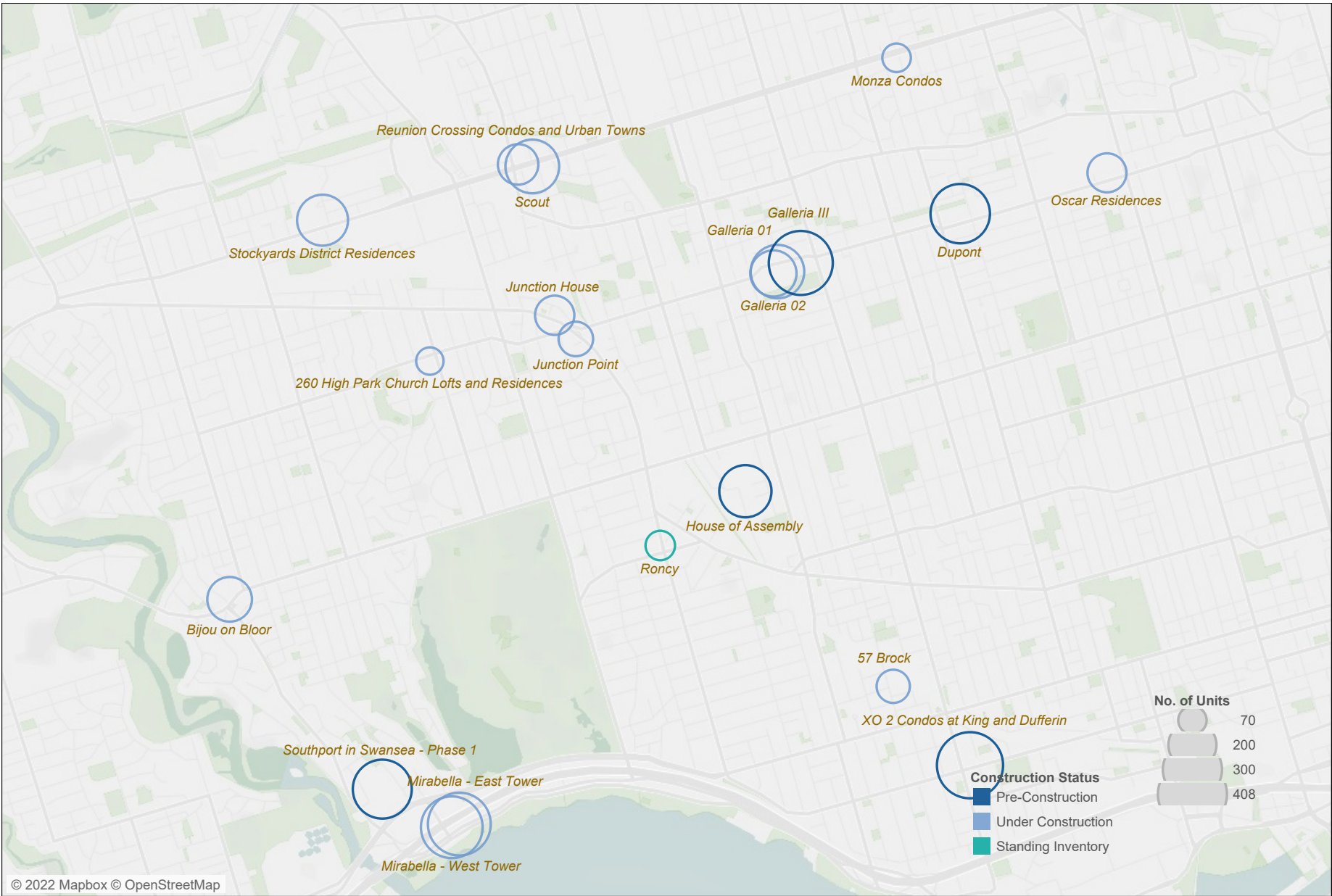


## Post Launch Absorption: Toronto West



# Toronto West Submarket Report - May 2022

## Current Active Projects



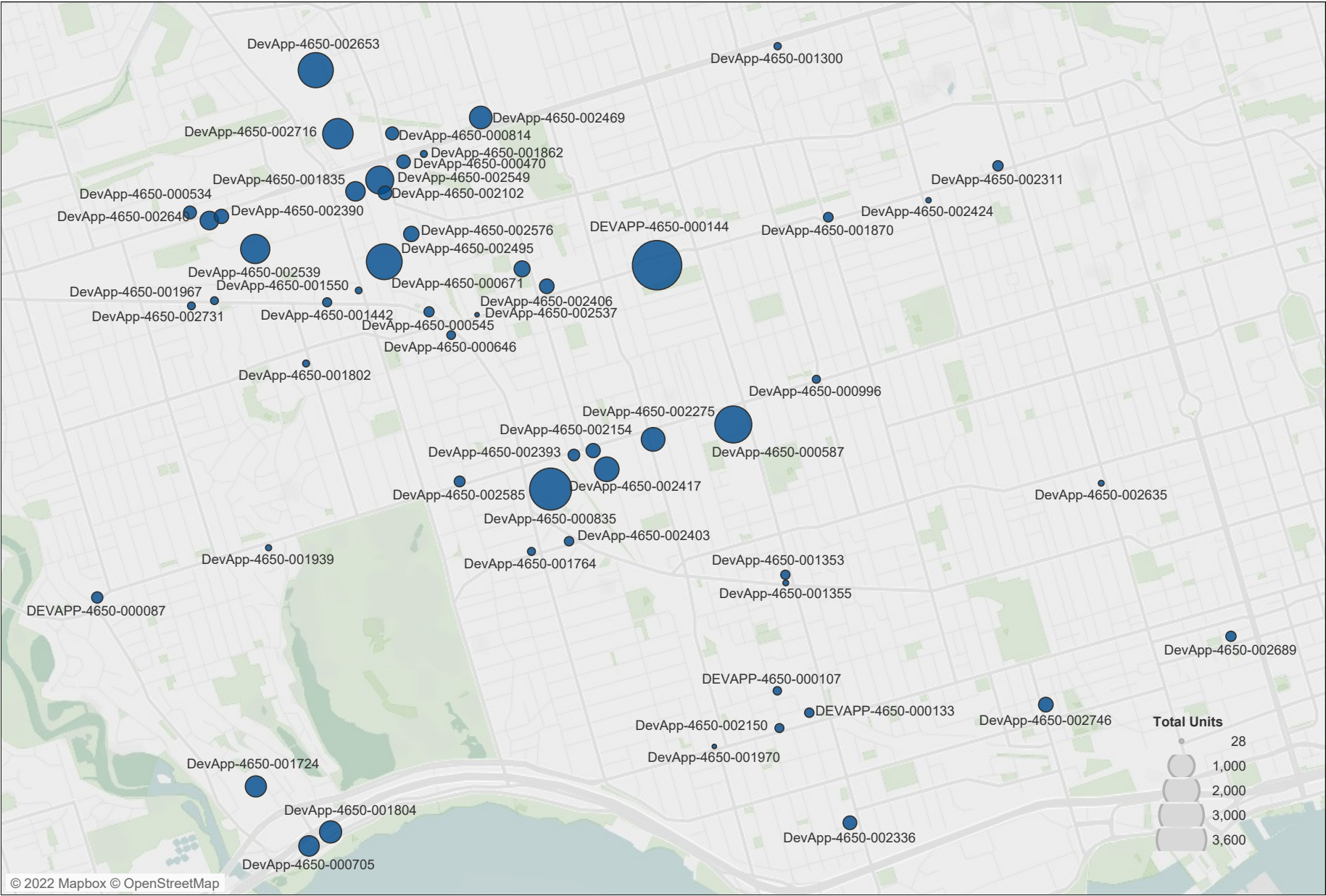
# Toronto West Submarket Report - May 2022

## 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 Fo.. |
| 57 Brock - Block Developments                                | Apartment    | September 2022          | 0                   | 5   | 6       | 103          | \$975               | \$1,307                        |
| 260 High Park Church Lofts and Residences - Medallion Capi.. | Apartment    | March 2023              | 0                   | 6   | 5       | 70           | \$1,071             | \$1,654                        |
| Bijou on Bloor - Plaza                                       | Apartment    | August 2024             | 0                   | 0   | 20      | 186          | \$1,249             | \$1,601                        |
| Dupont - Tridel                                              | Apartment    | May 2025                | 0                   | 46  | 47      | 329          | \$1,253             | \$1,272                        |
| Galleria 01 - El-Ad Canada Inc.                              | Apartment    | September 2023          | 0                   | 0   | 21      | 267          | \$1,002             | \$1,150                        |
| Galleria 02 - El-Ad Canada Inc.                              | Apartment    | September 2023          | 0                   | 0   | 2       | 199          | \$1,070             | \$1,160                        |
| Galleria III - El-Ad Canada Inc.                             | Apartment    | December 2025           | 0                   | 26  | 20      | 382          | \$1,145             | \$1,274                        |
| House of Assembly - Marlin Spring                            | Apartment    | June 2024               | 0                   | 31  | 9       | 254          | \$1,200             | \$1,196                        |
| Junction House - Globizen Group                              | Apartment    | December 2022           | 0                   | 3   | 14      | 144          | \$1,081             | \$1,225                        |
| Junction Point - Gairloch                                    | Apartment    | April 2023              | 0                   | 2   | 17      | 111          | \$1,234             | \$1,373                        |
| Mirabella - East Tower - Diamante Development                | Apartment    | June 2022               | 0                   | 2   | 5       | 368          | \$896               | \$1,174                        |
| Mirabella - West Tower - Diamante Development                | Apartment    | June 2022               | 0                   | 10  | 78      | 355          | \$1,040             | \$1,280                        |
| Monza Condos - Benvenuto Group                               | Apartment    | June 2023               | 0                   | 1   | 13      | 76           | \$1,106             | \$1,262                        |
| Oscar Residences - Lifetime Developments                     | Apartment    | June 2024               | 0                   | 0   | 0       | 142          | \$1,339             | \$1,388                        |
| Reunion Crossing Condos and Urban Towns - Diamond Kilm..     | Apartment    | November 2022           | 0                   | 0   | 12      | 153          | \$811               | \$1,002                        |
| Roncy - Worsley Urban                                        | Apartment    | October 2021            | 0                   | 0   | 0       | 81           | \$843               | \$1,079                        |
| Scout - Graywood Developments                                | Apartment    | March 2023              | 0                   | 8   | 6       | 269          | \$766               | \$1,069                        |
| Southport in Swansea - Phase 1 - State Building Group        | Apartment    | January 2026            | 0                   | 0   | 324     | 324          | \$1,344             | \$1,344                        |
| Stockyards District Residences - Marlin Spring               | Apartment    | June 2022               | 0                   | 0   | 14      | 242          | \$880               | \$979                          |
| XO 2 Condos at King and Dufferin - Lifetime Developments a.. | Apartment    | October 2024            | 18                  | 307 | 101     | 408          | \$1,332             | \$1,345                        |

# Toronto West Submarket Report - May 2022

## Current Development Applications



# Toronto West Submarket Report - May 2022

## Current Development Application List

| inventorynumber    | Address                                                | Min. Density | Total Units |
|--------------------|--------------------------------------------------------|--------------|-------------|
| DEVAPP-4650-000087 | 2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens | 2.5          | 186         |
| DEVAPP-4650-000107 | 57 - 65 Brock Avenue                                   | 2.0          | 103         |
| DEVAPP-4650-000133 | 6 Noble Street                                         | 2.0          | 128         |
| DEVAPP-4650-000144 | 1245 Dupont Street                                     | 0.6          | 3,600       |
| DevApp-4650-000470 | 1779 - 1791 St. Clair Avenue West                      | 3.0          | 269         |
| DevApp-4650-000534 | 2306 St. Clair Avenue West                             | 3.0          | 242         |
| DevApp-4650-000545 | 2706 - 2730 Dundas Street West                         | 2.5          | 150         |
| DevApp-4650-000587 | 90 Croatia Street                                      | 3.0          | 2,018       |
| DevApp-4650-000646 | 2639 Dundas Street West                                | 2.5          | 109         |
| DevApp-4650-000671 | 386 - 394 Symington Avenue                             | 2.0          | 375         |
| DevApp-4650-000705 | 1978 Lake Shore Boulevard West                         | 2.0          | 616         |
| DevApp-4650-000814 | 423 Old Weston Road                                    | 2.2          | 249         |
| DevApp-4650-000835 | 2280 Dundas Street West                                | 5.0          | 2,606       |
| DevApp-4650-000996 | 980 - 990 Bloor Street West; 756 Dovercourt Road       | 3.0          | 94          |
| DevApp-4650-001300 | 861 St. Clair Avenue West                              | 4.9          | 76          |
| DevApp-4650-001353 | 646 Dufferin Street                                    | 4.2          | 124         |
| DevApp-4650-001355 | 1494 Dundas Street West                                | 5.3          | 48          |
| DevApp-4650-001442 | 2946 Dundas Street West                                | 3.8          | 120         |
| DevApp-4650-001550 | 406 Keele Street                                       | 3.2          | 65          |
| DevApp-4650-001724 | 34 Southport Street                                    | 3.9          | 656         |
| DevApp-4650-001764 | 422 Roncesvalles Avenue                                | 3.9          | 93          |
| DevApp-4650-001802 | 248 High Park Avenue                                   | 0.6          | 70          |
| DevApp-4650-001804 | 1926 Lake Shore Boulevard West                         | 2.0          | 720         |
| DevApp-4650-001835 | 6 Lloyd Avenue                                         | 5.0          | 555         |
| DevApp-4650-001862 | 1745 St. Clair Avenue West                             | 3.0          | 69          |
| DevApp-4650-001870 | 888 Dupont Street                                      | 6.1          | 136         |
| DevApp-4650-001939 | 2115 Bloor Street West                                 | 3.7          | 54          |
| DevApp-4650-001967 | 3194 Dundas Street West                                | 4.3          | 89          |
| DevApp-4650-001970 | 1488 Queen Street West                                 | 4.3          | 29          |
| DevApp-4650-002102 | 290 Old Weston Road                                    | 3.4          | 277         |
| DevApp-4650-002150 | 1354 Queen Street West                                 | 5.2          | 117         |
| DevApp-4650-002154 | 1405 Bloor Street West                                 | 5.3          | 296         |
| DevApp-4650-002275 | 1319 Bloor Street West                                 | 6.2          | 825         |
| DevApp-4650-002311 | 500 Dupont Street                                      | 4.0          | 157         |
| DevApp-4650-002336 | 2 Temple Avenue                                        | 8.1          | 275         |
| DevApp-4650-002390 | 2231 St. Clair Avenue West                             | 5.5          | 302         |
| DevApp-4650-002393 | 1423 Bloor Street West                                 | 7.3          | 197         |
| DevApp-4650-002403 | 6 Howard Park Avenue                                   | 7.9          | 128         |
| DevApp-4650-002406 | 316 Campbell Avenue                                    | 9.3          | 313         |
| DevApp-4650-002417 | 221 Sterling Road                                      | 5.2          | 892         |
| DevApp-4650-002424 | 287 Christie Street                                    | 3.9          | 42          |
| DevApp-4650-002469 | 1500 St. Clair Avenue West                             | 4.3          | 752         |
| DevApp-4650-002495 | 43 Junction Road                                       | 6.1          | 1,888       |
| DevApp-4650-002537 | 1650 Dupont Street                                     | 3.3          | 28          |
| DevApp-4650-002539 | 87 Ethel Avenue                                        | 1.0          | 1,255       |
| DevApp-4650-002549 | 1799 St Clair Avenue West                              | 6.6          | 1,151       |
| DevApp-4650-002576 | 189 Old Weston Road                                    | 2.7          | 346         |
| DevApp-4650-002585 | 1660 Bloor Street West                                 | 7.7          | 171         |
| DevApp-4650-002635 | 452 Bathurst Street                                    | 3.8          | 49          |
| DevApp-4650-002640 | 2255 St Clair Avenue West                              | 5.1          | 506         |
| DevApp-4650-002653 | 200 Benny Stark Street                                 | 3.4          | 1,818       |
| DevApp-4650-002689 | 39 Camden Street                                       | 11.7         | 154         |
| DevApp-4650-002716 | 2 Union Street                                         | 7.3          | 1,364       |
| DevApp-4650-002731 | 3239 Dundas Street West                                | 4.2          | 88          |
| DevApp-4650-002746 | 111 Strachan Avenue                                    | 6.4          | 314         |

# Toronto West Submarket Report - May 2022

| 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       | • 12                | • 18                    | • 5,030                     | • 283   | • \$2,584  | • 1,463 | • \$3,781,888 | • 13,750    |
| Central Waterfront      | • 4                 | • 9                     | • 4,157                     | • 547   | • \$1,615  | • 1,129 | • \$1,823,523 | • 17,435    |
| Don Mills - York Mills  | • 35                | • 14                    | • 3,837                     | • 174   | • \$1,122  | • 1,134 | • \$1,272,475 | • 16,547    |
| Downtown Core           | • 28                | • 9                     | • 5,032                     | • 405   | • \$2,035  | • 938   | • \$1,909,854 | • 23,883    |
| Downtown East           | • 66                | • 17                    | • 5,902                     | • 427   | • \$1,451  | • 772   | • \$1,120,144 | • 21,496    |
| Downtown West           | • 2                 | • 23                    | • 7,325                     | • 603   | • \$1,595  | • 1,034 | • \$1,649,032 | • 19,449    |
| Etobicoke Waterfront    | • 4                 | • 1                     | • 526                       | • 2     | • \$1,626  | • 466   | • \$757,900   | • 8,231     |
| Highway7 - Yonge        | • 0                 | • 5                     | • 1,199                     | • 25    | • \$1,111  | • 1,310 | • \$1,455,256 | • 20,063    |
| Mississauga City Centre | • 516               | • 8                     | • 3,259                     | • 197   | • \$1,253  | • 687   | • \$860,873   | • 17,735    |
| North Toronto           | • 3                 | • 18                    | • 3,733                     | • 313   | • \$1,541  | • 1,059 | • \$1,631,045 | • 206       |
| North Yonge Corridor    | • 5                 | • 6                     | • 1,781                     | • 72    | • \$1,567  | • 925   | • \$1,450,206 | • 28,646    |
| North York East         | • 0                 | • 1                     | • 497                       | • 0     | • .        | • .     | • .           | • 112,252   |
| North York West         | • 276               | • 7                     | • 819                       | • 189   | • \$1,445  | • 1,320 | • \$1,906,261 | • 18,119    |
| Not Applicable          | • 1,013             | • 129                   | • 22,815                    | • 3,532 | • \$1,112  | • 790   | • \$878,390   | • 14,432    |
| Scarborough City Centre |                     |                         |                             |         |            |         |               | • 9,720     |
| Sheppard Corridor       | • 36                | • 10                    | • 1,869                     | • 279   | • \$1,473  | • 790   | • \$1,164,250 | • 27,354    |
| Thornhill               | • 12                | • 2                     | • 401                       | • 38    | • \$1,294  | • 1,576 | • \$2,039,368 | • 4,532     |
| Toronto East            | • 18                | • 11                    | • 1,564                     | • 161   | • \$1,230  | • 837   | • \$1,029,329 |             |
| Toronto West            | • 18                | • 20                    | • 3,749                     | • 714   | • \$1,314  | • 821   | • \$1,079,215 |             |
| Yonge - St. Clair       | • 10                | • 7                     | • 817                       | • 89    | • \$2,092  | • 1,558 | • \$3,259,738 |             |

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