



This bulletin summarizes the findings of activity in registered condominiums. This information resource presents a picture of Toronto's condominium development trends since 2002. For more information, please visit us at: www.toronto.ca/city-government/data-research-maps/research-reports/planning-development/

Condominiums: Two Decades of New Housing

Highlights	
2002-2018 Registered condo units	186,100
2002-2018 Registered residential condo units as % that are one-bedroom	50%
2002-2018 Registered residential condo units as % in Official Plan Growth Areas	72%
2002-2018 Registered residential condo units that are in high-rise buildings	154,400
2016 Households in Toronto that resided in condo units	292,000
2010-2018 Completed number of condo units in City of Toronto vs Rest of Toronto CMA	119,000 VS 46,700
2010-2018 Annual sales price of average condominium unit increased by	\$259,550
2010-2018 Average monthly rent for all condo units increased by	31%
2018 Average monthly condo unit maintenance fee (Per Square Foot)	\$0.65

Introduction

The City of Toronto is unique in a North American context for the sustained magnitude of intensification over the past two decades. From 2010 to 2018, 165,828 condominium units were completed in the Toronto Census Metropolitan Area (CMA) (see Table 1). Of these, 119,123 (72%) units were in the City of Toronto followed by York Region, 22,998 (14%), Peel Region, 14,413 (9%) and Halton Region, 7,367 (4%).¹

When the City of Toronto published its initial Condo Monitor bulletins in the 1980s, condominiums were rapidly growing in popularity, but remained a relatively novel concept that housed just a small fraction of the population. In 2020, the landscape has fundamentally shifted with condominiums now representing a mature housing form that accommodates the majority of Toronto's growth.

The City's Official Plan is the key land use planning policy framework managing condominium development and protecting existing rental housing. To provide a comprehensive picture of the role of this housing form since adoption of the Official Plan in 2002, this bulletin reviews physical attributes of condominium housing stock, the characteristics of the households that occupy them, and relevant market data. These three interconnected attributes directly impact the role that condominiums play as an attractive

housing form for residents and offer insights into the future direction of the sector.

Why Monitor Condominium Activity?

This bulletin reports on Toronto's condominium development trends since 2002 including units built and proposed through development applications. It examines condominium tenure, occupant demographics, geographic location, building type, and unit type (number of bedrooms) in these developments. It also reviews condominium sales prices, rental rates, and maintenance fees. The former City of Toronto previously published the Condominium Monitor series in 1984, 1985, and 1988, documenting the rapid growth of this form of housing in Toronto.

What is a Condominium?

Condominium ownership is a form of legal title under the Condominium Act, 1998 (“the Condominium Act”) which allows for private ownership of individual dwelling units within multi-residential properties while sharing title to the land and common elements of the project. Maintenance and operating costs are distributed among unit owners and managed through a condominium corporation. In Ontario, the condominium was first recognized as a form of home ownership with the passing of the Condominium Act, 1967.

Types of Condominiums

Two categories of condominiums are established in the Condominium Act, 1998: Freehold and Leasehold. There are four sub-categories of freehold condominium.²

Freehold Condominium

Standard Condominium

A standard condominium involves the ownership of a residential unit and an interest in the property’s common elements and assets (such as hallways, elevators, and similar features). This interest cannot be separated from

the ownership of the unit. A standard condominium could be a building that is divided into condominium units, row-townhouses or standalone townhouses.

Phased Condominium

A phased condominium permits individually owned units and common elements to be added to a condominium corporation in phases, over a maximum of ten years.³ The phases occur by an amendment to the existing condominium declaration to re-describe the condominium property with the additional phase. A condominium’s declaration, which is a document based on the Condominium Act, provides information regarding a condominium unit’s boundaries and exclusive use of common elements. Only standard condominiums may be phased.

Common Elements Condominium

This type of condominium has no units, but has common elements like roads, parks, or recreation facilities such as swimming pools or tennis courts. Owners have access to the common elements and jointly fund their maintenance and repair. In a typical community that uses a common elements condominium, the individual houses and land they sit on are

Table 1: Completed Condominium Units by Location, Toronto CMA, 2010-2018

Location	Total Completed Units		% Share of Units	
	2010-2018		2010-2018	
City of Toronto	119,123		72%	
Peel Region	14,413		9%	
Halton Region	7,367		4%	
York Region	22,998		14%	
Durham Region	1,292		1%	
Rest of CMA*	635		0%	
CMA Totals	165,828		100%	

* The Toronto CMA also includes Bradford / West Gwillimbury / New Tecumseth and Orangeville / Mono.

Source: Canadian Housing Mortgage Corporation, Starts and Completions Survey

owned freehold but have a permanent relationship to the elements in common.⁴ For example, owners within the community share ownership of the roads and community centre. This part-interest in the corporation is attached to the parcel of land owned, not the house. The parcel of land on which the house sits is considered a “parcel of tied land”. The title to that parcel of tied land has permanently attached to it that owner’s interest in the common elements condominium corporation.

Vacant Land Condominium

In this type of corporation, buildings do not need to be constructed before the condominium corporation is registered. Structures can be built after the condominium is registered, which can lead to a variety of built form and tenure types being accommodated in a single development. In a vacant land condominium a declaration plan may impose certain requirements such as development size, construction or design standards, and maintenance requirements.

Leasehold Condominium

In a leasehold condominium, units and common elements are leased by the landowner to the purchaser. The purchasers buy a leasehold interest in the units and common elements for a fixed number of years. Leasehold condominiums are a revenue-generating method for developers who want to retain ownership of their properties.⁵

Condominium Approvals and Condominium Conversion Policy

In Toronto, condominium development occurs within a legislative and policy framework that regulates approval and aims to protect existing rental housing from conversion to condominium. This framework is integrated through the City’s Official Plan, adopted by City Council in 2002.

Approval of Condominium Developments

In the City of Toronto, before a condominium unit can be built or sold, a Plan of Condominium application is required to ensure the City’s interests, planning merits, and technical aspects of the proposal are appropriately evaluated. A Plan of Condominium establishes condominium ownership of property and applies to the development of new buildings as well as existing buildings that are proposed to be converted to condominium.

Under the Condominium Act, 1998 and its Regulations, authority for approving condominium plans is vested in either the City of Toronto or the Minister of Municipal Affairs and Housing.⁶ In the City of Toronto, this authority is delegated under Section 51 of the Planning Act and Section 9(2), and exercised by the Chief Planner and Executive Director of City Planning. Prior to the approval of a Plan of Condominium, the City evaluates the application against established technical criteria and planning tests to determine if the Plan is in the public interest.

The Rental Housing Protection Act (1986 and 1989)

In response to concerns raised over the loss of affordable rental housing in Ontario’s urban municipalities, the Province enacted the Rental Housing Protection Act (RHPA), 1986. The Act was initially introduced as a temporary measure, to be repealed within two years after its passing, but was later extended with the Rental Housing Protection Act, 1989 and remained in force into the late 1990s. From its introduction in 1986 to its repeal in 1998, the RHPA was highly effective in preventing the conversion of rental housing to condominiums.

After the Rental Housing Protection Act was repealed in 1998, the newly amalgamated City of Toronto had to rely on its ability under the Planning Act and the Condominium Act to protect

rental housing from demolition and conversion to condominium rental housing.

Municipal Code 667, Rental Property Demolition and Conversion Control (2007)

After the repeal of the RHPA, the City sought statutory powers from the Province to regulate the demolition and conversion of rental housing. This legislative authority, in addition to Official Plan policies, was sought in order to regulate the demolition and conversion of rental housing through “as-of-right” redevelopment where no planning approval was required to redevelop a site. On January 1, 2007, the Province of Ontario proclaimed into force Section 111 of the City of Toronto Act, 2006, which authorizes the City to regulate the demolition and conversion of residential rental properties.

Upon the City of Toronto Act, 2006 coming into force, the City passed Municipal Code 667, Residential Rental Property Demolition and Conversion Control. Chapter 667 implements Section 111 and prohibits the demolition or conversion of rental units on properties containing six or more residential units, of which at least one is a rental unit, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner and Executive Director.⁷ Council may refuse an application, or approve a demolition or conversion with conditions for tenant relocation and other assistance that must be satisfied before a permit is issued. With the goal of protecting existing rental housing, Municipal Code 667 restricts condominium conversions until the vacancy rate, as determined by the Canada Mortgage and Housing Corporation (CMHC), returns to at least 3.0%.

Official Plan Policies on Rental Housing Protection (2006)

The City has undertaken long and persistent campaigns to secure and protect rental housing. The City’s current Official Plan policies on rental housing protection were first adopted by City Council in 2002, modified by City Council in 2005, and brought into force on October 17, 2006 by the order of the Ontario Municipal Board, and apply to:

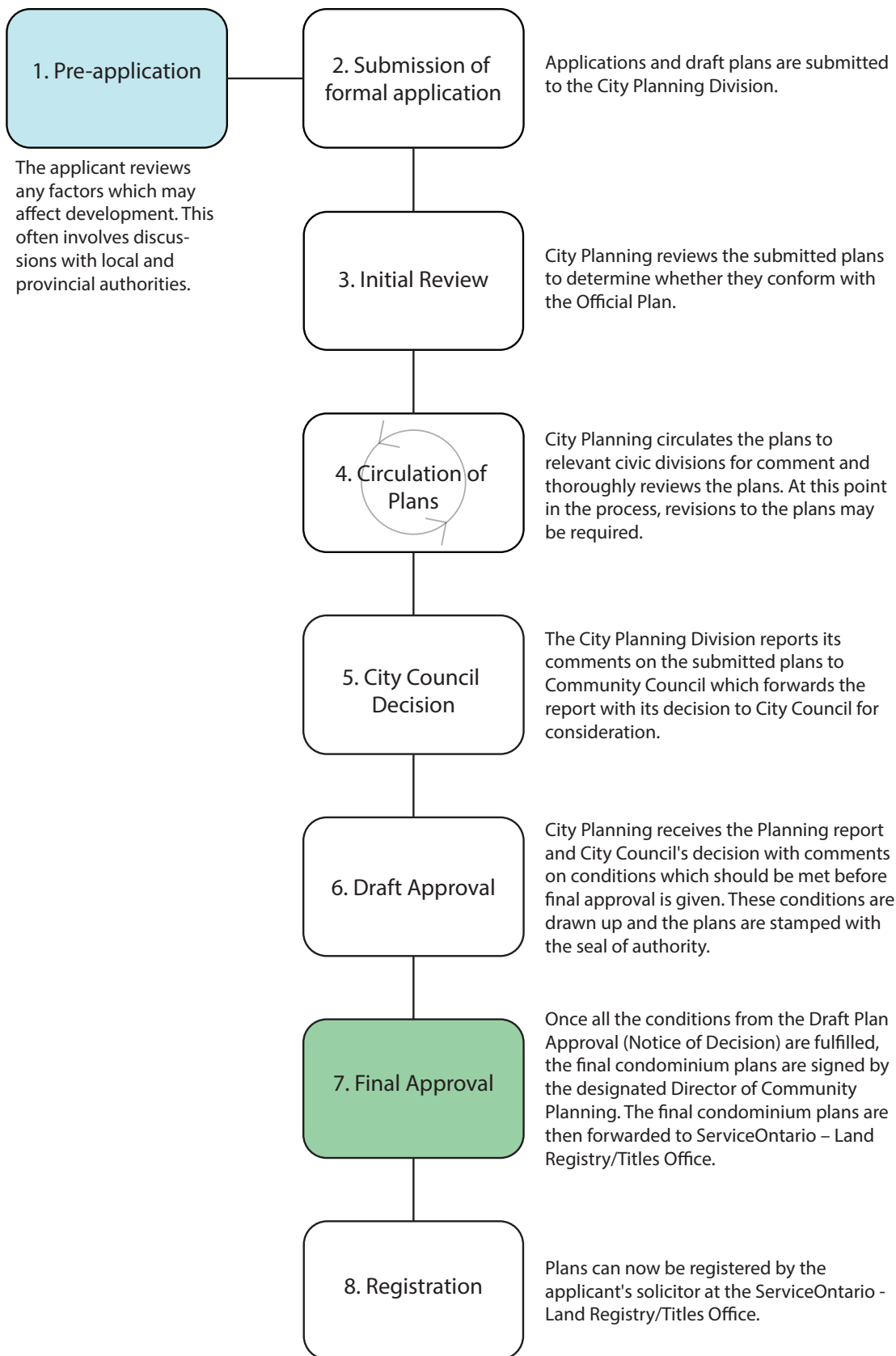
- Planning applications to sever or convert rental housing to condominium in a building or related group of buildings that together contain six or more rental units. Such applications will not be approved unless all of the rental units proposed for conversion have high-end rents, or unless City Council has determined that the supply and availability of rental housing has returned to a healthy state; and
- Planning applications to demolish private rental housing or social housing. Such applications will not be approved unless the same size and type of rental units are replaced in the new development at similar rents, and tenants are able to return to the replacement rental housing, and receive relocation and other assistance.⁸

Protecting existing rental housing and increasing the affordable and mid-range rental housing supply for future residents is a major policy objective of City Council and essential for Toronto’s long-term growth and vitality.⁹

Condominium Approval Process

The steps generally followed in obtaining approval for condominium plans for new buildings are as shown in Figure 1.

Figure 1: Condominium Approval Process



Registered Condominium Development Trends 2002-2018

New Condominium Registrations

There are currently over 2,700 registered condominium corporations in the City of Toronto. Over the analysis period, spanning from 2002 to 2018, there has been wide variation in the number of condominium units coming onto the market. Since 2011, the number being registered has increased considerably.

Figure 2 shows the number of residential units registered as condominium every year in Toronto from 2002 to 2018.

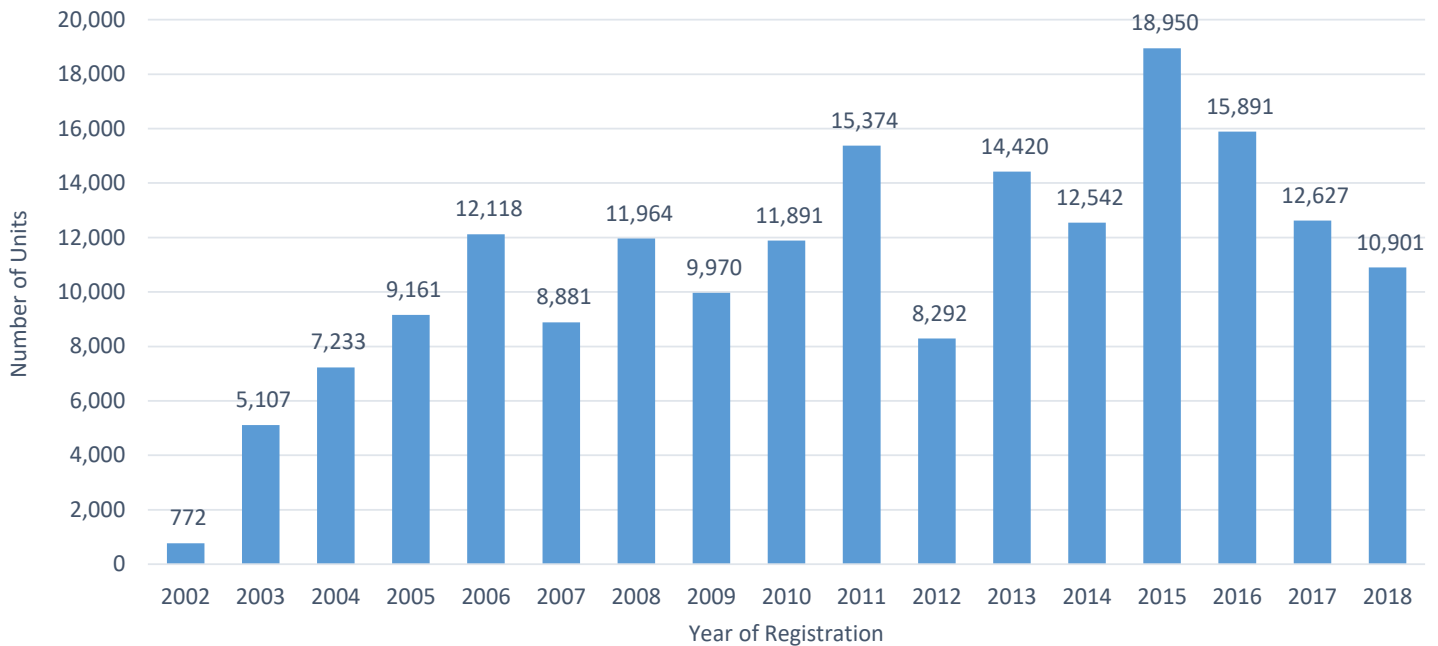
As shown in Figure 3, from 2002 to the end of 2006, an average of 6,878 units were registered each year. From 2007 to 2010, the annual average increased to 10,677 units per year, and further

increased to 12,657 units per year from 2011 to 2014. From 2015 to the end of 2018, an annual average of 14,592 units were registered.

Location of Registered Condominium Developments

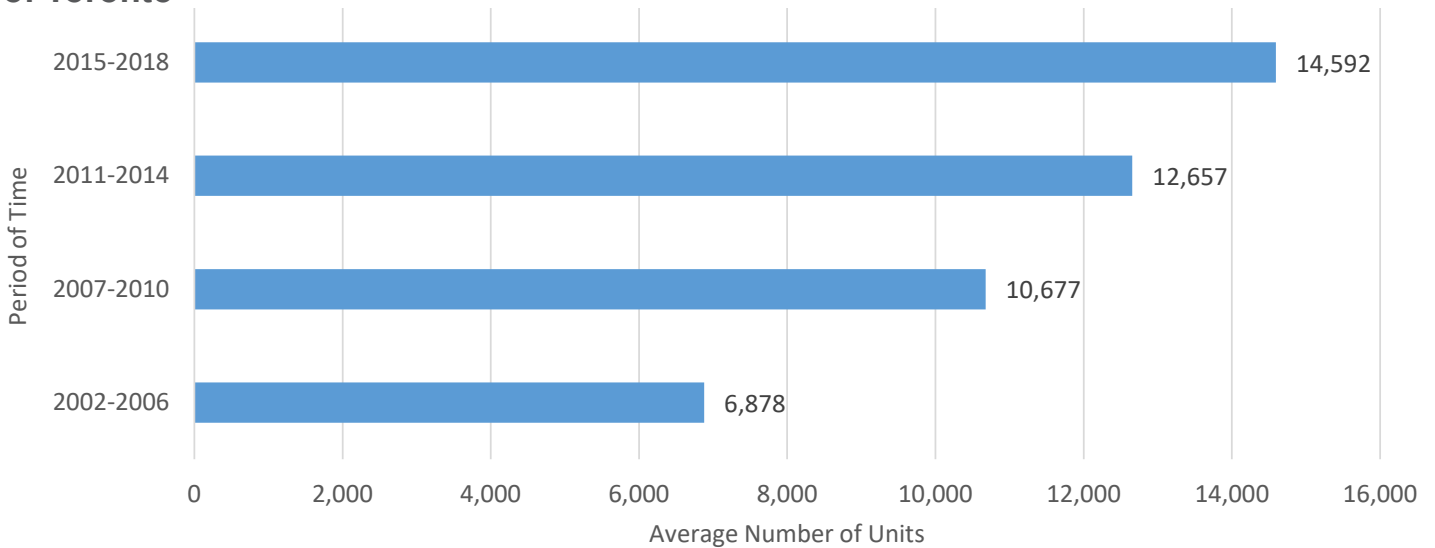
About 72% of all registered residential condominiums are located in the Downtown and Central Waterfront, the Centres, and the Avenues (Figure 4, Table 2, and Map 1). This is consistent with Official Plan policies which encourage residential development in the City's growth management areas. From 2002 to 2018, there have been 77,656 condominium units registered in the Downtown and Central Waterfront area, which is followed by 28,109 units along the 170 kilometres of Avenues, and 27,917 units in the four Centres.

Figure 2: Condominium Units by Year of Registration , 2002-2018, City of Toronto



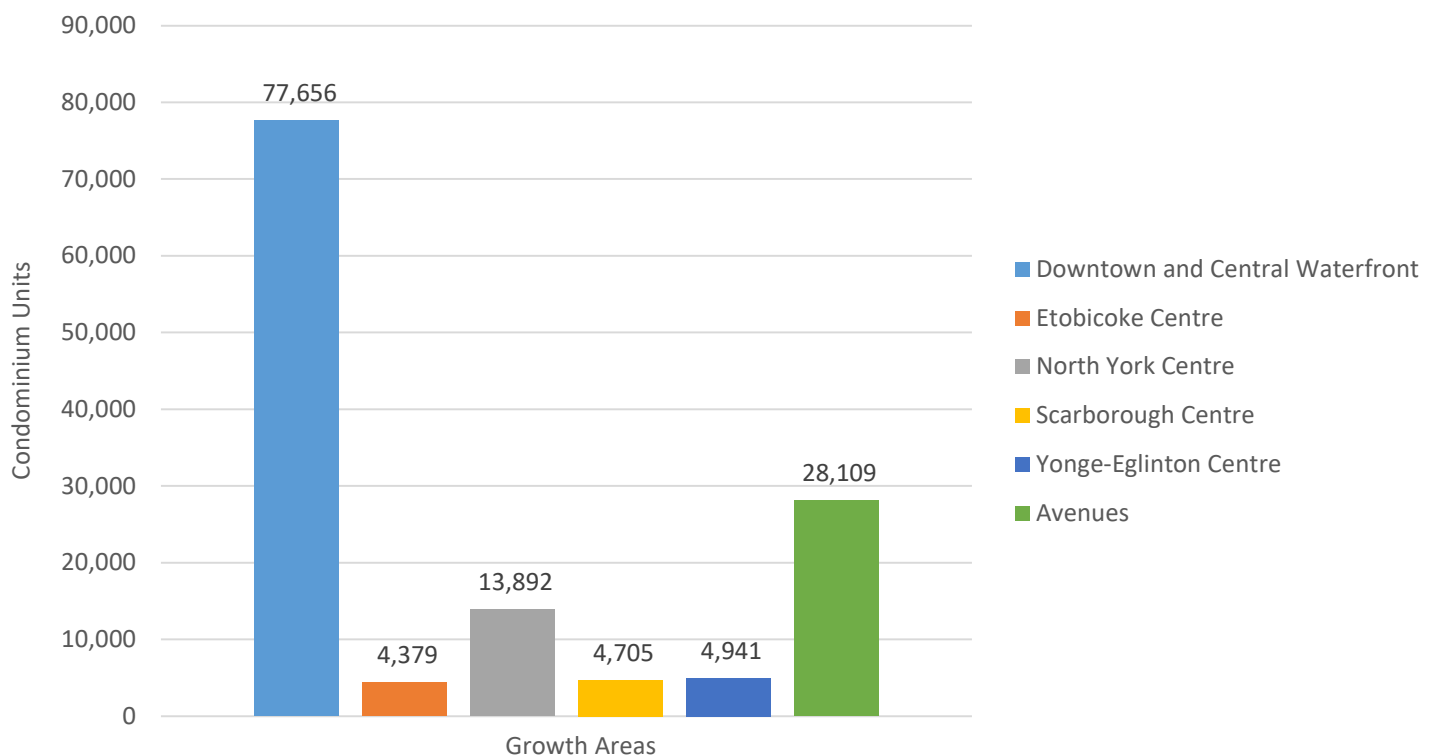
Source: IBMS/Land Use Information System II , Image Site – Engineering & Construction Services – Digital Vault, LBM Viewer

Figure 3: Average Registered Residential Condominium Units by Period of Time, City of Toronto



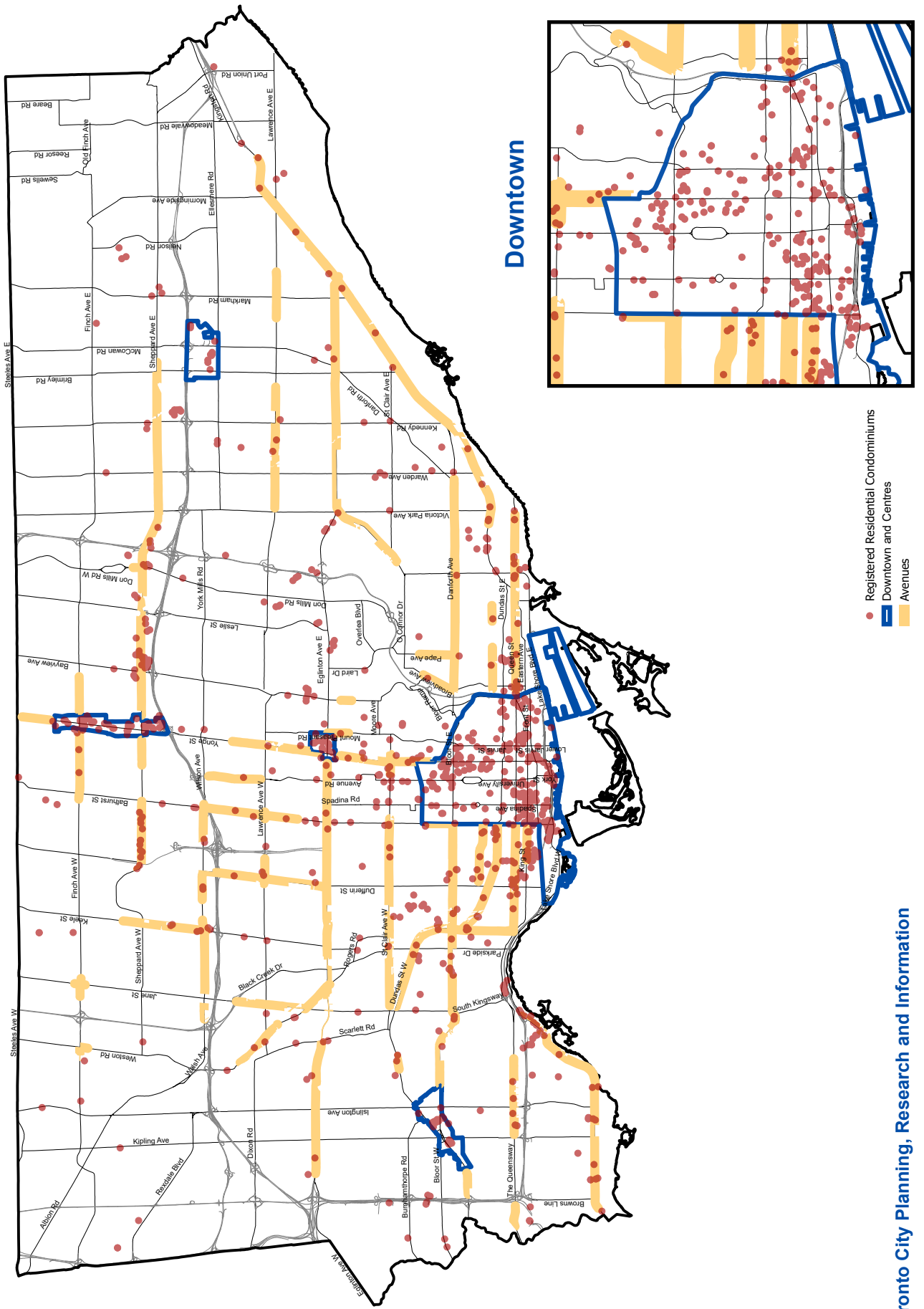
Source: IBMS/Land Use Information System II , Image Site – Engineering & Construction Services – Digital Vault, LBM Viewer

Figure 4: Registered Residential Condominium Units by Official Plan Growth Management Areas, 2002-2018, City of Toronto



Source: IBMS/Land Use Information System II

Map 1: Registered Residential Condominiums in the City of Toronto, 2002-2018



- Registered Residential Condominiums
- ▭ Downtown and Centres
- ▭ Avenues

Structure Type of Registered Condominiums

Condominium development is tracked by the following built form categories: ground-related buildings, 1 to 4 storeys including single family dwellings, duplexes, semi-detached, and row houses; mid-rise buildings 5 to 11 storeys; and high-rise buildings of 12 storeys or more. Of the 186,094 condominium units registered in the City of Toronto since 2002, 152,416 units (82%) are in high-rise buildings; 21,746 units (12%) are in mid-rise buildings; and 11,932 (6%) are in ground-related units (see Table 3).

Condominium Registrations by Stage

Registered, Built, Active and Under Review

A review of the characteristics of previously registered condominiums in relation to recent developments and proposals illustrates trends in the sector. Condominium units in this section that are not registered include development proposals in various stages of the planning and development approvals processes, projects which are under construction, and un-registered built projects.

- **Registered** units are those which have received approval and have subsequently been condominium

registered in the Land Registry Office by December 31, 2018.

- **Built** units are completed and ready for occupancy but not registered in the Land Registry Office by December 31, 2018.
- **Active** units are projects that have received their first Planning approval and are continuing through the Planning approvals processes, or where Building Permits have been applied or have been issued, and/or those which are under construction.
- **Under Review** units are proposed in applications which have not yet been approved, and those which have been refused or are under appeal.

Table 2: Registered Residential Condominium Units by Official Plan Growth Management Areas, 2002-2018, City of Toronto

Growth Area	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units	% Share of Total
Downtown and Central Waterfront	6,958	44,028	22,928	2,323	77,656	58%
Etobicoke Centre	13	1,984	1,875	39	4,379	3%
North York Centre	146	6,136	5,089	410	13,892	10%
Scarborough Centre	70	2,212	1,631	156	4,705	4%
Yonge-Eglinton Centre Avenues	191	2,615	1,733	60	4,941	4%
Total	8,031	71,196	43,720	4,421	133,682	100%

Source: IBMS/Land Use Information System II

Table 3: Registered Condominium Units by Structure Type, 2002-2018 City of Toronto

Structure Type	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units	% Share of Units
Ground Related (1-4 storeys)	160	2,311	5,178	3,422	11,932	6%
Mid-rise (5-11 storeys)	1,131	10,811	7,280	770	21,746	12%
High-rise (12+ storeys)	8,578	80,552	48,402	3,612	152,416	82%
Total	9,869	93,674	60,860	7,804	186,094	100%

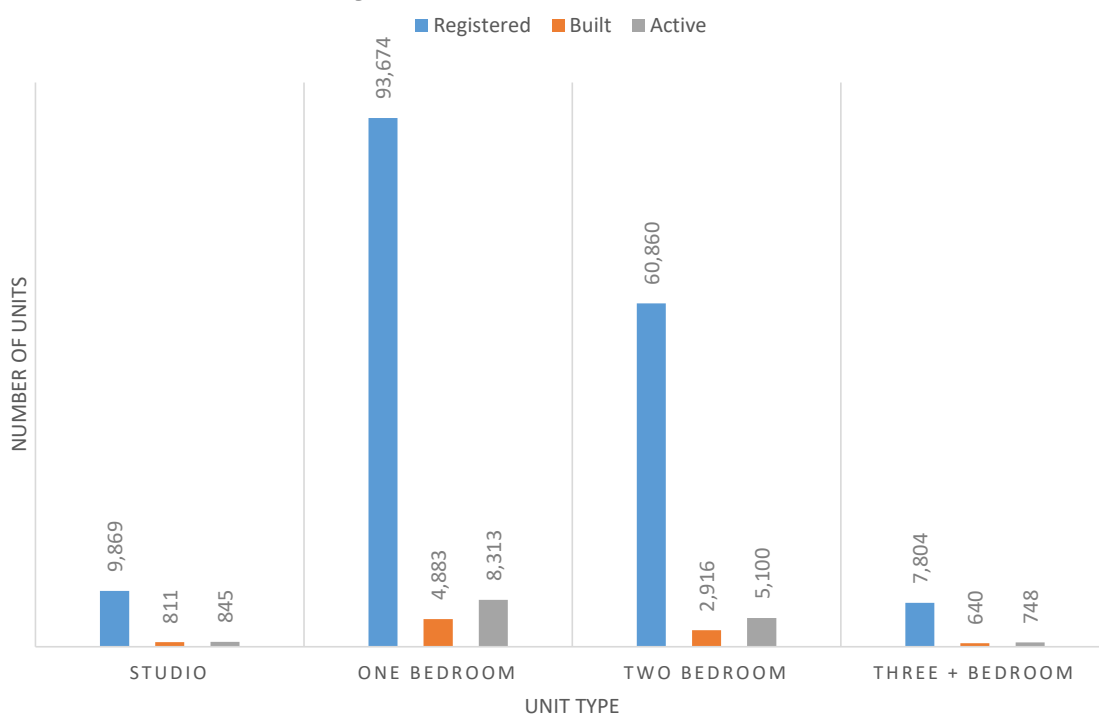
Source: IBMS/Land Use Information System II

Since January 1, 2002, 186,094 registered residential condominium units were located in the City of Toronto. An additional 24,256 units are in the stages of Built but un-registered, Active, and Under Review. One-half (50%) of the registered units are one-bedroom units, a third (33%) are two-bedroom units, followed by studio units (5%), and three or more bedroom units (4%) (see Figure 5).

If all the proposed residential units in Active and Built proposals were completed and registered at some

point in the future, the number of registered condominium units in the City of Toronto would increase by 12% to a total of 210,350 units (see Table 4). Over 54% would be one-bedroom units, 33% would be two-bedroom units, with the remainder being studio units (7%) and three plus bedroom units (6%). Similar to registered condominium developments, proposed condominium units in Built, Active and Under Review statuses are mainly located in Downtown and the Central Waterfront, in the Centres, and along the Avenues.

Figure 5: Residential Condominium Units , Registered, Built and Active, 2010-2018, City of Toronto



Source: IBMS/Land Use Information System II

Table 4: Residential Condominium Units, Registered, Built and Active, 2002-2018, City of Toronto

Condominium Status	Studio	%	One Bedroom	%	Two Bedroom	%	Three + Bedroom	%	Total Units	Total %
Registered	9,869	5	93,674	50	60,860	33	7,804	4	186,094	88.5
Built	811	9	4,883	53	2,916	32	640	7	9,250	4.4
Active	845	6	8,313	55	5,100	34	748	5	15,006	7.1
Total	11,525	5	106,870	51	68,876	33	9,192	4	210,350	100.0

Source: IBMS/Land Use Information System II

For comparison, between 2004 and 2018, the resale condominium market saw 186,000 units sold.¹⁰ In addition, the remainder of the resale residential market (single-detached houses, semi-detached homes, and townhouses) saw 335,500 units sold over the fifteen-year period. This also shows that the housing market is not just new supply, but also includes a substantial quantity of existing stock that reappears in the market each year.

Appendix 2 contains an inventory of all registered condominium developments since 2002. For more information on recent development activity by stage of approval or construction, refer to City Planning's annual *How Does the City Grow?* Bulletin.

Number of Bedrooms

Of the total stock of registered condominiums in the City, one-bedroom units predominate, accounting for 50% of all units, followed by two-bedroom units (33%), studios (5%), and three or more bedroom units (4%).

Over time, the mix of unit sizes has shifted towards smaller units (see Table 4). Table 5 compares the mix of units in four distinct periods between 2002 and 2018. Prior to 2007, studio and one-bedroom units accounted for 50% of all registered condominium units, while large units containing two or more bedrooms accounted for 40%. Since 2007, the share of the condominium stock comprised of larger-sized units

has declined from 40% in 2006 to 36% in 2018. Between 2015 and 2018, about 61% of all units that were registered as condominium in the City of Toronto contained fewer than two bedrooms.

Census Housing and Dwelling Characteristics

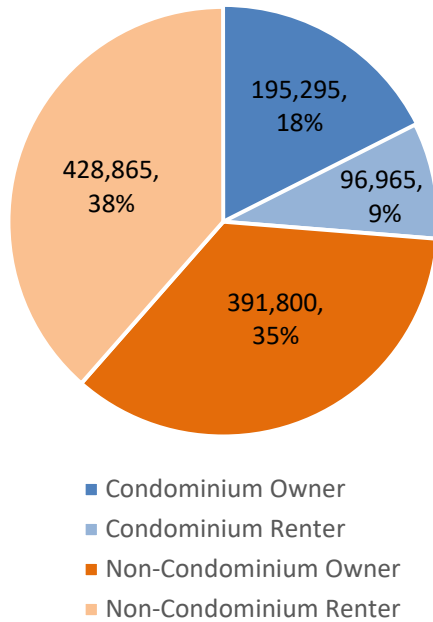
Housing and dwelling characteristics are derived from the results of the 2016 Census of Statistics Canada. The long-form Census asks respondents questions about their place of residence and characteristics of their dwelling units, including information on household maintainers (those members of a household who contribute to shelter cost payments), the tenure

Table 5: Residential Condominium Units by Bedroom Type and Period of Registration, 2002-2018, City of Toronto

Unit Type	2002-2006		2007-2010		2011-2014		2015-2018		Total Units
	Units	%	Units	%	Units	%	Units	%	
Studio	1,913	6%	1,909	4%	2,356	5%	3,691	6%	9,869
One Bedroom	15,290	44%	20,423	48%	25,756	51%	32,205	55%	93,674
Two Bedroom	11,944	35%	15,286	36%	15,609	31%	18,021	31%	60,860
Three + Bedroom	1,866	5%	1,523	4%	1,519	3%	2,896	5%	7,804
Total	31,013	100%	42,706	100%	50,628	100%	58,369	100%	186,094

Source: IBMS/Land Use Information System II

Figure 6: Dwelling Stock by Tenure and Condominium Status, City of Toronto



status of the household, whether the dwelling it is part of a condominium, the number of rooms and bedrooms, the period of construction, and whether minor or major repairs are required. Questions are also asked about shelter costs and condominium fees.

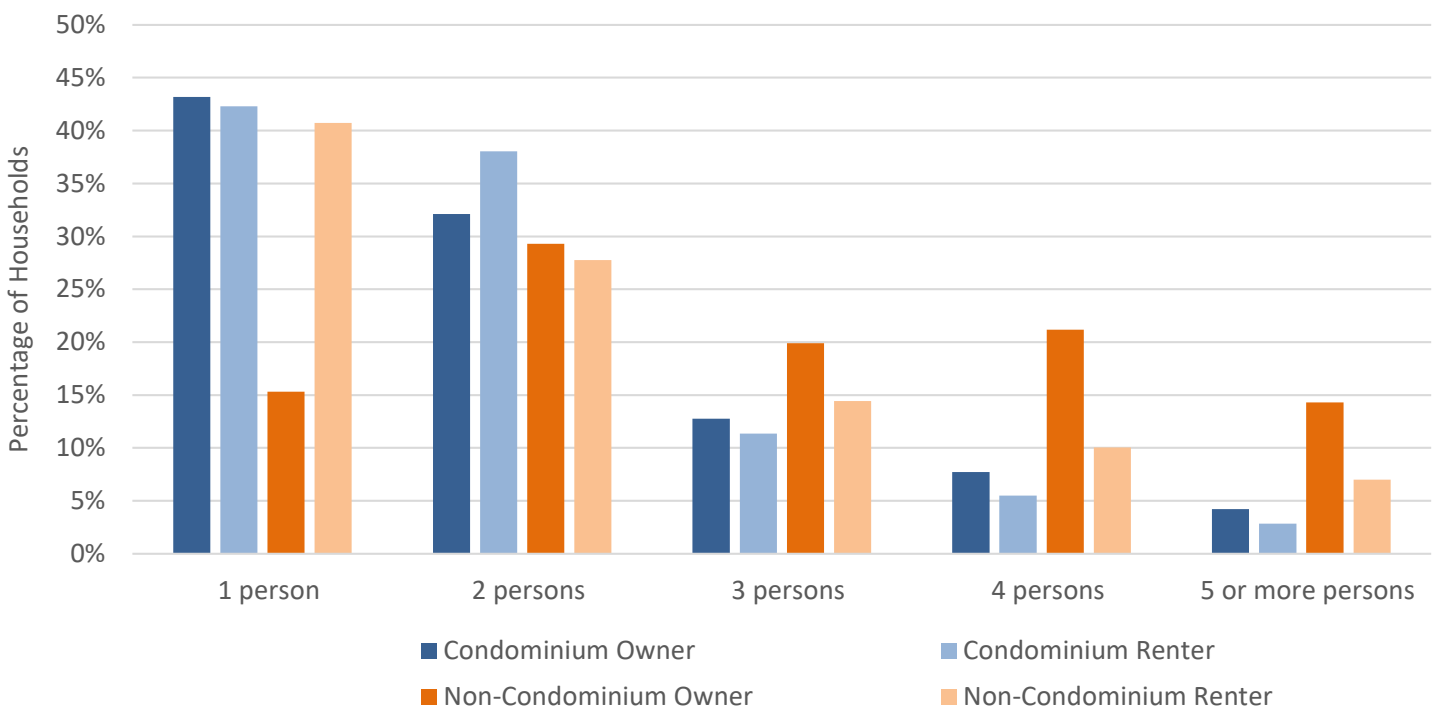
The following charts and tables summarize the key figures for both owned and rented condominiums and compares them to other forms of housing (referred to as non-condominiums). Since condominiums can be owner- or renter-occupied, this information describes the tenure of the household occupying a condominium unit and does not represent the tenure of the unit itself.

Tenure of Occupancy

In 2016 a total of 1,112,925 households in private dwellings were reported by the Census within the City of Toronto. Of this total, 27% resided in condominium units and 73% were in other types of residential units (see Figure 6). Two thirds of households in condominiums owned their dwelling units, while one third rented. In contrast, slightly more households living in other types of housing rented their units than owned.

Source: Statistics Canada, Census 2016

Figure 7: Household Size by Tenure and Condominium Status, City of Toronto



Source: Statistics Canada, Census 2016

On average, households in condominiums had smaller household sizes than those in non-condominium units. Rented non-condominium units had slightly larger household sizes in comparison to renter households in condominium units, while owner households in non-condominium units were significantly larger. This difference is reflective of the larger number of bedrooms contained by non-condominium owned units. As shown in Figure 9, 344,820 non-condominium owned units had 3 or more bedrooms, versus 46,980 units for the other categories combined.

Household Type

Table 6 and Figure 7 shows that over 40% of condominiums and rented non-condominiums were occupied by one person households. Couples with children accounted for 18% of owned condominiums, 13% of rented condominiums, and 18% of non-

condominium rentals. In contrast, 43% of owned non-condominiums were occupied by couples with children and only 15% were occupied by one person households. Lone-parent family households occupied 16% of non-condominium rental units, whereas just 7% of rented condominium units were occupied by lone-parent family households.

Structural Type

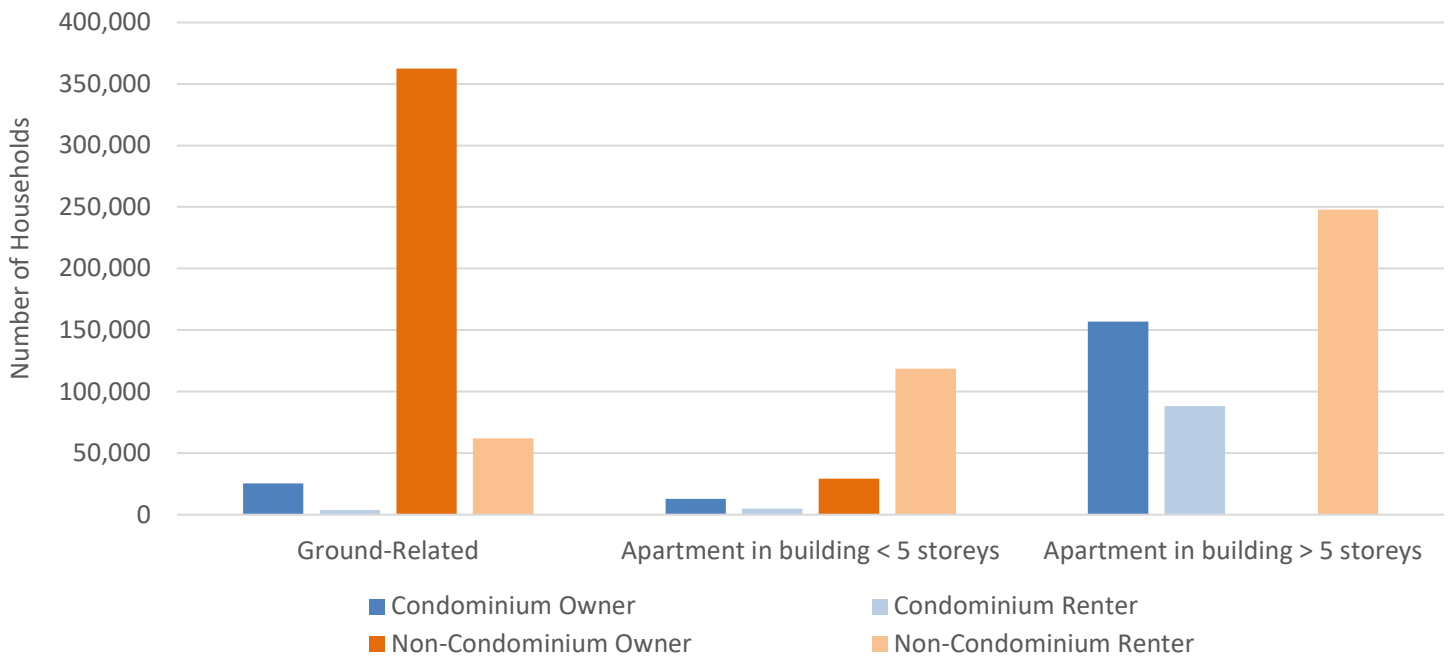
Eighty percent of owned condominium units and 91% of rented condominium units were located in buildings greater than 5 storeys. About 58% of non-condominium rental units were in buildings greater than 5 storeys, with another 28% in apartment buildings less than 5 storeys. About 80% of the ground-related units were located in owned non-condominium units, and 14% were in rented non-condominium units (see Figure 8).

Table 6 : Household Type by Tenure and Condominium Status, City of Toronto

Household Type	Condominium				Non-Condominium			
	Owner #	Owner %	Renter #	Renter %	Owner #	Owner %	Renter #	Renter %
Couple family households with children, with our without persons not in a census family	35,515	18%	12,315	13%	167,110	43%	78,905	18%
Couple family households without children, with our without persons not in a census family	46,575	24%	22,905	24%	92,740	24%	63,835	15%
Lone-parent family households, with our without persons not in a census family	17,480	9%	6,765	7%	40,330	10%	68,255	16%
Multiple-family households	3,530	2%	695	1%	20,690	5%	6,915	2%
Non-family households: One person only	84,340	43%	41,005	42%	59,970	15%	174,670	41%
Non-family households: Two or more persons	7,860	4%	13,280	14%	10,955	3%	36,285	8%
Total Households	195,300	100%	96,965	100%	391,795	100%	428,865	100%

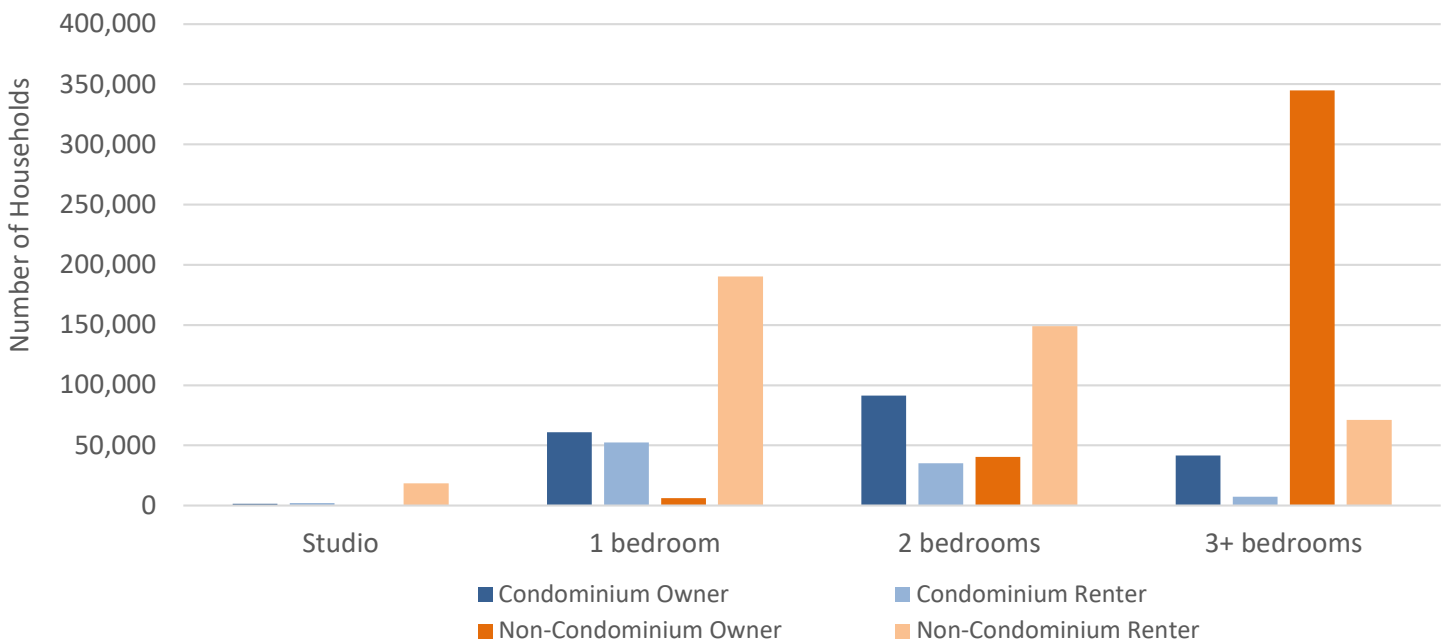
Source: Statistics Canada, Census 2016

Figure 8: Structure Type of Dwelling by Tenure and Condominium Status, City of Toronto



Source: Statistics Canada, Census 2016

Figure 9: Number of Bedrooms in Dwellings by Tenure and Condominium Status, City of Toronto



Source: Statistics Canada, Census 2016

Bedroom Breakdown

Owned condominium units have on average more bedrooms in comparison to rented condominium units. Some 68% of owned condominium units have 2 or more bedrooms versus just 44% of rented condominium units. Owned condominium units are also more likely to have more bedrooms than rented non-condominiums (e.g. purpose-built rental) where 51% of units had 2 or more bedrooms. City-wide, only 17% of owned and rented condominium units have 3 or more bedrooms, whereas 51% of all owned and rented non-condominium units have 3 or more bedrooms (see Figure 9).

Period of Construction

Since 2001, household growth in Toronto has been predominantly accommodated in condominium units (see Figure 10). Of the households that identified their unit as being built between 2001 and 2016, 69% or 118,000 were condominiums. About 65% of condominium units occupied in 2016 were constructed since 2001,

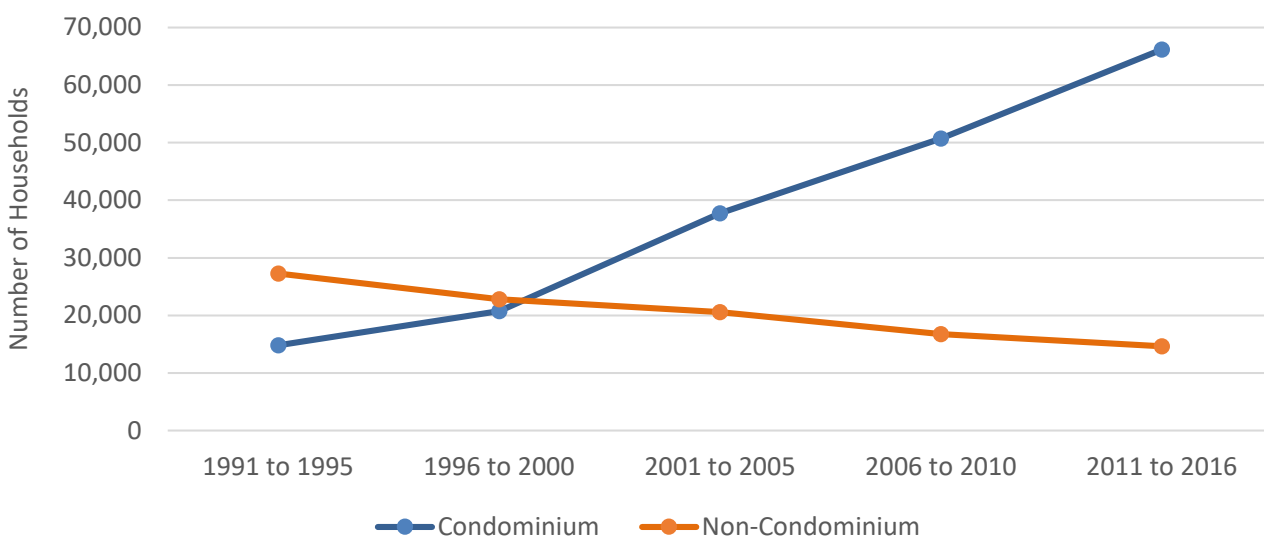
in comparison to just 15% of non-condominium units. Prior to 2001, condominium units made up a small but growing proportion of Toronto's housing stock.

Condominiums completed between 2011 and 2016 are more likely to be renter-occupied than owner-occupied. Condominiums completed before 2011, however, are more likely to be owner-occupied (see Figure 11).

A “primary household maintainer” is defined as the first person in the household who is listed on the Census form and who pays the rent or the mortgage, or the taxes, or the services or utilities for the dwelling. The age distribution of primary household maintainers can help to illustrate how housing occupancy trends vary through the various life stages of households (see Figure 12).

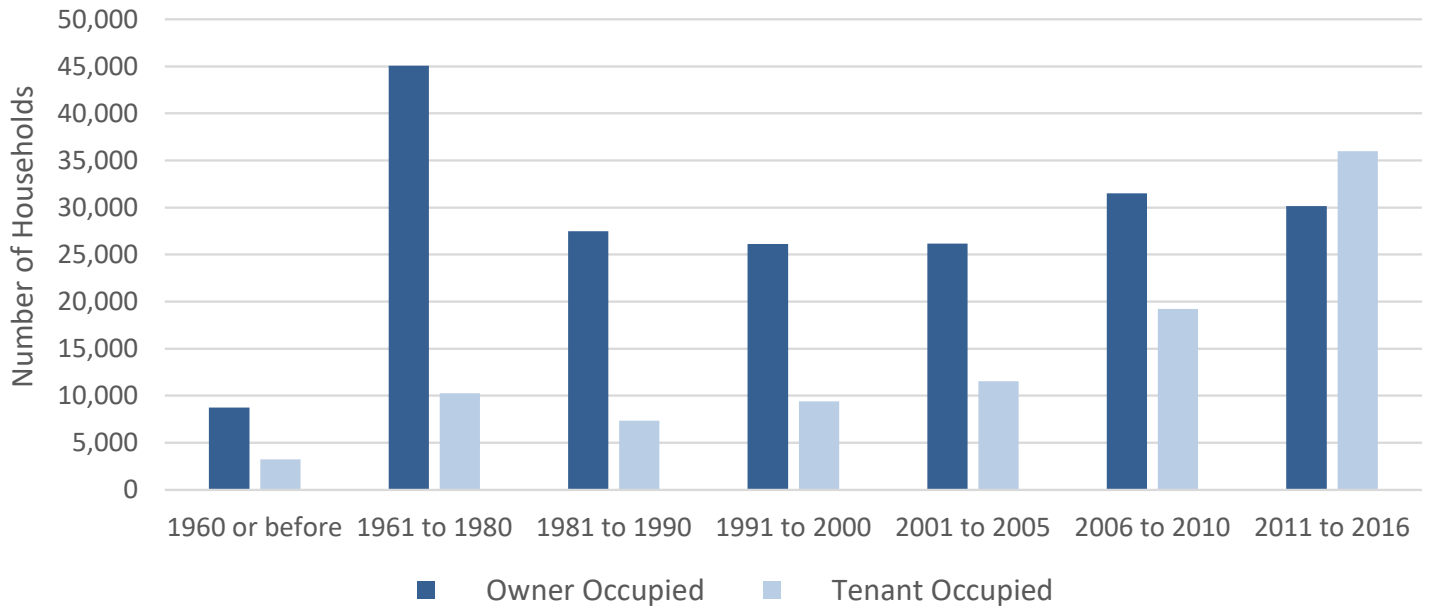
Primary household maintainers aged 15 to 34 years were predominantly renters in both condominium and non-condominium units. For those aged 35 to 49 years, home ownership became

Figure 10: Period of Construction and Condominium Status, City of Toronto



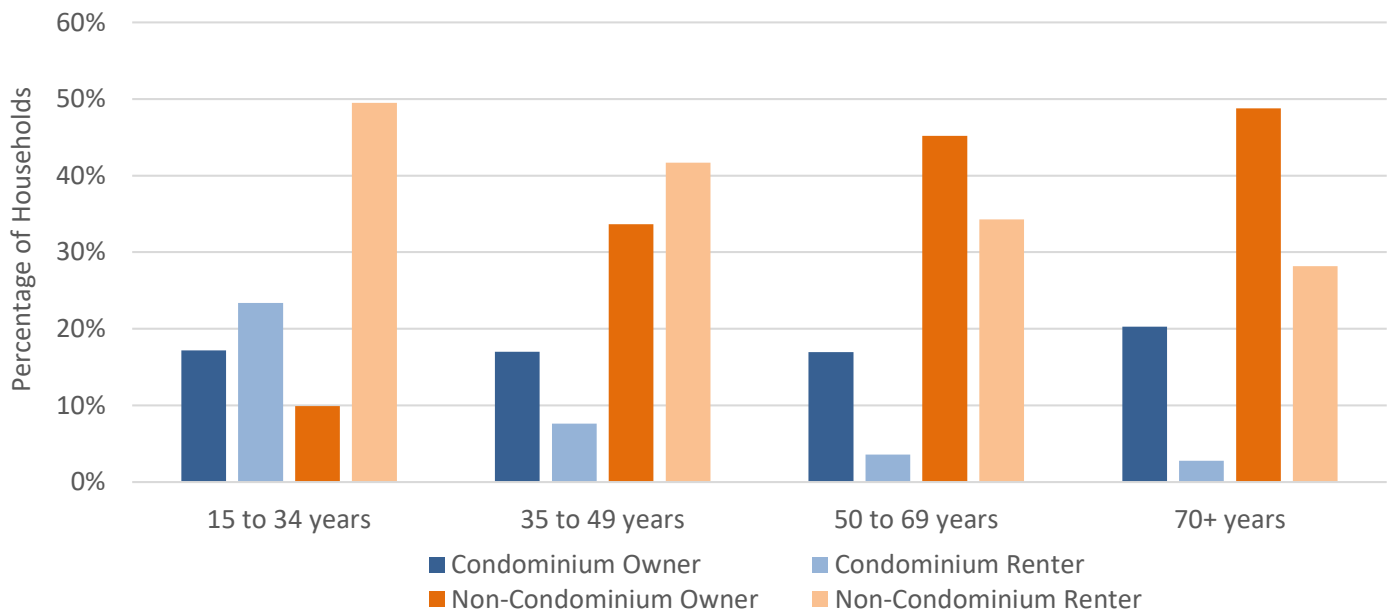
Source: Statistics Canada, Census 2016

Figure 11: Distributions of Condominiums by Period of Construction and Tenure, City of Toronto



Source: Statistics Canada, Census 2016

Figure 12: Age of Primary Household Maintainer by Tenure and Condominium Status, City of Toronto



Source: Statistics Canada, Census 2016

more common, with 51% of households aged 35 to 49 years in owned condominiums or non-condominiums. This figure increases to 62% for the 50 to 69-year age segment, and 69% for those aged 70 years and older. In contrast, the share of households who are condominium owners is relatively consistent across the age cohorts.

Age of Household

Shelter cost is defined by Statistics Canada as the average monthly total of all shelter expenses paid by households that own or rent their dwelling. For owners, this includes mortgage payments, property taxes, condominium fees, utilities, and other municipal services. For renters, these costs include rent, utilities, and other municipal services. Owned condominiums have a greater range in monthly shelter costs, likely due to variation in mortgage debt payments (see Figure 13).

Summary

The data presented in this section illustrates the rapid emergence of condominium units as the predominant

form of new housing construction. Between 2011 and 2016, 66,135 units or 82% of all units completed in Toronto were condominium units. More than half of these units are occupied by tenant households, reflecting the growing role that condominium units are playing in Toronto’s rental housing market. All combined, just under 97,000 households in Toronto rented a condominium unit in 2016, or one in five renting households.

The smaller proportion of condominium units with 2 or more bedrooms coincides with the overall smaller household sizes in comparison to non-condominium units. About 75% of owned condominium units and 80% of rented condominium units had a household size of 2 persons or less. Rented condominiums were notable for housing fewer family households with children in comparison to the other housing categories.

Residential Condominium Sales and Rents

This section examines residential condominium sales, rental rates, and maintenance fees levied for owners and

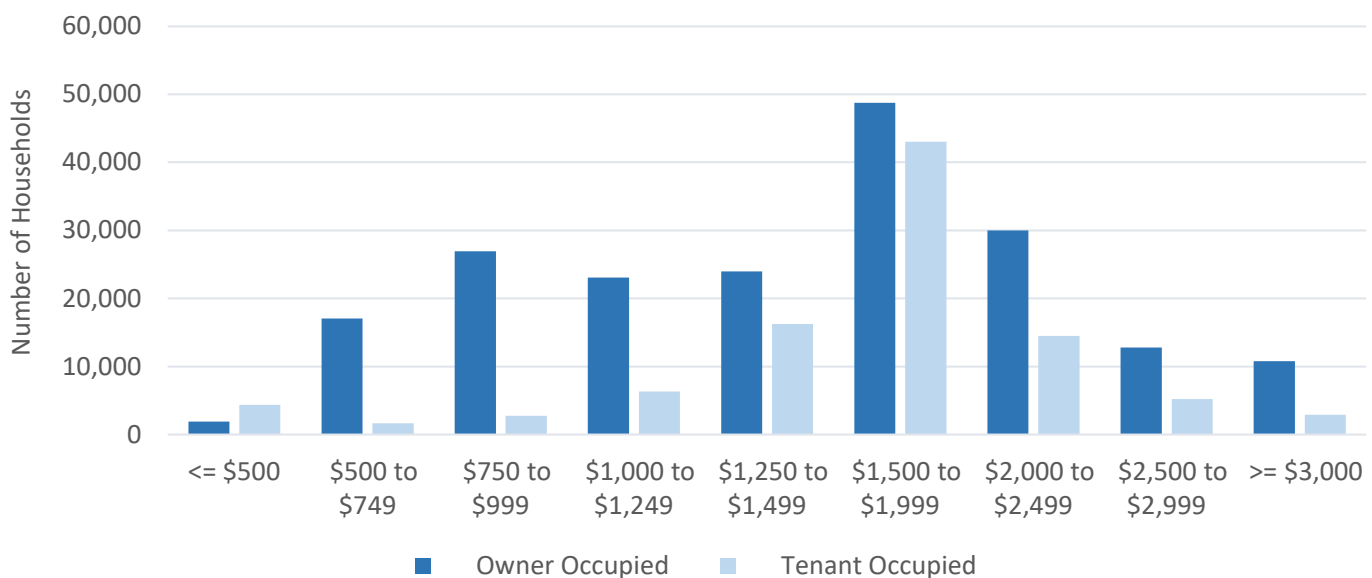
renters from 2010 to 2018 to identify trends in the sector.

Average Sales Price

The average sale price of new condominium units in Toronto has risen steadily since 2010. In 2018, the average price of a new condominium unit stood at \$598,664, while in 2010 the average price for a comparable unit was \$459,690 (constant 2018 dollars).¹¹ Over this period, the real average price of a condominium has increased by \$138,974. The consistent sale of condominium units between 2010 and 2018 shows that Toronto as a condominium housing market is steady due to demand-side factors such as access to residential mortgage credit, consistently low interest rates, and strong population growth. Annual sales prices and volumes reached a peak in 2017 (see Figure 14 and Table 7). In 2018, sales prices declined due to factors such as tighter mortgage lending rules and reduced affordability, but subsequently rebounded strongly in 2019.

In 2018, Toronto condominiums sold at an average price of \$797 per square

Figure 13: Monthly Shelter Cost of Condominium Units, City of Toronto



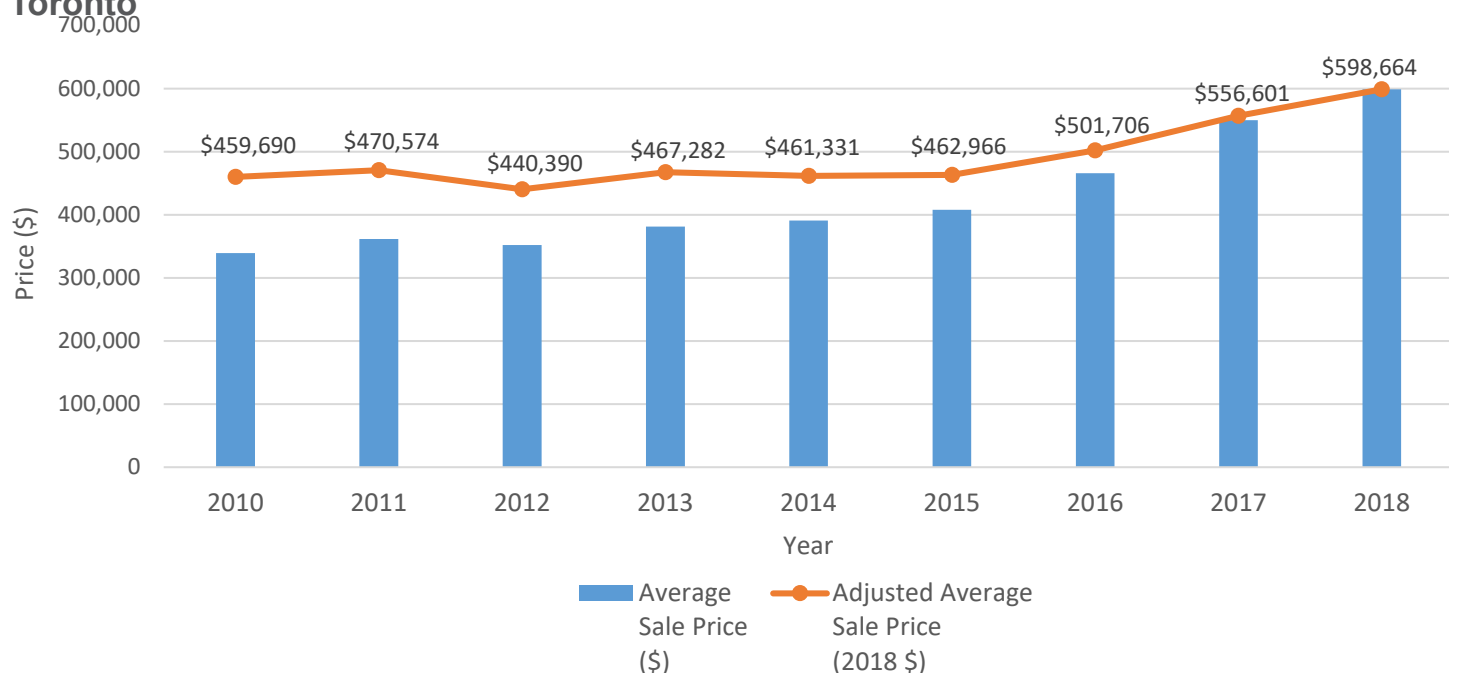
Source: Statistics Canada, Census 2016

Table 7: Average and Median Condominium Sale Price by Year, 2010-2018, City of Toronto

Year of Sale	No. of Sales	Average Sale Price (\$)	Adjusted Average Sale Price (2018 \$)	Median Sale Price (\$)	Adjusted Median Sale Price (2018 \$)
2010	15,723	\$339,164	\$459,690	N/A	N/A
2011	19,617	\$361,488	\$470,574	\$328,000	\$426,980
2012	11,646	\$352,030	\$440,390	\$322,200	\$403,072
2013	9,711	\$380,997	\$467,282	\$332,500	\$407,801
2014	15,475	\$390,896	\$461,331	\$342,000	\$403,625
2015	15,038	\$407,825	\$462,966	\$353,000	\$400,729
2016	17,245	\$465,612	\$501,706	\$405,000	\$436,395
2017	19,073	\$549,927	\$556,601	\$483,500	\$489,368
2018	13,401	\$598,664	\$598,664	\$530,000	\$530,000

Source: Urbanation, New Condominium Sales by Municipality; Statistics Canada, Table 36-10-0223-01

Figure 14: Average and Median Condominium Sale Price by Q4, 2010-2018, City of Toronto



Source: Urbanation, New Condominium Sales by Municipality; Statistics Canada, Table 36-10-0223-01

foot – up from \$482 per square foot in 2010 (see Figure 15).¹²

Rental Rates

Approximately one third of the condominium stock in the City of Toronto is renter-occupied. Rents vary widely throughout Toronto and are based on various factors such as unit size, location, and amenities. Between 2010 and 2018, the average monthly rent for a condominium unit increased by 31%, with studio and three-bedroom units increasing by 25% and 42%, respectively.

Maintenance Fees

The shared element among condominium corporations is the requirement for unit owners to pay common expenses. Some examples of common expenses include utilities, shared facilities, services, repair and maintenance contracts, administrative

costs, and on-site personnel. In 2018, the average monthly maintenance fee for a one-bedroom unit was \$386.60, whereas a two-bedroom unit was \$628.02, and \$881.20 for a three-bedroom unit. The average condominium maintenance fee in Toronto is about \$0.65 per square foot.¹³

Non-Residential Condominiums

Between 2002 and 2018, 2,304 non-residential condominium units were registered in the City of Toronto. Developers break down non-residential buildings into smaller areas, each of which is registered. A buyer may purchase several non-residential units in order to accommodate a larger office or retail area.

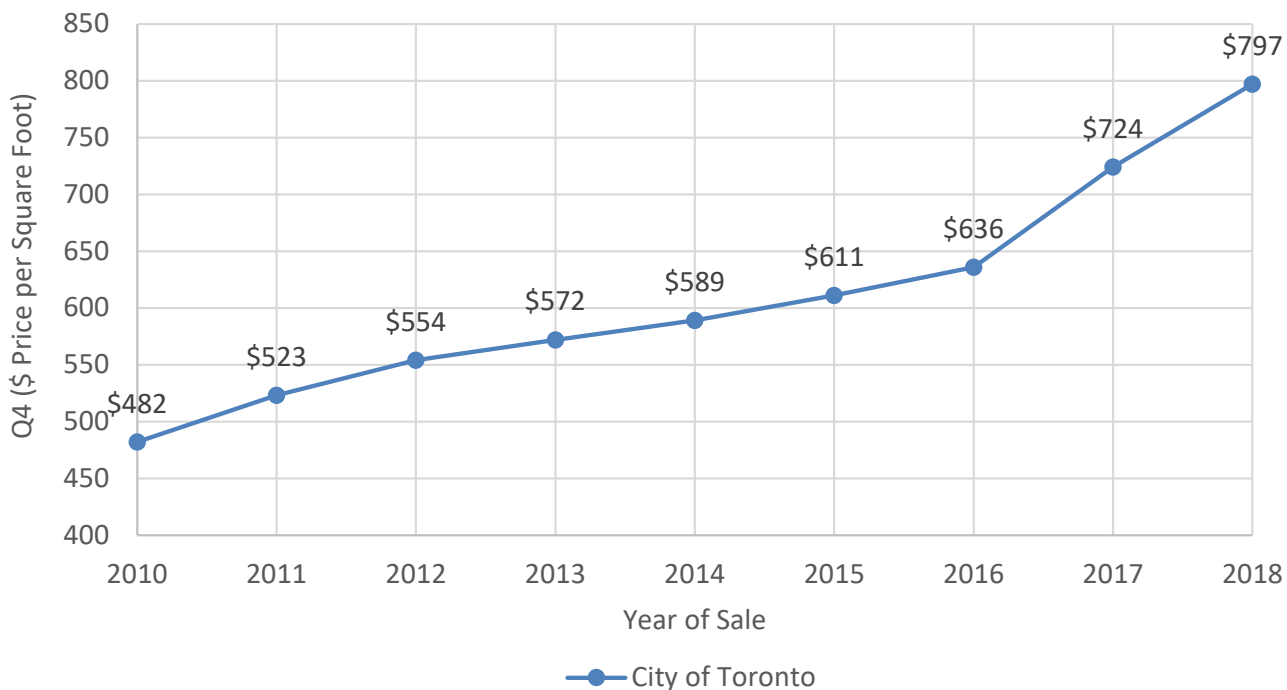
Many non-residential condominium units are used for retail, services, and

various small office uses. Commercial units are often found together with residential units in mixed-use structures. Registered non-residential condominium units are located primarily in the City’s designated Employment Areas. As of 2018, General Employment areas contained 1,030 units and Core Employment Areas a further 290 units. Downtown and Central Waterfront had 477 units, and the Avenues had 148 units (see Map 2).

Key Results

As Toronto continues to grow, condominium housing has become the predominant form of residential development, totaling some 84% of residential completions since 2014. Approximately 292,000 Toronto households now reside in condominium units.

Figure 15: Average Condominium Sale Price (\$ Per Square Foot) by Q4, 2010-2018, City of Toronto



Source: Urbanation, New Condominium Sales by Municipality

Within the context of this growth, this study observed a number of key trends:

- Two thirds of households (approximately 195,000) owned their condominiums dwelling units, while one third rented (approximately 97,000). This split is relatively consistent across different age cohorts.
- On average, owned and rented condominiums have smaller household sizes (1-2 persons) than non-condominium units.
- A large share (72%) of all registered condominium units are within the Downtown and Central Waterfront, Centres and Avenues - areas where Toronto's Official Plan policies encourage residential development.
- More condominium units were completed in the City of Toronto (approximately 119,000) than the rest of the Toronto CMA (approximately 46,700).
- Most residential units registered as condominiums (152,400 registered units, or 82% of the total) were in high-rise buildings.
- Half of all registered condominium units (93,700 units) were one-bedroom units.
- Condominium ownership is relatively consistent across age cohorts, while owners of other housing types are more concentrated in older age cohorts (50+).
- The average annual sales price for a condominium unit increased by approximately \$259,550 between 2010 and 2018, an average price increase of 77%.
- Average condominium monthly

rents increased substantially from 2010 to 2018: the average one-bedroom unit rent increased by 28%, to \$2,196, while the average two bedroom unit rent increased by 30%, to \$2,944.

- The average monthly maintenance fee in 2018 was \$0.65 per square foot (\$387 for a one-bedroom unit, \$628 for a two-bedroom unit, and \$881 for a three-bedroom unit).

Discussion

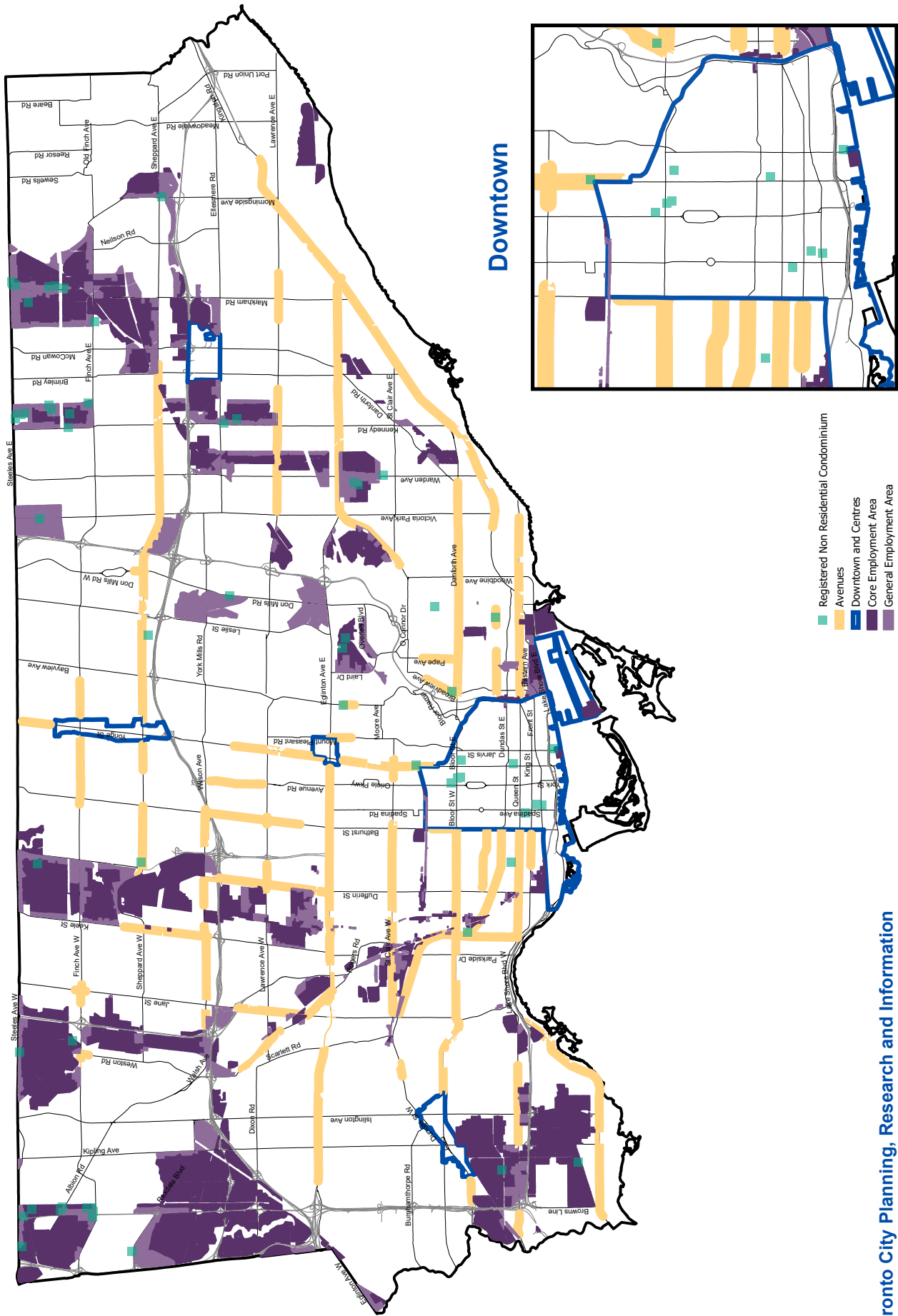
Condominiums play a primary role in adding supply to Toronto's housing stock. In addition to providing an important entry point into the housing market for buyers, condominiums have also supplied the rental housing market during a period where purpose-built rental housing has lagged historical completion rates. Approximately three quarters of completions in the GTA

Table 8: Average Rent by Bedroom Type for Condominiums, 2010-2018, City of Toronto

Unit Type	Adjusted Average Rent/ Month (2018 \$)	Average Rent/ Month (\$)	Average Rent/ Month Net Change (\$)	Percent Change
	2010	2018	2010-2018	
Studio	\$1,475	\$1,838	\$363	+25%
One Bedroom	\$1,721	\$2,196	\$475	+28%
Two Bedroom	\$2,273	\$2,944	\$671	+30%
Three Bedroom	\$2,596	\$3,679	\$1,083	+42%

Source: Toronto Real Estate Board, Rental Market Report Archive (Q4 of each Year)

Map 2: Registered Non-Residential Condominiums in the City of Toronto, 2002-2018



are occurring within Toronto, helping to explain Toronto's relatively strong rate of population growth despite an absence of greenfield areas. As condominiums will likely continue to play a key role in Toronto's future housing market, a better understanding of the linkages between housing stock, household characteristics, and market fundamentals will help inform policy development.

The data presented in this bulletin illustrates the rapid emergence of condominium units as the predominant form of new housing construction. Between 2011 and 2016, 66,135 units or 82% of all units completed in Toronto were condominiums. More than half of these units are occupied by tenant households, reflecting the growing role that condominium units are playing in Toronto's rental housing market. All combined, just under 97,000 households in Toronto rented a condominium unit in 2016, or one in five renting households.

The smaller proportion of condominium units with 2 or more bedrooms coincides with the overall smaller household sizes in comparison to non-condominium units. About 75% of owned condominium units and 80% of rented condominium units had a household size of 2 persons or less. Rented condominium units had fewer children in comparison to the other housing categories.

Notably, the number of new units with 2 bedrooms has declined through the study period while the number of units with 3 bedrooms is a stable but low percentage of the total. Ground-related condominiums 4 storeys or less are more likely to have three or more bedrooms, but in aggregate this housing type provides a minimal amount of new supply in comparison to units in mid-rise and high-rise buildings. Units in the Downtown and Central Waterfront area, which accommodates the majority of housing unit completions, are more likely to have 2 bedrooms than the city-wide average.

Results from the 2016 Census showed that 27% of condominiums occupied by households in units they owned had children at home, versus 53% for owned housing units that were not condominiums. Similarly, 20% of households that rented a condominium unit had children at home, versus 34% of rented housing units that were not condominiums. Correspondingly, growing households seeking family-sized units often look to non-condominium housing that represent the bulk of the city's housing stock and which will come onto the market over time through resales and intergenerational transfers. Between 2004 and 2018, non-condominium housing represented nearly two thirds of the 521,500 resale transactions. Price appreciation of ground-related housing

and the limited growth in purpose-built rental housing may contribute to continuing housing affordability issues. This could be offset, in part, through the ongoing gradual intensification throughout the city.

Condominiums have long played an important role in Toronto as a more attainable housing type in comparison to freehold ground-oriented units. Although prices appreciated above the rate of inflation, per unit costs lagged ground-oriented units until 2017. Since then, the prices of pre-construction units have increased rapidly. As shown in the ratio between rented and owned condominium units in the 2016 Census, the prominence of investors who are renting out units has gradually increased over this period.

Although these trends are having impacts in the short term, Census data also illustrates that condominiums completed during an investor-driven market in the 1980s¹⁴ are now predominantly occupied by households that own rather than rent their units. This shift, from rental to ownership over time, indicates the relative affordability of apartment condominium units to other forms of ownership housing. Over the long term, it is likely that condominiums will continue to play an important role accommodating end-user owners seeking an attainable entry point into Toronto's housing market.

Appendix 1: Registered Residential Condominiums

Year	Studio Units	%	One Bedroom Units	%	Two Bedroom Units	%	Three + Bedroom Units	%	Total Units
2002	20	0.2%	413	0.4%	196	0.3%	1	0.0%	772
2003	259	2.6%	2,415	2.6%	1,694	2.8%	325	4.2%	5,107
2004	410	4.2%	2,774	3.0%	2,536	4.2%	202	2.6%	7,233
2005	813	8.2%	4,176	4.5%	3,097	5.1%	589	7.5%	9,161
2006	411	4.2%	5,512	5.9%	4,421	7.3%	749	9.6%	12,118
2007	625	6.3%	4,210	4.5%	3,427	5.6%	619	7.9%	8,881
2008	476	4.8%	6,129	6.5%	4,507	7.4%	282	3.6%	11,964
2009	402	4.1%	3,930	4.2%	2,735	4.5%	169	2.2%	9,970
2010	406	4.1%	6,154	6.6%	4,617	7.6%	453	5.8%	11,891
2011	505	5.1%	7,042	7.5%	5,098	8.4%	740	9.5%	15,374
2012	263	2.7%	3,931	4.2%	2,632	4.3%	277	3.5%	8,292
2013	1,042	10.6%	8,013	8.6%	4,124	6.8%	199	2.5%	14,420
2014	546	5.5%	6,770	7.2%	3,755	6.2%	303	3.9%	12,542
2015	1,081	11.0%	11,089	11.8%	5,906	9.7%	659	8.4%	18,950
2016	1,197	12.1%	8,736	9.3%	4,759	7.8%	551	7.1%	15,891
2017	478	4.8%	7,162	7.6%	4,270	7.0%	717	9.2%	12,627
2018	935	9.5%	5,218	5.6%	3,086	5.1%	969	12.4%	10,901
Totals:	9,869		93,674		60,860		7,804		172,207
									186,094

*Unit breakdown not available for about 5% of the registered condominiums, total sum of all unit types by size do not add to Total Units.

Appendix 2: Inventory of Registered Residential Condominiums in the City of Toronto by Municipal Address

Unit type breakdown not available for about 5% of the registered condominiums

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
48	ABELL ST	2583	04/03/17	13	353	95	15	476
311	ADELAIDE ST E	2005	03/12/09	0	93	43	1	137
400	ADELAIDE ST E	2473	07/22/15	0	276	70	8	354
290	ADELAIDE ST W	2584	03/10/17	33	224	97	39	393
295	ADELAIDE ST W	2419	12/23/14	0	385	201	1	587
328	ADELAIDE ST W	2416, 2426	12/16/14, 02/04/15	57	285	86	1	429
399	ADELAIDE ST W	2310	05/16/13	2	134	37	0	173
434	ADELAIDE ST W	2585	05/03/17	65	111	36	24	236
455	ADELAIDE ST W	1984	12/17/08	0	58	45	0	103
525	ADELAIDE ST W	2593	06/05/17	0	334	55	44	433
50	AERODROME CRES	1664	03/23/05	0	0	51	0	51
120	AERODROME CRES	1904	12/13/07	0	0	45	0	45
2	ANNDALE DR	2364	03/21/14	0	151	197	0	348
17	ANNDALE DR	2271	11/15/12	n/a	n/a	n/a	n/a	325
152	ANNETTE ST	2171	08/11/11	0	19	14	1	34
200	ANNETTE ST	2185	10/17/11	0	1	0	7	8
588	ANNETTE ST	2386	06/12/14	0	14	5	0	19
55	ANTIBES DR	2431	02/23/15	0	0	96	106	202
21	AVENUE RD	2586	04/07/17	55	366	65	2	488
170	AVENUE RD	2478	08/24/15	0	55	112	8	175
468	AVENUE RD	2146	04/12/11	0	4	65	4	73
500	AVENUE RD	1986	12/23/08	2	12	39	34	87
1107	AVENUE RD	1663	03/21/05	n/a	n/a	n/a	n/a	21
1717	AVENUE RD	2173	08/17/11	n/a	n/a	n/a	n/a	81
19	AVONDALE AVE	1809	10/27/06	83	0	0	0	83
9	BALES AVE	2507	02/23/16	0	54	40	0	94
35	BALES AVE	1768, 1782	05/17/06, 07/26/06	0	328	233	6	567
13	BALMUTO ST	2128	12/20/10	0	50	89	0	139
19	BARBERRY PL	1593	03/10/04	0	103	26	0	129
52	BARTLETT AVE	2639	02/20/18	0	2	14	0	16
20	BATHURST ST	2220	02/21/12	26	130	43	0	199
24	BATHURST ST	2307	05/10/13	30	157	55	0	242
60	BATHURST ST	1976	11/27/08	8	162	0	0	170

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
103	BATHURST ST	2553	11/08/16	15	181	33	26	255
202	BATHURST ST	2612	10/02/17	4	17	1	1	23
241	BATHURST ST	1794	08/28/06	10	162	5	0	177
783	BATHURST ST	2405	09/18/14	33	116	26	20	195
1657	BATHURST ST	2628	12/12/17	0	0	8	0	8
2800	BATHURST ST	1547	10/01/03	0	2	42	1	45
3443	BATHURST ST	2285	12/28/12	0	4	12	6	22
3830	BATHURST ST	1772	06/05/06	0	47	56	0	103
3840	BATHURST ST	1795	08/13/06	0	47	56	0	103
4200	BATHURST ST	1709	10/07/05	0	64	28	0	92
1733-1735	BATHURST ST	2499	12/09/15	0	1	4	3	8
33	BAY ST	2030, 2204	09/22/09, 12/08/11	6	516	394	52	968
761	BAY ST	1866, 1961	07/13/07, 08/29/08	0	1,100	514	36	1,650
770	BAY ST	2149	04/26/11	0	196	159	0	355
825	BAY ST	2037	11/25/09	56	352	320	3	731
832	BAY ST	2278	12/11/12	0	243	196	47	486
925	BAY ST	1715	10/25/05	44	148	94	7	293
984	BAY ST	2538	09/01/16	120	236	70	32	458
33 A	BAY ST	1788, 1834	08/16/06, 02/13/07	6	516	394	52	968
120	BAYVIEW AVE	2548	10/28/16	12	303	118	6	439
170	BAYVIEW AVE	2672	09/25/18	45	193	89	5	332
1888	BAYVIEW AVE	2382	06/02/14	n/a	n/a	n/a	n/a	122
1900	BAYVIEW AVE	2650	04/20/18	n/a	n/a	n/a	n/a	80
1901	BAYVIEW AVE	2148	09/29/14	4	24	8	0	36
1929	BAYVIEW AVE	1849	05/09/07	0	0	0	0	0
2130	BAYVIEW AVE	2378	05/20/14	0	0	174	0	174
2885	BAYVIEW AVE	2031	09/30/09	55	363	28	0	446
2996	BAYVIEW AVE	2080	05/21/10	0	0	0	16	16
1	BEDFORD RD	2139	03/28/11	0	83	162	9	254
118	BEDFORD RD	1620	09/01/04	0	2	2	0	4
120	BEDFORD RD	1630	09/01/04	0	2	2	0	4
153	BEECROFT RD	1587	02/20/04	0	393	264	0	657
503	BEECROFT RD	1891, 1933	10/12/07, 05/09/08	0	242	267	7	516
80	BELL ESTATE RD	2437	03/31/15	0	0	0	13	13
1	BENVENUTO PL	1759	04/11/06	0	29	0	0	29
46	BERNARD AVE	1819	12/11/06	0	0	1	1	2
54	BERWICK AVE	2479	08/26/15	4	132	75	22	233
15	BEVERLEY ST	2497	12/02/15	7	53	27	9	96

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
18	BEVERLEY ST	1551	10/17/03	5	114	110	0	229
207	BEVERLEY ST	2253	07/27/12	0	1	2	5	8
357	BIRCHMOUNT RD	2614	09/20/17	0	0	0	9	9
1483	BIRCHMOUNT RD	2693	11/15/18	0	0	35	0	35
179	BLEECKER ST	2003	03/05/09	0	76	76	0	152
179	BLEECKER ST	2085	06/08/10	0	15	30	15	60
1	BLOOR ST E	2577	03/14/17	0	392	397	0	789
130	BLOOR ST W	2079	05/21/10	0	0	9	5	14
200	BLOOR ST W	2598	06/27/17	0	112	89	3	204
204	BLOOR ST W	2254	07/31/12	0	0	25	2	27
1379	BLOOR ST W	1802	10/06/06	14	112	304	0	430
1379	BLOOR ST W	2174	08/30/11	0	0	60	25	85
1638	BLOOR ST W	2342	11/19/13	0	66	42	0	108
1830	BLOOR ST W	2492	10/30/15	29	238	104	16	387
1990	BLOOR ST W	2605	08/10/17	12	63	24	3	102
1997	BLOOR ST W	1769	05/23/06	0	12	31	0	43
1997	BLOOR ST W	1773	06/06/06	0	12	31	0	43
2474	BLOOR ST W	2418	12/19/14	0	0	0	0	0
2845	BLOOR ST W	1798	09/13/06	0	33	102	0	135
3391	BLOOR ST W	1934	05/09/08	0	97	25	0	122
4325	BLOOR ST W	1995	01/26/09	0	0	0	12	12
4345-4357	BLOOR ST W	1615	07/14/04	0	0	0	60	60
10	BLOORVIEW PL	2176	09/01/11	0	338	312	41	691
20	BLUE JAYS WAY	1851	05/11/07	10	167	176	0	353
36	BLUE JAYS WAY	1555	11/12/03	119	36	38	99	292
56	BLUE JAYS WAY	2603	08/02/17	70	182	71	39	362
9	BOARDWALK DR	1626	09/27/04	0	15	83	0	98
9	BOGERT AVE	2501	12/17/15	0	247	326	0	573
6	BON ECHO CRT	1717	02/28/05	0	34	102	0	136
185	BONIS AVE	2453, 2651	05/26/15, 04/23/18	0	383	144	51	578
238	BONIS AVE	1889	10/03/07	0	64	132	52	248
83	BOROUGH DR	1765	05/01/06	0	244	231	15	490
17	BRANT ST	1796	09/08/06	0	172	26	2	200
19	BRANT ST	1804	10/13/06	0	172	26	2	200
50	BRIAN HARRISON WAY	1729	12/05/05	0	416	203	70	689
60	BRIAN HARRISON WAY	1721	11/10/05	0	416	203	70	689
35	BRIAN PECK CRES	2351	01/06/14	0	157	205	2	364
960	BRIMLEY RD	2571	02/06/17	0	0	0	15	15
43	BRITAIN ST	1733	12/14/05	0	1	2	0	3
68	BROADVIEW AVE	1831	02/02/07	0	8	154	0	162

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
90	BROADVIEW AVE	2311	05/16/13	n/a	n/a	n/a	n/a	222
150	BROADVIEW AVE	2339	11/01/13	26	16	21	0	63
1042-1048	BROADVIEW AVE	2055	02/23/10	1	78	109	0	188
82	BROADWAY AVE	1997	02/04/09	0	0	0	0	200
27	BROCK AVE	1569	12/03/03	6	13	5	0	24
18	BROWNLOW AVE	2120	11/19/10	0	147	60	5	212
385	BRUNSWICK AVE	1896	11/08/07	0	14	46	36	96
391	BRUNSWICK AVE	2086	06/10/10	0	2	17	0	19
25	BUCHAN CRT	2303	04/08/13	0	338	312	41	691
10	BURKEBROOK PL	2260	08/28/12	0	0	6	15	21
11	BURKEBROOK PL	2092	06/28/10	0	0	0	8	8
21	BURKEBROOK PL	1957	08/13/08	n/a	n/a	n/a	n/a	229
9	BURNHAMTHORPE CRES	1839	03/01/07	0	24	83	12	119
60	BYNG AVE	1642	11/24/04	0	246	65	0	311
90	CALEDONIA PARK RD	2326	08/02/13	0	8	34	8	50
32	CAMDEN ST	2313	05/24/13	17	59	2	9	87
42	CAMDEN ST	1762	04/18/06	11	8	16	0	35
68	CANTERBURY PL	2465	06/25/15	7	135	67	20	229
201	CARLAW AVE	2073	05/12/10	0	204	52	0	256
233	CARLAW AVE	1956	07/30/08	0	110	40	0	150
319	CARLAW AVE	2236	05/04/12	41	62	22	0	125
320	CARLAW AVE	1442	06/25/02	0	87	0	0	87
345	CARLAW AVE	2493	10/30/15	35	161	114	1	311
21	CARLTON ST	1952, 1979	06/30/08, 11/28/08	121	637	380	6	1,144
45	CEDARCROFT BLVD	1774	06/12/06	0	0	0	56	56
99	CHANDOS AVE	2104	08/24/10	0	6	7	0	13
33	CHARLES ST E	2058	03/22/10	41	252	127	0	420
42	CHARLES ST E	2550	10/28/16	115	211	124	20	470
45	CHARLES ST E	2483	09/16/15	47	373	86	20	526
110	CHARLES ST E	2117	11/08/10	0	241	174	0	415
50-60	CHARLES ST E	2662	06/29/18	168	305	110	36	619
77	CHARLES ST W	2414	11/18/14	0	36	13	2	51
11	CHARLOTTE ST	2546	10/26/16	0	149	57	26	232
390	CHERRY ST	2299	03/14/13	0	193	151	0	344
390	CHERRY ST	2392	07/22/14	0	167	159	0	326
837	CHURCH ST	2503	01/12/16	0	106	182	27	315
355	CHURCH ST	2682	10/12/18	68	155	80	34	337
365	CHURCH ST	2608	09/12/17	86	240	59	2	387
19	CHURCHILL AVE	1918	02/20/08	0	58	91	9	158

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
20	CLAIRTRELL RD	1993	01/20/09	0	0	0	19	19
21	CLAIRTRELL RD	2316	06/14/13	0	73	55	0	128
1	CLARENDON AVE	2624	11/17/17	0	0	0	1	1
8	COLBORNE ST	1682	06/07/05	19	76	2	0	97
53	COLGATE AVE	2189	10/26/11	3	6	6	0	15
59	COLGATE AVE	2340	11/04/13	0	4	5	0	9
88	COLGATE AVE	2415	12/02/14	52	113	50	13	228
297	COLLEGE ST	2551	11/02/16	1	152	50	23	226
507	COLLEGE ST	1883	02/13/07	5	76	31	1	113
540	COLLEGE ST	2372	04/25/14	0	0	3	0	3
799	COLLEGE ST	2393	07/22/14	0	11	10	0	21
80	CRESCENT RD	2256	08/17/12	0	0	4	0	4
50	CURZON ST	2669	09/07/18	0	0	0	56	56
245	DALESFORD RD	1704	09/13/05	0	71	62	0	133
75	DALHOUSIE ST	1571	12/08/03	0	102	51	0	153
135	DALHOUSIE ST	1565	11/27/03	24	16	6	0	46
16	DALLIMORE CRCL	1699	04/01/05	2	51	46	59	158
120	DALLIMORE CRCL	2060, 2222	04/01/10, 02/24/12	0	117	79	0	196
2055	DANFORTH AVE	2455	06/01/15	0	64	83	0	147
3520	DANFORTH AVE	2379	05/21/14	0	77	17	1	95
1346	DANFORTH RD	2696	11/30/18	5	134	111	0	250
32	DAVENPORT RD	2451	05/14/15	24	69	137	3	233
76	DAVENPORT RD	2280	12/14/12	0	12	83	6	101
147	DAVENPORT RD	2609	09/15/17	0	35	24	9	68
236	DAVENPORT RD	1714	10/24/05	0	4	2	1	7
251	DAVENPORT RD	1675	05/05/05	0	0	0	1	1
277	DAVENPORT RD	2670	09/07/18	0	0	8	1	9
55	DE BOERS DR	2121	11/30/10	0	330	122	9	461
55	DELISLE AVE	1770	09/25/06	0	8	60	0	68
280	DONLANDS AVE	2484	09/18/15	0	63	42	0	105
500	DORIS AVE	2033	10/29/09	0	194	192	34	420
40	DOVERCOURT RD	2321	07/09/13	18	66	59	9	152
455	DOVERCOURT RD	2539	06/21/16	0	0	10	2	12
701	DOVERCOURT RD	2045	01/08/10	0	15	13	0	28
707	DOVERCOURT RD	2403	09/03/14	5	56	16	0	77
43	DREWRY AVE	2673	09/27/18	0	18	27	0	45
155	DUNDAS ST E	2514	04/25/16	10	237	140	0	387
175	DUNDAS ST E	2694	11/21/18	2	379	182	0	563
591	DUNDAS ST E	2265	09/26/12	46	134	103	0	283
591	DUNDAS ST E	2365	03/21/14	148	648	288	40	1,124
591	DUNDAS ST E	2439	04/01/15	118	458	186	19	781

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
620	DUNDAS ST E	2062	04/14/10	22	162	101	8	293
620	DUNDAS ST E	2178	09/08/11	12	113	49	3	177
736	DUNDAS ST E	1903	12/06/07	9	28	3	0	40
825	DUNDAS ST E	2065	04/27/10	0	45	266	120	431
1201	DUNDAS ST E	2273	11/16/12	0	76	8	0	84
1201	DUNDAS ST E	2286	01/10/13	0	76	8	0	84
1230	DUNDAS ST E	2524	05/31/16	0	35	52	9	96
571	DUNDAS ST W	2599	06/08/17	2	167	59	53	281
856	DUNDAS ST W	2611	09/19/17	2	54	16	3	75
1243	DUNDAS ST W	2498	12/08/15	0	30	8	1	39
1636	DUNDAS ST W	2251	07/03/12	0	14	13	0	27
2495	DUNDAS ST W	1670	04/20/05	0	94	32	0	126
2803	DUNDAS ST W	2597	06/22/17	11	48	30	3	92
2925	DUNDAS ST W	1684	06/14/05	0	9	0	0	9
4192	DUNDAS ST W	1833	02/13/07	0	53	21	0	74
5101	DUNDAS ST W	2353	01/08/14	0	61	107	0	168
5229	DUNDAS ST W	1577	01/09/04	0	75	143	16	234
5233	DUNDAS ST W	1723	11/18/05	1	171	142	0	314
89	DUNFIELD AVE	2556	11/21/16	10	453	235	0	698
439	DUPLEX AVE	2513	04/01/16	15	149	54	0	218
113	DUPONT ST	1927	04/09/08	0	0	6	0	6
473	DUPONT ST	1994	01/20/09	0	2	7	0	9
483	DUPONT ST	2244	06/08/12	0	6	17	0	23
1375	DUPONT ST	1710	10/12/05	10	51	8	0	69
9	DWIGHT AVE	1570	09/24/03	0	2	8	4	14
25	EARLINGTON AVE	1850	05/11/07	0	66	64	0	130
46	EAST LIBERTY ST	1705	09/14/05	8	81	27	1	117
51	EAST LIBERTY ST	2495	11/26/15	11	304	71	0	386
55	EAST LIBERTY ST	2177	09/01/11	19	188	69	0	276
59	EAST LIBERTY ST	2164	06/21/11	32	96	157	0	285
65	EAST LIBERTY ST	2322	07/19/13	53	521	555	0	1,129
130	EAST LIBERTY ST	2325	07/30/13	54	117	30	0	201
130	EAST LIBERTY ST	2371	04/17/14	72	339	55	0	466
2	EASTERN AVE	2263	09/21/12	0	65	17	0	82
2	EDITH DR	1482	12/17/02	0	17	42	0	59
43	EGLINTON AVE E	1443	06/27/02	n/a	n/a	n/a	n/a	142
212	EGLINTON AVE E	1951	06/27/08	3	102	91	0	196
1720	EGLINTON AVE E	1535	08/13/03	0	73	117	0	190
1730	EGLINTON AVE E	1678	05/01/05	0	51	59	0	110
1785	EGLINTON AVE E	1910	01/28/08	0	0	24	0	24
2800-2810	EGLINTON AVE E	1821	12/13/06	0	0	109	0	109

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
740	EGLINTON AVE W	2383	06/04/14	4	32	19	0	55
4800	EGLINTON AVE W	2508	02/23/16	0	10	106	19	135
927 A	EGLINTON AVE W	2645	04/03/18	9	48	27	7	91
11	ELDORA AVE	2574	02/23/17	0	0	113	0	113
111	ELIZABETH ST	1888	10/02/07	102	362	58	0	522
23	ELKHORN DR	1931	04/30/08	0	0	0	23	23
59	ELM GROVE AVE	2192	10/20/11	0	3	4	2	9
4	ELSINORE PATH	1854	05/24/07	26	78	84	7	195
8	ELSINORE PATH	1938	05/22/08	26	78	84	7	195
83	ERSKINE AVE	2034	11/03/09	0	0	0	9	9
99	ERSKINE AVE	2689	11/07/18	134	369	243	11	757
80	ESTHER LORRIE DR	2527	06/24/16	n/a	n/a	n/a	n/a	260
72	ESTHER SHINER BLVD	2486	09/28/15	2	197	58	0	257
257	EUCLID AVE	1601	04/02/04	0	0	5	0	5
2	EVA RD	2374	05/05/14	0	125	155	0	280
6	EVA RD	2358	02/07/14	0	141	135	0	276
636	EVANS AVE	2572	02/06/17	0	0	0	66	66
60	FAIRFAX CRES	2200	11/30/11	0	130	68	0	198
128	FAIRVIEW MALL DR	2684	10/15/18	16	134	59	8	217
150	FAIRVIEW MALL DR	2648	04/11/18	0	71	123	22	216
2	FIELDWAY RD	2054	02/22/10	0	123	79	3	205
8	FIELDWAY RD	2413	11/10/14	1	88	21	0	110
35	FIELDWAY RD	1634	11/08/04	0	0	98	0	98
118	FINCH AVE W	1504	03/12/03	0	1	35	0	36
224	FINCH AVE W	2292	02/05/13	0	18	9	0	27
2431	FINCH AVE W	2167	06/26/11	0	0	32	36	68
3025	FINCH AVE W	1874, 1947, 1960, 2000	08/21/07, 06/13/08, 08/26/08, 02/25/09	0	98	157	71	326
600	FLEET ST	1989	01/07/09	118	209	187	0	514
628	FLEET ST	2095	07/23/10	0	304	196	10	510
650	FLEET ST	1754	03/13/06	45	295	151	0	491
38	FONTENAY CRT	1736	12/22/05	0	46	102	5	153
25	FONTENAY CRT	2542	09/30/16	0	140	150	0	290
52	FOREST MANOR RD	2654	05/10/18	0	196	49	0	245
62	FOREST MANOR RD	2428	02/09/15	0	179	137	0	316
66	FOREST MANOR RD	2407	09/24/14	0	280	124	0	404
70	FOREST MANOR RD	2368	04/02/14	0	356	104	19	479
170	FORT YORK BLVD	2406	09/23/14	62	218	84	0	364
215	FORT YORK BLVD	2181	09/09/11	67	471	323	0	861
231	FORT YORK BLVD	1848	05/02/07	104	623	342	0	1,069

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
20	FOUNDRY AVE	2142	04/05/11	0	0	84	0	84
37	FOUR WINDS DR	1749	02/27/06	0	4	108	0	112
1	FRONT ST E	2449	04/30/15	8	408	174	1	591
55	FRONT ST E	2332	09/17/13	0	63	103	0	166
455	FRONT ST E	2549	10/28/16	5	270	92	0	367
300	FRONT ST W	2338	10/30/13	0	451	170	63	684
352	FRONT ST W	2346	11/26/13	19	353	92	1	465
560	FRONT ST W	2203	12/05/11	28	219	28	30	305
125	GEORGE HENRY BLVD	2697	12/04/18	0	164	99	0	263
105	GEORGE ST	2481	09/08/15	0	206	88	0	294
112	GEORGE ST	2049, 2087	01/26/10, 06/10/10	25	332	192	0	549
1321	GERRARD ST E	2656	05/30/18	7	16	8	0	31
2234	GERRARD ST E	2068	05/03/10	0	0	0	28	28
2316	GERRARD ST E	2391	07/16/14	0	0	32	0	32
2	GLADSTONE AVE	2218	02/09/12	0	21	33	0	54
8	GLADSTONE AVE	2335	10/18/13	0	61	28	0	89
17	GLEBE RD W	2459	06/03/15	7	162	27	0	196
20	GOTHIC AVE	2021	06/15/09	0	92	83	0	175
32	GOTHIC AVE	1828	01/22/07	0	0	5	2	7
21	GRAND MAGAZINE ST	2163	06/15/11	1	113	202	9	325
38	GRAND MAGAZINE ST	2433	03/06/15	1	379	119	3	502
30	GRAND TRUNK CRES	1855, 1928	05/29/07, 04/10/08	0	382	257	0	639
50	GRANGEWAY AVE	1948, 2272	06/20/08, 11/15/12	0	163	286	1	450
18	GRAYDON HALL DR	2690	11/09/18	n/a	n/a	n/a	n/a	251
15	GREENVIEW AVE	1859	06/19/17	0	319	424	23	766
25	GREENVIEW AVE	1969	11/03/08	0	319	424	23	766
21	GRENVILLE ST	2532	07/27/16	50	307	138	0	495
11	HALDENBY TER	1532	07/22/03	0	0	0	22	22
43	HANNA AVE	1978	11/28/08	0	191	27	0	218
90	HARBOUR ST	2647	04/11/18	97	334	137	66	634
90	HARBOUR ST	2658	05/31/18	97	333	139	66	635
51	HARRISON GARDEN BLVD	1495	02/11/03	0	46	117	92	255
78	HARRISON GARDEN BLVD	1556	11/12/03	n/a	n/a	n/a	n/a	334
80	HARRISON GARDEN BLVD	1600	11/03/04	n/a	n/a	n/a	n/a	381
120	HARRISON GARDEN BLVD	2396	08/08/14	13	313	151	0	477
48	HAVELOCK ST	2554	11/15/16	0	0	0	21	21

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
35	HAYDEN ST	2094	07/20/10	30	242	77	0	349
100	HAYDEN ST	1655	01/28/05	0	91	60	14	165
34	HAZELTON AVE	2506	01/26/16	0	7	12	1	20
133	HAZELTON AVE	2434	03/10/15	1	14	18	3	36
70	HIGH PARK AVE	1676	05/12/05	n/a	n/a	n/a	n/a	169
53	HIGH PARK BLVD	2039	12/02/09	0	0	2	2	4
8	HIGHBOURNE RD	2283	12/24/12	0	0	0	4	4
25	HIGHVIEW AVE	1605	04/19/04	0	0	0	25	25
2	HOLIDAY DR	2680	10/10/18	0	0	90	106	196
23	HOLLYWOOD AVE	1738	03/23/06	n/a	n/a	n/a	n/a	342
35	HOLLYWOOD AVE	2172	08/04/11	0	140	184	28	352
18	HOLMES AVE	2107	09/20/10	2	285	97	0	384
550	HOPEWELL AVE	1816	12/04/06	0	0	19	10	29
66	HOWARD PARK AVE	2604	08/08/17	2	47	25	7	81
710	HUMBERWOOD BLVD	1761	04/13/06	0	178	194	57	429
710	HUMBERWOOD BLVD	1905	01/04/08	0	175	263	10	448
700	HURON ST	2026	08/20/09	22	96	93	3	214
700	HURON ST	2681	10/10/18	26	70	63	10	169
70	IANNUZZI ST	2562	12/21/16	8	191	50	0	249
15	ICEBOAT TER	2157	05/27/11	88	2,117	1,049	99	3,353
21	ICEBOAT TER	2301	03/28/13	23	636	241	21	921
17	ISLAND RD	2601	07/19/17	0	0	0	50	50
1040	ISLINGTON AVE	2649	04/20/18	0	0	0	176	176
2964	ISLINGTON AVE	2014	05/05/09	0	0	12	0	12
441	JANE ST	2558	11/29/16	0	1	22	0	23
870	JANE ST	1852	05/23/07	0	5	31	0	36
414	JARVIS ST	1648	11/25/10	5	23	7	0	35
568	JARVIS ST	2429	02/17/15	90	266	204	0	560
600	JARVIS ST	2328	08/21/13	0	308	168	0	476
20	JOE SHUSTER WAY	2348	12/17/13	0	222	23	0	245
60	JOHN ST	2460	06/09/15	68	222	81	41	412
169	JOHN ST	1827	01/17/17	22	18	5	0	45
1600	KEELE ST	1683	06/10/05	35	110	37	0	182
2522	KEELE ST	2677	10/03/18	0	81	47	0	128
2701	KEELE ST	1791	08/16/06	0	61	122	61	244
2737	KEELE ST	1786	08/10/06	47	114	77	1	547
2737	KEELE ST	2468	06/26/15	8	158	34	0	200
2772	KEELE ST	1879	08/31/07	0	26	35	79	140
2800	KEELE ST	2630	02/08/18	34	116	64	2	216
2995	KEELE ST	2655	05/18/18	0	26	116	2	144
4700	KEELE ST	1720	11/14/05	0	0	37	36	73
4700	KEELE ST	1780	07/10/06	0	0	35	36	71

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
17	KENASTON GDNS	2242	06/05/12	0	107	28	0	135
18	KENASTON GDNS	1763	04/24/06	0	141	91	0	232
32	KENASTON GDNS	1792	08/18/06	0	309	93	1	403
593	KENNEDY RD	1588	02/26/04	0	0	4	26	30
442	KENNETH AVE	1776	06/19/06	0	3	67	1	71
37	KING ST E	2309	05/15/13	16	109	17	1	143
230	KING ST E	1708	09/30/05	56	193	83	0	332
251	KING ST E	2520	05/06/16	2	109	20	0	131
275	KING ST E	2081	05/27/10	0	83	39	0	122
330	KING ST E	2300	03/26/13	56	136	23	0	215
510	KING ST E	2262, 2290	09/14/12, 01/25/13	4	103	85	0	192
549	KING ST E	2156	05/26/11	42	71	14	7	134
635	KING ST E	2343	11/19/13	117	168	62	2	349
635	KING ST E	2467	06/25/15	96	125	24	4	249
1	KING ST W	1703, 1726	11/18/05, 09/09/05	504	52	12	6	574
224	KING ST W	2489	10/02/15	66	77	68	23	234
326	KING ST W	2155	05/16/11	20	215	146	0	381
375	KING ST W	2206	12/15/11	55	181	68	0	304
430	KING ST W	2298	03/04/13	6	177	131	0	314
438	KING ST W	1810	11/14/06	0	183	98	1	282
478	KING ST W	2250	07/13/12	14	114	49	3	180
560	KING ST W	2376	04/03/14	6	282	40	6	334
621	KING ST W	2534	07/28/16	307	89	12	0	408
650	KING ST W	2266	10/18/12	12	155	56	10	233
751	KING ST W	2320	07/09/13	35	213	101	1	350
915	KING ST W	1559	11/18/03	9	37	0	0	46
1005	KING ST W	1767	05/11/06	7	244	66	0	317
1005	KING ST W	1799	09/18/06	13	169	47	0	229
1029	KING ST W	1445	07/11/02	0	175	82	0	257
1030	KING ST W	2424	01/29/15	42	465	98	0	605
1100	KING ST W	2302	04/05/13	259	228	47	0	534
303	KINGSTON RD	2522	05/19/16	3	27	20	0	50
323	KINGSTON RD	2318	06/26/13	1	3	4	0	8
580	KINGSTON RD	2541	09/26/16	0	20	19	6	45
601	KINGSTON RD	1790	08/16/06	0	46	26	0	72
646	KINGSTON RD	2635	01/09/18	0	11	39	8	58
715	KINGSTON RD	2591	04/21/17	0	6	2	0	8
736	KINGSTON RD	2216	02/02/12	0	0	0	8	8
952	KINGSTON RD	1911	01/30/08	0	40	4	0	44
1088	KINGSTON RD	2688	11/01/18	7	50	77	12	146

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1340	KINGSTON RD	2616	10/18/17	0	6	10	0	16
1725	KINGSTON RD	2083	05/31/10	0	0	0	7	7
3640	KINGSTON RD	1806	10/23/06	19	116	88	37	260
4200	KINGSTON RD	2072	05/10/10	0	0	0	19	19
4572	KINGSTON RD	2464	06/23/15	0	0	0	29	29
4691	KINGSTON RD	2373	04/30/14	0	0	16	76	92
6039	KINGSTON RD	2423	01/19/15	0	6	20	4	30
17	KIPPENDAVIE AVE	2445	04/28/15	0	0	2	1	3
66	KIPPENDAVIE AVE	2380	05/21/14	0	45	10	2	57
450	LAKE SHORE BLVD W	2097	07/29/10	5	333	57	6	401
637	LAKE SHORE BLVD W	1789	08/16/06	0	198	57	1	256
1900	LAKE SHORE BLVD W	2129	12/22/10	0	145	146	0	291
2077	LAKE SHORE BLVD W	2078	05/20/10	0	27	100	0	
2087	LAKE SHORE BLVD W	1659	03/09/05	0	131	145	6	282
2115	LAKE SHORE BLVD W	1643	11/29/04	28	262	217	0	507
2123	LAKE SHORE BLVD W	2264	09/25/12	0	209	180	0	389
2157	LAKE SHORE BLVD W	2496	11/26/15	10	0	0	0	10
2175	LAKE SHORE BLVD W	2678	10/09/18	0	229	140	13	382
2200	LAKE SHORE BLVD W	2443	04/21/15	0	294	186	10	490
2200	LAKE SHORE BLVD W	2471	07/21/15	3	229	202	0	434
2200	LAKE SHORE BLVD W	2490	10/13/15	0	226	201	1	428
2242	LAKE SHORE BLVD W	2194, 2205	11/04/11, 12/13/11	4	228	248	10	490
3058	LAKE SHORE BLVD W	1627	09/30/04	0	0	68	14	82
3069	LAKE SHORE BLVD W	1560	09/16/03	0	8	2	0	10
3400	LAKE SHORE BLVD W	1666	04/12/05	2	9	29	0	40
3560	LAKE SHORE BLVD W	2592	05/03/17	0	0	80	46	126
3560	LAKE SHORE BLVD W	2606	09/06/17	0	65	98	0	163
3563	LAKE SHORE BLVD W	2361	03/05/14	0	42	30	0	72
3865	LAKE SHORE BLVD W	2229	04/04/12	0	133	52	0	185
812	LANSLOWNE AVE	2366, 2367	03/26/14, 04/02/14	1	464	125	2	592
830	LANSLOWNE AVE	2613	09/20/17	0	415	161	0	576
940	LANSLOWNE AVE	2469	06/30/15	0	0	88	0	88
980	LANSLOWNE AVE	2685	10/24/18	0	0	0	56	56
1100	LANSLOWNE AVE	1824	12/27/06	0	0	0	132	132
1100	LANSLOWNE AVE	1901	12/04/07	0	0	0	80	80
1100	LANSLOWNE AVE	1954	07/24/08	0	21	83	0	104
1	LAWLOR AVE	1748	02/21/06	0	3	17	0	20
2150	LAWRENCE AVE E	2504	01/13/16	1	290	255	40	586
4277	LAWRENCE AVE E	1842	03/29/07	0	0	13	1	14
639	LAWRENCE AVE W	2621	11/01/17	0	4	35	0	39

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
770	LAWRENCE AVE W	2581	03/23/17	0	351	201	34	586
800	LAWRENCE AVE W	2480	08/27/15	7	273	136	19	435
1415	LAWRENCE AVE W	1641	11/24/04	0	11	74	0	85
1945	LAWRENCE AVE W	1931	04/29/08	0	106	43	4	153
2088	LAWRENCE AVE W	1752	03/03/06	0	43	92	0	135
36	LEE CENTRE DR	1622	09/02/04	0	184	203	0	387
38	LEE CENTRE DR	1650	12/23/04	0	187	196	0	383
155	LEGION RD N	2153	05/10/11	n/a	n/a	n/a	n/a	257
165	LEGION RD N	2289	01/18/13	0	258	114	0	372
185	LEGION RD N	1783	07/31/06	n/a	n/a	n/a	n/a	304
1103	LESLIE ST	1638	11/18/14	0	35	75	0	110
1105	LESLIE ST	1813	11/30/06	0	57	77	0	134
98	LILLIAN ST	2568	01/23/17	10	453	235	0	698
56	LIPPINCOTT ST	2122	12/01/10	0	0	0	8	8
2	LISGAR ST	2448	04/27/15	164	381	118	0	663
501 R	LOGAN AVE	2207	12/21/11	0	0	8	0	8
33	LOMBARD ST	1864	07/11/07	62	109	188	2	361
317	LONSDALE RD	2077	05/20/10	0	0	6	0	6
335	LONSDALE RD	2063	04/20/10	0	42	14	6	62
5	LORRAINE DR	1575, 1637	12/24/03, 11/16/04	0	59	208	36	303
18	LOWER JARVIS ST	2198, 2308	11/24/11, 05/14/13	37	211	209	8	465
25	LOWER SIMCOE ST	2450, 2477	05/14/15, 08/21/15	0	440	264	2	706
50	LYNN WILLIAMS ST	1817	12/06/06	66	153	97	0	316
25	MALCOLM RD	2657	05/31/18	1	7	54	4	66
280	MANSE RD	2652	04/30/18	0	0	0	130	130
40	MAPLE AVE	1679	05/20/05	0	4	3	0	7
20	MARINA AVE	2147	04/18/11	0	2	8	10	20
68	MARINE PARADE DR	2408	09/25/14	0	164	180		344
1795	MARKHAM RD	2287	01/15/13	0	0	20	24	44
170	MARKHAM ST	2387	06/23/14	0	0	2	0	2
16	MCADAM AVE	2595	05/29/17	1	42	41	4	88
121	MCKMAHON DR	2427	02/05/15	0	325	92	9	426
63	MENAB BLVD	1656	02/04/05	0	0	0	16	16
68	MERTON ST	2552	11/04/16	0	119	37	0	156
195	MERTON ST	1597	04/01/04	0	62	59	3	124
555	MERTON ST	1926	03/31/08	0	0	1	2	3
1	MICHAEL POWER PL	2457	06/01/16	0	166	84	0	250
3	MICHAEL POWER PL	2226	03/09/12	n/a	n/a	n/a	n/a	261
5	MICHAEL POWER PL	2013	04/28/09	n/a	n/a	n/a	n/a	207

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
7	MICHAEL POWER PL	1793	08/22/06	0	77	60	0	137
9	MICHAEL POWER PL	1808	10/27/06	1	91	57	0	149
15	MICHAEL POWER PL	1544	09/18/03	0	79	61	0	140
15	MICHAEL POWER PL	1576	12/24/03	1	91	57	0	149
17	MICHAEL POWER PL	1518	05/21/03	9	69	52	0	130
435	MIDDLEFIELD RD	1563	11/21/03	n/a	n/a	n/a	n/a	80
65	MIKE MYERS DR	1552	03/25/04	n/a	n/a	n/a	n/a	240
33	MILL ST	2012	04/20/09	6	258	105	8	377
2 B	MINTO ST	2284	12/28/12	2	0	3	1	6
8	MONDEO DR	1566	11/28/03	0	183	140	0	323
18	MONDEO DR	1737	12/23/05	0	173	157	0	330
200	MOORE AVE	1843	04/05/07	0	0	0	8	8
650	MOUNT PLEASANT RD	2015	05/07/09	0	42	53	2	97
900	MOUNT PLEASANT RD	1987	12/24/08	0	182	157	8	347
261	MUTUAL ST	1732	08/26/05	38	226	138	14	416
3	NAVY WHARF CRT	1764	05/01/06	0	362	235	0	597
21	NELSON ST	2061	04/08/10	59	145	129	0	333
38	NIAGARA ST	1797	09/12/06	31	54	29	0	114
25	NORTHCOTE AVE	2555	11/15/16	0	0	0	2	2
10	NORTHTOWN WAY	1677	05/12/05	3	248	180	0	431
26	NORTON AVE	2317	06/25/13	0	133	54	0	187
1	OAKBURN CRES	2201	12/30/11	0	173	264	0	437
5	OAKBURN CRES	2201	11/30/11	0	0	0	51	51
361	OAKWOOD AVE	1607	04/22/04	2	2	0	0	4
2756	OLD LESLIE ST	2370	04/16/14	0	141	41	0	182
2	OLD MILL DR	2474	07/24/15	n/a	n/a	n/a	n/a	215
30	OLD MILL RD	2410	10/01/14	0	0	50	51	101
20	OLIVE AVE	1540	09/04/03	1	173	39		213
22	OLIVE AVE	1602	04/13/04	0	235	53	0	288
26	OLIVE AVE	1506	03/24/03	2	62	56	64	184
28	OLIVE AVE	1515	04/24/03	4	146	26	0	176
291	ONTARIO ST	2179	09/08/11	0	0	0	6	6
73	ORIOLE GDNS	1876	08/31/07	0	14	13	0	27
480	ORIOLE PKWY	2135	01/17/08	2	15	16	1	34
75	ORIOLE RD	1877	08/31/07	0	14	13	0	27
79	ORIOLE RD	1878	08/31/07	0	14	13	0	27
2	OSSINGTON AVE	2293	02/12/13	0	4	1	0	5
41	OSSINGTON AVE	2512	03/31/16	0	16	7	5	28
109	OSSINGTON AVE	2636	01/30/18	0	71	16	0	87
159	OSSINGTON AVE	1685	06/28/05	0	6	44	4	54
25	OXLEY ST	2025	08/11/09	32	91	40	0	163
161	PALMERSTON AVE	2664	07/27/18	0	1	0	2	3

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660	PAPE AVE	1665	03/30/05	0	24	8	0	32
10	PARK LAWN RD	2671	09/18/18	1	283	239	0	523
36	PARK LAWN RD	2544	10/19/16	0	291	131	0	422
88	PARK LAWN RD	2243, 2288	06/07/12, 01/16/13	0	0	313	0	313
18	PARKVIEW AVE	1599	04/06/04	0	87	176	22	285
11	PEEL AVE	2531	07/21/16	1	128	82	0	211
103	PEMBROKE ST	2239	05/23/12	0	0	4	0	4
243	PERTH AVE	2644	03/23/18	0	29	10	0	39
117	PETER ST	2560	12/09/16	34	233	101	42	410
42	PINERY TRL	1717	10/28/05	0	0	66	66	132
150	PINERY TRL	1966	10/10/08	0	0	0	40	40
21	PIRANDELLO ST	1673	05/02/05	6	14	20	4	44
6	PLYMOUTH AVE	1835	02/13/07	0	0	0	13	13
66	PORTLAND ST	1823	12/20/06	25	44	16	0	85
75	PORTLAND ST	2102	08/18/10	1	182	29	0	212
156	PORTLAND ST	2197	11/18/11	53	24	10	9	96
1088	PROGRESS AVE	2632	12/27/17	0	203	209	2	414
127	QUEEN ST E	2076	05/19/10	20	66	0	0	86
189	QUEEN ST E	1539	09/03/03	5	6	0	0	11
625	QUEEN ST E	2007	04/03/09	0	45	19	0	64
630	QUEEN ST E	2304	04/19/13	3	67	28	0	98
692	QUEEN ST E	1907	01/17/08	5	0	0	0	5
743	QUEEN ST E	1898	11/22/07	2	3	0	0	5
1003	QUEEN ST E	2569	02/02/17	0	6	2	0	8
1842	QUEEN ST E	1732	12/05/05	0	5	7	0	12
1847	QUEEN ST E	1777	06/19/06	0	31	35	3	69
1852	QUEEN ST E	1589	03/02/04	0	11	1	0	12
1864	QUEEN ST E	2438	04/01/15	0	0	28	0	28
1960	QUEEN ST E	2567	01/13/17	0	18	10	0	28
2000	QUEEN ST E	2494	11/17/15	0	14	9	6	29
2286	QUEEN ST E	1775	06/19/06	0	0	0	7	7
2286	QUEEN ST E	1887	10/02/07	0	0	0	7	7
2362	QUEEN ST E	1470	10/08/02	0	3	7	0	10
2010 A	QUEEN ST E	1711	10/13/05	0	12	0	0	12
747- 749	QUEEN ST E	1882	09/18/07	0	12	0	0	12
1171	QUEEN ST W	2210	12/23/11	17	220	86	2	325
1205	QUEEN ST W	2456	06/01/15	0	41	29	0	70
1480	QUEEN ST W	2252	07/20/12	0	4	0	0	4
840	QUEENS PLATE DR	2627	12/05/17	0	155	15	0	170

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29	QUEENS QUAY E	2491, 2509	10/27/15, 03/02/16	5	432	258	21	716
261	QUEENS QUAY E	2640	02/20/18	n/a	n/a	n/a	n/a	362
208	QUEENS QUAY W	1649	12/23/04	175	177	107	0	459
218	QUEENS QUAY W	1686	07/06/05	n/a	n/a	n/a	n/a	296
230	QUEENS QUAY W	1536	08/25/03	74	261	182	0	517
70	QUEENS WHARF RD	2691	11/13/18	8	458	94	65	625
75	QUEENS WHARF RD	2458	06/02/15	76	639	155	73	943
35	RAGLAN AVE	2306	04/02/13	0	0	32	0	32
1	REAN DR	1496	02/12/03	0	211	124	2	337
2	REAN DR	1498	02/20/03	0	164	84	10	258
3	REAN DR	1496	02/12/03	0	211	124	2	337
8	REAN DR	1498	02/20/03	0	173	90	9	272
12	REAN DR	1841	03/15/07	0	45	66	1	112
15	REAN DR	2071	05/04/10	0	41	61	0	102
18	REAN DR	2377	05/13/14	5	106	27	2	140
27	REAN DR	2042	12/17/09	53	255	110	0	418
7-21	RICHGROVE DR	2137	03/10/11	n/a	n/a	n/a	n/a	88
255	RICHMOND ST E	1625	09/15/04	n/a	n/a	n/a	n/a	224
294	RICHMOND ST E	2180	09/09/11	0	6	4	0	10
181	RICHMOND ST W	2517	05/03/16	9	228	64	32	333
181	RICHMOND ST W	2573	02/13/17	19	224	127	41	411
306	RICHMOND ST W	2547	10/28/16	63	271	63	8	405
431	RICHMOND ST W	2535	08/08/16	11	76	81	3	171
438	RICHMOND ST W	1477	11/08/02	20	131	65	1	217
533	RICHMOND ST W	1870	08/09/07	32	52	18	0	102
842	RICHMOND ST W	2436	03/26/15	0	0	8	12	20
2	RIDELLE AVE	2187	10/21/11	4	27	13	0	44
25	RITCHIE AVE	2132	01/12/11	2	38	15	1	56
19	RIVER ST	1778	06/30/06	0	0	0	10	10
19	RIVER ST	1990	01/13/09	0	29	7	0	36
151	ROBERT ST	2563	12/28/16	0	0	2	0	2
30	ROEHAMPTON AVE	2559	12/01/16	0	230	165	0	395
70	ROEHAMPTON AVE	2103, 2109	08/24/10, 09/27/10	0	163	294	2	459
150	ROEHAMPTON AVE	1837	02/16/07	1	84	58	0	143
183	ROEHAMPTON AVE	2642	03/05/18	29	300	120	3	452
359	ROEHAMPTON AVE	2254	07/05/11	0	0	0	15	15
475	ROGERS RD	2502	01/05/16	0	0	7	6	13
433	RONCESVALLES AVE	1922	03/05/08	0	63	26	0	89
6	ROSEBANK DR	2070, 2134	05/04/10, 02/14/11	0	253	76	43	372

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104	ROSEDALE HEIGHTS DR	2646	04/06/18	0	1	0	2	3
120	ROSEDALE HEIGHTS DR	1936	05/21/08	0	3	0	0	3
50	ROSEHILL AVE	1940	05/22/08	0	0	32	0	32
1001	ROSELAWN AVE	1557	11/13/03	0	117	20	0	137
451	ROSEWELL AVE	1689	07/11/05	22	195	219	0	436
34	ROWANWOOD AVE	1812	11/28/06	0	0	1	0	1
250	ROYAL YORK RD	2618	10/26/17	0	22	77	5	104
445	ROYAL YORK RD	1661	01/06/05	0	0	0	9	9
1135	ROYAL YORK RD	2158	05/30/11	n/a	n/a	n/a	n/a	209
1407	ROYAL YORK RD	2020	06/12/09	0	0	208	0	208
1428	ROYAL YORK RD	1701	08/30/05	0	0	0	19	19
32	RUSHOLME PARK CRES	1573	12/22/03	0	9	0	9	18
200	SACKVILLE ST	2596	06/05/17	10	105	44	30	189
2	SAND BEACH RD	1716	10/27/05	0	0	2	6	8
35	SARANAC BLVD	2395	08/07/14	0	192	109	21	322
216	SCARBOROUGH GOLF CLUB RD	2125	12/08/10	0	0	0	59	59
581	SCARLETT RD	1766	05/03/06	0	0	0	7	7
10	SCOLLARD ST	1972	11/14/08	43	92	26	0	161
88	SCOTT ST	2665	08/10/18	37	328	111	47	523
25	SCRIVENER SQ	1614	07/14/04	0	28	110	0	138
21	SHAFTESBURY AVE	2487	09/30/15	0	24	14	17	55
22	SHALLMAR BLVD	1757	03/31/06	7	16	48	19	90
31	SHALLMAR BLVD	2006	03/25/09	0	0	0	4	4
65	SHELDRAKE BLVD	1672	04/26/05	0	8	24	2	34
23	SHEPPARD AVE E	2112	10/05/10	0	196	115	31	342
33	SHEPPARD AVE E	1645	12/01/04	32	222	123	0	377
88	SHEPPARD AVE E	2488	10/02/15	12	245	102	15	374
577	SHEPPARD AVE E	2683	10/15/18	8	143	81	2	234
650	SHEPPARD AVE E	2017	05/28/09	n/a	n/a	n/a	n/a	75
660	SHEPPARD AVE E	1966	01/29/09	n/a	n/a	n/a	n/a	249
676	SHEPPARD AVE E	2184	10/14/11	0	45	51	0	96
780	SHEPPARD AVE E	2615	10/16/17	0	4	20	26	50
2015	SHEPPARD AVE E	2345	11/20/13	173	710	456	4	1,343
2035	SHEPPARD AVE E	2162	06/07/11	4	223	101	2	330
2205	SHEPPARD AVE E	2580	03/21/17	0	339	231	8	578
701	SHEPPARD AVE W	2356	01/28/14	n/a	n/a	n/a	n/a	188
724	SHEPPARD AVE W	2352	01/08/14	0	0	14	4	18
758	SHEPPARD AVE W	2295	02/25/13	0	7	105	6	118
801	SHEPPARD AVE W	2235	04/20/12	0	18	28	0	46
872	SHEPPARD AVE W	2038	11/27/09	0	11	107	2	120
872	SHEPPARD AVE W	2047	01/14/10	0	11	107	2	120

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890	SHEPPARD AVE W	1529	06/27/03	0	10	76	11	97
920	SHEPPARD AVE W	1968	10/27/08	0	0	82	8	90
935	SHEPPARD AVE W	1743, 1753	01/24/06, 03/06/06	0	6	92	12	110
1030	SHEPPARD AVE W	1617	08/19/04	0	8	124	0	132
1060	SHEPPARD AVE W	2232	04/18/12	0	430	115	0	545
2277-2295	SHEPPARD AVE W	2600	06/29/17	0	70	40	0	110
101	SHERBOURNE ST	2221	02/22/12	41	244	58	0	343
500	SHERBOURNE ST	2123	11/30/10	0	207	151	5	363
582	SHERBOURNE ST	2152	05/10/11	0	121	149	0	270
205	SHERWAY GARDENS RD	2349	12/24/13	n/a	n/a	n/a	n/a	820
215	SHERWAY GARDENS RD	2359	02/18/14	n/a	n/a	n/a	n/a	858
76	SHUTER ST	1884	09/26/07	1	108	15	0	124
102	SHUTER ST	2610	09/18/17	0	19	28	3	50
10-12	SHUTER ST	1611	06/11/04	0	0	0	0	126
126	SIMCOE ST	2150	04/26/11	10	198	82	14	304
140	SIMCOE ST	1667	04/13/05	48	231	41	0	320
210	SIMCOE ST	2430	02/24/15	0	248	46	2	296
33	SINGER CRT	2231	04/01/12	26	763	314	28	1,131
383	SORAUREN AVE	2557	11/29/16	2	90	50	1	143
363-369	SORAUREN AVE	1899	11/26/07	1	109	43	0	153
270	SPADINA AVE	2582	04/03/17	24	45	9	17	95
578	SPADINA AVE	1914	02/04/08	0	0	5	0	5
738	SPADINA AVE	1950, 1958	06/26/08, 08/12/08	37	215	21	0	273
2A	SPADINA AVE	1949, 1955	06/26/08, 07/28/08	196	678	296	10	1,180
4A	SPADINA AVE	2009, 2016	04/14/09, 05/15/09	0	640	243	0	883
88	SPADINA RD	2100	08/11/10	3	73	25	0	101
126 A	SPADINA RD	2331	09/12/13	0	0	5	0	5
18	SPRING GARDEN AVE	1974	11/21/08	n/a	n/a	n/a	n/a	341
393	SPRING GARDEN AVE	2394	07/24/14	0	114	49	9	172
184	ST CLAIR AVE E	2228	04/05/12	0	0	4	0	4
3560	ST CLAIR AVE E	2561	12/15/16	0	51	42	3	96
3775	ST CLAIR AVE E	2028	09/02/09	0	0	0	17	17
48	ST CLAIR AVE W	1671	04/21/05	0	24	27	0	51
111	ST CLAIR AVE W	2565	01/12/17	0	263	127	10	400
112	ST CLAIR AVE W	1886	09/28/07	0	0	36	8	44
215	ST CLAIR AVE W	2686	10/29/18	0	88	63	13	164
282	ST CLAIR AVE W	2575	02/27/17	1	29	79	7	116
288	ST CLAIR AVE W	2526	06/09/16	0	0	0	12	12

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510	ST CLAIR AVE W	2088	06/10/10	0	77	95	0	172
530	ST CLAIR AVE W	2334	10/11/13	0	85	69	1	155
743	ST CLAIR AVE W	2330	08/30/13	0	28	7	0	35
829	ST CLAIR AVE W	2629	12/12/17	0	59	58	0	117
1912	ST CLAIR AVE W	1725	11/18/05	0	0	0	107	107
1912	ST CLAIR AVE W	1756	03/15/06	0	0	0	100	100
1912	ST CLAIR AVE W	1825	06/10/07	0	0	0	55	55
284	ST HELEN'S AVE	1610	06/07/04	0	33	0	0	33
5	ST JOSEPH ST	2516	04/28/16	39	399	101	0	539
11	ST JOSEPH ST	1781	07/26/10	16	135	55	0	206
50	ST JOSEPH ST	2525	05/31/16	119	528	340	16	1,003
38	ST LAWRENCE ST	1865	07/12/07	0	0	0	10	10
52	ST LAWRENCE ST	1760	04/13/06	n/a	n/a	n/a	n/a	71
75	ST NICHOLAS ST	2444	04/24/15	82	140	33	0	255
96	ST PATRICK ST	1946	06/16/08	3	170	51	0	224
1	ST THOMAS ST	1924	03/13/08	0	9	62	4	75
90	STADIUM RD	2138	03/24/11	7	196	160	0	363
25	STAFFORD ST	2225	03/09/12	50	48	5	0	103
777	STEELES AVE W	1925	03/14/08	0	29	43	0	72
20	STEWART ST	1875	08/21/07	20	19	20	0	59
32	STEWART ST	1609	04/23/04	9	35	1	0	45
384	SUNNYSIDE AVE	1935	05/12/08	0	20	28	0	48
11	SUPERIOR AVE	2500	12/17/15	30	81	21	0	132
21	SWANWICK AVE	2111	10/04/10	0	0	6	4	10
58	TECUMSETH ST	1832	02/05/07	0	0	10	0	10
8	TELEGRAM MEWS	2090	06/17/10	55	284	334	39	712
70	TEMPERANCE ST	2529	07/04/16	109	445	243	1	798
75	THE DONWAY W	2441	04/14/15	26	127	18	0	171
85	THE DONWAY W	2343	02/24/14	1	62	38	4	105
99	THE DONWAY W	2620	10/27/17	2	220	64	0	286
205	THE DONWAY W	1696	08/12/05	0	103	120	1	224
5	THE ESPLANADE	2588	04/11/17	0	195	89	0	284
38	THE ESPLANADE	2035	11/16/09	54	189	202	0	445
103	THE QUEENSWAY	2143	04/05/11	n/a	n/a	n/a	n/a	464
105	THE QUEENSWAY	2319	07/02/13	0	423	102	0	525
760	THE QUEENSWAY	2454	05/29/15	0	45	29	0	74
892	THE QUEENSWAY	2409	09/30/14	0	15	3	0	18
1050	THE QUEENSWAY	1906, 1944	01/09/08, 06/12/08	5	192	82	37	316
1185	THE QUEENSWAY	2422	01/12/15	0	137	91	0	228
25	TOWN CENTRE CRT	2190	10/31/11	0	341	237	0	578
50	TOWN CENTRE CRT	2347	12/04/13	70	261	72	0	403

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
60	TOWN CENTRE CRT	2044	12/24/09	0	0	0	0	300
70	TOWN CENTRE CRT	2036	11/18/09	0	0	0	0	336
2	TRIBURNHAM PL	1861	06/28/07	0	43	76	31	150
110	TRUELLE ST	1730	12/07/05	0	0	0	7	7
120	TWENTY FOURTH ST	2398	08/11/14	0	0	124	24	148
180	UNIVERSITY AVE	2258	08/20/12	1	125	259	8	393
426	UNIVERSITY AVE	2375	04/30/14	0	318	0	0	318
1	VALHALLA INN RD	2276	11/29/12	0	398	143	80	621
9	VALHALLA INN RD	2543	10/07/16	0	241	55	2	298
18	VALLEY WOODS RD	1897	11/13/07	0	57	108	2	167
160	VANDERHOOF AVE	2587	04/10/17	34	170	109	3	316
1151	VICTORIA PARK AVE	2051	02/01/10	0	8	100	4	112
1496	VICTORIA PARK AVE	1690	07/18/05	0	16	71	5	92
210	VICTORIA ST	1611	06/11/04	n/a	n/a	n/a	n/a	340
220	VICTORIA ST	1653	01/24/05	0	80	70	0	150
15	VIKING LANE	2238	05/14/12	0	158	168	8	334
25	VIKING LANE	1959	08/19/08	0	307	368	0	675
35	VIKING LANE	1862	07/10/07	0	307	368	0	675
125	VILLAGE GREEN SQ	2151	04/29/11	0	0	0	0	436
135	VILLAGE GREEN SQ	2166	06/24/11	0	0	0	0	454
151	VILLAGE GREEN SQ	2259	08/28/12	0	0	0	0	288
181	VILLAGE GREEN SQ	2281	12/20/12	0	0	0	0	315
255	VILLAGE GREEN SQ	2566	01/13/17	0	496	231	0	727
295	VILLAGE GREEN SQ	2175	08/31/11	0	0	0	76	76
351	WALLACE AVE	2154	05/19/11	0	0	22	112	134
362	WALLACE AVE	2576	03/01/17	0	32	116	19	167
651	WARDEN AVE	2133	01/26/11	0	0	0	30	30
651	WARDEN AVE	2241	05/30/12	0	0	0	42	42
684	WARDEN AVE	1742	01/17/06	0	51	83	0	134
725	WARDEN AVE	2022	06/18/09	n/a	n/a	n/a	n/a	168
725	WARDEN AVE	2032	10/23/09	n/a	n/a	n/a	n/a	141
2619	WARDEN AVE	1662	03/22/05	0	0	0	16	16
22	WELLESLEY ST E	1923	03/11/08	0	78	84	0	162
40	WELLESLEY ST E	2667	08/23/18	136	75	122	4	337
146	WELLESLEY ST E	1962	09/16/08	0	232	209	4	445
175	WELLINGTON ST W	2248	06/23/11	0	12	80	42	134
350	WELLINGTON ST W	1628	10/01/04	2	124	11	0	137
350	WELLINGTON ST W	1628	10/01/04	2	48	5	0	55
400	WELLINGTON ST W	2230	04/13/12	0	94	8	0	102
500	WELLINGTON ST W	2227	03/22/12	0	0	14	2	16
508	WELLINGTON ST W	2381	05/30/14	52	22	13	2	89

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
550	WELLINGTON ST W	2082, 2101	05/27/10, 08/16/10	22	201	103	2	328
720	WELLINGTON ST W	1873	08/15/07	0	104	36	2	142
263-265	WELLINGTON ST W	2010	04/09/09	0	71	0	1	72
22	WESTERN BATTERY RD	1746	02/09/06	23	58	51	7	139
50	WESTERN BATTERY RD	1660	03/11/05	15	71	78	3	167
80	WESTERN BATTERY RD	1977	11/27/08	25	170	106	0	301
100	WESTERN BATTERY RD	2119	11/19/10	57	159	99	0	315
125	WESTERN BATTERY RD	2350	12/27/13	0	312	126	0	438
40	WESTMORELAND AVE	2518	05/04/16	0	1	11	4	16
1500	WESTON RD	2202	12/06/11	0	20	20	8	48
1530	WESTON RD	1728	11/23/05	0	0	0	34	34
2059	WESTON RD	2622	11/14/17	0	0	0	48	48
2464	WESTON RD	1869	08/02/07	50	73	39	0	162
21	WIDMER ST	2341	11/05/13	38	330	71	4	443
38	WILLIAM CARSON CRES	1758	04/05/06	0	57	81	24	162
525	WILSON AVE	2297	03/01/13	26	335	147	4	512
545	WILSON AVE	2505	01/21/16	n/a	n/a	n/a	n/a	388
855	WILSON AVE	2579	03/17/17	0	64	29	3	96
877	WILSON AVE	2462	06/18/15	0	34	29	12	75
176	WILTSHIRE AVE	1548	10/07/03	0	0	32	0	32
6	WINDERMERE AVE	1892	10/17/07	0	0	0	120	120
9	WINDERMERE AVE	1751	03/02/06	3	52	43	6	104
15	WINDERMERE AVE	1844	04/11/07	12	221	119	6	358
133	WYNFORD DR	2057	03/17/10	0	92	242	21	355
181	WYNFORD DR	2043	12/23/09	n/a	n/a	n/a	n/a	1,058
18	YONGE ST	1863	07/11/07	29	355	109	0	493
382	YONGE ST	2421, 2446	01/08/15, 04/28/13	0	424	511	60	995
1246	YONGE ST	1681	05/31/05	0	8	7	0	15
1815	YONGE ST	2411	10/06/14	0	158	74	1	233
2195	YONGE ST	1890, 1917, 1965, 2027	10/09/07, 02/15/08, 09/26/08, 09/01/09	159	393	342	13	907
3018	YONGE ST	2537	08/30/16	0	100	88	0	188
4750	YONGE ST	2519	05/06/16	0	247	326	0	573
4968	YONGE ST	1741	01/12/06	0	358	247	0	605
4978	YONGE ST	1722	11/17/05	0	358	247	0	605
5162	YONGE ST	2435	03/20/15	0	209	236	5	450
5168	YONGE ST	2447	04/29/15	0	209	236	5	450

Street No.	Street Name	Condo Plan Number	Date of Registration	Studio	One Bedroom	Two Bedroom	Three + Bedroom	Total Units
5500	YONGE ST	2002, 2029	03/04/09, 09/04/09	0	306	204	0	510
5740	YONGE ST	2323	07/19/13	0	86	130	0	216
5791	YONGE ST	2048	01/22/10	n/a	n/a	n/a	n/a	198
5793	YONGE ST	2064	04/26/10	n/a	n/a	n/a	n/a	190
5940	YONGE ST	1792	05/19/06	0	35	40	0	75
4759-4789	YONGE ST	2364, 2442	03/21/14, 04/16/15	0	144	191	0	335
45	YORK MILLS RD	1805	10/18/06	0	0	0	81	81
8	YORK ST	1598	04/05/04	160	163	108	0	431
15	YORK ST	2130	12/23/10	40	494	338	0	872
16	YORK ST	2510	03/04/16	131	717	360	135	1,343
275	YORKLAND RD	2400	08/14/14	30	273	99	0	402
17	YORKVILLE AVE	1744	02/06/06	0	1	0	1	2
50	YORKVILLE AVE	2282, 2294	12/21/12, 02/21/13	0	60	162	2	224
68	YORKVILLE AVE	1937	05/21/08	0	3	60	6	69
100	YORKVILLE AVE	2075	05/24/10	2	17	69	11	99
118	YORKVILLE AVE	1920	02/27/08	0	0	16	2	18
15	ZORRA ST	2422	42016	0	398	120	2	520

Appendix 3: Inventory of Registered Non-Residential Condominium Units in the City of Toronto by Municipal Addresss

Street No.	Street Name	Condo Plan Number	Date of Registration	Commercial Units
1770	ALBION RD	2237	05/07/12	59
1780	ALBION RD	2638	02/09/18	14
1670	BAYVIEW AVE	2098	07/15/10	62
807	BROADVIEW AVE	2224	03/02/12	8
21	CAMDEN ST	1945	06/12/08	3
50	CHARLES ST E	2695	11/27/18	6
200-214	DOLOMITE DR	2217	02/08/12	8
1390	DON MILLS RD	2362	03/17/14	71
2154	DUNDAS ST W	1941	05/27/08	31
72	ESTHER SHINER BLVD	2486	09/28/15	4
49	FIMA CRES	1807	10/29/06	6
5225	FINCH AVE E	1929	04/11/08	90
6620	FINCH AVE W	2521	05/18/16	19
6630	FINCH AVE W	2255	08/03/12	49
365	FRONT ST W	2402	08/27/14	17
1386	GERRARD ST E	2199	11/29/11	5
1	HIGH MEADOW PL	2145	04/12/11	24
30	IRONSIDE CRES	2470	06/30/15	42
1415	KENNEDY RD	2327	08/15/13	26
3021-3025	KENNEDY RD	1674	04/13/05	14
34	LEADING RD	1646	11/26/04	21
69	LEBOVIC AVE	2357	01/29/14	71
95	LEBOVIC AVE	2530	07/04/16	38
2761	MARKHAM RD	2261	09/11/12	36
3331	MARKHAM RD	2106	09/03/10	20
3341	MARKHAM RD	2052	02/05/10	31
3351	MARKHAM RD	2040	12/03/09	33
3351	MARKHAM RD	2131	12/29/10	17
2190	MCNICOLL AVE	2004	03/13/09	22
3615	MCNICOLL AVE	2631	12/27/17	13
3250	MIDLAND AVE	2124	12/08/10	162
3720	MIDLAND AVE	2211	01/04/12	34
3720	MIDLAND AVE	2676	10/01/18	15
1145	MORNINGSIDE AVE	2084	06/04/10	45
555	MORTIMER AVE	2234	04/19/12	2

Street No.	Street Name	Condo Plan Number	Date of Registration	Commercial Units
300	NANTUCKET BLVD	2268	10/23/12	7
46	NORTH QUEEN ST	2722	06/16/19	3
430	PASSMORE AVE	1939	05/22/08	22
110-120	QUEENS PLATE DR	2169	07/07/11	15
130	QUEENS QUAY E	2674	09/28/18	180
670	REXDALE BLVD	2050	02/01/10	44
180	SHAW ST	2397	08/11/14	10
1020	SHEPPARD AVE W	1616	08/16/04	6
21	SIGNAL HILL AVE	1554	11/03/03	9
190	SILVER STAR BLVD	2196	11/10/11	17
633	SILVER STAR BLVD	1538	08/28/03	33
648	SILVER STAR BLVD	1700	08/29/05	20
680	SILVER STAR BLVD	1699	08/29/05	8
7	ST THOMAS ST	2617	10/18/17	6
28	ST THOMAS ST	2074	05/14/10	1
4675	STEELES AVE E	1858	06/12/07	157
6055	STEELES AVE E	2066	04/29/09	29
4771-4779	STEELES AVE E	1718	11/07/05	32
5109	STEELES AVE W	1857	05/31/07	21
6817	STEELES AVE W	1632	10/25/04	15
3670	VICTORIA PARK AVE	2183	09/28/11	132
200	VICTORIA ST	1618	08/09/04	226
725	WARDEN AVE	2144	04/12/11	5
318	WELLINGTON ST W	1621	09/01/04	18
101	WESTMORE DR	1942	06/06/08	26
127	WESTMORE DR	1908	01/21/08	32
170	WICKSTEED AVE	2126	12/08/10	4
209	WICKSTEED AVE	2536	08/11/16	52
1133	YONGE ST	2626	11/30/17	36
135	YORKVILLE AVE	2663	07/24/18	20

Endnotes

- 1 Canadian Mortgage and Housing Corporation, Starts and Completions Survey.
- 2 Loeb, Audrey (2018) The Condominium Act: A User's Manual 5th Edition, Thomson Reuters; Condominium Types (2017) Condo Authority of Ontario. Retrieved from <https://www.condoauthorityontario.ca/en-US/condominium-living/condominium-types/>
- 3 Ontario Ministry of Municipal Affairs and Housing, Understanding the Subdivision & Condominium Application Process, 2019, <http://www.mah.gov.on.ca/AssetFactory.aspx?did=9797>
- 4 Condominium Types (2017) Condo Authority of Ontario. Retrieved from <https://www.condoauthorityontario.ca/en-US/condominium-living/condominium-types/>
- 5 Ibid., iv.
- 6 Loeb, Audrey (2018) The Condominium Act: A User's Manual 5th Edition, Thomson Reuters.
- 7 City of Toronto, City Planning and City Solicitor, Delegation of Authority to the Chief Planner, 2009. See: <https://www.toronto.ca/legdocs/mmis/2009/pg/reports/2009-05-06-pg25-cr.htm>
- 8 City of Toronto, City Planning, Implementing By-law for s.111 of City of Toronto Act-Rental Housing Protection, 2007. See: <https://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-4968.pdf>
- 9 Ibid., viii at pg. 4.
- 10 Urbanation, Resale Condominium Sales by Municipality.
- 11 Toronto Real Estate Board, Condo Market Report Archive (Q4 of each Year).
- 12 Urbanation, New Condominium Sales by Municipality.
- 13 Langschmidt, A. (2017, January 17, 2018) Toronto Condo Maintenance Fee Study 2017 Retrieved from <https://condos.ca/blog/toronto-condo-maintenance-fee-study-2017>
- 14 Gray, Jeff. and Sopinski, John, (2017) Toronto's Five Decades Of Condo Growth, Mapped. The Globe and Mail. Retrieved from <https://www.theglobeandmail.com/real-estate/toronto/toronto-condo-growth-by-decade/article34827531>

Please direct information inquiries
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City Planning Division
Strategic Initiatives, Policy & Analysis
Research and Information
Metro Hall, 22nd Floor
Toronto, Ontario M5V 3C6

Tel: 416-392-8343
Fax: 416-392-3821
e-mail: cityplanning@toronto.ca
