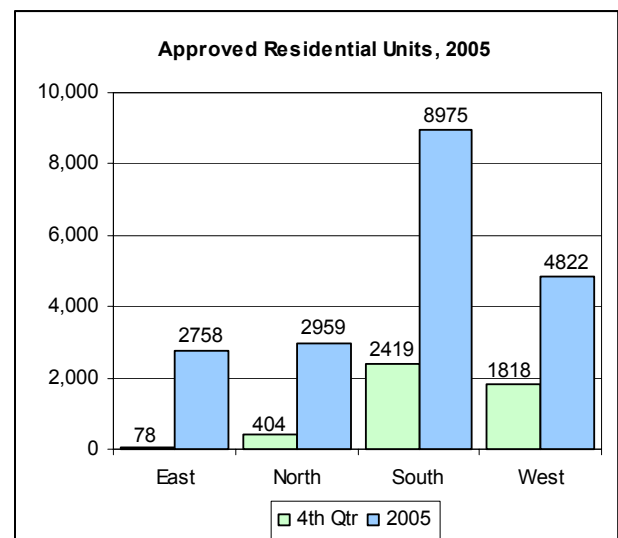
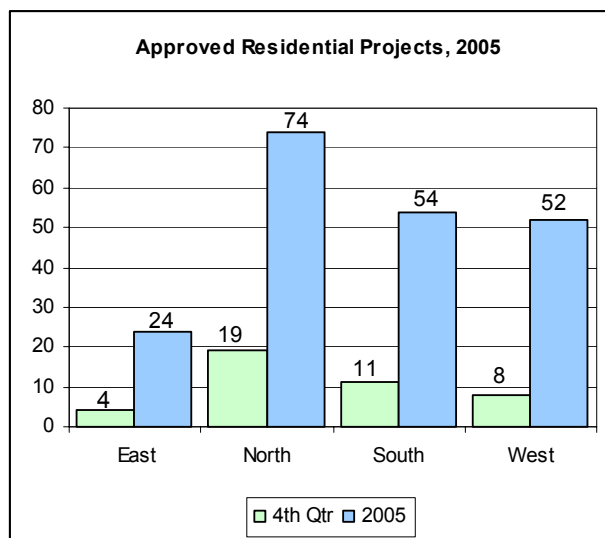


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Residential Development Update

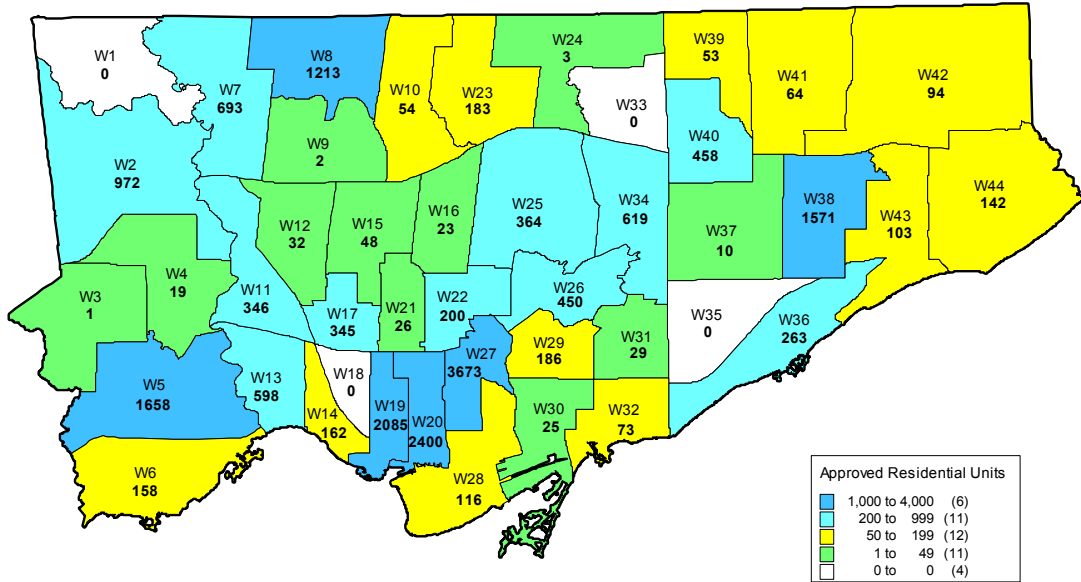
2005 continued to be a banner year for residential development. Data presented here highlight residential development site plan or rezoning application projects that received approval from Council or a delegated authority. In the 4th Quarter of 2005, over 4,700 residential units were approved in Toronto, in 42 projects. Of the 4,719 approved residential units in the City, 51% are in the South District and 38% are in the West District. The top five Wards (20, 27, 5, 7, and 2) total 3,995 approved residential units, or about 85% of the total approved units in the City. These same five Wards accounted for 8 projects, or only 19% of the total number of projects approved in the City.

The total number of approved residential units in 2005 amounted to over 19,500 in 204 projects. Of the 19,514 approved residential units in the City, 46% are in the South District and 25% are in the West District. The top five Wards (27, 20, 19, 5 and 38) total 11,387 approved residential units, or about 58% of the total approved units in the City. These same five Wards accounted for 46 projects, or only 23% of the total number of projects approved in the City.



The volume of residential units should be viewed in the context of the continued strength in the housing market. The Toronto Real Estate Board (TREB) reports that the number of housing sales in the City of Toronto in 2005 was the best annual performance ever recorded with 34,366 homes sold. In the same year, the year-to-date average price of single family homes in the City was \$361,055, up 10% over 2004.

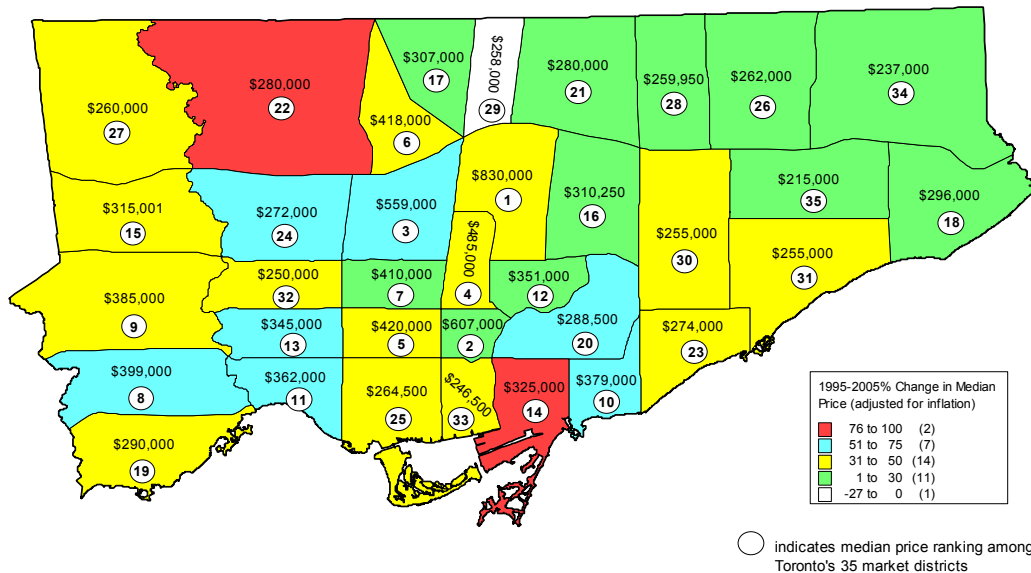
City Planning Approved Residential Units by Ward, 2005



Note: Numbers in black are total approved residential units

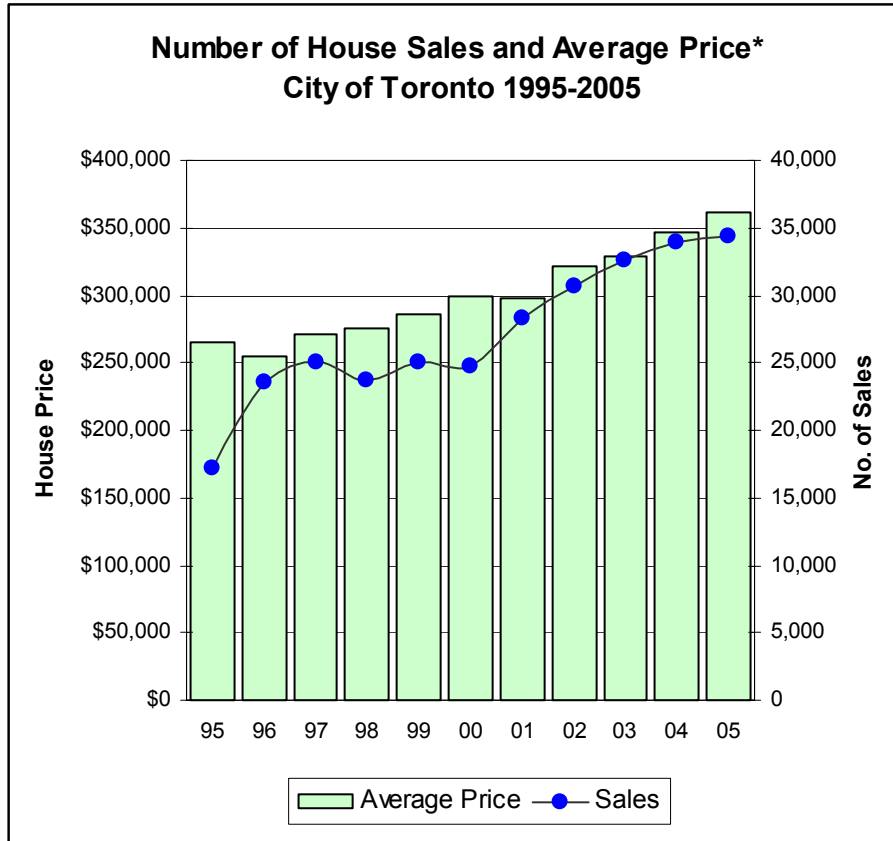
Source: Toronto City Planning, Policy and Research, IBMS December 31, 2005

Percent Change in Median Price of Single Family Dwellings in Toronto, 1995-2005



Note: Dollar amounts (\$) are Year-to-Date January to December 2005 Median price of homes

Source: Toronto Real Estate Board Market Watch



* adjusted for inflation

Source: Toronto Real Estate Board

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