

The most comprehensive source of information on any home, street and neighbourhood

HOME**CHEK**TM

123 ANY STREET



Prepared exclusively for:

John and Cathy Smith

Prepared by:

Tom Jones, Salesperson

Sold Realty

Office: 416-789-6789

Cellular: 416-789-6789

tjones@brokerage.com

SOLD
REALTY

SOLD REALTY BROKERAGE INC

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hometrics

LEGEND

REPORT GRAPHS AND NOTES

Description of graphs, legends, and disclaimers



Use HomeChek Reports Wisely

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HOME CHEK

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Ranking



Any number displayed in a tag regardless of colour is a ranking

Areas



Icon representation of city (A), neighbourhood (B), and street (C)

Range



A range of estimated and expected costs from A to B based on user entered data

Line Graph



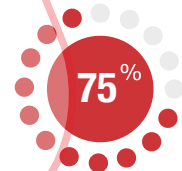
A visual representation of data (A) over time (B)

Bar Graph



Visual representation where longer bars represent higher values. Numbers to the right represent totals

Percentage



Percentage level of an element. Filled circles around the figure aid in visualization

Level Indicator



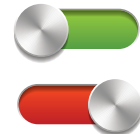
Denotes increasing levels of positive or negative analysis over 7 stages from very low to very high

Range



A data range from A to B based across the city or neighbourhood. C is the value of the report subject

Change



Historical change to a reporting value as increasing over time (red) or decreasing over time (green)

SOURCES:

All data in reports is acquired from publicly available sources and may include but is not limited to The City of Toronto, the Toronto Board of Education, the Education Quality and Accountability Office, Toronto Hydro, Enbridge Gas, Toronto Public Health, the Government of Ontario, the Government of Canada, Toronto Police Services, and Statistics Canada.

HOMECHEK

NEIGHBOURHOOD REPORT

123 ANY STREET

SAMPLE



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123 ANY STREET

LAWRENCE PARK SOUTH OVERVIEW

Overview of the neighbourhood focusing on population, income and area statistics

Lawrence Park is one of Toronto, Canada's most affluent residential neighbourhoods, along with Rosedale, the Bridle Path, and Forest Hill. It is also one of the wealthiest neighbourhoods in Canada.

Average Income

Average income compared with high and low income neighbourhoods

\$833,121

MUCH HIGHER

\$100,000

Humewood Cedarvale

\$3,396,000

Rosedale

Low Income Residents

111

13%



109

9%



139

2%



Neighbourhood low income residents and rank of 140 neighbourhoods by low income families, singles and children

Population

30,280

Total population and rank of 140 neighbourhoods

Area

7.2 SQ KM

Total area in square kilometres and rank of 140 neighbourhoods

Road KM's

7.7 KM

Total road kilometres and rank of 140 neighbourhoods

Road Volume

584

Total road volume and rank of 140 neighbourhoods

Green Spaces

MUCH HIGHER

3.25%



Neighbourhood green spaces and rank of 140 neighbourhoods

Polluting Facilities

MUCH HIGHER

9



Neighbourhood polluting facilities and rank of 140 neighbourhoods

Social Housing Units

MUCH LOWER

1005



Neighbourhood social housing units and rank of 140 neighbourhoods

Tree Cover

MUCH HIGHER

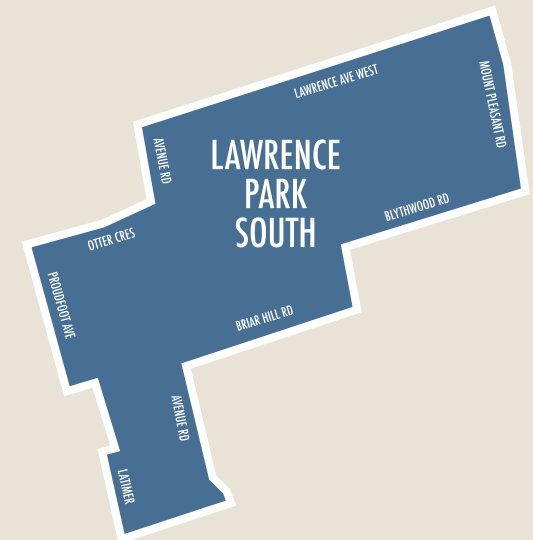
1.6%



Neighbourhood tree cover and rank of 140 neighbourhoods

NEIGHBOURHOOD MAP

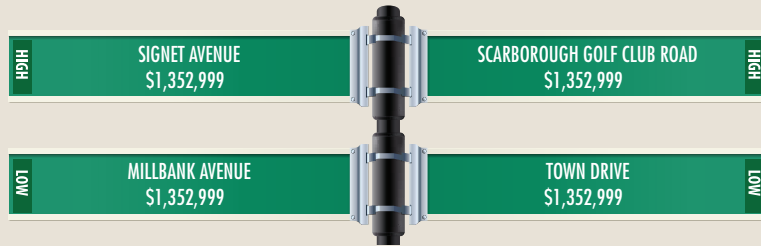
A visual reference of boundaries defining the neighbourhood and used as the basis for this report



Highest & Lowest Selling Homes

Highest & Lowest Selling Condos

Recent high and low selling streets in the neighbourhood by property type



NEIGHBOURHOOD PRICES

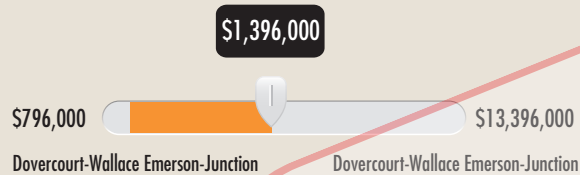
AVERAGE PRICES ACROSS NEIGHBOURHOODS

Breakdown of highest and lowest current average neighbourhood prices across housing types



Current Average Prices

Average price comparison across neighbourhoods based on home and condominium real estate transactions



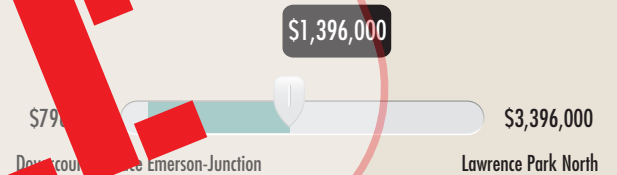
Current Average Prices Homes

Average price comparison across neighbourhoods based on detached, semi detached and townhome real estate transactions



Current Average Prices Condominiums

Average price comparison across neighbourhoods based on condominium real estate transactions



Highest Average Prices

Rank	Neighbourhood	Last Yr	2 Yrs
1	Forest Hill	\$8,795,667	1
2	Bridle Path	\$6,795,667	2
3	Lawrence Park North	\$4,795,667	3
4	Rosedale	\$3,795,667	4
5	Lawrence Park South	\$2,795,667	5

Lowest Average Prices

1	Agincourt North	\$302,111	1
2	Alderwood	\$314,000	2
3	Blake-Jones	\$397,888	3
4	Dufferin Grove	\$465,611	4
5	Yorkdale	\$495,000	5

Highest Average Home Prices

Rank	Neighbourhood	Last Yr	2 Yrs
1	Forest Hill	\$8,795,667	1
2	Bridle Path	\$6,795,667	2
3	Lawrence Park North	\$4,795,667	3
4	Rosedale	\$3,795,667	4
5	Lawrence Park South	\$2,795,667	5

Lowest Home Prices

1	Agincourt North	\$302,111	1
2	Alderwood	\$314,000	2
3	Blake-Jones	\$397,888	3
4	Dufferin Grove	\$465,611	4
5	Yorkdale	\$495,000	5

Highest Average Condo Prices

Rank	Neighbourhood	Last Yr	2 Yrs
1	Forest Hill	\$1,795,667	1
2	Bridle Path	\$995,667	2
3	Lawrence Park North	\$795,000	3
4	Rosedale	\$755,688	4
5	Lawrence Park South	\$695,000	5

Lowest Condo Prices

1	Agincourt North	\$302,111	1
2	Alderwood	\$314,000	2
3	Blake-Jones	\$397,888	3
4	Dufferin Grove	\$465,611	4
5	Yorkdale	\$495,000	5

4 YEAR AVERAGE PRICES

LAWRENCE PARK SOUTH

A breakdown of 4 year average sales prices broken down by housing type and ranked across 140 neighbourhoods

○ 4 YEARS AGO ○ 3 YEARS AGO ○ 2 YEARS AGO ○ CURRENTLY



HOMETRICS NOTE

Where data shows zero, the sample is too small accurately determine average sales. Large variations in prices may be due to a smaller sales sample during that year.

Average Prices

18



Year over year average neighbourhood home and condominium prices

Average Home Prices

12



Year over year average of neighbourhood detached, semi detached and townhome prices

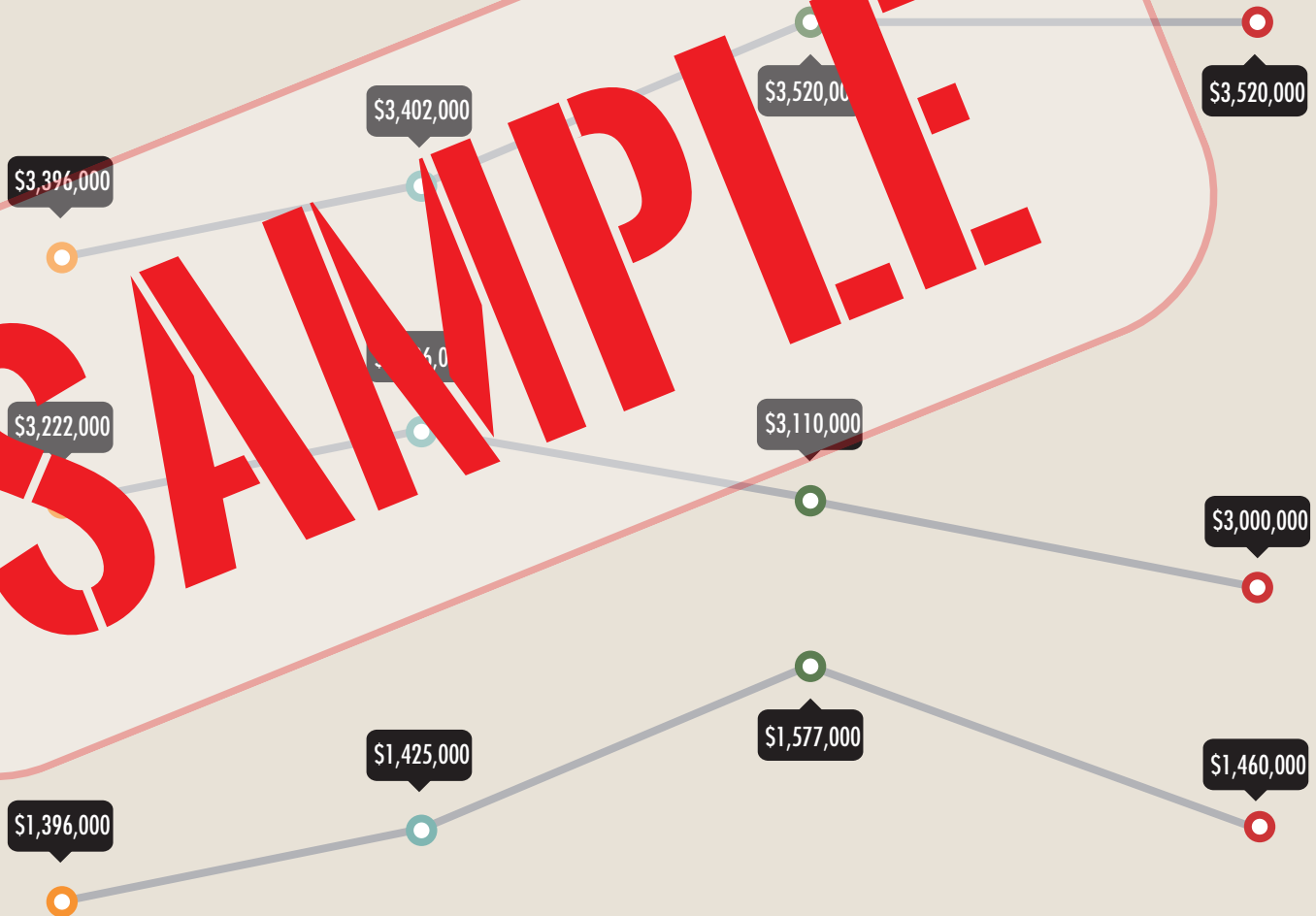
Average Condo Prices

33



Year over year average of neighbourhood condominium prices

SAMPLE



Homes v Condos

MUCH HIGHER



The number of homes to condominiums in the neighbourhood and rank of 140 neighbourhoods

Property Ownership

MUCH HIGHER



Neighbourhood home ownership to rentals with rank of 140 neighbourhoods

NEIGHBOURHOOD OVERVIEW

HOMETRICS BENCHMARK RANKINGS

Hometrics indicators of value based upon the ranking of neighbourhoods by positive and negative housing trends

Blue Chip Neighbourhoods

A neighbourhood that shows strong appreciation in home and condominium prices year over year is classified as Blue Chip neighbourhood.

Rank	Neighbourhood	Average Prices
1	Bridle Path-Sunnybrook-York Mills	\$8,800,667
2	Forest Hill South	\$7,900,000
3	Forest Hill North	\$7,100,000
4	Forest Hill East	\$4,200,000
5	Forest Hill West	\$2,990,000



The properties Blue Chip score and rank of 140 neighbourhoods

Sleeper Neighbourhoods

A neighbourhood that shows strong appreciation in home and condominium prices after a period of decline is classified as a Sleeper neighbourhood.

Rank	Neighbourhood	Average Prices
1	Danforth-Eglinton-Emerson-Junction	\$1,300,000
2	Don Mills-Bayview North	\$1,225,667
3	High Park North	\$1,116,000
4	Junction Area	\$1,114,000
5	Willowdale East	\$1,009,423



The properties Sleeper score and rank of 140 neighbourhoods

Steady Decline Neighbourhoods

A neighbourhood that shows slow or slowest appreciation in home and condominium prices year over year is classified as Steady Decline neighbourhood.

Rank	Neighbourhood	Average Prices
1	Tam O'Shanter-Sullivan	\$495,667
2	Thistletown-Beaumont Heights	\$475,000
3	Mount Dennis	\$419,000
4	Rockcliffe-Smythe	\$309,000
5	Rouge	\$297,000



The properties Steady Decline score and rank of 140 neighbourhoods

Flip Factor Neighbourhoods

A neighbourhood with markedly higher turnover in homes and condominiums are classified as a Flip Factor neighbourhood.

Rank	Neighbourhood	Average Prices
1	Willowdale East	\$2,000,000
2	Willowdale West	\$1,990,000
3	Woburn	\$1,795,667
4	Palmerston-Little Italy	\$1,400,099
5	Roncesvalles	\$1,225,000



The properties Flip Factor score and rank of 140 neighbourhoods

ETHNICITY

ETHNICITY AS A PERCENTAGE OF POPULATION

Comparison of this neighbourhood to others by ethnicity



16

Chinese	ABOUT THE SAME	Arab	MUCH LOWER
South Asian	ABOUT THE SAME	West Asian	HIGHER
African Canadian	LOWER	Korean	ABOUT THE SAME
Filipino	MUCH LOWER	Japanese	MUCH LOWER
Latin American	HIGHER	Other	MUCH LOWER
Southeast Asian	A BIT HIGHER	Not Visible	MUCH LOWER

Largest Visible Minority

AFRICAN CANADIAN

11.3%

Linguistic Diversity Index

.83

A scale of 0 to 1 with 1 indicating total language diversity and 0 indicating no diversity at all together with rank of 140 neighbourhoods

AGE BREAKDOWN

LAWRENCE PARK SOUTH

5 tiered breakdown of population in the neighbourhood and associated ranking against other neighbourhoods

Youth 15 - 24

29



18%

Percentage and rank of youth population

Child 0 - 14

44



12%

Percentage and rank of child population

Working Age

4



61%

Percentage and rank of working age population

Seniors 55-64

122



5%

Percentage and rank of population that is senior

Seniors 65+

122



4%

Percentage and rank of seniors over 65

LANGUAGE

LAWRENCE PARK SOUTH

Percentage breakdown and rank of languages primarily used in the neighbourhood

English	11.46	Urdu	1.21	Russian	0.07	Chinese	50.81
Spanish	0.50	Farsi	0.48	Korean	0.19		
Portuguese	0.24	Tagalog	2.69				



HOUSING TYPES

LAWRENCE PARK SOUTH

Breakdown of the neighbourhood by housing type and rank against 140 neighbourhoods

DETACHED

3385



86

MUCH HIGHER

SEMI DETACHED

820



18

MUCH HIGHER

ROW

1465



44

MUCH

DUPLEX

9

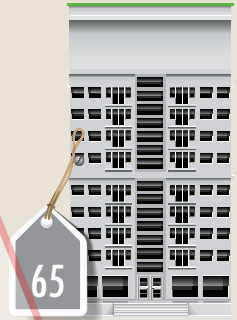


13

MUCH HIGHER

APARTMENT

1742



65

MUCH HIGHER

Rank	Neighbourhood	Homes
1	Bridle Path	1,306
2	Rosedale	2,333
3	Forest Hill North	1,677

Rank	Neighbourhood	Homes
1	Rexdale-Kennedy	2,123
2	Roncesvalles	1,990
3	Dorset Park	1,444

Rank	Neighbourhood	Homes
1	Merced Junction	1,444
2	Rosedale	1,444
3	Scarborough Village	601

Rank	Neighbourhood	Homes
1	Dovercourt Junction	390
2	Yorkdale	377
3	Rosedale	351

Rank	Neighbourhood	Homes
1	Niagara	21,000
2	Yonge-Eglinton	16,424
3	Church-Yonge Corridor	15,001

Rank	Neighbourhood	Homes
1	Scarborough Village	339
2	Yorkdale	402
3	Steeles	644

Rank	Neighbourhood	Homes
1	Bridle Path	0
2	Forest Hill North	177
3	Rosedale	224

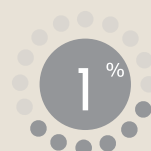
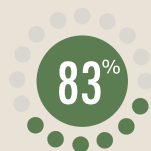
Rank	Neighbourhood	Homes
1	Bridle Path	14
2	Rosedale	29
3	Forest Hill North	30

Rank	Neighbourhood	Homes
1	Bridle Path	0
2	Rosedale	3
3	Forest Hill North	14

Rank	Neighbourhood	Homes
1	Forest Hill South	6
2	Bridle Path	7
3	Bathurst Manor	9

Smallest Number of Homes By Housing Type (all 140 neighbourhoods)

Percent of Total Properties (this neighbourhood)



PROXIMITY FACTORS

123 ANY STREET

Distance factors that can effect the comparative value of the property based on five sectors

■ Stigma
 ■ Noise
 ■ Transportation
 ■ Health & Safety
 ■ Visual

Hydro Substation



68m

Nearest Hydro Substation on record

Adult Entertainment



1400m

Nearest Adult Entertainment on record

Ambulance Station



60m

Nearest Ambulance Station on record

Commercial



909m

Nearest Commercial Boundary on record

Transmission Lines



1400m

Nearest Transmission Lines on record

Massage Parlour



350m

Nearest Massage Parlour on record

Fire Station



30m

Nearest Fire Station on record

Subway Tracks



1100m

Nearest Subway Track on record

Cellular Tower



109m

Nearest Cellular Tower on record

Row House



2200m

Nearest Row House on record

School



18m

Nearest School on record

Green Space



8m

Nearest Park on record

Cemetery



66m

Nearest Cemetery on record

Community Housing



2200m

Nearest Community Housing on record

Major Road



120m

Nearest Major Road on record

High Density Apartment



42m

Nearest Apartment on record

Pawn Shop



300m

Nearest Pawn Shop on record

Shelter



2200m

Nearest Homeless Shelter on record

Rail Tracks



300m

Nearest Rail Line on record

Public Garage



377m

Nearest Public Garage on record

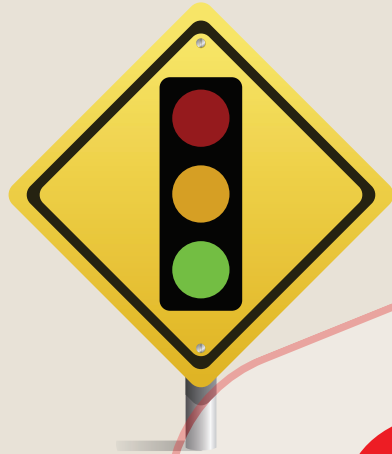


PROXIMITY FACTORS

123 ANY STREET

Factors that can effect the comparative value of the property

■ Deemed Acceptable ■ Investigate Further



- Corner or "T" Property**
Check for corner lot or if the property faces a road or laneway
- Heritage Property**
Check for heritage designation of the property
- Adjacent to Park**
Check for adjacency to a park
- Adjacent to Cemetery**
Check for adjacency to a cemetery
- Street Traffic**
Check for traffic flows
- Sexual Offender Registry**
Check for any increases of sex offenders in the postal region (FSU)
- Adjacent to Hydro**
Check for adjacency to major hydro lines or corridors
- One Way**
Check of street limitations based on one way access
- Walkability**
Check for the relative ease to access amenities on foot
- Transit Friendliness**
Check for the quality of transit access in the area

Distance factors that can effect the comparative value of the property based on five

■ Stigma ■ Noise ■ Transportation ■ Pollution ■ Crime

Block Length



68m

Block length on record

Collector Road



1400m

Nearest Collector Road on record

Hospital



60m

Nearest Hospital on record

Industry



909m

Nearest Industrial Zone on record

TTC Station



1400m

Nearest TTC Station on record

Polluting Facility



350m

Nearest registered Polluting Facility on record

Watermain Break



300m

Nearest Watermain Break on record

Police Station



12300m

Nearest Police Station on record

HOMECHEK

EDUCATION REPORT

23 ANY STREET

SAMPLE



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ELEMENTARY SCHOOL

JK - 06

ALLENBY JR. PUBLIC SCHOOL

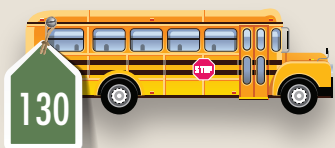
416-393-9115 391 St. Clements Avenue

As school attendance declines, the TDSB may allow optional attendance to alternate schools at certain addresses. These optional attendance schools are not listed here. To confirm additional attendance options call 416-397-3000.

Total Number of Students

MUCH LOWER

213



Total enrolment and rank of similar grade schools

Male to Female Ratio

MUCH LOWER



47%



53%

Percentage breakdown of male to females at the school

APTITUDE

GRADE 3

Estimated breakdown of grade percentage anticipated at the school and rank of elementary schools

A

Students

B

Students

C

Students

D

Students

Writing Proficiency

44%

Reading Proficiency

92%

Math Proficiency

82%

9%

6%

3%

In the absence of aptitude data, the school has been taken for the school's data from feeder schools are used to estimate expected grades breakdown. Data may be held data available on the school's website reported by the applicable school authority.

Total Schools
106

Number of elementary schools reported & ranked

PROGRAMS

SPECIAL EDUCATION

Listing of special education programs offered by the school

Specialized Program



YES

Does the school offer a specialized program?

Special Education



NO

Does the school offer special education programs?

Alternative School



YES

Is the education program Alternative?

FOREIGN STUDENTS

STUDENT DIVERSITY

Breakdown of foreign students attending the school and rank against other elementary schools

1%

MUCH LOWER

2 Years or Less

Students living in Canada for 2 years or less



Percentage Foreign Language Students

65%

3 to 5 Years

Students living in Canada for 3 to 5 years

2%

MUCH LOWER

homemetrics

ELEMENTARY SCHOOL OVERVIEW

HOMETRICS BENCHMARK RANKINGS

Classification of elementary schools in the city and nearest to the property by Blue Chip, Sleeper and Steady Decline Schools



Total Schools
106

Number of elementary schools
with test scores

Blue Chip Schools

Elementary schools that show strong appreciation in test scores year over year are classified as Blue Chip Schools (district school rank of total elementary schools on right)



Sleeper Schools

Elementary schools that show strong appreciation in test scores after consistent stagnation or decline are classified as Sleeper Schools (district school rank of total elementary schools on right)



Steady Decline Schools

Elementary schools with consistently declining test scores year over year are classified as Steady Decline Schools (district school rank of total elementary schools on right)



Top Blue Chip Schools in the City

Rank	School	Neighbourhood
1	Bendale Junior Public School	Bridle Path-Sunnybrook-York Mills
2	Cornell Junior Public School	Mount Pleasant
3	Allenby Public School	Forest Hill South
4	Inglewood Heights Jnr Public	Mount Pleasant
5	Maurice Cody Public School	Forest Hill South

Top Sleeper Schools in the City

Rank	School	Neighbourhood
1	David Lewis Public School	Bathurst Manor
2	Seneca Hill Junior Public School	Mount Pleasant West
3	Brock Junior Public School	Loma Park
4	Hillcrest Community School	Annex
5	Allenby Public School	Lawrence Park South

Top Steady Decline Schools in the City

Rank	School	Neighbourhood
1	Grey Owl Junior Public School	Caledonia-Fairbank
2	Jesse Ketchum Jnr & Sr Public	Henry Farm
3	Lord Dufferin Jnr & Sr Public	Blake-Jones
4	Chief Dan George Public School	Cliffcrest
5	Guildwood Junior Public School	Alderwood

Blue Chip Schools Rank Closest to the Property

Rank	School	Distance
77	Birch Cliff Heights Public	60m
103	Steelesview Public School	110m
2	Flemington Public School	2000m
18	Rockcliffe Middle School	3098m
111	Pelmo Park Public School	4000m

Sleeper Schools Rank Closest to the Property

Rank	School	Distance
1	Hillcrest Community School	120m
2	Maurice Cody Public School	600m
3	David Lewis Public School	2100m
2	Annette Street Public School	3600m
3	Allenby Public School	3800m

Steady Decline Schools Rank Closest to the Property

Rank	School	Distance
1	Grey Owl Junior Public School	345m
2	Frankland Junior Public School	1565m
3	Knob Hill Junior Public School	2202m
2	Oakridge Junior Public School	3150m
3	William Burgess Public School	4300m

MIDDLE SCHOOL

06 - 08

GORDON A BROWN MIDDLE SCHOOL

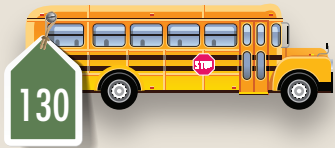
416-396-2440 2800 St Clair Ave E

As school attendance declines, the TDSB may allow optional attendance to alternate schools at certain addresses. These optional attendance schools are not listed here. To confirm additional attendance options call 416-397-3000.

Total Number of Students

MUCH LOWER

212



Total enrolment and rank of similar grade schools

Male to Female Ratio

MUCH LOWER



47%



53%

Percentage breakdown of male to females at the school

APTITUDE

GRADE 6

Estimated breakdown of grade percentage anticipated at the school and rank of middle schools



Writing Proficiency

44%



Reading Proficiency

92%



Math Proficiency

82%

A Students

B Students

C Students

D Students

24%

2%

12%

6%

2%

0%

9%

6%

3%

In the middle school aptitude test, data has been taken for the schools from feeder schools are used to estimate expected grades breakdown. Data may be held differently than data available on the report by the applicable school authority.

Total Schools
185

Number of middle schools reported & ranked

PROGRAMS

SPECIAL EDUCATION

Listing of special education programs offered by the school

Specialized Program



NO

Does the school offer a specialized program?

Special Education



NO

Does the school offer special education programs?

Alternative School



NO

Is the education program Alternative?

FOREIGN STUDENTS

STUDENT DIVERSITY

Breakdown of foreign students attending the school and rank against other middle schools



MUCH LOWER

2 Years or Less
Students living in Canada for 2 years or less



Percentage Foreign Language Students

65%

3 to 5 Years
Students living in Canada for 3 to 5 years



MUCH LOWER

MIDDLE SCHOOL OVERVIEW

HOMETRICS BENCHMARK RANKINGS

Classification of middle schools in the city and nearest to the property by Blue Chip, Sleeper and Steady Decline Schools



Total Schools

185

Number of middle schools with test scores

Blue Chip Schools

Middle schools that show strong appreciation in test scores year over year are classified as Blue Chip Schools (district school rank of total middle schools on right)



Top Blue Chip Schools in the City

Rank	School	Neighbourhood
1	Gledhill Junior Public School	Bridle Path-Sunnybrook-York Mills
2	Windfields Junior High School	Mount Pleasant
3	Fairglen Junior Public School	Forest Hill South
4	Earl Haig Junior Public School	Mount Pleasant
5	Ledbury Park E & Middle School	Forest Hill South

Blue Chip Schools Rank Closest to the Property

Rank	School	Distance
77	Cummer Valley Middle School	600m
103	General Crerar Public School	1000m
2	Duke of Connaught Public School	2600m
18	Essex Jnr and Snr Public School	3000m
111	Bessborough Drive Public School	3990m

Sleeper Schools

Middle schools that show strong appreciation in test scores after consistent stagnation or decline are classified as Sleeper Schools (district school rank of total middle schools on right)



Top Sleeper Schools in the City

Rank	School	Neighbourhood
1	Banting & Best Public School	Highway North
2	Charles W. Wilson Jr Public School	Kingsway
3	Dublin Heights Elementary Middle School	Humber Summit
4	Green View Junior Public School	Keele-Eglinton West
5	St. James Middle School	Humber Summit

Sleeper Schools Rank Closest to the Property

Rank	School	Distance
1	Banting & Best Public School	60m
2	Ellesmere-Statton Public School	800m
3	Mason Road Junior Public School	1800m
2	North Kipling Jnr Middle School	2200m
3	The Elms Junior & Middle School	3100m

Steady Decline Schools

Middle schools with consistently low or declining test scores year over year are classified as Steady Decline Schools (district school rank of total middle schools on right)



Top Steady Decline Schools in the City

Rank	School	Neighbourhood
1	RJ Lang Elementary & Middle School	Flemington Park
2	William G Miller Jr Public School	Elms-Old Rexdale
3	Fern Avenue Jnr & Sr Public School	Henry Farm
4	Alvin Curling Public School	Ionview
5	Terraview-Willowfield Public School	Kingsway South

Steady Decline Schools Rank Closest to the Property

Rank	School	Distance
1	Africentric Alternative School	160m
2	Chief Dan George Public School	1200m
3	Highland Junior High School	2100m
2	Donwood Park Jnr Public School	3600m
3	Samuel Hearne Middle School	3800m

SECONDARY SCHOOL

JK - 06

FOREST HILL COLLEGIATE

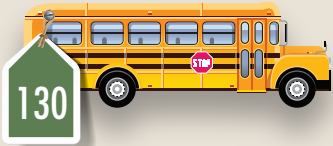
416-393-9115 391 Eglinton Avenue

As school attendance declines, the TDSB may allow optional attendance to alternate schools at certain addresses. These optional attendance schools are not listed here. To confirm additional attendance options call 416-397-3000.

Total Number of Students

MUCH LOWER

661



Total enrolment and rank of similar grade schools

Male to Female Ratio

MUCH LOWER



47%



53%

Percentage breakdown of males to females at the school

APTITUDE

SECONDARY SCHOOL

Estimated breakdown of grade percentage anticipated at the school and rank of secondary schools

Math Proficiency



A

Students

82%

B

Students

9%

C

Students

6%

D

Students

3%

Writing Proficiency



MISS

11%

FAIL

89%

In the aptitude where aptitude has been broken for the schools from feeder schools are used to estimate expected grades breakdown. Data is held due to data available or as reported by the applicable school authority.

Total Schools

62

Number of secondary schools reported & ranked

PROGRAMS

SPECIAL EDUCATION

Listing of special education programs offered by the school

Specialized Program



YES

Does the school offer a specialized program?

Special Education



YES

Does the school offer special education programs?

Alternative School



YES

Is the education program Alternative?

FOREIGN STUDENTS

STUDENT DIVERSITY

Breakdown of foreign students attending the school and rank against other secondary schools



MUCH LOWER

2 Years or Less

Students living in Canada for 2 years or less



Percentage Foreign Language Students

65%

3 to 5 Years

Students living in Canada for 3 to 5 years



MUCH LOWER

homemetrics

SECONDARY SCHOOL OVERVIEW

HOMETRICS BENCHMARK RANKINGS

Classification of secondary schools in the city and nearest to the property by Blue Chip, Sleeper and Steady Decline Schools



Total Schools

62

Number of secondary schools with test scores

Blue Chip Schools

Secondary schools that show strong appreciation in test scores year over year are classified as Blue Chip Schools (district school rank of total secondary schools on right)



Sleeper Schools

Secondary schools that show strong appreciation in test scores after consistent stagnation or decline are classified as Sleeper Schools (district school rank of total secondary schools on right)



Steady Decline Schools

Secondary schools with consistently low declining test scores year over year are classified as Steady Decline Schools (district school rank of total secondary schools on right)



Top Blue Chip Schools in the City

Rank	School	Neighbourhood
1	Lawrence Park CI	Bridle Path Suburban York Mills
2	George Harvey CI	Mount Pleasant West
3	AY Jackson Secondary School	Forest Hill North
4	Harbord Collegiate Institute	Mount Pleasant West
5	Malvern Collegiate Institute	Forest Hill South

Top Sleeper Schools in the City

Rank	School	Neighbourhood
1	Forest Hill Collegiate Institute	Forest Hill North
2	Lawrence Park Collegiate	Lawrence Park North
3	Bloor Collegiate Institute	Forest Hill South
4	Robert L. Brown B & TI	Mount Pleasant West
5	Earl Haig Secondary School	Forest Hill North

Top Steady Decline Schools in the City

Rank	School	Neighbourhood
1	Downsview Secondary School	Briar Hill-Belgravia
2	Victoria Park CI	Dufferin Grove
3	R H King Academy	Elms-Old Rexdale
4	John Polanyi CI	Flemington Park
5	North Albion CI	Black Creek

Blue Chip Schools Rank Closest to the Property

Rank	School	Distance
77	Forest Hill Collegiate Institute	60m
103	Lawrence Park Collegiate	1200m
2	Newtonbrook Secondary School	2100m

Sleeper Schools Rank Closest to the Property

Rank	School	Distance
1	Forest Hill Collegiate Institute	1000m
2	Lawrence Park Collegiate	1500m
3	Bloor Collegiate Institute	2200m

Steady Decline Schools Rank Closest to the Property

Rank	School	Distance
1	North Albion CI	603m
2	Eastern Commerce CI	1880m
3	Sir Oliver Mowat CI	2790m

CATCHMENT STREAM

BEST CHOICES NEAR 123 ANY STREET

Hometrics ranked school choices as a student moves through public, middle, secondary, and technical district schools

Writing

Math

Reading

Education Level

Highest education degree of residents in the neighbourhood



Less Than Grade 9

22%

College Diploma

11%

Bachelor Degree +

6%

Elementary

661



ALLENBY PS

School size and rank across the City

Three Year EQAO Scores

Scores for three years of EQAO testing

2 Yr Prior 1 Yr Prior Current



98% 92% 96%



91% 92% 88%



100% 87% 87%

School Size Percentile

School size as a percentile of elementary schools

45%

Middle

213



GLENVIEW SNR PS

School size and rank across the City

Three Year EQAO Scores

Scores for three years of EQAO testing

2 Yr Prior 1 Yr Prior Current



68% 77% 96%



58% 90% 91%



69% 92% 96%

School Size Percentile

School size as a percentile of middle schools

30%

Secondary

1232



CHARLES GORDON SNR PUBLIC SCHOOL

School size and rank across the City

Three Year EQAO Scores

Scores for three years of EQAO testing

2 Yr Prior 1 Yr Prior Current



72% 82% 96%



100% 88% 43%

School Size Percentile

School size as a percentile of secondary schools

45%

HOMECHEK

CONSTRUCTION REPORT

23 ANY STREET

SAMPLE

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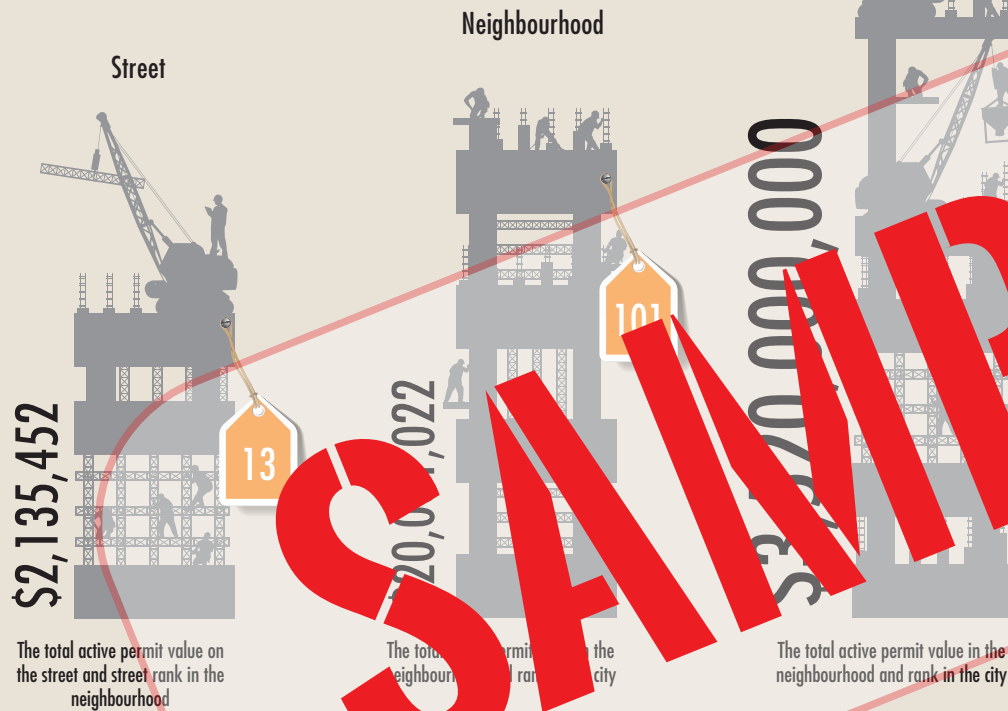
ANALYZED • RANKED
over
1,200,000
renovations
REVIEWED • RATED

POWERED BY
hometrics

NEW BUILDING PERMITS

CITYWIDE BUILDING PERMIT BREAKDOWN

Total active residential permit values for the city, neighbourhood and street



MOST ACTIVE STREETS

BRIDLEPATH-SUNNYBROOK-YORK MILLS

Most active streets in the neighbourhood by number of active permits and estimated construction value

Rank	Street	# Permits	Permit Value
1	Shields Ave	12	\$13,213,000
2	Bank Ave	8	\$11,000,009
3	Old Forest Hill Rd	2	\$4,008,888
4	Spadina Ave	2	\$1,876,000
5	Wheathearn Blvd	2	\$1,402,000
6	Winston Blvd	2	\$902,000
7	McLure Ave	2	\$800,000
8	Gladstone Ave	2	\$798,000
9	Fairmount Cres	2	\$779,000
10	Prince Rupert Ave	2	\$600,000
11	Summerhill Ave	2	\$578,000
12	Tweedsmuir Ave	2	\$558,000

POPULAR CONSTRUCTION

BRIDLEPATH-SUNNYBROOK-YORK MILLS

Comparison of neighbourhood construction work as a percentage of total work

Additions



Percentage of work that is additions

New Homes



Percentage of work that is new homes

Interior Alterations



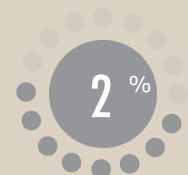
Percentage of work that is interior alterations

Decks



Percentage of work that is deck construction

Garage



Percentage of work that is garage construction

CONSTRUCTION OF NOTE

LARGEST & MOST EXPENSIVE WORK

Records pertaining to the largest and most expensive new home and condominium construction in the city and in the neighbourhood

Most Expensive New Home Construction - City

Most expensive new homes constructed in the city

Rank	Address	Cost
1	123 Park Lane Circle	\$19,376,888
2	30 Millbank Avenue	\$7,453,000
3	97 Old Forest Hill Road	\$5,232,000
4	325 Lytton Avenue	\$5,009,000
5	4 Charleston Street	\$4,975,000

Most Expensive New Home Construction - Neighbourhood

Most expensive new homes constructed in the neighbourhood

Rank	Address	Cost
1	123 Park Lane Circle	\$19,376,888
2	30 Post Road	\$7,453,000
3	97 The Bridle Path	\$5,232,000
4	325 High Point Road	\$5,009,000
5	4 The Bridle Path	\$4,975,000

Largest New Home Construction - City

Largest new homes constructed in the city

Rank	Address	Square Feet
1	123 Park Lane Circle	26,098
2	30 Millbank Avenue	7,400
3	97 Old Forest Hill Road	6,554
4	325 Spadina Avenue	5,901
5	4 Charleston Street	5,800

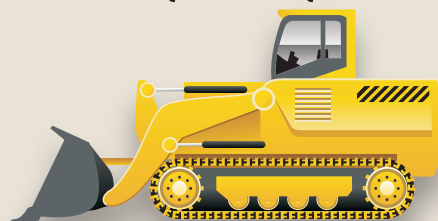
Largest New Home Construction - Neighbourhood

Largest new homes constructed in the neighbourhood

Rank	Address	Square Feet
1	123 Park Lane Circle	26,098
2	30 Post Road	7,400
3	97 The Bridle Path	6,554
4	325 High Point Road	5,901
5	4 The Bridle Path	5,800

Most Expensive New Home Construction

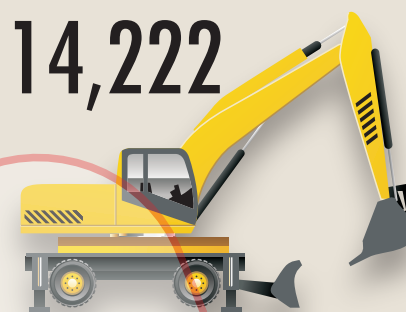
\$10,567,000



The value of the most expensive new home constructed in the city

Largest New Home Construction

14,222



The size of the largest new home constructed in the city

Most Expensive Renovation - City

Most expensive renovations constructed in the city

Rank	Address	Cost
1	20 Post Road	\$4,376,888
2	19 Millbank Avenue	\$4,253,000
3	90 Old Forest Hill Road	\$4,200,000
4	325 Spadina Avenue	\$3,900,000
5	4 Charleston Street	\$3,775,000

Most Expensive Renovation - Neighbourhood



Most expensive renovations constructed in the neighbourhood

Rank	Address	Cost
1	20 Post Road	\$4,376,888
2	14 Post Road	\$3,453,000
3	2 Post Road	\$2,232,000
4	4 The Bridle Path	\$2,009,000
5	100 Park Lane Circle	\$2,975,000

PROJECTS

AVERAGE PROJECT COSTS BY TYPE



Breakdown of neighbourhood and street construction work by construction type and average costs

 Neighbourhood  Street

Plumbing



AVERAGE COST \$625

	6666	\$36,434
	4	\$3,800

The number of plumbing permits and total cost thereof

Interior Alterations



AVERAGE COST \$ 9,999

100	\$9,756,000
18	\$1,757,000

The number of interior alteration permits and total cost thereof

Multiple Projects



AVERAGE COST \$ 9,999

402	\$3,666,000
21	\$876,000

The number of multiple permits and total cost thereof

New Single Family Homes



AVERAGE COST \$ 379,999

220	\$10,116,000
4	\$2,886,000

The number of new building permits and total cost thereof

Alterations



AVERAGE COST \$ 9,999

100	\$10,756,000
100	\$10,756,000

The number of alteration permits and total cost thereof

Interior Additions



AVERAGE COST \$10,226

10	\$210,000
10	\$40,000

The number of interior addition permits and total cost thereof

Addition/Alteration



AVERAGE COST \$ 14,200

67	\$362,000
8	\$122,000

The number of addition/alteration permits and total cost thereof

New Second Suites



AVERAGE COST \$ 10,292

111	\$1,113,211
1	\$10,898

The number of new second suite permits and total cost thereof

Accessory Buildings



AVERAGE COST \$ 13,009

14	\$238,531
1	\$12,000

The number of accessory building permits and total cost thereof

Finished Basements



AVERAGE COST \$ 13,233

221	\$8,303,070
30	\$390,009

The number of finished basement permits and total cost thereof

Basement Underpinning



AVERAGE COST \$ 2,509

306	\$102,665
40	\$80,022

The number of permits for underpinning and total cost thereof

Decks



AVERAGE COST \$ 2,950

16	\$120,005
2	\$5,233

The number of new deck permits and total cost thereof

Garages



AVERAGE COST \$ 18,765

4	\$106,668
0	\$0

The number of garage permits and total cost thereof

LEGAL USE ACCEPTABLE

PROPERTY RECORDS

Record of legally applied for front yard parking pad and/or a legal second suite on the property, where applicable

123 ANY STREET



Legal Front Yard Parking

Does the property have any record of a legal front parking pad

NO



Legal Second Suite

Does the property have any record of a legal second suite

NO



Heritage Property

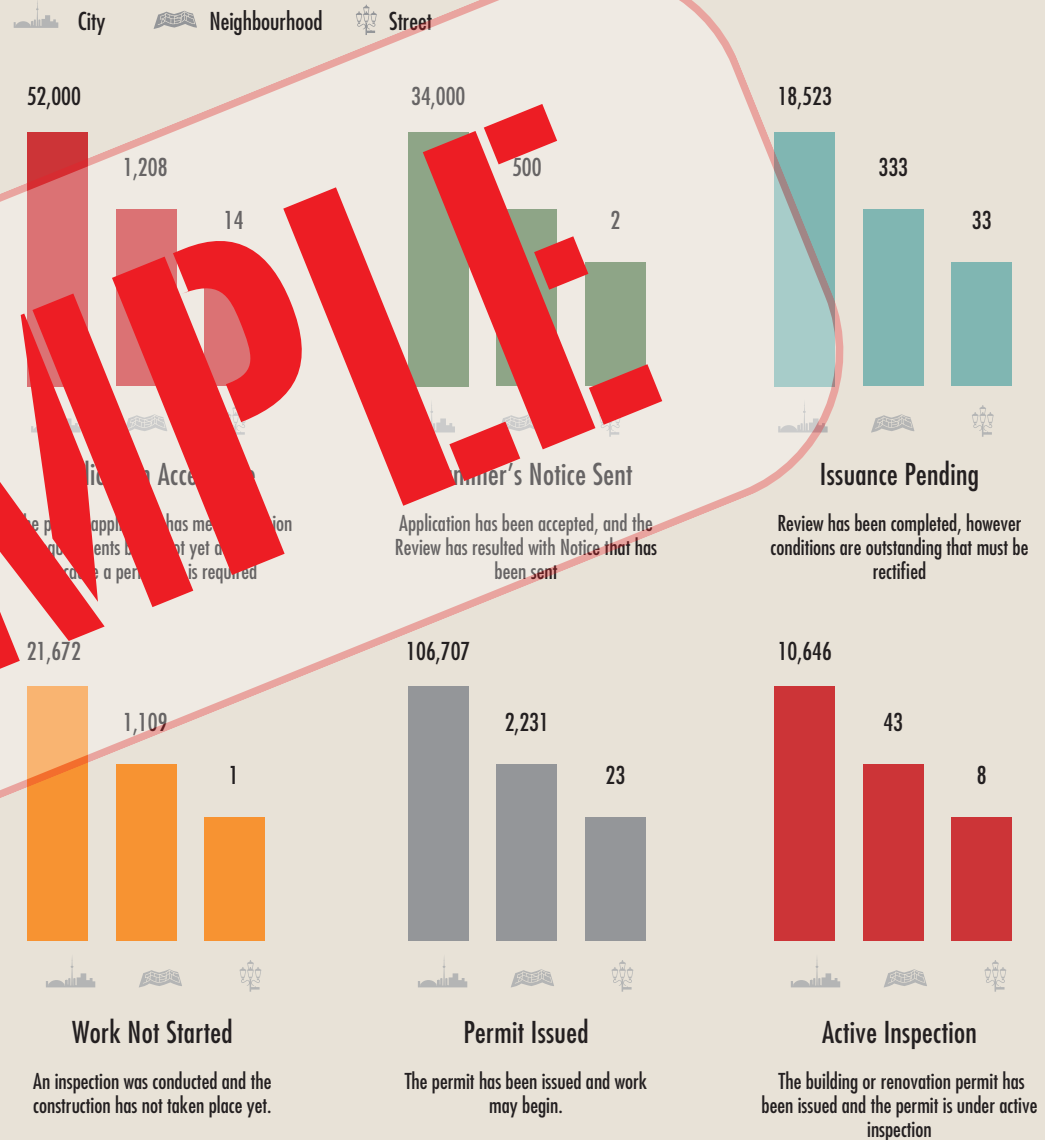
Is the property listed with a heritage designation

NO

PERMIT QUEUE

STATUS OF ACTIVE PERMITS

Breakdown of the status of active permits in the city, neighbourhood and street



ZONING

123 ANY STREET

Analysis of zoning designation and breakdown of allowed floor areas, setbacks, building depth and building height

A **Front Yard Setback** means a horizontal distance on a lot measured at a right angle from the front lot line to the nearest main wall of a principal building or structure.

6.0m

B **Rear Yard Setback** means a horizontal distance on a lot measured at a right angle from the rear lot line to the nearest main wall of a principal building or structure.

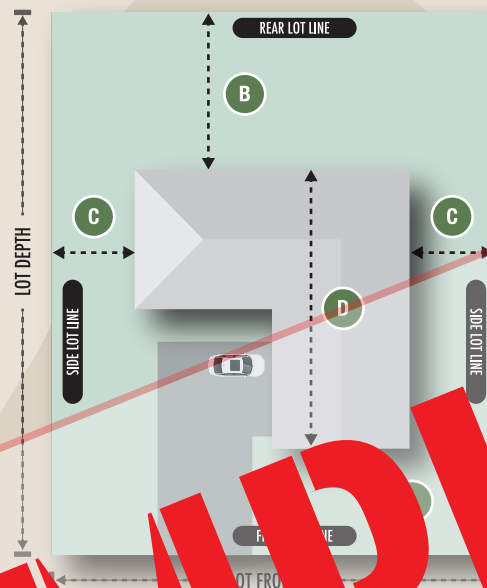
Greater of
7.5 m or 25% of lot depth

C **Side Yard Setback** means a horizontal distance on a lot measured at a right angle from the side lot line to the nearest main wall of a principal building or structure.

0.6m Less than 6 m	0.9m 6 m to less than 12 m	1.2m 12m to less than 15m	1.5m 15m to less than 18m
1.8m 18 m to less than 24 m	2.4m 24 m to less than 30m	3.0m Greater than 30 m	

D **Building Depth** means the horizontal distance between the portion of the front wall of a principal building on a lot closest to the front lot line, and the portion of the rear main wall of the building closest to the rear lot line, measured along the lot centreline.

17m



HOMETRICS NOTE

Use this zoning information when contacting the city to confirm zoning designations listed herein. Toronto Building must review your zoning to ensure it is in compliance.

Minimum Lot Frontage means the total area of each floor level, above grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, but excluding the basement and garage.

14 m

Minimum Lot Area means the gross floor area of all buildings on a lot divided by the lot area.

360 m²

Maximum Storeys is measured as the distance between the elevation of the established grade and the elevation of the highest point on the

3.0

Percent Coverage means the total area of each floor level, above grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, but excluding the basement and garage.

33%

Maximum Floor Space Index (FSI) means the gross floor area of all buildings on a lot divided by the lot area. A value of 0 indicates no maximum.

0.6

Zoning Bylaw Section and Exception defines the lands, or a portion thereof as subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections on file with the city

Conditional Uses:

Ambulance Depot, Cogeneration Energy, Community Centre, Crisis Care Shelter, Day Nursery, Fire Hall, Group Home, Home Occupation, Library, Municipal Shelter, Nursing Home, Place of Worship, Police Station, Private Home Daycare, Public Utility, Renewable Energy, Residential Care Home, Respite Care Facility, Retirement Home, Rooming House, Secondary Suite, Seniors Community House, Transportation Use

CITY ZONING STRING: RA (f24.0; au67.0) (x98)

10.2 900.3.10(5)

NEW BUILDING PERMITS

PERMITS NEAREST TO 123 ANY STREET

Listing of the most current building permits nearest to the property

	Address	Work	Structure Type	Distance	Issued Date	Status	SF Work	Estd Cost
01	1025 Scarborough Golf Club Road	Addition to Existing Building	SFD - Detached	60m	09-23-2015	Application Acceptable	556	\$321,000
02	10 Euphrasia Drive	Demolition	SFD - Semi-Detached	132m	09-23-2015	Application Acceptable	0	\$0
03	325 Douglas Avenue	New Building	SFD - Detached	150m	09-23-2015	Application Acceptable	2567	\$1,856,000
04	95 Three Valleys Drive	Install/Alter Plumbing	SFD - Detached	150m	09-23-2015	Application Acceptable	0	\$4,321
05	266 Lisgar Street	New Building	SFD - Detached	150m	09-23-2015	Application Acceptable	1877	\$1,206,000
06	77 Sixth Street	Addition to Existing Building	SFD - Semi-Detached	183m	09-23-2015	Application Acceptable	541	\$440,000
07	421 Glencairn Avenue	Alteration to Existing Building	SFD - Semi-Detached	183m	09-23-2015	Application Acceptable	650	\$1,000,008
08	983A Shaw Street	Addition/Alteration to Existing Building	SFD - Semi-Detached	345m	09-23-2015	Application Acceptable	1225	\$235,000
09	148 Glen Cedar Road	Addition/Alteration to Existing Building	SFD - Semi-Detached	677m	09-23-2015	Application Acceptable	300	\$969,000
10	44 Heathdale Road	Demolition	SFD - Detached	1002m	09-23-2015	Application Acceptable	0	\$0
11	114 Perry Crescent	Alteration to Existing Building	SFD - Semi-Detached	1018m	09-23-2015	Application Acceptable	0	\$8,200
12	1341 Dupont Street	Addition to Existing Building	SFD - Detached	1300m	09-23-2015	Application Acceptable	390	\$307,000
13	166 Rankin Crescent	Alteration to Existing Building	SFD - Semi-Detached	1485m	09-23-2015	Application Acceptable	0	\$33,330
14	509 Briar Hill Avenue	Addition to Existing Building	SFD - Detached	1489m	09-23-2015	Application Acceptable	1212	\$625,000
15	8 York Road	New Building	SFD - Detached	1559m	09-23-2015	Application Acceptable	5433	\$3,375,000

NEAREST BUILDING PERMITS MAP

NEAREST NEW PERMITS TO THE PROPERTY

Map of the building permits

LEGEND

-  Detached
-  Semi-detached
-  Townhouse



PERMIT HISTORY

PERMIT RECORDS FOR 123 ANY STREET

Permit history of work undertaken
on the property

	Application Date	Issued Date	Completion Date	Permit Number	Revision	Permit Type	Work	Status
01	09-23-2015	09-23-2015	12-23-2015	00 118555	0	Residential Permit	Alteration to Existing Building	Inspection
	Apply stone to west elevation re-build front verandah with cold storage below and rebuild basement entrance at rear apply brick veneer to north, south & east elevation; apply stone to west elevationre-build front verandah with cold storage below and rebuild basement entrance at rear apply brick veneer to north, south & east elevation; apply stone to west elevation							
02	07-03-2009	07-03-2009	12-03-2009	00 229555		Residential Permit	Alteration to Existing Building	Examiners Notice Sent
	Re-build front verandah with cold storage below and rebuild basement entrance at rear apply brick veneer to north, south & east elevation; apply stone to west elevationre-build front verandah with cold storage below and rebuild basement entrance at rear apply brick veneer to north, south & east elevation							
03	02-13-1999	02-13-1999	02-13-2000	00 100555	0	Residential Permit	Alteration to Existing Building	Inspection
	Demolish front porch floor and rebuild same with reinforced concrete new columns below brick columns for porch roof, and new brick facing for front face of building. Erect fence enclosure around private owned outdoor swimming pool in accordance with s.18 of the Resource Management Act 1992							
04	12-23-1997	12-23-1997	12-23-1997	00 119689	0	Plumbing	Install/Alter Plumbing Only	Inspection
	Install 25mm water service, 150mm sanitary drains from streetline to house, install 150mm sanitary drains in basement- install fixtures in basement- 1 w.B., 1 w.C., 1 b.T., 1 shower, 1 w.M., 1 f.D.; 1st floor- 1 2-compt. K.S., 1 w.C., 1 w.B., 1 d.W.; 2nd floor- 2 b.T., 2 w.C., 2 w.B., 1 f.D. See bp# 430127 plans.							
05	04-11-1995	04-11-1995	04-01-1996	00 119441	0	Residential Permit	New Building	Examiners Notice Sent
	construct 2 storey detached house with at grade integral garage, basement entrance at rear.							

HISTORICAL STREET ACTIVITY

STREET PERMIT RECORD FOR ANY STREET

Listing of the most current building permits on the street

	Address	Work	Structure Type	Issued Date	Completed Date	Status
01	60 Shields Ave	Monhomes, Sumps, Catch Basins, Interceptors	SFD - Semi-Detached	09-23-2013	09-23-2013	
02	4 Shields Ave	Plumbing	SFD - Detached	09-23-2013	09-23-2013	Application Acceptable
03	122 Shields Ave	Interior Alterations	SFD - Semi-Detached	09-23-2013	09-23-2013	Application Acceptable
04	14 Shields Ave	Multiple Projects	SFD - Detached	09-23-2013	09-23-2013	
05	98 Shields Ave	New Home	SFD - Detached	09-23-2013	09-23-2013	Application Acceptable
06	60 Shields Ave	New Home	SFD - Semi-Detached	09-23-2013	09-23-2013	Application Acceptable
07	20 Shields Ave	Addition	SFD - Detached	09-23-2013	09-23-2013	Application Acceptable
08	45 Shields Ave	New Second Unit	SFD - Detached	09-23-2013	09-23-2013	
09	3 Shields Ave	Addition	SFD - Detached	09-23-2013	09-23-2013	
11	63 Shields Ave	Accessory Building	SFD - Semi-Detached	09-23-2013	09-23-2013	
12	61 Shields Ave	Finish Basement	SFD - Semi-Detached	09-23-2013	09-23-2013	
13	30 Shields Ave	Finish Basement	SFD - Semi-Detached	09-23-2013	09-23-2013	Application Acceptable
14	102 Shields Ave	New Home	SFD - Semi-Detached	09-23-2013	09-23-2013	Application Acceptable
16	225 Shields Ave	Deck	SFD - Semi-Detached	09-23-2013	09-23-2013	Application Acceptable
17	228 Shields Ave	Garage	SFD - Semi-Detached	09-23-2013	09-23-2013	Application Acceptable
18	337 Shields Ave	New Home	SFD - Semi-Detached	09-23-2013	09-23-2013	Application Acceptable

HOMECHEK

CRIME REPORT

123 ANY STREET

SAMPLE



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HISTORICAL AREA CRIME

LAWRENCE PARK SOUTH

A breakdown of neighbourhood and street crime reported and recorded over a 10 year period

 Near/On Street  Neighbourhood  Neighbourhood Rank



NEIGHBOURHOOD CRIME

5 YEAR NEIGHBOURHOOD MAJOR CRIME INCIDENTS

All incidents reported and compiled by Hometrics under the heading of real property, robbery & theft and violent crime in the neighbourhood over 5 years

5 YEARS AGO 4 YEARS AGO 3 YEARS AGO 2 YEARS AGO PAST YEAR



CRIME OVERVIEW

HOMETRICS BENCHMARK RANKINGS

Benchmark rankings of neighbourhoods to determine overall safety

Blue Chip Crime Neighbourhoods



Neighbourhoods with decreasing or low crime rates year over year are classified as Blue Chip Crime Neighbourhoods (rank on left).

Sleeper Crime Neighbourhoods



Neighbourhoods with increasing crime rates after consistent stagnation or crime incidence are classified as Sleeper Crime Neighbourhoods (rank on left).

Steady Growth Crime Neighbourhoods



Neighbourhoods with consistently high or increasing crime rates year over year are classified as Steady Growth Crime Neighbourhoods (rank on left).

Rank	Neighbourhood	Average Prices
1	Lawrence Park South	\$2,665,000
2	Forest Hill North	\$1,995,000
3	Forest Hill South	\$1,475,000
4	Yonge Eglinton	\$1,175,000
5	Bridle Path-Sunnyside Park York Mills	\$1,000,000

Rank	Neighbourhood	Average Prices
1	Lawrence Park South	\$1,665,000
2	Forest Hill North	\$1,085,000
3	Forest Hill South	\$1,195,000
4	Yonge Eglinton	\$995,000
5	Bridle Path-Sunnyside Park York Mills	\$795,000

Rank	Neighbourhood	Average Prices
1	Regent Park	\$529,000
2	Scarborough Village	\$654,000
3	Rouge	\$411,000
4	Yorkdale-Glen Park	\$608,000
5	Mount Dennis	\$679,000

AVERAGE CRIME STATS

AVERAGE NEIGHBOURHOOD CRIME

Data relating to average annual crime incidents in the neighbourhood and on or near the street with rank of 140 neighbourhoods

Neighbourhood On/Near Street

Property Crime



The average number of property crime incidences

144
16

Violent Crime



The average number of violent crime instances

12
1

Vehicular Crime



The average number of vehicular crime instances

79
8

Mischief



The average number of mischief and arson instances

8
0

CRIME OVERVIEW

SAFEST & LEAST SAFE NEIGHBOURHOODS

Neighbourhoods with the highest and lowest instances of property crime, violent crime, and vehicular crime



Sex Offenders Registered

240

Number of registered sex offenders in the postal region (FSA)

Sex Offenders Per 10,000

1.23

Number of registered sex offenders per 10,000 in the FSA

Sex Offender Growth

-83%

Increase or decrease in the number of registered sex offenders in the FSA over 5 years



Highest Property Crime Neighbourhoods

Rank	Neighbourhood
1	Yonge-Eglinton
2	St. Andrew-Windfields
3	Palmerston-Little Italy
4	Regent Park
5	Oakridge



Highest Violent Crime Neighbourhoods

Rank	Neighbourhood
1	Dovercourt-Wallton-Newton
2	Oakridge
3	Regent Park-Kipling
4	Regent Park
5	Palmerston-Little Italy



Highest Vehicular Crime Neighbourhoods

Rank	Neighbourhood
1	Long Branch
2	Mount Pleasant West
3	Morningside
4	Runnymede-Bloor West Village
5	Humewood-Cedarvale



Lowest Property Crime Neighbourhoods

1	High Park-Swansea
2	Lawrence Park North
3	Rosedale
4	Bridle Path-Sunnybrook-York Mills
5	Forest Hill South



Lowest Violent Crime Neighbourhoods

1	Bridle Path-Sunnybrook-York Mills
2	Rosedale
3	Forest Hill South
4	Lawrence Park North
5	Humewood-Cedarvale



Lowest Vehicular Crime Neighbourhoods

1	High Park North
2	Dufferin Grove
3	Briar Hill-Belgravia
4	Casa Loma
5	Flemington Park

CRIME IN DIVISION

53 DIVISION

Incidences of property crime, violent crime, traffic offenses, and other crime recorded in the division per 100,000 population

Property Crime In Division



3,294

Highest 6,500
Lowest 2,889
Average 3,200

Property crime includes actual and attempted motor vehicle theft, other theft, actual and attempted break and enter, possession of stolen property, mischief and fraud.

Violent Crime In Division



1,101

Highest 1,500
Lowest 373
Average 866

Crimes involving the application or threat of application of force to a person. They include homicide, attempted murder, sexual assault, non-sexual assault, sexual offences, abduction and robbery.

Criminal Code Traffic In Division



5,938

Highest 7,777
Lowest 3,200
Average 4,438

Includes dangerous driving, impaired driving, refuse breath/blood sample and failure to remain at the scene of an accident.

Other Crime In Division



5,938

Highest 7,777
Lowest 3,200
Average 4,438

Any other Criminal Code offences. For example bail violations, arson, and disturbing the peace are included in other Criminal Code Offences.

Most Crime Incidents

The street, intersection or address in the neighbourhood with the highest crime incidences



21

21 Finch Avenue West

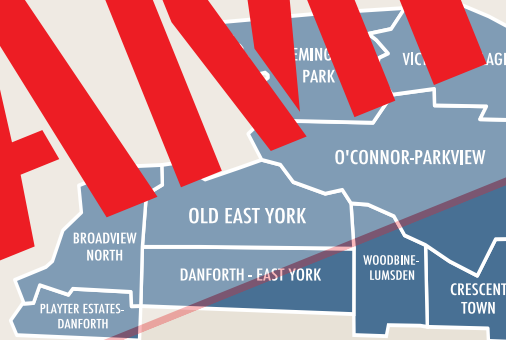
17 Heddington Avenue

Yonge St & ...ton Ave

9 Shields Avenue

7 Briar Hill Road

District ...



30,506

Average annual calls dispatched

18.0 MILLION

Annual expenditures which equates to an average of \$230 per person

15.20

The area in square kilometres in the division

183,564

The population protected by division officers and staff



Dispatched Calls

33,143

The average number of dispatched calls annually in the division

Uniform Strength

178



The average number of uniformed officers in the division

Driving Offences

245



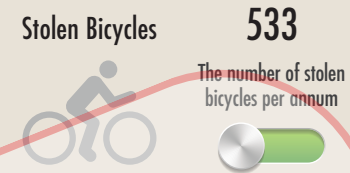
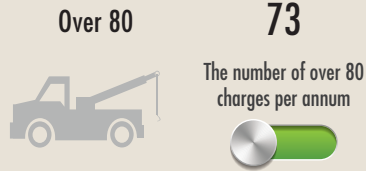
The average number of driving offences in the division

VEHICULAR CRIME

RECENT TRAFFIC VIOLATIONS

Incidences of criminal code traffic violations and theft of vehicles and bicycles in the division.

● Increasing ● Decreasing



CLEARANCE RATES

DIVISION CRIME CLEARANCE

Successful clearance of crime in the division for vehicle recovery, property crime, violent crime, traffic and other crime

Vehicle Recovery



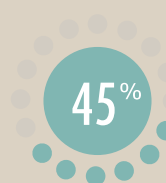
The division recovery rate for stolen vehicles

Property Crime Clearance



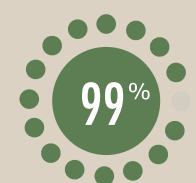
The division property crime clearance rate

Violent Crime Clearance



The division violent crime clearance rate

Traffic Clearance



The division criminal code traffic crime clearance rate

RECENT AREA CRIME

CRIME NEAREST TO ANY STREET

Nearest crime reports by type of offense, date, description and distance



HOMETRICS NOTE

Crime activity is based on either or both inbound calls to the police and charges laid. Stacked incidents (i.e. multiple records of a particular crime at one location) are typical and should be expected when multiple complaints are made.

Crime	Crime Additional	Address/Street/Intersection	Distance	Date
Robbery	Swarming	5 Avonwick Gt	100m	09-23-2015
A 17 year old male reports that on September 23, 2015 at about 1325 hours, he was at Senator O'Connor High School, 5 Avonwick Gate, when he was approached by three male suspects, two wearing disguises. One suspect grabbed the victim by his shirt and made a demand for his jacket.				
Break & Enter	Dwelling	Dearbourne Ave	125m	02-01-2015
A resident of Dearbourne Avenue reports that on February 1, 2015 between 1330 and 1730 hours, entry was gained into the premises by unknown means. Removed a quantity of jewelry and cash.				
Break & Enter	Dwelling	Juniper Ave	500m	01-24-2015
A resident of Juniper Avenue reports that between 1800 hours and 2000 hours, on January 24, 2015, entry was gained into the premises by forcing a window. Removed were a quantity of jewellery, a lap top computer and an MP3 player.				
Robbery	Purse Snatch	Finch Ave West and Bathurst St	620m	01-30-2014
A 45 year old female reports that on January 31, 2014 at about 1800 hours, she was walking in the area of Finch Avenue West and Bathurst Street, when she was approached from behind by a male suspect. The suspect grabbed the victims purse and pushed her to the ground.				
Robbery	Home Invasion	Ash Cres and Lakeshore Ave West	1100m	02-06-2013
A 77 year old female reports that on February 6, 2013 at approximately 0930 hours, she was in her house in the area of Ash Crescent and Lakeshore Avenue West, when a male suspect approached the premises stating he was injured and asked to use her phone. The victim complied and let the suspect into the house.				

Crime	Crime Additional	Address/Street/Intersection	Distance	Date
Forcible Confinement	Attempted Murder while Using a Firearm	Islington Ave and Macdonald-Cartier Fwy	1430m	09-20-2015
Nouvelle Maria Spa and Salon, 37 King Street East, reports that between 2030 hours, September 19, 2015 and 0830 hours, September 20, 2015, entry was gained into the premises by forcing a door. Removed was a quantity of jewellery, five bottles of champagne, flat iron, three pairs of scissors, a set of clippers, an ultra sound machine, two heating pots, portable massage table, 10 spa robes, a heating blanket and an office safe containing a quantity of cash, spa products, and an employee pay cheque.				
Robbery	Mugging	Lawrence Ave East and Carnforth Rd	1509m	05-17-2015
A 24 year old male and a 25 year old male report that on May 17, 2015 at approximately 2215 hours, they were in a vehicle in the area of Lawrence Avenue East and Canlish Road when they were approached by six male suspects, two armed with handguns. One of the suspects opened the car door and made a demand for cash while a second suspect approached and threatened the victim.				
Break & Enter	Dwelling	Wingrove Hill	1651m	04-27-2014
A resident of Wingrove Hill reports that between 0730 and 1730 hours, April 27, 2014 entry was gained into the premises by forcing a door. Removed were a quantity of jewellery, cash, a computer, a video and a digital camera.				
Robbery	Home Invasion	Evans Ave and Royal York Rd	1700m	05-06-2013
A 51 year old male and a 71 year old male report that on May 6, 2013 at about 1100 hours, they were in their apartment located at Evans Avenue and Royal York Road when they responded to a knock at the door. Two male suspects armed with butcher knives forced their way into the apartment and ordered the victims to lie face down on the floor.				
Break & Enter	Dwelling	Silverview Dr	1809m	05-16-2015
A resident of Silverview Drive, reports that between 0800 hours and 1000 hours, May 16, 2015, entry was gained into the premises by forcing a door. Removed was a quantity of jewellery, computer equipment, a camera, watch, Royal Doulton Figurines and coins.				
Sexual Assault	Using a Firearm	Bellamy Rd and Eglinton Ave East	2132m	07-10-2005
A 19 year old female reports that on July 10, 2005 at about 1800 hours, she was in her residence in the area of Bellamy Road and Eglinton Avenue East with a male suspect. The suspect engaged the victim in conversation and sexually assaulted her.				
Break & Enter	Dwelling	Lansbury Dr	2445m	01-01-2011
A resident of Lansbury Drive reports that between 1300 hours, December 27, 2010 and 1600 hours, January 01, 2011, entry was gained into the premises by forcing a window. Removed was a quantity of cash and jewellery.				

HOMECHEK

HAZARDS REPORT

123 ANY STREET

SAMPLE



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HAZARDS RECORD

PROPERTY HAZARDS ON RECORD

Results from datasets of grow house locations or charges and residence fire reports or remediation work.



Grow House On Record

Does the property have any record as being used as a grow house

NO

123 ANY STREET

Fire Damage On Record

Does the property have any record as being fire damaged

NO



GROW HOUSES

GROW HOUSE ON RECORD

Properties primarily used for the production of marijuana, typically equipped with extensive hydroponic equipment to provide food, and light to the plants.

City Neighbourhood Street



121	23	0	Apartment Building
43	6	0	Industrial Building
59	2	0	Multiple Unit Building
512	80	0	Detached Home
62	12	0	Semi-Detached Home
66	1	1	Townhouse

FIRE DAMAGE

FIRE DAMAGED PROPERTIES

Records of property data, however caused, from records of remediation activity with the authority overseeing the remediation or rebuild

City Neighbourhood Street



Apartment Building	121	23	0
Multiple Unit Building	43	6	0
Converted House	59	2	0
Detached Home	512	80	0
Semi-Detached Home	62	12	0
Townhouse	66	1	1

SAMPLE

CHARGED ESTABLISHMENTS

HIGHEST OFFENSES & CONVICTIONS

City overview of the highest number of offenses and convictions for health violations by establishment

Total Charges

18440



Significant and crucial establishment charges since the inception of the Dinesafe program

Most Offenses

Establishments charged with the most significant and crucial charges in the city (includes combined franchise charges)

Rank	Establishment	Count
1	Subway	84
2	The Friendly Thai	16
3	Mariko Japanese Restaurant	15
4	Coffee Time Donuts	
5	Mangia Mangia Italian Restaurant	10
6	Shoeless Joe's	
7	McDonald's Deli	
8	Crescent Town Restaurant	7
	Laila	5
	Ginger	3

Convictions

Highest fines levied against establishments in the city

Rank	Establishment	Fine
1	Farm Fresh Supermarket	\$41,250
2	Hamdi Restaurant	\$10,440
3	Laila	\$6,985
4	China City Supermarket	\$3,125
5	Cora Pizza	\$2,783

Closure Orders

Total establishment closure orders since the inception of the Dinesafe program in the city

39



Most Recent Closure Orders

The most recent closure orders of establishments in the city

	Establishment	Address	Date
1	Mariko Japanese Restaurant	576 Palmerston Blvd	NOV 2015
2	Forestview Chinese Restaurant	123 Smithsonian Street	NOV 2015
3	Laila	1 Hogarth Ave	NOV 2015
4	Crescent Town Restaurant	7 Summerhill Ave	AUG 2015
5	McDonald's Restaurant	197 Gladstone Ave	AUG 2015

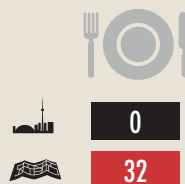
DINESAFE CHARGES

TOTAL CHARGES BY ESTABLISHMENT

Total crucial, significant, and minor charges levied by the City of Toronto Dinesafe initiative

City Neighbourhood

Food Caterer



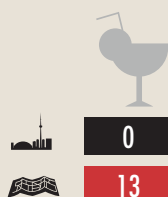
Supermarket



Restaurant



Cocktail Bar



High School



Butcher Shop



Banquet Facility



Food Cart



Bake Shop



Bakery



Food Court Variety



Convenience Variety



Takeaway



Fish & Chips



CHARGE SEVERITY

NEIGHBOURHOOD CHARGES

Percentage of neighbourhood charges based on severity

Minor



Infractions that present a minimal health risk.

Significant



Infractions that present a potential health hazard

Crucial



Infractions that present an immediate health hazard.



EMERGENCIES

EMERGENCY CALLS

Estimated fire, medical, and traffic emergency calls in the neighbourhood with ranking against all 140 neighbourhoods

1255



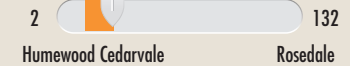
Ambulance Calls

1,203



Hazardous Incidents

52



180



Traffic Collisions

175



Pedestrian Collisions

5

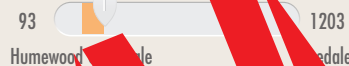


640



Fires & Fire Alarms

320



Fire Vehicle Incidents

10



Fire Medical Calls

200



Highest Ambulance Calls

Neighbourhoods with the highest number of ambulance calls. Rank out of 140 neighbourhoods.

Rank	Neighbourhood	# Of
1	Dovercourt-Wallace Emerson-Junction	902
2	Yorkdale	884
3	Bendale	612

Highest Hazardous Incidents

Neighbourhoods with the highest number of hazardous incidents. Rank out of 140 neighbourhoods.

Rank	Neighbourhood	# Of
1	Mount Pleasant West	18
2	Lambton Baby Point	4
3	Long Branch	2

Highest Fires & Fire Alarm Calls

Neighbourhoods with the highest number of fires & fire alarm calls. Rank out of 140 neighbourhoods.

Rank	Neighbourhood	# Of
1	Malvern	878
2	Kensington-Chinatown	522
3	Kingsway South	512

Highest Total Collisions

Neighbourhoods with the highest number of total collisions. Rank out of 140 neighbourhoods.

1	Corso Italia-Davenport	181
2	Blake-Jones	70
3	Dorset Park	34

Highest Fire Medical Calls

Neighbourhoods with the highest number of fire medical calls. Rank out of 140 neighbourhoods.

1	Bayview Woods-Steeles	308
2	Alderwood	307
3	Annex	290

Highest Fire Vehicle Incidents

Neighbourhoods with the highest number of fire vehicle incidents. Rank out of 140 neighbourhoods.

1	Malvern	233
2	Yonge-St.Clair	199
3	The Beaches	143

NEAREST CHARGES

NEAREST DINESAFE CHARGES

Breakdown of public health charges nearest to the property under analysis

● Crucial ● Significant



HOMETRICS NOTE

Charges are listed by distance to the property. Look for both charge significance and repeat offenders over time.

	Severity	Establishment Name	Type	Address	Distance	Date	Details
01	Significant	Subway	Bakery	43 Scarborough Golf Club Rd	500m	12-2015	Operator fail to provide adequate pest control
02	Crucial	The Friendly Thai	Bakery	576 Palmerston Blvd	900m	12-2015	Operator fail to maintain hazardous food(s) at 4C (40F) or colder.
03	Crucial	Mariko Japanese Restaurant	Bakery	123 South Hurontario Street	1200m	12-2015	Operator fail to ensure food is not contaminated/adulterated
04	Significant	Coffee Time Donuts	Bakery	1100 Hoganshoe Ave	1800m	12-2015	Operator fail to clean washroom fixtures
05	Significant	Mangia Mangia Italian Restaurant	Bakery	1777 Highway 7	1900m	12-2015	Operator fail to properly wash multi-use utensils
06	Significant	Shoeless Joe's	Bakery	197 Gladstone Ave	3000m	12-2015	Operator fail to ensure food is not contaminated/adulterated
07	Significant	Caplansky's Deli	Bakery	4 Cottingham Rd	3421m	12-2015	Operator fail to clean washroom fixtures
08	Significant	Cho Won Family Restaurant	Bakery	3248 Balmoral Ave	5000m	12-2015	Operator fail to provide adequate pest control
09	Significant	Laila	Bakery	7 Summerhill Ave	5333m	12-2015	Operator fail to maintain hazardous food(s) at 4C (40F) or colder.
10	Significant	Ginger	Bakery	6555 Davenport Rd	6239m	12-2015	Operator fail to maintain hazardous food(s) at 4C (40F) or colder.

NEAREST CHARGES MAP

NEAREST DINESAFE CHARGES

Map of public health charges nearest to the property under analysis

LEGEND



Significant



Crucial



Minor



HOMECHEK

PROPERTY COMPLAINTS REPORT

123 ANY STREET

SAMPLE

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ANALYZED • RANKED •
over
150,000
complaints
REVIEWED • RATED

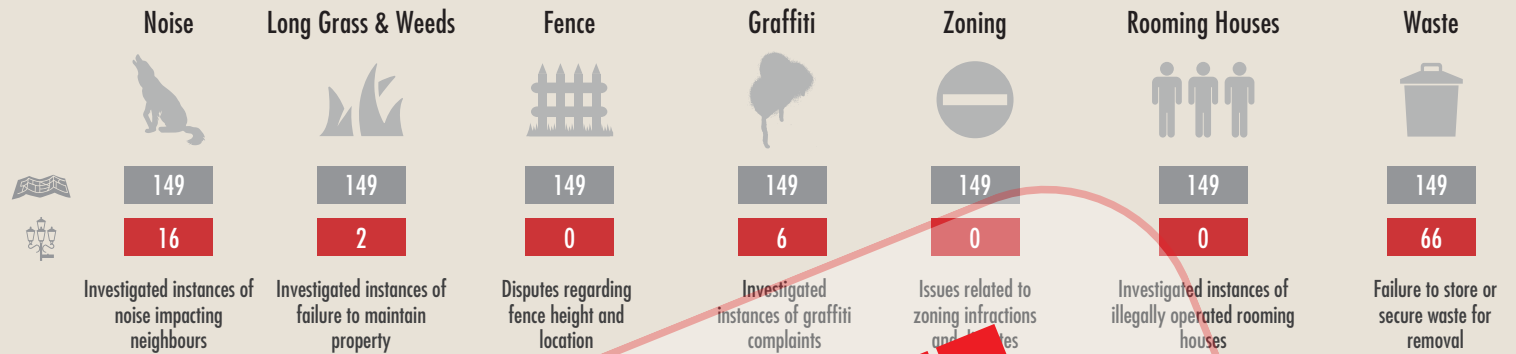
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COMPLAINTS

COMPLAINTS BY TYPE

Data related to the prior 12 month complaints in the neighbourhood and on the street

 Neighbourhood  Street



Total Fence Complaints

10131

Total Noise Complaints

5649

Total Long Grass Complaints

8058

By The Numbers

72,031

Annual complaints handled and resolved

235

Annual complaints handled in the neighbourhood

40,855

Property standards complaints fielded relating to zoning infractions

4,813

Notices issued to homeowners in contravention of municipal standards

Prosecutions Initiated

Neighbourhood prosecutions initiated due to failure to heed enforcement orders

102



Graffiti Complaints

Investigated neighbourhood graffiti complaints

49



Most Complaint Incidents

The street in the neighbourhood with the most complaint incidences

7



- 7 36 Scarborough Golf Club Rd
- 6 45 Mill Street
- 2 166 Yonge Street
- 2 44 Reed Street

NEARBY COMPLAINTS

NEAREST NEIGHBOUR COMPLAINTS

Historical breakdown of complaints by type of complaint nearest to the property



Long Grass & Weeds

Investigated instances of failure to maintain property

	Address	Distance	Date
1	16 Castlefield Avenue	20 m	Oct 2015
2	291 Roselawn Avenue	60 m	Nov 2011
3	8 Ridge Hill Drive	1.2 km	Jan 2012
4	393 Shields Avenue	1.5 km	2014
5	222 Briar Hill Avenue	1.5 km	Sept 2014



Zoning

Issues related to zoning infractions & violations

	Address	Distance	Date
1	44 Wintergreen Rd	10 m	Jan 2015
2	34 Amsterdam Ave	30 m	Mar 2015
3	31 Beaufield Ave	1.0 km	Jan 2012
4	1 Cadorna Ave	1.0 km	Apr 2014
5	180 Coleman Ave	1.1 km	Sept 2014



Graffiti

Investigated instances of graffiti complaints

	Address	Distance	Date
1	117 Ashridge Dr	60 m	Oct 2011
2	16 Babcock Rd	60 m	Nov 2015
3	7 Barnsley Crt	70 m	Jan 2015
4	43 Beamsville Dr	900 m	Sep 2013
5	1430 Wilson Ave	1.1 km	Sept 2015



Fence

Disputes involving fences and boundaries

	Address	Distance	Date
1	10 Winlock Pl	1.0 km	Dec 2011
2	2220 Stoney	1.0 km	Mar 2012
3	1000 Fairview	1.2 km	Aug 2015
4	6000 Montcliff	1.3 km	Sep 2015
5	10 Burnham Rd	1.8 km	Jul 2015



Rooming Houses

Investigated illegally operated rooming houses

	Address	Distance	Date
1	519 Woburn Ave	30 m	Sep 2015
2	2 Avis Cres	280 m	Mar 2015
3	303 Bessborough Dr	2.2 km	Apr 2015
4	10 Coleridge Ave	2.3 km	Jul 2014
5	73 Cedarcrest Blvd	2.4 km	Oct 2014



HOMETRICS SUGGESTS

Complaints are listed by distance to the property. Look for both repeat offenders and addresses with numerous complaints across categories.



Waste

Failure to store or secure waste for removal

	Address	Distance	Date
1	6210 Stoney Park Blvd	70 m	Feb 2015
2	114 Airdrie Rd	190 m	Jun 2015
3	79 Barker Ave	333 m	Jul 2015
4	26 Burnham Rd	570 m	Sep 2015
5	234 Cedarvale Ave	1.4 km	Sept 2015



Noise

Investigated instances of noise impacting neighbours

	Address	Distance	Date
1	44 Woody Vineway	100 m	Jun 2012
2	9 Barfield Ave	110 m	Jul 2013
3	228 Divadale Dr	1.2 km	Oct 2014
4	1 Cadorna Ave	1.3 km	Sep 2015
5	822 Cosburn Ave	1.9 km	Nov 2015

NEAREST COMPLAINTS

NEAREST PROPERTY COMPLAINTS

All complaints nearest to the property by address and date of investigation



HOMETRICS SUGGESTS

Complaints are listed by distance to the property. Look for both repeat offenders and addresses with numerous complaints across categories.

Infraction	Address	Distance	Date	Infraction	Address	Distance	Date
01 Long Grass	36 Scarborough Golf Club Rd	10m	SEP-2015	11 Long Grass	Adair Rd	820m	NOV-2014
02 Noise	75 Shields Avenue	30m	AUG-2013	12 Noise	Scarborough Dr	840m	APR-2015
03 Noise	393 Castlefield Avenue	234m	MAY-2015	13 Noise	1 Castlefield Ave	1.2km	APR-2015
04 Graffiti	223 Roselawn Avenue	390m	SEP-2015	14 Noise	75 Cedarcrest Blvd	1.2km	SEP-2015
05 Zoning	75 Shields Avenue	42m	JUN-2015	15 Zoning	31 Beaufield Ave	1.3km	SEP-2015
06 Rooming House	231 Spadina Avenue	406m	AUG-2015	16 Rooming House	34 Amsterdam Ave	1.5km	DEC-2014
07 Noise	18 St. Clair Avenue East	535m	JUL-2013	17 Noise	3221 Weston Rd	1.6km	JUL-2013
08 Noise	423 Spadina Avenue	681m	JAN-2015	18 Noise	16 Babcock Rd	1.7km	OCT-2015
09 Waste	18 Shields Avenue	790m	SEP-2015	19 Waste	44 Woody Vineway	1.7km	FEB-2015
10 Noise	188 Roselawn Avenue	798m	SEP-2015	20 Noise	63 Winston Park Blvd	1.7km	SEP-2015

NEAREST COMPLAINTS MAP

NEAREST PROPERTY COMPLAINTS

Map of complaints nearest to the property under analysis

LEGEND



Noise



Long Grass



Other



HOMECHEK

COST GUIDELINES REPORT

123 ANY STREET

SAMPLE

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ANALYZED • RANKED
over
300
building services
REVIEWED • RATED

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ROOFING SYSTEMS

ROOFING, SKYLIGHTS & EAVES

Costs associated with construction work to the roof structure of the property

● Low Range ● High Range

ROOFING SYSTEMS

Sloped Roof Asphalt Shingles	\$2.50	\$6.50	per sq. ft.
Low Sloped Asphalt Shingles	\$3.50	\$5.00	per sq. ft.
Cedar Shakes	\$13.00	\$18.00	per sq. ft.
Cedar Shingles	\$11.00	\$15.00	per sq. ft.
Slate Tiles/Steel Roofing	\$15.00	\$20.00	per sq. ft.
Clay/Concrete Tiles	\$7.00	\$10.00	per sq. ft.
Shingle Removal, Dumping 2 Layers	\$1.30	\$4.25	per sq. ft.
Flat Roofs 4-Ply	\$8.00	\$10.00	per sq. ft.
Flat Roofs Single-Ply Membrane	\$7.00	\$9.00	per sq. ft.
Flat Roofs Rolled Asphalt	\$2.50	\$4.50	per sq. ft.
Chimney Flashing	\$2.00	\$3.00	per lin. ft.
Roof & Wall Flashing	\$1.00	\$2.00	per lin. ft.
Parapet Wall Flashing	\$25.00	\$50.00	per lin. ft.
Roof Vents	\$10.00	\$300.00	each
Roof Tune-Up	\$300.00	\$700.00	each

SKYLIGHTS & ROOF WINDOWS

2'X4' Skylight On A Flat Roof ²	\$3,300.00	\$4,100.00	each
2'X4' Skylight On A Sloped Roof ²	\$2,500.00	\$3,500.00	each
2'X4' Roof Window ²	\$3,300.00	\$4,000.00	each



Flat Roof Skylight

\$3,700

Includes the purchase, installation and interior finishing of a flat roof skylight

\$3300 \$4100

EAVESTROUGHS

Eavestroughs & Downspouts (5")	\$5.00	\$9.00	per lin. ft.
Eavestroughs (6")	\$5.00	\$8.00	per lin. ft.
Sealant (6")	\$6.00	\$9.00	per lin. ft.
Removal of Eavestroughs	\$1.00	\$3.50	per lin. ft.
Eaves Cleaning	\$125.00	\$250.00	each

INSULATION

To Add R-20 (6") Of Loose Insulation	\$1.15	\$1.75	per sq. ft.
To Add R-32 (10") Of Loose Insulation	\$1.40	\$2.00	per sq. ft.
Add to Wall & Roof Cavities	\$2.00	\$3.25	per sq. ft.



Eavestroughs & Downspouts

\$7.50

Average cost of 5" eavestroughs and downspouts per linear foot installed

\$5.00 \$9.00

EXTERIOR PROPERTY WORK & MAINTENANCE

Costs associated with driveways, walkways, fences, decks, patios, pools & landscaping

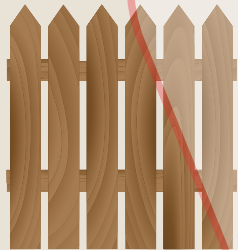
● Low Range ● High Range

DRIVEWAYS & WALKWAYS

Interlocking Brick/Stone	\$12.00	\$19.00	per sq. ft.
Stamped Concrete	\$10.00	\$13.00	per sq. ft.
Asphalt Paving - Existing Base	\$3.00	\$5.00	per sq. ft.
Asphalt Paving - New Base	\$5.00	\$7.00	per sq. ft.

FENCES

Pressure Treated (5' High)	\$25.00	\$35.00	per lin. ft.
Cedar (5' High)	\$35.00	\$48.00	per lin. ft.
Chain Link (4' High)	\$15.00	\$15.00	per lin. ft.



\$30.00

Cost for materials and labour to install a pressure treated fence

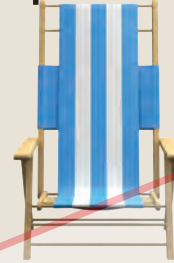
\$25 **\$40**

DECKS

Pressure Treated	\$25.00	\$40.00	per sq. ft.
Cedar	\$35.00	\$50.00	per sq. ft.
Custom Designed & Built	\$50.00	\$80.00	per sq. ft.
Wood Patio/Roof Deck	\$20.00	\$35.00	per sq. ft.

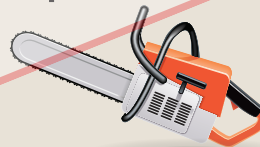
Cedar Decks

\$42



Costs to supply and install cedar decks

\$35



Cost for cutting and removal of a 18" diameter maple tree exclusive of permit fees

\$1200 **\$2200**

PATIOS

Interlocking Brick/Stone	\$12.00	\$25.00	per sq. ft.
Stamped Concrete	\$10.00	\$13.00	per sq. ft.
Patio Stones	\$4.00	\$6.00	per sq. ft.
Wood Decking	\$8.00	\$13.00	per sq. ft.
Flagstone/Field Stone	\$20.00	\$55.00	per sq. ft.



Top Soil & Sod

\$2.90

Cost to supply and install topsoil and sod per square foot

\$2.00 **\$3.40**

SWIMMING POOLS

16' X 32' Vinyl Lined ⁴	\$25,000.00	\$45,000.00	each
16' X 32' Concrete Lined ⁴	\$40,000.00	\$60,000.00	each
Pool Heaters	\$2,000.00	\$3,500.00	each
Pumps/Filters	\$1,200.00	\$1,800.00	each
Opening/Closing Maintenance	\$200.00	\$450.00	each
6' X 8' Fiberglass Hot Tub	\$6,000.00	\$9,500.00	each

LANDSCAPING

Top Soil And Sod	\$2.00	\$3.40	per sq. ft.
Tree Removal	\$1,200.00	\$2,200.00	each
6"X 6" Retaining Walls: Below ⁵	\$15.00	\$22.00	per lin. ft.
6"X 6" Retaining Walls: Grade ⁵	\$10.00	\$16.00	per lin. ft.

PERIMETER WORK

PERIMETER PROPERTY WORK & MAINTENANCE

Costs associated with construction work to the perimeter of the home including fireplaces, windows, exterior doors and walls

● Low Range ● High Range

FIREPLACES

Masonry Fireplaces	\$2,500	\$6,500	each
Pre-Fab Fireplaces	\$1,500.00	\$4,500.00	each
Wood Stoves	\$2,000.00	\$3,500.00	each
Fireplace Inserts	\$700.00	\$1,800.00	each
Glass Doors	\$400.00	\$950.00	each
New Damper	\$250.00	\$500.00	each
New Fire Brick	\$500.00	\$1,000.00	each
Hearth Extension	\$250.00	\$650.00	each
Flue Cleaning	\$100.00		each
Rebuild Chimney ⁶	\$450.00	\$1,500.00	each
New Chimney Cap ⁷	\$300.00	\$600.00	each
Chimney Flue Cap	\$110.00	\$170.00	each
Chimney Rebuilding ⁸	\$250.00	\$380.00	per sq. ft.
Tuckpointing ⁹	\$250.00	\$350.00	per sq. ft.
Re-Line Flue ¹⁰	\$500.00	\$950.00	each

WINDOW REPLACEMENT

Wood/Vinyl Windows	\$40.00	\$80.00	per sq. ft.
Aluminum Windows	\$55.00	\$70.00	per sq. ft.
Storm Windows	\$150.00	\$250.00	per lin. ft.
Porch Enclosures ¹¹	\$15.00	\$20.00	per sq. ft.
Fixed Thermal Glass ¹²	\$20.00	\$35.00	per sq. ft.

WALL SIDING

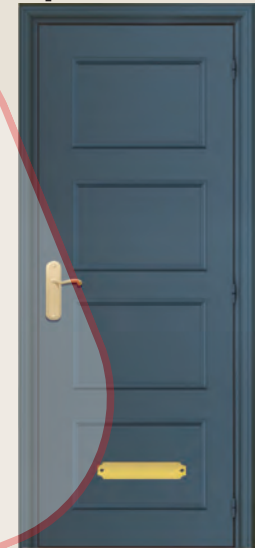
Aluminum Siding	\$5.00	\$8.50	per sq. ft.
Cedar Siding	\$6.00	\$9.50	per sq. ft.
Asphalt Shingles	\$2.50	\$4.50	per sq. ft.
Vinyl Siding	\$5.00	\$7.50	per sq. ft.
Stucco (Cement)	\$8.00	\$18.00	per sq. ft.
Brick (Veneer)	\$12.00	\$18.00	per sq. ft.
Brick Cleaning (Unpainted)	\$1.50	\$2.50	per sq. ft.
Brick Cleaning (Painted)	\$2.00	\$6.00	per sq. ft.

EXTERIOR DOORS

Steel Insulated Doors	\$500.00	\$900.00	each
Solid Wood Doors	\$600.00	\$1,000.00	each
6" Aluminum Doors	\$1,000.00	\$1,500.00	each
6" Vinyl Doors	\$1,800.00	\$3,500.00	each
6" Insulated Door	\$100.00	\$250.00	each
6" Opening In Brick Wall	\$1,500.00	\$4,500.00	each
6'X7' Opening In Wood Wall	\$1,000.00	\$1,250.00	each

Steel Insulated Doors

\$500



Cost to purchase a steel insulated exterior door excluding hardware

\$275 \$900

Window Replacement

\$70

Per square foot cost to replace wood or vinyl windows

\$40 \$80



INTERIORS

GENERAL INTERIOR WORK

Costs associated with construction work to the interior of the property including stairs, railings and floor finishes

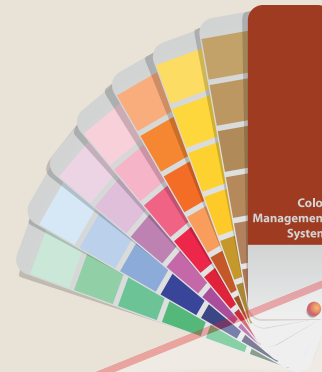
● Low Range ● High Range

GENERAL INTERIORS

Interior Doors ¹³	\$350.00	\$1,500.00	each
Mirrored Closet Door ¹⁴	\$200.00	\$500.00	each
Baseboards & Casing	\$2.00	\$7.50	per lin. ft.
Suspended Acoustic Ceilings	\$4.00	\$7.50	per sq. ft.
Wall Finishing ¹⁵	\$3.50	\$8.50	per sq. ft.
Painting ¹⁶	\$2.00	\$5.00	per sq. ft.
Paint Windows	\$85.00	\$115.00	each
Paint Doors	\$60.00	\$85.00	each
Wall Mirrors	\$1.00	\$11.50	per sq. ft.
Plaster Cornice Moulding	\$5.00	\$12.00	per lin. ft.
Intercom System ¹⁷	\$1,000.00	\$1,800.00	each
Central Vacuum ¹⁸	\$1,000.00	\$1,800.00	each
Install New Dryer Duct	\$150.00	\$250.00	each
Install Retrofit Dryer Duct	\$225.00	\$350.00	each

STAIRS & RAILINGS

Oak Circular Stair	\$4,000.00	\$7,000.00	each
Carpet Grade Circular Stair	\$1,500.00	\$2,500.00	each
Standard Oak Staircase	\$1,200.00	\$3,500.00	each
Carpet Grade Staircase	\$350.00	\$1,000.00	each
Stair Railings	\$75.00	\$150.00	per lin. ft.



Interior Painting

\$2.70

Cost per sq. ft. for three coats of paint to interior walls including mid range paints

\$2.00 \$5.00

FLOOR COVERINGS

Sheet Vinyl	\$4.00	\$8.00	per sq. ft.
12"X12" C. Tiles	\$4.00	\$8.00	per sq. ft.
Carpet	\$8.00	\$12.00	per sq. ft.
Laminated	\$8.50	\$12.50	per sq. ft.
Finished Wood	\$3.00	\$4.50	per sq. ft.
3/4" Oak Maple	\$7.00	\$14.00	per sq. ft.
1/4" Maple	\$8.00	\$15.50	per sq. ft.
Quart Flooring	\$7.00	\$10.50	per sq. ft.
Hardwood Refinish - Natural	\$2.00	\$4.80	per sq. ft.
Hardwood Refinish - Stain	\$3.00	\$5.90	per sq. ft.
Ceramic Floor Tile	\$9.00	\$18.00	per sq. ft.

Interior Doors

\$620



Cost for a solid core interior door including jamb and hardware

\$350 \$1200

Baseboards & Casing

\$4.00

Cost per lin. ft. to supply and install paint grade baseboards and casing

\$2.00 \$7.50



ELECTRICAL SYSTEMS

NEW & RETROFIT WORK

Costs associated for electrical work within the property including service upgrades and security systems

● Low Range ● High Range

SERVICE UPGRADES

Upgrade Service To 100 Amps	\$1,500.00	\$2,200.00	each
Upgrade Service To 200 Amps	\$2,500.00	\$3,200.00	each
(With Existing Underground)	\$1,300.00	\$1,800.00	each
Upgrade Service To 400 Amp	\$5,000.00	\$6,500.00	each
16 Circuit Auxiliary Panel	\$300.00	\$500.00	each

SECURITY SYSTEMS

Wireless Motion Detector	\$150.00	\$200.00	each
Wired System	\$1,300.00	\$2,000.00	each
Alarm Monitoring	\$25.00	\$40.00	per month



Upgrade Service to 100 Amps

\$1,800

Cost to upgrade an electrical service to 100 amps

\$1500 \$2200

RETROFIT WORK

Per Plug, Switch, Light	\$150.00	\$250.00	each
Stove And Dryer Plugs	\$250.00	\$350.00	each
Bathroom, Exterior GFI Plug	\$150.00	\$250.00	each
Bathroom Exhaust Fan	\$500.00	\$600.00	each
Doorbell System	\$180.00	\$200.00	each
Baseboard Heaters	\$350.00	\$500.00	each
Powered Attic Ventilators	\$500.00	\$650.00	each
Electric Smoke Detectors	\$160.00	\$230.00	each



Retrofit Plugs, Switches, Lights

\$175

Cost to install a plug, switch or light into existing electrical

\$150 \$250

NEW WORK

Per Plug, Switch, Light	\$100.00	\$150.00	each
Stove And Dryer Plugs	\$150.00	\$180.00	each
Bathroom, Exterior GFI Plug	\$100.00	\$150.00	each
Bathroom Exhaust Fan	\$200.00	\$500.00	each
Doorbell System	\$75.00	\$250.00	each
Baseboard Heaters	\$250.00	\$400.00	each
Powered Attic Ventilators	\$250.00	\$400.00	each
Electric Smoke Detectors	\$80.00	\$120.00	each

PLUMBING SYSTEMS

INTERIOR & EXTERIOR PLUMBING

Costs associated with plumbing work in and around the property including bathrooms, services & sewage systems

● Low Range ● High Range

BATHROOM PLUMBING

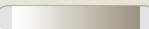
Whirlpool Bath & Faucets	\$1,200.00	\$3,400.00	each
Bathtub & Faucets	\$600.00	\$2,100.00	each
Shower Connection With Head	\$100.00	\$300.00	each
Toilet	\$200.00	\$600.00	each
Sink & Faucets	\$150.00	\$1,200.00	each
Pedestal Sinks & Faucets	\$250.00	\$850.00	each
Pressure/Temp, Balance Co	\$300.00	\$500.00	each
Pre-Formed Shower	\$1,200.00	\$1,500.00	each
Ceramic To Tub Enclosure	\$1,500.00	\$1,900.00	each



Bathtub & Faucets

\$950

Cost to supply and install a standard 5' bathtub with stainless steel faucets

\$600  \$2100

PLUMBING SERVICES

New 1" Water Service	\$2,000.00	\$3,500.00	each
40 Gal. Electric Hot Water Tank	\$600.00	\$800.00	each
Drain Lines In Basement Floor ¹⁹	\$4,000.00	\$6,500.00	each
Replace Drain Lines At Front Yard	\$3,000.00	\$5,000.00	each
Laundry Tub & Connections	\$450.00	\$650.00	each
Change Water Lines (Basement)	\$1000.00	\$3,200.00	each
Change Water Lines (Entire House)	\$3000.00	\$10,000.00	each
Exterior Garden Hose Bib	\$150.00	\$350.00	each

Sink & Faucets

\$400

Cost to supply and install a porcelain bathroom sink and stainless steel faucets

\$150  \$1200

SEWAGE SYSTEMS

Laundry Tub Sewage Pump	\$300.00	\$420.00	each
Installation Of Sump Hole	\$500.00	\$1200.00	each
Submersible Sump Pump ²⁰	\$150.00	\$330.00	each
Sewage Ejection System	\$3,000.00	\$4,500.00	each
Septic Tank Existing Soil ²¹	\$5,000.00	\$6,300.00	each
Septic Tank New Soil ²¹	\$10,000.00	\$12,000.00	each
Septic Tank Cleaning	\$150.00	\$220.00	each
Shallow Well Water Service	\$1,200.00	\$1,800.00	each
Deep Well Water Service	\$3,000.00	\$5,000.00	each

HVAC SYSTEMS

HEATING, VENTILATION, AIR CONDITIONING

Costs associated with home heating, home ventilation and air conditioning (both new and retrofit)

● Low Range ● High Range

VENTILATION SYSTEMS

Forced Air High-Efficiency Gas Furnace	\$2,000.00	\$7,000.00	each
Forced Air Mid-Efficiency Gas Furnace	\$1600.00	\$3,600.00	each
Installation Of Air Ducts (New)	\$8,000.00	\$15,000.00	each
Installation Of Air Ducts (Retrofit)	\$10,000.00	\$17,000.00	each

HEATING SYSTEMS

Hot Water Gas Boiler	\$3,500.00	\$5,500.00	each
Hot Water Gas High - Efficiency Boiler	\$7,000.00	\$12,000.00	each
Circulating Pump	\$800.00	\$1000.00	each
Cast Iron Radiators (Basement)	\$900.00	\$950.00	each
Cast Iron Radiators (Upper Level)	\$800.00	\$500.00	each
Heat Pump (2 Tons)	\$3,500.00	\$6,000.00	each
Heat Pump (3 Tons)	\$4,500.00	\$6,000.00	each



Programmable Thermostat

\$100

Price for a multi-stage programmable thermostat

\$100 \$350

MAINTENANCE

Air Duct Cleaning	\$275.00	\$400.00	each
Furnace Tune Up	\$115.00	\$200.00	each

AIR CONDITIONING SYSTEMS

Ductless A/C System	\$4,000.00	\$5,500.00	each
A/C Unit Using Existing Ducts (2 Tons)	\$3,200.00	\$3,500.00	each
A/C Unit Using Existing Ducts (3 Tons)	\$4,000.00	\$4,500.00	each
Attic A/C Unit - High Velocity	\$8,800.00	\$14,000.00	each
Attic A/C Unit - Low Velocity	\$8,000.00	\$11,000.00	each

RETROFIT & REMOVAL WORK

Removal of Basement Oil Tank	\$450.00	\$750.00	each
Complete Radiator & Piping Removal	\$2,500.00	\$3,800.00	each
Attic A/C Unit - Existing Ducts	\$1,000.00	\$1000.00	each



High Efficiency Gas Furnace

\$3,700

Price to purchase and install a new high efficiency gas furnace

\$2000 \$7000

HEATING EXTRAS

Humidifier - Drum Type	\$250.00	\$350.00	each
Humidifier - Flow-Through Type	\$350.00	\$550.00	each
Programmable Thermostat	\$80.00	\$350.00	each
Electric Air Cleaner	\$700.00	\$900.00	each
Electric Air Filter	\$250.00	\$350.00	each
Air To Air Heat Exchanger (HRV)	\$2,200.00	\$3,450.00	each

KITCHENS

NEW KITCHENS & ACCESSORIES

Costs associated with new kitchen installation including countertops & accessories

● Low Range ● High Range

Sink & Faucets	\$400.00	\$800.00	each
Dishwasher Connection	\$250.00	\$350.00	each
Garburator	\$175.00	\$620.00	each
Vegetable Sprayer	\$150.00	\$200.00	each
Kitchen Cabinets & Counter Tops	\$180.00	\$1200.00	per lin. ft.
Kitchen Plugs - New Work	\$125.00	\$250.00	each
Kitchen Plugs - Retrofit	\$150.00	\$350.00	each
Exhaust Fan - New Work	\$250.00	\$2500.00	each
Exhaust Fan - Retrofit ²²	\$300.00	\$3000.00	each
Instant Hot Garburator	\$350.00	\$650.00	each
	\$175.00	\$620.00	

New Custom Kitchen

\$450



New Exhaust Fan

\$550



Cost to purchase an install a stainless steel hood fan

\$250 ————— \$3000

Kitchen Sink

\$400



Cost to purchase a stainless steel double kitchen sink

\$400 ————— \$800

Refrigerator

\$800



Price for a stainless steel top mount refrigerator

\$500 ————— \$1800

Microwave

\$250



Price for a stainless steel 1.6 cu ft countertop microwave

\$150 ————— \$800

APPLIANCES

MAJOR HOUSEHOLD APPLIANCES

Costs associated with the purchase of household appliances including kitchen and laundry rooms

Cooktop

\$900



Price for a 5.0 cu ft free-standing stainless steel gas range

\$700 ————— \$3000

Dishwasher

\$700



Price for a stainless steel tall tub built-in dishwasher

\$400 ————— \$2000

Washer/Dryer

\$1,450



Price for a 4.1 cu ft front load stainless steel laundry pair

\$1200 ————— \$3500

PERMITS

CITY FEES FOR CONSTRUCTION

City charges for new home construction, interior remodeling and demolition

● Low Range ● High Range

NEW CONSTRUCTION

Each new residential unit	\$50.94	each
Single Family Dwellings	\$1.56	per sq. ft.
Certification of Plans	\$0.78	per sq. ft.
Permits for Certified Plans	\$1.32	per sq. ft.
Occupancy Permit	\$419.55	each

HVAC

Heating With New Ductwork	\$194.24	flat fee
Heating, Ventilating & AC	\$244.74	flat fee
Boiler/Furnace Replacement	\$194.24	flat fee
A/C Unit Addition	\$194.24	flat fee

PLUMBING

Fixtures & Roof Drains	\$20.98	each
Piping	\$194.24	flat fee

DEMOLITION

Demolition	\$0.014	per sq. ft.
Demolition Environmental Review	\$20.00	each

INDIVIDUAL PERMITS

Alterations/Removals	\$0.014	per sq. ft.
Interior Finishing	\$0.014	per sq. ft.
Fireplaces, Wood Stoves	\$194.24	each
Fence Enclosures	\$194.24	flat fee
Repair, Cladding, Roofing	\$0.63	per sq. ft.
Removal of Structural	\$0.52	per sq. ft.
Decks, Porches, etc.	\$194.24	each
Detached Garages & Structures	\$194.24	each



14 Cubic Yard Bin

\$600

Cost of rental and disposal of a 14 yard bin filled with mixed debris

\$450 \$1,200

GENERAL CONSTRUCTION

NEW CONSTRUCTION & RENOVATIONS

Costs associated with the construction of new homes and residential renovation

● Low Range ● High Range

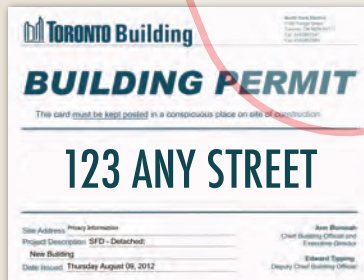
14 Cu. Yd. Bin	\$450.00	\$1200.00	each
20 Cu. Yd. Bin	\$500.00	\$1400.00	each

RENOVATION

Additions	\$150.00	\$300.00	per sq. ft.
Renovations	\$175.00	\$375.00	per sq. ft.
Complete Kitchen	\$10,000.00	\$80,000.00	each
Complete Bathroom	\$3,500.00	\$60,000.00	each

NEW CONSTRUCTION

New Home - Basic	\$110.00	\$140.00	per sq. ft.
New Home - Mid	\$140.00	\$250.00	per sq. ft.
New Home - High	\$250.00	\$450.00	per sq. ft.
New Home - Custom	\$450.00	\$1200.00	per sq. ft.



New Construction Permit

\$1.56

Cost of a new building permit per square foot

GARAGES

REMOVAL & CONSTRUCTION OF GARAGES

Costs associated with the removal and rebuilding of detached garages and carports

● Low Range ● High Range



Lower Basement Floor

\$280

Cost per linear foot to lower a basement floor including concrete and debris removal

\$200 \$375

GARAGES

Removal Of Existing Garage	\$6,000.00	\$6,000.00	each
Detached Carport	\$10,000.00	\$10,000.00	each
Detached Wood Frame 1-Car	\$9,000.00	\$9,000.00	each
Detached Wood Frame 2-Car	\$18,000.00	\$18,000.00	each
Detached Block 1-Car	\$18,000.00	\$23,000.00	each
Detached Block 2-Car	\$25,000.00	\$30,500.00	each
Automatic Garage Door Opener	\$350.00	\$650.00	each
Single Car Overhead Door Steel ²⁶	\$750.00	\$1000.00	each
Single Car Overhead Door Redwood	\$1,000.00	\$2,000.00	each
Single Car Overhead Door Cladboard	\$700.00	\$1,200.00	each
Double Car Overhead Door Steel ²⁶	\$1,400.00	\$2,000.00	each
Double Car Overhead Door Redwood	\$1,750.00	\$3,500.00	each
Double Car Overhead Door Cladboard	\$1,000.00	\$1,500.00	each

BASEMENTS

BASEMENT RENOVATION & CONSTRUCTION

Costs associated with the renovation and construction of basements

● Low Range ● High Range

BASEMENTS

Underpinning	\$250.00	\$350.00	per lin. ft.
Lower Basement Floor ²³	\$200.00	\$375.00	per lin. ft.
Basement Room Finishing	\$50.00	\$100.00	per sq. ft.
Build Basement Entrance	\$100.00	\$150.00	per sq. ft.
Separate Basement Entrance	\$10,000.00	\$18,000.00	each
Waterproofing Foundation ²⁴	\$20.00	\$35.00	per sq. ft.
Fix Foundation Cracks - Excavation	\$800.00	\$3,500.00	each
Fix Foundation Cracks - Injection ²⁵	\$500.00	\$1,000.00	each

Garage Removal

\$3,800

Cost to remove a single wood frame garage door with debris removal

\$2500 \$6000



INCIDENTAL COSTS

ONGOING OWNERSHIP CHARGES

Estimated ongoing monthly and annual charges to maintain and finance a property

■ Borrowing Fees
 ■ Utilities
 ■ City Fees
 ■ Maintenance

Mortgage



\$56,332

Annual mortgage interest costs

Insurance



\$1,800

Annual insurance charges

Water



\$450

Annual water charges

Heating



\$1,600

Annual heating charges

Hydro



\$2,400

Annual hydro charges

General Repairs



\$2,800

Annual repair costs

Removal



\$1,000

Annual removal costs

Landscaping



\$600

Annual landscaping charges

Garbage



\$325

Annual garbage fees

Taxes



\$8,224

Annual property taxes



Permit Parking

\$164

Minimum annual charge for an on street parking permit

\$13.70/month + HST

No access to on-site parking for resident's first vehicle

\$34.27/month + HST

No access to on-site parking for second and any subsequent vehicles

\$47.98/month + HST

Resident has access to on-site parking (permit is for convenience)

Permits are issued to residents only on a six months basis although permits for two consecutive terms are available. Terms are from December to May and from June to November. All permits issued during a term will be effective until the end of that term.

Temporary Permit Parking

24 hours \$9.48 incl. taxes



48 hours \$14.23 incl. taxes

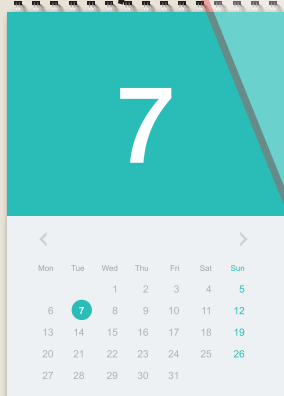


1 week \$22.22 incl. taxes



Total Monthly Cost

\$6,244



Total capital outlay on a monthly basis

Total Annual Cost

\$74,931



Total capital outlay on a yearly basis

CLOSING COSTS

COSTS RELATED TO HOME CLOSING

Breakdown of payments required for closing



Home Inspection

\$375

Cost of a home inspection to ascertain any deficiencies within or around the property

\$300 ————— \$600



Moving Costs

\$375

Cost to move a 2 storey, 3 bedroom home based on 1,800 square feet

\$3700 ————— \$5,800

Balance Of Down Payment

\$796,000

The balance for your down payment will be less your deposit, as outlined in the offer

Land Transfer Tax (PLTT)

\$18,460

This is payable to the Land Titles Office at the time the title is registered and is a percentage of the purchase price

Registration On

This is payable to the Land Titles Office at the time of registration

\$18,460

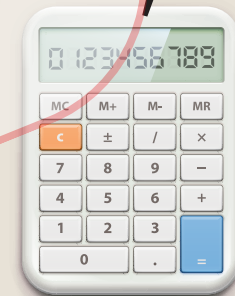
Basic Legal Fees

\$650

plus HST

The "basic" fee. This may not apply to multiple purchases, private transactions or relocation purchases

Total Closing Cost
\$864,356



Land Transfer Tax (MLTT)

\$18,460

This is payable to the Land Titles Office at the time the title is registered and is a percentage of the purchase price

Agent Fees

\$26,424

plus HST

The percentage listed in your listing agreement. Typically 5%

Zoning Memorandum

\$35

plus HST

Provided by the city indicating the zoning and whether structures comply

Tax Certificate

\$30

plus HST

Issued by the city indicating whether or not there are any unpaid taxes

Couriers

\$25

plus HST

Used to move payments, keys, and documents from one lawyer to another

Survey Certificate

\$800

plus HST

Details the exact location of the property's boundaries and the exact situation of buildings on the land. Usually obtainable from the home seller at no charge

Title Search

\$50

plus HST

Costs for the title search, computer access time, or obtaining copies of documents

Total capital outlay required to close on the property

ESTIMATION WORKSHEET

MATERIALS & LABOUR WORKSHEET

Worksheet to record material and labour required for the property

Material/Labour	Quantity Per		Price Per		Subtotal	HST	Total
		X	\$	=	\$	+	\$
		X	\$		\$	+	\$
		X	\$	=	\$	+	\$
			\$	=	\$	+	\$
			\$		\$	+	\$
			\$	=	\$	+	\$
			\$	=	\$	+	\$
		X	\$	=	\$	+	\$
		X	\$	=	\$	+	\$
		X	\$	=	\$	+	\$
							\$

LIFE EXPECTANCY

ESTIMATED REPLACEMENT AGE

General guidelines for the life expectancy in years of home related equipment and materials



Up To 10 Years Life Expectancy

Equipment or materials expected to last up to 10 years before replacement

Waterproofing Sealer	3
Waterproofing Silicone	3
Gravel Walk	4
Exterior Paint	6
Wall & Trim Paint	6
Dishwasher	10
Laminated Countertop	10
Garage Door Opener	
Pumps, Sump and Well	



Up To 15 Years Life Expectancy

Equipment or materials expected to last up to 15 years before replacement

Carpet	11
Microwave	11
Fiberglass Bathtub	12
Ceramic Tile Countertop	12
Gas Water Heater	12
Washer	12
Electric Water Heater	14
Dryer	14
Marble Bathtub	15
Wood Deck	15
Plastic Ducts	15
Heat Pump	15
Central Air Conditioner	15



Up To 30 Years Life Expectancy

Equipment or materials expected to last up to 30 years before replacement

Gas or Oil Furnace	18
Swimming Pool	18
Electric Range	17
Refrigerator	17
Garage	19
Asphalt Shingle Roof	20
Wood Shingle Roof	20
Concrete Walk	24
Gutters	30
Galvanized Ducts	30
Boilers	30



Over 40 Years Life Expectancy

Equipment or materials expected to last over 40 years before replacement

Drywall	40	Aluminum Siding	50	Block Foundation	100
Vinyl Siding	50	Wood Siding	80	Brick Wall	100
Tile Roof	50	Exterior Door	80	Stone Wall	100
		Slate Roof	100	Concrete Foundation	200