

# Who's Who 2011

## Welcome to the 8th annual Canadian Apartment Magazine who's who survey results

For this year's survey we have expanded even more to make a more comprehensive list of Canada's multi-residential companies that own and/or manage apartments. Instead of focusing on only the largest companies, we're including smaller, boutique operations as well to more accurately reflect what's happening in the industry. We've also included condominiums in this year's survey since many property management companies also manage condominiums and many landlords have added condominium ownership to their portfolios. And like last year, we have included a geographical breakdown based on the percentage of each company's portfolio located in one of four regions.

Although this list is considered a current and comprehensive listing for the industry, by the nature of the datagathering process, it is not exhaustive. In addition, Canadian Apartment Magazine Who's Who is not a ranking and should not be misconstrued as such. Every effort has been made to ensure the accuracy of the figures that follow. The listings are based on data that was supplied, but not independently verified. If you have any questions or comments, please contact the publisher at [ianl@mediaedge.ca](mailto:ianl@mediaedge.ca).

Thanks to all who took the time to send in the data. We appreciate your input. If you were not represented in our listing and would like to participate next year, you can obtain a copy of the official survey by contacting the publisher.



# Top 10 in Canadian Multi-Residential

## Apartment

### Own Only

	number of units
TransGlobe Property Management	4000
Lanesborough Real Estate Investment Trust	2107
O'Shanter Development Company Ltd.	1600
CAPREIT	1527
Sabjoy Inc	763
SITQ	686
Northland Asset Management Company	653

### Manage Only

	number of units
Gateway Property Management Corporation	16435
GWL Realty Advisors	16239
TransGlobe Property Management	13000
DMS Group	12155
Bairlane Property Management Inc.	9405
Vertica Resident Services	7436
Berkley Property Management	7136
Cogir Management Corporation	7000
Shelter Canadian Properties Ltd	6559
Minto Properties	3843

### Own & Manage

	number of units
Boardwalk REIT	35277
CAPREIT	27053
Homestead Land Holdings Limited	23313
Realstar Management	21000
Minto Properties	11689
TransGlobe Property Management	11600
Timbercreek Asset Management	10093
Killam Property Inc	9726
Park Property Management Inc.	8013
 Skyline Apartment REIT	6982

## Condo

### Manage Only

	number of units
Baywest Management Corp.	33000
Crosby Property Management	25131
Wilson Blanchard Management Inc	22913
Gateway Property Management Corporation	19547
AWM - Alliance Real Estate Group	10476
Pacific Quorum Properties Inc.	8035
ICC Property Management Ltd.	6585
Shelter Canadian Properties Ltd	3496
Colliers International	3197
Bairlane Property Management Inc.	3118

## Buildings

### Own Only

Lanesborough Real Estate Investment Trust	68
Dorset Realty Group Canada Ltd.	38
TransGlobe Property Management	34
O'Shanter Development Company Ltd.	17
Sabjoy Inc	12
CAPREIT	10
Northland Asset Management Company	9
Wycliffe Property Management Limited	1

### Manage Only


Baywest Management Corp.	475
Gateway Property Management Corporation	360
Wilson Blanchard Management Inc	333
Minto Properties	277
Crosby Property Management	257
Shelter Canadian Properties Ltd	226
Dorset Realty Group Canada Ltd.	223
AWM - Alliance Real Estate Group	218
Berkley Property Management	170
TransGlobe Property Management	147

### Manage & Own

CAPREIT	241
Boardwalk REIT	230
Homestead Land Holdings Limited	196
Minto Properties	190
Realstar Management	135
Killam Property Inc	126
TransGlobe Property Management	120
Park Property Management Inc.	67
Drewlo Holdings Inc.	48
Kelson Group	38

# Who's Who top Companies in Canadian Multi-Residential

# 2011

	Apartment			Condo			Buildings			% by Region				
	Total Units	Manage	Own	Both	Manage	Own	Both	Manage	Own	Both	Western Canada	Ontario	Quebec	Maritimes
Gateway Property Management Corporation	36,021	16435		39	19547			360		2	60-80	<20	<20	<20
Boardwalk REIT	35,277			35,277						230	60-80	<20	<20	
Baywest Management Corp.	34,400	1400			33000			475			100			
TransGlobe Property Management	28,600	13000	4000	11600				147	34	120	<20	60-80	<20	<20
CAPREIT	28,580		1527	27053					10	241	<20	60-80	<20	<20
Crosby Property Management	27,354	2223			25131			257			100			
Homestead Land Holdings Limited	23,313			23313							196		100	
Wilson Blanchard Management Inc	23,010	97			22913			333				100		
Realstar Management	21,000			21000						135	<20	60-80	<20	<20
Minto Properties	17,901	3843		11689	2369			277		190		100		
GWL Realty Advisors	16,239	16239						74			20-40	60-80	<20	<20
Brairline Property Management Inc.	12,523	9405			3118			120				100		
DMS Group	12,155	12155										100		
AWM - Alliance Real Estate Group	10,893	417			10476			218			100			
Shelter Canadian Properties Ltd	10,277	6559		222	3496			226		1	40-60	40-60		
Timbercreek Asset Management	10,093			10093							<20	60-80	<20	<20
Killam Property Inc	9,726			9726						126		<20		>80
Berkley Property Management	9,312	7136		220	1956			170		2		100		
Pacific Quorum Properties Inc.	8,540	505			8035			140			100			
Morguard Corporation	8,280	1312		6233	735			16		18	<20	>80		
Park Property Management Inc.	8,153			8013	140			1		67		100		
Vertica Resident Services	7,436	7436						46			<20	60-80	<20	
Cogir Management Corporation	7,000	7000						52				<20	>80	<20
 Skyline Apartment REIT	6,982			6982								100		
Drewlo Holdings Inc.	6,958			6958						48		100		
ICC Property Management Ltd.	6,585			6585				55				100		
Globe General Agencies	5,744			5744							>80	<20	<20	
Colliers International	5,262	2065			3197			98			>80	<20	<20	<20
Oxford Residential	5,153			5153						11	<20	40-60	20-40	20-40
Dorset Realty Group Canada Ltd.	4,018	916		717	2385			223	38		100			

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	Apartment			Condo			Buildings			% by Region				
	Total Units	Manage	Own	Both	Manage	Own	Both	Manage	Own	Both	Western Canada	Ontario	Quebec	Maritimes
Citigroup Properties Ltd.	3,821	912			2909			76						100
Sterling Karamar Property Management	3,599	3551			48			25				100		
Bayshore Property Management	3,413	871			2542			87				100		
Akman Management Ltd.	2,917	632		33	2252			42		1	100			
Concert Properties Ltd.	2,688			2688						15	40-60	40-60		
O'Shanter Development Company Ltd.	2,642	1000	1600		42			10	17			100		
Prospero International Realty Inc.	2,608	2608						45			100			
Kelson Group	2,527			2527						38	100			
Old Oak Properties Inc.	2,385	977		1347			61	5		8		100		
Lanesborough Real Estate Investment Trust	2,107		2107						68		100			
The Regional Group	2,058	1458			600			22				>80	<20	
Greenrock Property Management Ltd.	2,000	2000									100			
Centurion Apartment REIT	1,418			1418						22		100		
Westcorp Properties Inc.	1,288			759	529			2		3	100			
Warrington PCI Management	1,246	292			954			25			100			
Wycliffe Property Management Limited	1,188	21		845	307	15		5	1	5		100		
Lawrence Construction/Grant Management	1,043	134		909				4		17		100		
Tandem Property Management	1,008	1008						3				100		
Capilano Property Management Services Ltd.	900			900						14	100			
Twin City Management Ltd	862	862						44						100
Sabjoy Inc	763		763						12			100		
Equity Hill Properties Group	697	49			648			17				100		
SITQ	687		686			1						>80	<20	
BlueStone Properties Inc	670			670								100		
Northland Asset Management Company	653		653						9		100			
Equitable Real Estate Investment Corp.	606			606						28	100			
Compass Commercial Realty	533	533						16				<20	>80	
Shindico	490	94		396				3		5	>80	<20	<20	<20
Gistex Inc.	430			430						10		100		
Greenwood Lane Inc.	355	77			278			6						100