

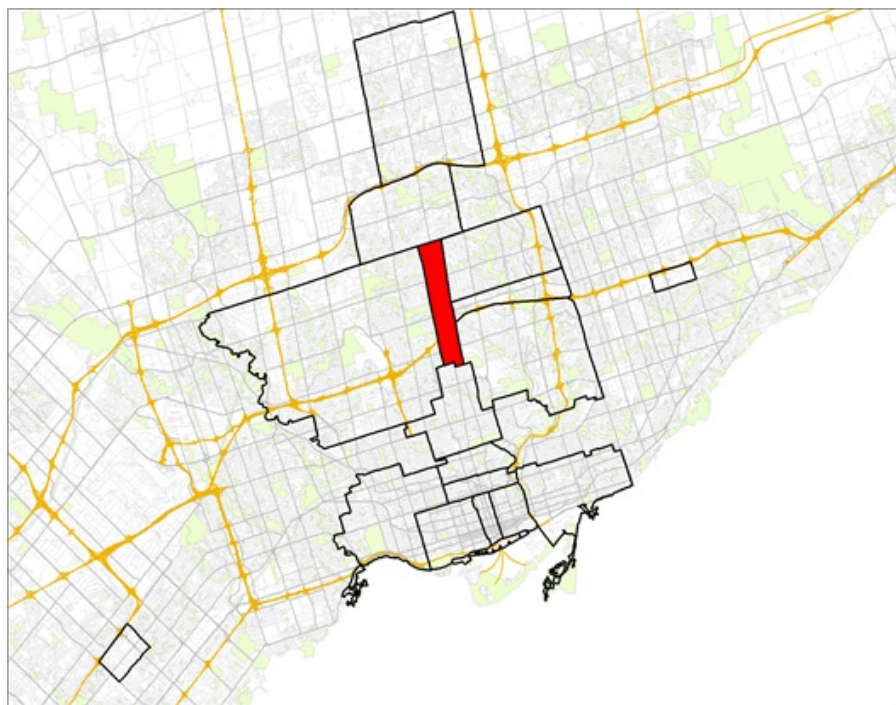


Greater Toronto Area  
North Yonge Corridor

New Homes High Rise Submarket Report  
Data as of July 2018



# North Yonge Corridor Submarket Report - July 2018

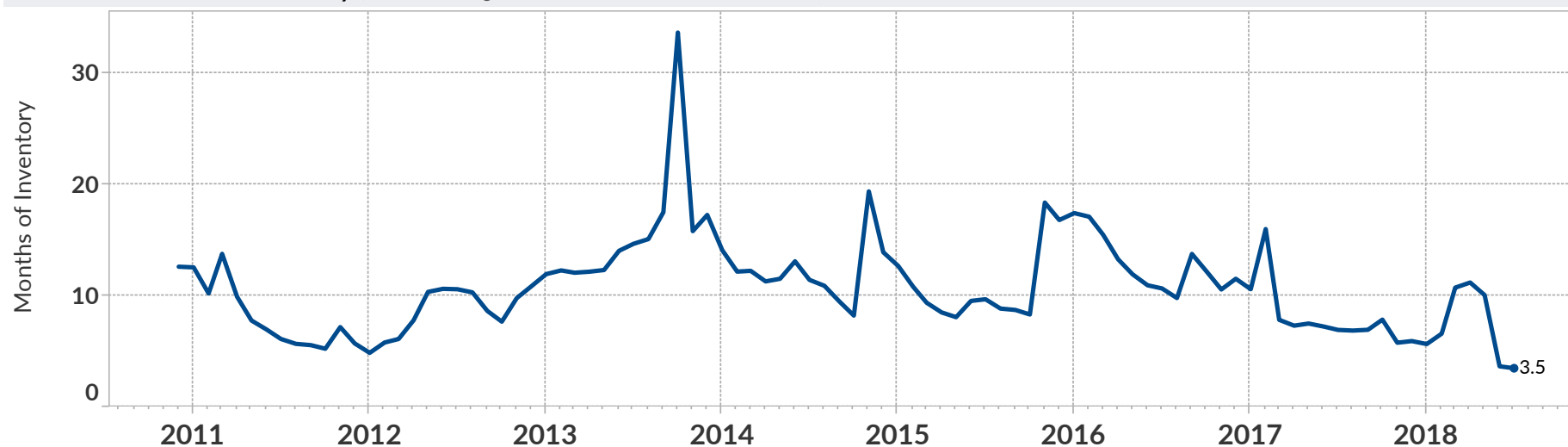


| North Yonge Corridor                          |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 6         | 299       |
| Total Units                                   | 1,997     | 74,568    |
| Total Sales                                   | 1,768     | 64,637    |
| Rem. Inv.                                     | 229       | 9,931     |
| Avg. \$/SF                                    | \$920     | \$923     |
| Avg. SF                                       | 726       | 921       |
| Avg. \$                                       | \$667,932 | \$850,420 |
| Current Month Sales (incl. active & sold out) | 13        | 855       |

## Development Applications

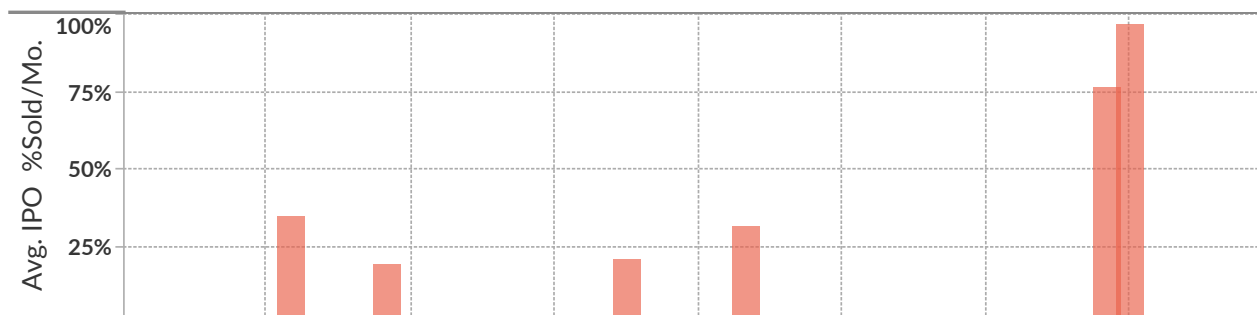
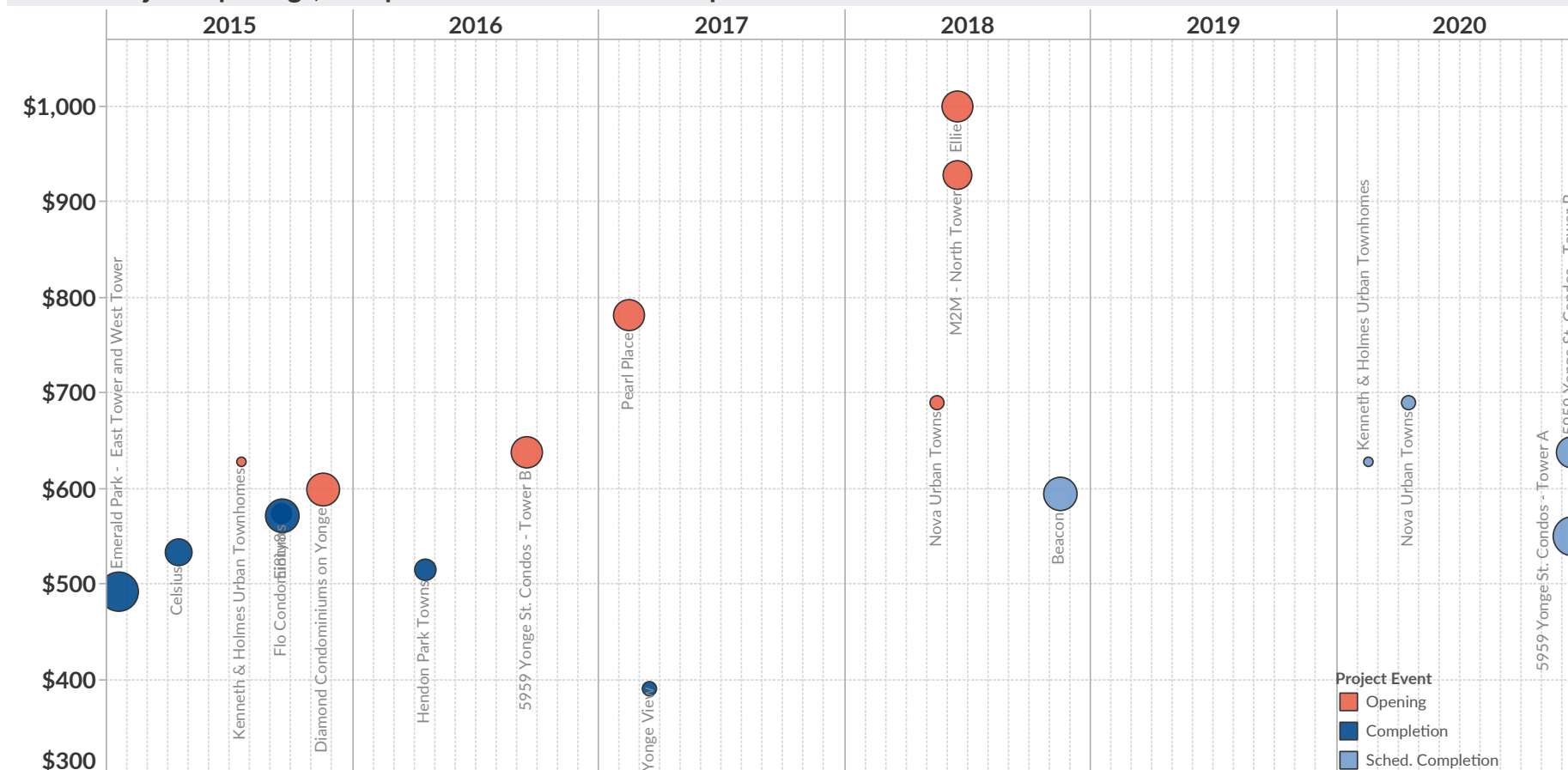
| North Yonge Corridor   |       | City of Toronto |
|------------------------|-------|-----------------|
| Number of Dev. Apps.   | 10    | 278             |
| Total Units            | 7,623 | 291,396         |
| Min. Floor Space Index | 1.0   | 0.1             |
| Max. Floor Space Index | 9.6   | 45.5            |
| Avg. Floor Space Index | 4.0   | 5.5             |

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

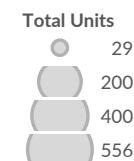


# North Yonge Corridor Submarket Report - July 2018

## Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



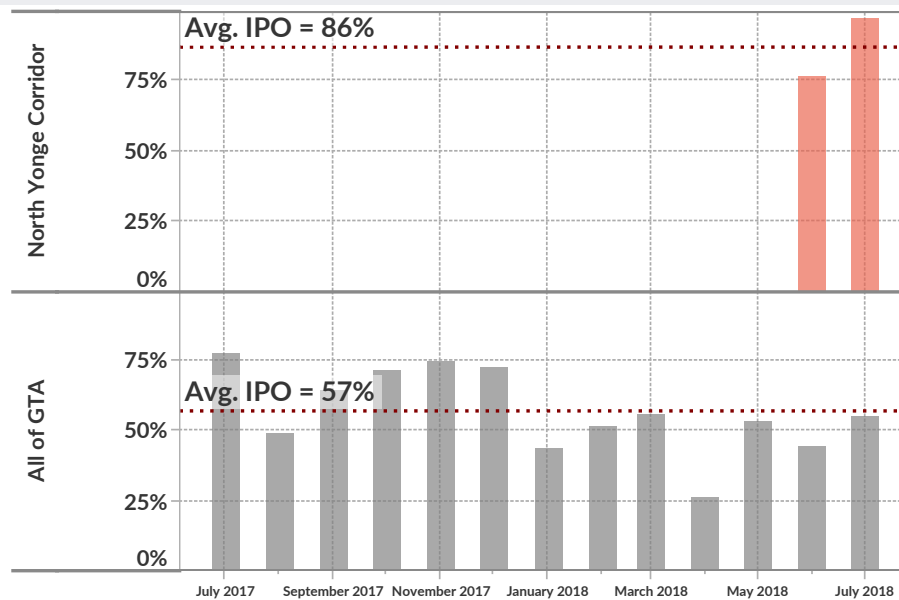
# North Yonge Corridor Submarket Report - July 2018

## Project Data by Unit Type

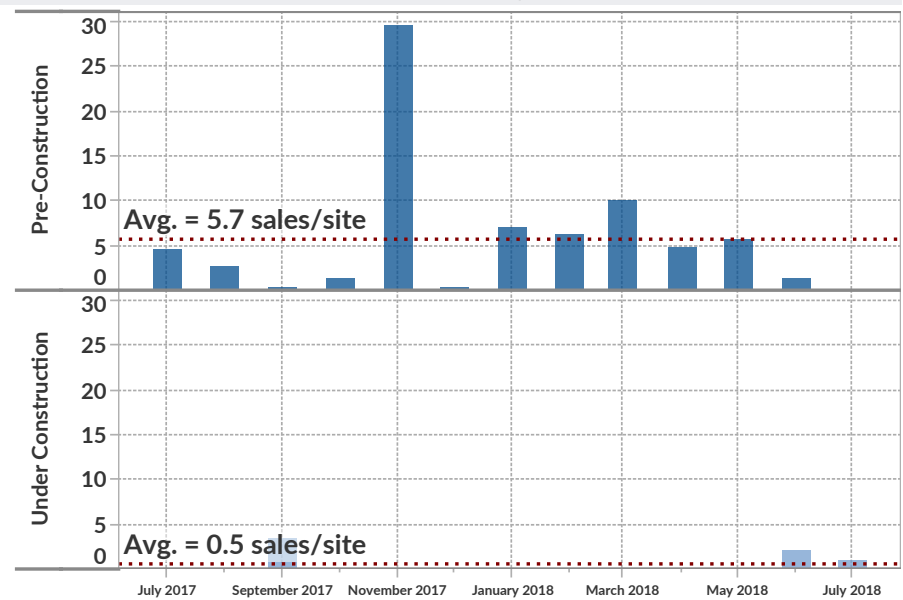
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 1           | 0                   | 1           | 0         |
| 1 Bedroom       | 323         | 6                   | 317         | 6         |
| 1 Bedroom + Den | 863         | 5                   | 740         | 123       |
| 2 Bedroom       | 494         | 1                   | 440         | 54        |
| 2 Bedroom + Den | 270         | 0                   | 249         | 21        |
| 3 Bedroom & Up  | 37          | 0                   | 16          | 21        |
| Penthouse       | 9           | 1                   | 5           | 4         |
| Other           |             |                     |             |           |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,035    | 482             | 572              | \$461,350        | \$629,200         |
| \$909      | 523             | 673              | \$466,900        | \$740,300         |
| \$946      | 667             | 816              | \$637,380        | \$760,900         |
| \$900      | 834             | 1,479            | \$738,000        | \$1,195,800       |
| \$899      | 926             | 1,507            | \$904,900        | \$1,050,000       |
| \$970      | 1,227           | 1,227            | \$1,184,900      | \$1,194,800       |
|            |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

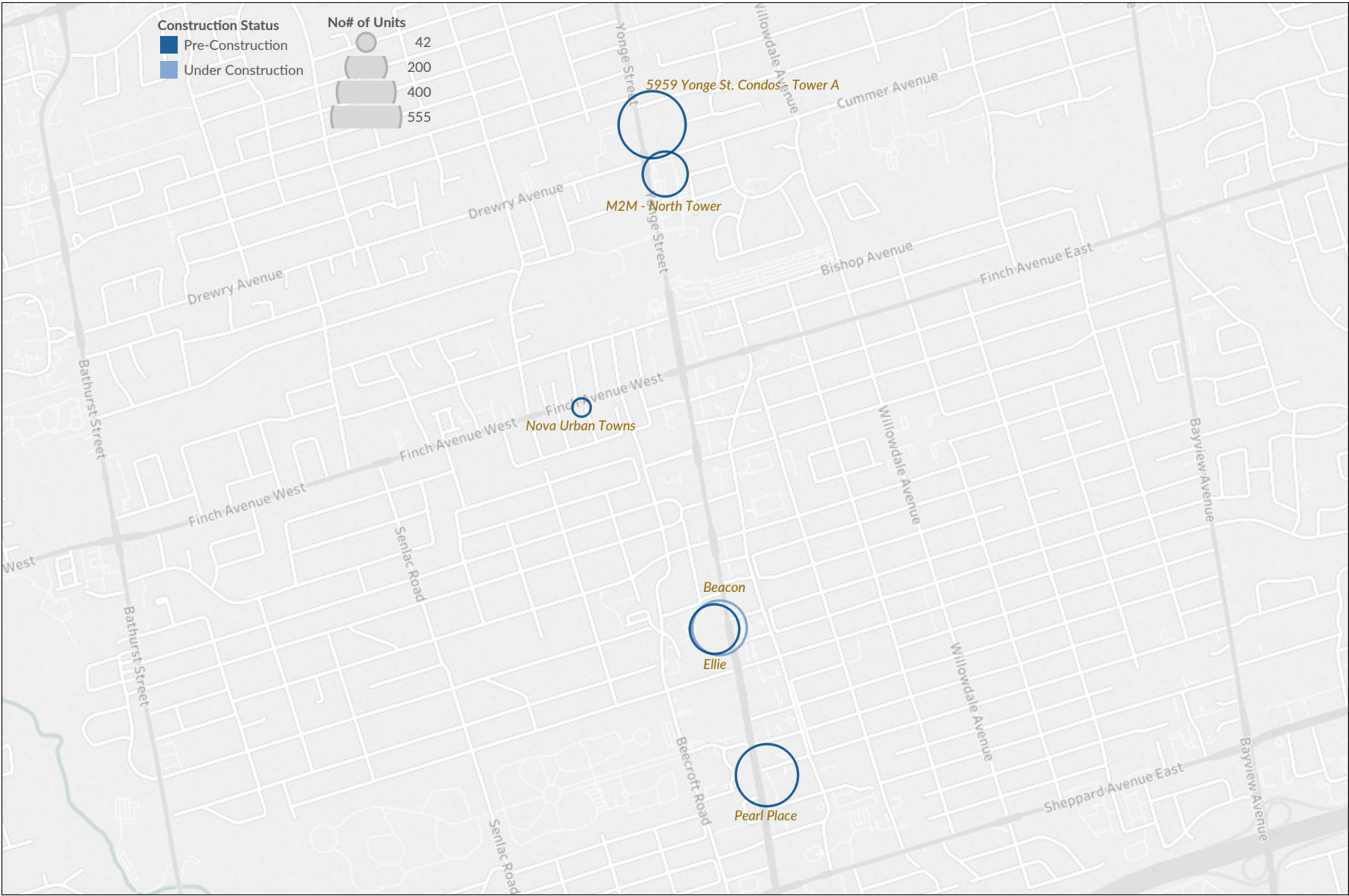


## Post Launch Absorption: North Yonge Corridor



# North Yonge Corridor Submarket Report - July 2018

## Current Active Projects



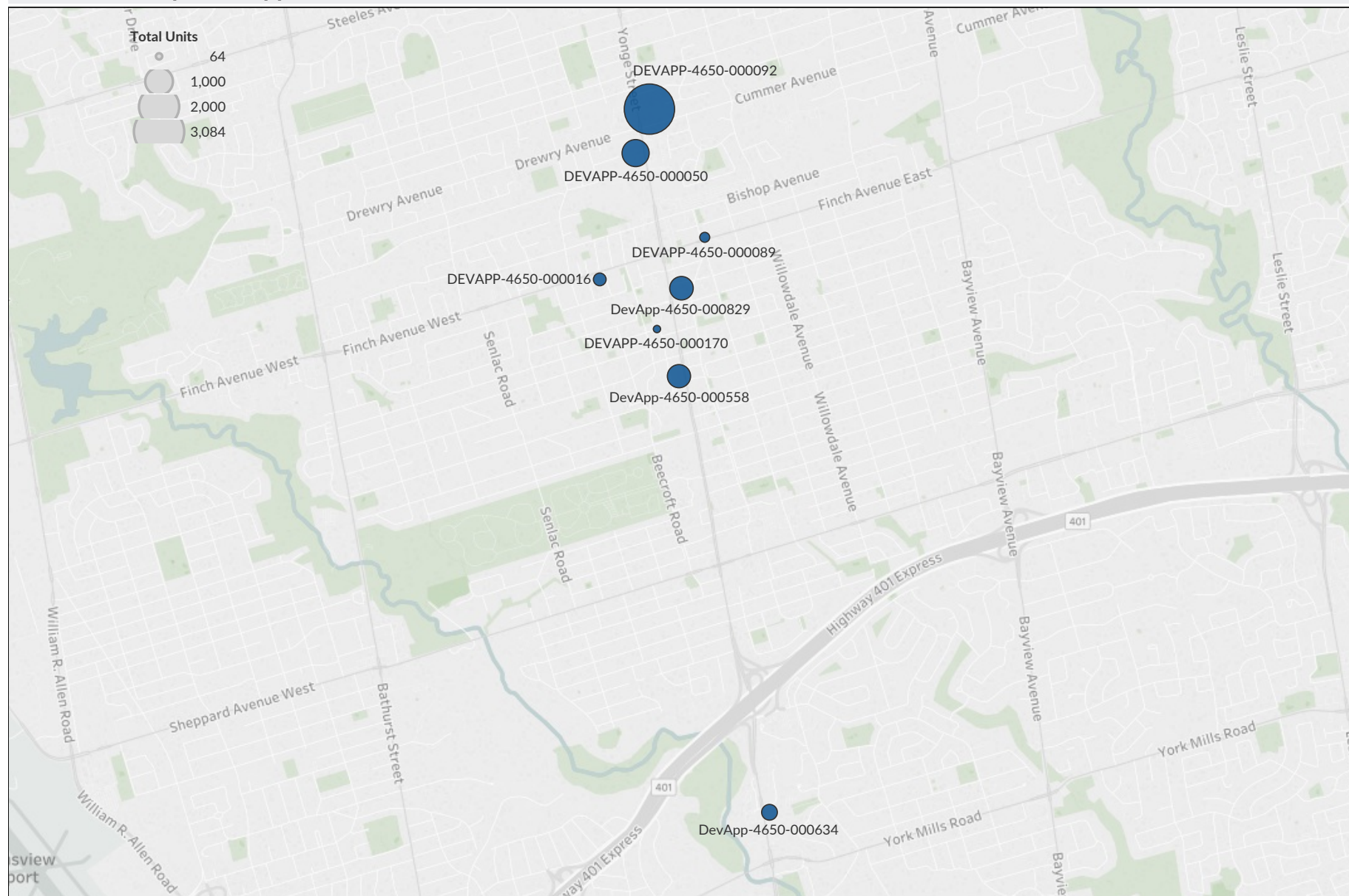
# North Yonge Corridor Submarket Report - July 2018

## Current Active Project List

| Site Name                                             | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Rem. Inv. | Total Units | Original \$/SF | Avg. \$/ SF |
|-------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 5959 Yonge St. Condos - Tower A - Ghods Builders Inc. | Apartment    | December 2020           | 0                   | 0   | 24        | 555         | \$550          | \$901       |
| Beacon - Sorbara                                      | Apartment    | November 2018           | 1                   | 3   | 4         | 369         | \$594          | \$969       |
| Ellie - G Group Development                           | Apartment    | September 2022          | 12                  | 285 | 18        | 303         | \$999          | \$1,073     |
| M2M - North Tower - Aoyuan International              | Apartment    | May 2022                | 0                   | 250 | 0         | 250         | \$928          | \$928       |
| Nova Urban Towns - Kaleido Developments Inc.          | Stacked      | April 2020              | 0                   | 32  | 10        | 42          | \$690          | \$688       |
| Pearl Place - Conservatory Group                      | Apartment    | March 2021              | 0                   | 69  | 173       | 478         | \$780          | \$931       |

# North Yonge Corridor Submarket Report - July 2018

## Current Development Applications



## North Yonge Corridor Submarket Report - July 2018

### Current Development Application List

| InventoryNumber    | Address                   | Floor Space Index | Total Units |
|--------------------|---------------------------|-------------------|-------------|
| DEVAPP-4650-000016 | 57 - 63 Finch Avenue West | 2.0               | 196         |
| DEVAPP-4650-000050 | 5840 - 5870 Yonge Street  | 6.8               | 892         |
| DEVAPP-4650-000089 | 50 - 52 Finch Avenue East | 5.4               | 120         |
| DEVAPP-4650-000092 | 5925 - 5995 Yonge Street  | 6.9               | 3,084       |
| DEVAPP-4650-000170 | 26 - 36 Hounslow Avenue   | 2.2               | 64          |
| DevApp-4650-000546 | 2400 - 2444 Yonge Street  | 9.3               | 1,262       |
| DevApp-4650-000558 | 5294 - 5306 Yonge Street  | 10.6              | 656         |
| DevApp-4650-000634 | 4155 Yonge Street         | 3.2               | 300         |
| DevApp-4650-000829 | 15 Holmes Avenue          | 4.8               | 672         |
| DevApp-4650-000999 | 2500 Yonge Street         | 9.0               | 377         |

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

# North Yonge Corridor Submarket Report - July 2018

| Monthly Sales           |                     | Current GTA Active Projects |             |             |           |            |         |               | Dev. Apps.  |
|-------------------------|---------------------|-----------------------------|-------------|-------------|-----------|------------|---------|---------------|-------------|
| Sub Market              | Current Month Sales | Active Projects             | Total Units | Total Sales | Rem. Inv. | Avg. \$/SF | Avg. SF | Avg. \$       | Total Units |
| Bloor - Yorkville       | • 8                 | • 17                        | • 5,722     | • 5,186     | • 536     | • \$1,868  | • 1,245 | • \$2,324,583 | • 6,347     |
| Central Waterfront      | • 72                | • 12                        | • 5,043     | • 4,398     | • 645     | • \$1,210  | • 991   | • \$1,198,748 | • 25,489    |
| Don Mills - York Mills  | • 7                 | • 10                        | • 2,412     | • 2,211     | • 201     | • \$845    | • 1,286 | • \$1,086,859 | • 26,520    |
| Downtown Core           | • 9                 | • 8                         | • 3,503     | • 3,335     | • 168     | • \$1,112  | • 1,015 | • \$1,129,071 | • 34,924    |
| Downtown East           | • 10                | • 15                        | • 4,628     | • 4,139     | • 489     | • \$963    | • 826   | • \$795,735   | • 17,395    |
| Downtown West           | • 137               | • 27                        | • 10,136    | • 8,480     | • 1,656   | • \$1,145  | • 732   | • \$837,471   | • 26,635    |
| Etobicoke Waterfront    | • 21                | • 9                         | • 3,735     | • 3,487     | • 248     | • \$1,012  | • 841   | • \$851,080   | • 318       |
| Highway7 - Yonge        | • 29                | • 6                         | • 1,442     | • 1,053     | • 389     | • \$654    | • 901   | • \$589,024   | •           |
| Mississauga City Centre | • 43                | • 6                         | • 2,938     | • 2,592     | • 346     | • \$754    | • 808   | • \$609,096   | •           |
| North Toronto           | • 29                | • 7                         | • 2,075     | • 1,877     | • 198     | • \$1,013  | • 885   | • \$896,407   | • 10,983    |
| North Yonge Corridor    | • 13                | • 6                         | • 1,997     | • 1,768     | • 229     | • \$920    | • 726   | • \$667,932   | • 7,623     |
| North York East         | • 0                 | • 2                         | • 651       | • 645       | • 6       | • \$714    | • 1,659 | • \$1,185,167 | • 5,715     |
| North York West         | • 21                | • 11                        | • 2,361     | • 1,940     | • 421     | • \$726    | • 783   | • \$568,179   | • 23,294    |
| Not Applicable          | • 420               | • 129                       | • 21,530    | • 17,839    | • 3,691   | • \$670    | • 991   | • \$663,983   | • 60,700    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 4,490     |
| Sheppard Corridor       | • 25                | • 11                        | • 3,258     | • 2,847     | • 411     | • \$890    | • 783   | • \$696,847   | • 11,439    |
| Thornhill               |                     |                             |             |             |           |            |         |               | •           |
| Toronto East            | • 4                 | • 10                        | • 1,204     | • 1,157     | • 47      | • \$791    | • 1,015 | • \$803,089   | • 2,759     |
| Toronto West            | • 6                 | • 5                         | • 652       | • 482       | • 170     | • \$1,006  | • 908   | • \$913,406   | • 29,071    |
| Yonge - St. Clair       | • 1                 | • 8                         | • 1,281     | • 1,201     | • 80      | • \$1,306  | • 1,299 | • \$1,696,196 | •           |

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