

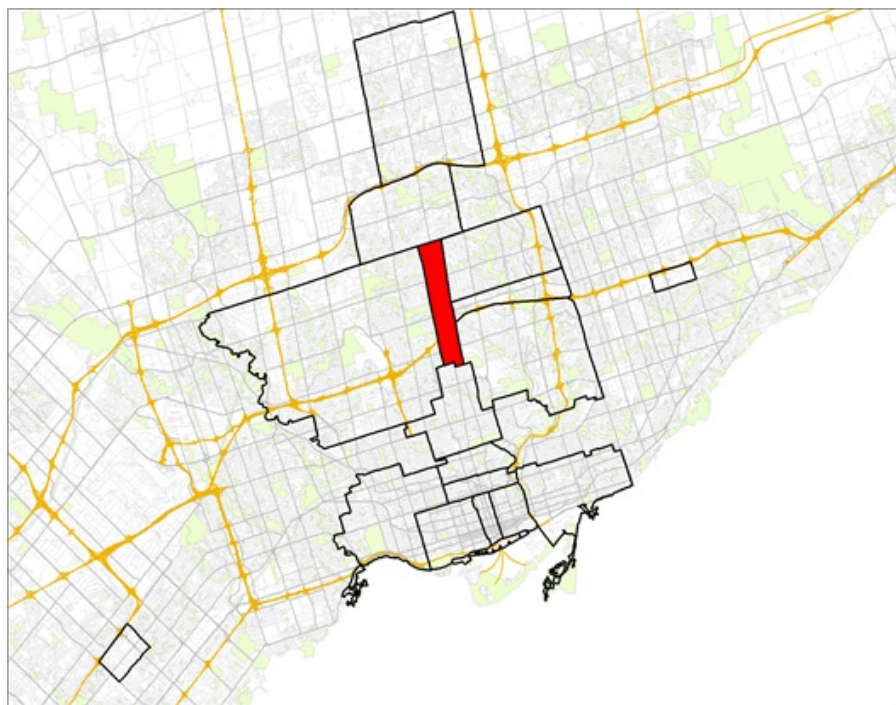


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of January 2019



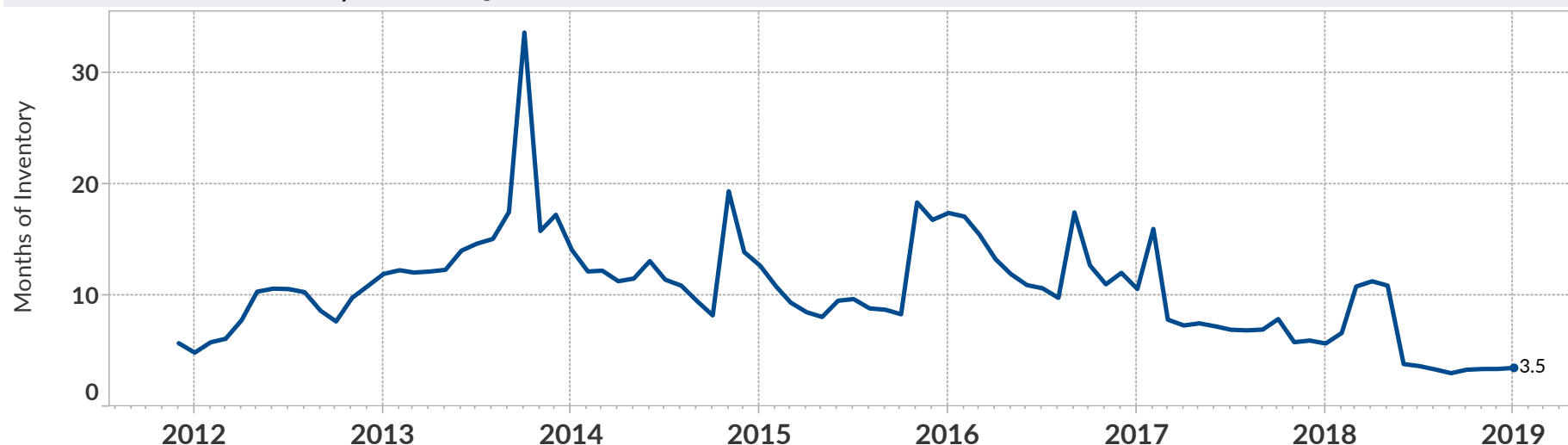
North Yonge Corridor Submarket Report - January 2019



North Yonge Corridor		GTA
Active Projects	6	326
Total Units	2,164	86,555
Total Sales	1,850	72,181
Rem. Inv.	215	10,364
Avg. \$/SF	\$907	\$954
Avg. SF	745	923
Avg. \$	\$676,333	\$880,604
Current Month Sales (incl. active & sold out)	0	942

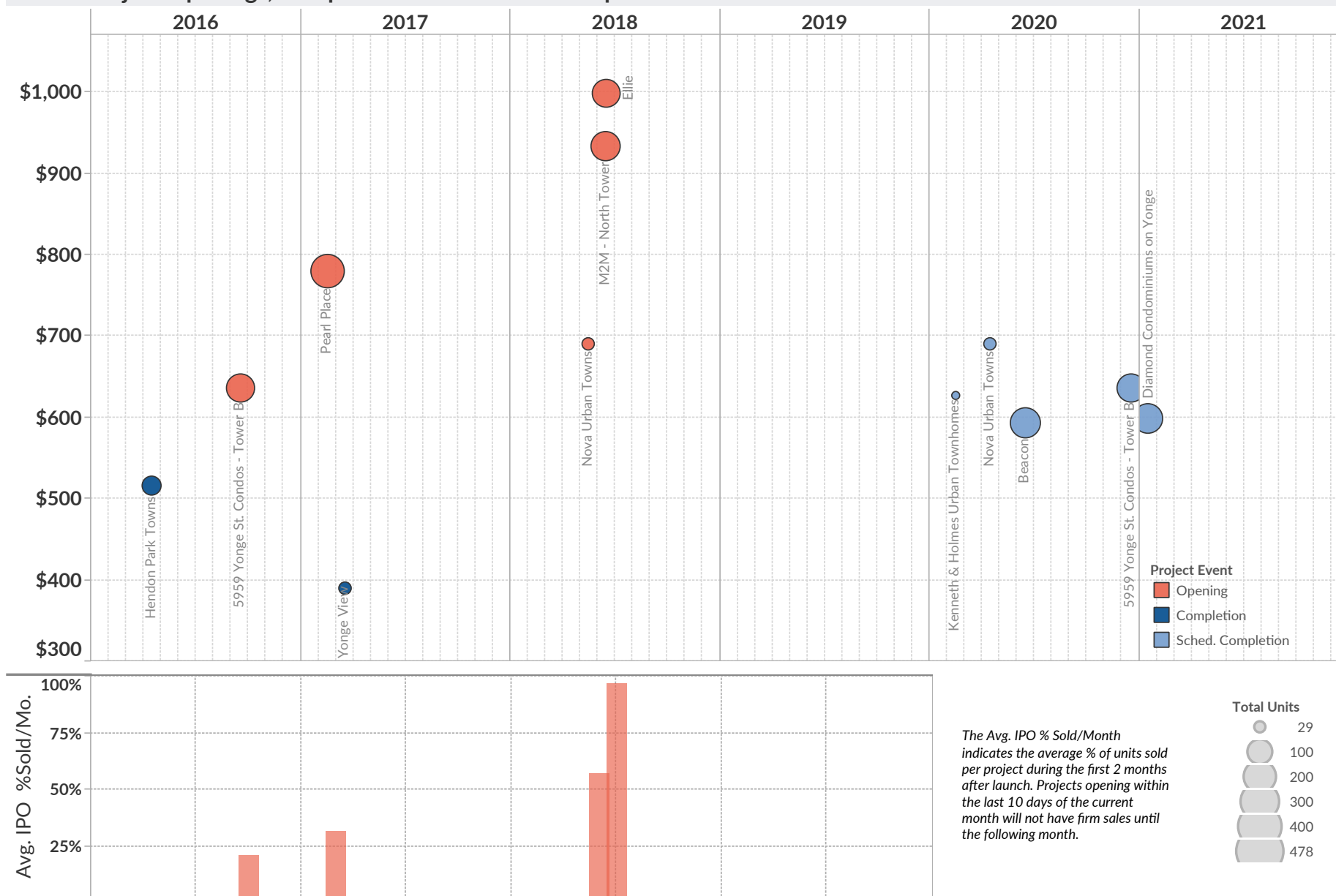
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	13	316
Total Units	4,465	157,852
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	9.6	45.5
Avg. Floor Space Index	4.2	5.7

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



North Yonge Corridor Submarket Report - January 2019

Recent Project Openings, Completions & Scheduled Completions



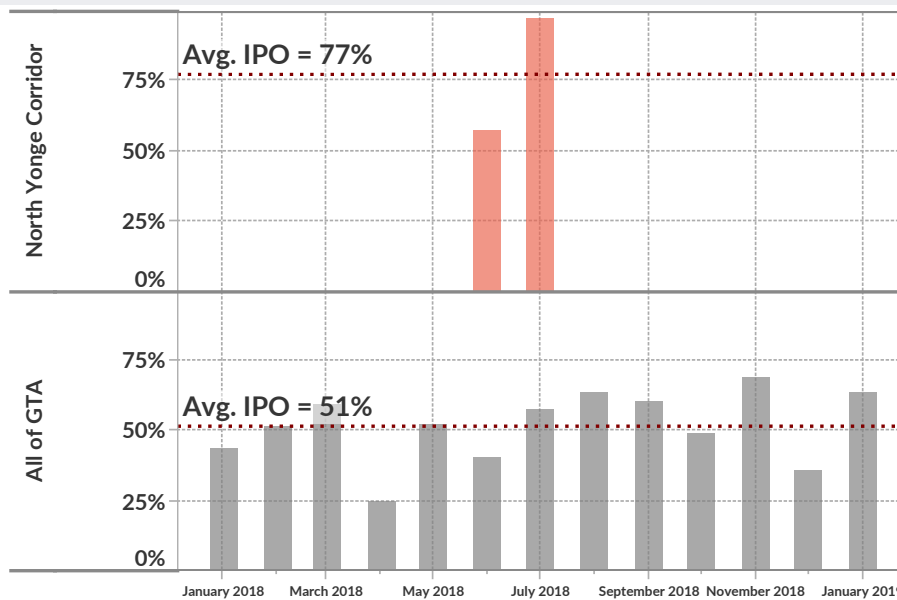
North Yonge Corridor Submarket Report - January 2019

Project Data by Unit Type

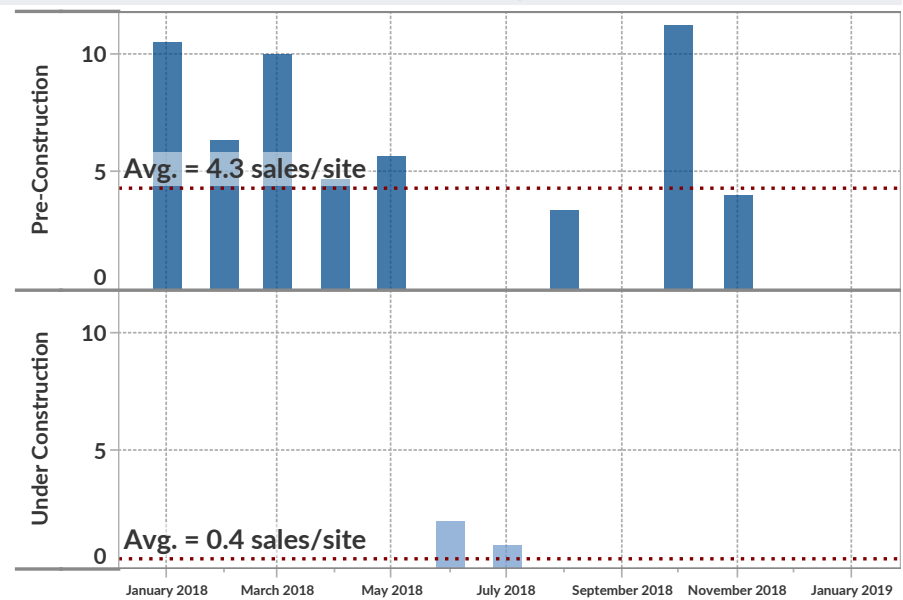
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	331	0	330	1
1 Bedroom + Den	857	0	755	102
2 Bedroom	526	0	473	53
2 Bedroom + Den	304	0	268	36
3 Bedroom & Up	37	0	16	21
Penthouse	9	0	7	2
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$984	493	493	\$484,900	\$484,900
\$912	583	628	\$544,900	\$559,900
\$921	681	868	\$615,900	\$760,900
\$873	751	1,264	\$641,900	\$1,115,000
\$906	926	1,404	\$904,900	\$985,500
\$978	1,227	1,227	\$1,194,900	\$1,204,800

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Yonge Corridor



Construction Status

- Pre-Construction
- Under Construction

No# of Units

- 42
- 200
- 400
- 555

Map Labels:

- 5959 Yonge St. Condos - Tower A
- M2M - North Tower
- Nova Urban Towns
- Beacon
- Ellie
- Pearl Place

Streets:

- Bathurst Street
- Finch Avenue West
- Finch Avenue East
- Sheppard Avenue East
- Bayview Avenue
- Willowdale Avenue
- Bishop Avenue
- Cummer Avenue
- Drewry Avenue
- Seniac Road
- Beecroft Road

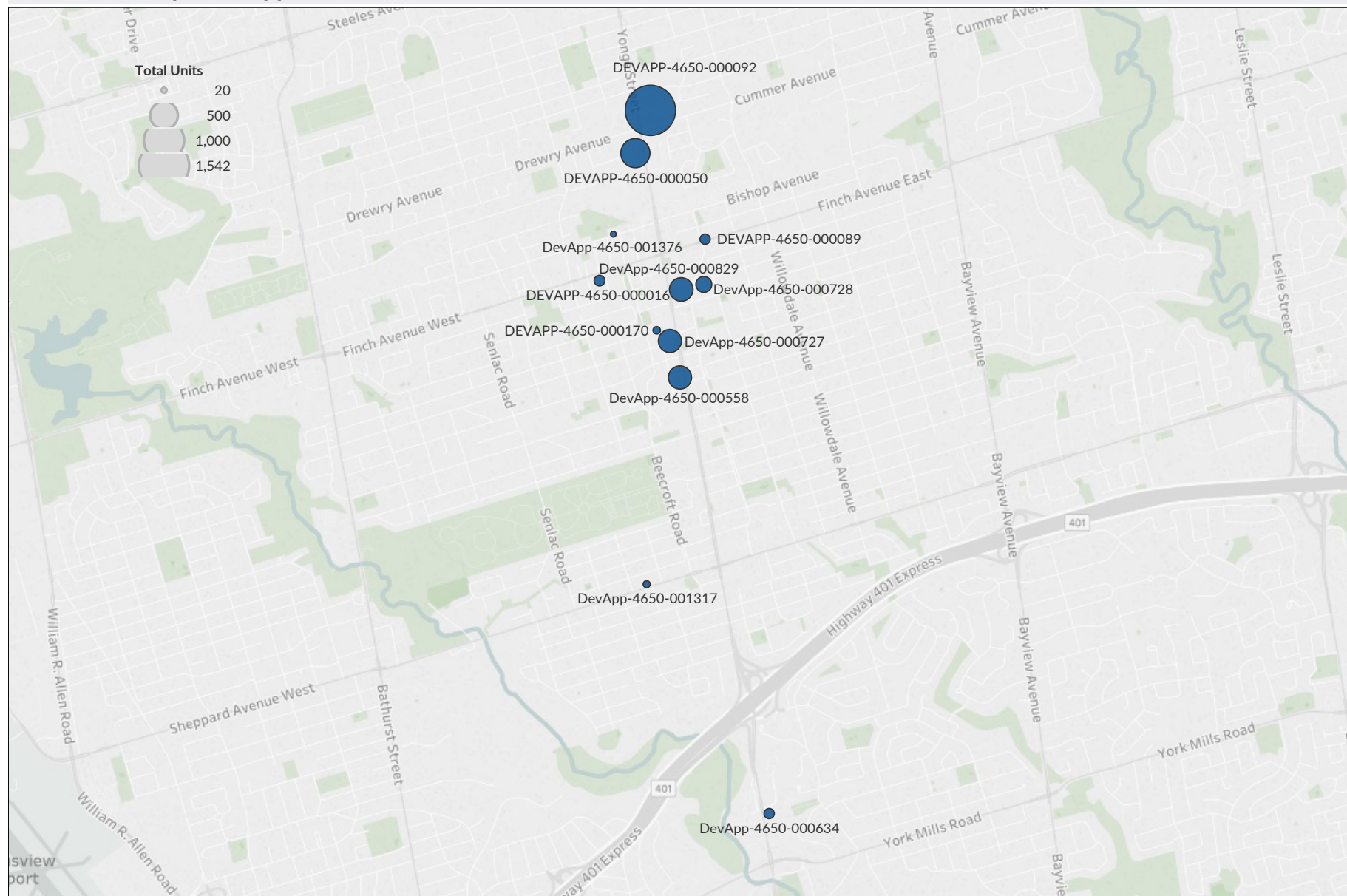
North Yonge Corridor Submarket Report - January 2019

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 2022	0	0	0	555	\$550	\$894
Beacon - Sorbara	Apartment	June 2020	0	0	2	369	\$594	\$978
Ellie - G Group Development	Apartment	September 2022	0	0	1	303	\$999	\$1,229
M2M - North Tower - Aoyuan International	Apartment	May 2022	0	0	27	417	\$933	\$872
Nova Urban Towns - Kaleido Developments Inc.	Stacked	April 2020	0	0	12	42	\$690	\$733
Pearl Place - Conservatory Group	Apartment	January 2022	0	0	173	478	\$780	\$931

North Yonge Corridor Submarket Report - January 2019

Current Development Applications



North Yonge Corridor Submarket Report - January 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	70
DEVAPP-4650-000050	5840 - 5870 Yonge Street	7.2	518
DEVAPP-4650-000089	50 - 52 Finch Avenue East	4.6	64
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,542
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.2	34
DevApp-4650-000546	2400 - 2444 Yonge Street	9.3	631
DevApp-4650-000558	5294 - 5306 Yonge Street	10.6	328
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	13.1	324
DevApp-4650-000728	35 Holmes Avenue	5.6	154
DevApp-4650-000829	15 Holmes Avenue	5.0	339
DevApp-4650-000999	2500 Yonge Street	9.0	377
DevApp-4650-001317	110 - 112 Sheppard Avenue West		30
DevApp-4650-001376	40 - 48 Hendon Avenue	1.6	20

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 - January 2019

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	• 5	• 17	• 5,751	• 5,231	• 221	• \$2,251	• 1,957	• \$4,406,623	• 5,031
Central Waterfront	• 37	• 15	• 6,871	• 6,046	• 746	• \$1,314	• 992	• \$1,302,871	• 16,818
Don Mills - York Mills	• 11	• 8	• 2,327	• 2,084	• 183	• \$885	• 1,135	• \$1,004,963	• 10,889
Downtown Core	• 0	• 8	• 4,272	• 3,844	• 26	• \$1,294	• 1,261	• \$1,632,354	• 18,308
Downtown East	• 14	• 16	• 5,192	• 4,870	• 294	• \$986	• 892	• \$879,028	• 15,472
Downtown West	• 122	• 30	• 11,378	• 9,471	• 1,443	• \$1,242	• 768	• \$953,706	• 13,867
Etobicoke Waterfront	• 7	• 8	• 3,728	• 3,408	• 191	• \$1,072	• 860	• \$922,025	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 42	• 8	• 4,495	• 3,645	• 552	• \$781	• 753	• \$587,951	•
North Toronto	• 251	• 9	• 2,908	• 2,483	• 335	• \$1,160	• 893	• \$1,036,000	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,495
North York East	• 1	• 2	• 528	• 505	• 22	• \$943	• 1,025	• \$966,945	• 2,381
North York West	• 6	• 11	• 2,583	• 2,317	• 244	• \$808	• 724	• \$585,606	• 9,893
Not Applicable	• 217	• 138	• 23,866	• 18,084	• 4,242	• \$686	• 962	• \$659,839	• 35,194
Scarborough City Centre									• 2,245
Sheppard Corridor	• 166	• 13	• 4,004	• 3,253	• 511	• \$947	• 845	• \$800,515	• 4,168
Thornhill									•
Toronto East	• 5	• 12	• 1,531	• 1,400	• 89	• \$920	• 993	• \$913,336	• 1,227
Toronto West	• 58	• 11	• 2,089	• 1,289	• 731	• \$969	• 863	• \$836,569	• 12,983
Yonge - St. Clair	• 0	• 8	• 1,286	• 1,216	• 62	• \$1,245	• 1,275	• \$1,588,047	• 169

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