



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of May 2019



Don Mills - York Mills Submarket Report - May 2019

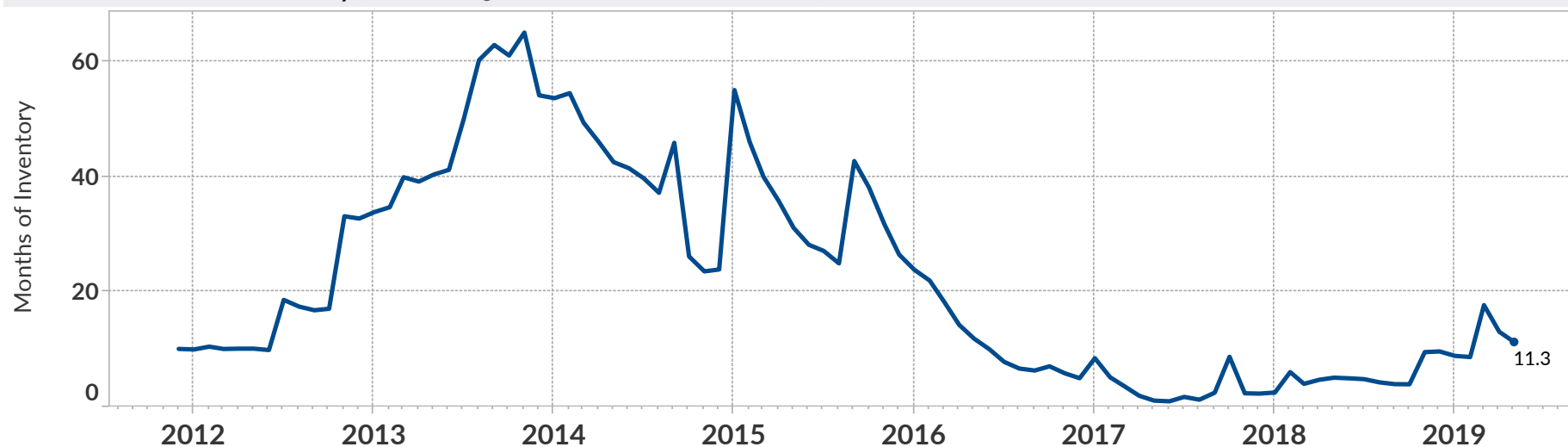


Don Mills - York Mills		GTA
Active Projects	9	344
Total Units	2,578	90,927
Total Sales	2,264	75,278
Rem. Inv.	254	12,537
Avg. \$/SF	\$929	\$961
Avg. SF	1,317	891
Avg. \$	\$1,223,770	\$855,970
Current Month Sales (incl. active & sold out)	144	3,790

Development Applications

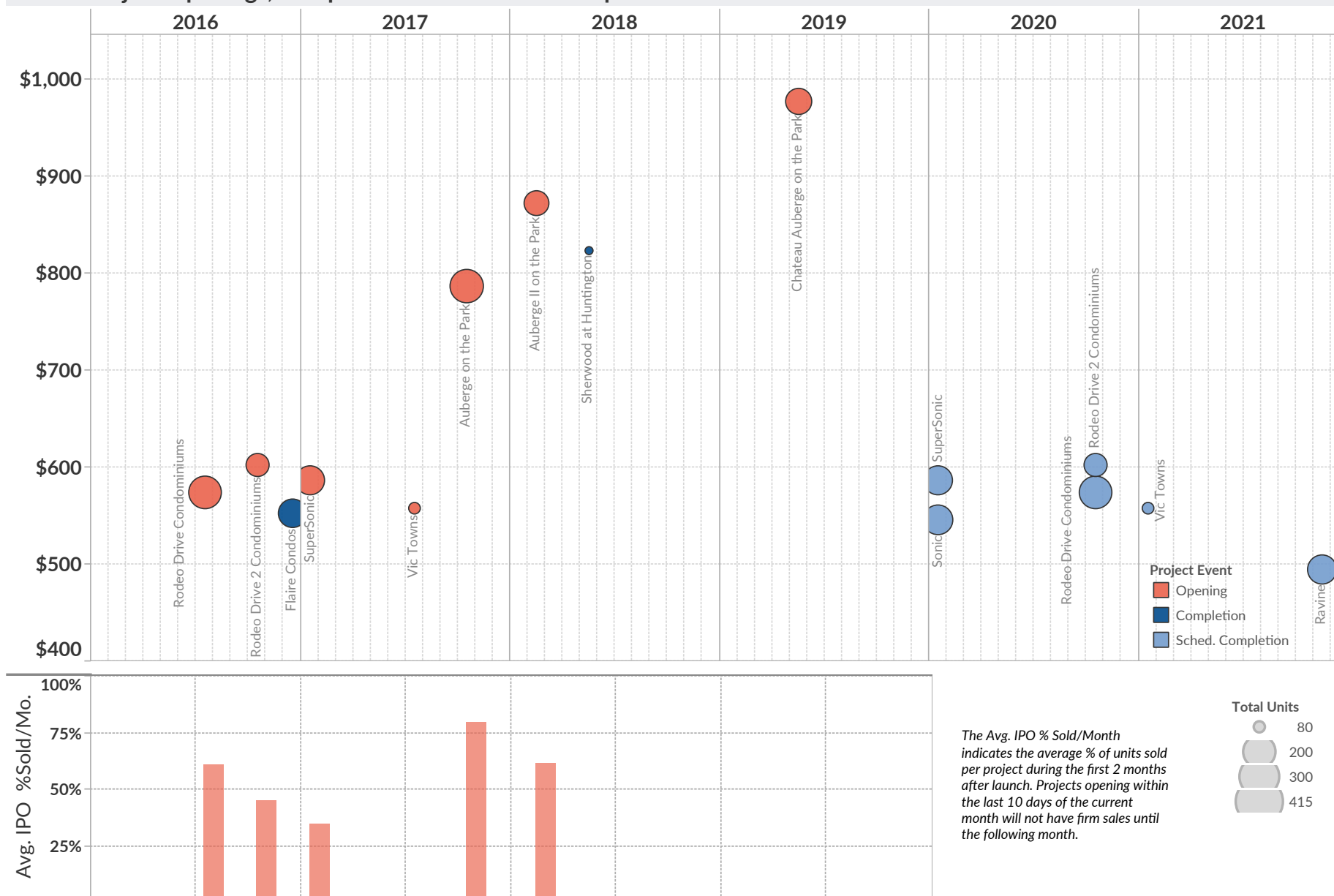
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	10	321
Total Units	6,429	166,507
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	4.6	32.2
Avg. Floor Space Index	2.2	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



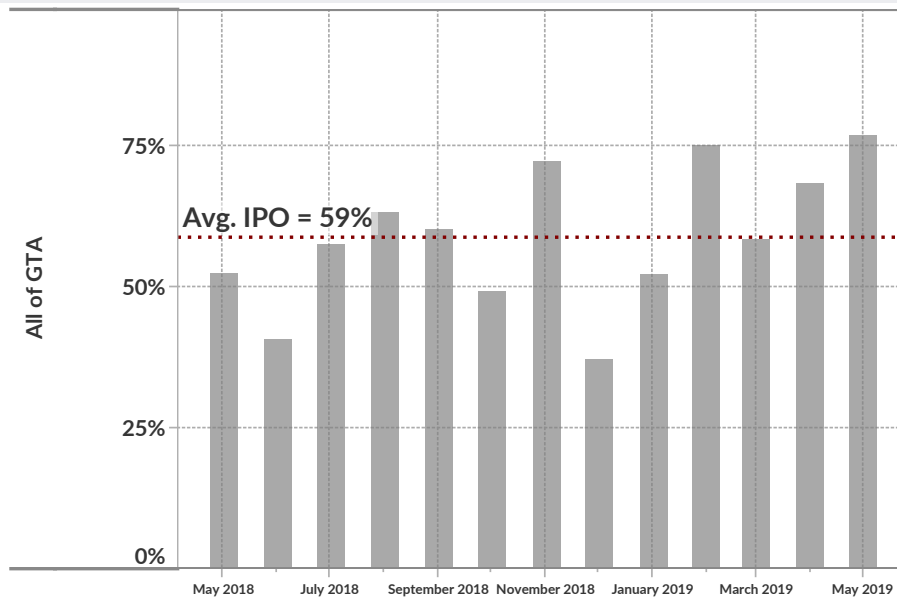
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Project Data by Unit Type

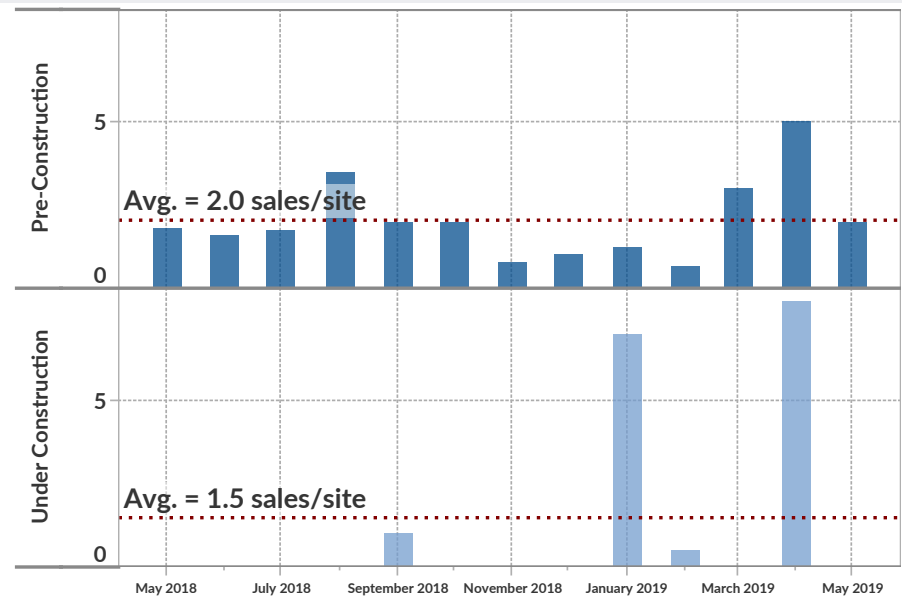
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	26	1
1 Bedroom	430	52	396	34
1 Bedroom + Den	776	4	755	21
2 Bedroom	705	40	653	52
2 Bedroom + Den	327	25	281	46
3 Bedroom & Up	218	23	138	80
Penthouse	15	0	13	2
Other	20	0	2	18

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,177	339	339	\$398,900	\$398,900
\$929	431	780	\$447,900	\$695,000
\$921	598	1,035	\$459,900	\$870,000
\$970	651	1,834	\$674,000	\$1,825,000
\$864	920	2,346	\$674,000	\$2,570,000
\$944	888	2,177	\$795,900	\$2,095,000
\$903	1,737	1,757	\$1,500,000	\$1,655,000
\$925	1,231	2,177	\$1,095,000	\$1,975,000

IPO Launch Performance (first 2 months)

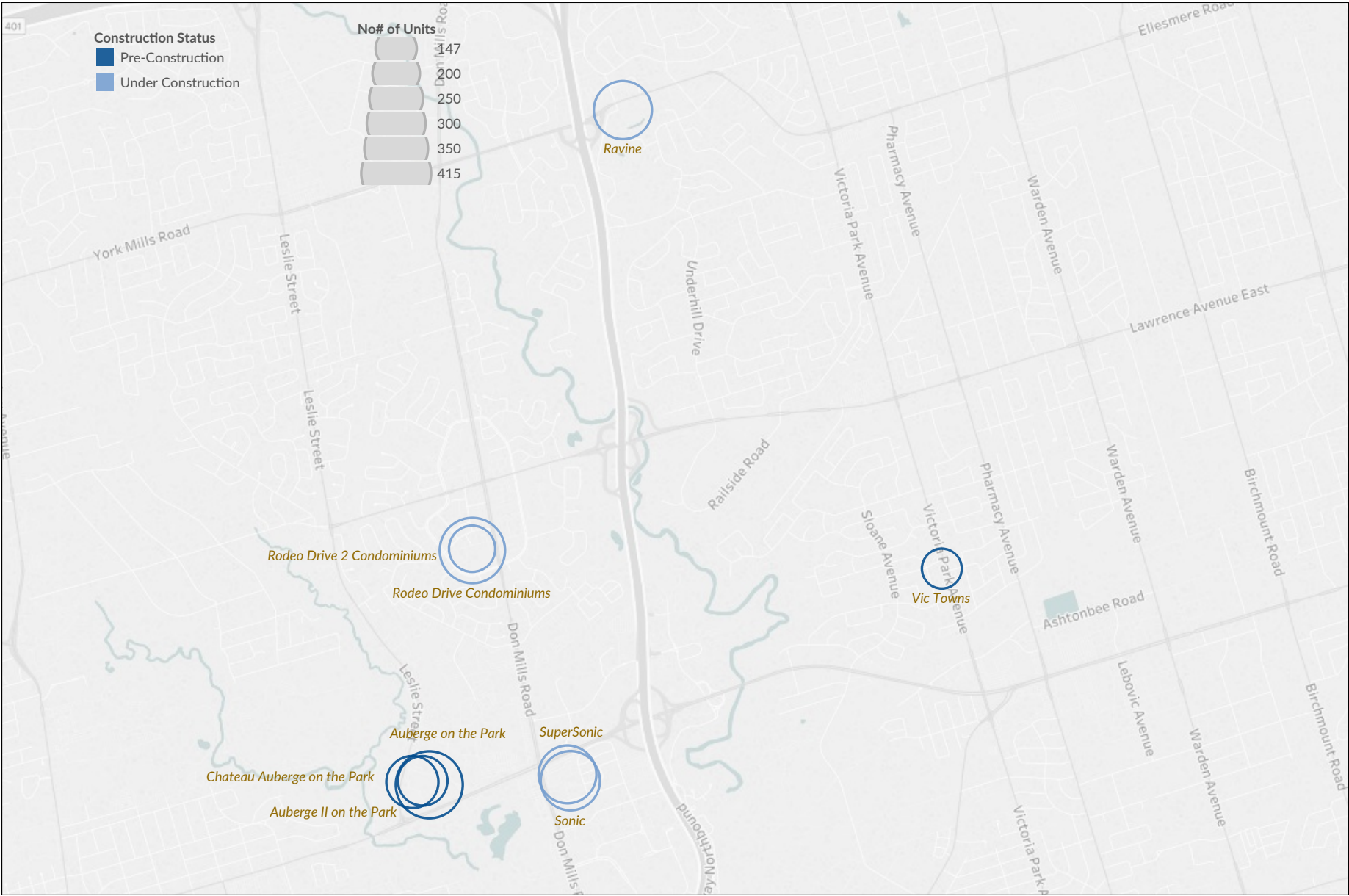


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



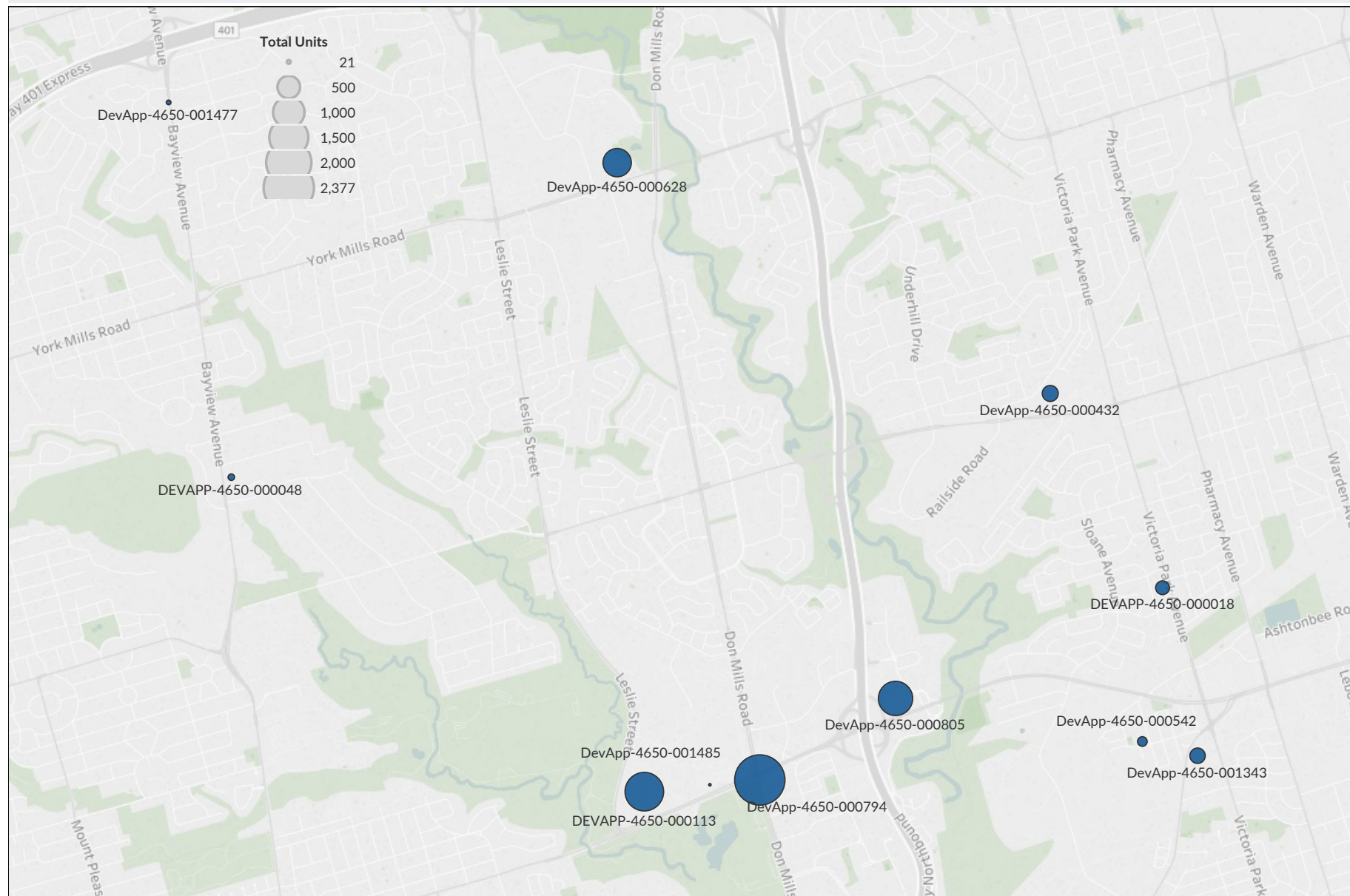
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	2	15	40	227	\$873	\$878
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	2	11	48	415	\$787	\$906
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	January 2024	138	138	113	251	\$978	\$983
Ravine - Urban Capital Property Group and Alit Developments	Apartment	November 2021	0	2	2	312	\$495	\$657
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	October 2020	0	1	12	198	\$603	\$936
Rodeo Drive Condominiums - Lanterra Developments	Apartment	October 2020	0	0	8	395	\$575	\$947
Sonic - Lindvest	Apartment	January 2020	0	15	10	324	\$546	\$1,041
SuperSonic - Lindvest	Apartment	January 2020	1	8	5	309	\$587	\$1,031
Vic Towns - Solotex Corporation	Stacked	January 2021	1	8	16	147	\$558	\$660

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	3.0	179
DEVAPP-4650-000048	2425 - 2427 Bayview Avenue	1.1	40
DEVAPP-4650-000113	1087 - 1095 Leslie Street	4.6	1,400
DevApp-4650-000432	71 - 75 Curlew Drive	2.6	240
DevApp-4650-000542	104 - 110 Bartley Drive	2.0	88
DevApp-4650-000628	900 York Mills Road	7.3	754
DevApp-4650-000794	770 - 805 Don Mills Road	4.3	2,377
DevApp-4650-000805	175 Wynford Drive	5.1	1,108
DevApp-4650-001343	1861 O'Connor Drive	4.9	222
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	21
DevApp-4650-001485	844 Don Mills Road		

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.

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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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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