



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of October 2019



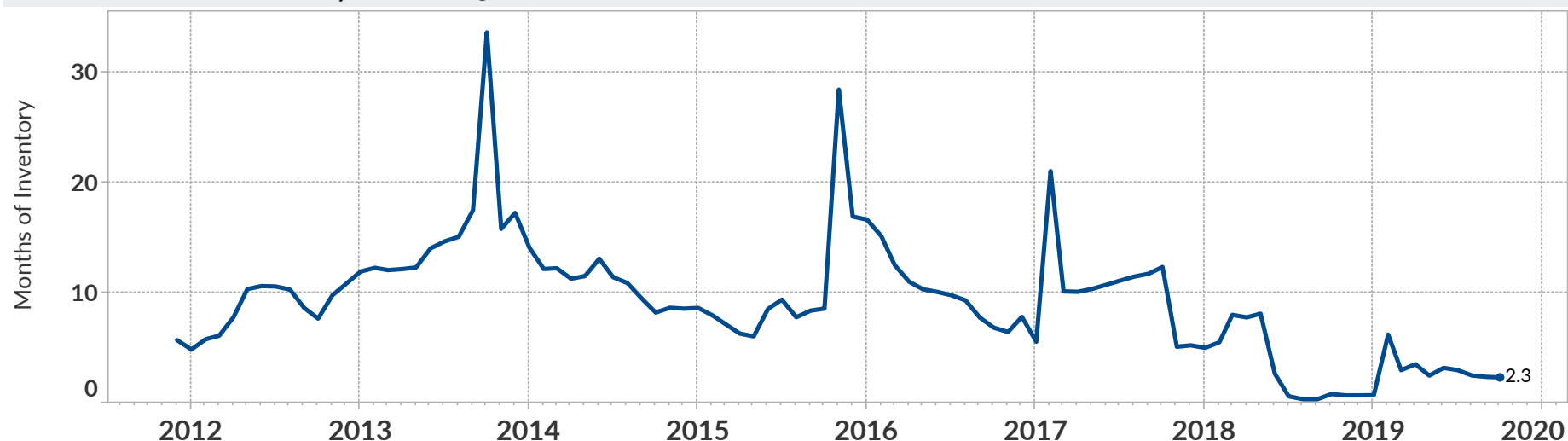
North Yonge Corridor Submarket Report - October 2019



North Yonge Corridor		GTA
Active Projects	6	362
Total Units	2,057	94,645
Total Sales	1,807	76,566
Rem. Inv.	146	14,323
Avg. \$/SF	\$1,028	\$992
Avg. SF	826	907
Avg. \$	\$848,881	\$900,552
Current Month Sales (incl. active & sold out)	12	3,424

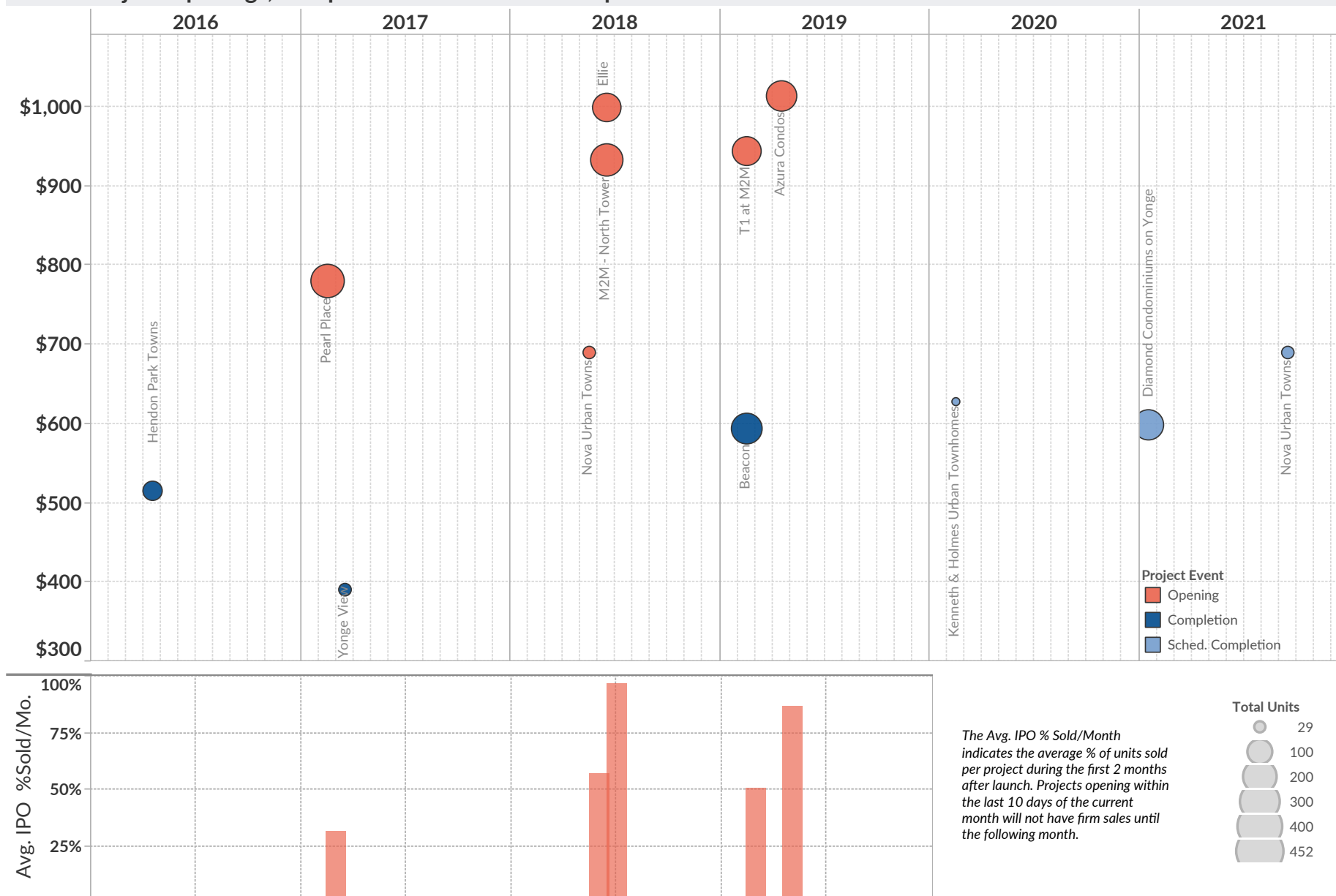
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	12	387
Total Units	4,393	211,227
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.8	44.5
Avg. Floor Space Index	4.1	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



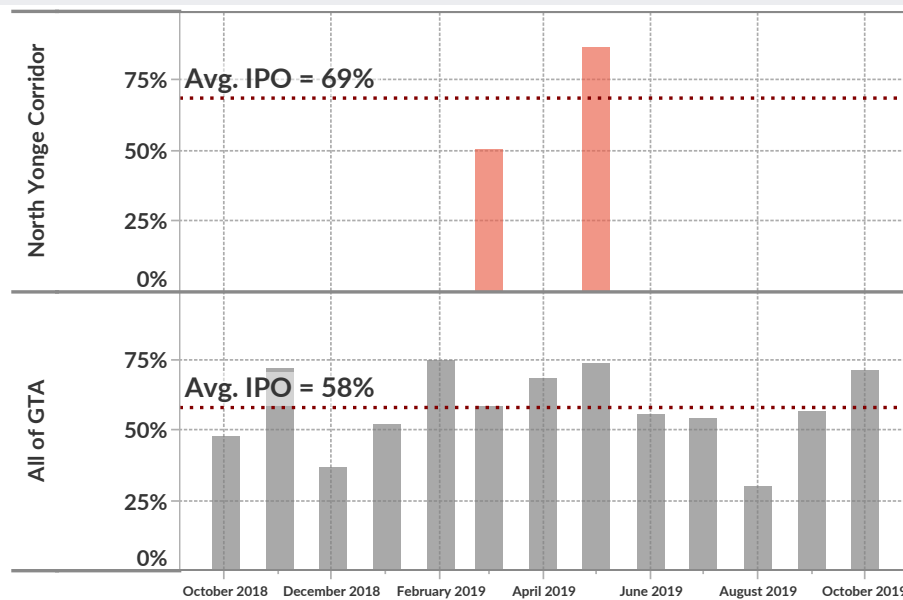
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Project Data by Unit Type

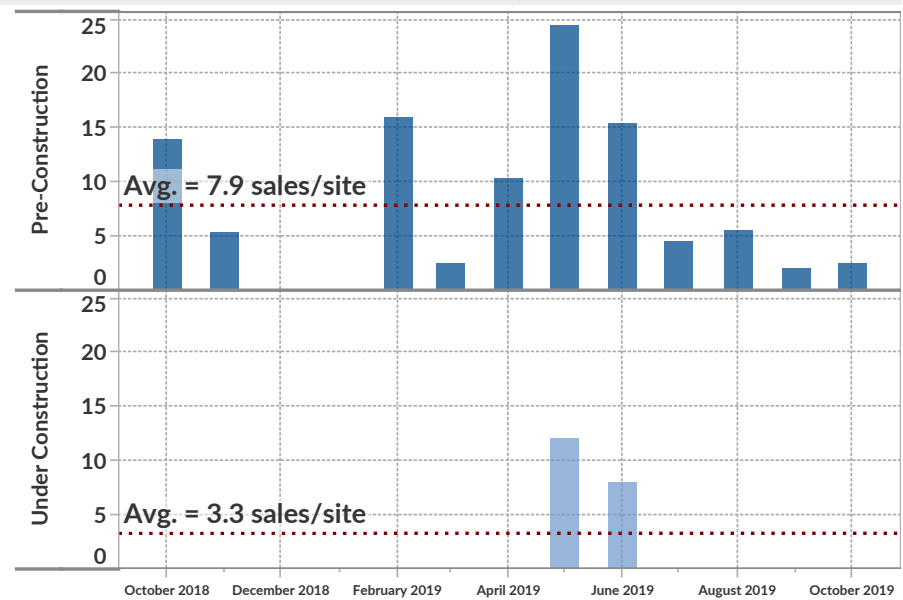
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	348	3	347	1
1 Bedroom + Den	567	2	540	27
2 Bedroom	724	2	655	69
2 Bedroom + Den	183	1	159	24
3 Bedroom & Up	100	4	77	23
Penthouse	9	0	7	2
Other	16		16	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,158	570	570	\$659,900	\$659,900
\$1,159	583	645	\$630,900	\$774,900
\$979	681	900	\$615,900	\$935,900
\$1,053	834	1,222	\$923,900	\$1,154,990
\$1,023	908	1,404	\$895,990	\$1,414,990
\$999	1,227	1,227	\$1,220,800	\$1,230,800

IPO Launch Performance (first 2 months)

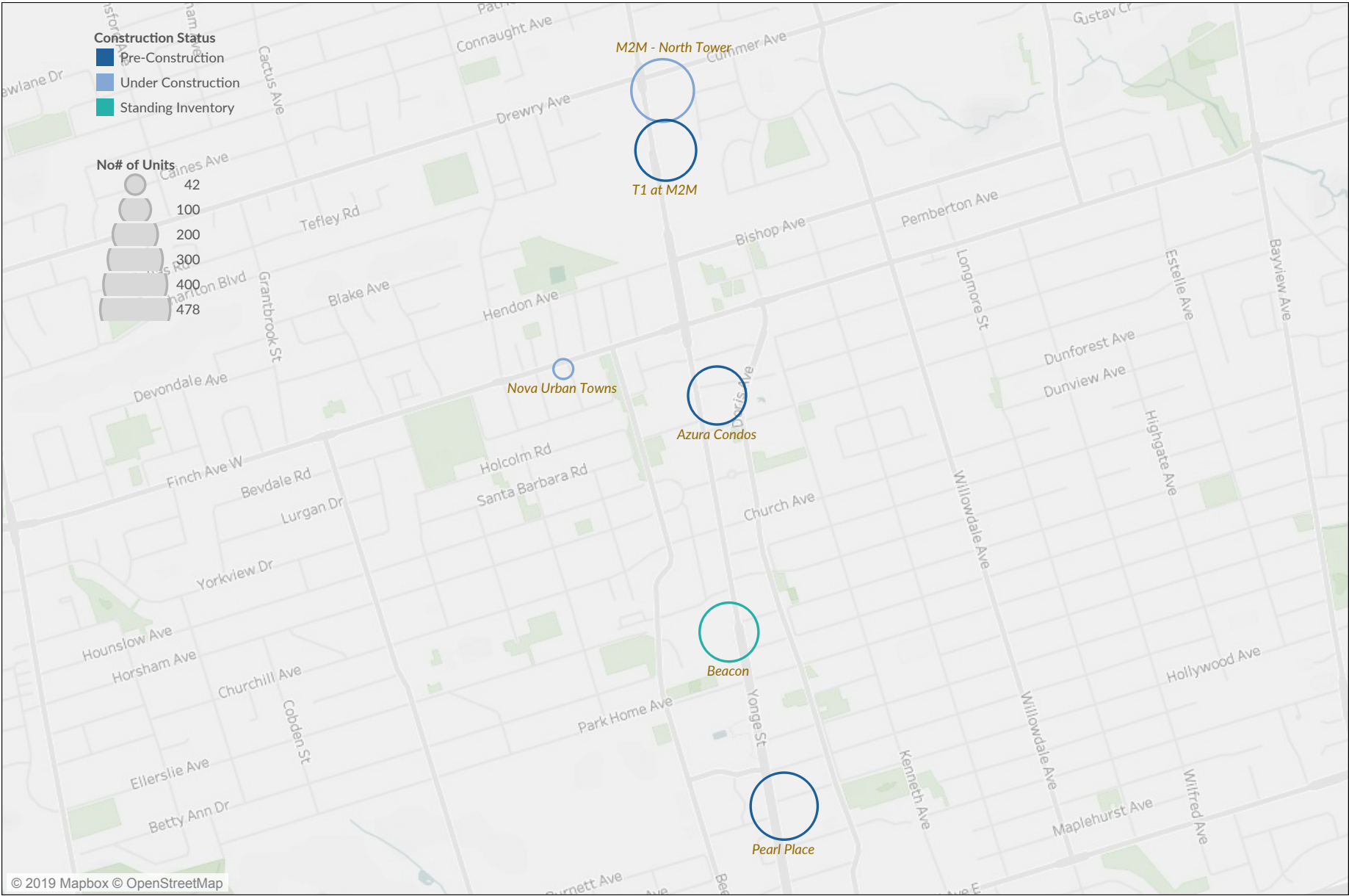


Post Launch Absorption: North Yonge Corridor



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Current Active Projects



North Yonge Corridor Submarket Report - October 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
Azura Condos - Capital Developments	Apartment	November 2022	5	342	16	358	\$1,014	\$1,078
Beacon - Sorbara	Apartment	February 2019	0	0	2	369	\$594	\$999
M2M - North Tower - Aoyuan International	Apartment	May 2022	0	72	30	417	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	September 2021	0	3	9	42	\$690	\$813
Pearl Place - Conservatory Group	Apartment	January 2022	7	38	53	478	\$780	\$1,159
T1 at M2M - Aoyuan International	Apartment	June 2022	0	279	36	393	\$944	\$1,031

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	42
DEVAPP-4650-000050	5840 - 5870 Yonge Street	7.2	518
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,542
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.4	34
DevApp-4650-000546	2400 - 2444 Yonge Street	9.6	631
DevApp-4650-000558	5294 - 5306 Yonge Street	9.8	328
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	13.1	324
DevApp-4650-000829	15 Holmes Avenue	5.0	339
DevApp-4650-001317	110 - 112 Sheppard Avenue West	2.5	30
DevApp-4650-001376	40 - 48 Hendon Avenue	1.6	20
DevApp-4650-001854	6150 Yonge Street	5.6	521

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	317	14	5,086	4,396	395	\$2,140	1,272	\$2,721,039	9,129
Central Waterfront	26	12	5,883	5,193	597	\$1,403	980	\$1,374,783	18,503
Don Mills - York Mills	26	11	3,306	2,778	395	\$953	1,050	\$1,000,417	7,441
Downtown Core	143	9	5,148	4,183	790	\$1,537	657	\$1,010,315	15,193
Downtown East	73	17	5,706	5,062	411	\$1,010	863	\$871,618	18,202
Downtown West	125	30	10,173	8,643	1,188	\$1,402	903	\$1,266,200	19,055
Etobicoke Waterfront	0	4	2,121	1,898	85	\$1,156	818	\$945,135	10,287
Highway7 - Yonge	66	8	1,715	1,187	455	\$673	1,083	\$728,525	.
Mississauga City Centre	365	12	6,548	5,999	495	\$813	882	\$717,233	.
North Toronto	85	9	2,413	1,711	607	\$1,197	780	\$934,309	9,773
North Yonge Corridor	12	6	2,057	1,807	146	\$1,028	826	\$848,881	4,393
North York East	2	2	528	504	23	\$941	1,022	\$961,965	2,056
North York West	353	12	2,697	2,216	342	\$879	1,084	\$952,932	9,738
Not Applicable	1,280	162	30,626	22,549	6,296	\$741	907	\$672,811	66,556
Scarborough City Centre									2,245
Sheppard Corridor	23	14	4,020	3,278	742	\$1,067	819	\$874,136	8,352
Thornhill	401	2	736	401	335	\$826	797	\$658,314	.
Toronto East	26	16	2,141	1,817	268	\$969	912	\$883,298	2,031
Toronto West	70	14	2,444	1,719	705	\$1,031	934	\$962,665	12,992
Yonge - St. Clair	31	8	1,297	1,225	48	\$1,370	1,355	\$1,855,441	2,190

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