



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of November 2019



Don Mills - York Mills Submarket Report - November 2019

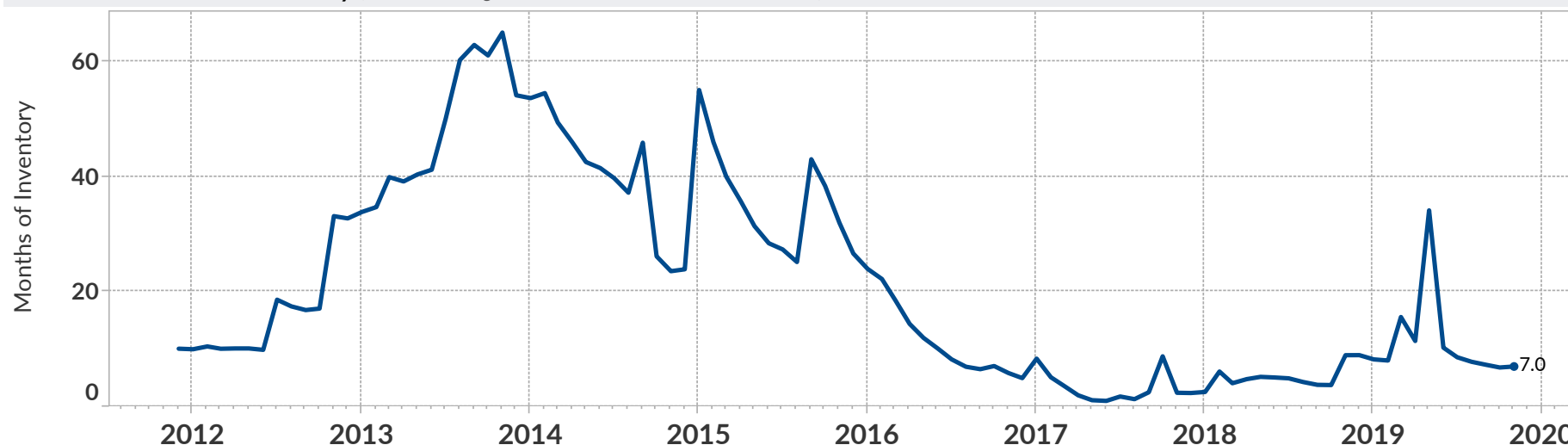


Don Mills - York Mills		GTA
Active Projects	11	368
Total Units	3,366	95,673
Total Sales	2,814	78,197
Rem. Inv.	419	14,396
Avg. \$/SF	\$959	\$1,029
Avg. SF	1,049	901
Avg. \$	\$1,005,825	\$927,150
Current Month Sales (incl. active & sold out)	36	3,564

Development Applications

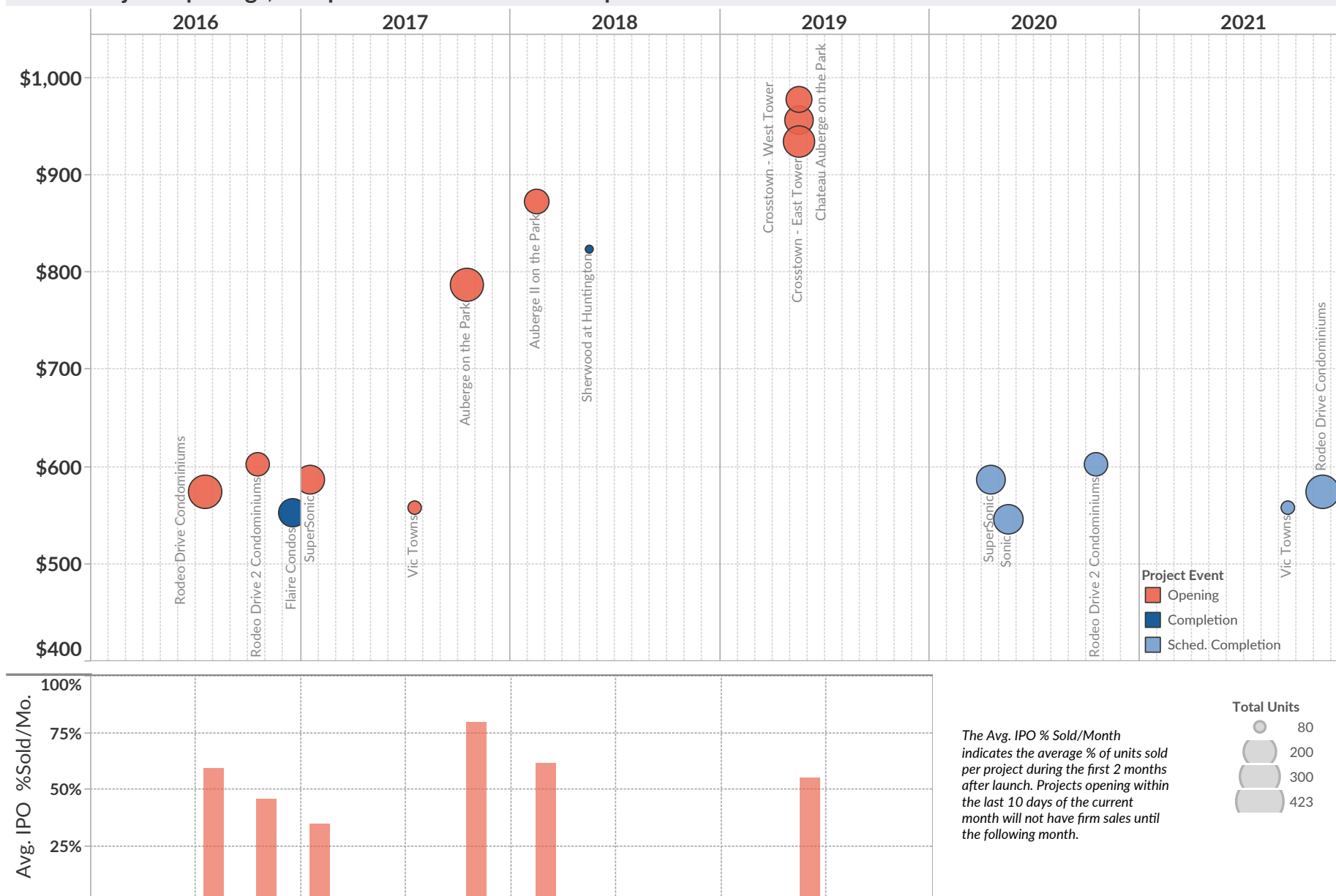
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	396
Total Units	7,441	213,970
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	4.6	44.5
Avg. Floor Space Index	2.4	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



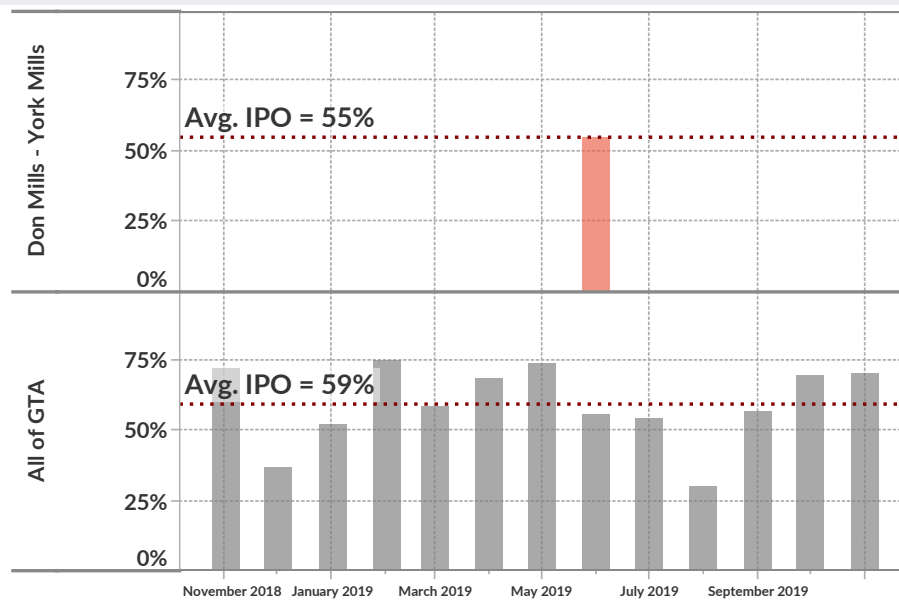
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Project Data by Unit Type

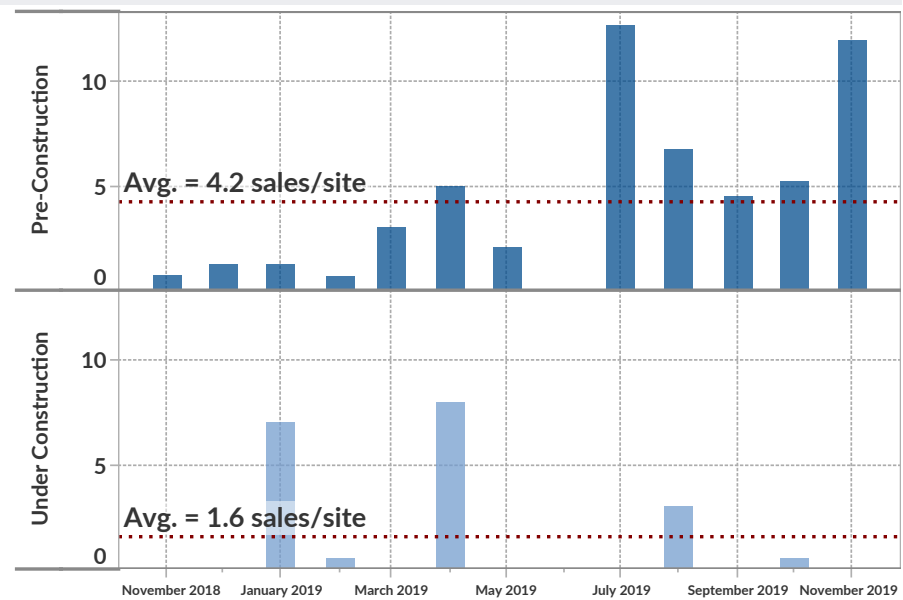
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	35	8	35	0
1 Bedroom	709	17	651	58
1 Bedroom + Den	878	2	835	43
2 Bedroom	882	4	790	92
2 Bedroom + Den	427	2	330	97
3 Bedroom & Up	259	3	158	101
Penthouse	15	0	13	2
Other	28	0	2	26

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$943	473	690	\$448,900	\$666,990
\$963	598	1,035	\$459,900	\$870,000
\$985	651	1,712	\$696,900	\$1,500,000
\$945	843	2,346	\$674,000	\$2,630,000
\$949	888	2,026	\$795,900	\$1,850,000
\$903	1,737	1,757	\$1,500,000	\$1,655,000
\$993	1,141	2,177	\$1,095,000	\$1,975,000

IPO Launch Performance (first 2 months)

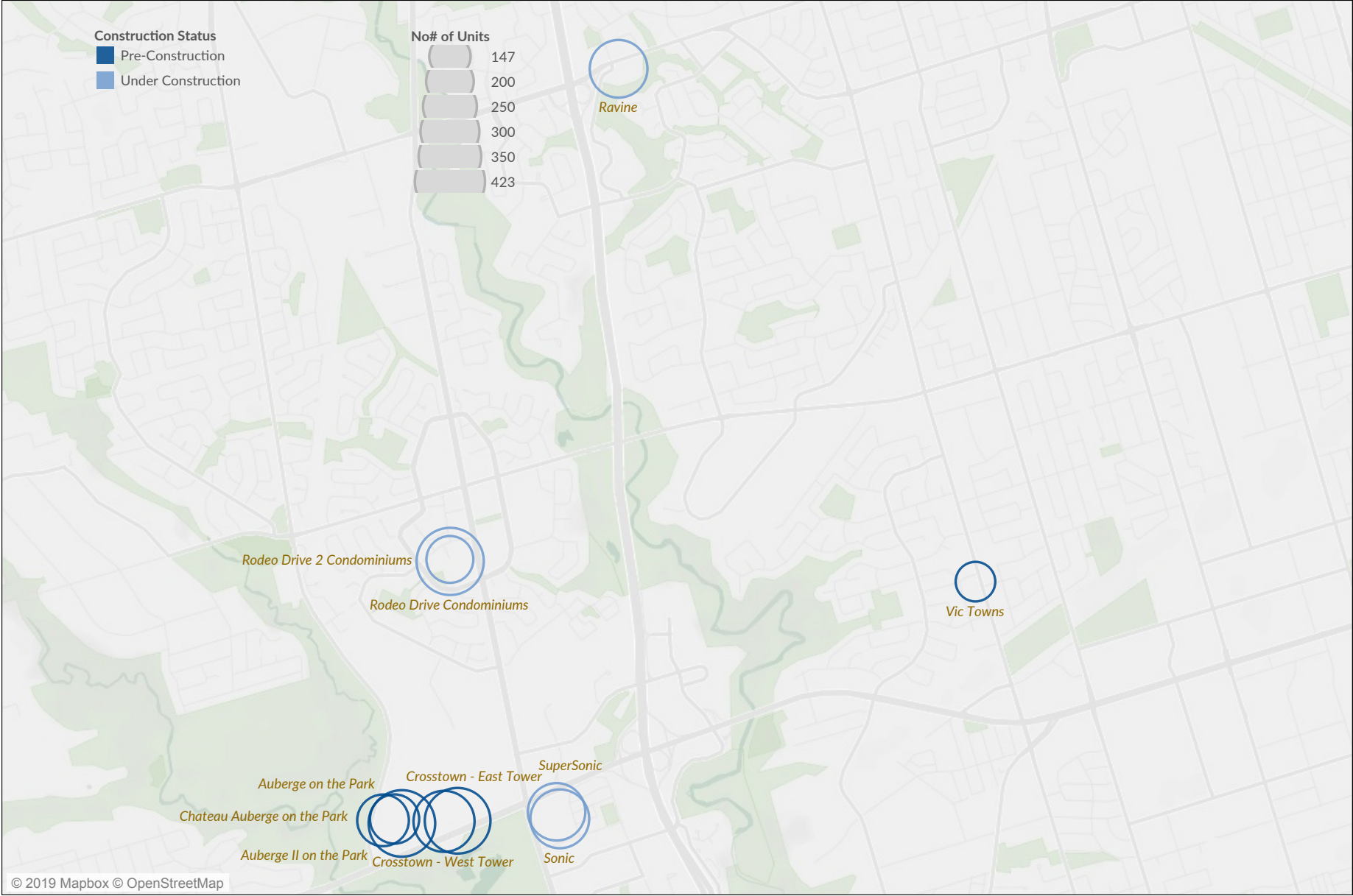


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



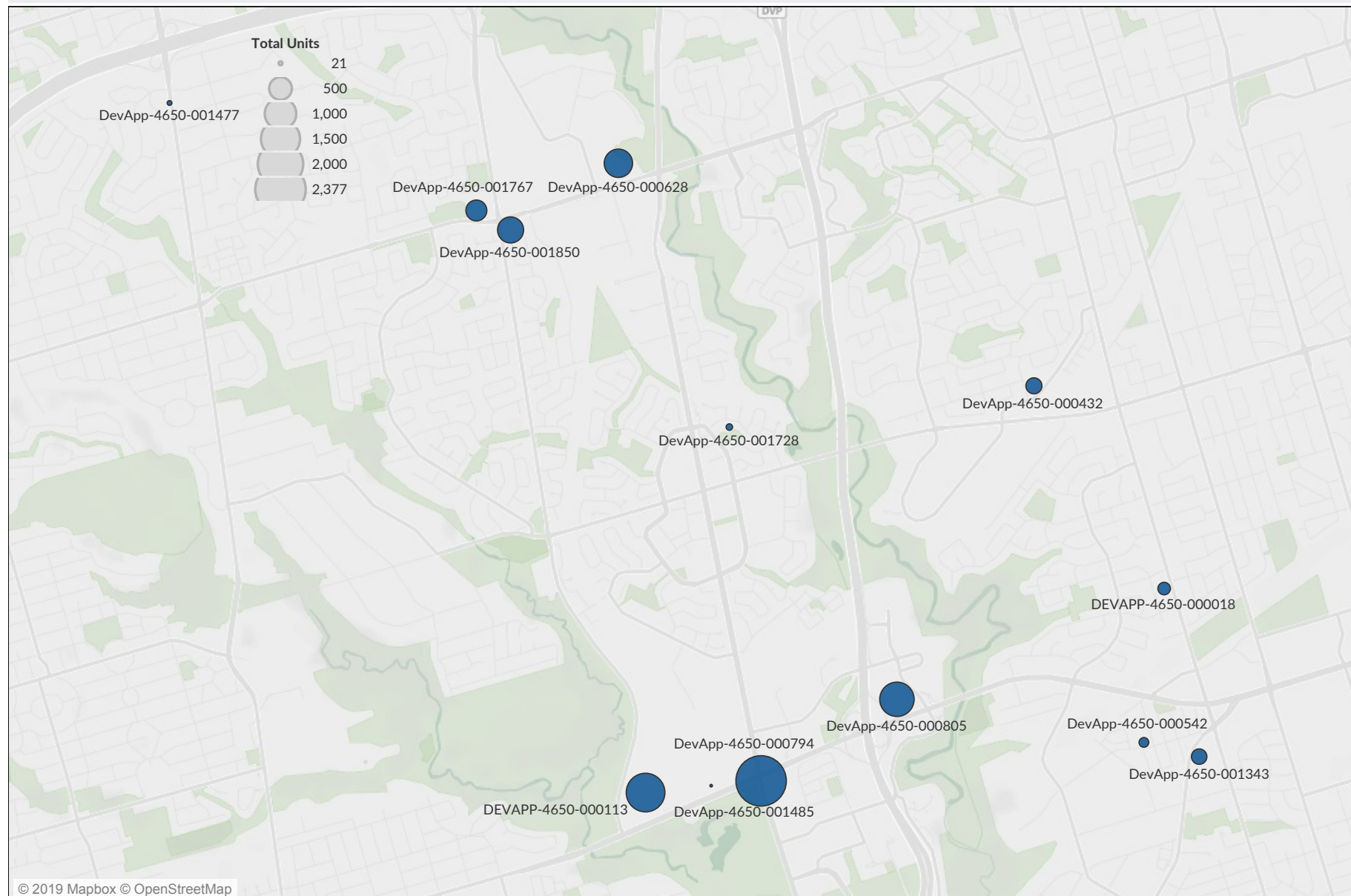
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Current Active Project List

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	0	22	33	227	\$873	\$890
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	22	37	415	\$787	\$899
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	January 2024	6	192	58	250	\$978	\$939
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	16	230	140	404	\$935	\$1,042
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	14	203	100	349	\$957	\$1,013
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	4	2	312	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	October 2020	0	1	15	206	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	November 2021	0	1	2	423	\$575	\$987
Sonic - Lindvest	Apartment	May 2020	0	18	7	324	\$546	\$1,021
SuperSonic - Lindvest	Apartment	April 2020	0	10	3	309	\$587	\$963
Vic Towns - Solotex Corporation	Stacked	September 2021	0	11	22	147	\$558	\$650

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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	147
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	2.1	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	2.9	
DevApp-4650-001728	15 Mallow Road	0.9	39
DevApp-4650-001767	740 York Mills Road	2.0	409
DevApp-4650-001850	801 York Mills Road	4.6	636

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	• 54	• 14	• 5,086	• 4,446	• 345	• \$2,109	• 1,303	• \$2,746,965	• 9,129
Central Waterfront	• 35	• 13	• 6,642	• 5,228	• 1,402	• \$1,409	• 996	• \$1,403,588	• 18,503
Don Mills - York Mills	• 36	• 11	• 3,366	• 2,814	• 419	• \$959	• 1,049	• \$1,005,825	• 7,441
Downtown Core	• 74	• 8	• 4,457	• 3,556	• 717	• \$1,540	• 665	• \$1,024,439	• 15,193
Downtown East	• 374	• 19	• 6,559	• 5,436	• 941	• \$1,204	• 739	• \$889,725	• 17,959
Downtown West	• 109	• 31	• 10,473	• 8,751	• 1,392	• \$1,393	• 843	• \$1,174,333	• 18,595
Etobicoke Waterfront	• 2	• 4	• 2,121	• 1,901	• 82	• \$1,160	• 821	• \$951,809	• 10,287
Highway7 - Yonge	• 108	• 8	• 1,862	• 1,295	• 352	• \$654	• 1,128	• \$738,172	•
Mississauga City Centre	• 80	• 12	• 6,571	• 6,044	• 461	• \$806	• 901	• \$725,832	•
North Toronto	• 123	• 9	• 2,412	• 1,871	• 455	• \$1,213	• 815	• \$988,984	• 9,738
North Yonge Corridor	• 6	• 5	• 1,622	• 1,366	• 152	• \$1,118	• 773	• \$864,489	• 5,372
North York East	• 4	• 2	• 528	• 508	• 19	• \$945	• 1,027	• \$970,295	• 2,056
North York West	• 138	• 11	• 2,327	• 2,016	• 279	• \$899	• 1,137	• \$1,022,957	• 8,858
Not Applicable	• 1,891	• 166	• 31,043	• 24,499	• 5,423	• \$753	• 907	• \$683,698	• 68,414
Scarborough City Centre									• 2,245
Sheppard Corridor	• 34	• 14	• 4,020	• 3,312	• 708	• \$1,073	• 827	• \$887,957	• 8,352
Thornhill	• 233	• 2	• 736	• 554	• 182	• \$814	• 729	• \$593,314	•
Toronto East	• 49	• 14	• 1,763	• 1,482	• 223	• \$988	• 921	• \$909,908	• 3,456
Toronto West	• 167	• 16	• 2,927	• 2,108	• 722	• \$1,046	• 915	• \$956,929	• 13,091
Yonge - St. Clair	• 47	• 9	• 1,158	• 1,010	• 122	• \$1,458	• 1,576	• \$2,297,672	• 2,190

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