



Greater Toronto Area  
Toronto East

New Homes High Rise Submarket Report  
Data as of February 2020



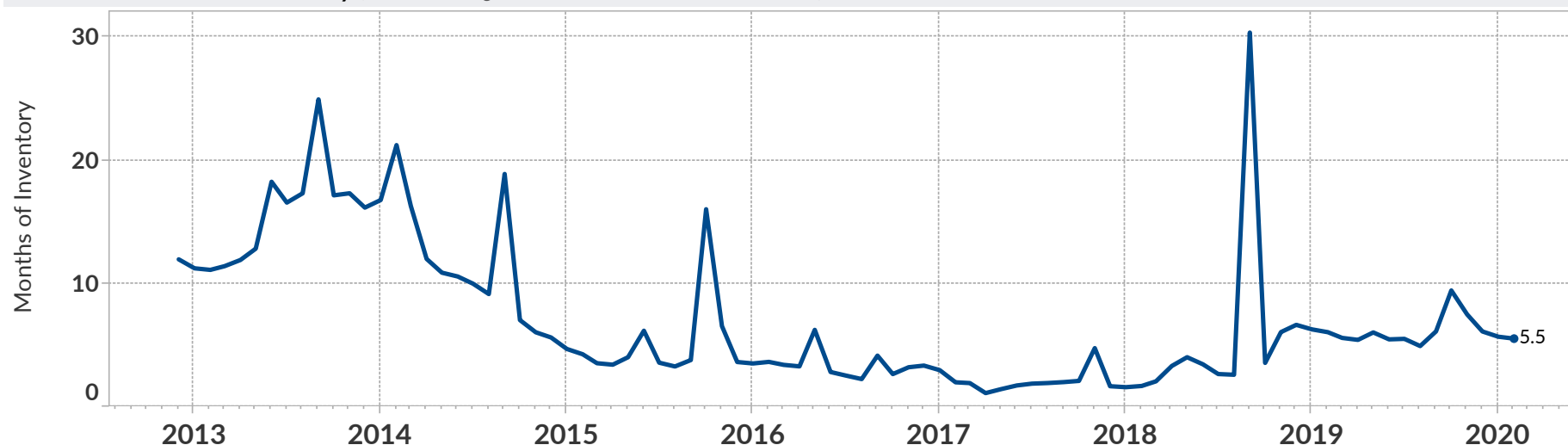
# Toronto East Submarket Report - February 2020



| Toronto East                                  |           |  | GTA         |       |
|-----------------------------------------------|-----------|--|-------------|-------|
| Active Projects                               | 12        |  | 356         |       |
| Total Units                                   | 1,395     |  | 94,976      |       |
| Total Sales                                   | 1,169     |  | 78,256      |       |
| Rem. Inv.                                     | 176       |  | 12,909      |       |
| Avg. \$/SF                                    | \$1,029   |  | \$1,084     |       |
| Avg. SF                                       | 931       |  | 951         |       |
| Avg. \$                                       | \$957,708 |  | \$1,031,390 |       |
| Current Month Sales (incl. active & sold out) |           |  | 5           | 2,418 |

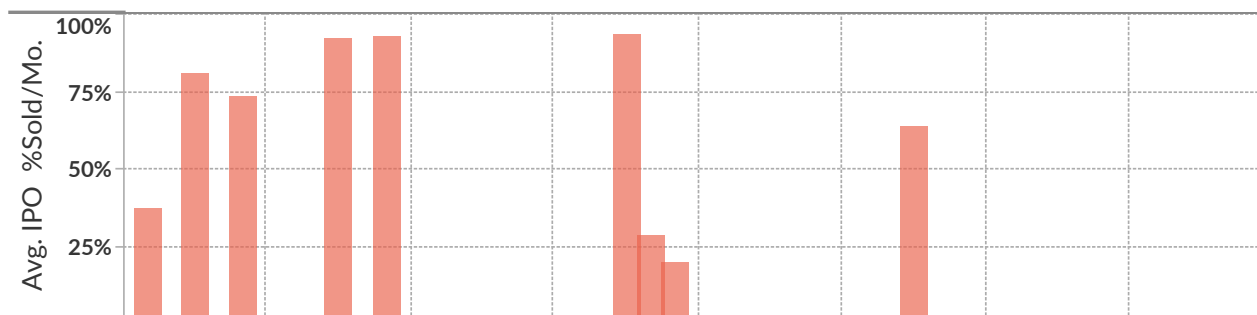
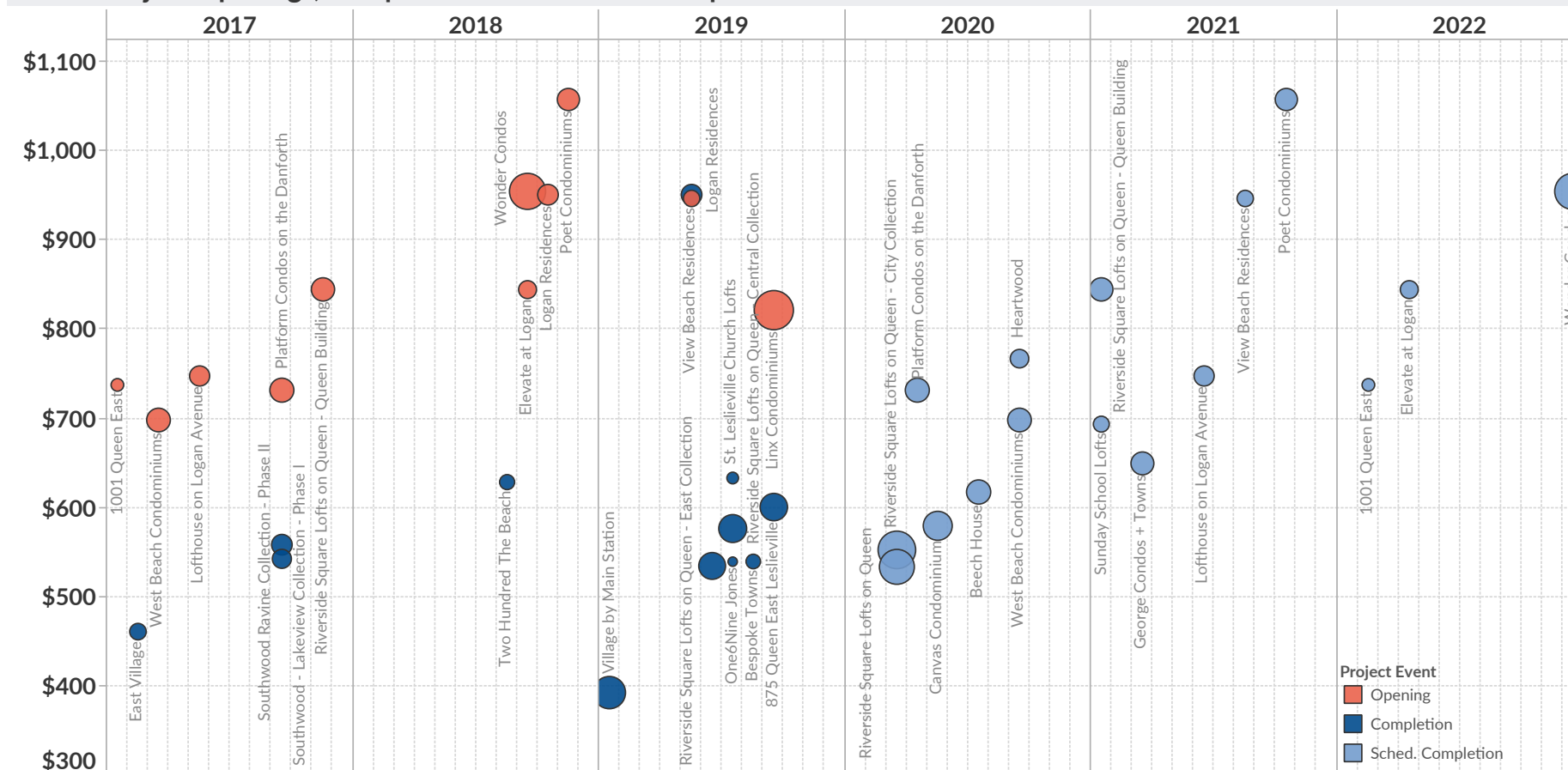
| Development Applications |       |                 |  |
|--------------------------|-------|-----------------|--|
| Toronto East             |       | City of Toronto |  |
| Number of Dev. Apps.     | 13    | 395             |  |
| Total Units              | 3,735 | 219,390         |  |
| Min. Floor Space Index   | 1.0   | 0.1             |  |
| Max. Floor Space Index   | 9.5   | 44.5            |  |
| Avg. Floor Space Index   | 4.1   | 6.4             |  |

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

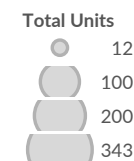


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## Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



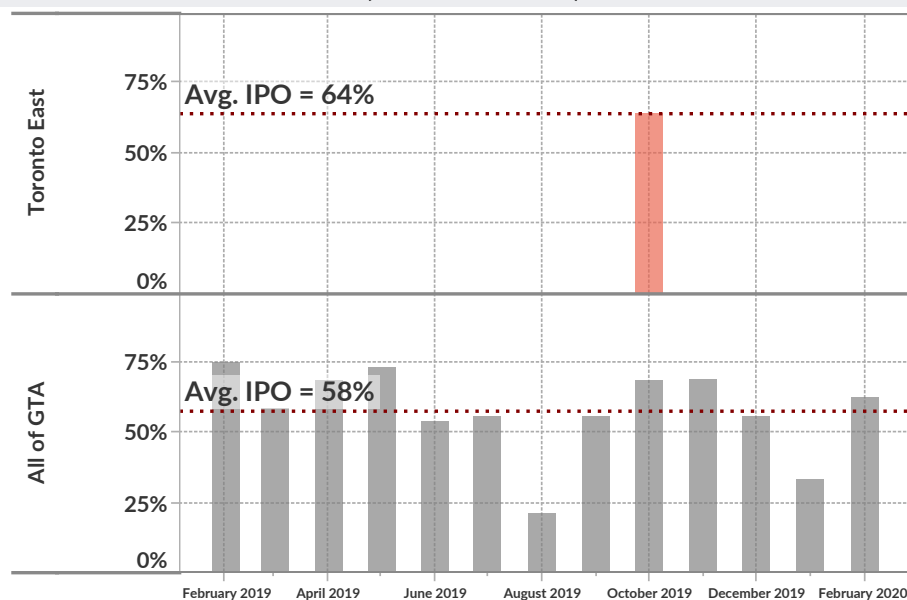
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## Project Data by Unit Type

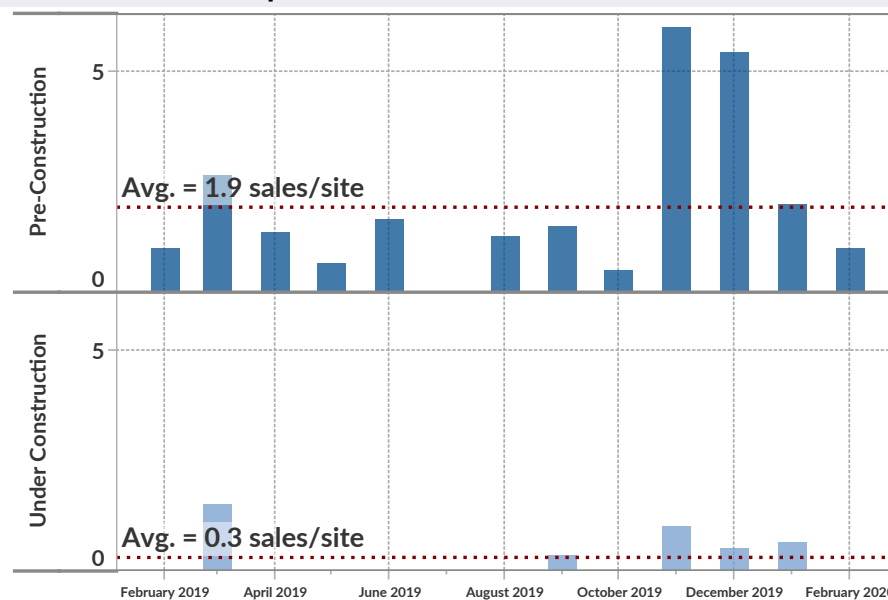
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 1           |                     | 1           | 0         |
| 1 Bedroom       | 279         | 0                   | 267         | 12        |
| 1 Bedroom + Den | 372         | 0                   | 339         | 33        |
| 2 Bedroom       | 377         | 2                   | 321         | 56        |
| 2 Bedroom + Den | 138         | 2                   | 114         | 24        |
| 3 Bedroom & Up  | 81          | 0                   | 62          | 19        |
| Penthouse       | 56          | 0                   | 39          | 17        |
| Other           | 41          | 1                   | 26          | 15        |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|            |                 |                  |                  |                   |
| \$1,025    | 498             | 715              | \$547,990        | \$743,990         |
| \$936      | 627             | 1,238            | \$620,990        | \$1,100,000       |
| \$999      | 650             | 1,299            | \$672,990        | \$1,225,600       |
| \$972      | 680             | 1,264            | \$785,990        | \$1,175,990       |
| \$981      | 902             | 1,149            | \$827,990        | \$1,372,040       |
| \$1,275    | 670             | 2,609            | \$813,990        | \$3,652,600       |
| \$1,085    | 708             | 1,744            | \$903,900        | \$2,200,900       |

## IPO Launch Performance (first 2 months)

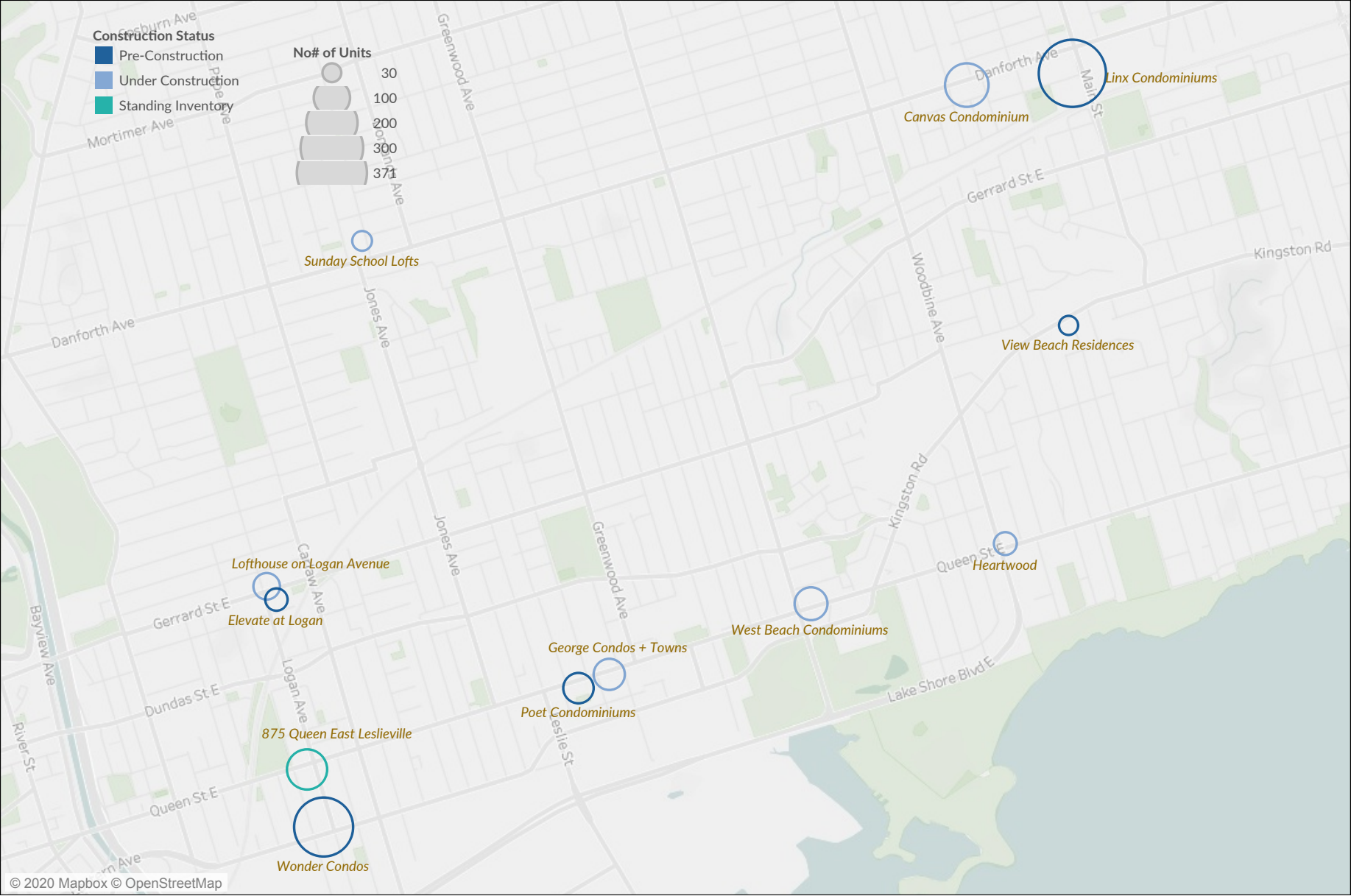


## Post Launch Absorption: Toronto East



# Toronto East Submarket Report - February 2020

## Current Active Projects



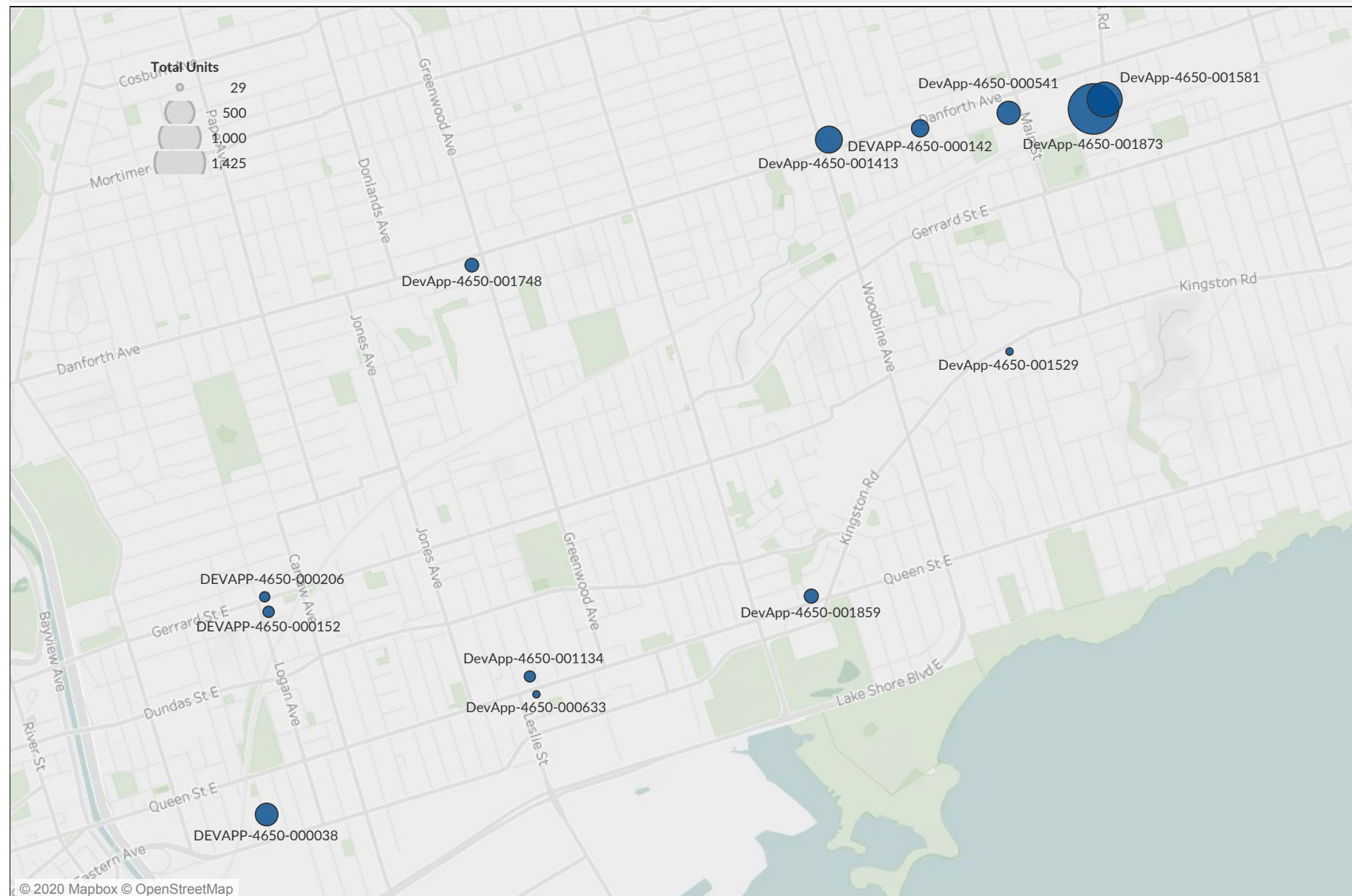
# Toronto East Submarket Report - February 2020

## 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 |
|--------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 875 Queen East Leslieville - Harhay Construction Managemen.. | Apartment    | September 2019          | 0                   | 0   | 7         | 133         | \$601          | \$1,035     |
| Canvas Condominium - Marlin Spring                           | Apartment    | May 2020                | 0                   | 2   | 2         | 156         | \$580          | \$865       |
| Elevate at Logan - Kaleido Developments Inc.                 | Stacked      | April 2022              | 0                   | 1   | 8         | 41          | \$845          | \$900       |
| George Condos + Towns - Rockport Group                       | Apartment    | March 2021              | 0                   | 0   | 2         | 80          | \$650          | \$1,118     |
| Heartwood - Fieldgate Homes and Hullmark Developments Li..   | Apartment    | September 2020          | 0                   | 0   | 13        | 43          | \$767          | \$1,097     |
| Linx Condominiums - Tribute Communities and Greybrook Re..   | Apartment    | May 2023                | 0                   | 9   | 84        | 371         | \$822          | \$943       |
| Lofthouse on Logan Avenue - GRID Developments                | Apartment    | June 2021               | 0                   | 0   | 4         | 58          | \$748          | \$1,079     |
| Poet Condominiums - Fieldgate Homes                          | Apartment    | October 2021            | 3                   | 3   | 23        | 76          | \$1,058        | \$1,250     |
| Sunday School Lofts - GRID Developments                      | Apartment    | January 2021            | 0                   | 0   | 0         | 32          | \$694          | \$805       |
| View Beach Residences - Condoman Developments                | Apartment    | August 2021             | 1                   | 1   | 22        | 30          | \$947          | \$980       |
| West Beach Condominiums - Marlin Spring                      | Apartment    | September 2020          | 0                   | 0   | 2         | 89          | \$699          | \$1,102     |
| Wonder Condos - Graywood Developments and Alterra            | Apartment    | December 2022           | 1                   | 1   | 9         | 286         | \$955          | \$1,296     |

# Toronto East Submarket Report - February 2020

## Current Development Applications



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### Current Development Application List

| InventoryNumber    | Address                                       | Floor Space Index | Total Units |
|--------------------|-----------------------------------------------|-------------------|-------------|
| DEVAPP-4650-000038 | 462 Eastern Avenue                            | 7.4               | 286         |
| DEVAPP-4650-000142 | 2301 - 2315 Danforth Avenue                   | 7.7               | 166         |
| DEVAPP-4650-000152 | 485 Logan Avenue                              | 4.7               | 71          |
| DEVAPP-4650-000206 | 794 - 800 Gerrard Street East                 | 6.3               | 58          |
| DevApp-4650-000541 | 276 - 294 Main Street & 144 Stephenson Avenue | 11.6              | 301         |
| DevApp-4650-000633 | 1249 Queen Street East                        | 6.9               | 29          |
| DevApp-4650-001134 | 1285 Queen Street East                        | 6.4               | 69          |
| DevApp-4650-001413 | 985 Woodbine Avenue                           | 4.9               | 402         |
| DevApp-4650-001529 | 507 - 511 Kingston Road                       | 4.3               | 30          |
| DevApp-4650-001581 | 9 Dawes Road                                  | 9.5               | 684         |
| DevApp-4650-001748 | 1177 Danforth Avenue                          | 4.3               | 104         |
| DevApp-4650-001859 | 1684 Queen Street East                        | 3.3               | 110         |
| DevApp-4650-001873 | 6 Dawes Road                                  | 8.1               | 1,425       |

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.

# Toronto East Submarket Report - February 2020

| 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       | • 13                | • 15                        | • 5,708     | • 5,122     | • 325     | • \$2,280  | • 1,400 | • \$3,191,265 | • 8,168     |
| Central Waterfront      | • 97                | • 13                        | • 6,642     | • 5,807     | • 889     | • \$1,432  | • 982   | • \$1,406,550 | • 17,952    |
| Don Mills - York Mills  | • 20                | • 11                        | • 3,306     | • 2,884     | • 332     | • \$950    | • 1,092 | • \$1,038,279 | • 11,337    |
| Downtown Core           | • 11                | • 8                         | • 4,457     | • 3,638     | • 635     | • \$1,553  | • 675   | • \$1,048,330 | • 18,916    |
| Downtown East           | • 524               | • 19                        | • 6,738     | • 5,866     | • 671     | • \$1,224  | • 795   | • \$973,125   | • 14,947    |
| Downtown West           | • 61                | • 31                        | • 10,639    | • 8,504     | • 1,674   | • \$1,410  | • 768   | • \$1,082,975 | • 18,736    |
| Etobicoke Waterfront    | • 6                 | • 3                         | • 1,632     | • 1,449     | • 63      | • \$1,155  | • 856   | • \$988,625   | • 8,726     |
| Highway7 - Yonge        | • 50                | • 7                         | • 1,957     | • 1,388     | • 354     | • \$682    | • 1,049 | • \$715,531   | •           |
| Mississauga City Centre | • 336               | • 11                        | • 6,383     | • 5,666     | • 493     | • \$869    | • 838   | • \$728,538   | •           |
| North Toronto           | • 367               | • 11                        | • 3,148     | • 2,305     | • 667     | • \$1,224  | • 1,059 | • \$1,296,877 | • 8,331     |
| North Yonge Corridor    | • 8                 | • 5                         | • 1,692     | • 1,373     | • 100     | • \$1,160  | • 766   | • \$887,988   | • 7,470     |
| North York East         | • 0                 | • 2                         | • 528       | • 519       | • 8       | • \$942    | • 978   | • \$921,150   | • 2,056     |
| North York West         | • 8                 | • 9                         | • 1,812     | • 1,536     | • 251     | • \$905    | • 1,165 | • \$1,054,562 | • 10,525    |
| Not Applicable          | • 807               | • 158                       | • 29,890    | • 23,934    | • 4,428   | • \$754    | • 1,004 | • \$757,025   | • 70,780    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 2,245     |
| Sheppard Corridor       | • 10                | • 14                        | • 4,015     | • 3,394     | • 621     | • \$1,075  | • 852   | • \$916,347   | • 8,157     |
| Thornhill               | • 40                | • 5                         | • 1,444     | • 800       | • 644     | • \$1,047  | • 1,064 | • \$1,114,343 | •           |
| Toronto East            | • 5                 | • 12                        | • 1,395     | • 1,169     | • 176     | • \$1,029  | • 931   | • \$957,708   | • 3,735     |
| Toronto West            | • 50                | • 14                        | • 2,613     | • 2,022     | • 481     | • \$1,099  | • 940   | • \$1,033,531 | • 11,311    |
| Yonge - St. Clair       | • 5                 | • 8                         | • 977       | • 880       | • 97      | • \$1,470  | • 1,631 | • \$2,398,297 | • 2,403     |

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