



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of February 2020



Don Mills - York Mills Submarket Report - February 2020

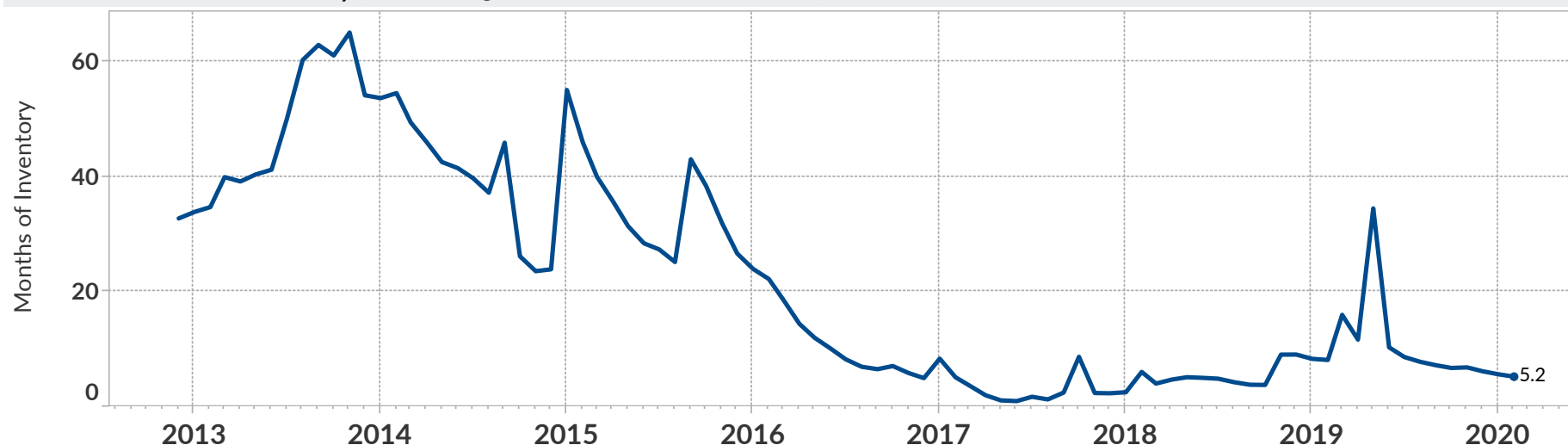


Don Mills - York Mills		GTA
Active Projects	11	356
Total Units	3,306	94,976
Total Sales	2,884	78,256
Rem. Inv.	332	12,909
Avg. \$/SF	\$950	\$1,084
Avg. SF	1,092	951
Avg. \$	\$1,038,279	\$1,031,390
Current Month Sales (incl. active & sold out)	20	2,418

Development Applications

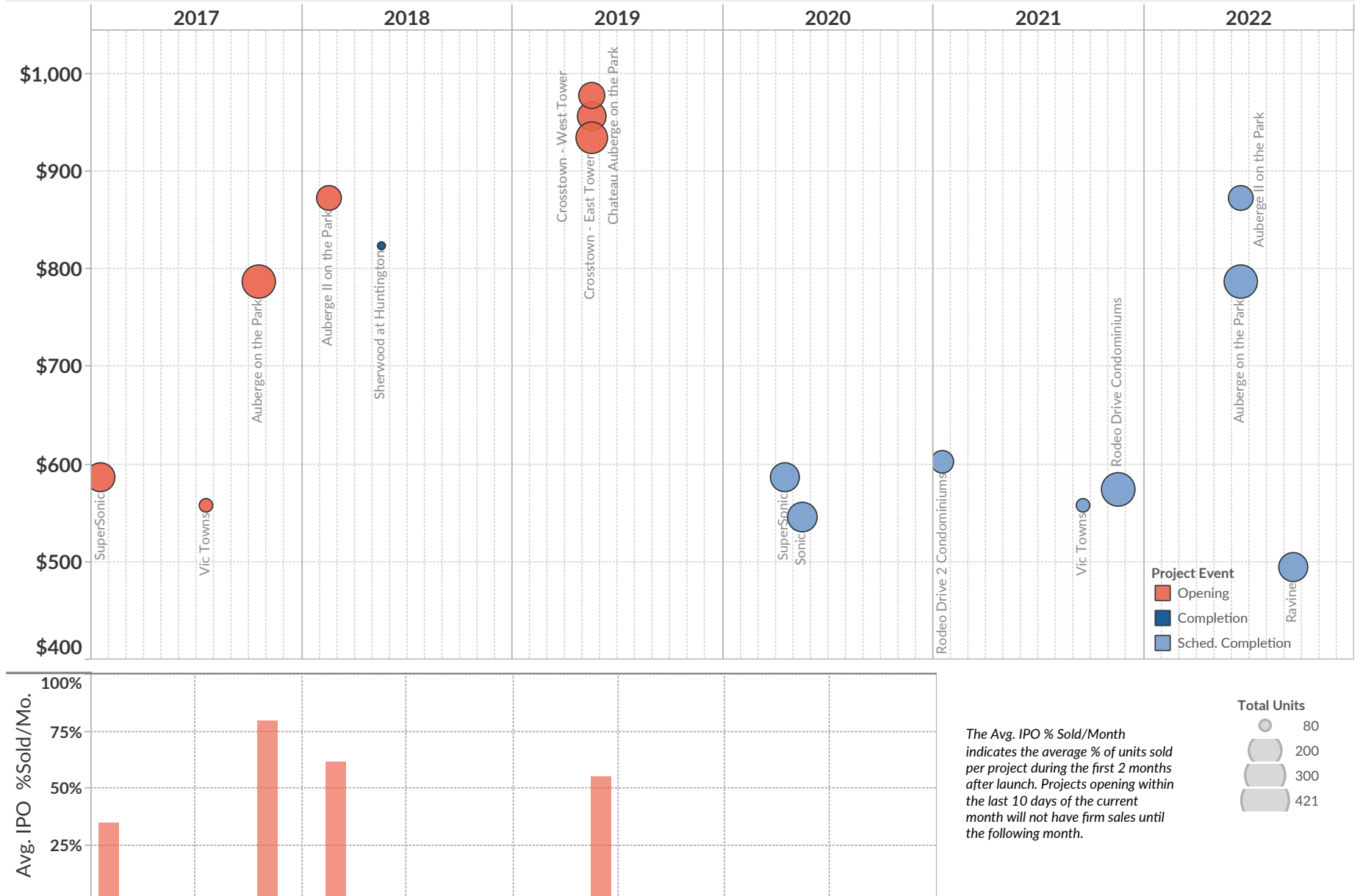
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	395
Total Units	11,337	219,390
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	4.6	44.5
Avg. Floor Space Index	2.3	6.4

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



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Recent Project Openings, Completions & Scheduled Completions



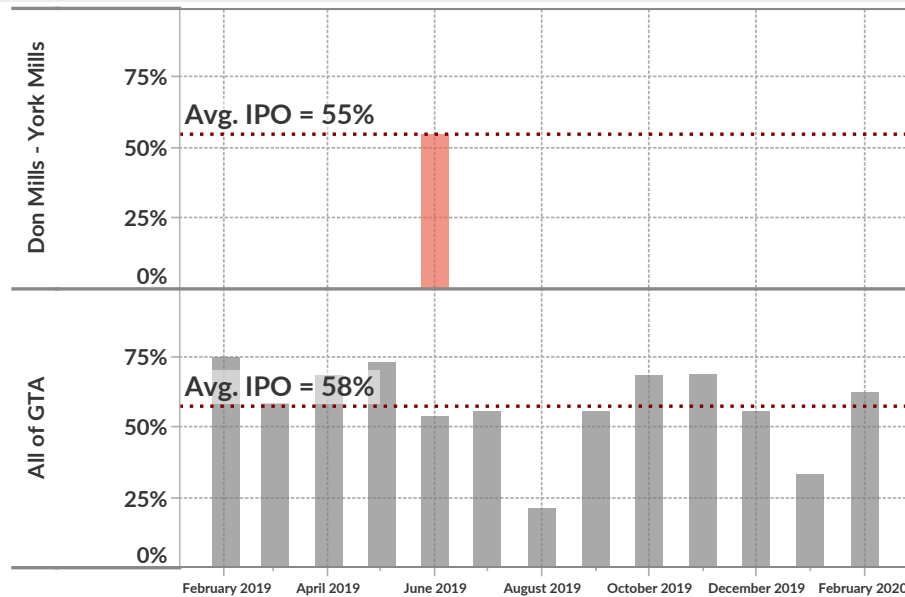
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Project Data by Unit Type

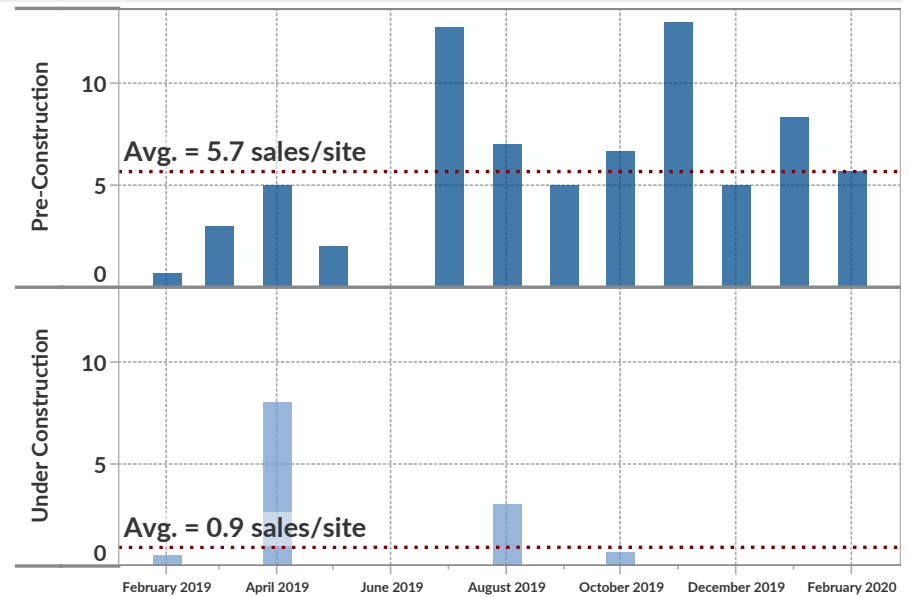
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	35	0	35	0
1 Bedroom	715	4	686	29
1 Bedroom + Den	863	3	834	29
2 Bedroom	882	7	813	69
2 Bedroom + Den	427	4	338	89
3 Bedroom & Up	259	2	162	97
Penthouse	15	0	13	2
Other	20	0	3	17

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$939	667	691	\$609,990	\$666,990
\$953	598	1,035	\$459,900	\$870,000
\$990	651	1,712	\$696,900	\$1,500,000
\$919	843	2,346	\$674,000	\$2,590,000
\$968	888	2,026	\$771,900	\$1,885,000
\$1,003	1,779	1,779	\$1,785,000	\$1,785,000
\$885	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

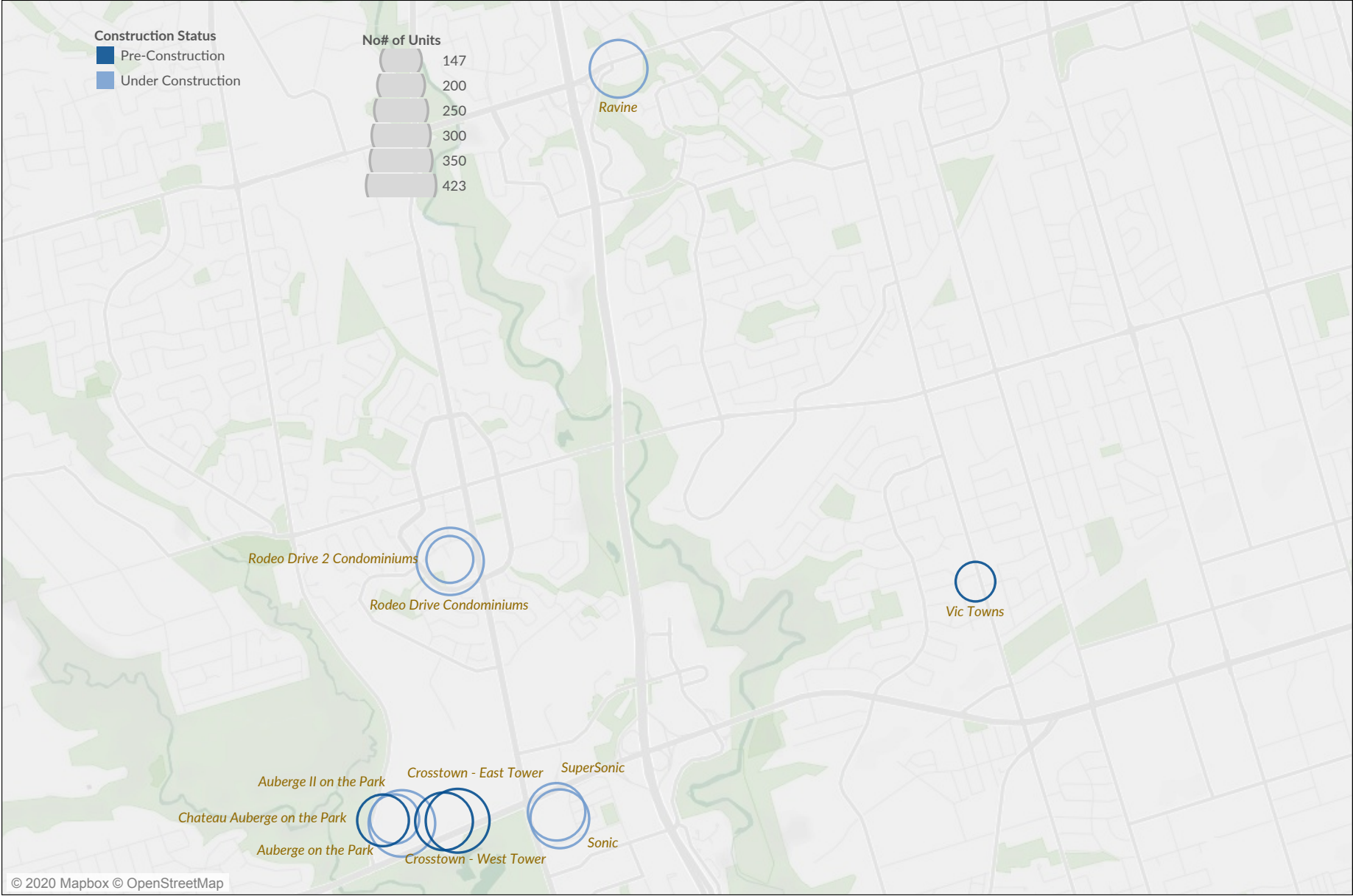


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



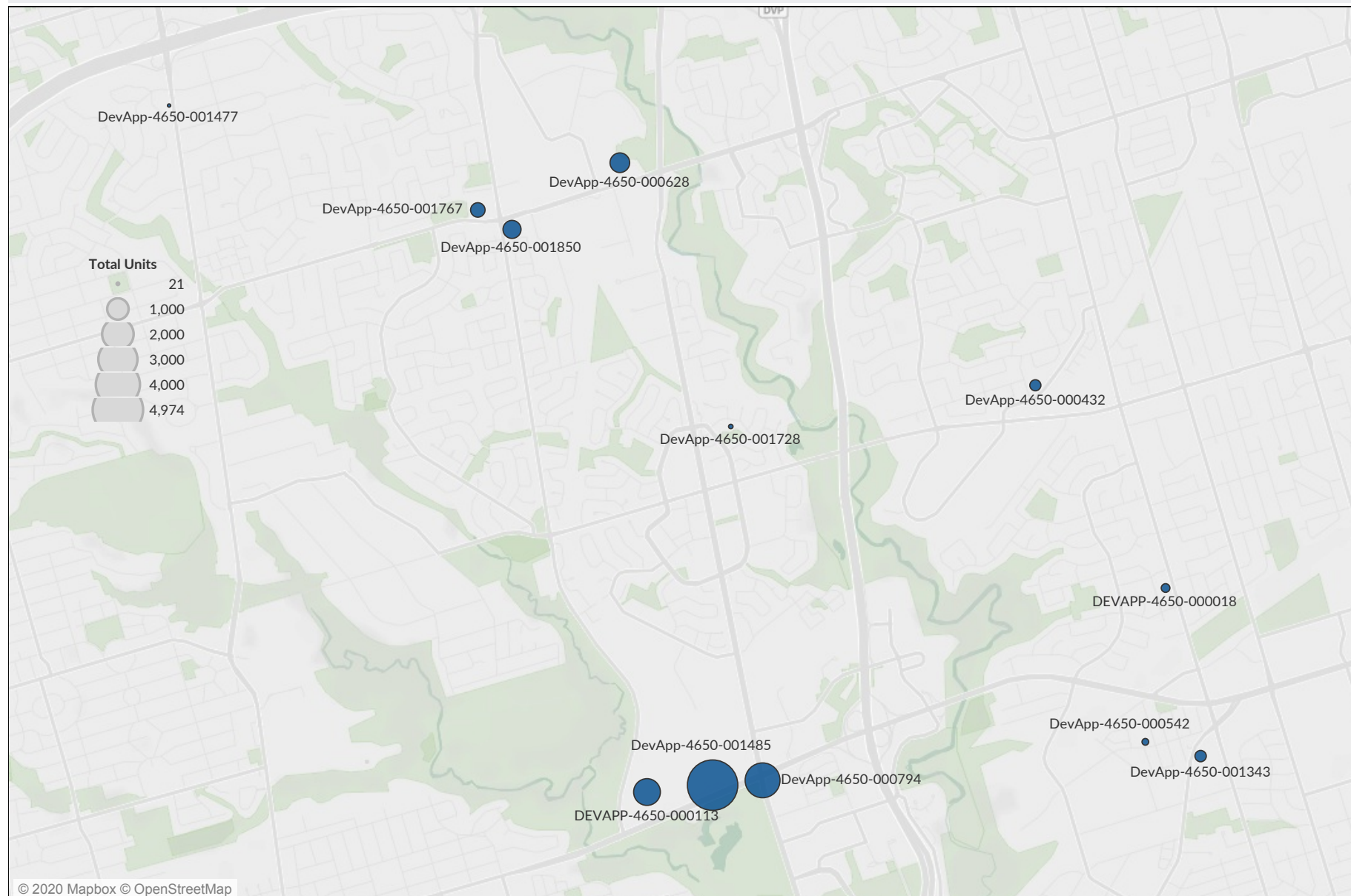
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Current Active Project List

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	4	27	227	\$873	\$913
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	1	1	36	415	\$787	\$900
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	January 2024	6	11	46	250	\$978	\$964
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	6	18	107	381	\$935	\$1,029
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	5	13	82	312	\$957	\$1,023
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	0	2	312	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	January 2021	0	0	0	206	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	November 2021	0	0	0	423	\$575	\$987
Sonic - Lindvest	Apartment	May 2020	0	0	7	324	\$546	\$1,021
SuperSonic - Lindvest	Apartment	April 2020	0	0	3	309	\$587	\$856
Vic Towns - Solotex Corporation	Stacked	September 2021	0	0	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-4650-001343	1861 O'Connor Drive	5.0	252
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	21
DevApp-4650-001485	844 Don Mills Road	2.3	4,974
DevApp-4650-001728	15 Mallow Road	0.9	39
DevApp-4650-001767	740 York Mills Road	2.1	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	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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