



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of May 2020



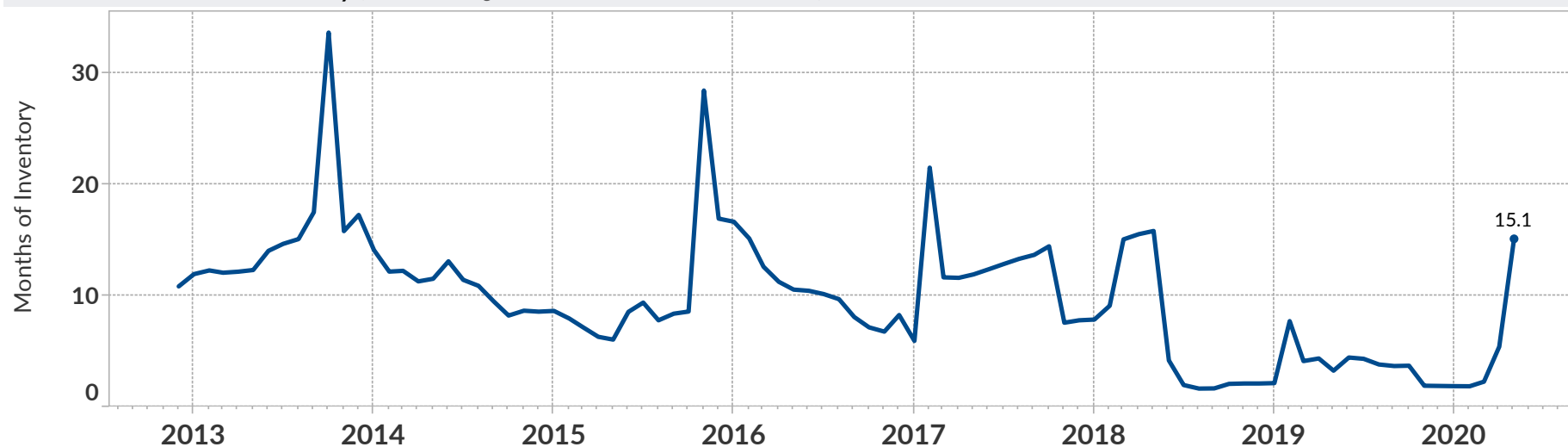
North Yonge Corridor Submarket Report - May 2020



North Yonge Corridor		GTA
Active Projects	6	361
Total Units	1,792	95,019
Total Sales	1,404	80,914
Rem. Inv.	169	9,526
Avg. \$/SF	\$1,118	\$1,079
Avg. SF	845	985
Avg. \$	\$944,043	\$1,062,758
Current Month Sales (incl. active & sold out)	2	428

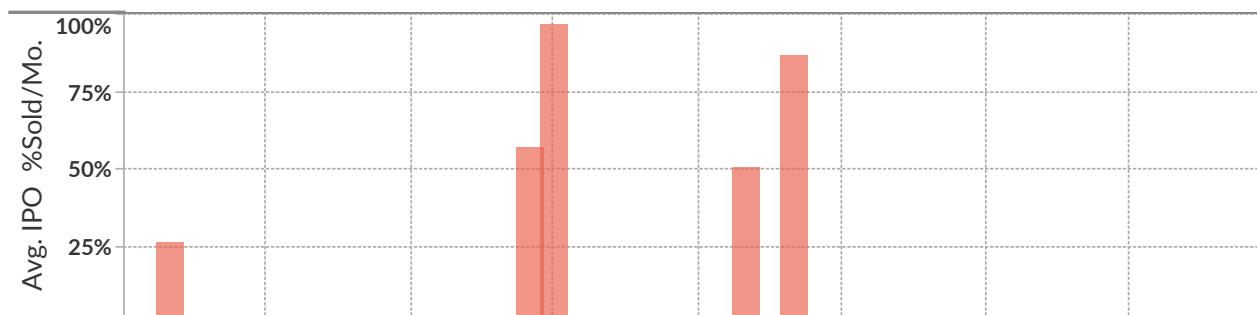
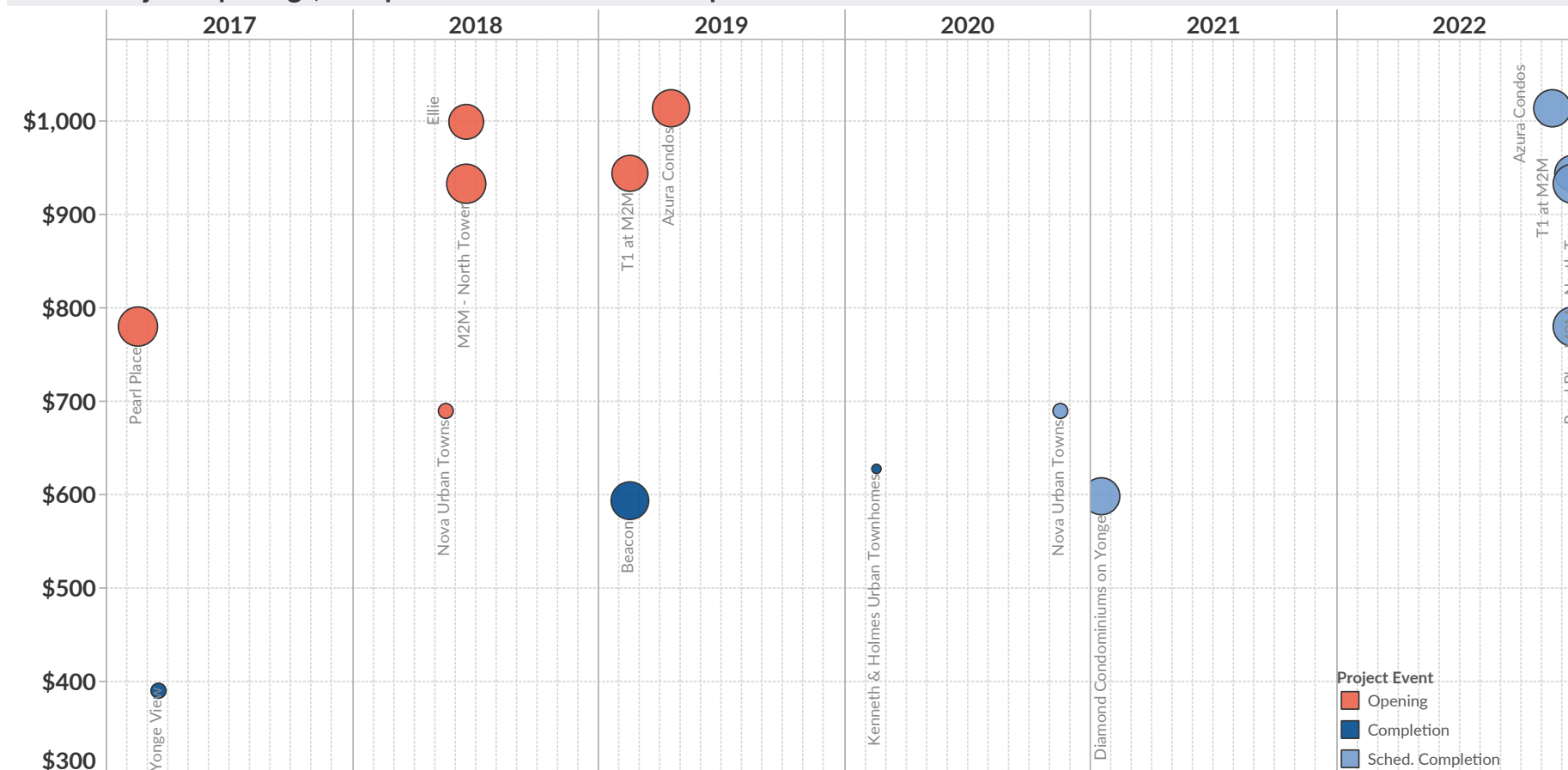
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	15	390
Total Units	7,587	221,166
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	61.7
Avg. Floor Space Index	4.9	6.6

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

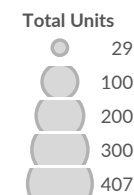


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



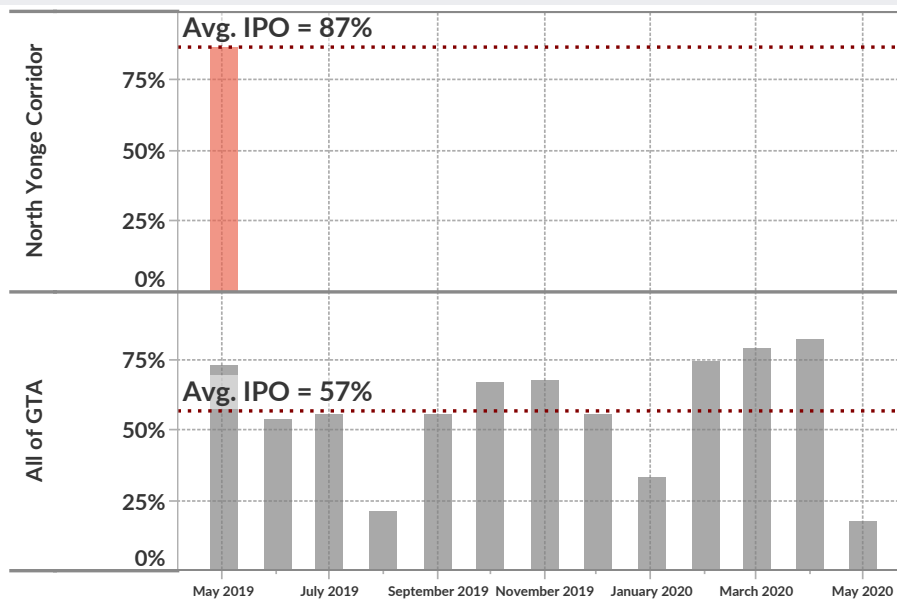
North Yonge Corridor Submarket Report - May 2020

Project Data by Unit Type

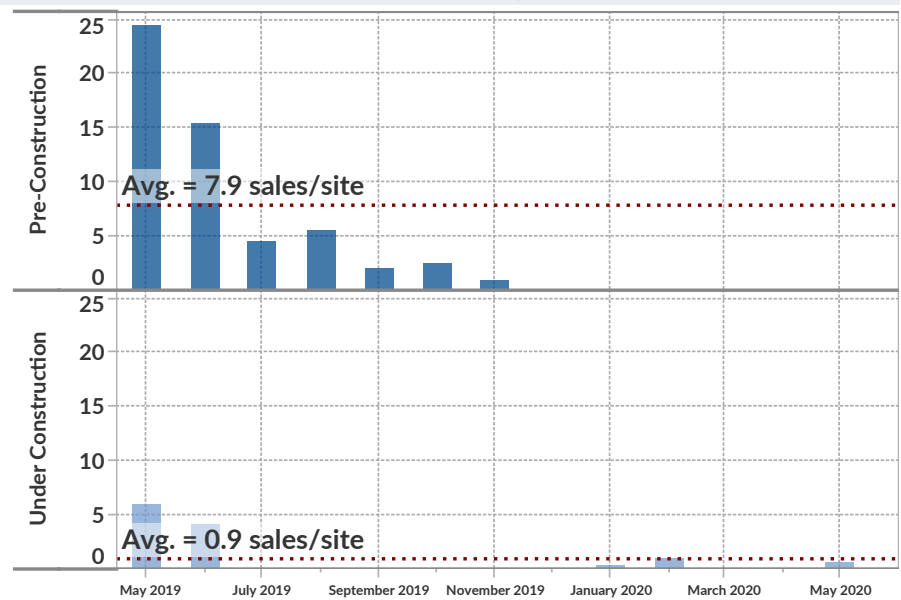
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	270	0	267	3
1 Bedroom + Den	471	2	434	37
2 Bedroom	545	0	486	59
2 Bedroom + Den	134	0	121	13
3 Bedroom & Up	100	0	74	26
Penthouse	18	0	0	18
Other	29	0	16	13

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,232	570	570	\$700,900	\$703,900
\$1,247	583	645	\$710,900	\$820,900
\$1,114	681	900	\$615,900	\$988,900
\$1,099	834	1,135	\$959,000	\$1,179,990
\$1,069	908	1,404	\$923,990	\$1,449,990
\$1,036	1,078	1,431	\$1,197,900	\$1,401,900

IPO Launch Performance (first 2 months)

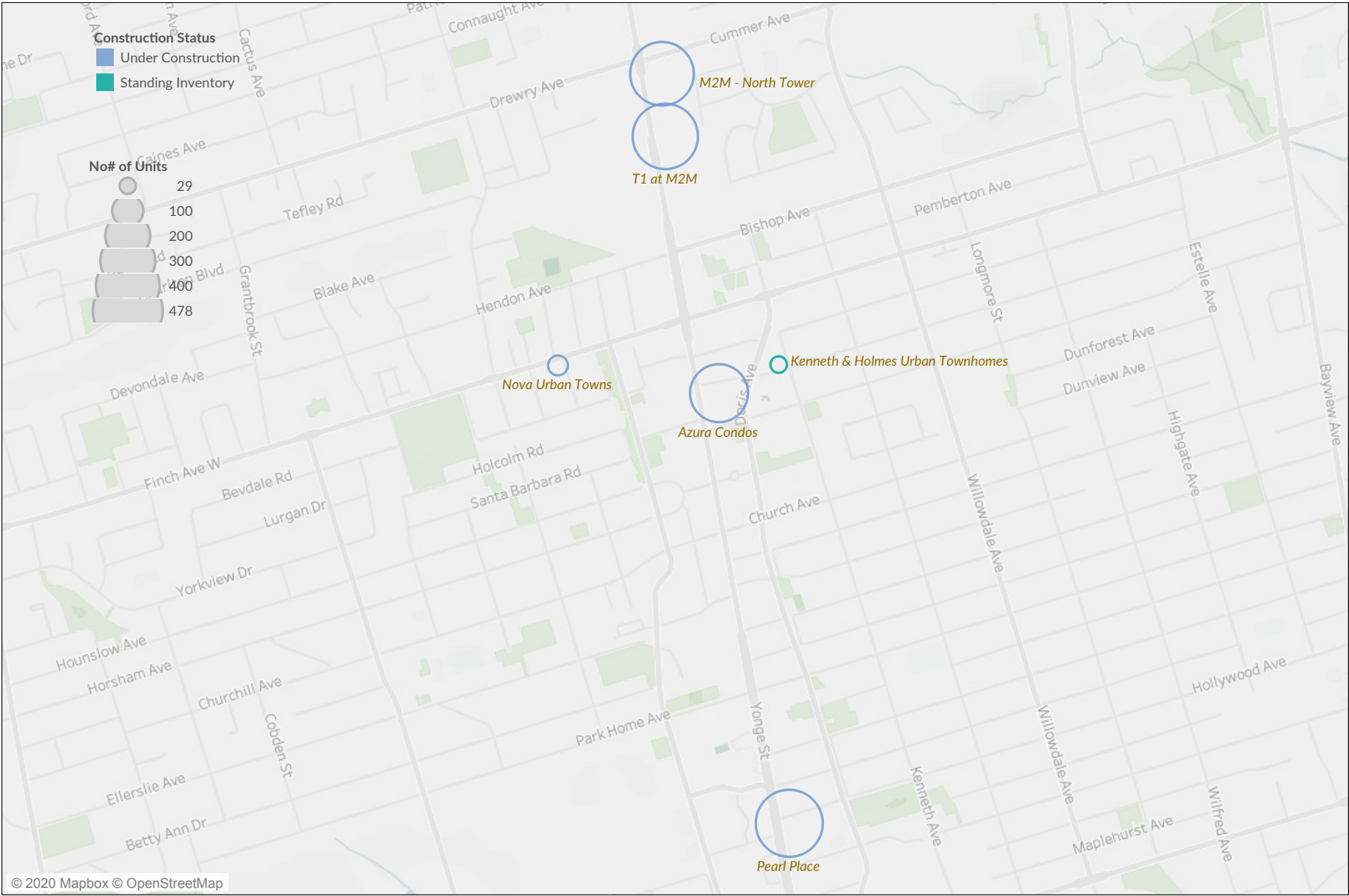


Post Launch Absorption: North Yonge Corridor



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Current Active Projects



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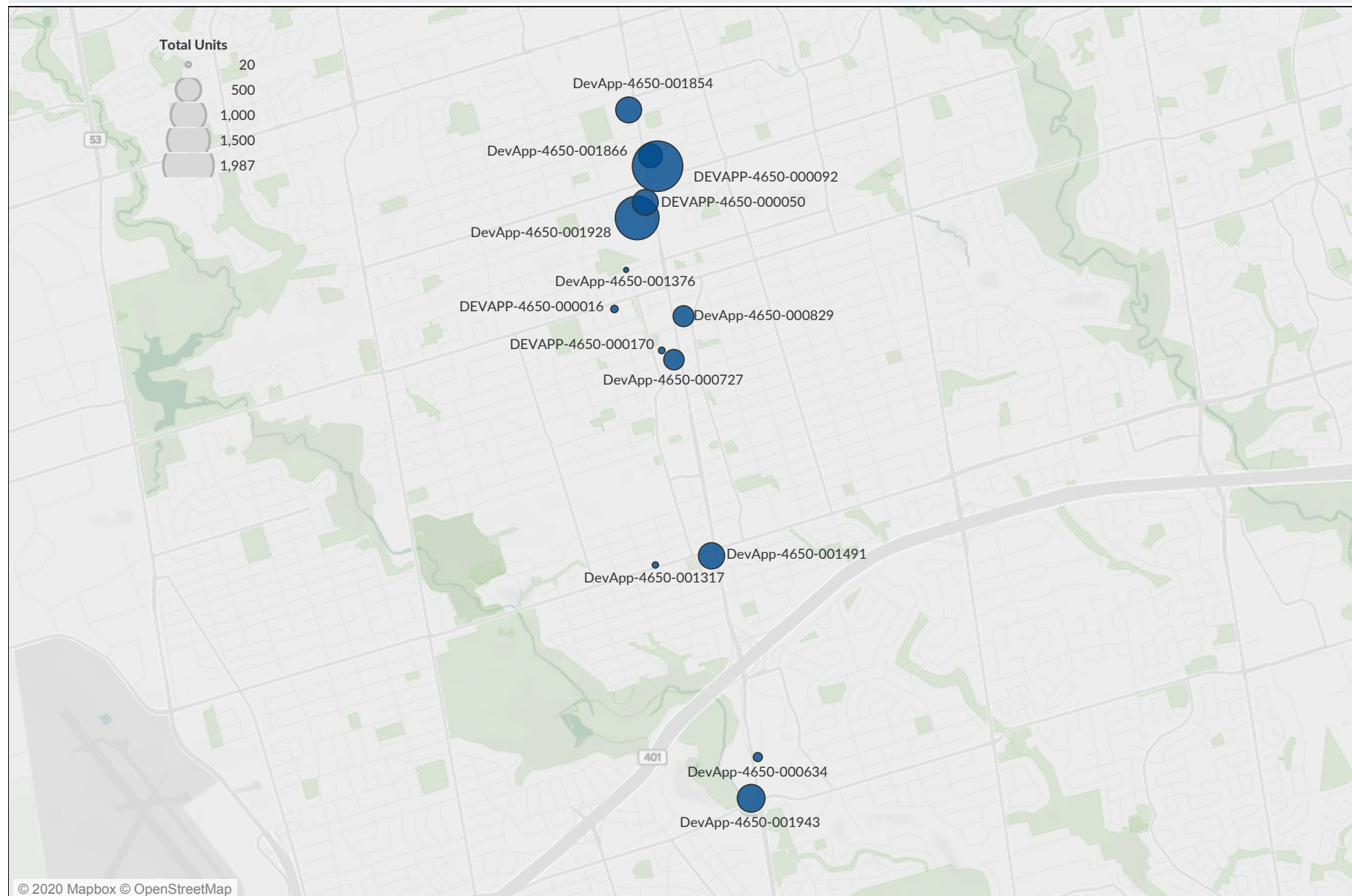
North Yonge Corridor Submarket Report - May 2020

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
Azura Condos - Capital Developments	Apartment	November 2022	0	3	12	358	\$1,014	\$1,104
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	0	0	6	29	\$628	\$0
M2M - North Tower - Aoyuan International	Apartment	December 2022	0	0	19	431	\$933	\$879
Nova Urban Towns - Kaleido Developments Inc.	Stacked	November 2020	0	3	7	42	\$690	\$854
Pearl Place - Conservatory Group	Apartment	December 2022	2	12	73	478	\$780	\$1,234
T1 at M2M - Aoyuan International	Apartment	December 2022	0	0	52	454	\$944	\$1,064

North Yonge Corridor Submarket Report - May 2020

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	6.7	518
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,987
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.4	34
DevApp-4650-000546	2400 - 2444 Yonge Street	9.6	631
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	2.2	20
DevApp-4650-001491	4800 Yonge Street	12.0	536
DevApp-4650-001854	6150 Yonge Street	5.6	521
DevApp-4650-001866	5995 Yonge Street	12.6	443
DevApp-4650-001928	5800 Yonge Street		1,496
DevApp-4650-001943	4050 Yonge Street	4.7	602

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.

North Yonge Corridor Submarket Report - May 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	0	16	6,217	5,413	179	\$2,454	1,838	\$4,510,204	8,610
Central Waterfront	5	13	6,642	5,791	837	\$1,419	1,002	\$1,421,994	19,434
Don Mills - York Mills	9	11	3,306	2,923	248	\$937	1,194	\$1,118,702	11,337
Downtown Core	0	8	4,759	4,086	255	\$1,644	733	\$1,205,854	18,040
Downtown East	11	19	6,371	5,634	533	\$1,253	821	\$1,029,143	15,959
Downtown West	9	32	10,872	9,571	882	\$1,457	908	\$1,322,157	18,111
Etobicoke Waterfront	1	3	1,632	1,469	70	\$1,226	756	\$927,024	8,726
Highway7 - Yonge	22	7	1,742	1,535	207	\$691	1,196	\$827,017	.
Mississauga City Centre	7	11	6,441	5,854	363	\$828	890	\$736,777	.
North Toronto	7	11	3,150	2,504	468	\$1,245	823	\$1,024,426	8,331
North Yonge Corridor	2	6	1,792	1,404	169	\$1,118	845	\$944,043	7,587
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	29	8	1,110	987	96	\$1,051	1,508	\$1,583,941	9,087
Not Applicable	292	162	30,675	24,994	3,786	\$778	982	\$763,198	73,347
Scarborough City Centre									2,245
Sheppard Corridor	3	13	3,648	3,195	452	\$1,101	920	\$1,013,295	7,793
Thornhill	11	5	1,443	1,147	296	\$1,083	1,203	\$1,303,196	.
Toronto East	3	13	1,352	1,139	172	\$989	927	\$916,534	3,051
Toronto West	12	14	2,613	2,117	412	\$1,136	946	\$1,074,717	11,001
Yonge - St. Clair	5	7	726	632	93	\$1,464	1,606	\$2,352,130	2,413

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