



Greater Toronto Area  
North Toronto

New Homes High Rise Submarket Report  
Data as of May 2020



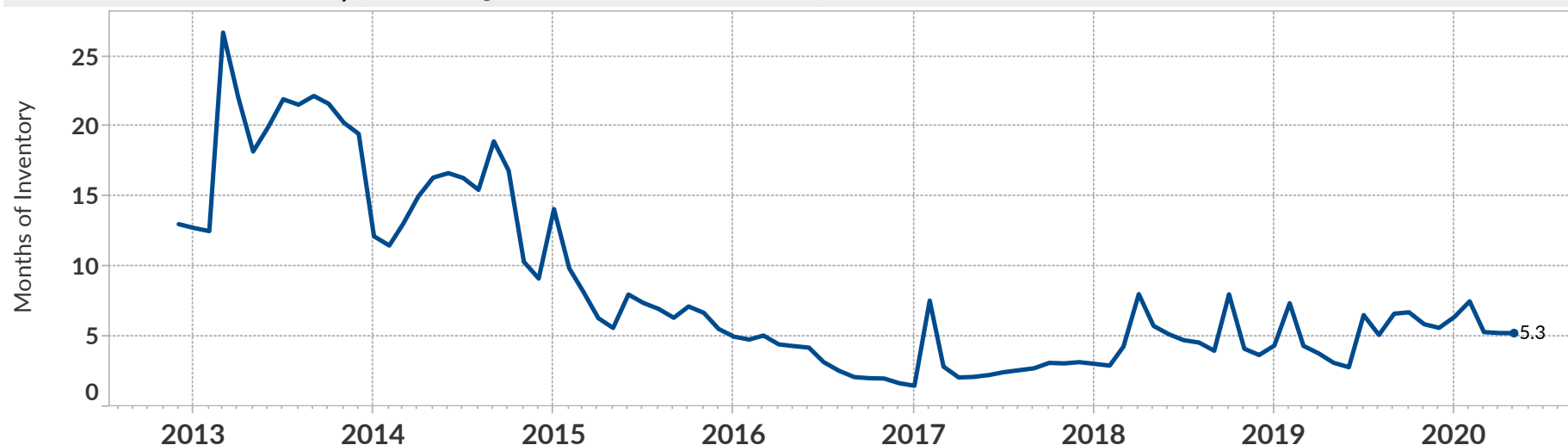
# North Toronto Submarket Report - May 2020



| North Toronto                                 |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Active Projects                               | 11          | 361         |
| Total Units                                   | 3,150       | 95,019      |
| Total Sales                                   | 2,504       | 80,914      |
| Rem. Inv.                                     | 468         | 9,526       |
| Avg. \$/SF                                    | \$1,245     | \$1,079     |
| Avg. SF                                       | 823         | 985         |
| Avg. \$                                       | \$1,024,426 | \$1,062,758 |
| Current Month Sales (incl. active & sold out) | 7           | 428         |

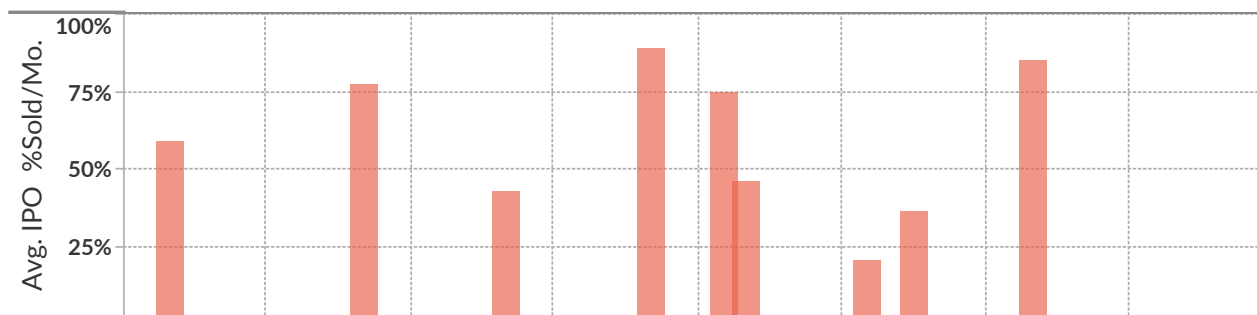
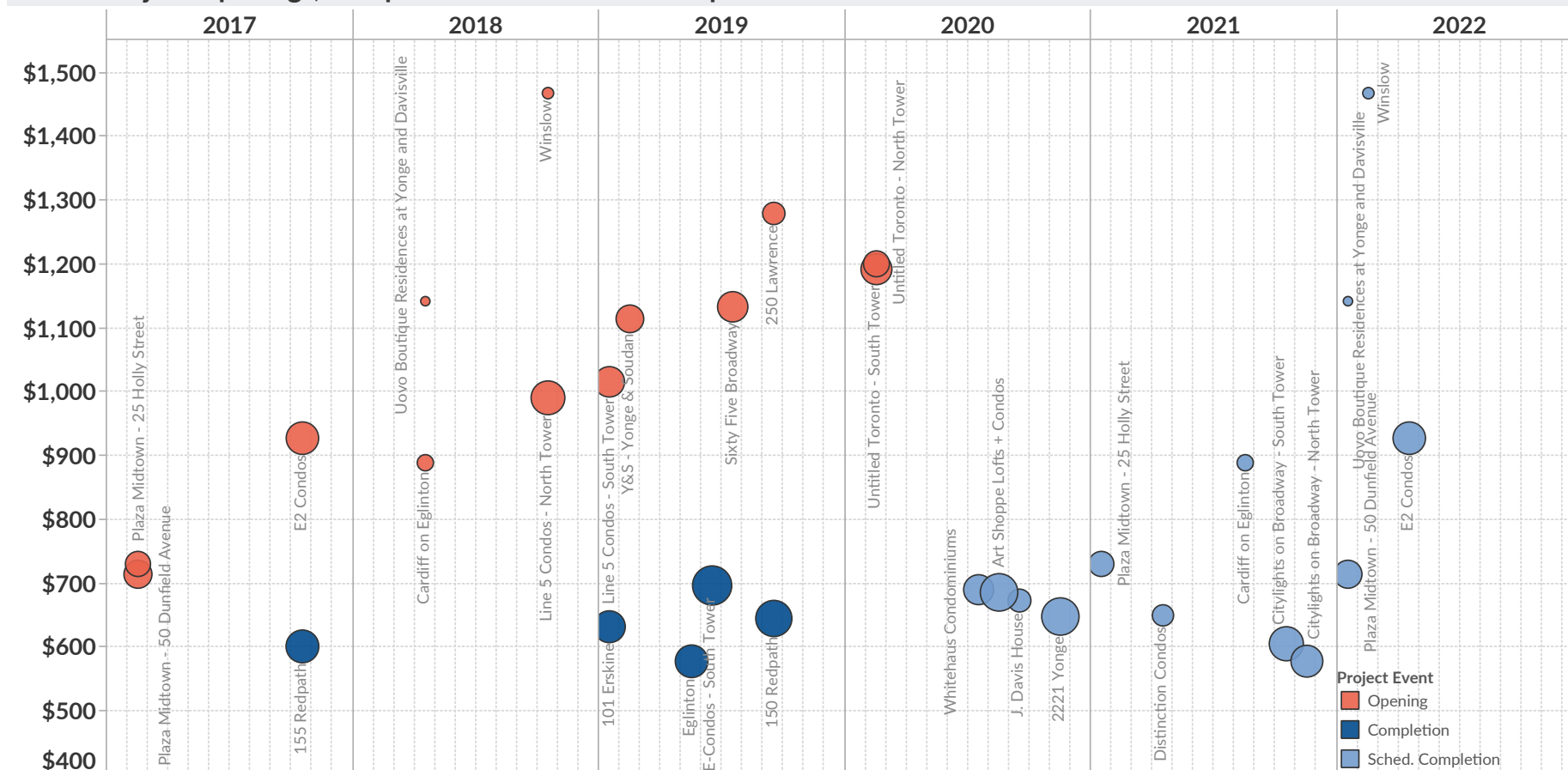
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| North Toronto            |       | City of Toronto |
| Number of Dev. Apps.     | 28    | 390             |
| Total Units              | 8,331 | 221,166         |
| Min. Floor Space Index   | 0.3   | 0.1             |
| Max. Floor Space Index   | 26.8  | 61.7            |
| Avg. Floor Space Index   | 6.4   | 6.6             |

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

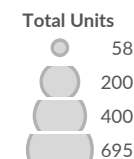


# North Toronto Submarket Report - May 2020

## 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.



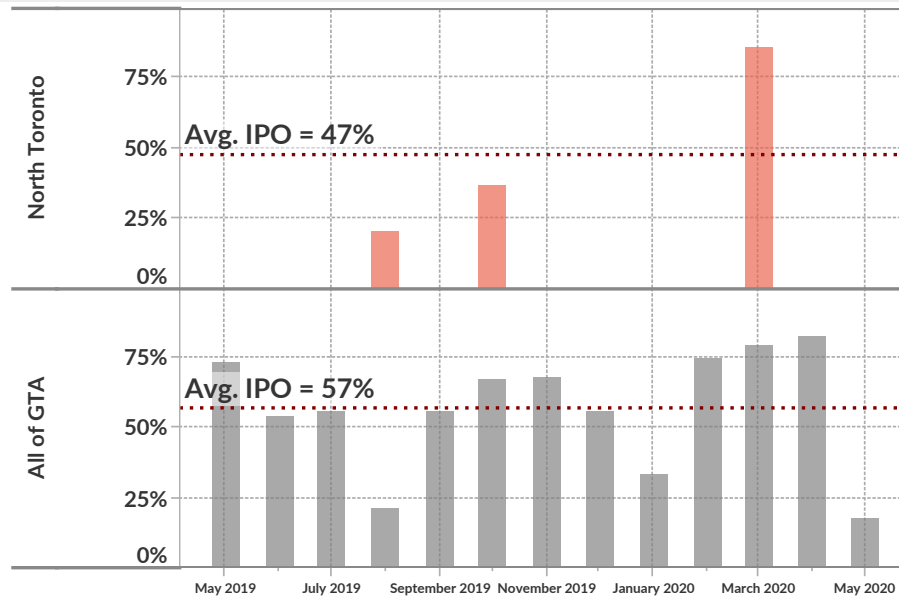
# North Toronto Submarket Report - May 2020

## Project Data by Unit Type

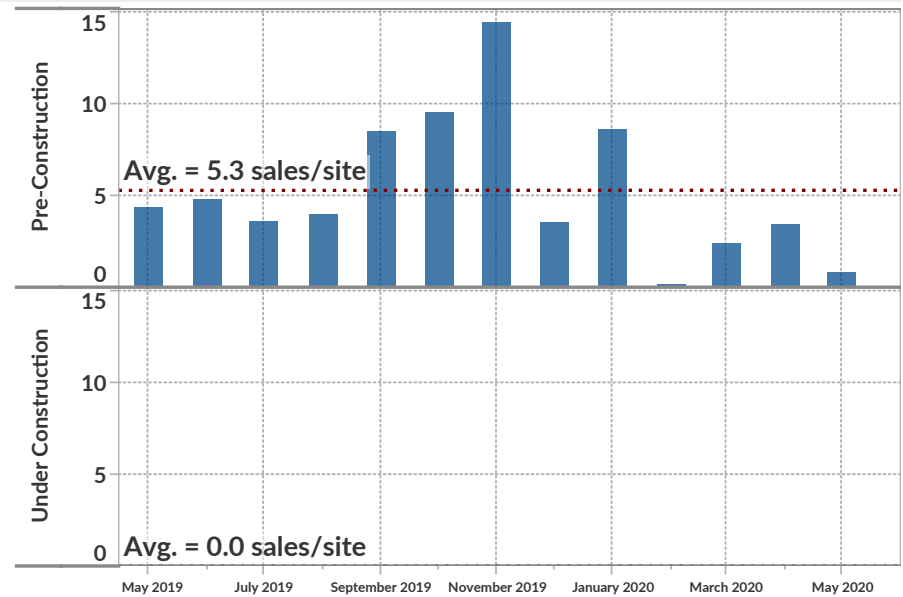
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 196         | 1                   | 196         | 0         |
| 1 Bedroom       | 605         | 4                   | 516         | 89        |
| 1 Bedroom + Den | 780         | 0                   | 651         | 129       |
| 2 Bedroom       | 931         | 1                   | 817         | 114       |
| 2 Bedroom + Den | 72          | 0                   | 48          | 24        |
| 3 Bedroom & Up  | 356         | 0                   | 260         | 96        |
| Penthouse       | 12          | 1                   | 4           | 8         |
| Other           | 20          | 0                   | 12          | 8         |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,207    | 450             | 745              | \$620,900        | \$867,900         |
| \$1,192    | 539             | 781              | \$659,900        | \$959,900         |
| \$1,351    | 630             | 2,677            | \$779,900        | \$5,850,000       |
| \$1,211    | 812             | 1,272            | \$1,003,990      | \$1,549,900       |
| \$1,218    | 815             | 2,009            | \$966,000        | \$3,278,900       |
| \$1,533    | 711             | 1,163            | \$1,185,990      | \$1,685,990       |
| \$975      | 1,046           | 2,223            | \$1,184,000      | \$2,318,000       |

## IPO Launch Performance (first 2 months)

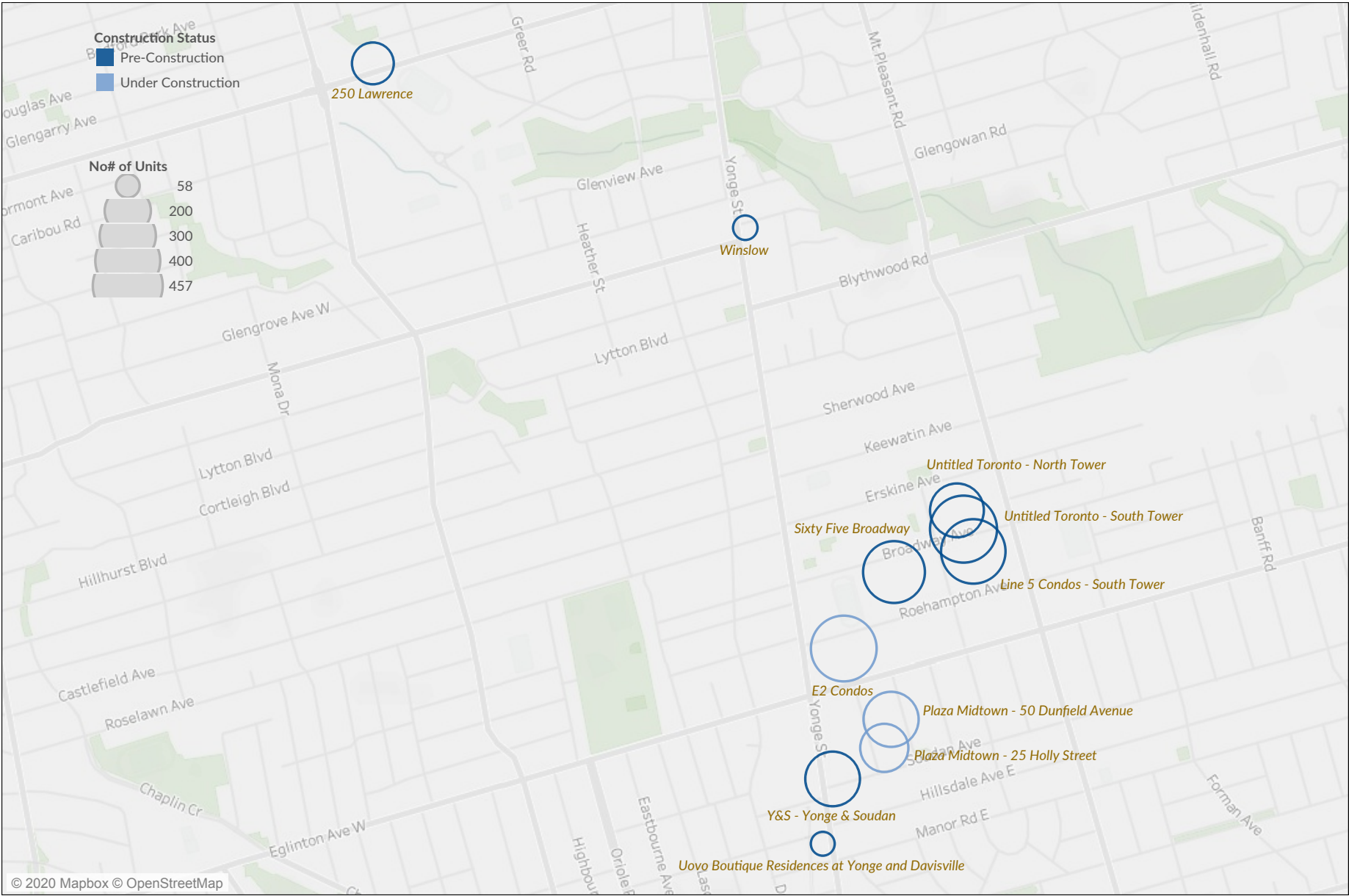


## Post Launch Absorption: North Toronto



# North Toronto Submarket Report - May 2020

## Current Active Projects



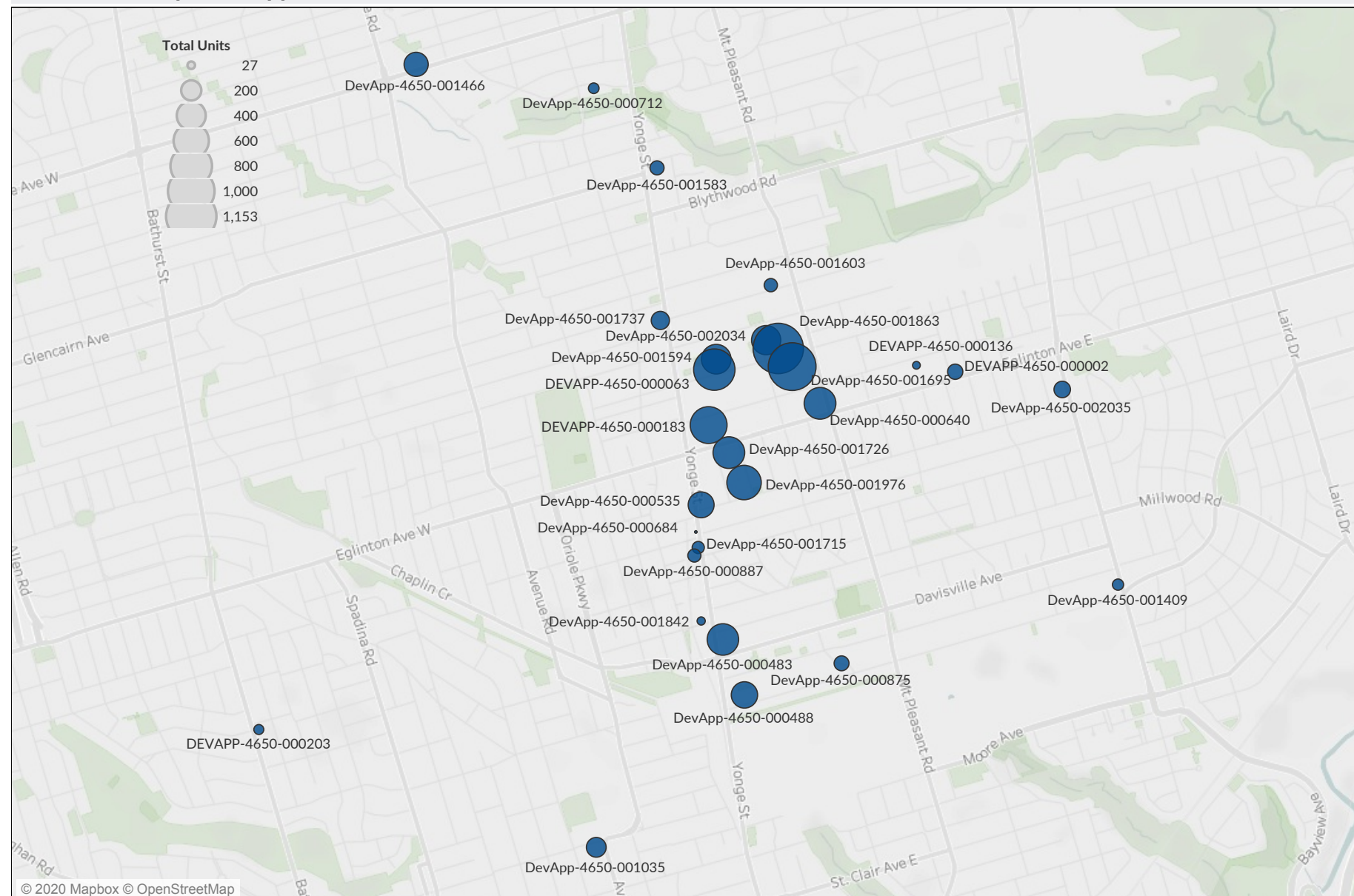
# North Toronto Submarket Report - May 2020

## 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 |
|---------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 250 Lawrence - Graywood Developments                          | Apartment    | April 2023              | 0                   | 10  | 48        | 178         | \$1,280        | \$1,257     |
| E2 Condos - Metropia and Capital Developments                 | Apartment    | April 2022              | 1                   | 3   | 8         | 440         | \$928          | \$1,533     |
| Line 5 Condos - South Tower - Reserve Properties and Westd..  | Apartment    | March 2023              | 0                   | 0   | 0         | 423         | \$1,017        | \$1,061     |
| Plaza Midtown - 25 Holly Street - Plaza                       | Apartment    | January 2021            | 0                   | 0   | 45        | 236         | \$731          | \$1,146     |
| Plaza Midtown - 50 Dunfield Avenue - Plaza                    | Apartment    | January 2022            | 0                   | 0   | 57        | 309         | \$715          | \$1,258     |
| Sixty Five Broadway - Times Group Corporation                 | Apartment    | November 2023           | 6                   | 40  | 172       | 389         | \$1,134        | \$1,167     |
| Untitled Toronto - North Tower - Reserve Properties and Wes.. | Apartment    | December 2023           | 0                   | 184 | 71        | 295         | \$1,201        | \$1,173     |
| Untitled Toronto - South Tower - Reserve Properties and Wes.. | Apartment    | December 2023           | 0                   | 391 | 0         | 457         | \$1,193        | \$1,147     |
| Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..  | Apartment    | January 2022            | 0                   | 1   | 14        | 58          | \$1,143        | \$1,314     |
| Winslow - Devron                                              | Apartment    | February 2022           | 0                   | 1   | 12        | 61          | \$1,469        | \$1,801     |
| Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..    | Apartment    | January 2023            | 0                   | 11  | 41        | 304         | \$1,115        | \$1,267     |

# North Toronto Submarket Report - May 2020

## Current Development Applications



# North Toronto Submarket Report - May 2020

## Current Development Application List

| InventoryNumber    | Address                                                      | Floor Space Index | Total Units |
|--------------------|--------------------------------------------------------------|-------------------|-------------|
| DEVAPP-4650-000002 | 492 Eglinton Avenue East                                     | 6.8               | 105         |
| DEVAPP-4650-000063 | 55 - 65 Broadway Avenue                                      | 13.4              | 778         |
| DEVAPP-4650-000136 | 413 - 435 Roehampton Avenue                                  | 2.0               | 27          |
| DEVAPP-4650-000183 | 39 - 41 Roehampton Avenue                                    | 17.7              | 617         |
| DEVAPP-4650-000203 | 1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive         | 3.2               | 45          |
| DevApp-4650-000483 | 1925 - 1951 Yonge St; 22 Davisville Avenue; 17 Millwood Road | 13.9              | 450         |
| DevApp-4650-000488 | 30 Merton Street                                             | 11.9              | 315         |
| DevApp-4650-000535 | 2161 Yonge Street                                            | 21.6              | 304         |
| DevApp-4650-000640 | 808 Mount Pleasant                                           | 18.6              | 457         |
| DevApp-4650-000684 | 2128 Yonge Street                                            | 10.8              |             |
| DevApp-4650-000712 | 41 Chatsworth Drive                                          | 2.1               | 51          |
| DevApp-4650-000875 | 276 Merton Street                                            | 8.1               | 100         |
| DevApp-4650-000887 | 2100 Yonge Street                                            | 10.5              | 78          |
| DevApp-4650-001035 | 215 Lonsdale Road                                            | 9.1               | 177         |
| DevApp-4650-001409 | 1410 Bayview Avenue                                          | 4.0               | 57          |
| DevApp-4650-001466 | 250 Lawrence Avenue West                                     | 2.3               | 264         |
| DevApp-4650-001583 | 2779 Yonge Street                                            | 5.0               | 89          |
| DevApp-4650-001594 | 44 Broadway Avenue                                           | 7.5               | 398         |
| DevApp-4650-001603 | 214 Keewatin Avenue                                          | 1.8               | 80          |
| DevApp-4650-001695 | 117 Broadway Avenue                                          | 10.7              | 1,036       |
| DevApp-4650-001715 | 2112 Yonge Street                                            | 5.8               | 67          |
| DevApp-4650-001726 | 55 Eglinton Avenue East                                      | 26.8              | 455         |
| DevApp-4650-001737 | 2500 Yonge Street                                            | 6.2               | 150         |
| DevApp-4650-001842 | 24 Imperial Street                                           | 4.8               | 30          |
| DevApp-4650-001863 | 100 Broadway Avenue                                          | 8.8               | 1,153       |
| DevApp-4650-001976 | 33 Holly Street                                              | 6.9               | 538         |
| DevApp-4650-002034 | 241 Redpath Avenue                                           | 15.8              | 387         |
| DevApp-4650-002035 | 1718 Bayview Avenue                                          | 4.3               | 123         |

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 Toronto 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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