



Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of June 2020



Yonge - St. Clair Submarket Report - June 2020

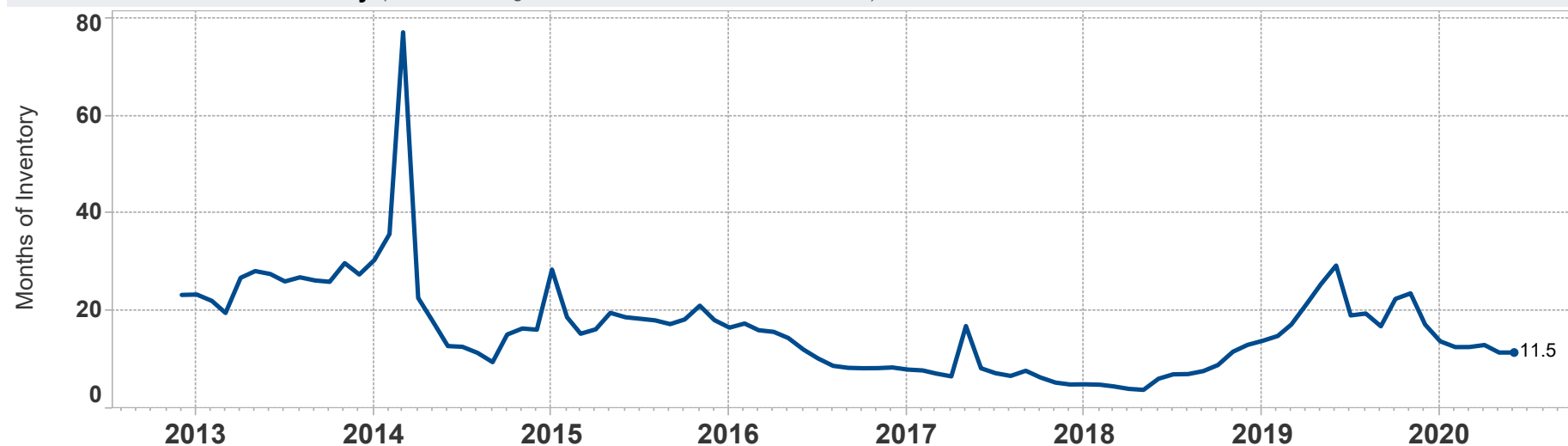


Yonge - St. Clair		GTA
Active Projects	7	360
Total Units	728	95,384
Total Sales	632	80,981
Rem. Inv.	93	9,679
Avg. \$/SF	\$1,474	\$1,092
Avg. SF	1,591	984
Avg. \$	\$2,345,544	\$1,073,753
Current Month Sales (incl. active & sold out)	0	744

Development Applications

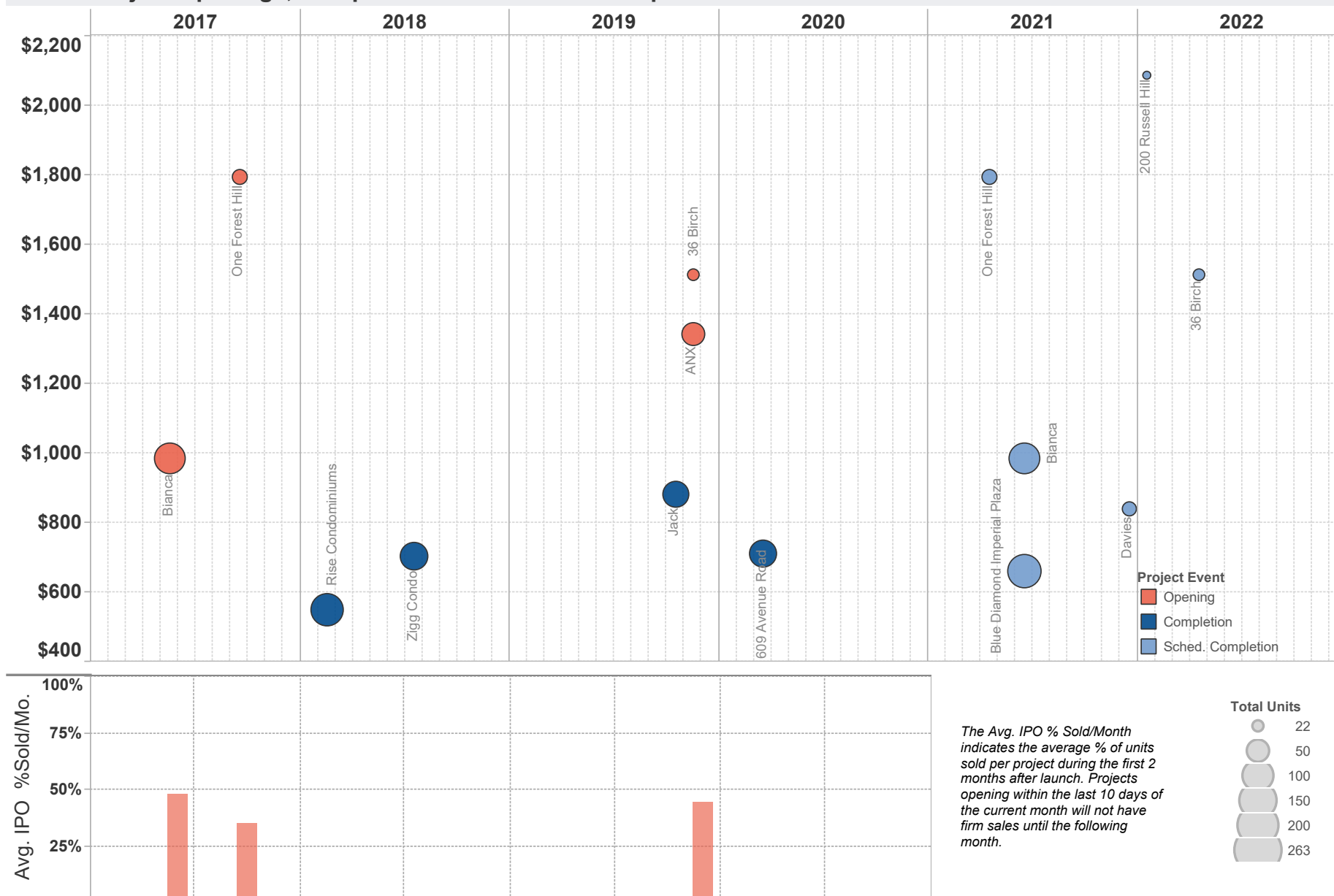
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	9	400
Total Units	3,047	226,181
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.4	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



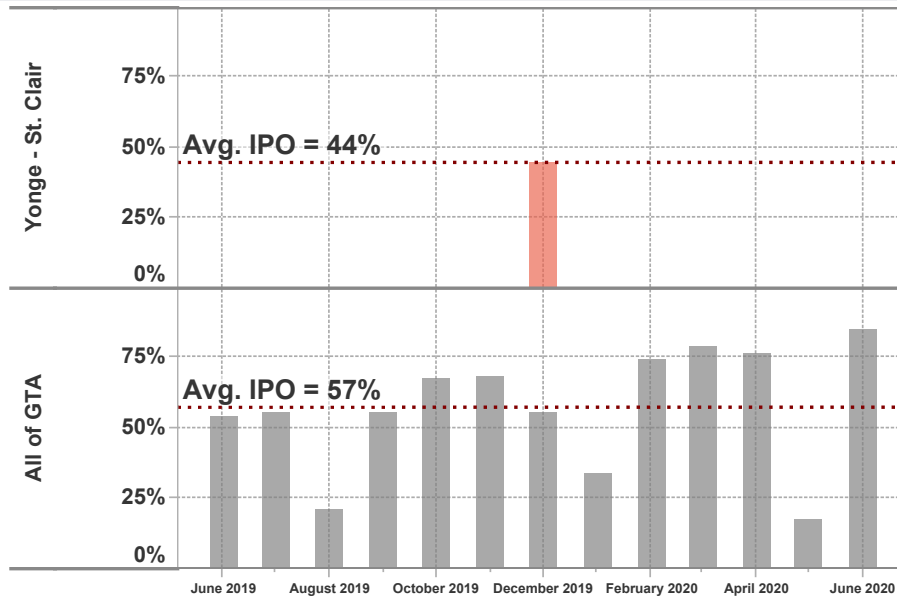
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Project Data by Unit Type

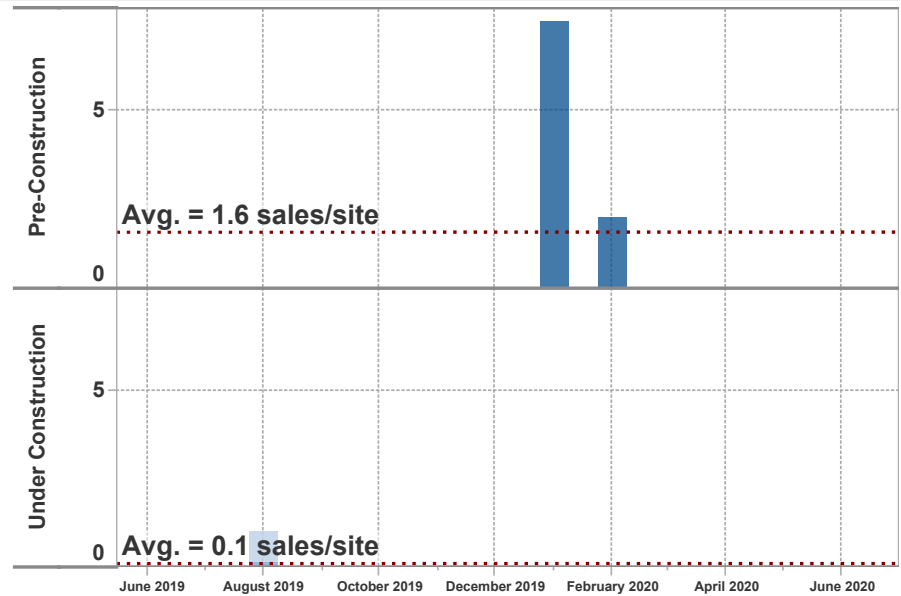
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	101	0	92	9
1 Bedroom + Den	105	0	102	3
2 Bedroom	239	0	206	33
2 Bedroom + Den	170	0	148	22
3 Bedroom & Up	58	0	35	23
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,158	480	1,980	\$634,900	\$1,660,000
\$1,504	949	949	\$1,426,990	\$1,426,990
\$1,471	700	2,385	\$859,900	\$3,350,000
\$1,461	1,275	3,476	\$1,550,000	\$5,300,000
\$1,507	1,220	3,043	\$1,849,900	\$4,250,000
\$1,731	1,979	3,145	\$3,200,000	\$5,669,990
\$1,525	3,476	3,476	\$5,300,000	\$5,300,000

IPO Launch Performance (first 2 months)

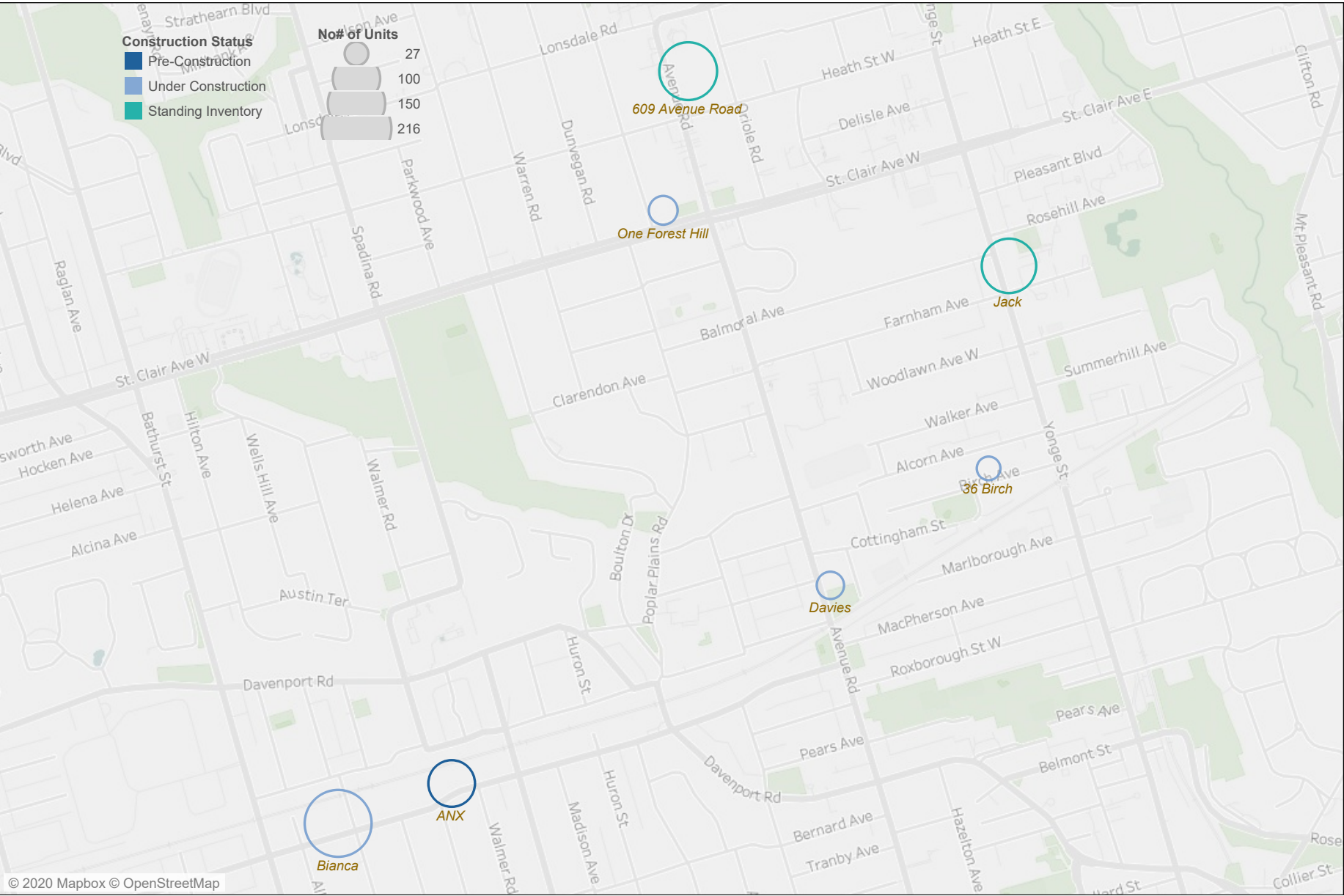


Post Launch Absorption: Yonge - St. Clair



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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
36 Birch - North Drive	Stacked	April 2022	0	8	17	27	\$1,513	\$1,455
609 Avenue Road - State Building Group and Madison Group	Apartment	March 2020	0	0	0	161	\$711	\$1,832
ANX - Freed Developments Ltd.	Apartment	September 2023	0	11	42	105	\$1,342	\$1,454
Bianca - Tridel	Apartment	June 2021	0	2	7	216	\$985	\$1,094
Davies - Brandy Lane Homes	Apartment	December 2021	0	1	8	36	\$840	\$1,630
Jack - Aspen Ridge Homes	Apartment	October 2019	0	0	12	143	\$882	\$1,586
One Forest Hill - North Drive	Apartment	April 2021	0	3	7	40	\$1,794	\$1,574

The map displays the University of Regina campus with various buildings marked by blue circles. The size of each circle corresponds to the number of units in that building. A legend in the top left corner provides the scale for the circle sizes:

- Small circle: 27 units
- Medium circle: 500 units
- Large circle: 1,000 units
- Very large circle: 1,357 units

The buildings and their unit counts are as follows:

- DevApp-4650-002054 (Large circle, near Spadina Rd and Lonsdale Rd)
- DevApp-4650-001385 (Small circle, near Dunvegan Rd and Lonsdale Rd)
- DevApp-4650-001732 (Small circle, near Clarendon Ave and Boulton Dr)
- DevApp-4650-001141 (Small circle, near Alcorn Ave and Yonge St)
- DevApp-4650-001306 (Small circle, near Davenport Rd and Huron St)
- DevApp-4650-001759 (Medium circle, near Davenport Rd and Walmer Ave)
- DevApp-4650-001517 (Small circle, near St. Clair Ave W and St. Clair Ave E)
- DevApp-4650-001896 (Medium circle, near Pleasant Blvd and St. Clair Ave E)
- DevApp-4650-001471 (Very large circle, near Heath St E and St. Clair Ave E)

The map also shows various streets including Strathearn Blvd, Coulson Ave, Lonsdale Rd, Spadina Rd, Parkwood Ave, Walmer Rd, Huron St, Davenport Rd, Belmont St, and others. Green areas represent parks and open spaces.

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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-001141	26 Birch Avenue	2.6	27
DevApp-4650-001306	328 Dupont Street	5.3	115
DevApp-4650-001385	202 St. Clair Avenue West	4.6	85
DevApp-4650-001471	22 St. Clair Avenue East	10.1	1,357
DevApp-4650-001517	1421 Yonge Street	12.6	177
DevApp-4650-001732	77 Clarendon Avenue	1.7	54
DevApp-4650-001759	275 Albany Avenue	3.9	296
DevApp-4650-001896	29 Pleasant Boulevard	14.2	302
DevApp-4650-002054	63 Montclair Avenue	11.3	634

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.

Yonge - St. Clair Submarket Report - June 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	2	15	5,973	5,172	176	\$2,412	1,894	\$4,568,809	8,932
Central Waterfront	10	13	6,642	5,810	818	\$1,459	1,087	\$1,586,790	19,434
Don Mills - York Mills	4	11	3,306	2,927	244	\$935	1,187	\$1,110,394	11,337
Downtown Core	17	8	4,759	4,103	238	\$1,632	737	\$1,203,027	18,136
Downtown East	26	19	6,450	5,661	506	\$1,246	837	\$1,042,982	15,970
Downtown West	14	32	11,097	9,572	987	\$1,445	885	\$1,278,789	17,851
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	37	6	1,553	1,383	170	\$692	1,240	\$857,927	.
Mississauga City Centre	53	11	6,645	5,898	514	\$898	782	\$701,954	.
North Toronto	16	12	3,194	2,520	496	\$1,263	842	\$1,063,407	10,333
North Yonge Corridor	30	6	1,715	1,434	150	\$1,146	811	\$928,813	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	35	9	1,168	1,026	94	\$1,102	1,344	\$1,481,165	9,485
Not Applicable	414	161	30,938	25,184	3,880	\$779	977	\$760,940	74,928
Scarborough City Centre									2,245
Sheppard Corridor	15	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	38	5	1,443	1,188	255	\$1,102	1,277	\$1,407,853	.
Toronto East	1	13	1,352	1,140	171	\$990	925	\$915,535	3,051
Toronto West	32	14	2,613	2,133	396	\$1,132	952	\$1,077,841	10,940
Yonge - St. Clair	0	7	728	632	93	\$1,474	1,591	\$2,345,544	3,047

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