



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of August 2020



Sheppard Corridor Submarket Report - August 2020

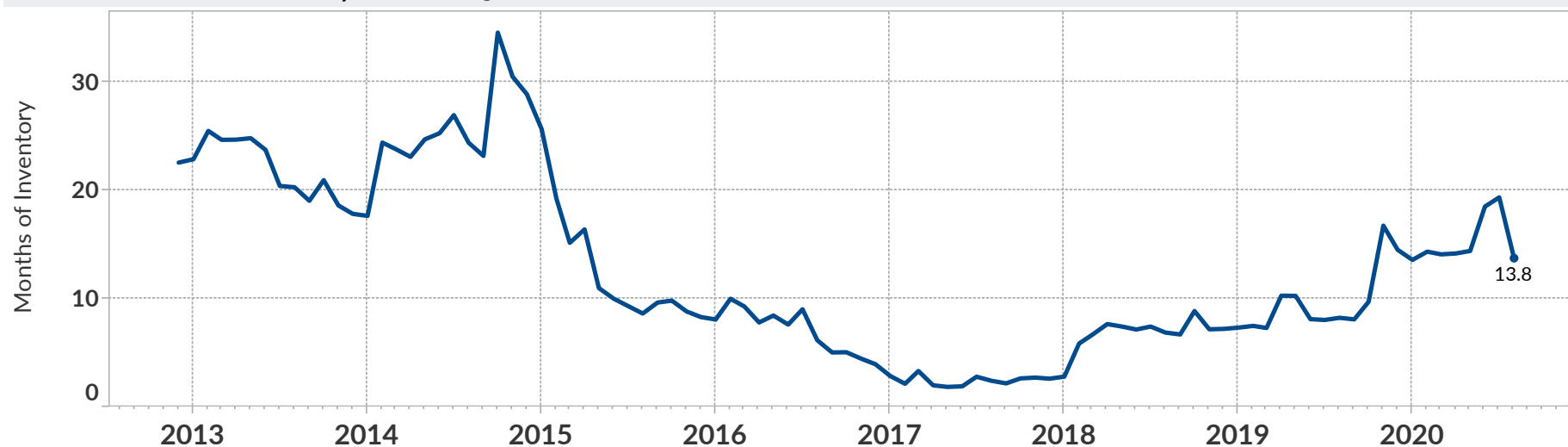


Sheppard Corridor		GTA
Active Projects	14	376
Total Units	3,833	99,527
Total Sales	3,360	84,332
Rem. Inv.	469	10,776
Avg. \$/SF	\$1,119	\$1,114
Avg. SF	917	943
Avg. \$	\$1,026,098	\$1,049,976
Current Month Sales (incl. active & sold out)	149	2,609

Development Applications

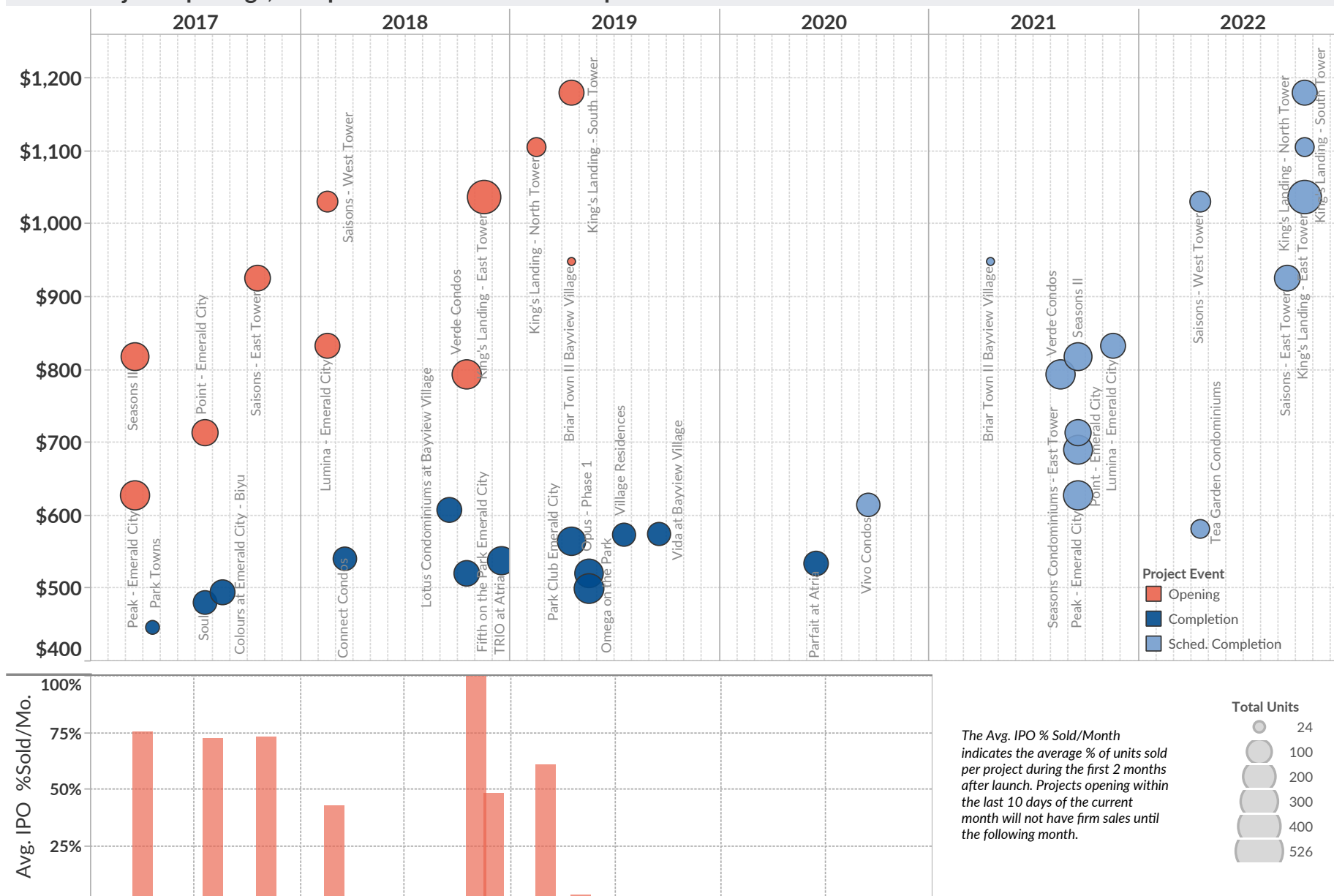
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	11	419
Total Units	7,376	235,756
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	61.7
Avg. Floor Space Index	3.7	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



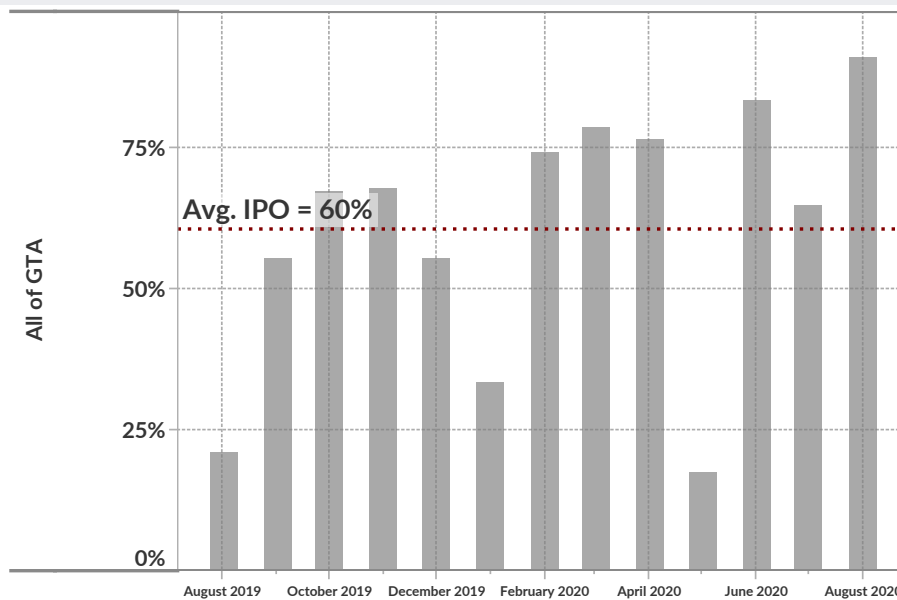
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Project Data by Unit Type

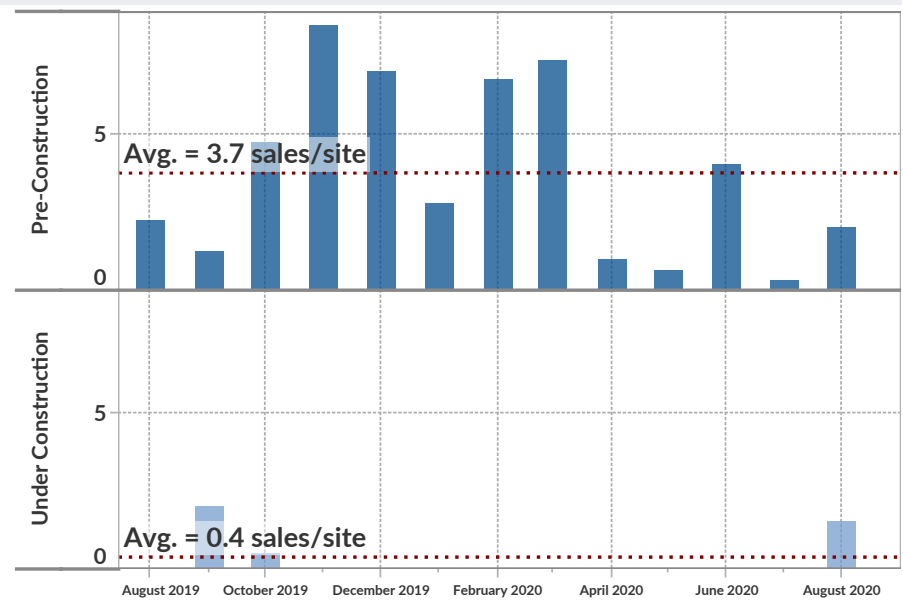
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	11	91	5
1 Bedroom	804	31	780	24
1 Bedroom + Den	1,159	57	1,096	63
2 Bedroom	1,129	39	967	162
2 Bedroom + Den	198	6	142	56
3 Bedroom & Up	346	4	218	128
Penthouse	26	0	12	14
Other	71	1	54	17

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,250	325	372	\$425,000	\$435,000
\$1,168	460	616	\$560,000	\$821,900
\$1,081	530	768	\$605,000	\$843,900
\$1,161	672	1,585	\$729,000	\$1,529,900
\$1,174	809	1,023	\$731,900	\$1,335,900
\$1,112	838	1,620	\$831,900	\$1,556,900
\$928	1,270	1,606	\$1,290,000	\$1,380,000
\$1,000	1,090	2,248	\$1,230,000	\$2,000,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Sheppard Corridor



This map displays various construction projects in the Greater Toronto Area, categorized by their construction status and the number of units involved. The projects are marked with colored circles on a map showing major roads like Highway 401, Highway 404, and various local streets.

Construction Status Legend:

- Pre-Construction:** Dark Blue circle
- Under Construction:** Light Blue circle
- Standing Inventory:** Teal circle

Unit Count Legend (No. of Units):

- 24
- 100
- 200
- 300
- 400
- 526

Projects and Locations:

- 181 East:** Pre-Construction, 100 units, located near Milliken Ave and Bayview Ave.
- Briar Town II Bayview Village:** Under Construction, 100 units, located near Bayview Ave and Leslie St.
- King's Landing - North Tower:** Under Construction, 400 units, located near Bayview Ave and Leslie St.
- King's Landing - South Tower:** Under Construction, 400 units, located near Bayview Ave and Leslie St.
- King's Landing - East Tower:** Under Construction, 400 units, located near Bayview Ave and Leslie St.
- Saisons - West Tower:** Under Construction, 100 units, located near Bayview Ave and Leslie St.
- Saisons - East Tower:** Under Construction, 100 units, located near Bayview Ave and Leslie St.
- Seasons II Condominiums - East Tower:** Under Construction, 100 units, located near Bayview Ave and Leslie St.
- Omega on the Park:** Under Construction, 100 units, located near Bayview Ave and Leslie St.
- Point - Emerald City:** Under Construction, 400 units, located near Sheppard Ave E and Highway 401.
- Lumina - Emerald City:** Under Construction, 400 units, located near Sheppard Ave E and Highway 401.
- Peak - Emerald City:** Under Construction, 400 units, located near Sheppard Ave E and Highway 401.
- TRIO at Atria:** Standing Inventory, 526 units, located near Highway 404 and Don Valley Pkwy.

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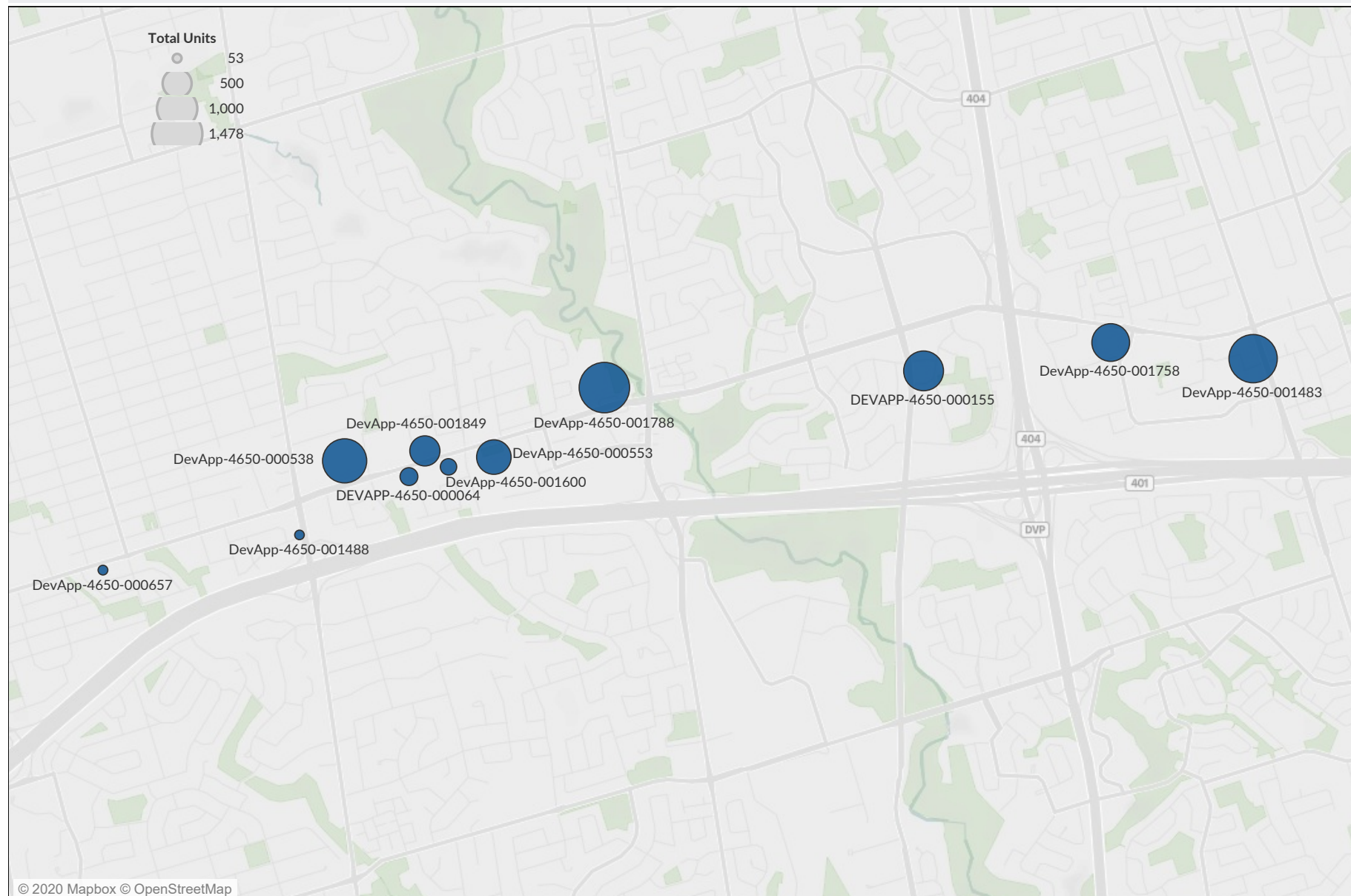
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
181 East - Stafford Homes	Apartment	October 2023	137	137	45	185	\$1,286	\$1,291
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	April 2021	4	5	9	24	\$949	\$957
King's Landing - East Tower - Concord Adex	Apartment	October 2022	1	35	128	526	\$1,037	\$1,069
King's Landing - North Tower - Concord Adex	Apartment	October 2022	0	4	35	116	\$1,106	\$1,140
King's Landing - South Tower - Concord Adex	Apartment	October 2022	4	43	65	247	\$1,180	\$1,284
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	November 2021	0	7	14	245	\$833	\$984
Omega on the Park - Concord Adex	Apartment	May 2019	0	0	3	390	\$500	\$930
Peak - Emerald City - El-Ad Canada Inc.	Apartment	September 2021	0	4	12	372	\$628	\$1,012
Point - Emerald City - El-Ad Canada Inc.	Apartment	September 2021	0	15	14	279	\$714	\$956
Saisons - East Tower - Concord Adex	Apartment	September 2022	1	14	11	267	\$926	\$1,070
Saisons - West Tower - Concord Adex	Apartment	April 2022	0	18	26	151	\$1,031	\$1,032
Seasons Condominiums - East Tower - Concord Adex	Apartment	September 2021	1	1	12	362	\$691	\$1,137
Seasons II - Concord Adex	Apartment	September 2021	1	1	95	330	\$818	\$1,112
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	December 2018	0	0	0	339	\$538	\$699

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000064	625 - 627 Sheppard Avenue East; 6 - 12 Greenbriar Road	3.8	184
DEVAPP-4650-000155	32 Forest Manor Road	5.7	920
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	3.2	1,132
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	692
DevApp-4650-000657	145 Sheppard Avenue East	8.0	55
DevApp-4650-001483	2550 Victoria Park Avenue	2.8	1,354
DevApp-4650-001488	2810 Bayview Avenue	3.0	53
DevApp-4650-001600	699 Sheppard Avenue East	4.3	155
DevApp-4650-001758	2135 Sheppard Avenue East	4.0	826
DevApp-4650-001788	1200 Sheppard Avenue East	3.0	1,478
DevApp-4650-001849	680 Sheppard Avenue East	5.0	527

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	3	15	5,973	5,149	174	\$2,518	1,855	\$4,670,222	8,932
Central Waterfront	269	14	7,103	6,093	996	\$1,433	996	\$1,428,003	19,434
Don Mills - York Mills	11	11	3,267	2,961	149	\$960	1,283	\$1,231,624	11,337
Downtown Core	6	8	4,786	4,128	240	\$1,989	811	\$1,613,706	18,038
Downtown East	706	22	7,643	6,527	772	\$1,265	793	\$1,003,836	16,000
Downtown West	42	33	11,123	9,672	1,073	\$1,455	895	\$1,302,716	18,134
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	19	6	1,545	1,435	110	\$688	1,203	\$828,478	.
Mississauga City Centre	28	11	6,459	5,968	472	\$920	797	\$732,747	.
North Toronto	52	12	3,270	2,559	534	\$1,269	814	\$1,032,449	10,342
North Yonge Corridor	17	6	1,715	1,472	106	\$1,153	822	\$948,460	7,943
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	15	8	921	807	68	\$1,106	1,409	\$1,557,875	10,270
Not Applicable	1,234	171	33,377	26,912	4,626	\$805	922	\$742,134	83,024
Scarborough City Centre									2,245
Sheppard Corridor	149	14	3,833	3,360	469	\$1,119	917	\$1,026,098	7,376
Thornhill	37	6	1,651	1,368	283	\$1,069	1,199	\$1,281,510	.
Toronto East	1	13	1,360	1,148	171	\$991	929	\$920,472	3,051
Toronto West	17	14	2,613	2,149	390	\$1,133	945	\$1,070,592	11,491
Yonge - St. Clair	3	7	728	636	89	\$1,473	1,670	\$2,459,783	3,113

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