



Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of August 2020



Don Mills - York Mills Submarket Report - August 2020

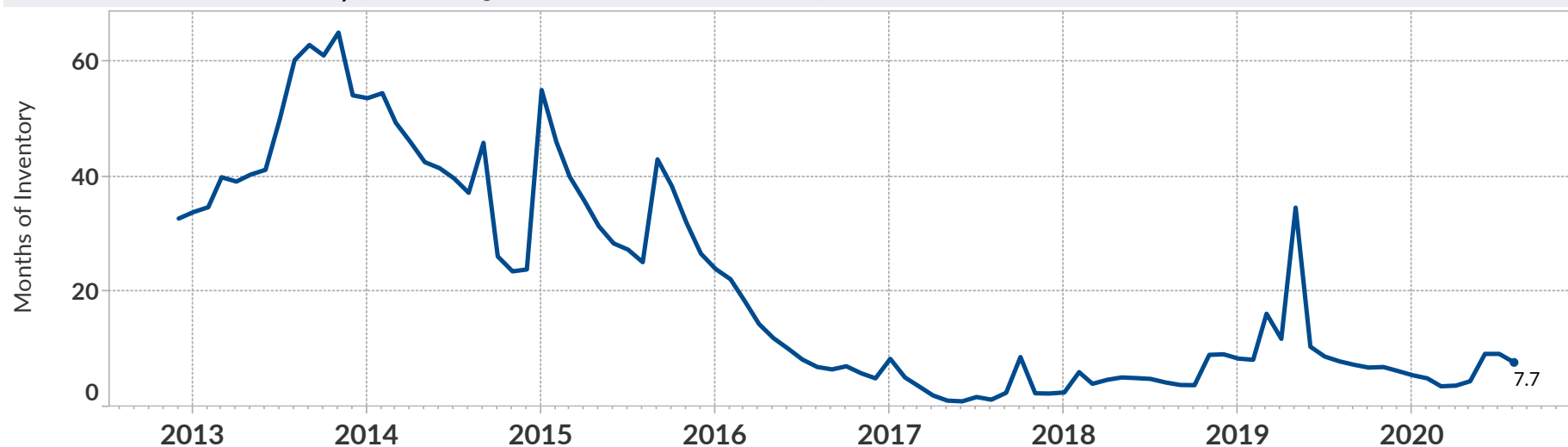


Don Mills - York Mills		GTA
Active Projects	11	376
Total Units	3,267	99,527
Total Sales	2,961	84,332
Rem. Inv.	149	10,776
Avg. \$/SF	\$960	\$1,114
Avg. SF	1,283	943
Avg. \$	\$1,231,624	\$1,049,976
Current Month Sales (incl. active & sold out)	11	2,609

Development Applications

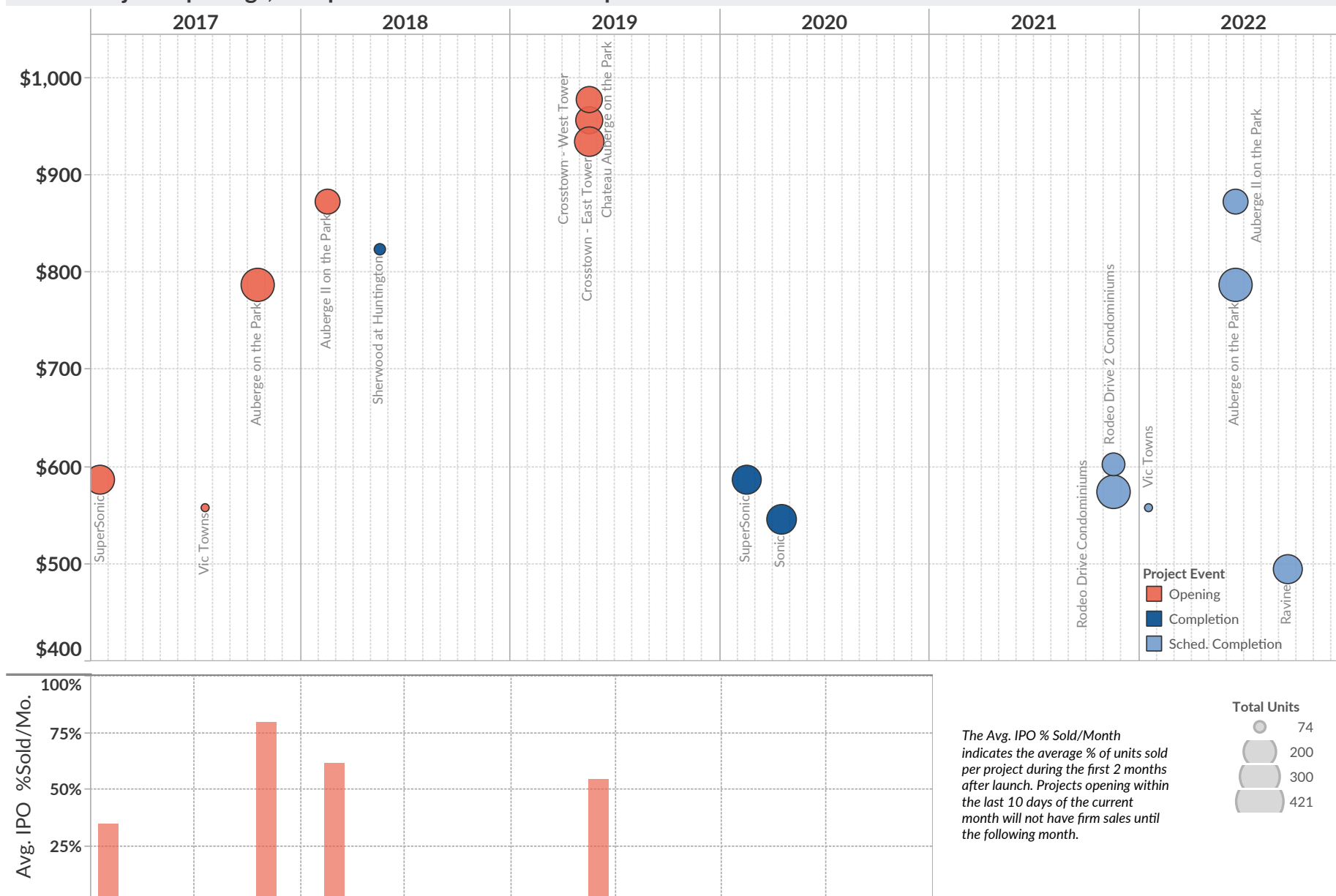
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	419
Total Units	11,337	235,756
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	4.6	61.7
Avg. Floor Space Index	2.3	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



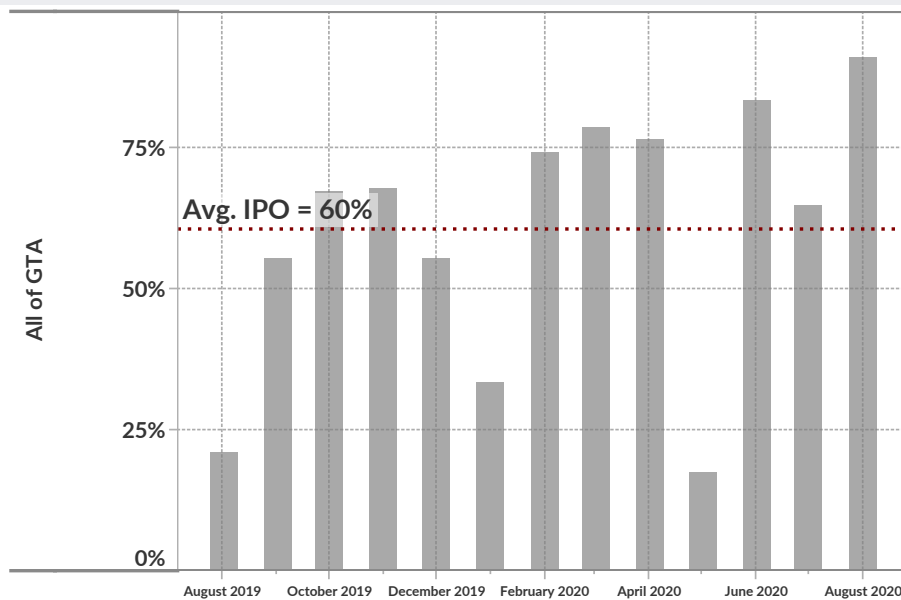
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Project Data by Unit Type

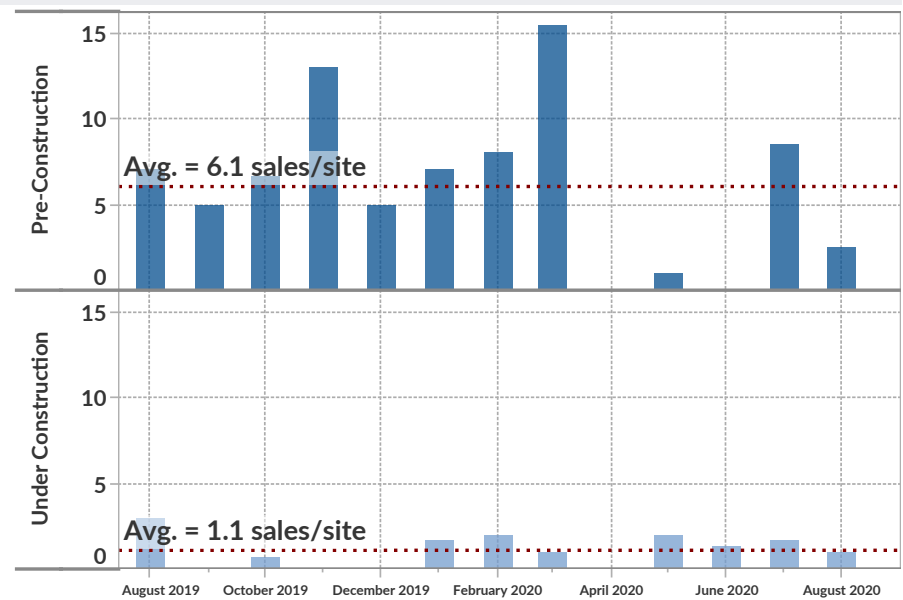
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	35	0	35	0
1 Bedroom	693	0	693	0
1 Bedroom + Den	846	1	840	6
2 Bedroom	852	1	839	13
2 Bedroom + Den	405	6	357	48
3 Bedroom & Up	244	3	176	68
Penthouse	15	0	13	2
Other	20	0	8	12

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$905	613	1,035	\$664,900	\$870,000
\$936	651	1,922	\$696,900	\$1,730,000
\$1,024	871	2,346	\$674,000	\$2,590,000
\$951	888	2,026	\$799,900	\$1,850,000
\$989	1,737	1,757	\$1,650,000	\$1,805,000
\$881	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

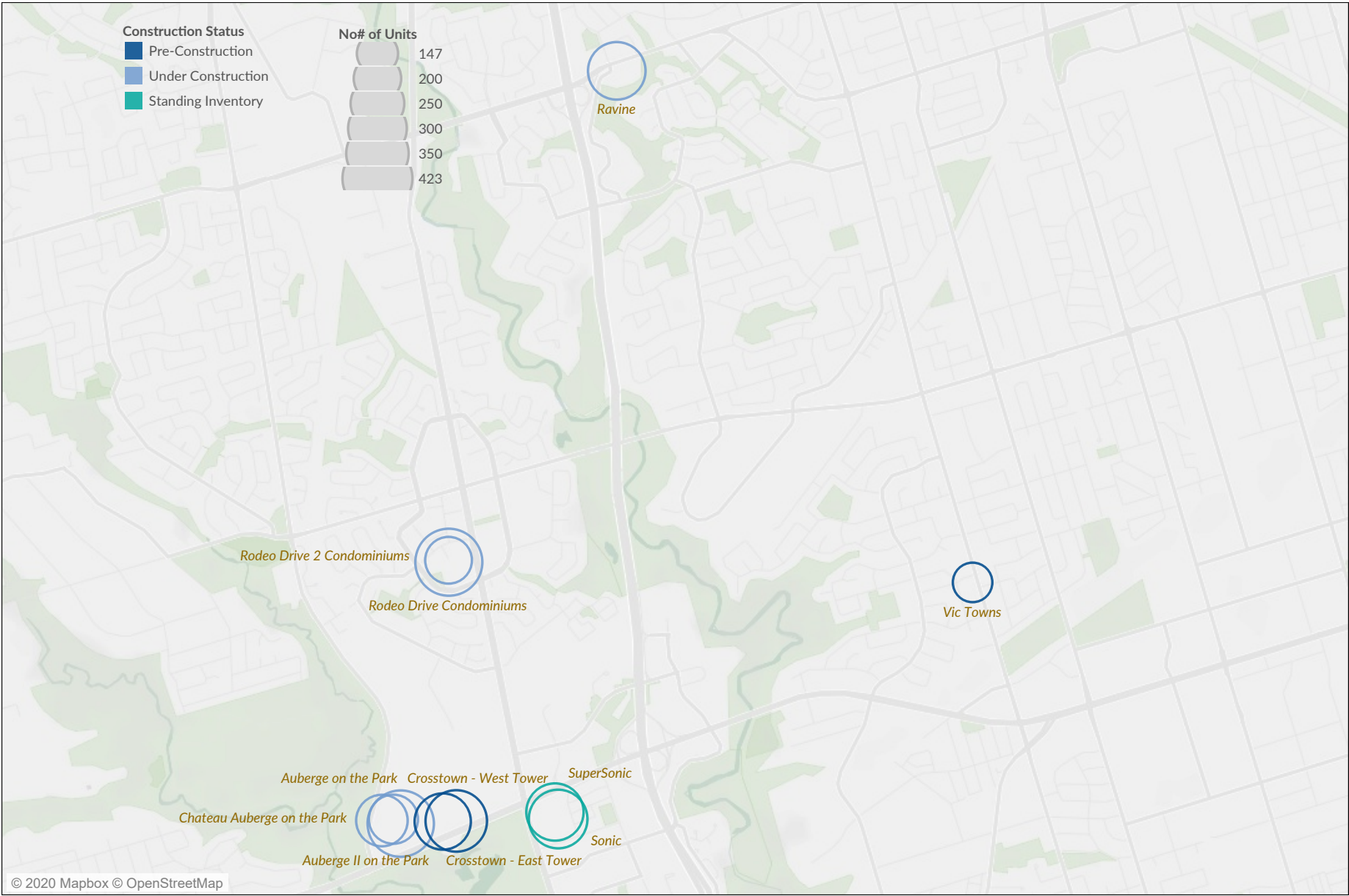


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



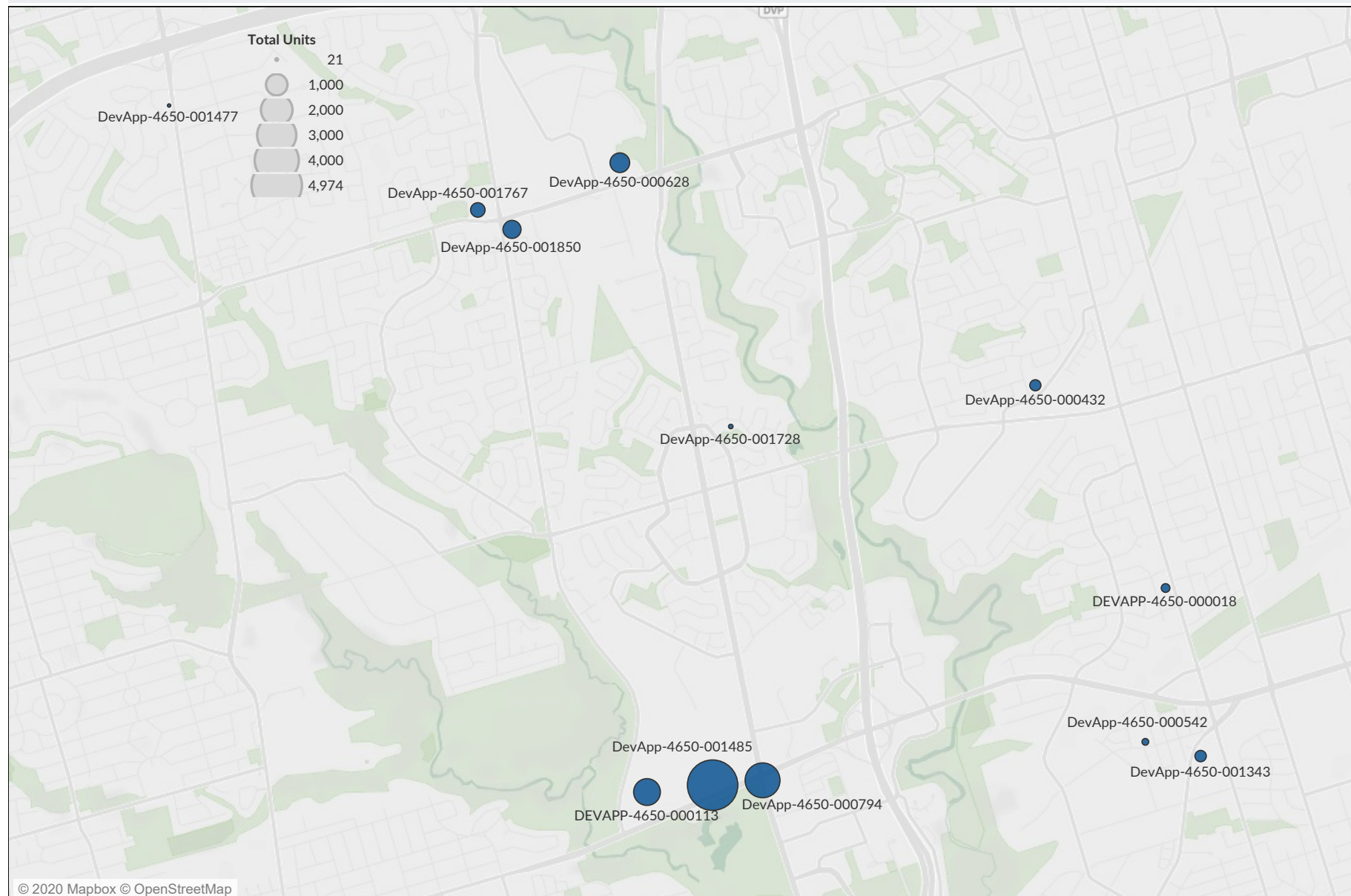
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Current Active Project List

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	0	4	27	227	\$873	\$918
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	2	4	33	415	\$787	\$901
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December 2023	3	32	25	250	\$978	\$944
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	4	62	16	356	\$935	\$1,057
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	1	23	38	298	\$957	\$1,060
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	1	3	0	312	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	November 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	April 2020	0	0	7	324	\$546	\$993
SuperSonic - Lindvest	Apartment	February 2020	0	0	3	309	\$587	\$912
Vic Towns - Solotex Corporation	Stacked	January 2022	0	0	0	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	2.5	240
DevApp-4650-000542	104 - 110 Bartley Drive	2.1	88
DevApp-4650-000628	900 York Mills Road	6.7	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	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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