



Greater Toronto Area  
Sheppard Corridor

New Homes High Rise Submarket Report  
Data as of September 2020



# Sheppard Corridor Submarket Report - September 2020



| Sheppard Corridor                             |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Active Projects                               | 14          | 348         |
| Total Units                                   | 3,833       | 91,264      |
| Total Sales                                   | 3,374       | 76,516      |
| Rem. Inv.                                     | 455         | 10,768      |
| Avg. \$/SF                                    | \$1,118     | \$1,148     |
| Avg. SF                                       | 927         | 965         |
| Avg. \$                                       | \$1,036,029 | \$1,108,137 |
| Current Month Sales (incl. active & sold out) | 12          | 2,603       |

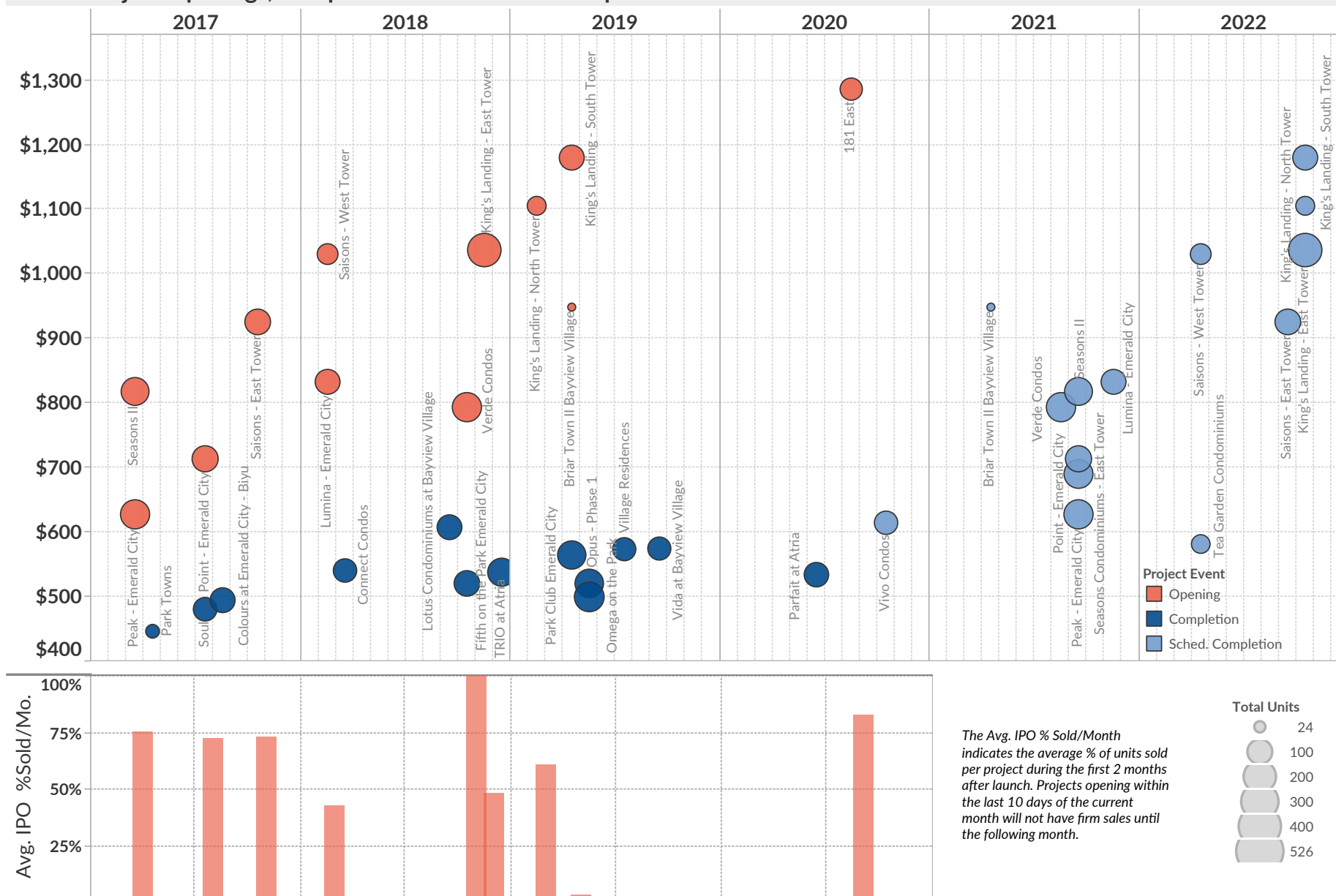
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| Sheppard Corridor        |       | City of Toronto |
| Number of Dev. Apps.     | 12    | 427             |
| Total Units              | 7,384 | 240,396         |
| Min. Floor Space Index   | 1.0   | 0.1             |
| Max. Floor Space Index   | 7.0   | 61.7            |
| Avg. Floor Space Index   | 3.7   | 6.5             |

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



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## Recent Project Openings, Completions & Scheduled Completions



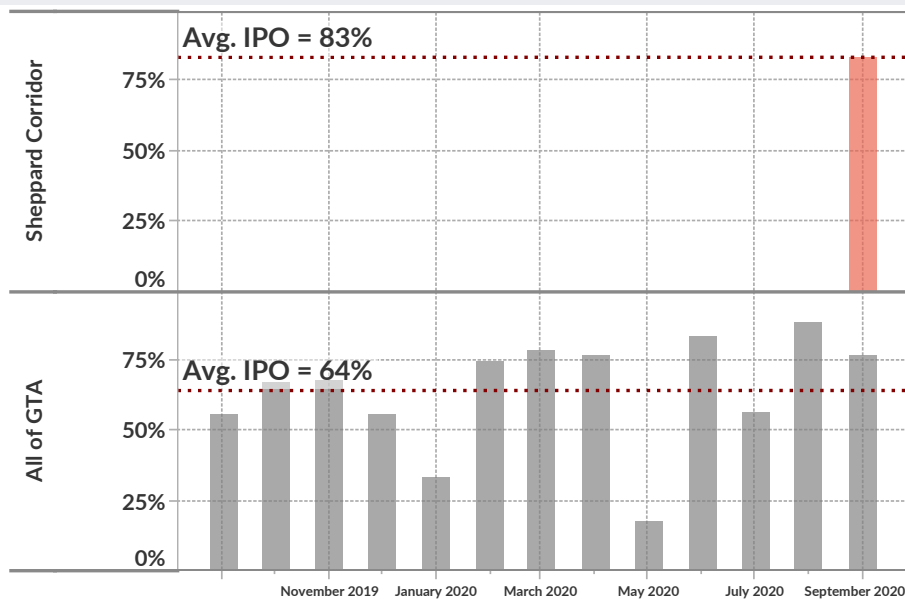
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## Project Data by Unit Type

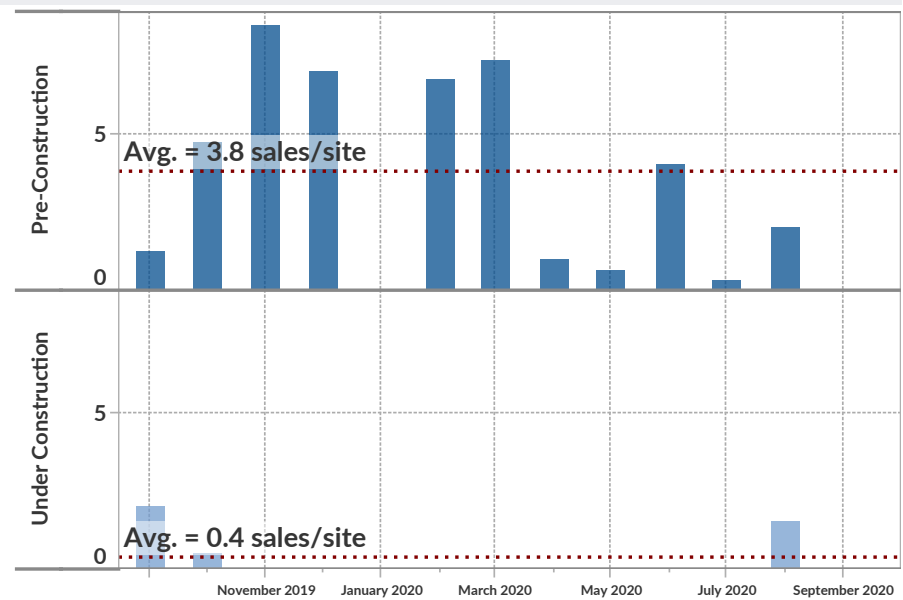
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 96          | 0                   | 91          | 5         |
| 1 Bedroom       | 804         | 4                   | 784         | 20        |
| 1 Bedroom + Den | 1,159       | 8                   | 1,104       | 55        |
| 2 Bedroom       | 1,129       | 0                   | 967         | 162       |
| 2 Bedroom + Den | 198         | 0                   | 144         | 54        |
| 3 Bedroom & Up  | 346         | 0                   | 218         | 128       |
| Penthouse       | 26          | 0                   | 12          | 14        |
| Other           | 71          | 0                   | 54          | 17        |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,250    | 325             | 372              | \$425,000        | \$435,000         |
| \$1,139    | 460             | 606              | \$560,000        | \$644,900         |
| \$1,066    | 530             | 768              | \$605,000        | \$829,900         |
| \$1,164    | 672             | 1,585            | \$729,000        | \$1,529,900       |
| \$1,171    | 809             | 1,023            | \$799,900        | \$1,335,900       |
| \$1,113    | 838             | 1,620            | \$831,900        | \$1,725,900       |
| \$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)

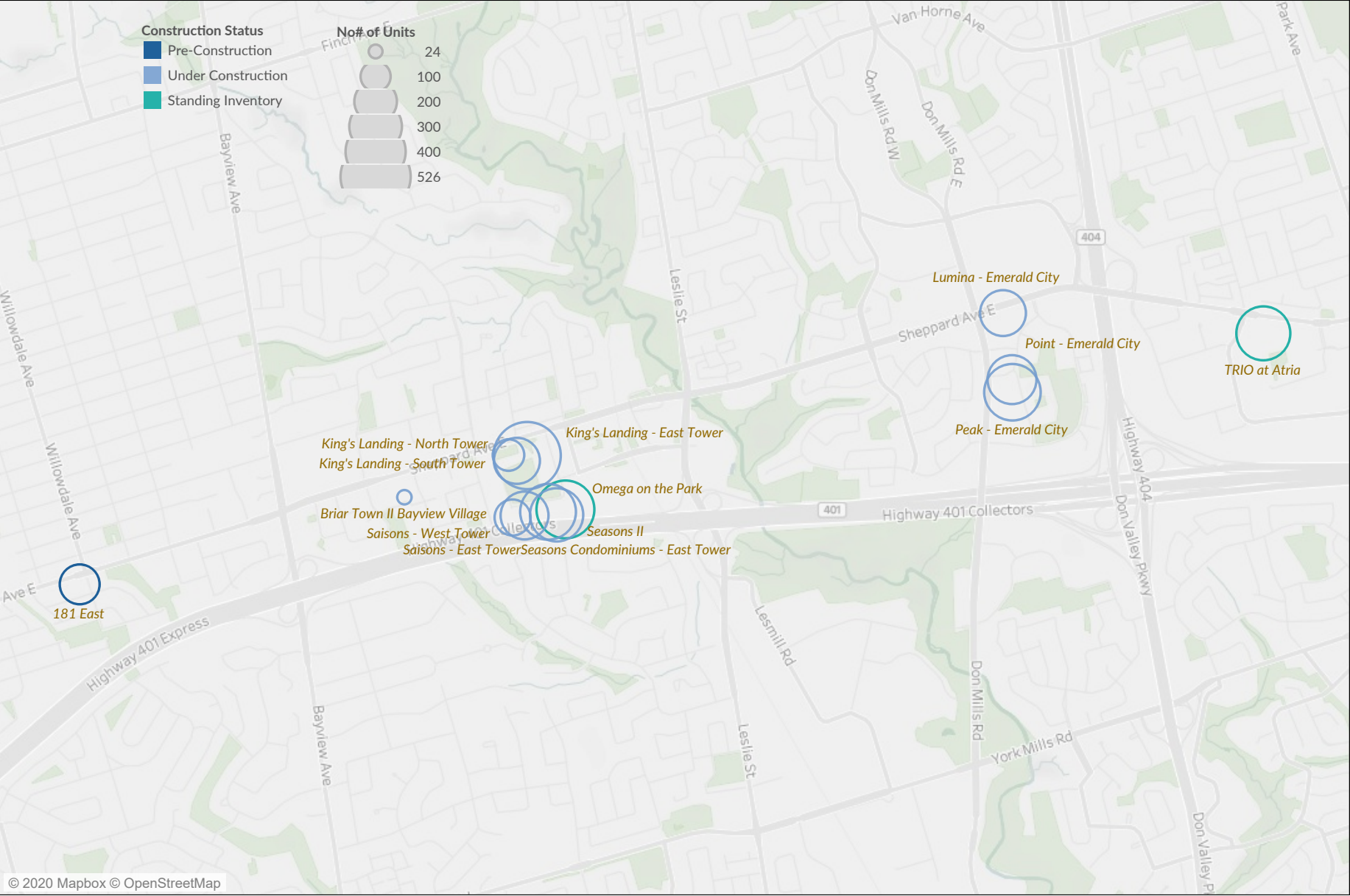


## Post Launch Absorption: Sheppard Corridor



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## Current Active Projects



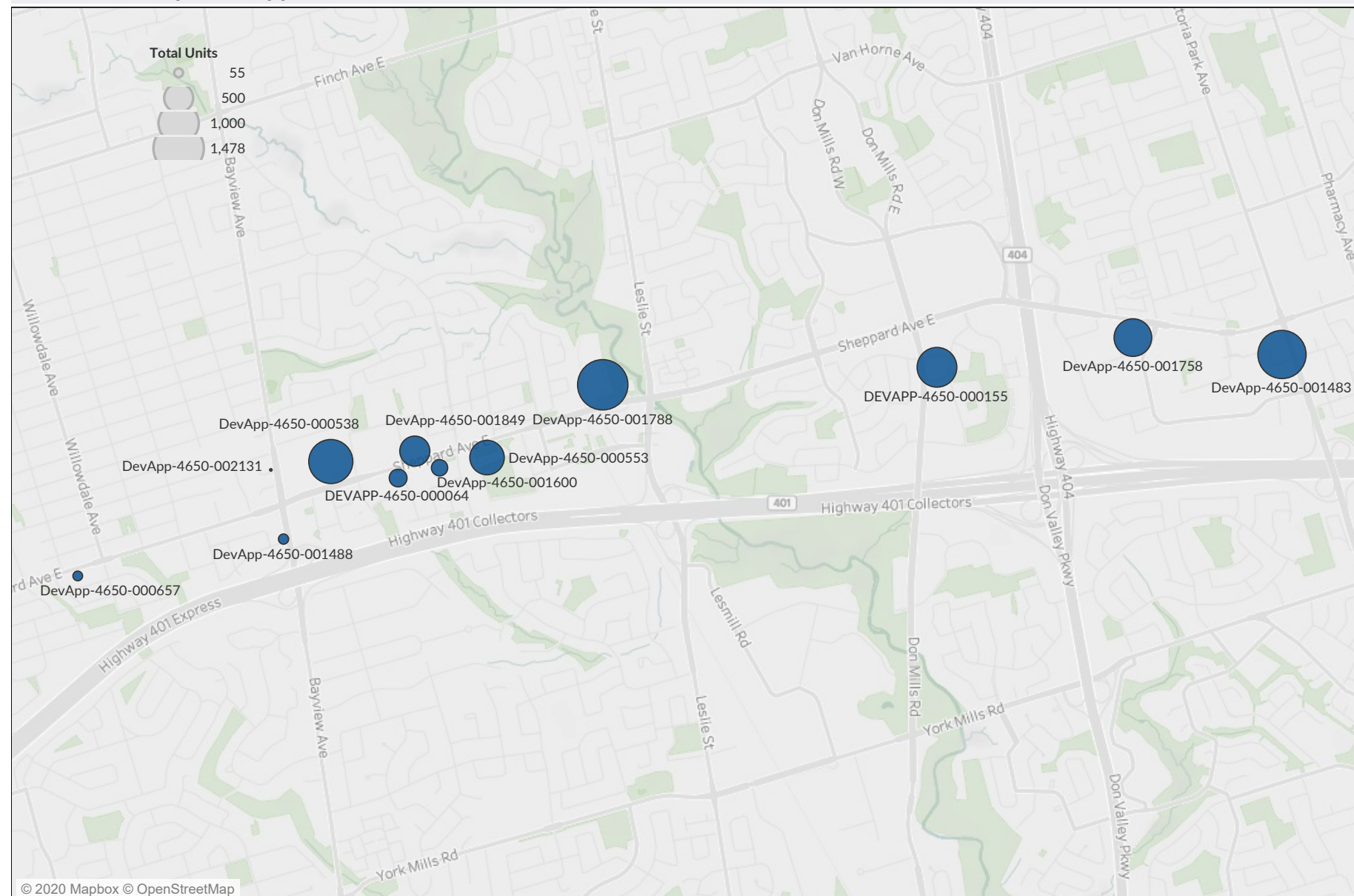
# Sheppard Corridor Submarket Report - September 2020

## 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 |
|-----------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 181 East - Stafford Homes                                       | Apartment    | October 2023            | 12                  | 151 | 31        | 185         | \$1,286        | \$1,301     |
| Briar Town II Bayview Village - Buildcrest and Algar Developm.. | Stacked      | April 2021              | 0                   | 5   | 9         | 24          | \$949          | \$957       |
| King's Landing - East Tower - Concord Adex                      | Apartment    | October 2022            | 0                   | 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            | 0                   | 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          | 0                   | 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          | 0                   | 1   | 12        | 362         | \$691          | \$1,137     |
| Seasons II - Concord Adex                                       | Apartment    | September 2021          | 0                   | 1   | 95        | 330         | \$818          | \$1,112     |
| TRIO at Atria - Tridel and Dorsay Development Corporation       | Apartment    | December 2018           | 0                   | 0   | 0         | 339         | \$538          | \$699       |

# Sheppard Corridor Submarket Report - September 2020

## Current Development Applications



## Sheppard Corridor Submarket Report - September 2020

### 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                                    | 2.9               | 61          |
| 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                              | 3.2               | 1,478       |
| DevApp-4650-001849 | 680 Sheppard Avenue East                               | 5.0               | 527         |
| DevApp-4650-002131 | 2 Teagarden Court                                      |                   |             |

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.

# Sheppard Corridor Submarket Report - September 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                   | 13                          | 4,898       | 4,083       | 165       | \$2,581    | 1,856   | \$4,788,810 | 9,336       |
| Central Waterfront      | 39                  | 9                           | 4,618       | 3,760       | 845       | \$1,503    | 1,094   | \$1,645,056 | 19,434      |
| Don Mills - York Mills  | 2                   | 12                          | 3,683       | 2,963       | 496       | \$1,024    | 861     | \$881,188   | 14,212      |
| Downtown Core           | 23                  | 7                           | 4,236       | 3,631       | 214       | \$2,045    | 782     | \$1,599,521 | 17,615      |
| Downtown East           | 64                  | 21                          | 7,475       | 6,458       | 722       | \$1,258    | 806     | \$1,013,215 | 16,000      |
| Downtown West           | 43                  | 29                          | 9,950       | 8,663       | 1,025     | \$1,455    | 901     | \$1,311,827 | 18,569      |
| Etobicoke Waterfront    | 8                   | 1                           | 602         | 448         | 44        | \$1,321    | 847     | \$1,118,605 | 8,726       |
| Highway7 - Yonge        | 14                  | 6                           | 1,553       | 1,448       | 97        | \$716      | 1,185   | \$848,595   | .           |
| Mississauga City Centre | 416                 | 12                          | 6,998       | 6,384       | 595       | \$929      | 791     | \$735,372   | .           |
| North Toronto           | 24                  | 12                          | 3,194       | 2,581       | 512       | \$1,272    | 818     | \$1,040,488 | 10,177      |
| North Yonge Corridor    | 10                  | 6                           | 1,715       | 1,482       | 96        | \$1,155    | 811     | \$936,872   | 8,097       |
| North York East         | 0                   | 2                           | 528         | 519         | 8         | \$942      | 978     | \$921,150   | 2,262       |
| North York West         | 2                   | 9                           | 1,044       | 802         | 189       | \$1,316    | 1,844   | \$2,427,617 | 10,938      |
| Not Applicable          | 1,896               | 156                         | 30,884      | 24,910      | 4,368     | \$821      | 940     | \$772,269   | 83,408      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 12                  | 14                          | 3,833       | 3,374       | 455       | \$1,118    | 927     | \$1,036,029 | 7,384       |
| Thornhill               | 28                  | 6                           | 1,651       | 1,391       | 260       | \$1,077    | 1,183   | \$1,273,175 | .           |
| Toronto East            | 4                   | 12                          | 1,128       | 999         | 97        | \$1,016    | 1,029   | \$1,045,627 | 2,938       |
| Toronto West            | 17                  | 14                          | 2,613       | 2,141       | 398       | \$1,125    | 948     | \$1,066,020 | 11,904      |
| Yonge - St. Clair       | 1                   | 7                           | 661         | 479         | 182       | \$1,773    | 1,441   | \$2,555,685 | 3,113       |

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