



Greater Toronto Area  
Downtown Core

New Homes High Rise Submarket Report  
Data as of October 2020



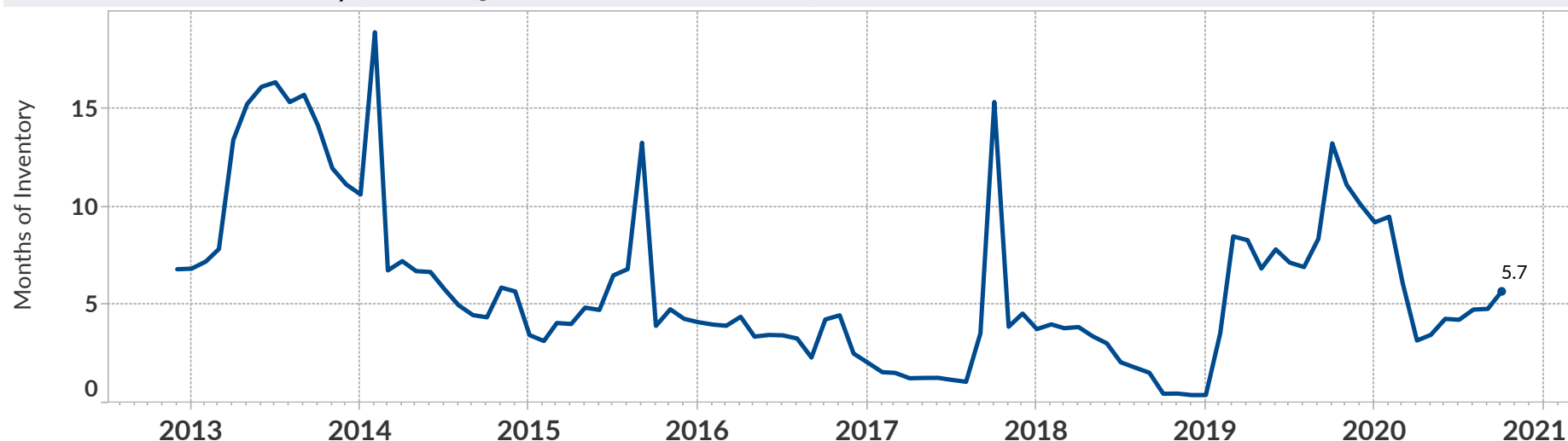
# Downtown Core Submarket Report - October 2020



| Downtown Core                                 |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Active Projects                               | 7           | 356         |
| Total Units                                   | 4,236       | 93,557      |
| Total Sales                                   | 3,656       | 77,464      |
| Rem. Inv.                                     | 200         | 11,643      |
| Avg. \$/SF                                    | \$1,911     | \$1,134     |
| Avg. SF                                       | 831         | 945         |
| Avg. \$                                       | \$1,587,311 | \$1,071,265 |
| Current Month Sales (incl. active & sold out) | 25          | 2,340       |

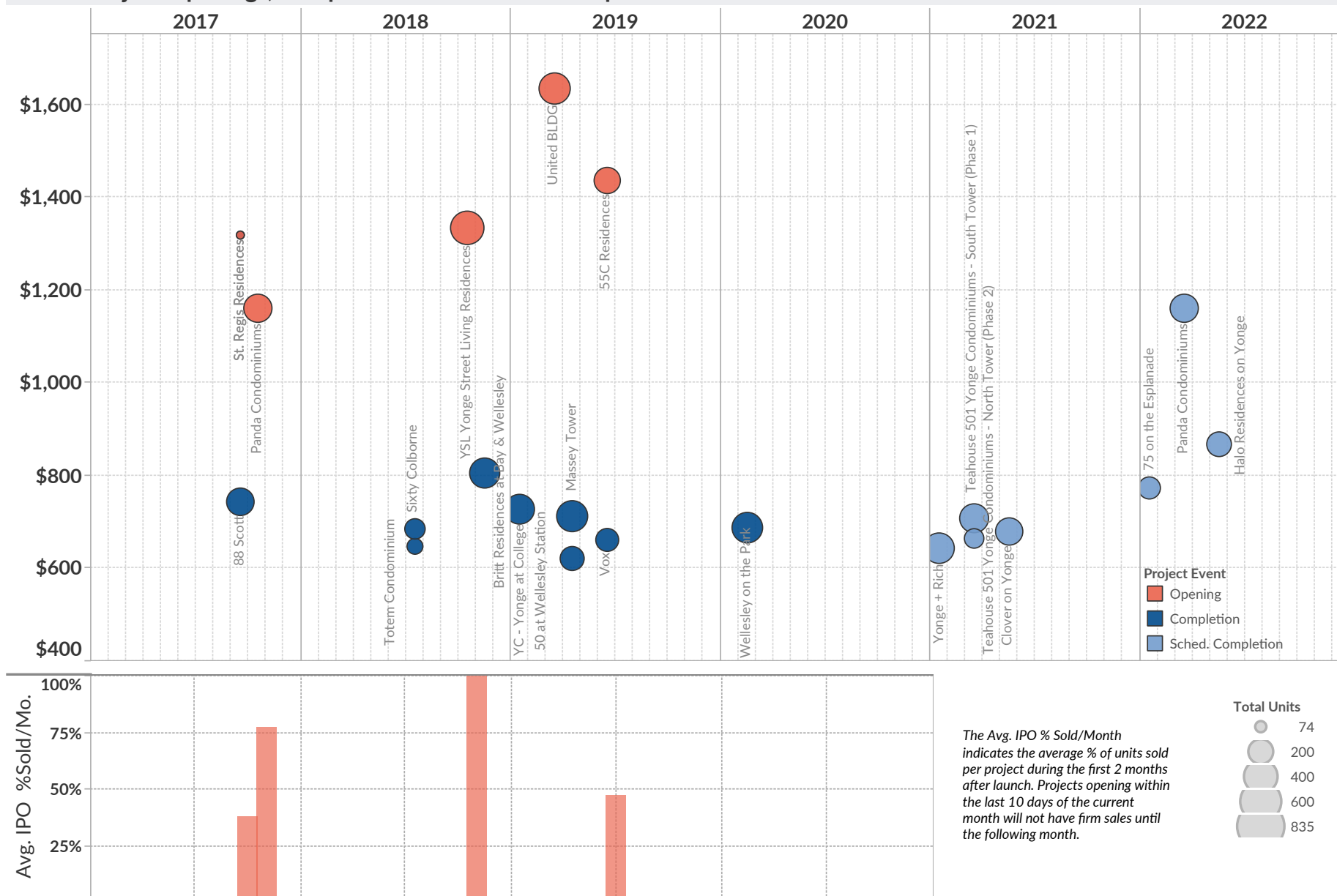
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Downtown Core            |        | City of Toronto |
| Number of Dev. Apps.     | 28     | 449             |
| Total Units              | 19,624 | 252,224         |
| Min. Floor Space Index   | 2.0    | 0.1             |
| Max. Floor Space Index   | 37.3   | 61.7            |
| Avg. Floor Space Index   | 13.8   | 6.6             |

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



# Downtown Core Submarket Report - October 2020

## Recent Project Openings, Completions & Scheduled Completions



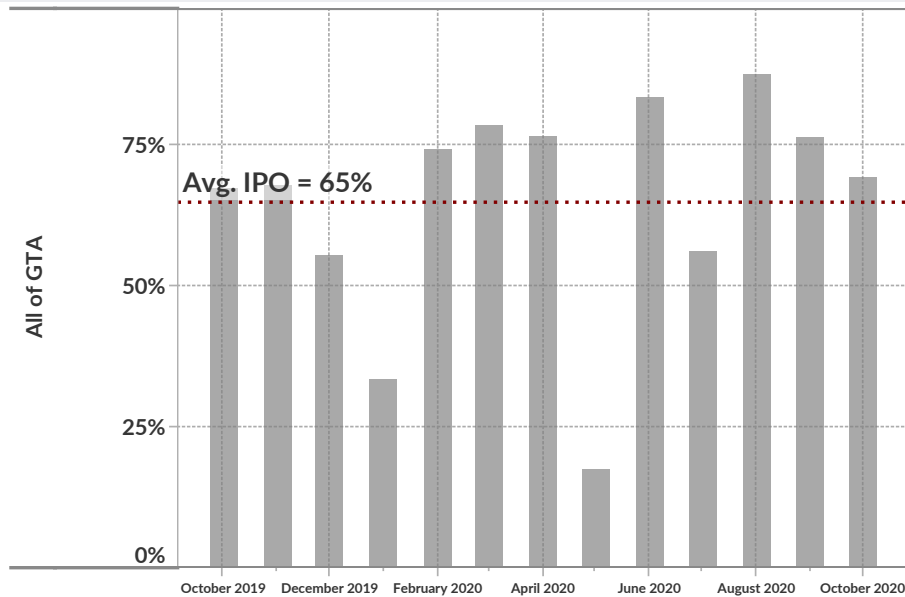
# Downtown Core Submarket Report - October 2020

## Project Data by Unit Type

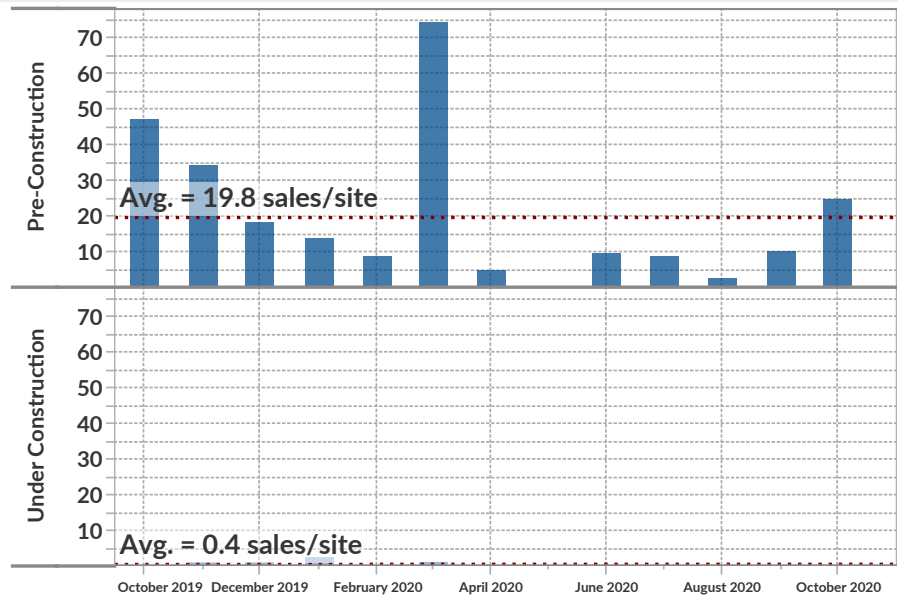
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 508         | 0                   | 499         | 9         |
| 1 Bedroom       | 957         | 0                   | 892         | 65        |
| 1 Bedroom + Den | 665         | 0                   | 663         | 2         |
| 2 Bedroom       | 1,191       | 25                  | 1,127       | 64        |
| 2 Bedroom + Den | 322         | 0                   | 322         | 0         |
| 3 Bedroom & Up  | 203         | 0                   | 153         | 50        |
| Penthouse       |             |                     |             |           |
| Other           | 10          | 0                   | 0           | 10        |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$2,475    | 279             | 335              | \$640,900        | \$829,990         |
| \$1,712    | 461             | 609              | \$779,900        | \$1,060,990       |
| \$1,481    | 605             | 648              | \$790,000        | \$1,065,990       |
| \$2,130    | 642             | 1,197            | \$1,091,900      | \$2,730,990       |
|            |                 |                  |                  |                   |
| \$2,014    | 953             | 1,904            | \$1,339,900      | \$4,180,990       |
|            |                 |                  |                  |                   |
| \$1,202    | 1,447           | 1,839            | \$1,650,000      | \$2,300,000       |

## IPO Launch Performance (first 2 months)

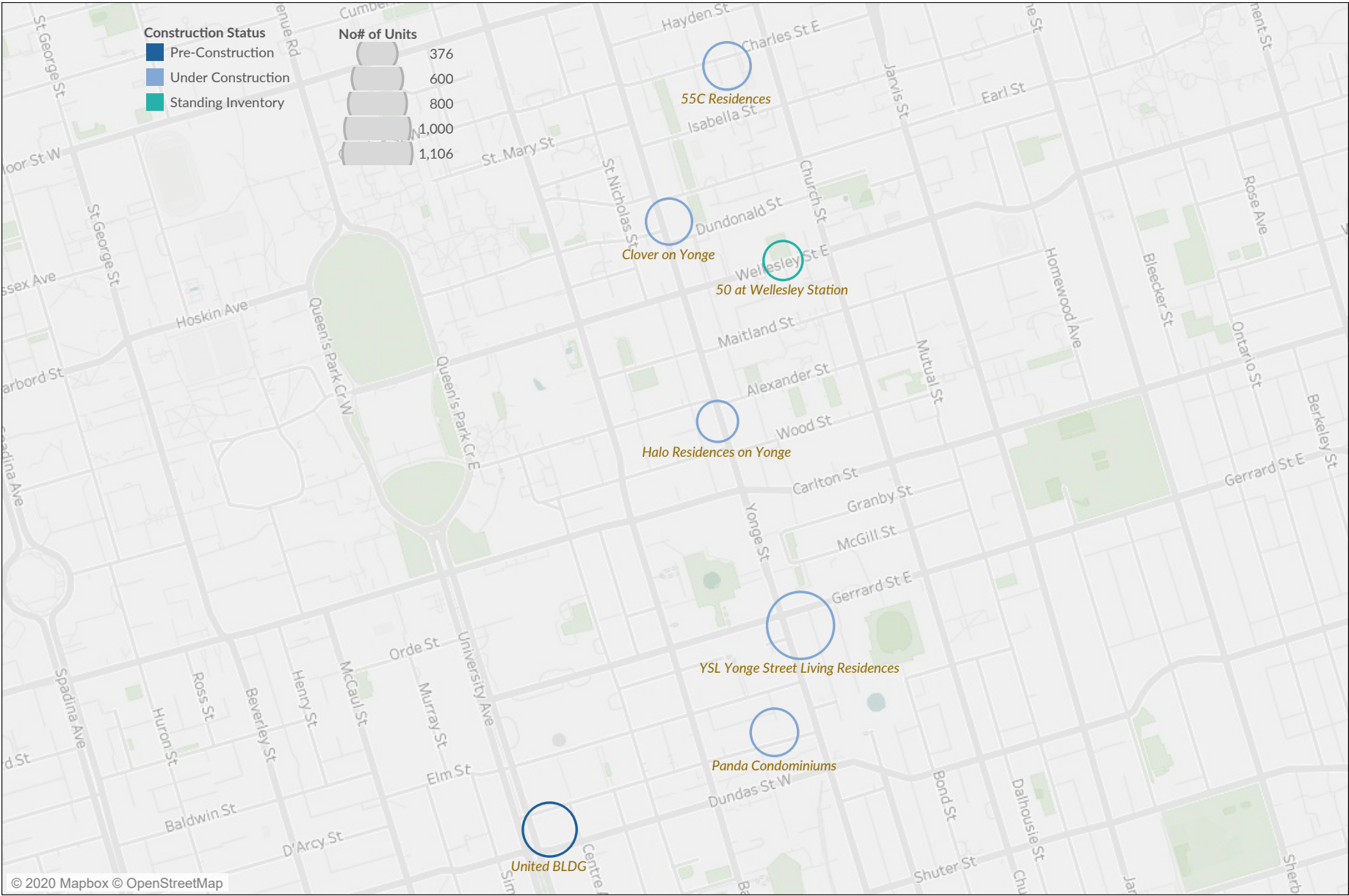


## Post Launch Absorption: Downtown Core



# Downtown Core Submarket Report - October 2020

## Current Active Projects



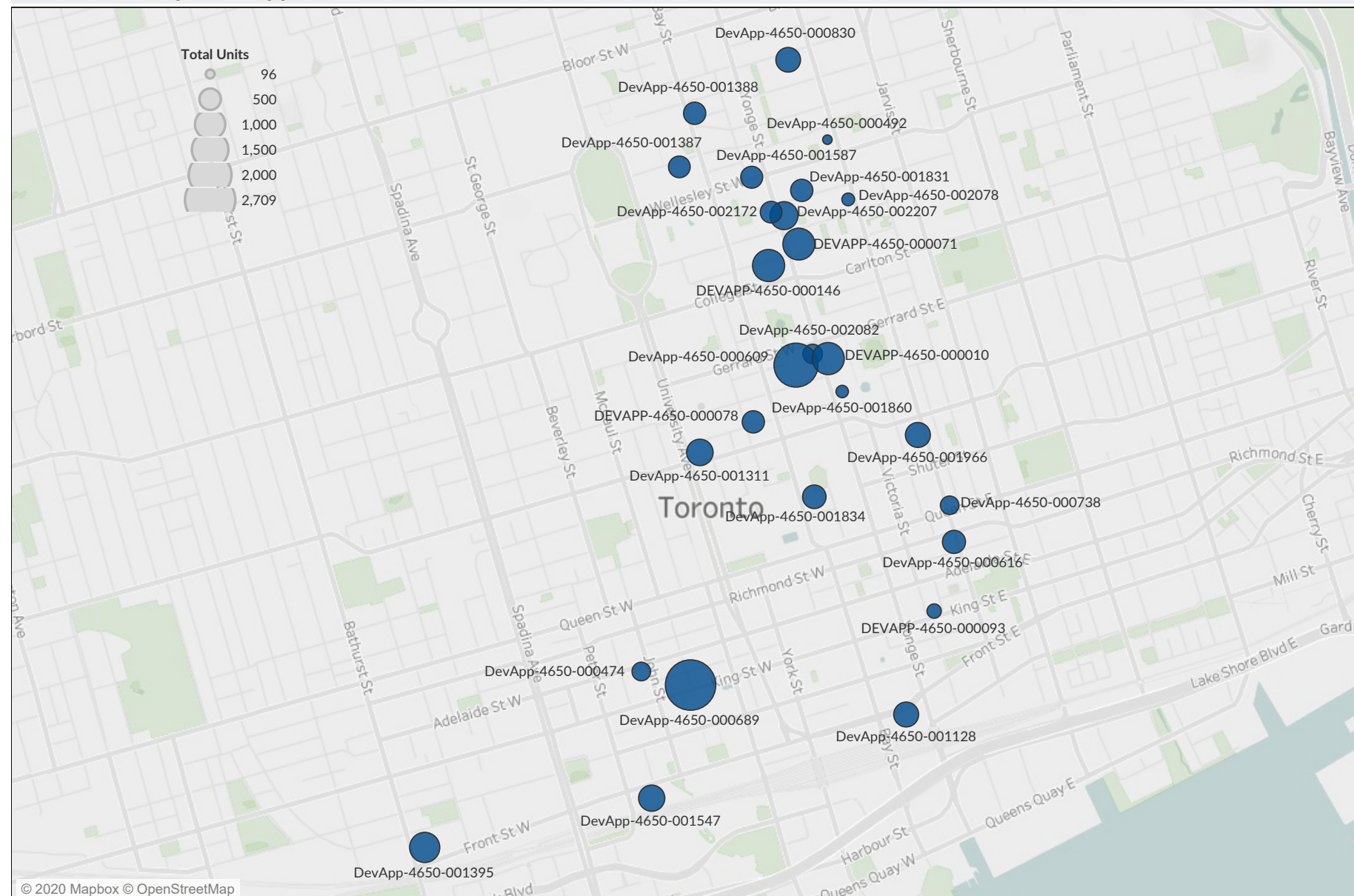
## Downtown Core Submarket Report - October 2020

### 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 |
|------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 50 at Wellesley Station - Plaza                            | Apartment    | April 2019              | 0                   | 10  | 18        | 376         | \$622          | \$1,248     |
| 55C Residences - Mod Developments Inc.                     | Apartment    | September 2023          | 0                   | 56  | 94        | 551         | \$1,437        | \$1,556     |
| Clover on Yonge - Cresford Developments                    | Apartment    | May 2021                | 0                   | 0   | 0         | 522         | \$680          | \$1,340     |
| Halo Residences on Yonge - Cresford Developments           | Apartment    | May 2022                | 0                   | 0   | 0         | 413         | \$868          | \$877       |
| Panda Condominiums - Lifetime Developments                 | Apartment    | March 2022              | 0                   | 1   | 5         | 555         | \$1,161        | \$1,528     |
| United BLDG - Davpart Inc.                                 | Apartment    | December 2025           | 25                  | 234 | 83        | 713         | \$1,635        | \$2,523     |
| YSL Yonge Street Living Residences - Cresford Developments | Apartment    | September 2023          | 0                   | 7   | 0         | 1,106       | \$1,335        | \$1,339     |

# Downtown Core Submarket Report - October 2020

## Current Development Applications



## Downtown Core Submarket Report - October 2020

### Current Development Application List

| InventoryNumber    | Address                                       | Floor Space Index | Total Units |
|--------------------|-----------------------------------------------|-------------------|-------------|
| DEVAPP-4650-000010 | 363 - 391 Yonge Street; 3 Gerrard Street East | 26.8              | 1,103       |
| DEVAPP-4650-000071 | 475 Yonge Street                              | 24.3              | 1,082       |
| DEVAPP-4650-000078 | 100 Edward Street                             | 17.0              | 527         |
| DEVAPP-4650-000093 | 34 - 50 King Street East; 2 Toronto Street    | 23.8              | 219         |
| DEVAPP-4650-000146 | 2 Carlton Street                              | 37.8              | 1,100       |
| DevApp-4650-000474 | 14 Duncan Street                              | 17.6              | 369         |
| DevApp-4650-000492 | 572 Church Street                             | 8.9               | 96          |
| DevApp-4650-000609 | 33 Gerrard Street West; 22 Elm Street         | 24.6              | 2,067       |
| DevApp-4650-000616 | 114 Church Street                             | 24.6              | 567         |
| DevApp-4650-000689 | 322 King Street West                          | 17.9              | 2,709       |
| DevApp-4650-000738 | 60 Queen Street East                          | 30.5              | 364         |
| DevApp-4650-000830 | 55 Charles Street East                        | 21.7              | 648         |
| DevApp-4650-001012 | 1 Delisle Avenue                              | 19.9              | 263         |
| DevApp-4650-001128 | 1 Front Street West                           | 17.6              | 661         |
| DevApp-4650-001311 | 481 University Avenue                         | 29.1              | 748         |
| DevApp-4650-001387 | 95 St. Joseph Street                          | 11.3              | 502         |
| DevApp-4650-001388 | 1075 Bay Street                               | 26.9              | 528         |
| DevApp-4650-001395 | 578 Front Street West                         |                   | 970         |
| DevApp-4650-001547 | 325 Front Street West                         | 19.3              | 732         |
| DevApp-4650-001587 | 10 Wellesley Street West                      | 28.9              | 512         |
| DevApp-4650-001831 | 20 Matiland Street                            | 13.0              | 527         |
| DevApp-4650-001834 | 483 Bay Street                                | 11.7              | 590         |
| DevApp-4650-001860 | 335 Yonge Street                              | 19.9              | 165         |
| DevApp-4650-001966 | 244 Church Street                             | 22.4              | 664         |
| DevApp-4650-002078 | 506 Church Street                             | 8.1               | 173         |
| DevApp-4650-002082 | 372 Yonge Street                              | 37.3              | 406         |
| DevApp-4650-002172 | 510 Yonge Street                              | 23.7              | 500         |
| DevApp-4650-002207 | 501 Yonge Street                              | 14.8              | 832         |

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.

# Downtown Core Submarket Report - October 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       | 129                 | 15                          | 5,434       | 4,212       | 609       | \$1,859    | 1,074   | \$1,996,398 | 9,336       |
| Central Waterfront      | 17                  | 9                           | 4,721       | 3,771       | 834       | \$1,470    | 1,039   | \$1,527,561 | 19,434      |
| Don Mills - York Mills  | 174                 | 12                          | 3,683       | 3,137       | 324       | \$1,013    | 971     | \$983,530   | 14,212      |
| Downtown Core           | 25                  | 7                           | 4,236       | 3,656       | 200       | \$1,911    | 831     | \$1,587,311 | 19,624      |
| Downtown East           | 32                  | 21                          | 7,477       | 6,494       | 703       | \$1,253    | 812     | \$1,017,603 | 16,387      |
| Downtown West           | 71                  | 29                          | 10,091      | 8,701       | 1,129     | \$1,434    | 905     | \$1,297,400 | 18,515      |
| Etobicoke Waterfront    | 5                   | 1                           | 602         | 453         | 40        | \$1,326    | 848     | \$1,125,069 | 8,726       |
| Highway7 - Yonge        | 5                   | 6                           | 1,553       | 1,453       | 92        | \$719      | 1,200   | \$862,586   | .           |
| Mississauga City Centre | 61                  | 12                          | 6,998       | 6,380       | 599       | \$926      | 787     | \$729,033   | .           |
| North Toronto           | 5                   | 12                          | 3,194       | 2,581       | 512       | \$1,271    | 820     | \$1,041,684 | 10,499      |
| North Yonge Corridor    | 4                   | 6                           | 1,715       | 1,482       | 88        | \$1,166    | 814     | \$948,855   | 8,097       |
| North York East         | 0                   | 2                           | 528         | 519         | 8         | \$942      | 978     | \$921,150   | 2,262       |
| North York West         | 29                  | 9                           | 1,040       | 831         | 163       | \$1,305    | 1,864   | \$2,431,451 | 12,314      |
| Not Applicable          | 1,347               | 159                         | 31,358      | 25,198      | 4,445     | \$819      | 939     | \$769,197   | 91,558      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 10                  | 14                          | 3,833       | 3,386       | 443       | \$1,121    | 931     | \$1,042,948 | 7,614       |
| Thornhill               | 165                 | 6                           | 1,720       | 1,326       | 384       | \$1,053    | 1,030   | \$1,084,787 | .           |
| Toronto East            | 145                 | 13                          | 1,562       | 1,142       | 203       | \$1,101    | 835     | \$918,775   | 3,120       |
| Toronto West            | 101                 | 16                          | 3,151       | 2,248       | 700       | \$1,137    | 848     | \$964,291   | 11,904      |
| Yonge - St. Clair       | 15                  | 7                           | 661         | 494         | 167       | \$1,756    | 1,467   | \$2,575,956 | 3,153       |

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