



Greater Toronto Area  
Yonge / St. Clair

New Homes High Rise Submarket Report  
Data as of January 2021



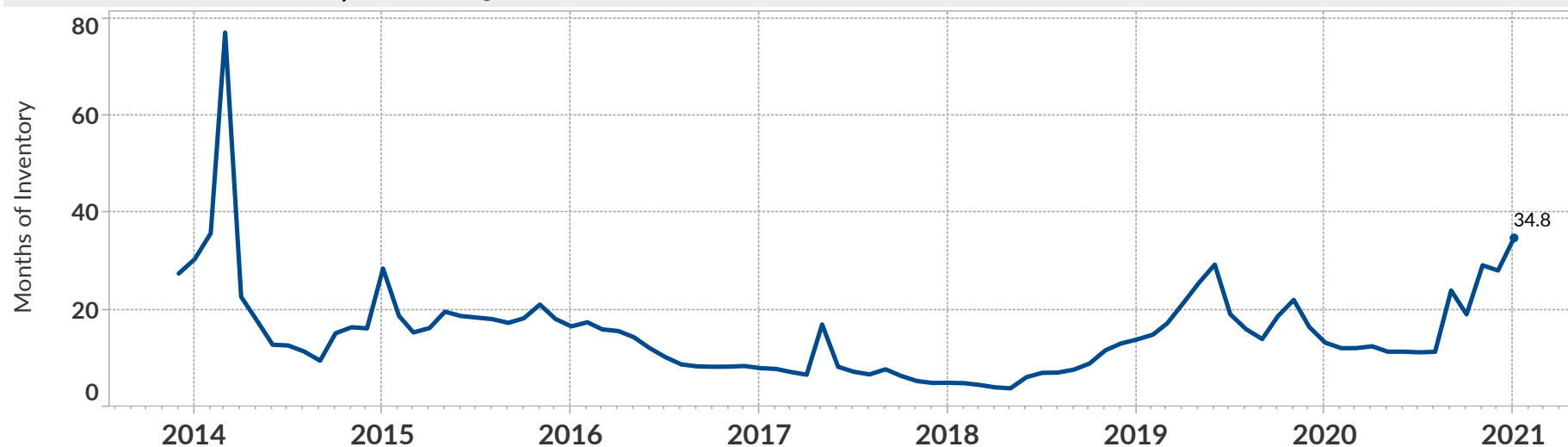
# Yonge - St. Clair Submarket Report - January 2021



| Yonge - St. Clair                             |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Active Projects                               | 7           | 355         |
| Total Units                                   | 661         | 93,173      |
| Total Sales                                   | 513         | 77,679      |
| Rem. Inv.                                     | 148         | 10,651      |
| Avg. \$/SF                                    | \$1,765     | \$1,159     |
| Project Avg. \$/SF                            | \$1,530     | \$1,063     |
| Avg. SF                                       | 1,421       | 977         |
| Avg. \$                                       | \$2,507,407 | \$1,131,783 |
| Current Month Sales (incl. active & sold out) | 2           | 665         |

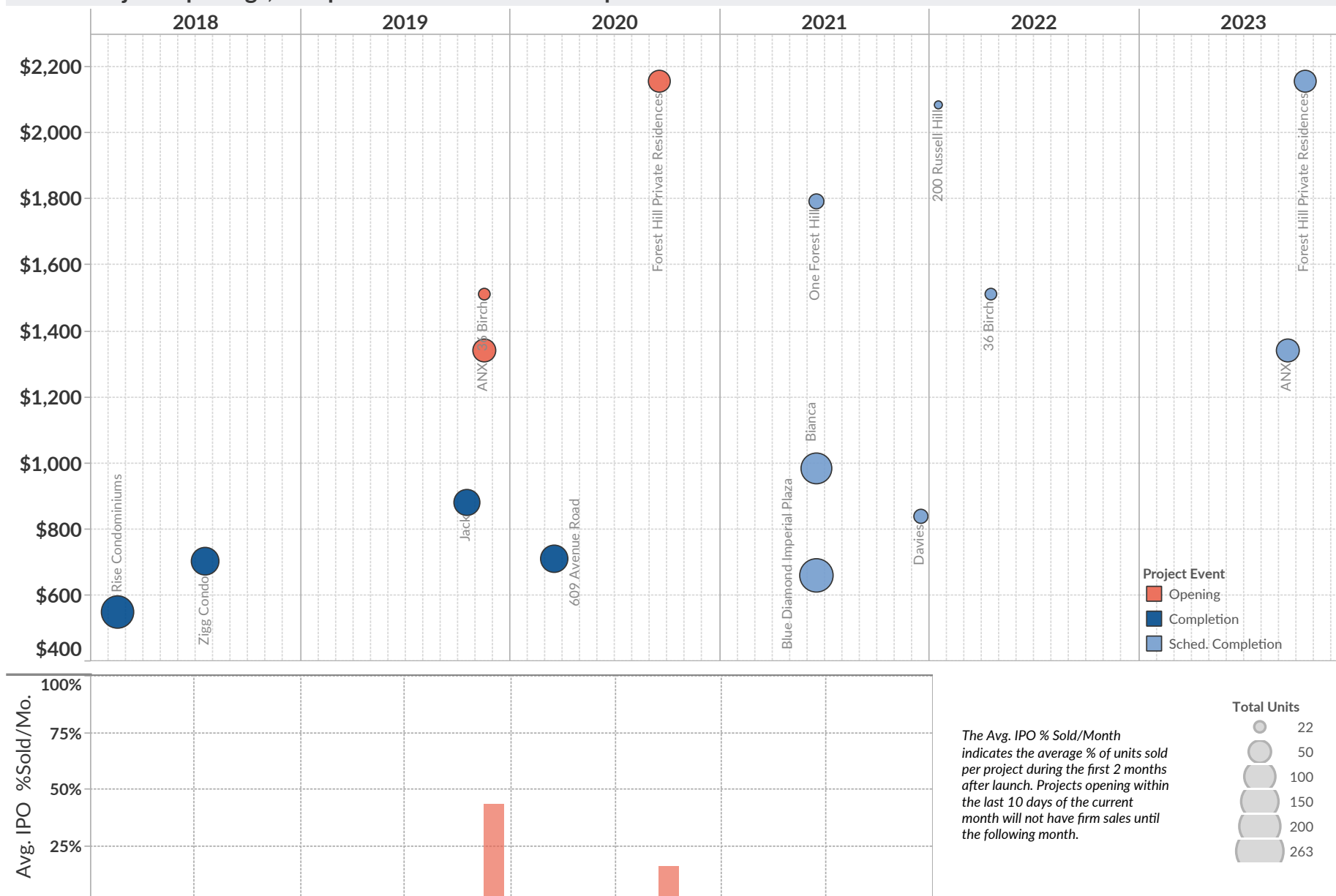
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| Yonge - St. Clair        |       | City of Toronto |
| Number of Dev. Apps.     | 13    | 491             |
| Total Units              | 3,576 | 265,998         |
| Min. Floor Space Index   | 1.7   | 0.1             |
| Max. Floor Space Index   | 14.2  | 61.7            |
| Avg. Floor Space Index   | 7.5   | 6.7             |

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



# Yonge - St. Clair Submarket Report - January 2021

## Recent Project Openings, Completions & Scheduled Completions



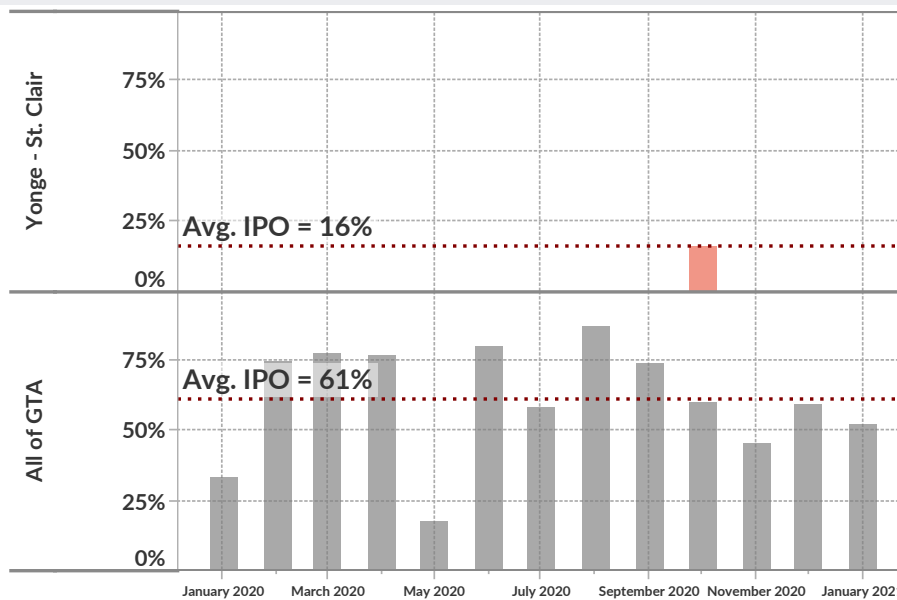
# Yonge - St. Clair Submarket Report - January 2021

## Project Data by Unit Type

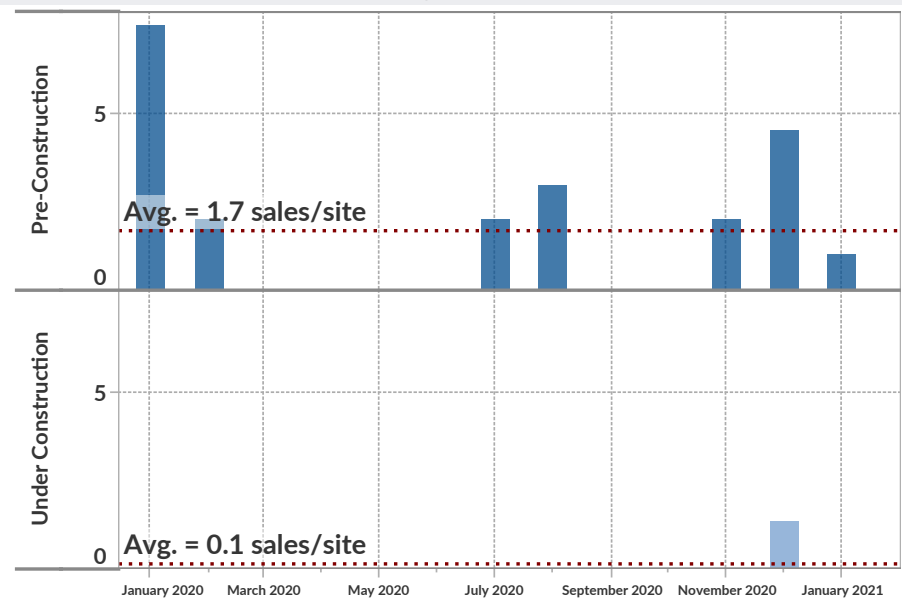
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          |             |                     |             |           |
| 1 Bedroom       | 162         | 2                   | 123         | 39        |
| 1 Bedroom + Den | 56          | 0                   | 53          | 3         |
| 2 Bedroom       | 232         | 0                   | 180         | 52        |
| 2 Bedroom + Den | 108         | 0                   | 88          | 20        |
| 3 Bedroom & Up  | 51          | 0                   | 20          | 31        |
| Penthouse       | 50          | 0                   | 48          | 2         |
| Other           | 2           | 0                   | 1           | 1         |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,890    | 480             | 1,980            | \$664,900        | \$2,069,900       |
| \$1,450    | 949             | 949              | \$1,321,990      | \$1,430,990       |
| \$1,800    | 700             | 2,385            | \$859,900        | \$4,000,000       |
| \$1,491    | 1,275           | 3,481            | \$1,550,000      | \$5,350,000       |
| \$1,917    | 1,220           | 3,043            | \$1,849,900      | \$6,000,000       |
| \$1,721    | 1,979           | 3,145            | \$3,250,000      | \$5,569,990       |
| \$1,496    | 3,576           | 3,576            | \$5,350,000      | \$5,350,000       |

## IPO Launch Performance (first 2 months)

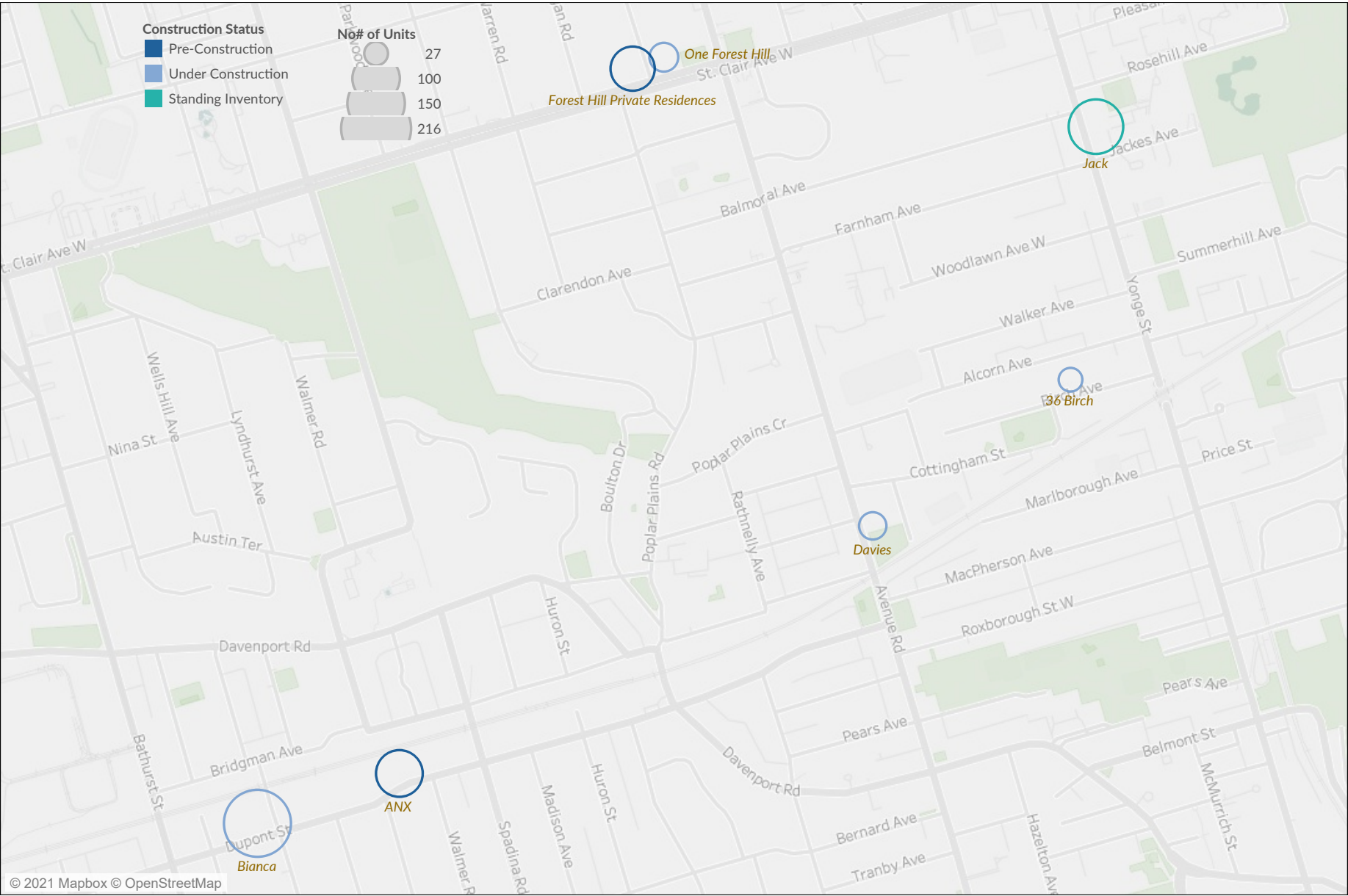


## Post Launch Absorption: Yonge - St. Clair



# Yonge - St. Clair Submarket Report - January 2021

## Current Active Projects



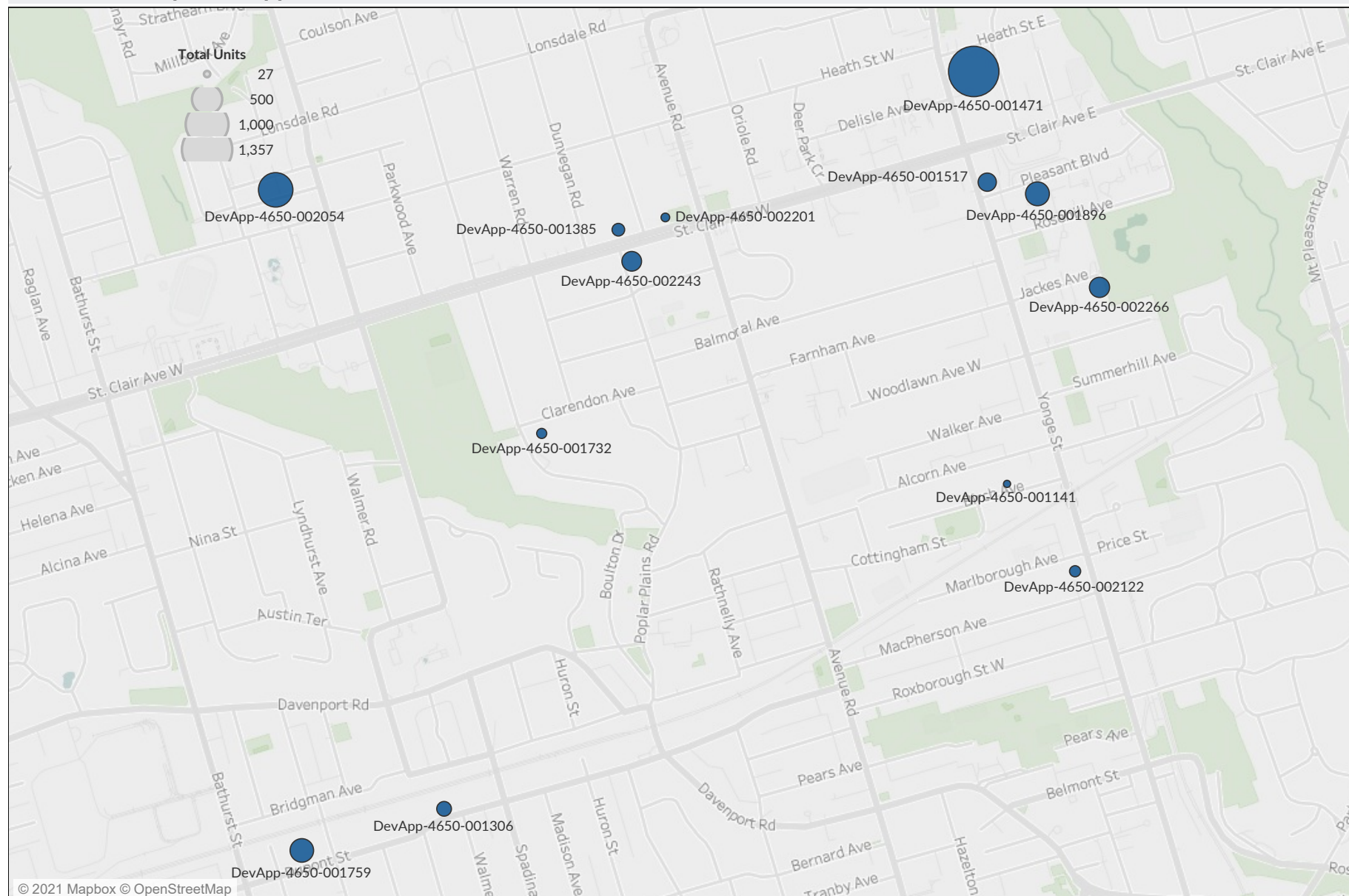
## Yonge - St. Clair Submarket Report - January 2021

### Current Active Project List

| Site Name                                            | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Rem. Inv. | Total Units | Original \$/SF | Project Avg. \$/SF |
|------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|--------------------|
| 36 Birch - North Drive                               | Stacked      | April 2022              | 0                   | 0   | 15        | 27          | \$1,513        | \$1,491            |
| ANX - Freed Developments Ltd.                        | Apartment    | September 2023          | 0                   | 0   | 37        | 105         | \$1,342        | \$1,466            |
| Bianca - Tridel                                      | Apartment    | June 2021               | 0                   | 0   | 7         | 216         | \$985          | \$1,094            |
| Davies - Brandy Lane Homes                           | Apartment    | December 2021           | 0                   | 0   | 8         | 36          | \$840          | \$1,630            |
| Forest Hill Private Residences - Altree Developments | Apartment    | October 2023            | 2                   | 2   | 64        | 94          | \$2,158        | \$2,276            |
| Jack - Aspen Ridge Homes                             | Apartment    | October 2019            | 0                   | 0   | 11        | 143         | \$882          | \$1,499            |
| One Forest Hill - North Drive                        | Apartment    | June 2021               | 0                   | 0   | 6         | 40          | \$1,794        | \$1,595            |

# Yonge - St. Clair Submarket Report - January 2021

## Current Development Applications



## Yonge - St. Clair Submarket Report - January 2021

### 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         | 5.2               | 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         | 4.0               | 296         |
| DevApp-4650-001896 | 29 Pleasant Boulevard     | 14.2              | 302         |
| DevApp-4650-002054 | 63 Montclair Avenue       | 11.3              | 634         |
| DevApp-4650-002122 | 1140 Yonge Street         | 6.1               | 66          |
| DevApp-4650-002201 | 200 St. Clair Avenue West | 5.5               | 40          |
| DevApp-4650-002243 | 175 St. Clair Avenue West | 7.2               | 206         |
| DevApp-4650-002266 | 49 Jackes Avenue          | 12.5              | 217         |

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 - January 2021

| 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       | 14                  | 17                          | 5,495       | 4,291       | 622       | \$2,001    | 1,231   | \$2,463,528 | 9,636       |
| Central Waterfront      | 8                   | 9                           | 4,824       | 3,782       | 926       | \$1,515    | 1,005   | \$1,522,904 | 19,434      |
| Don Mills - York Mills  | 14                  | 12                          | 3,697       | 3,209       | 266       | \$1,024    | 1,027   | \$1,052,029 | 10,895      |
| Downtown Core           | 15                  | 6                           | 3,735       | 3,160       | 214       | \$1,903    | 857     | \$1,630,290 | 19,032      |
| Downtown East           | 17                  | 21                          | 7,499       | 6,563       | 679       | \$1,264    | 806     | \$1,019,484 | 17,186      |
| Downtown West           | 26                  | 28                          | 9,781       | 8,476       | 854       | \$1,458    | 950     | \$1,385,473 | 22,630      |
| Etobicoke Waterfront    | 0                   | 1                           | 602         | 454         | 39        | \$1,325    | 847     | \$1,121,541 | 8,726       |
| Highway7 - Yonge        | 8                   | 5                           | 1,399       | 1,319       | 72        | \$726      | 1,153   | \$837,527   | .           |
| Mississauga City Centre | 15                  | 12                          | 7,004       | 6,435       | 472       | \$900      | 814     | \$732,396   | .           |
| North Toronto           | 17                  | 13                          | 3,679       | 3,081       | 499       | \$1,276    | 816     | \$1,041,295 | 13,863      |
| North Yonge Corridor    | 3                   | 6                           | 1,736       | 1,489       | 102       | \$1,160    | 808     | \$937,668   | 8,776       |
| North York East         | 0                   | 2                           | 528         | 524         | 3         | \$940      | 862     | \$809,900   | 1,367       |
| North York West         | 18                  | 10                          | 1,260       | 970         | 244       | \$1,247    | 1,526   | \$1,902,388 | 13,615      |
| Not Applicable          | 410                 | 158                         | 31,054      | 25,005      | 4,215     | \$810      | 958     | \$776,330   | 95,882      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 12                  | 13                          | 3,443       | 3,060       | 379       | \$1,124    | 957     | \$1,076,200 | 8,256       |
| Thornhill               | 38                  | 6                           | 1,720       | 1,442       | 268       | \$1,080    | 1,153   | \$1,245,724 | .           |
| Toronto East            | 8                   | 12                          | 1,533       | 1,122       | 196       | \$1,110    | 839     | \$930,944   | 3,381       |
| Toronto West            | 40                  | 17                          | 3,523       | 2,784       | 453       | \$1,158    | 967     | \$1,119,974 | 13,018      |
| Yonge - St. Clair       | 2                   | 7                           | 661         | 513         | 148       | \$1,765    | 1,421   | \$2,507,407 | 3,576       |

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