



Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of February 2021



North Yonge Corridor Submarket Report - February 2021



North Yonge Corridor			GTA	
Active Projects	6		348	
Total Units	1,715		91,626	
Total Sales	1,499		76,833	
Rem. Inv.	92		10,305	
Avg. \$/SF	\$1,163		\$1,191	
Project Avg. \$/SF	\$1,125		\$1,070	
Avg. SF	819		972	
Avg. \$	\$951,994		\$1,157,617	
Current Month Sales (incl. active & sold out)		11	1,623	

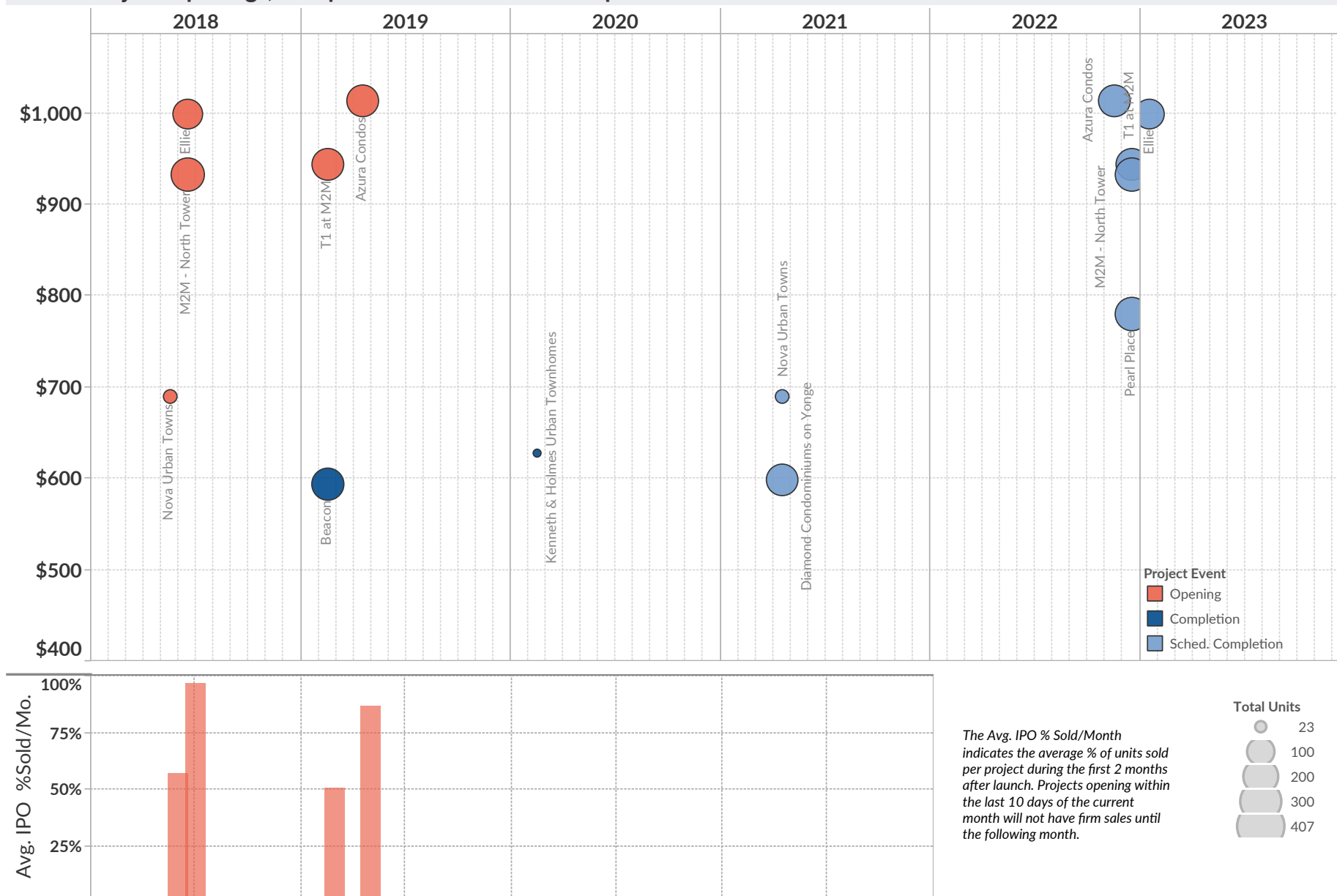
Development Applications				
North Yonge Corridor			City of Toronto	
Number of Dev. Apps.	19		489	
Total Units	8,145		265,025	
Min. Floor Space Index	1.0		0.1	
Max. Floor Space Index	12.6		61.7	
Avg. Floor Space Index	5.6		6.7	

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



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Recent Project Openings, Completions & Scheduled Completions



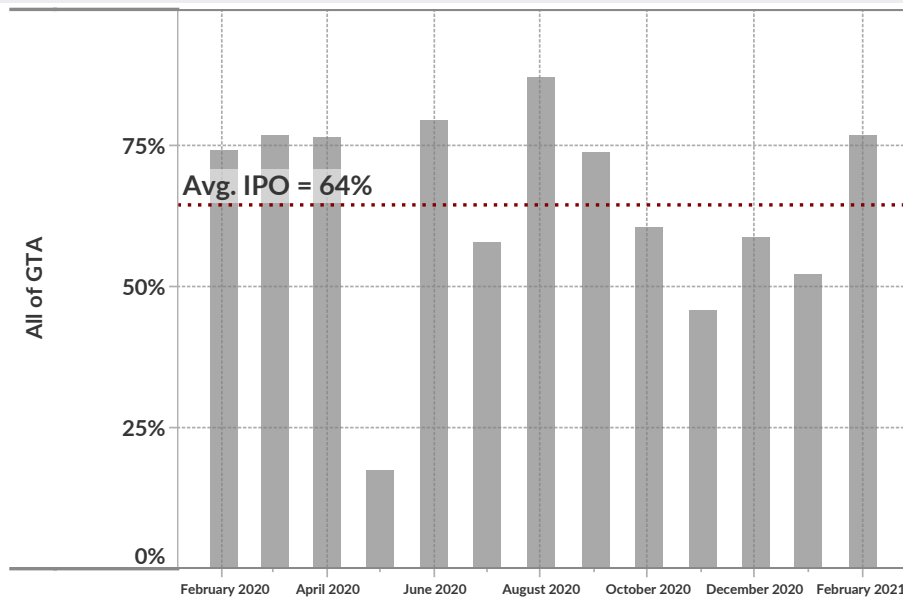
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Project Data by Unit Type

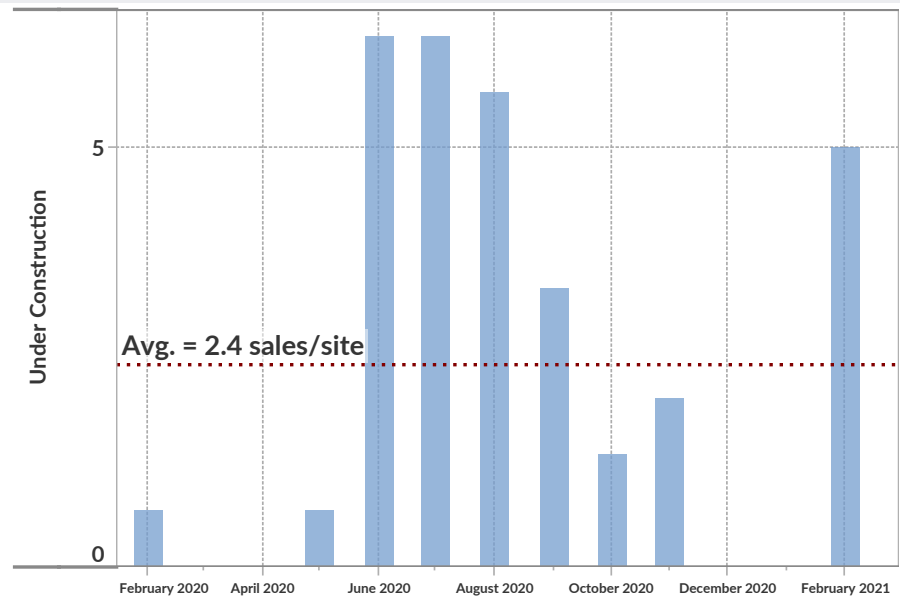
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	271	0	268	3
1 Bedroom + Den	478	5	455	23
2 Bedroom	557	4	534	23
2 Bedroom + Den	136	1	125	11
3 Bedroom & Up	102	1	84	18
Penthouse	10	0	2	8
Other	31	0	25	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,242	466	570	\$589,900	\$703,900
\$1,220	583	721	\$665,900	\$820,900
\$1,201	685	900	\$834,990	\$988,900
\$1,137	759	1,135	\$833,900	\$1,184,990
\$1,115	908	1,404	\$925,990	\$1,477,900
\$1,090	1,106	1,270	\$1,179,900	\$1,398,900

IPO Launch Performance (first 2 months)

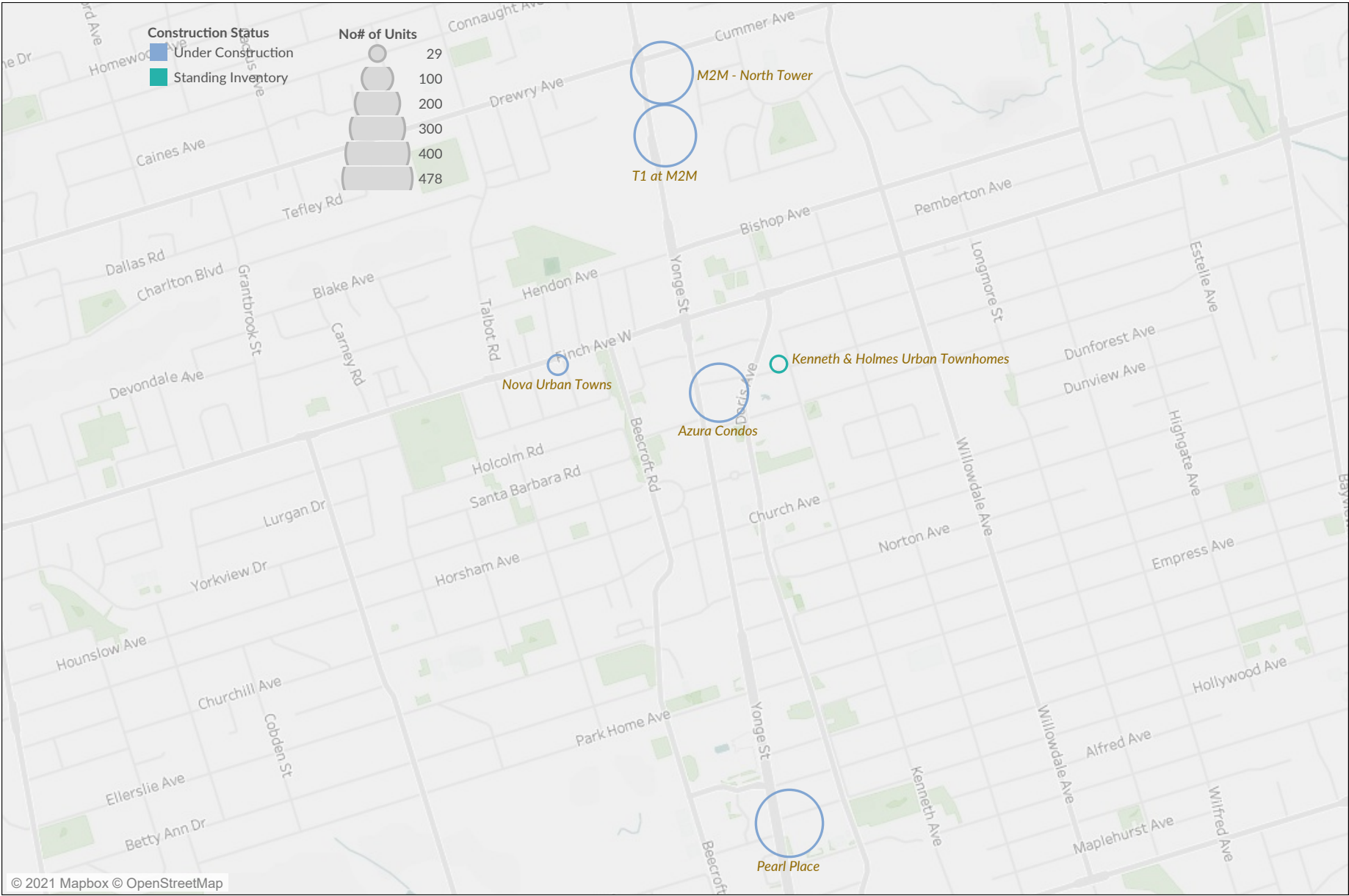


Post Launch Absorption: North Yonge Corridor



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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	Project Avg. \$/SF
Azura Condos - Capital Developments	Apartment	November 2022	1	1	10	358	\$1,014	\$1,091
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	0	0	0	29	\$628	\$0
M2M - North Tower - Aoyuan International	Apartment	December 2022	2	4	7	406	\$933	\$1,149
Nova Urban Towns - Kaleido Developments Inc.	Stacked	April 2021	0	0	3	42	\$690	\$856
Pearl Place - Conservatory Group	Apartment	December 2022	5	5	47	478	\$780	\$1,228
T1 at M2M - Aoyuan International	Apartment	December 2022	3	4	25	402	\$944	\$1,129

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	42
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.7	518
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,987
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.4	34
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	13.1	324
DevApp-4650-000728	35 Holmes Avenue	5.6	154
DevApp-4650-000829	15 Holmes Avenue	5.0	339
DevApp-4650-001317	110 - 112 Sheppard Avenue West	3.0	30
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	20
DevApp-4650-001491	4800 Yonge Street	12.0	536
DevApp-4650-001854	6150 Yonge Street	5.6	521
DevApp-4650-001866	5995 Yonge Street	12.6	443
DevApp-4650-001928	5800 Yonge Street		1,496
DevApp-4650-001943	4050 Yonge Street	4.7	602
DevApp-4650-002065	6080 Yonge Street	6.0	292
DevApp-4650-002113	105 Sheppard Avenue East	3.0	64
DevApp-4650-002281	5203 Yonge Street	10.5	329
DevApp-4650-002285	5051 Yonge Street	12.2	350

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	145	16	5,455	4,391	477	\$2,105	1,424	\$2,998,545	10,317
Central Waterfront	20	9	4,721	3,801	907	\$1,515	1,008	\$1,526,962	19,434
Don Mills - York Mills	19	12	3,683	3,228	247	\$1,022	1,041	\$1,063,344	10,655
Downtown Core	11	7	4,313	3,171	802	\$1,586	650	\$1,030,561	18,400
Downtown East	65	21	7,479	6,630	611	\$1,264	809	\$1,021,754	16,724
Downtown West	32	28	9,781	8,508	819	\$1,459	954	\$1,392,086	22,630
Etobicoke Waterfront	2	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	55	6	1,309	1,229	72	\$808	1,089	\$879,915	.
Mississauga City Centre	20	12	7,004	6,447	460	\$900	816	\$734,727	.
North Toronto	4	14	3,707	3,085	523	\$1,274	866	\$1,103,376	14,007
North Yonge Corridor	11	6	1,715	1,499	92	\$1,163	819	\$951,994	8,145
North York East	1	2	528	524	3	\$949	1,028	\$974,900	1,278
North York West	24	10	1,262	979	237	\$1,253	1,537	\$1,926,697	15,326
Not Applicable	1,128	151	29,897	24,520	3,663	\$830	972	\$806,246	95,013
Scarborough City Centre									2,245
Sheppard Corridor	26	11	2,792	2,435	353	\$1,127	965	\$1,087,705	8,256
Thornhill	26	6	1,720	1,469	241	\$1,084	1,194	\$1,294,158	.
Toronto East	5	12	1,533	1,135	183	\$1,106	852	\$942,498	3,290
Toronto West	27	17	3,464	2,810	433	\$1,161	980	\$1,137,832	13,049
Yonge - St. Clair	2	7	661	515	146	\$1,730	1,494	\$2,585,564	3,536

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