

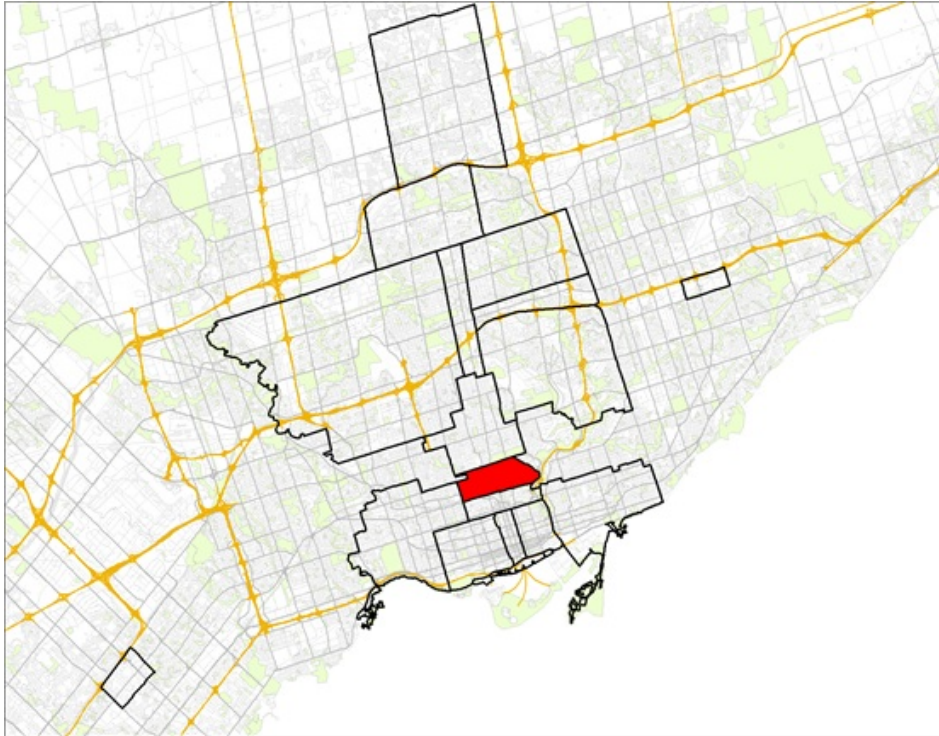


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of July 2021



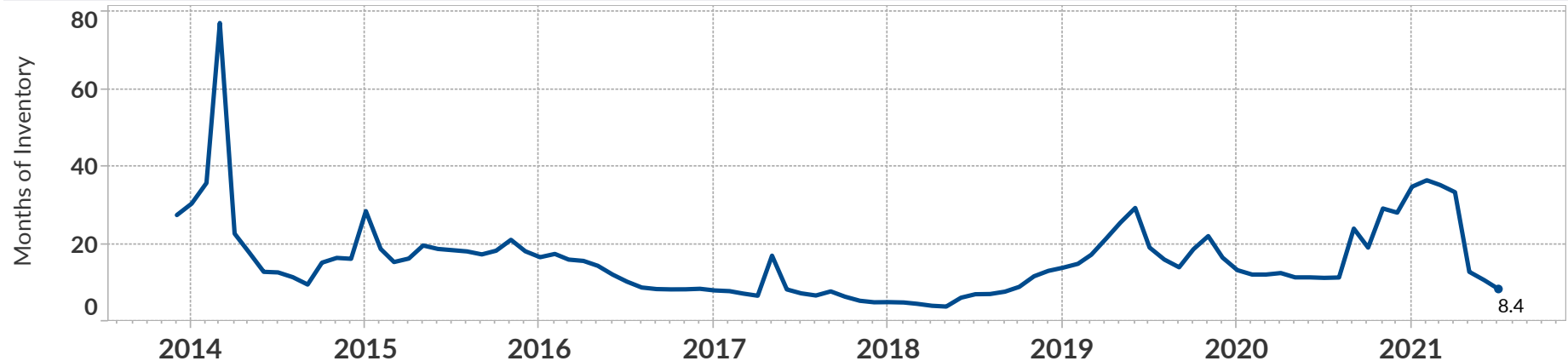
Yonge - St. Clair Submarket Report - July 2021



Yonge - St. Clair		GTA
Active Projects	8	335
Total Units	1,012	86,584
Total Sales	791	77,101
Rem. Inv.	221	9,483
Avg. \$/SF	\$1,682	\$1,237
Avg. Project \$/SF	\$1,588	\$1,113
Avg. SF	1,274	983
Avg. \$	\$2,143,398	\$1,215,603
Current Month Sales (incl. active & sold out)	33	1,478

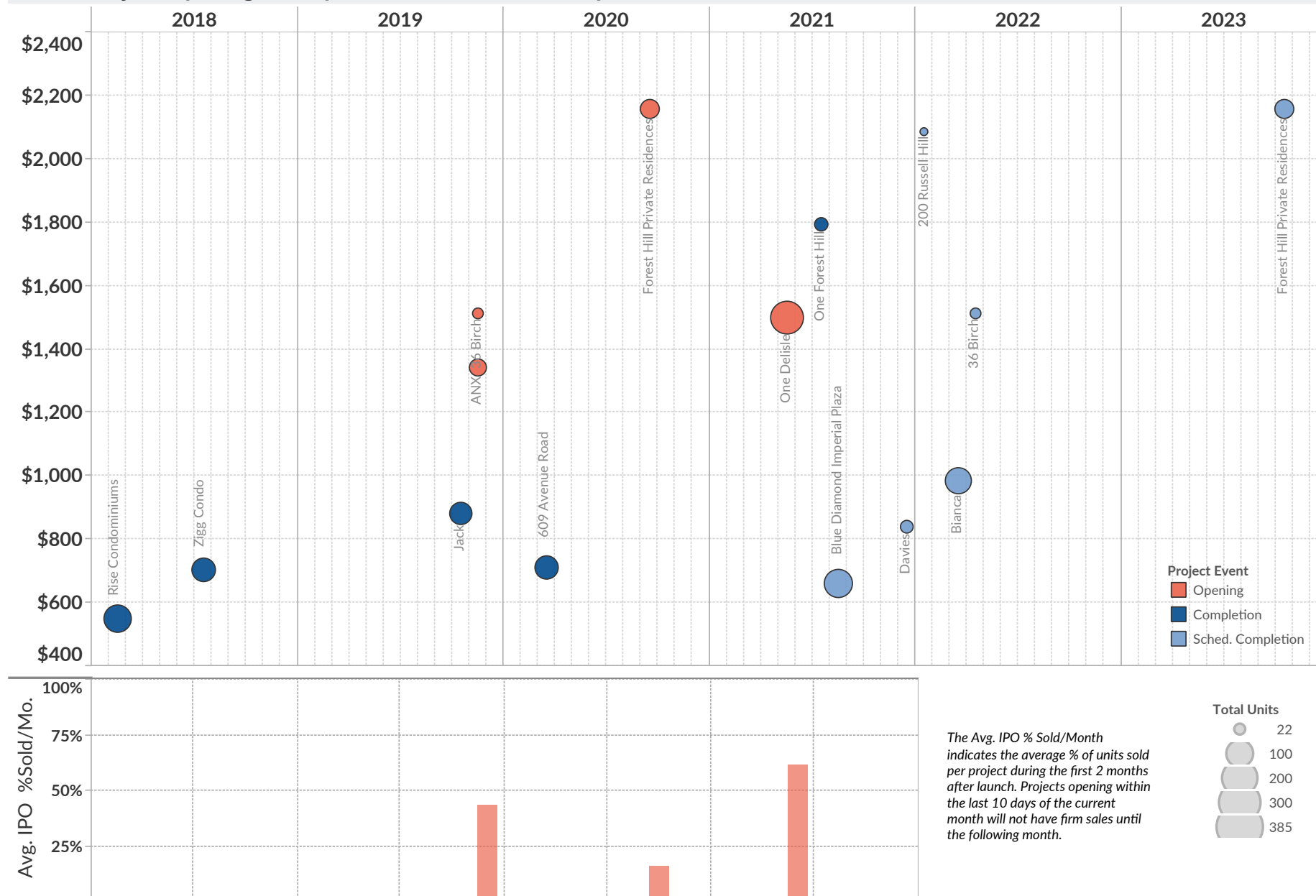
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	14	503
Total Units	3,470	275,909
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.7	6.8

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



Yonge - St. Clair Submarket Report - July 2021

Recent Project Openings, Completions & Scheduled Completions



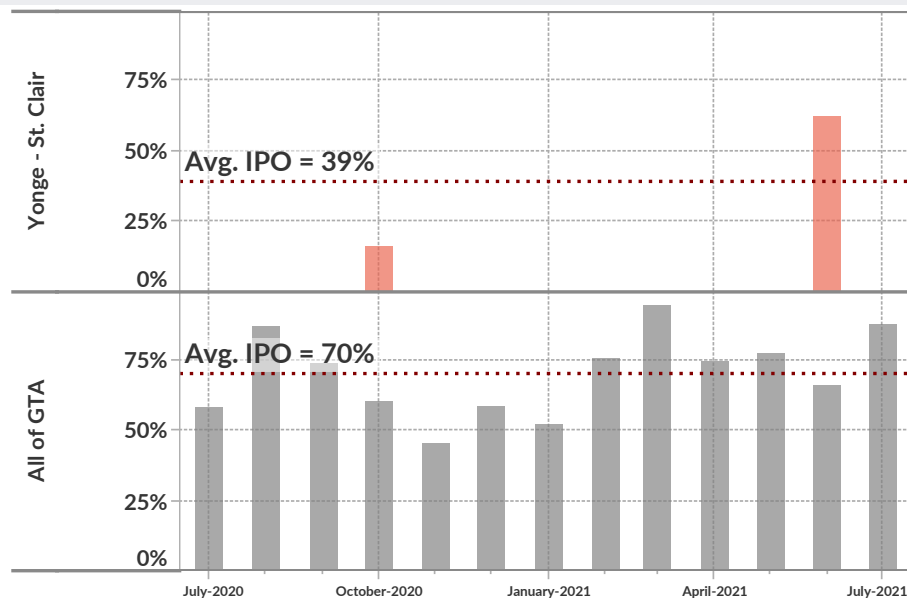
Yonge - St. Clair Submarket Report - July 2021

Project Data by Unit Type

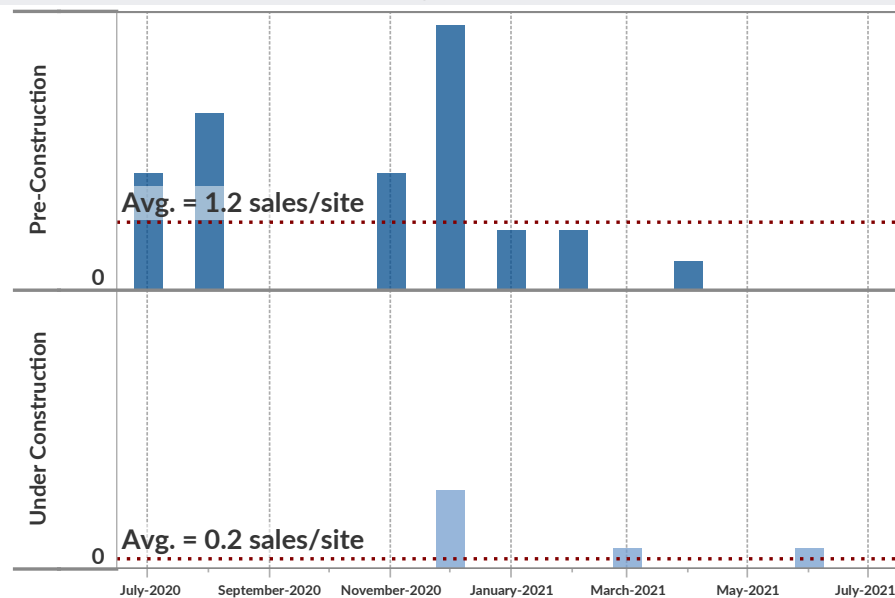
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	10	0	10	0
1 Bedroom	216	5	169	47
1 Bedroom + Den	233	5	212	21
2 Bedroom	288	16	234	54
2 Bedroom + Den	145	7	97	48
3 Bedroom & Up	68	0	20	48
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,860	465	1,980	\$813,990	\$2,500,000
\$1,510	560	949	\$950,000	\$1,430,990
\$1,765	693	2,385	\$1,000,000	\$4,000,000
\$1,563	693	3,481	\$1,100,000	\$6,900,000
\$1,650	1,164	3,043	\$2,100,000	\$6,000,000
\$1,771	1,975	3,145	\$3,500,000	\$5,569,990
\$1,496	3,576	3,576	\$5,350,000	\$5,350,000

IPO Launch Performance (first 2 months)

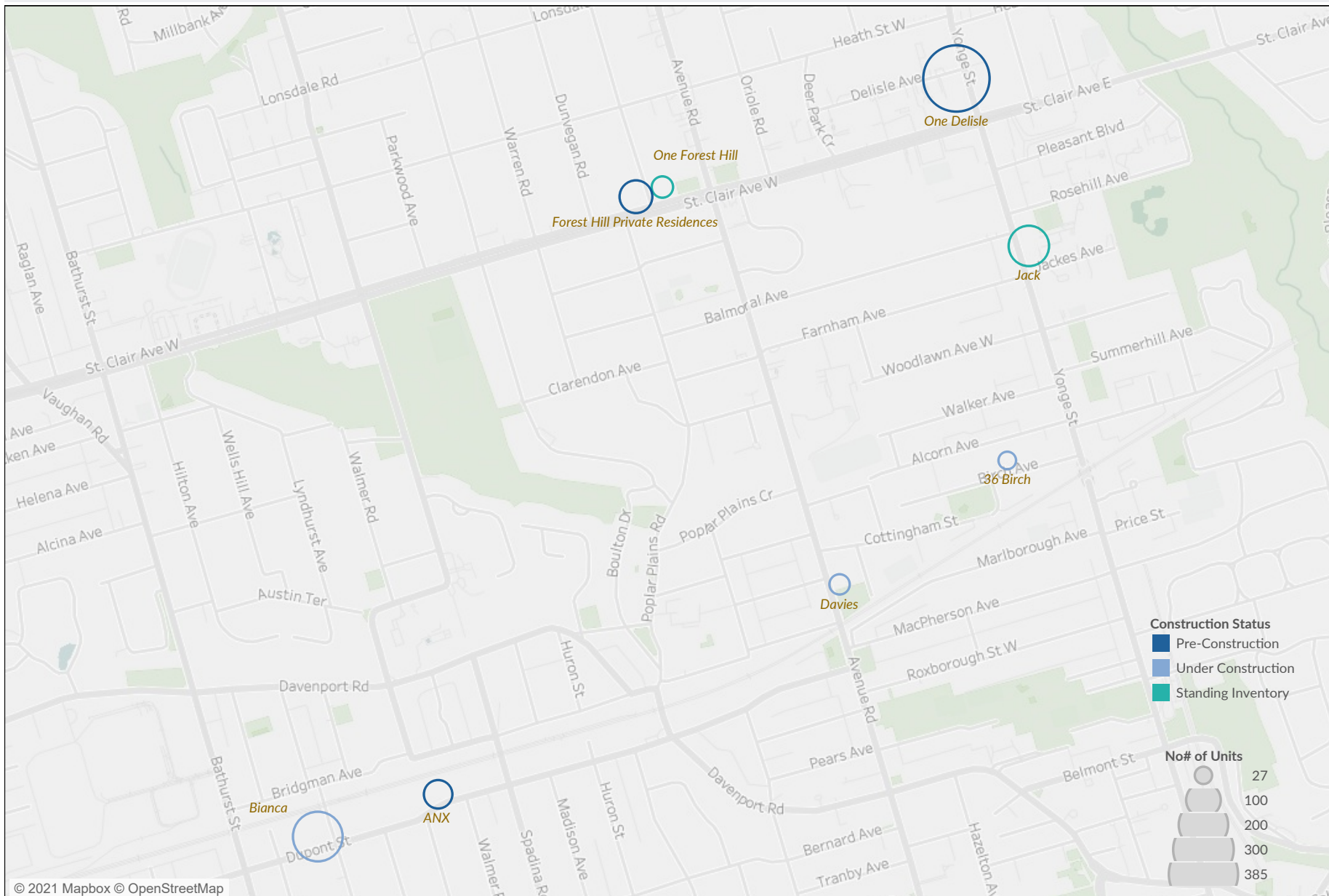


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - July 2021

Current Active Projects



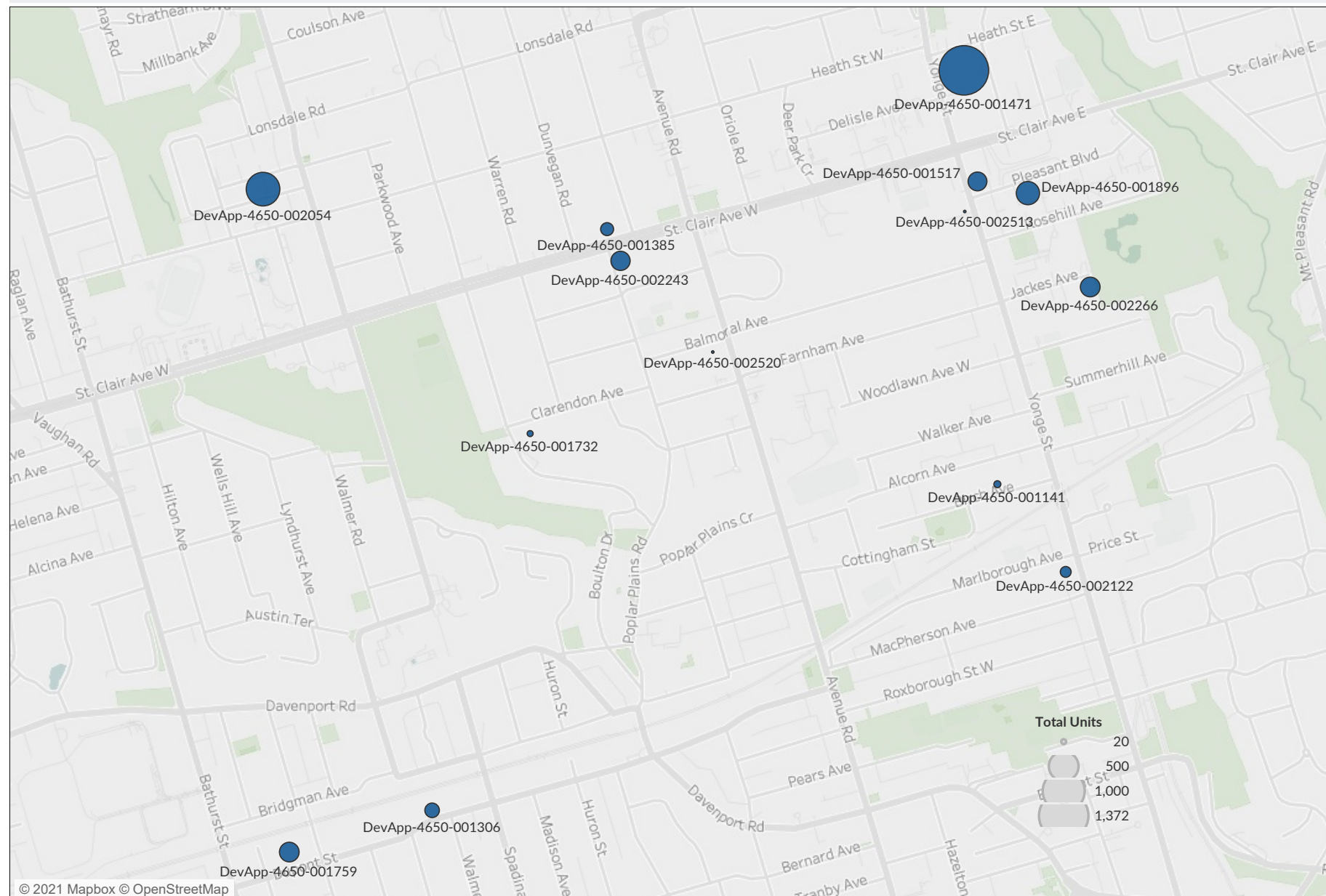
Yonge - St. Clair Submarket Report - July 2021

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	1	14	27	\$1,513	\$1,499
ANX - Freed Developments Ltd.	Apartment	May-2024	0	3	0	71	\$1,342	\$1,557
Bianca - Tridel	Apartment	March-2022	0	1	6	216	\$985	\$1,082
Davies - Brandy Lane Homes	Apartment	December-2021	0	1	7	36	\$840	\$1,639
Forest Hill Private Residences - Altree Developments	Apartment	October-2023	3	5	61	94	\$2,158	\$2,140
Jack - Aspen Ridge Homes	Apartment	October-2019	0	1	10	143	\$882	\$1,518
One Delisle - Slate Asset Management	Apartment	June-2026	30	268	117	385	\$1,500	\$1,461
One Forest Hill - North Drive	Apartment	July-2021	0	0	6	40	\$1,794	\$1,811

Yonge - St. Clair Submarket Report - July 2021

Current Development Applications



Yonge - St. Clair Submarket Report - July 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	118
DevApp-4650-001385	202 St. Clair Avenue West	4.6	94
DevApp-4650-001471	22 St. Clair Avenue East	10.1	1,372
DevApp-4650-001517	1421 Yonge Street	12.6	198
DevApp-4650-001732	77 Clarendon Avenue	1.7	20
DevApp-4650-001759	275 Albany Avenue	4.0	216
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-4650-002243	175 St. Clair Avenue West	7.2	206
DevApp-4650-002266	49 Jackes Avenue	12.5	217
DevApp-4650-002513	1406 Yonge Street		
DevApp-4650-002520	438 Avenue Road		

Yonge - St. Clair Submarket Report - July 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	• 34	• 16	• 4,891	• 4,549	• 342	• \$2,346	• 1,638	• \$3,843,427	• 8,821
Central Waterfront	• 20	• 9	• 4,708	• 3,972	• 736	• \$1,524	• 1,069	• \$1,628,754	• 17,819
Don Mills - York Mills	• 46	• 13	• 3,706	• 3,338	• 368	• \$1,038	• 953	• \$989,847	• 13,868
Downtown Core	• 16	• 8	• 4,591	• 4,328	• 263	• \$1,824	• 821	• \$1,497,196	• 17,854
Downtown East	• 55	• 20	• 7,058	• 6,478	• 580	• \$1,291	• 821	• \$1,060,155	• 15,684
Downtown West	• 38	• 25	• 8,316	• 7,407	• 909	• \$1,502	• 918	• \$1,379,021	• 20,492
Etobicoke Waterfront	• 4	• 1	• 502	• 481	• 21	• \$1,362	• 719	• \$978,793	• 7,504
Highway7 - Yonge	• 17	• 6	• 1,384	• 1,183	• 201	• \$826	• 1,196	• \$987,757	•
Mississauga City Centre	• 26	• 12	• 7,258	• 6,816	• 442	• \$1,025	• 856	• \$878,211	•
North Toronto	• 32	• 16	• 3,735	• 3,296	• 439	• \$1,348	• 924	• \$1,246,124	• 8,036
North Yonge Corridor	• 16	• 6	• 1,591	• 1,545	• 46	• \$1,191	• 878	• \$1,045,170	• 206
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 23,187
North York West	• 18	• 9	• 1,055	• 855	• 200	• \$1,290	• 1,624	• \$2,094,282	• 97,052
Not Applicable	• 973	• 134	• 26,674	• 23,256	• 3,418	• \$901	• 918	• \$827,213	• 3,039
Scarborough City Centre									• 7,827
Sheppard Corridor	• 13	• 11	• 2,426	• 2,161	• 265	• \$1,116	• 1,017	• \$1,135,435	•
Thornhill	• 12	• 8	• 1,967	• 1,756	• 211	• \$1,066	• 1,173	• \$1,250,487	• 3,301
Toronto East	• 111	• 12	• 1,459	• 1,322	• 137	• \$1,093	• 935	• \$1,021,612	• 14,291
Toronto West	• 14	• 19	• 3,724	• 3,042	• 682	• \$1,208	• 911	• \$1,099,937	• 16,997
Yonge - St. Clair	• 33	• 8	• 1,012	• 791	• 221	• \$1,682	• 1,274	• \$2,143,398	• 3,470

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