

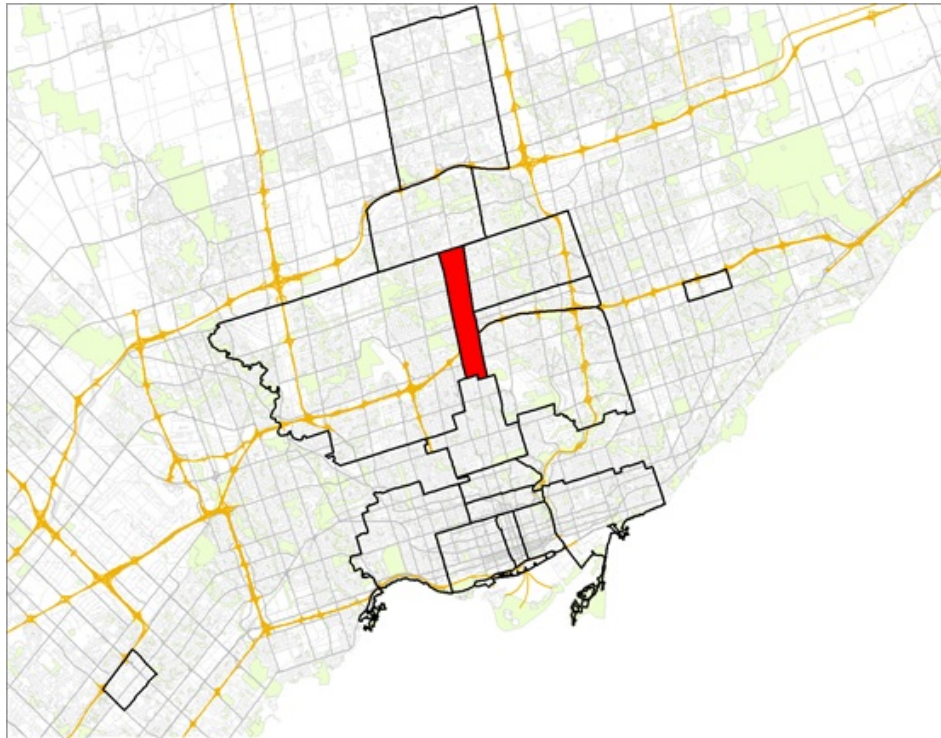


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of July 2021



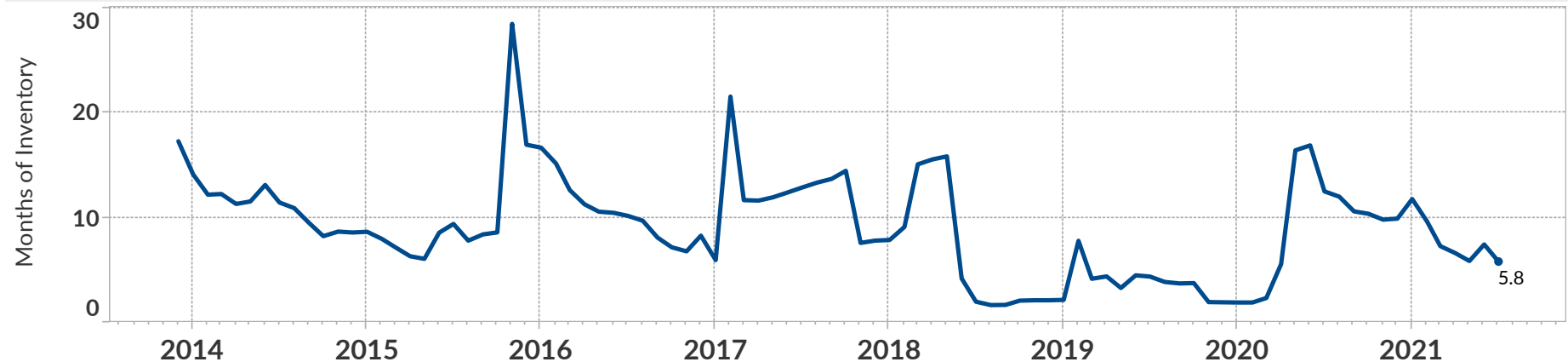
North Yonge Corridor Submarket Report - July 2021



North Yonge Corridor		GTA
Active Projects	6	335
Total Units	1,591	86,584
Total Sales	1,545	77,101
Rem. Inv.	46	9,483
Avg. \$/SF	\$1,191	\$1,237
Avg. Project \$/SF	\$1,087	\$1,113
Avg. SF	878	983
Avg. \$	\$1,045,170	\$1,215,603
Current Month Sales (incl. active & sold out)	16	1,478

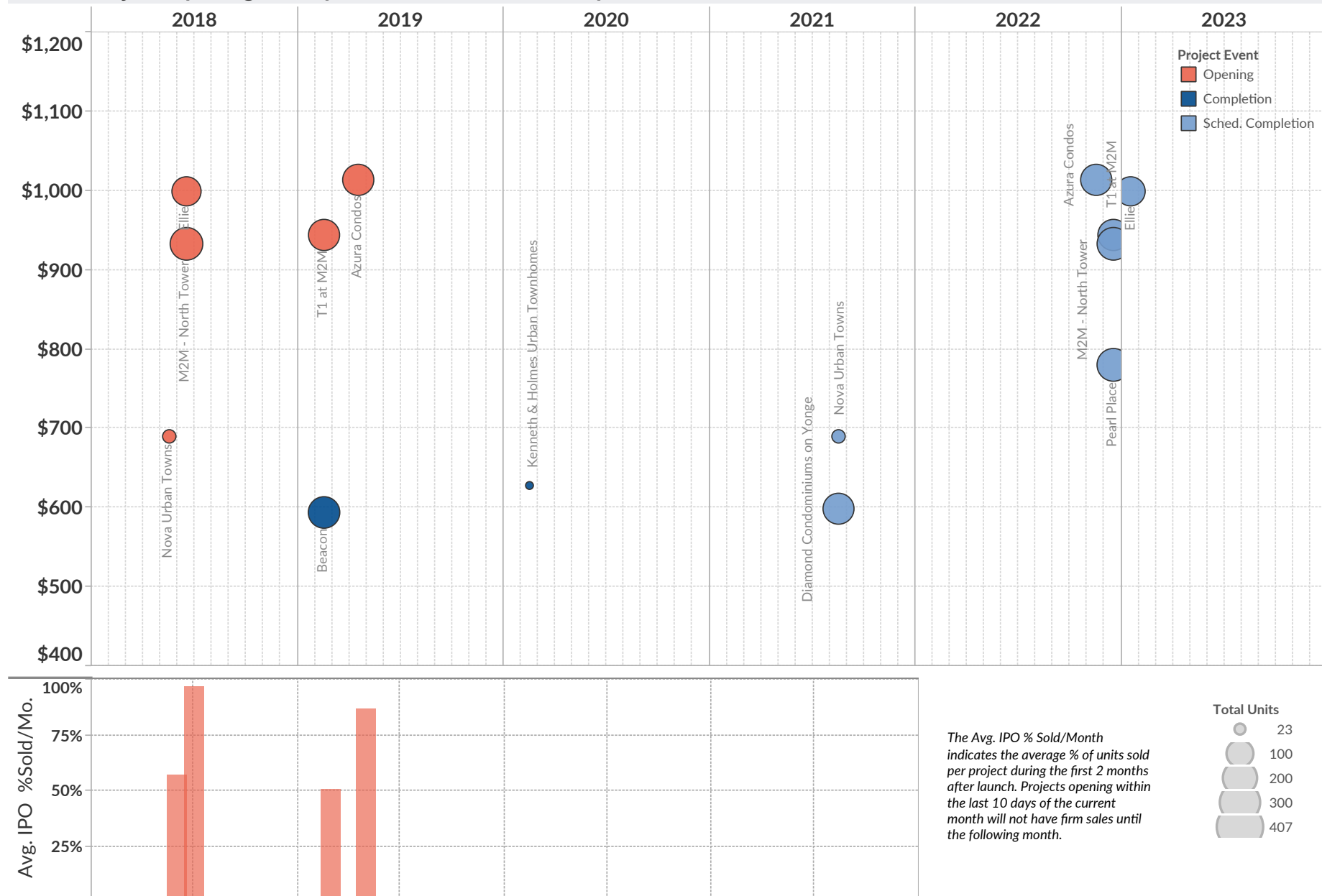
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	20	503
Total Units	8,036	275,909
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	61.7
Avg. Floor Space Index	5.5	6.8

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



North Yonge Corridor Submarket Report - July 2021

Recent Project Openings, Completions & Scheduled Completions



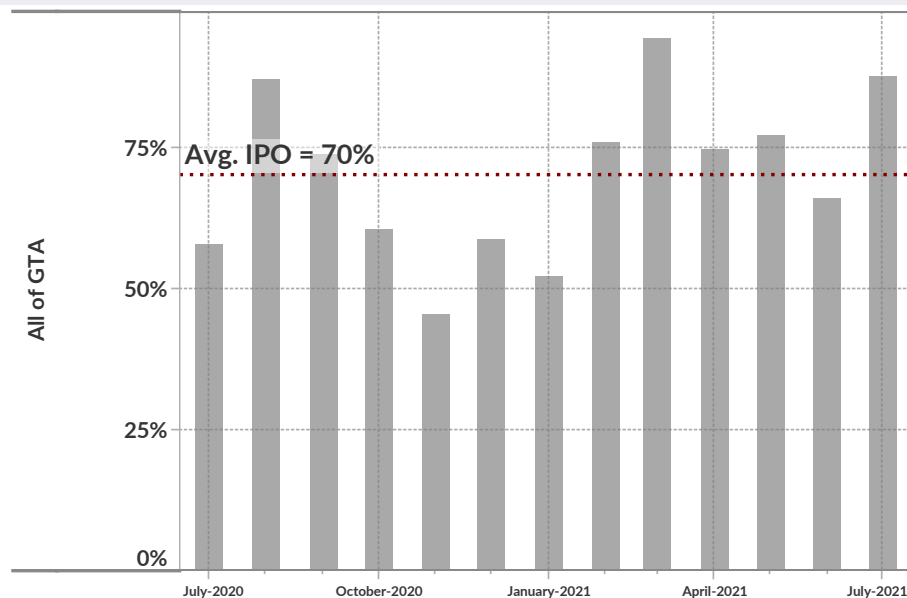
North Yonge Corridor Submarket Report - July 2021

Project Data by Unit Type

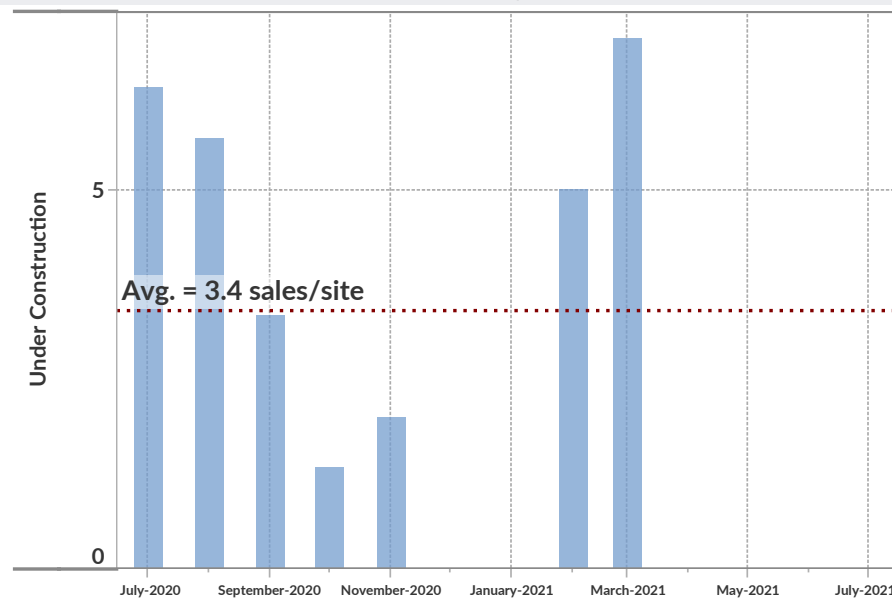
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	271	0	271	0
1 Bedroom + Den	478	10	474	4
2 Bedroom	557	0	542	15
2 Bedroom + Den	136	0	129	7
3 Bedroom & Up	102	4	94	8
Penthouse	10	0	2	8
Other	31	2	27	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,271	583	721	\$726,900	\$832,900
\$1,223	683	900	\$829,900	\$1,038,900
\$1,261	834	834	\$1,039,900	\$1,062,900
\$1,128	926	1,404	\$1,116,900	\$1,263,600
\$1,094	1,106	1,270	\$1,188,900	\$1,398,900

IPO Launch Performance (first 2 months)

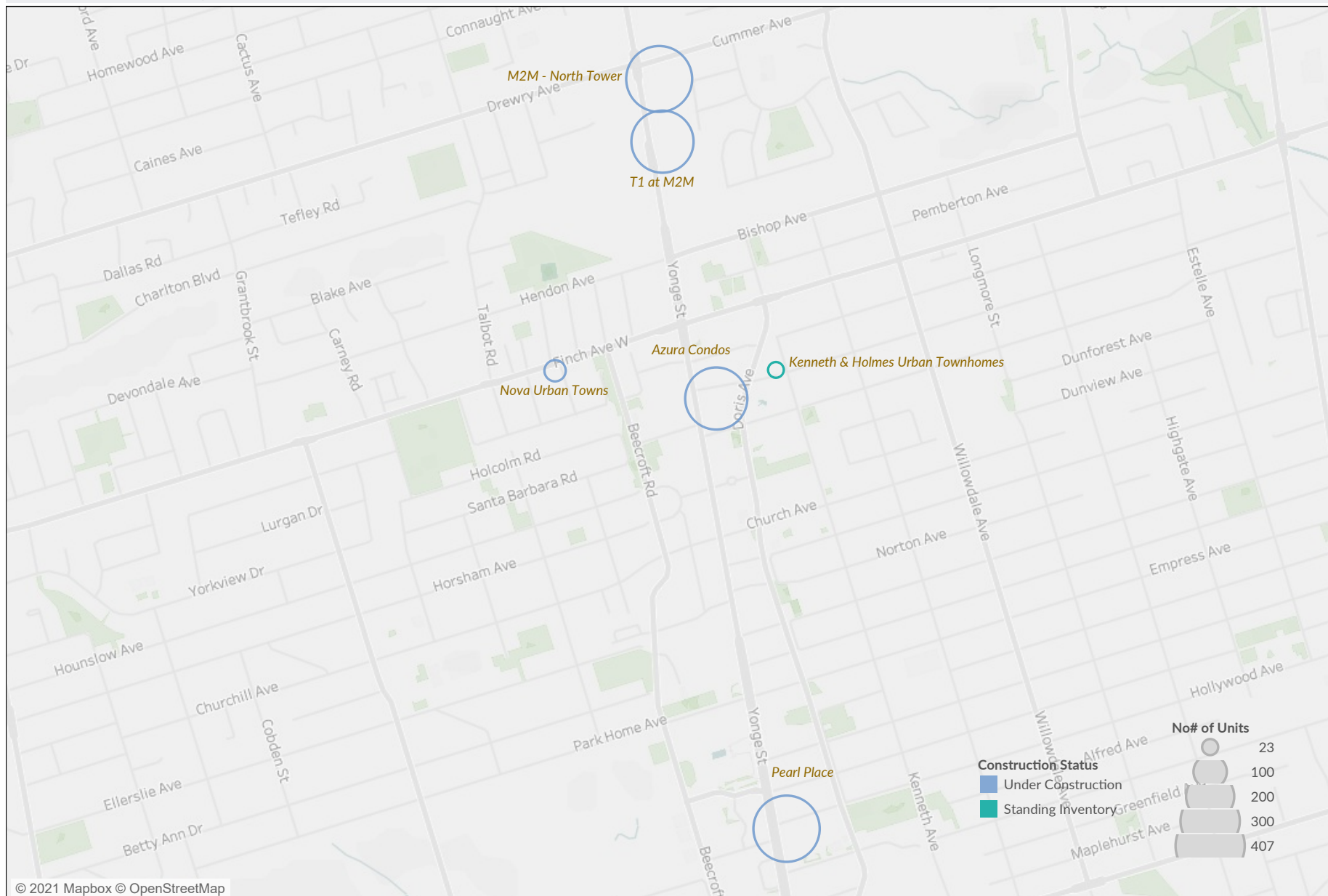


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - July 2021

Current Active Projects



North Yonge Corridor 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
Azura Condos - Capital Developments	Apartment	November-2022	0	7	4	358	\$1,014	\$1,085
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February-2020	0	0	0	23	\$628	\$0
M2M - North Tower - Aoyuan International	Apartment	December-2022	2	9	2	403	\$933	\$1,091
Nova Urban Towns - Kaleido Developments Inc.	Stacked	August-2021	0	1	2	42	\$690	\$856
Pearl Place - Conservatory Group	Apartment	December-2022	12	27	25	407	\$780	\$1,276
T1 at M2M - Aoyuan International	Apartment	December-2022	2	16	13	358	\$944	\$1,125

North Yonge Corridor Submarket Report - July 2021

Current Development Applications



North Yonge Corridor Submarket Report - July 2021

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	6.5	407
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,941
DEVAPP-4650-000170	26 Hounslow Avenue	2.4	30
DevApp-4650-000558	5294 - 5306 Yonge Street	9.8	264
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	13.1	324
DevApp-4650-000829	15 Holmes Avenue	5.0	358
DevApp-4650-001317	110 - 112 Sheppard Avenue West	3.0	30
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	71
DevApp-4650-001491	4800 Yonge Street	12.0	498
DevApp-4650-001854	6150 Yonge Street	5.7	521
DevApp-4650-001866	5995 Yonge Street	12.6	443
DevApp-4650-001928	5800 Yonge Street		1,496
DevApp-4650-001943	4050 Yonge Street	4.6	548
DevApp-4650-002065	6080 Yonge Street	6.0	262
DevApp-4650-002113	105 Sheppard Avenue East	3.0	58
DevApp-4650-002281	5203 Yonge Street	10.5	329
DevApp-4650-002285	5051 Yonge Street	12.2	350
DevApp-4650-002522	48 Avondale Avenue		

North Yonge Corridor 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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