

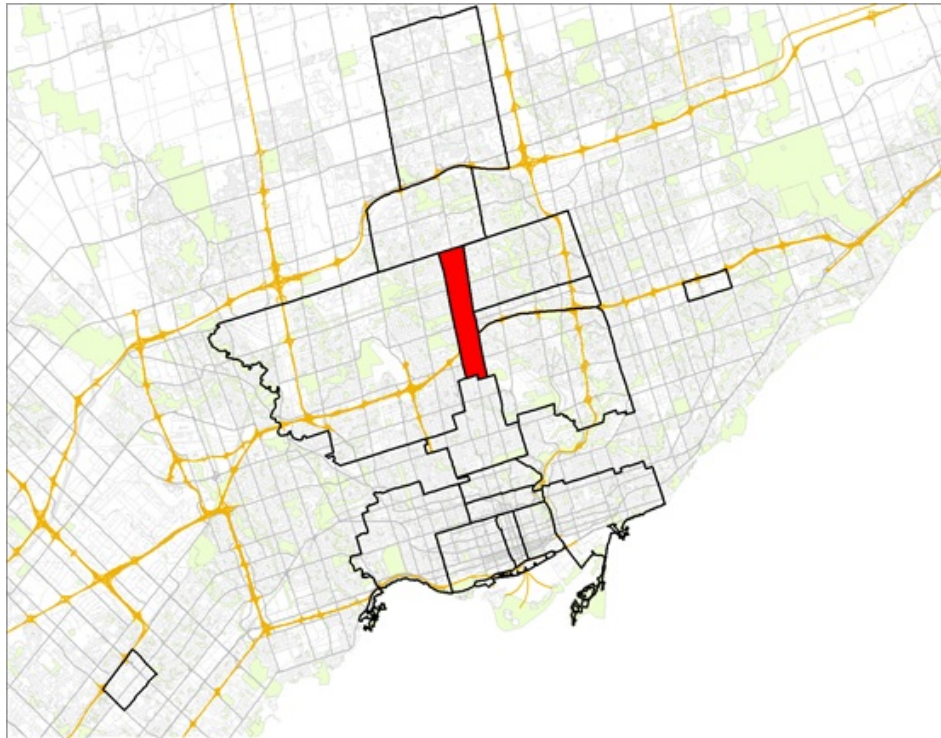


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of August 2021



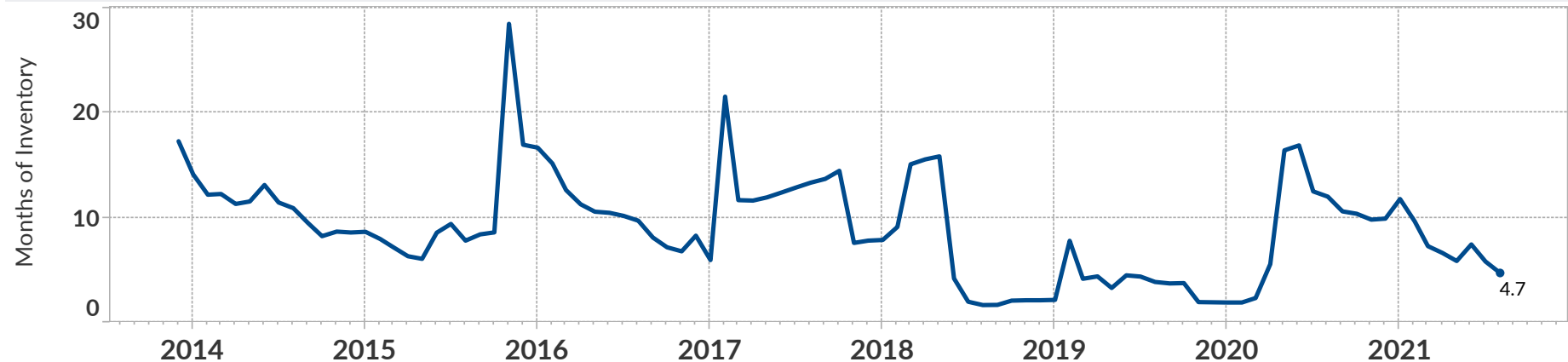
North Yonge Corridor Submarket Report - August 2021



North Yonge Corridor		GTA
Active Projects	4	338
Total Units	1,146	88,198
Total Sales	1,111	78,231
Rem. Inv.	35	9,967
Avg. \$/SF	\$1,229	\$1,235
Avg. Project \$/SF	\$1,151	\$1,119
Avg. SF	841	962
Avg. \$	\$1,033,361	\$1,188,107
Current Month Sales (incl. active & sold out)	11	3,162

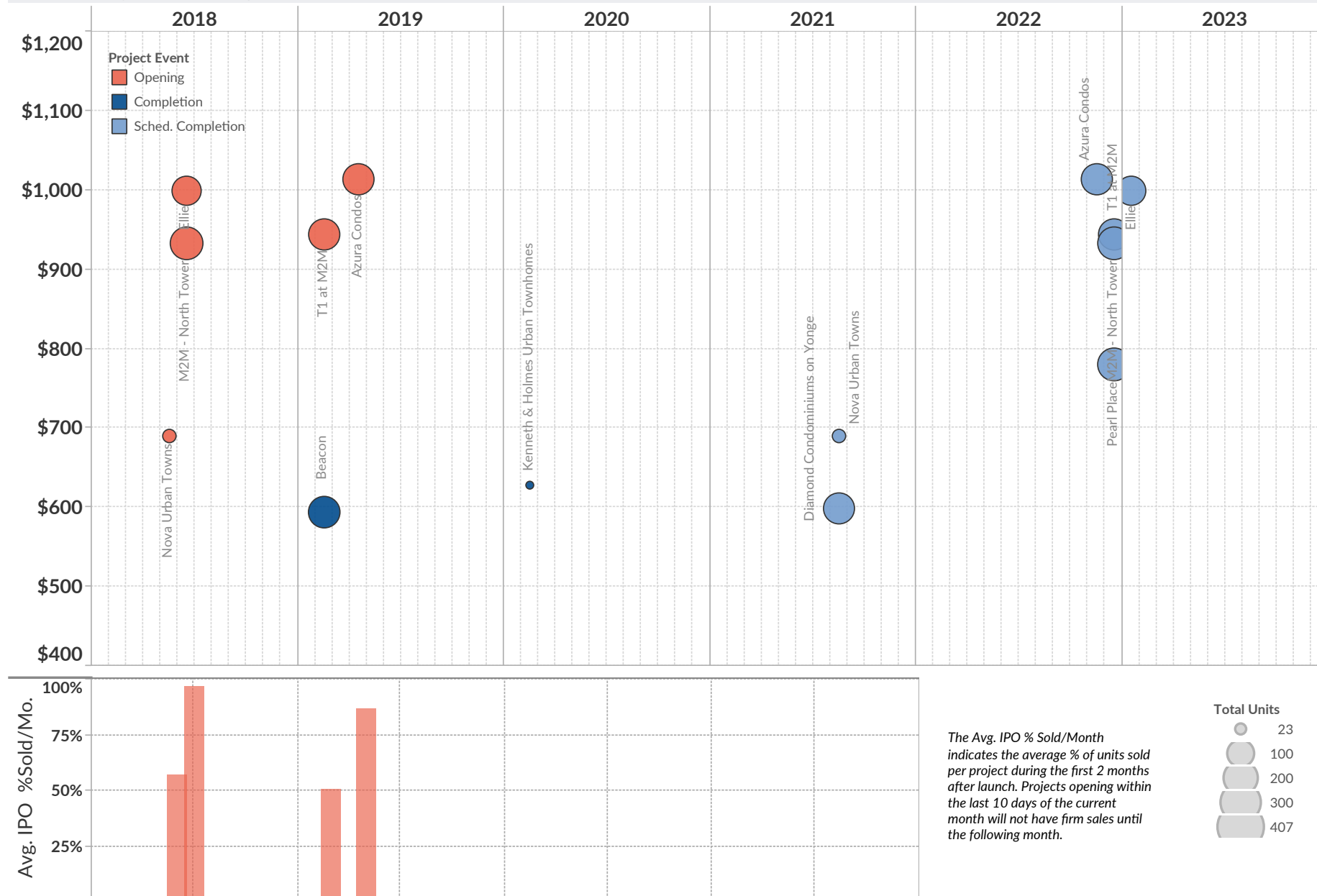
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	20	425
Total Units	5,860	219,211
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.2	61.7
Avg. Floor Space Index	5.9	7.3

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



North Yonge Corridor Submarket Report - August 2021

Recent Project Openings, Completions & Scheduled Completions



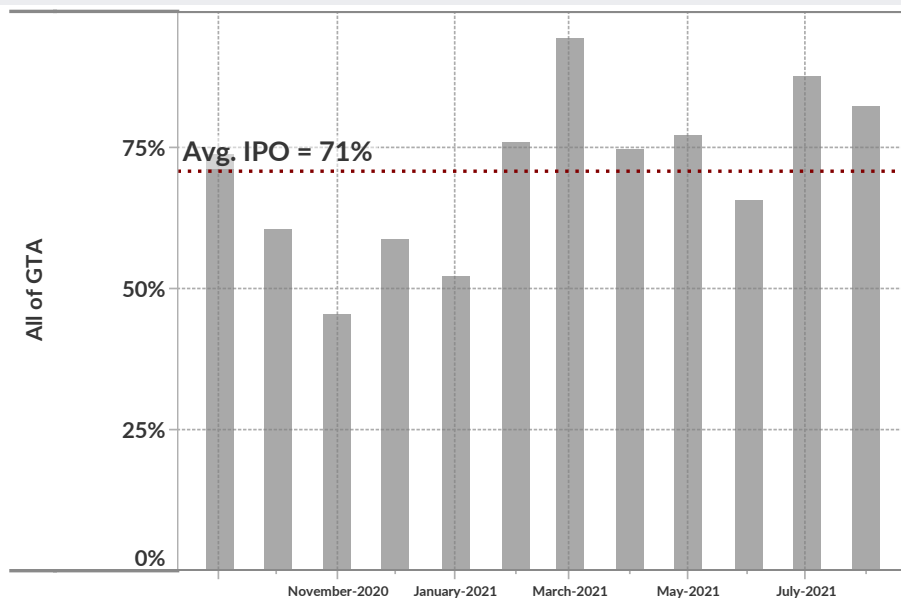
North Yonge Corridor Submarket Report - August 2021

Project Data by Unit Type

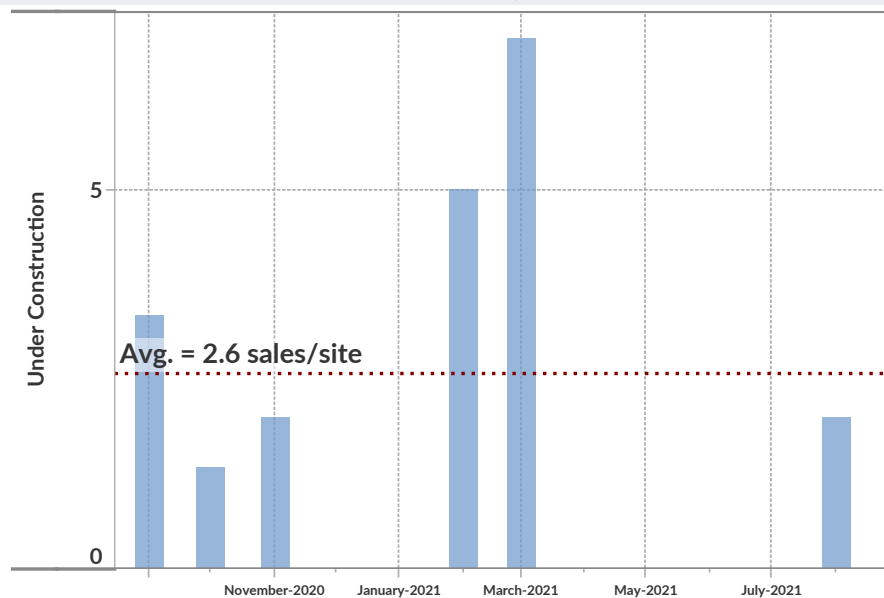
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	223	0	223	0
1 Bedroom + Den	399	2	397	2
2 Bedroom	354	2	341	13
2 Bedroom + Den	58	0	51	7
3 Bedroom & Up	90	1	85	5
Penthouse	8	2	2	6
Other	14	0	12	2

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,245	583	645	\$763,900	\$764,900
\$1,219	740	900	\$854,990	\$1,038,900
\$1,261	834	834	\$1,039,900	\$1,062,900
\$1,274	926	926	\$1,171,900	\$1,187,900
\$1,096	1,108	1,270	\$1,208,900	\$1,397,900

IPO Launch Performance (first 2 months)

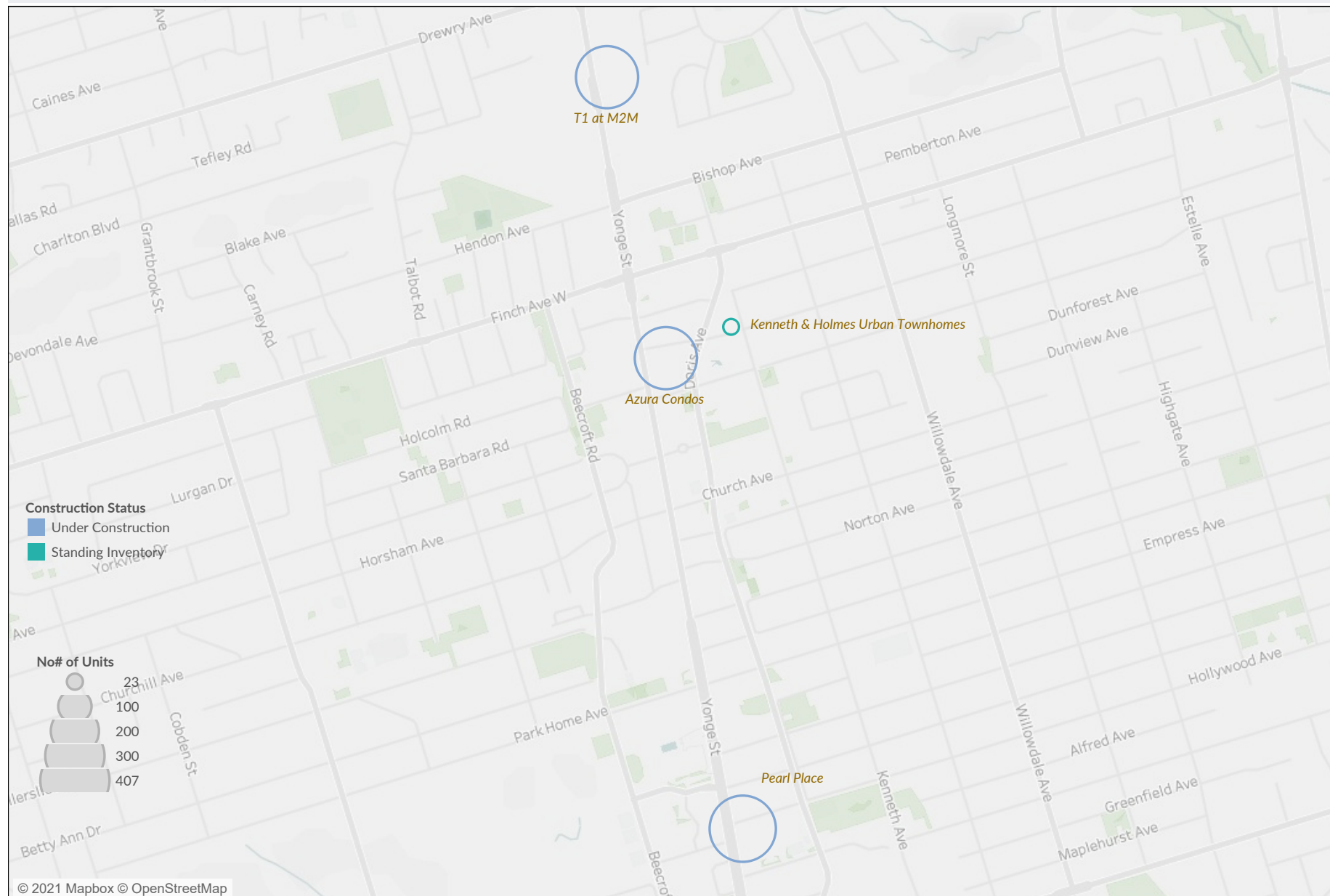


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - August 2021

Current Active Projects



North Yonge Corridor Submarket Report - August 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
Pearl Place - Conservatory Group	Apartment	December-2022	2	29	23	407	\$780	\$1,271
T1 at M2M - Aoyuan International	Apartment	December-2022	5	21	8	358	\$944	\$1,096

North Yonge Corridor Submarket Report - August 2021

Current Development Applications



North Yonge Corridor Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000016	57 - 63 Finch Avenue West		
DevApp-4650-000050	5840 - 5870 Yonge Street		
DevApp-4650-000092	5925 - 5995 Yonge Street		
DevApp-4650-000170	26 Hounslow Avenue		
DevApp-4650-000546	2400 - 2444 Yonge Street	9.6	687
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-4650-001928	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 - August 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	● 136	● 15	● 4,169	● 3,761	● 408	● \$2,323	● 1,475	● \$3,427,383	● 8,470
Central Waterfront	● 18	● 9	● 4,708	● 3,989	● 719	● \$1,528	● 1,081	● \$1,652,284	● 9,248
Don Mills - York Mills	● 24	● 13	● 3,706	● 3,437	● 269	● \$1,017	● 1,020	● \$1,037,452	● 12,829
Downtown Core	● 9	● 8	● 4,591	● 4,337	● 254	● \$1,829	● 820	● \$1,499,332	● 16,410
Downtown East	● 286	● 21	● 7,427	● 6,750	● 677	● \$1,282	● 807	● \$1,034,099	● 13,132
Downtown West	● 20	● 25	● 8,318	● 7,428	● 890	● \$1,502	● 923	● \$1,386,513	● 16,825
Etobicoke Waterfront	● 13	● 1	● 503	● 494	● 9	● \$1,398	● 616	● \$861,650	● 12,731
Highway7 - Yonge	● 55	● 6	● 1,384	● 1,270	● 114	● \$816	● 1,197	● \$977,116	● 5,860
Mississauga City Centre	● 528	● 13	● 7,923	● 7,404	● 519	● \$1,057	● 852	● \$900,441	● 206
North Toronto	● 13	● 16	● 3,747	● 3,303	● 444	● \$1,358	● 928	● \$1,259,939	● 19,046
North Yonge Corridor	● 11	● 4	● 1,146	● 1,111	● 35	● \$1,229	● 841	● \$1,033,361	● 77,857
North York East	● 0	● 2	● 527	● 525	● 2	● \$949	● 1,028	● \$974,900	● 3,039
North York West	● 7	● 9	● 1,055	● 860	● 195	● \$1,280	● 1,641	● \$2,099,767	● 6,950
Not Applicable	● 1,943	● 138	● 28,370	● 24,381	● 3,989	● \$905	● 880	● \$796,052	● 2,916
Scarborough City Centre									● 13,761
Sheppard Corridor	● 12	● 11	● 2,426	● 2,173	● 253	● \$1,114	● 1,026	● \$1,143,916	● 3,470
Thornhill	● 15	● 8	● 1,967	● 1,771	● 196	● \$1,068	● 1,191	● \$1,271,341	
Toronto East	● 21	● 12	● 1,461	● 1,340	● 121	● \$1,086	● 935	● \$1,015,152	
Toronto West	● 49	● 19	● 3,724	● 3,104	● 620	● \$1,210	● 926	● \$1,120,422	
Yonge - St. Clair	● 2	● 8	● 1,046	● 793	● 253	● \$1,679	● 1,249	● \$2,097,405	

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