

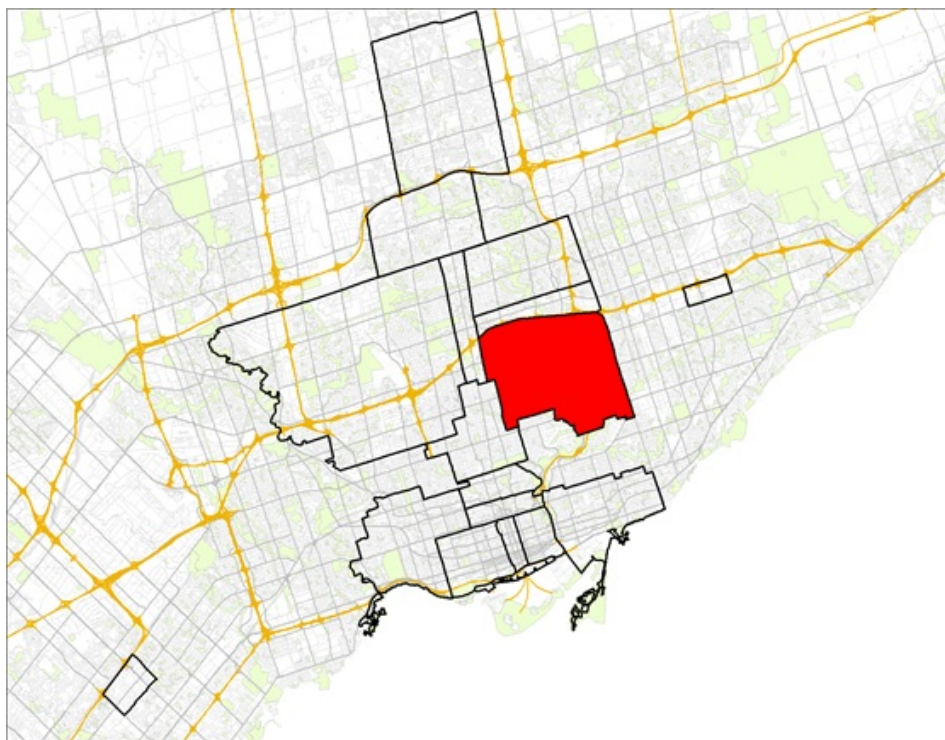


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of September 2021



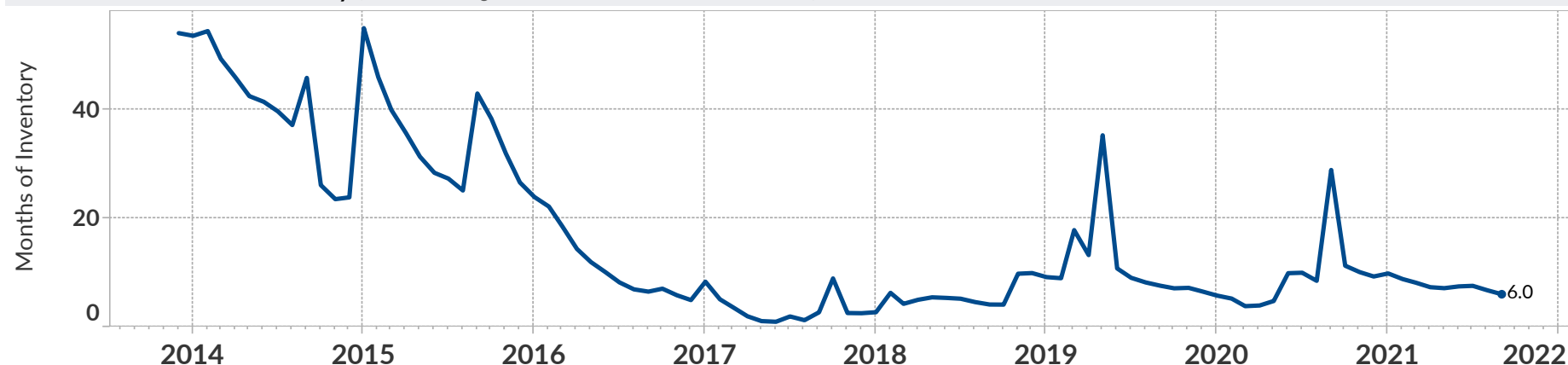
Don Mills - York Mills Submarket Report - September 2021



Don Mills - York Mills		GTA
Active Projects	13	345
Total Units	3,706	89,461
Total Sales	3,457	78,354
Rem. Inv.	249	11,107
Avg. \$/SF	\$1,012	\$1,256
Avg. Project \$/SF	\$1,001	\$1,125
Avg. SF	1,048	922
Avg. \$	\$1,060,452	\$1,158,650
Current Month Sales (incl. active & sold out)	20	2,488

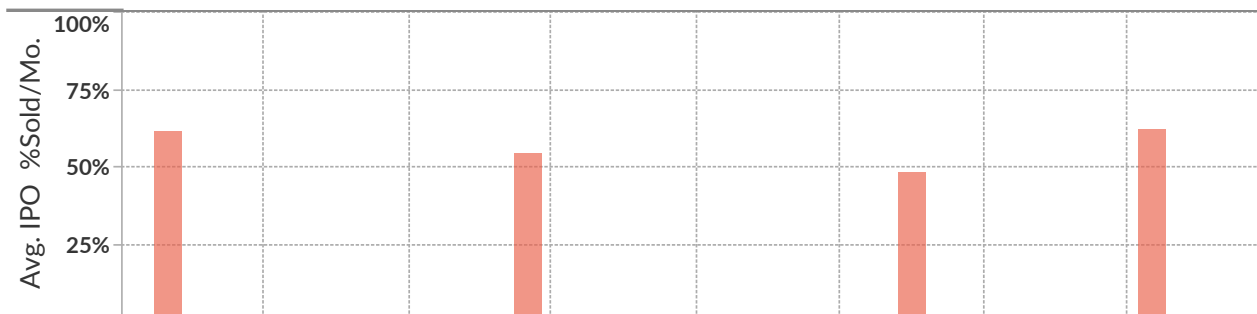
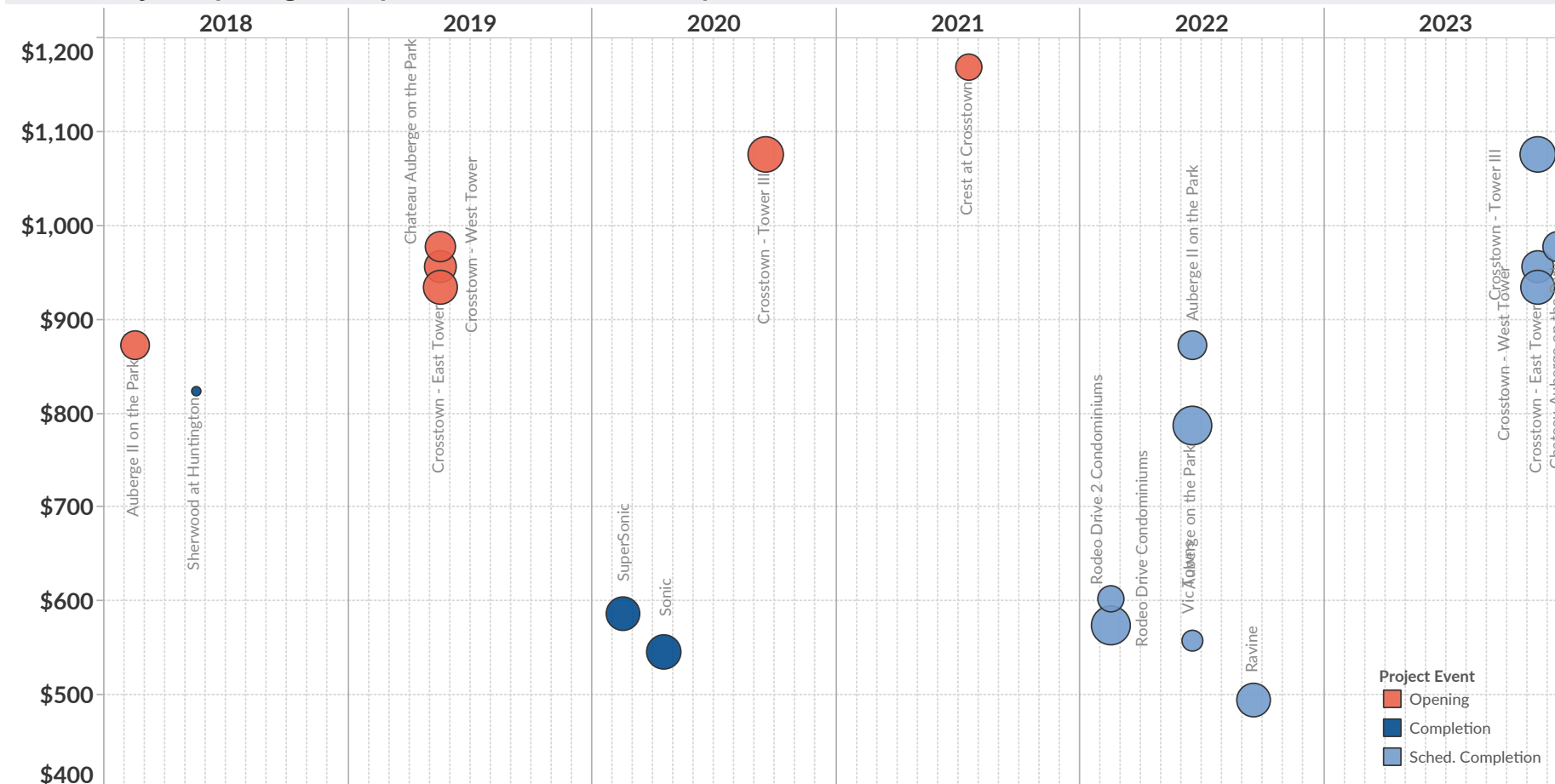
Development Applications		
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	495
Total Units	11,491	268,467
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	9.9	61.7
Avg. Floor Space Index	3.4	6.9

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

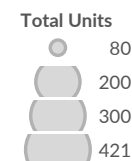


Don Mills - York Mills Submarket Report - September 2021

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



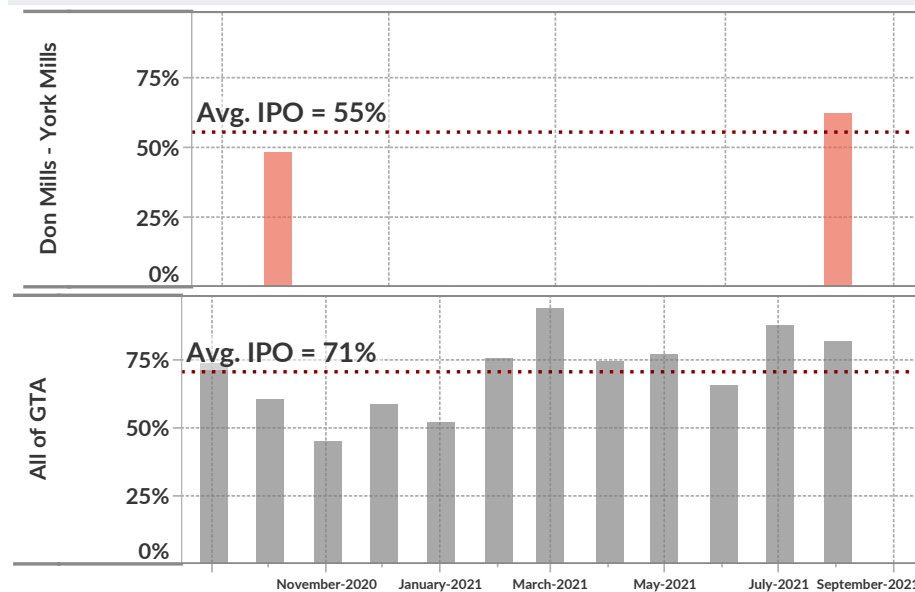
Don Mills - York Mills Submarket Report - September 2021

Project Data by Unit Type

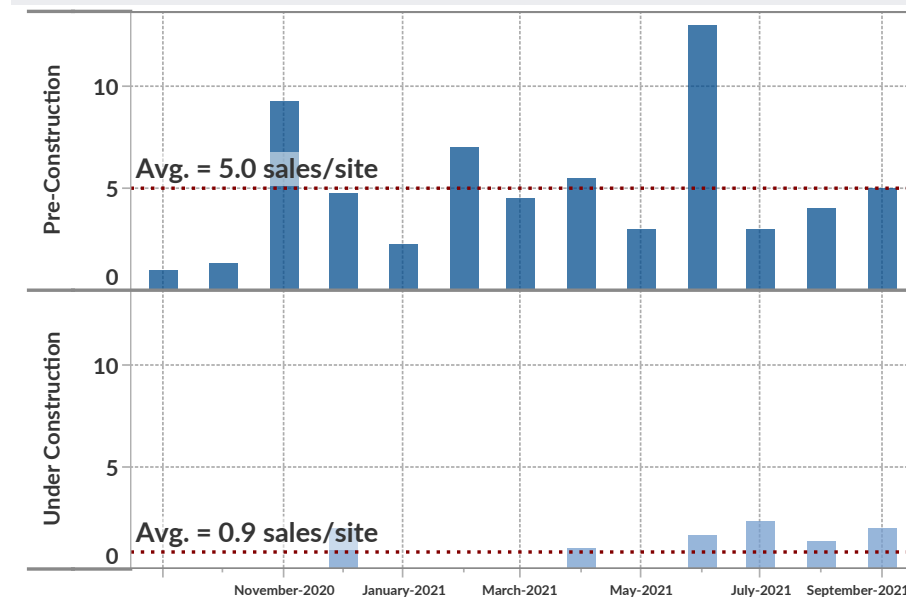
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	0	37	0
1 Bedroom	844	1	834	10
1 Bedroom + Den	933	3	918	15
2 Bedroom	1,106	9	1,033	73
2 Bedroom + Den	479	6	424	55
3 Bedroom & Up	274	1	187	87
Penthouse	13	0	13	0
Other	20	0	11	9

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,125	465	634	\$537,990	\$684,990
\$1,007	594	1,035	\$636,000	\$870,000
\$1,074	651	1,922	\$696,900	\$1,730,000
\$939	849	1,417	\$674,000	\$1,276,000
\$1,026	851	2,026	\$799,900	\$1,850,000
\$878	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

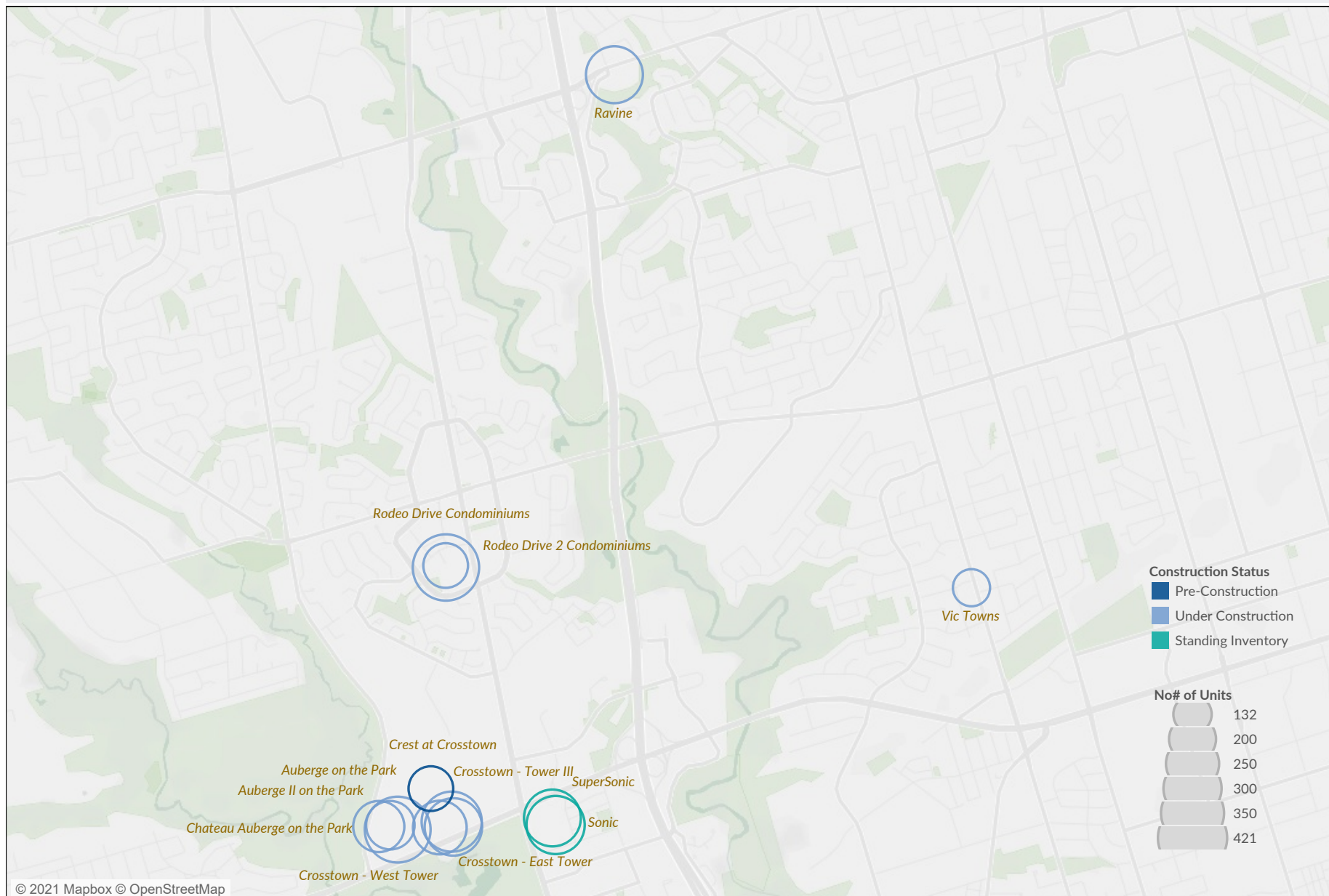


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - September 2021

Current Active Projects



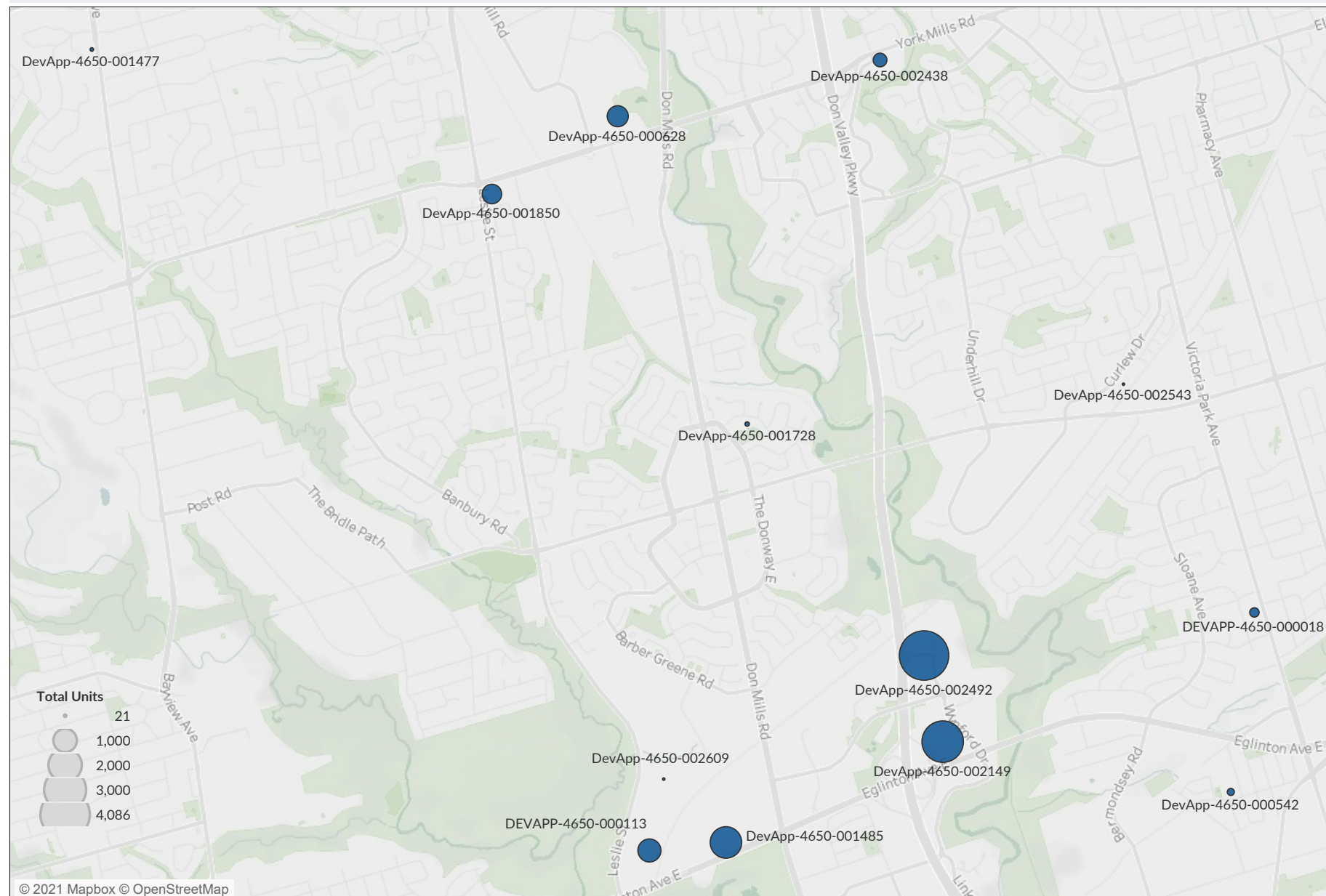
Don Mills - York Mills Submarket Report - September 2021

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
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June-2022	0	5	20	225	\$873	\$907
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June-2022	1	3	30	415	\$787	\$901
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December-2023	1	7	16	250	\$978	\$936
Crest at Crosstown - Aspen Ridge Homes	Apartment	April-2024	5	124	67	191	\$1,169	\$1,197
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November-2023	0	9	0	316	\$935	\$1,133
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November-2023	5	67	54	346	\$1,076	\$1,153
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November-2023	2	19	22	276	\$957	\$1,109
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September-2022	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	February-2022	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	February-2022	0	0	0	421	\$575	\$987
Sonic - Lindvest	Apartment	April-2020	0	1	6	324	\$546	\$993
SuperSonic - Lindvest	Apartment	February-2020	1	2	1	309	\$587	\$906
Vic Towns - Solotex Corporation	Stacked	June-2022	5	25	33	132	\$558	\$816

Don Mills - York Mills Submarket Report - September 2021

Current Development Applications



Don Mills - York Mills Submarket Report - September 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	3.0	147
DEVAPP-4650-000113	1087 - 1095 Leslie Street	4.6	892
DevApp-4650-000542	104 - 110 Bartley Drive	2.1	84
DevApp-4650-000628	900 York Mills Road	6.7	741
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	21
DevApp-4650-001485	844 Don Mills Road	2.3	1,663
DevApp-4650-001728	15 Mallow Road	0.9	33
DevApp-4650-001850	801 York Mills Road	4.6	636
DevApp-4650-002149	175 Wynford Drive	6.7	2,875
DevApp-4650-002438	10 Deerlick Court (Building D)	6.6	313
DevApp-4650-002492	1 Concorde Gate	9.9	4,086
DevApp-4650-002543	71 - 75 Curlew Drive		
DevApp-4650-002609	1123 Leslie Street		

Don Mills - York Mills Submarket Report - September 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	• 16	• 15	• 4,155	• 3,779	• 376	• \$2,337	• 1,526	• \$3,567,122	• 8,623
Central Waterfront	• 26	• 9	• 4,708	• 4,014	• 694	• \$1,556	• 1,081	• \$1,681,409	• 17,819
Don Mills - York Mills	• 20	• 13	• 3,706	• 3,457	• 249	• \$1,012	• 1,048	• \$1,060,452	• 11,491
Downtown Core	• 20	• 7	• 3,756	• 3,541	• 215	• \$1,897	• 849	• \$1,610,331	• 17,238
Downtown East	• 481	• 22	• 7,812	• 6,634	• 1,178	• \$1,310	• 709	• \$928,777	• 15,902
Downtown West	• 54	• 25	• 8,324	• 7,525	• 799	• \$1,506	• 932	• \$1,403,441	• 18,862
Etobicoke Waterfront	• 0	• 1	• 503	• 494	• 9	• \$1,398	• 616	• \$861,650	• 7,504
Highway7 - Yonge	• 189	• 7	• 1,775	• 1,458	• 317	• \$968	• 717	• \$694,375	• 14,114
Mississauga City Centre	• 80	• 12	• 7,424	• 7,000	• 424	• \$1,053	• 862	• \$907,556	• 5,652
North Toronto	• 14	• 17	• 3,893	• 3,314	• 579	• \$1,369	• 998	• \$1,365,907	• 206
North Yonge Corridor	• 113	• 5	• 1,540	• 1,224	• 316	• \$1,397	• 694	• \$968,910	• 22,789
North York East	• 1	• 2	• 527	• 526	• 1	• \$949	• 1,028	• \$974,900	• 96,673
North York West	• 293	• 10	• 1,522	• 1,001	• 521	• \$1,210	• 999	• \$1,208,767	• 3,039
Not Applicable	• 973	• 141	• 28,746	• 24,624	• 4,122	• \$926	• 868	• \$804,020	• 7,135
Scarborough City Centre									• 3,301
Sheppard Corridor	• 15	• 11	• 2,426	• 2,200	• 226	• \$1,130	• 1,020	• \$1,152,892	• 16,997
Thornhill	• 20	• 8	• 1,967	• 1,791	• 176	• \$1,064	• 1,192	• \$1,267,684	• 3,470
Toronto East	• 107	• 12	• 1,548	• 1,445	• 103	• \$1,152	• 986	• \$1,136,268	
Toronto West	• 50	• 20	• 4,080	• 3,518	• 562	• \$1,205	• 936	• \$1,128,063	
Yonge - St. Clair	• 16	• 8	• 1,049	• 809	• 240	• \$1,917	• 1,386	• \$2,656,999	

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