

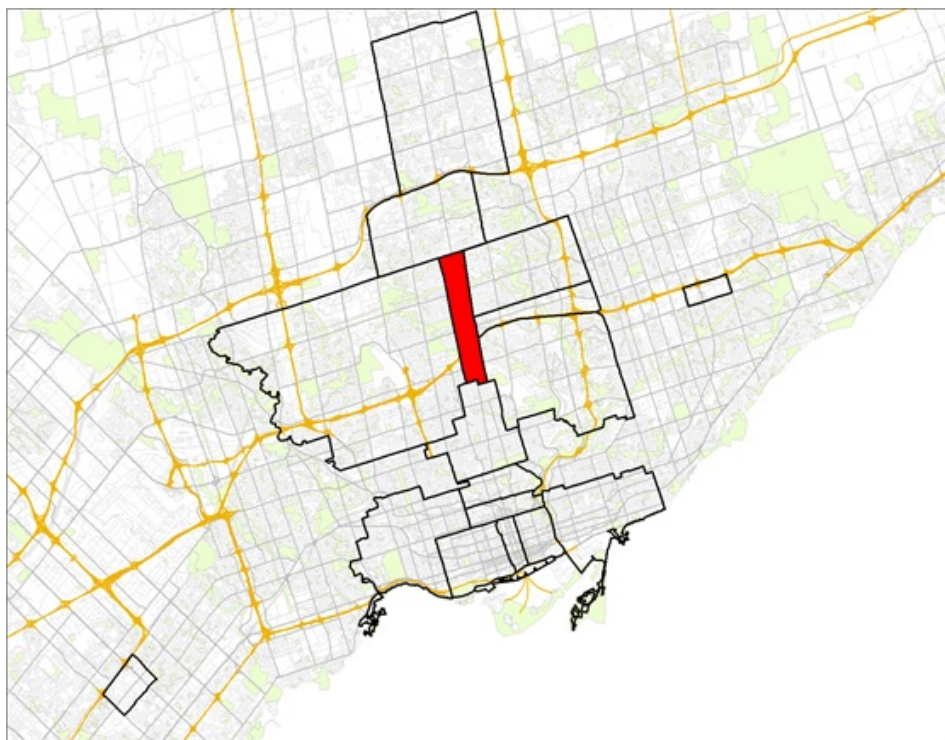


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of September 2021



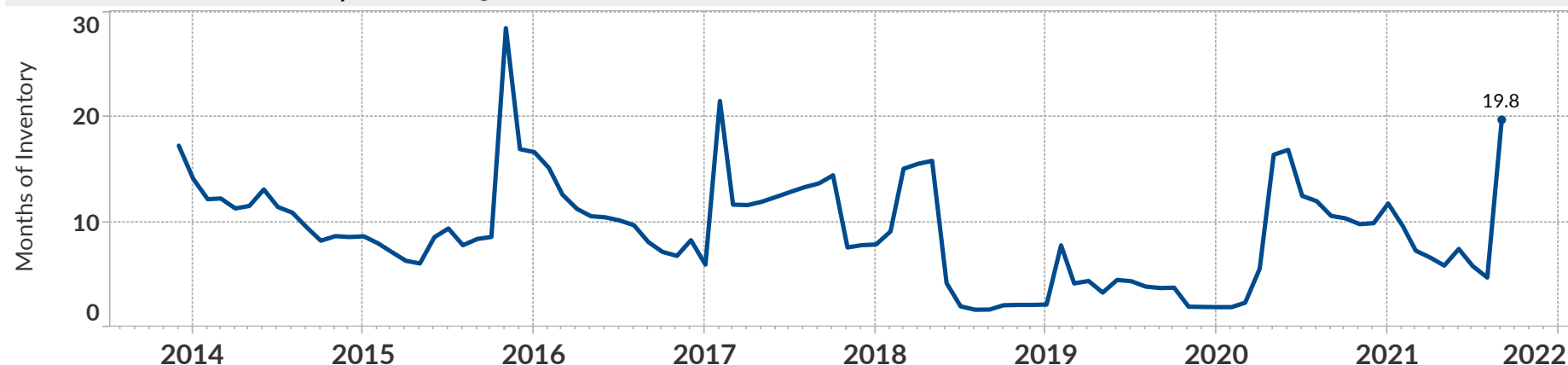
North Yonge Corridor Submarket Report - September 2021



North Yonge Corridor		GTA
Active Projects	5	345
Total Units	1,540	89,461
Total Sales	1,224	78,354
Rem. Inv.	316	11,107
Avg. \$/SF	\$1,397	\$1,256
Avg. Project \$/SF	\$1,216	\$1,125
Avg. SF	694	922
Avg. \$	\$968,910	\$1,158,650
Current Month Sales (incl. active & sold out)	113	2,488

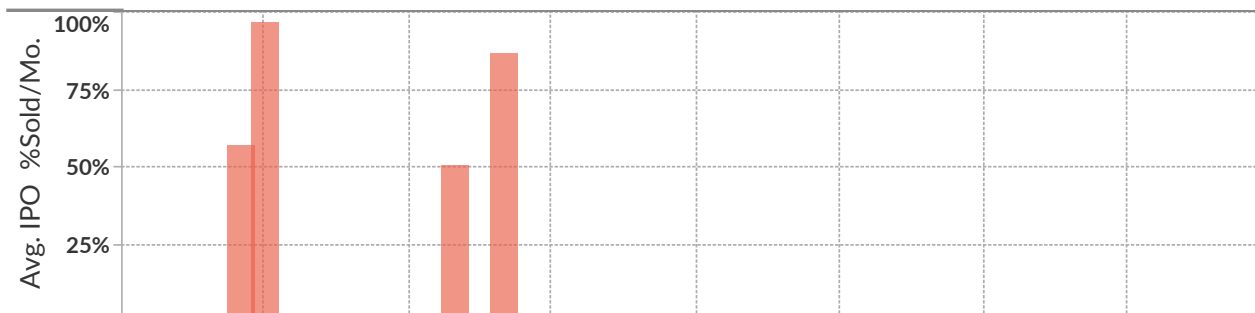
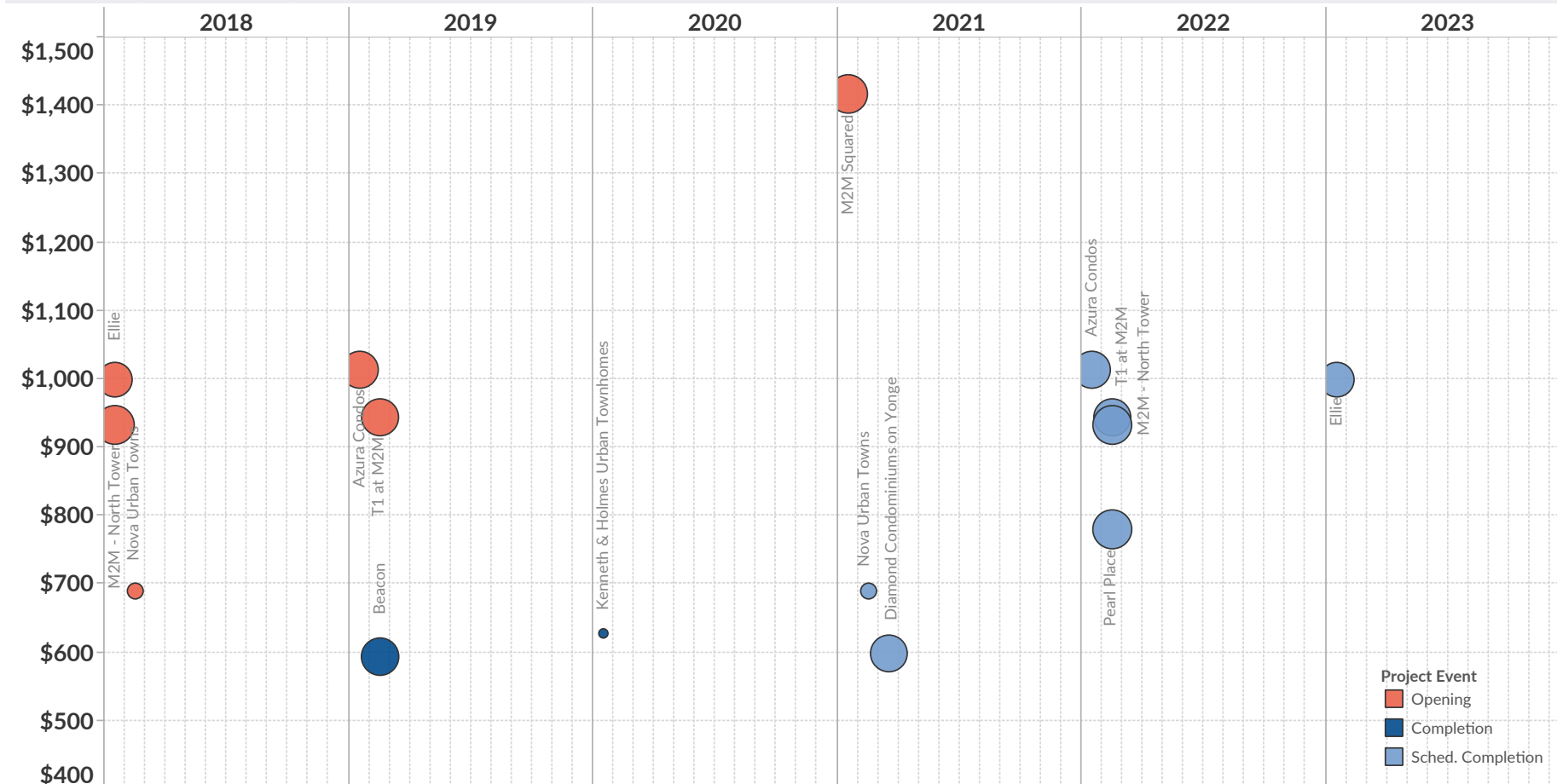
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	19	495
Total Units	5,652	268,467
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.2	61.7
Avg. Floor Space Index	5.3	6.9

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

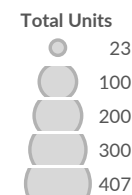


North Yonge Corridor Submarket Report - September 2021

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.



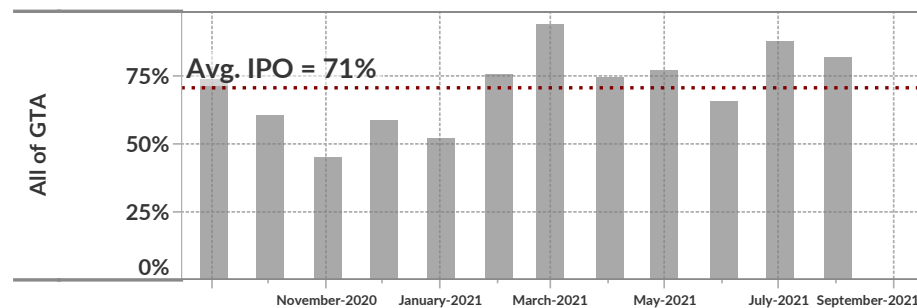
North Yonge Corridor Submarket Report - September 2021

Project Data by Unit Type

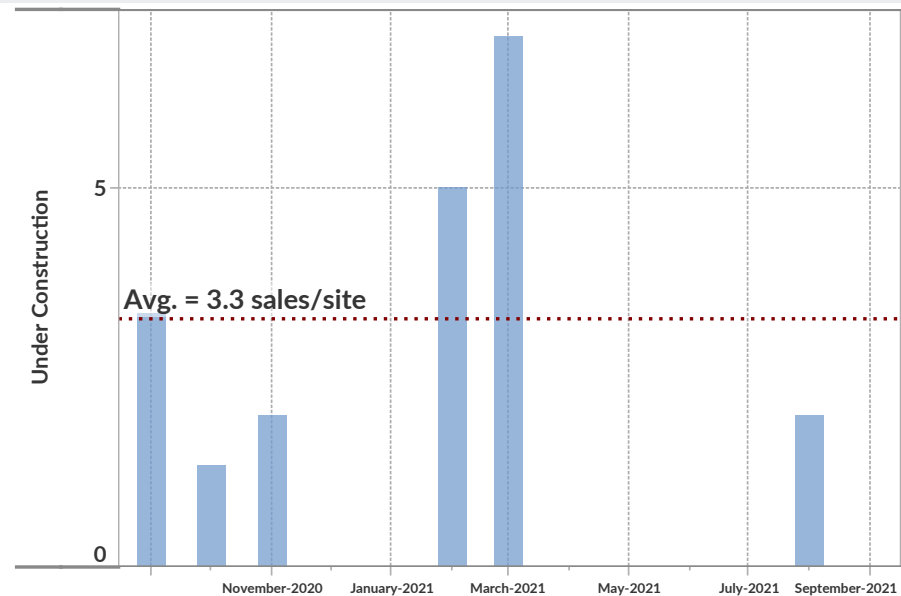
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	12	3	3	9
1 Bedroom	291	28	251	40
1 Bedroom + Den	484	35	432	52
2 Bedroom	497	35	376	121
2 Bedroom + Den	119	10	61	58
3 Bedroom & Up	115	2	87	28
Penthouse	8	0	2	6
Other	14	0	12	2

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,373	443	460	\$575,000	\$665,000
\$1,369	490	525	\$650,000	\$740,000
\$1,228	504	628	\$650,000	\$740,000
\$1,557	628	900	\$854,990	\$1,124,990
\$1,255	778	861	\$975,990	\$1,079,990
\$1,389	926	1,015	\$1,171,900	\$1,432,990
\$1,096	1,108	1,270	\$1,208,900	\$1,397,900

IPO Launch Performance (first 2 months)

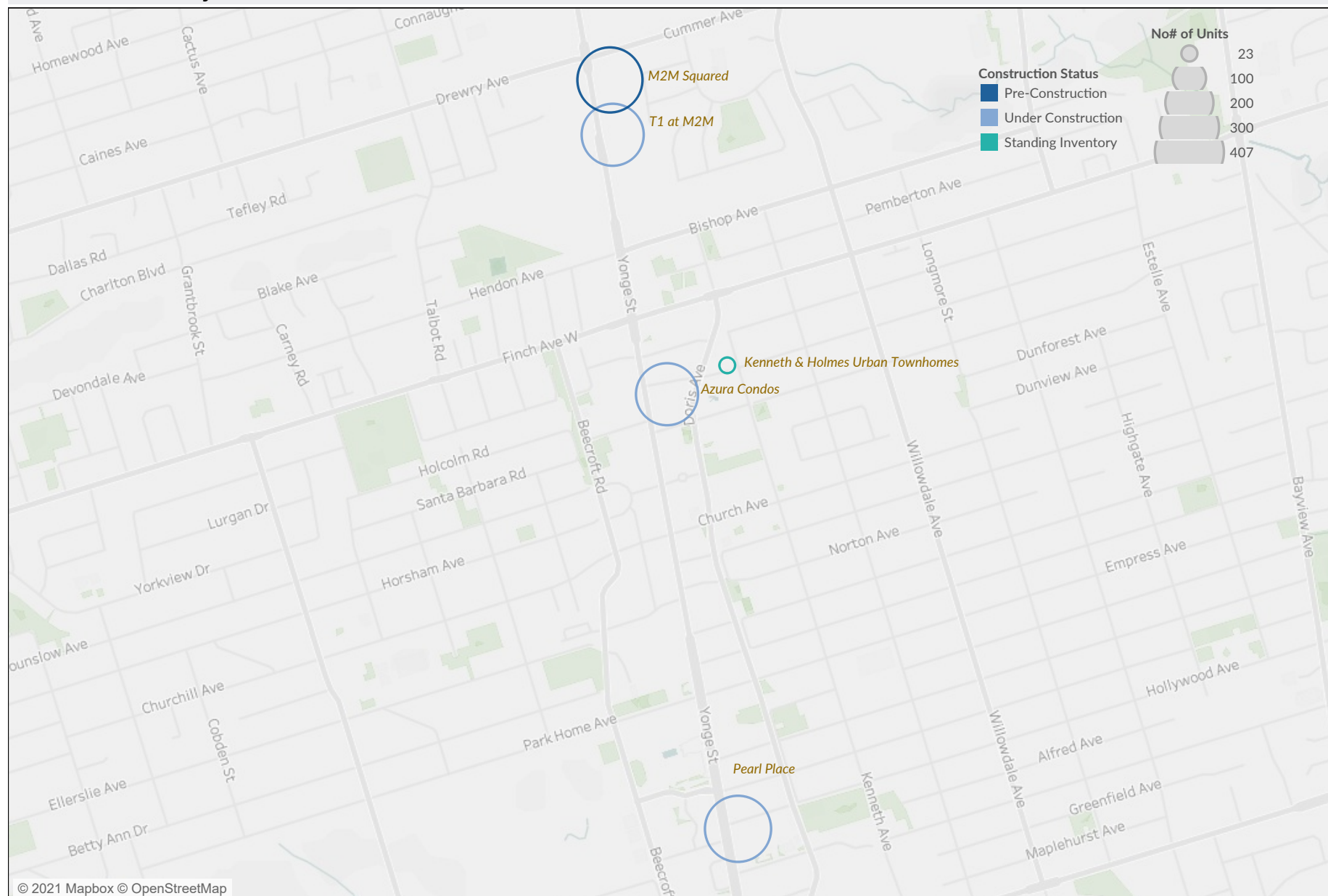


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - September 2021

Current Active Projects



North Yonge Corridor 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
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 Squared - Aoyuan International	Apartment	January-2026	109	109	285	394	\$1,417	\$1,417
Pearl Place - Conservatory Group	Apartment	December-2022	4	33	19	407	\$780	\$1,264
T1 at M2M - Aoyuan International	Apartment	December-2022	0	21	8	358	\$944	\$1,096

North Yonge Corridor Submarket Report - September 2021

Current Development Applications



North Yonge Corridor Submarket Report - September 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-4650-000170	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-4650-001928	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		
DevApp-4650-002628	5799-5915 Yonge Street		

North Yonge Corridor 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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