

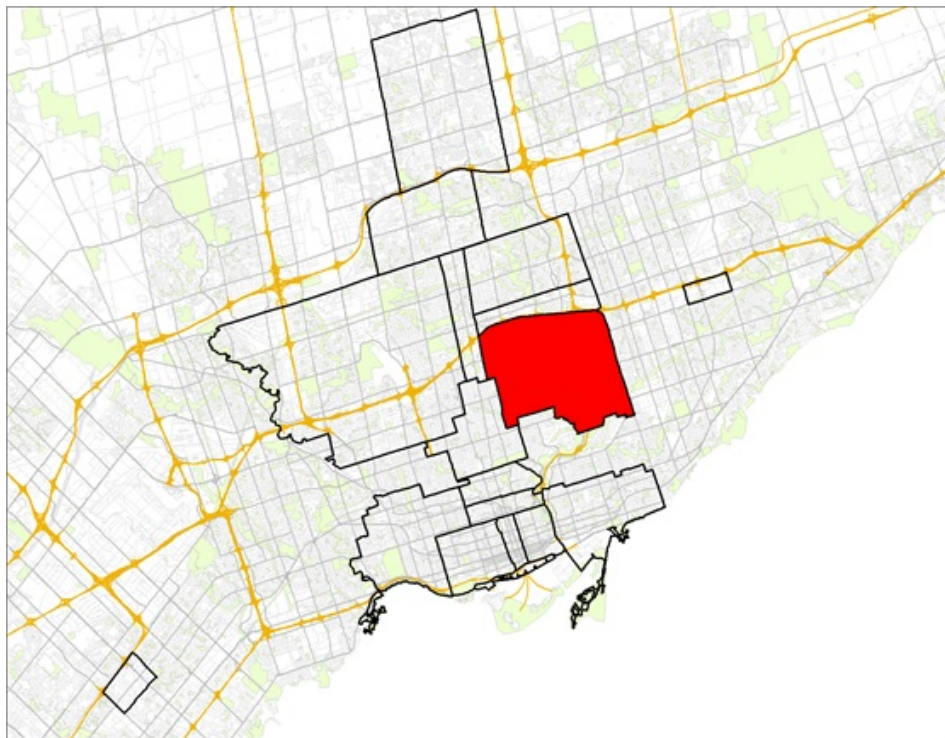


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of December 2021



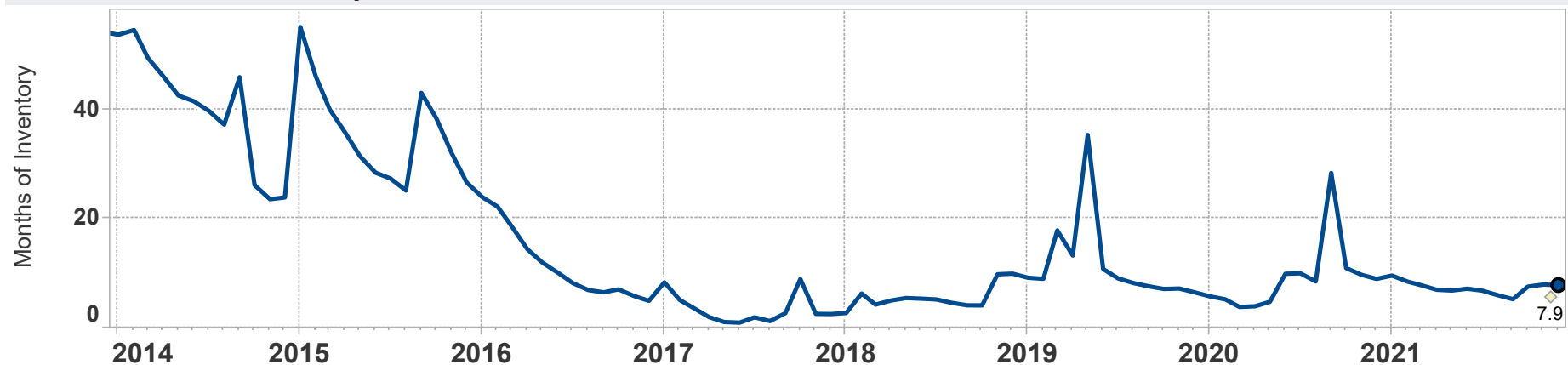
Don Mills - York Mills Submarket Report - December 2021



Don Mills - York Mills		GTA
Distinct count of Site Name	13	344
No. of Units	3,447	89,743
Total Sales	3,225	81,597
Act Inv	222	8,146
Avg. \$/sf	\$1,035	\$1,340
Avg. Project \$/SF	\$1,027	\$1,162
Avg. SF	1,107	989
Avg. \$	\$1,146,180	\$1,325,648
No Measure Value	57	2,170

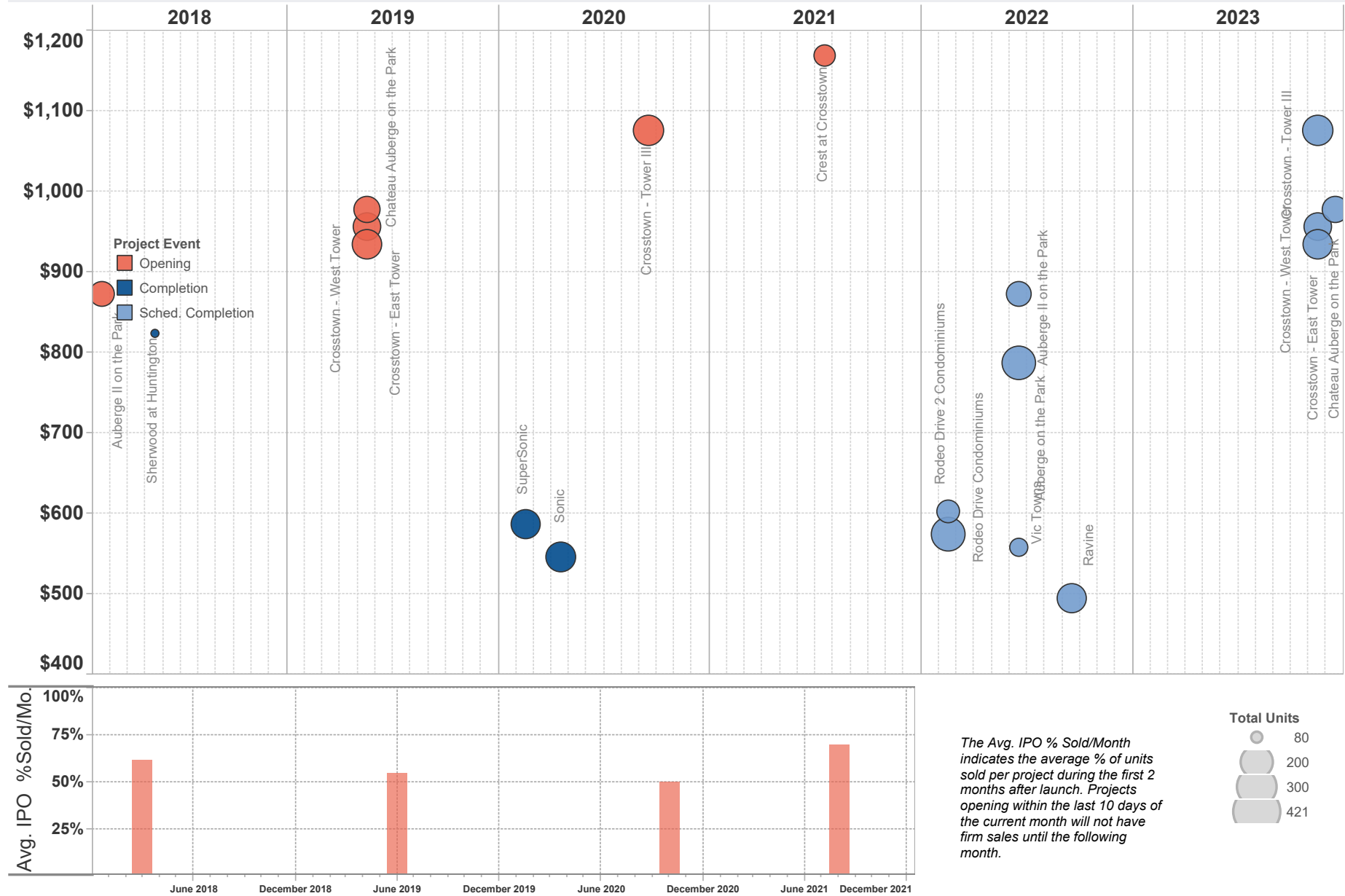
Development Applications		
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	17	631
Total Units	30,497	636,062
Min. Density	0.6	0.0
Max. Density	11.3	620.0
Avg. Density	3.6	7.9

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



Don Mills - York Mills Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



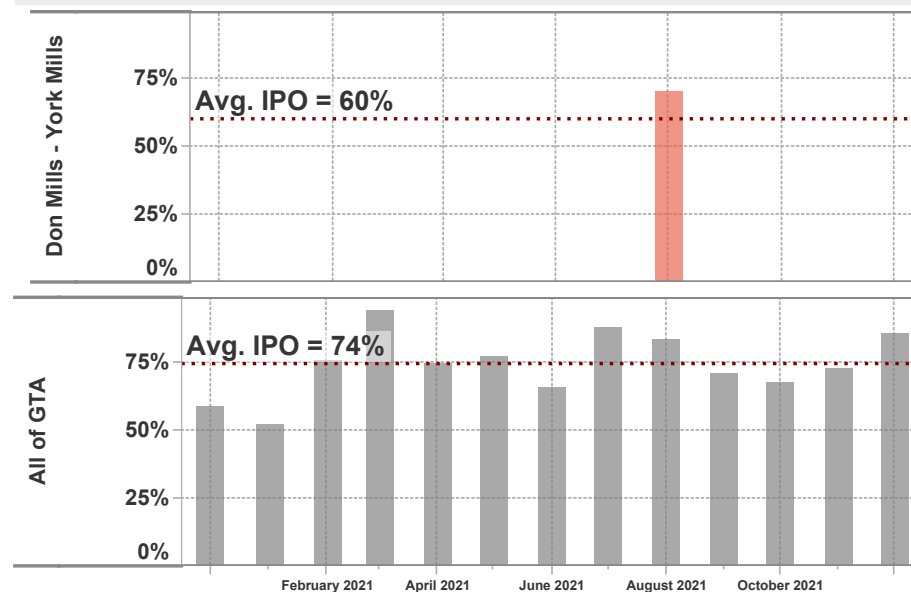
Don Mills - York Mills Submarket Report - December 2021

Project Data by Unit Type

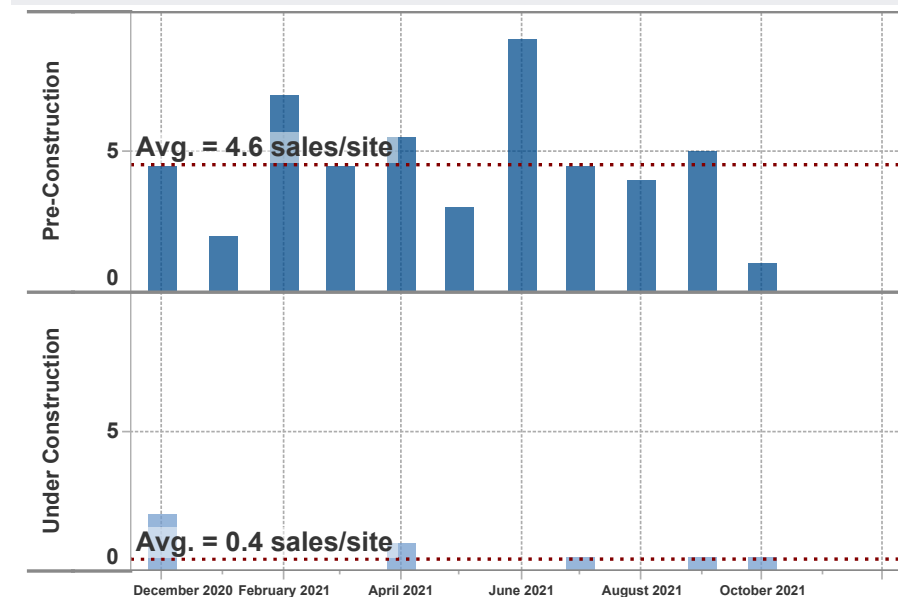
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	840	0	831	9
1 Bedroom + Den	805	1	794	11
2 Bedroom	994	28	926	68
2 Bedroom + Den	479	1	434	45
3 Bedroom & Up	259	27	178	81
Penthouse	13	0	13	0
Other	20	0	12	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,126	465	634	\$551,990	\$684,990
\$1,060	619	1,035	\$636,000	\$929,990
\$1,151	654	1,922	\$770,990	\$1,730,000
\$927	849	1,576	\$674,000	\$1,276,000
\$1,030	1,024	2,026	\$1,075,000	\$1,850,000
\$882	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

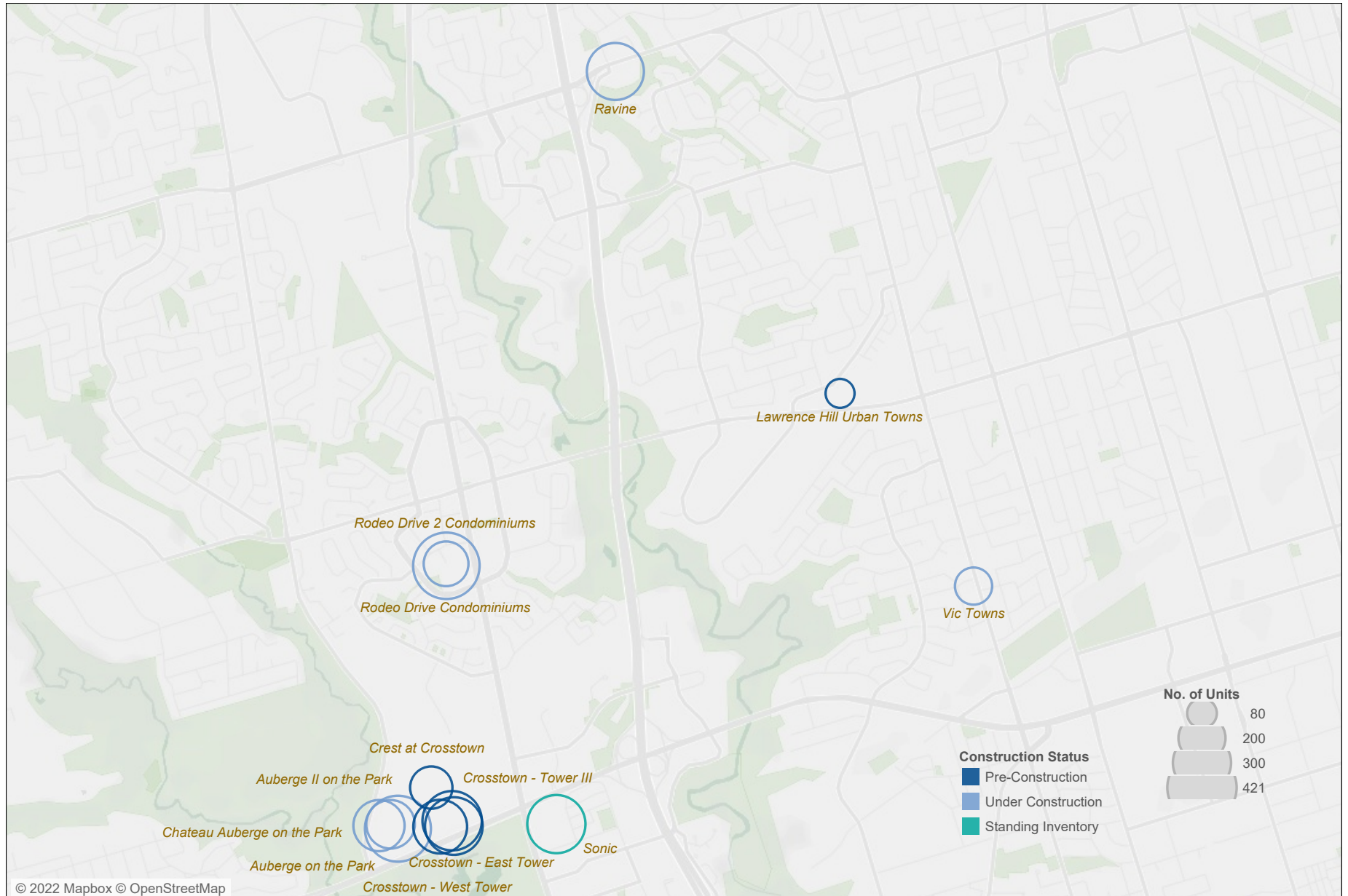


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - December 2021

Current Active Projects



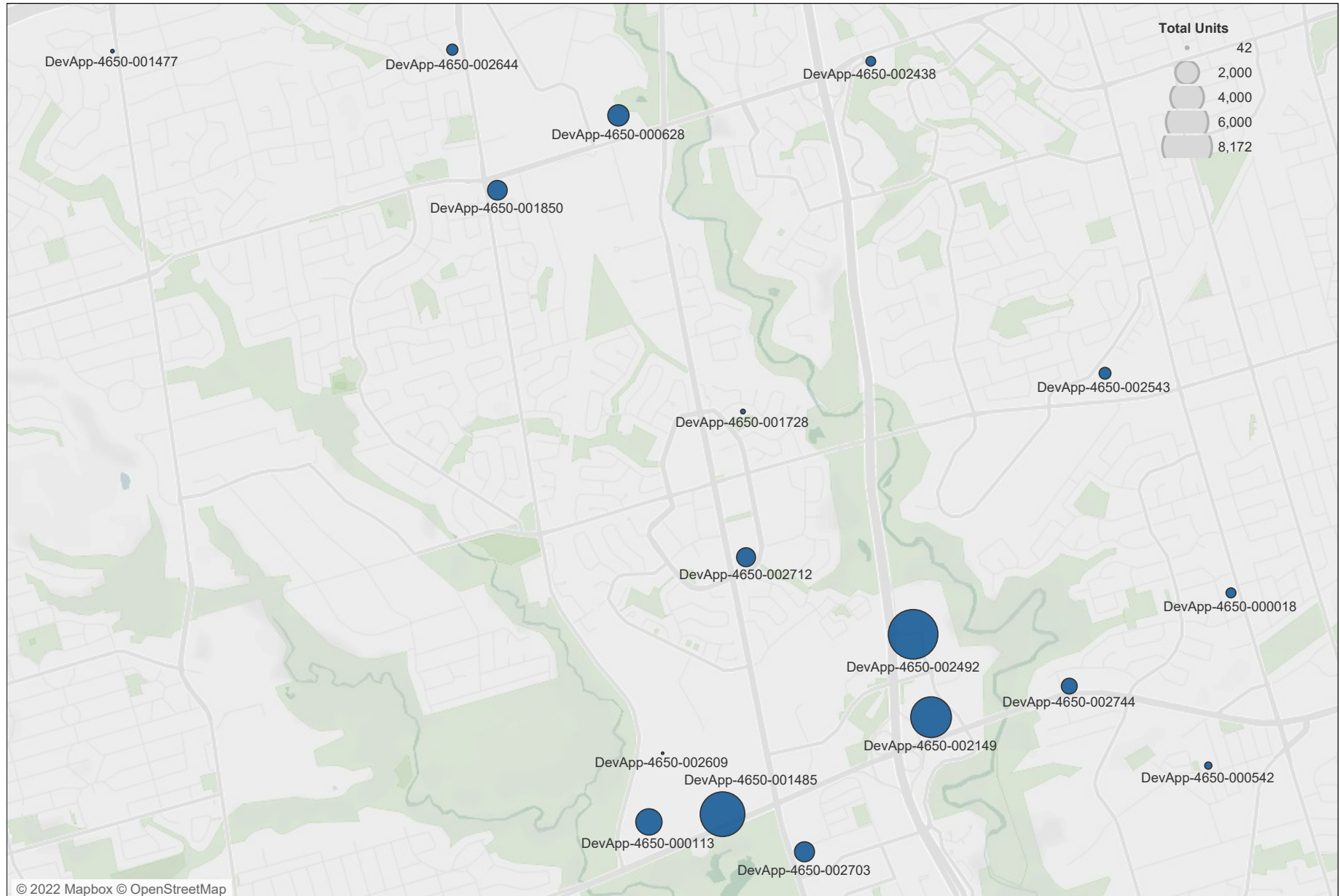
Don Mills - York Mills Submarket Report - December 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	1	8	17	225	\$873	\$902
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	1	6	27	415	\$787	\$903
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	December 2023	1	8	15	250	\$978	\$936
Crest at Crosstown - Aspen Ridge Homes	Apartment	April 2024	2	131	40	171	\$1,169	\$1,364
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	0	10	0	317	\$935	\$1,133
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	0	67	44	336	\$1,076	\$1,153
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	0	21	20	276	\$957	\$1,108
Lawrence Hill Urban Towns - Kingdom Developments Inc.	Stacked	January 2024	48	48	32	80	\$1,112	\$1,108
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	April 2022	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	April 2022	0	0	0	421	\$575	\$987
Sonic - Lindvest	Apartment	April 2020	4	6	0	323	\$546	\$993
Vic Towns - Solotex Corporation	Stacked	June 2022	0	31	27	132	\$558	\$797

Don Mills - York Mills Submarket Report - December 2021

Current Development Applications



Don Mills - York Mills Submarket Report - December 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000018	1648 Victoria Park Avenue	3.0	326
DevApp-4650-000113	1087 - 1095 Leslie Street	4.6	2,292
DevApp-4650-000542	104 - 110 Bartley Drive	2.1	172
DevApp-4650-000628	900 York Mills Road	6.7	1,495
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	42
DevApp-4650-001485	844 Don Mills Road	2.3	6,637
DevApp-4650-001728	15 Mallow Road	0.9	72
DevApp-4650-001850	801 York Mills Road	4.6	1,272
DevApp-4650-002149	175 Wynford Drive	6.2	5,500
DevApp-4650-002438	10 Deerlick Court (Building D)	6.6	313
DevApp-4650-002492	1 Concorde Gate	9.9	8,172
DevApp-4650-002543	71 - 75 Curlew Drive	2.5	462
DevApp-4650-002609	1123 Leslie Street	0.6	
DevApp-4650-002644	390-400 Woodsworth Road	1.7	411
DevApp-4650-002703	7 - 11 Rochefort Drive	6.7	1,322
DevApp-4650-002712	1053 Don Mills Road	4.3	1,185
DevApp-4650-002744	3 Swift Drive	11.3	824

Don Mills - York Mills Submarket Report - December 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 22	• 18	• 4,859	• 394	• \$2,354	• 1,426	• \$3,357,800	• 23,683
Central Waterfront	• 12	• 9	• 4,124	• 584	• \$1,608	• 1,122	• \$1,803,564	• 38,096
Don Mills - York Mills	• 57	• 13	• 3,225	• 222	• \$1,035	• 1,107	• \$1,146,180	• 30,497
Downtown Core	• 6	• 7	• 3,574	• 182	• \$2,025	• 926	• \$1,876,066	• 42,806
Downtown East	• 76	• 19	• 5,920	• 640	• \$1,322	• 803	• \$1,062,380	• 35,238
Downtown West	• 36	• 26	• 7,961	• 796	• \$1,551	• 968	• \$1,500,588	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 7	• 7	• 1,705	• 47	• \$890	• 1,347	• \$1,199,456	• 31,614
Mississauga City Centre	• 72	• 12	• 7,193	• 330	• \$1,102	• 862	• \$950,647	• 22,002
North Toronto	• 35	• 18	• 3,535	• 500	• \$1,378	• 1,019	• \$1,404,903	• 412
North Yonge Corridor	• 0	• 6	• 1,716	• 82	• \$1,302	• 798	• \$1,038,624	• 42,142
North York East	• 0	• 2	• 526	• 1	• \$1,050	• 1,210	• \$1,269,900	• 217,068
North York West	• 25	• 10	• 1,326	• 196	• \$1,317	• 1,444	• \$1,902,816	• 20,900
Not Applicable	• 1,714	• 140	• 25,699	• 3,132	• \$1,001	• 884	• \$884,514	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 12	• 11	• 2,252	• 222	• \$1,148	• 1,015	• \$1,164,394	• 41,546
Thornhill	• 5	• 7	• 1,518	• 141	• \$1,056	• 1,239	• \$1,308,452	• 7,833
Toronto East	• 10	• 10	• 1,385	• 49	• \$1,242	• 1,012	• \$1,257,561	
Toronto West	• 32	• 20	• 3,704	• 439	• \$1,234	• 981	• \$1,210,797	
Yonge - St. Clair	• 49	• 8	• 866	• 183	• \$2,118	• 1,547	• \$3,275,333	

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