

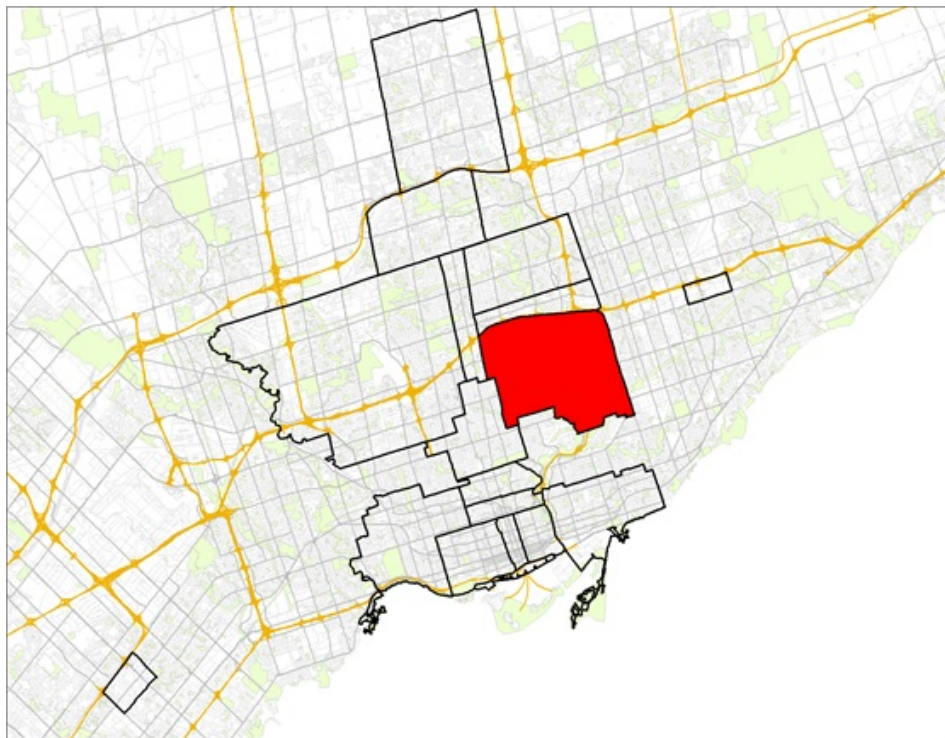


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of March 2022



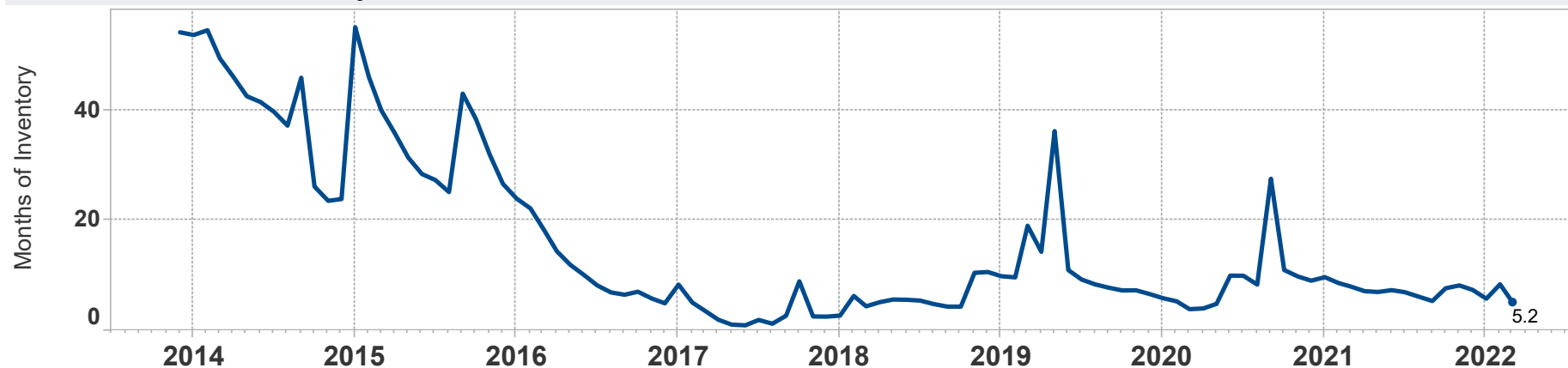
Don Mills - York Mills Submarket Report - March 2022



Don Mills - York Mills		GTA
Distinct count of Site Name	14	322
No. of Units	3,996	86,113
Total Sales	3,675	78,893
Act Inv	321	7,220
Avg. \$/sf	\$1,122	\$1,463
Avg. Project \$/SF	\$1,073	\$1,235
Avg. SF	955	978
Avg. \$	\$1,071,323	\$1,431,736
Current Month Sales (incl. active & sold out)	161	3,277

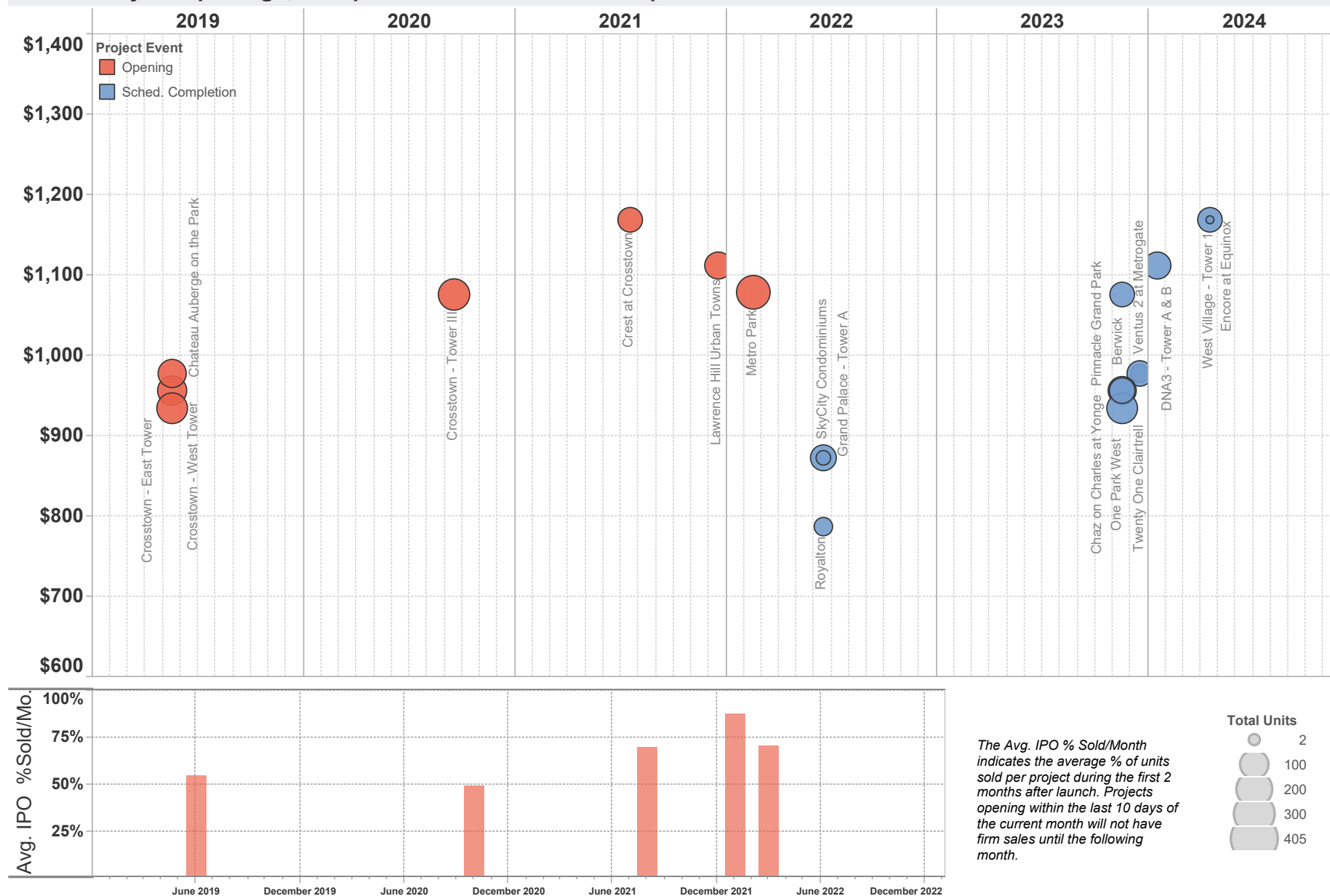
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	19	660
Total Units	11,228	271,565
Min. Density	0.8	0.0
Max. Density	9.9	620.0
Avg. Density	2.9	7.8

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



Don Mills - York Mills Submarket Report - March 2022

Recent Project Openings, Completions & Scheduled Completions



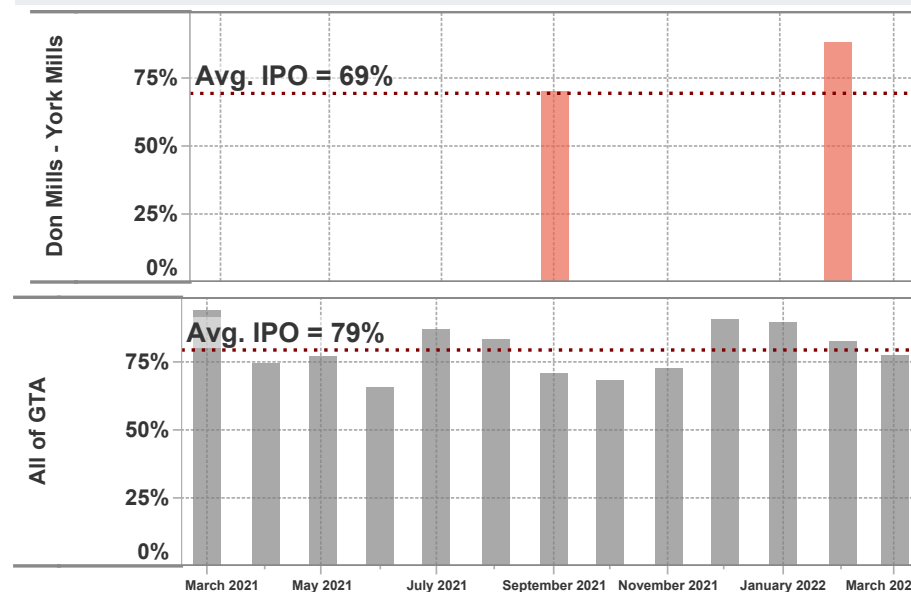
Don Mills - York Mills Submarket Report - March 2022

Project Data by Unit Type

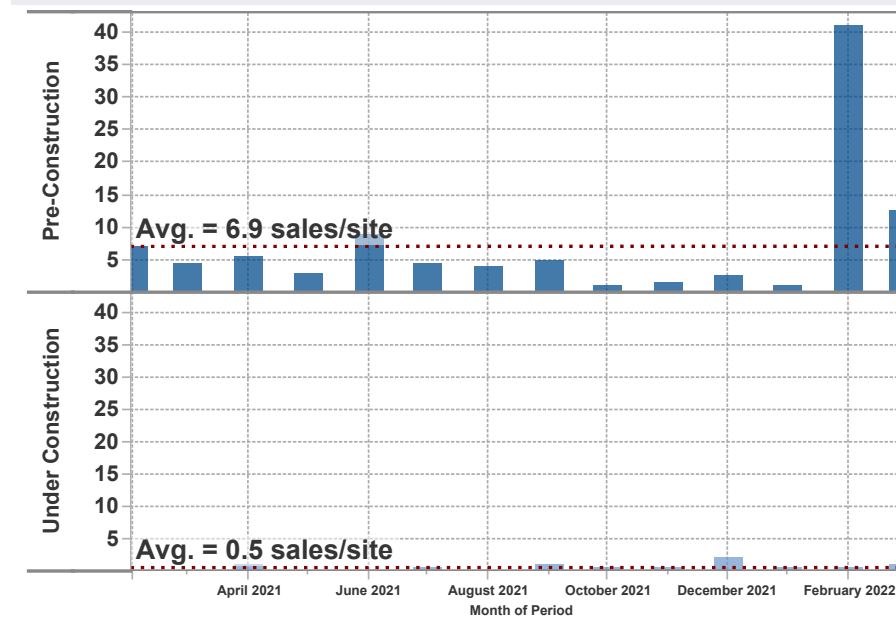
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	844	0	830	14
1 Bedroom + Den	1,022	67	941	81
2 Bedroom	1,208	66	1,120	88
2 Bedroom + Den	483	1	456	27
3 Bedroom & Up	362	25	262	100
Penthouse	13	0	12	1
Other	20	0	15	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,143	465	648	\$551,990	\$684,990
\$1,108	614	1,035	\$639,900	\$1,132,000
\$1,173	654	1,922	\$770,990	\$1,730,000
\$1,136	842	1,417	\$967,990	\$1,476,000
\$1,108	915	2,028	\$979,900	\$2,150,000
\$1,082	1,756	1,756	\$1,900,000	\$1,900,000
\$1,007	1,569	1,953	\$1,605,000	\$1,908,000

IPO Launch Performance (first 2 months)

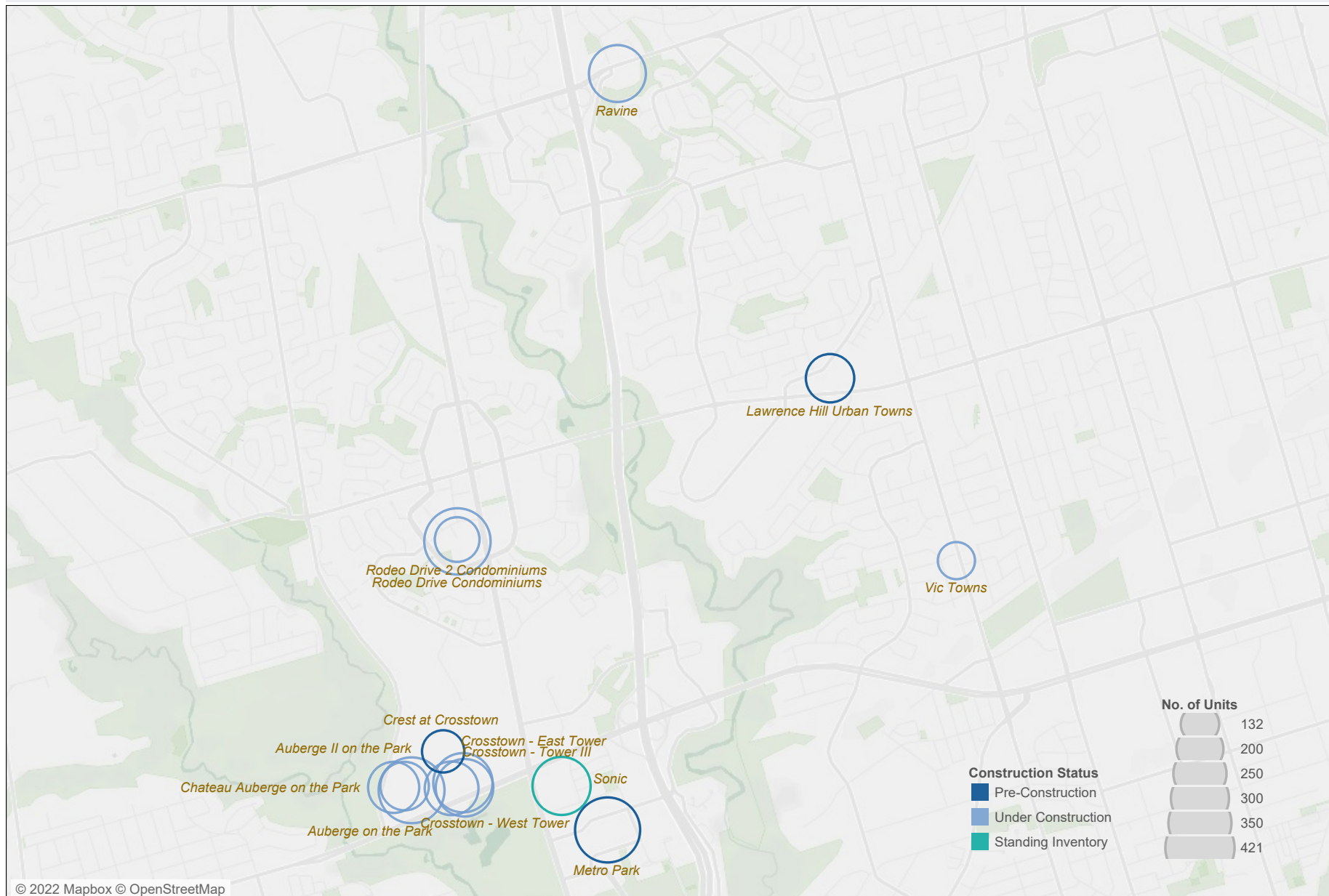


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - March 2022

Current Active Projects



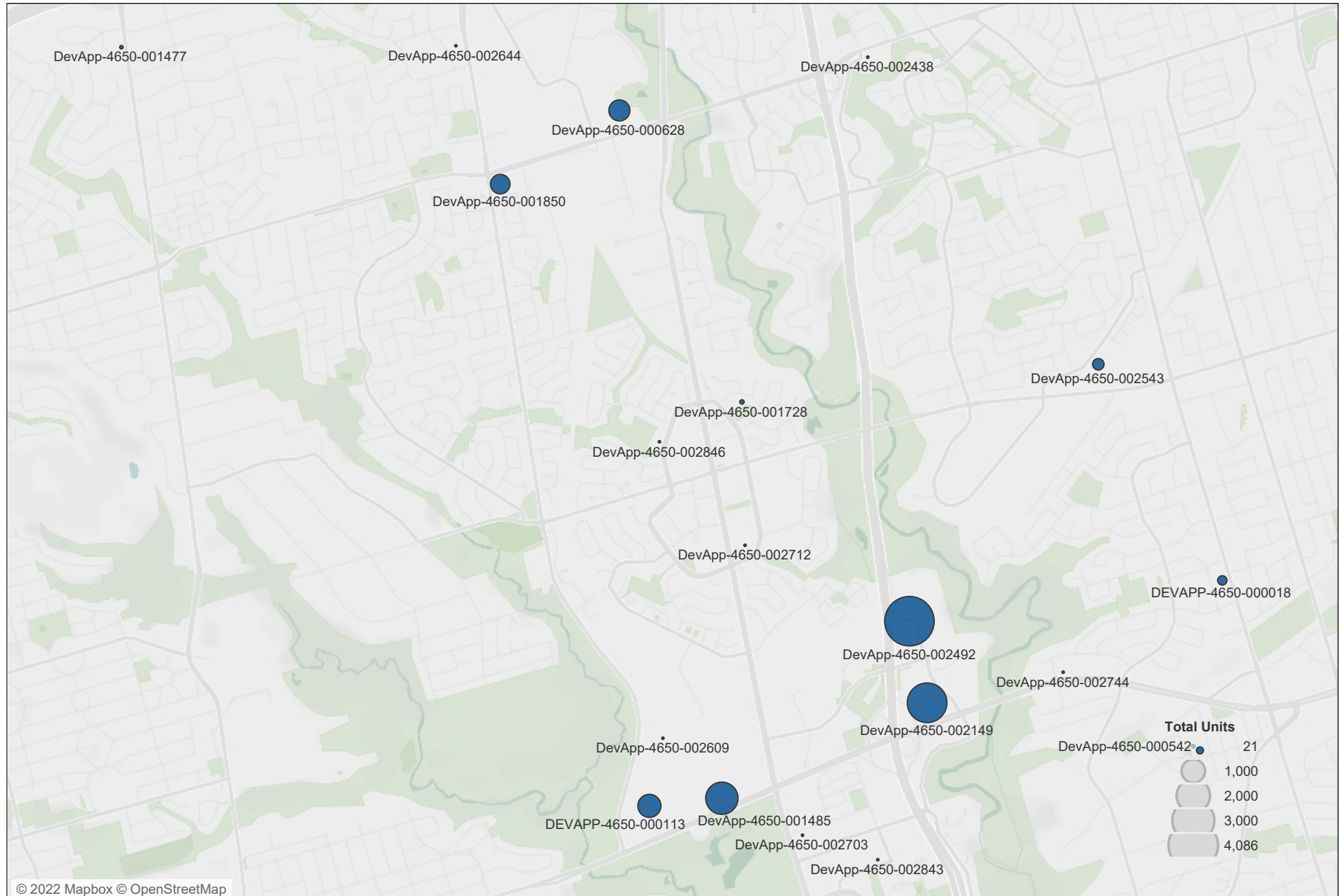
Don Mills - York Mills Submarket Report - March 2022

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	0	1	18	225	\$873	\$1,040
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	1	3	24	415	\$787	\$1,056
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	December 2023	3	4	11	250	\$978	\$938
Crest at Crosstown - Aspen Ridge Homes	Apartment	April 2024	1	5	34	171	\$1,169	\$1,362
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	0	0	0	317	\$935	\$1,133
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	2	3	42	336	\$1,076	\$1,157
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	0	0	19	276	\$957	\$1,107
Lawrence Hill Urban Towns - Kingdom Developments Inc.	Stacked	January 2024	24	125	51	224	\$1,112	\$1,194
Metro Park - DBS Developments	Apartment	June 2025	130	284	121	405	\$1,079	\$1,080
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	0	0	0	323	\$546	\$993
Vic Towns - Solotex Corporation	Stacked	June 2022	0	19	1	132	\$558	\$1,010

Don Mills - York Mills Submarket Report - March 2022

Current Development Applications



Don Mills - York Mills Submarket Report - March 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	1.0	147
DEVAPP-4650-000113	1087 - 1095 Leslie Street	4.6	890
DevApp-4650-000542	104 - 110 Bartley Drive	1.0	84
DevApp-4650-000628	900 York Mills Road	2.7	741
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	21
DevApp-4650-001485	844 Don Mills Road	2.3	1,743
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	6.2	2,625
DevApp-4650-002438	10 Deerlick Court (Building D)		
DevApp-4650-002492	1 Concorde Gate	9.9	4,086
DevApp-4650-002543	71 - 75 Curlew Drive	1.0	222
DevApp-4650-002609	1123 Leslie Street		
DevApp-4650-002644	390-400 Woodsworth Road		
DevApp-4650-002703	7 - 11 Rochefort Drive		
DevApp-4650-002712	1053 Don Mills Road		
DevApp-4650-002744	3 Swift Drive		
DevApp-4650-002843	48 Grenobler Drive		
DevApp-4650-002846	230 The Donway West		

Don Mills - York Mills Submarket Report - March 2022

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	• 18	• 18	• 4,991	• 322	• \$2,465	• 1,532	• \$3,775,708	• 10,382
Central Waterfront	• 14	• 9	• 4,147	• 561	• \$1,614	• 1,128	• \$1,821,027	• 16,313
Don Mills - York Mills	• 161	• 14	• 3,675	• 321	• \$1,122	• 955	• \$1,071,323	• 11,228
Downtown Core	• 1,287	• 9	• 4,876	• 547	• \$2,011	• 887	• \$1,783,158	• 19,254
Downtown East	• 99	• 16	• 5,351	• 550	• \$1,389	• 822	• \$1,141,922	• 17,043
Downtown West	• 72	• 24	• 7,889	• 620	• \$1,583	• 1,030	• \$1,629,985	• 17,878
Etobicoke Waterfront	• 6	• 1	• 518	• 5	• \$1,560	• 486	• \$758,000	• 7,581
Highway7 - Yonge	• 0	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 5,645
Mississauga City Centre	• 358	• 11	• 6,774	• 126	• \$1,146	• 920	• \$1,054,225	• 206
North Toronto	• 49	• 18	• 3,714	• 323	• \$1,497	• 1,088	• \$1,629,305	• 23,718
North Yonge Corridor	• 34	• 6	• 1,772	• 81	• \$1,577	• 920	• \$1,451,141	• 90,704
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 1,157
North York West	• 20	• 6	• 544	• 99	• \$1,405	• 2,026	• \$2,846,414	• 7,354
Not Applicable	• 1,018	• 135	• 24,049	• 2,603	• \$1,081	• 853	• \$922,204	• 9,298
Scarborough City Centre								• 13,411
Sheppard Corridor	• 67	• 10	• 1,847	• 375	• \$1,440	• 766	• \$1,102,844	• 16,850
Thornhill	• 17	• 4	• 1,130	• 64	• \$1,187	• 1,336	• \$1,585,893	• 3,543
Toronto East	• 4	• 8	• 1,124	• 42	• \$1,273	• 1,070	• \$1,361,873	
Toronto West	• 44	• 20	• 4,020	• 426	• \$1,290	• 940	• \$1,211,723	
Yonge - St. Clair	• 9	• 7	• 779	• 127	• \$2,336	• 1,838	• \$4,293,605	

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