

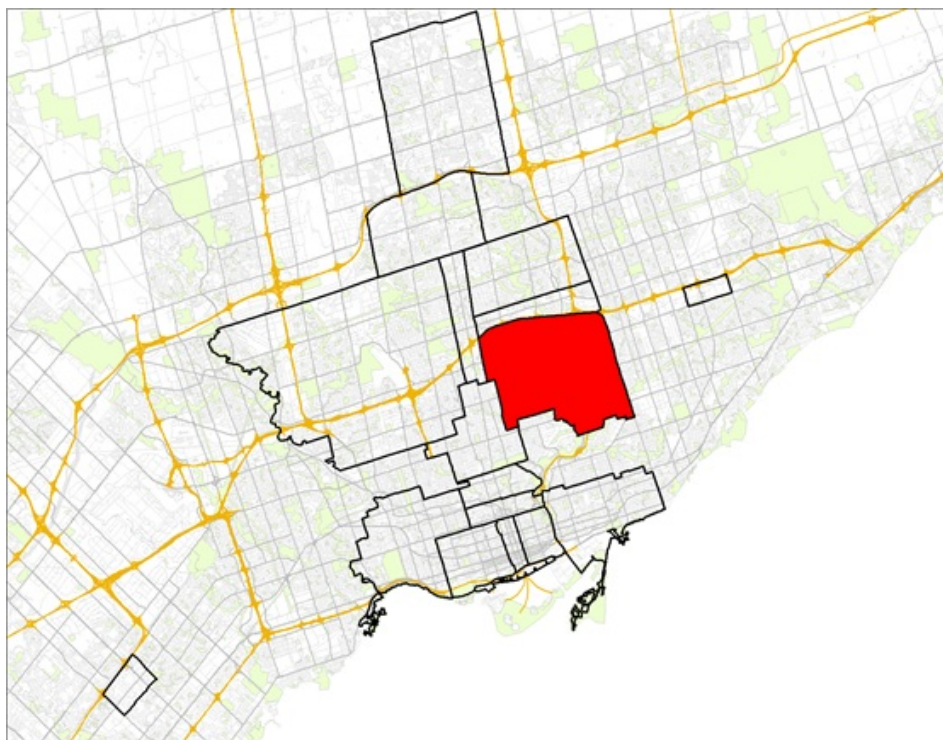


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of April 2022



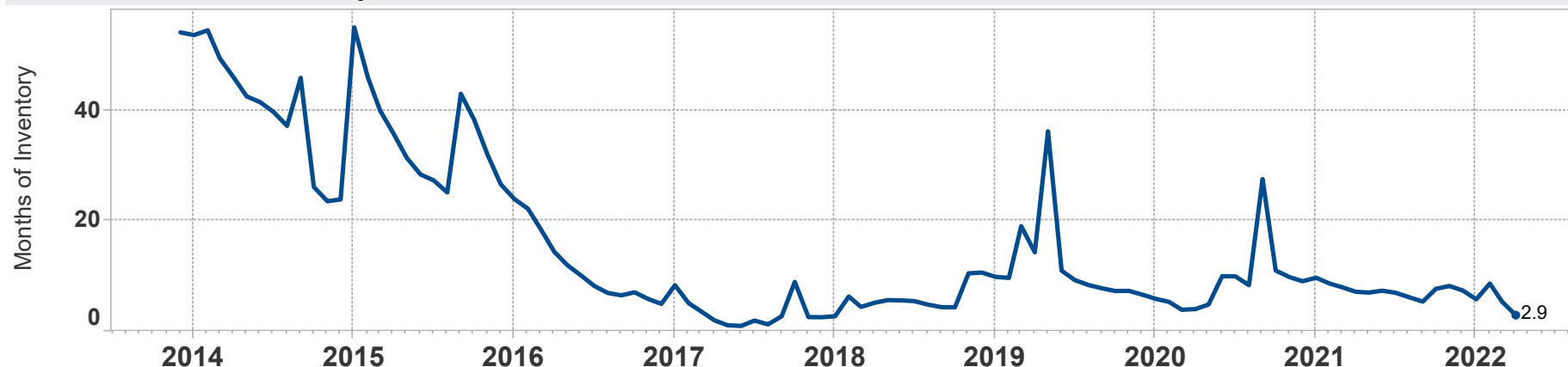
Don Mills - York Mills Submarket Report - April 2022



Don Mills - York Mills		GTA
Distinct count of Site Name	14	318
No. of Units	4,011	83,143
Total Sales	3,802	75,207
Act Inv	209	7,936
Avg. \$/sf	\$1,117	\$1,450
Avg. Project \$/SF	\$1,079	\$1,256
Avg. SF	1,076	921
Avg. \$	\$1,201,845	\$1,335,007
Current Month Sales (incl. active & sold out)	134	3,074

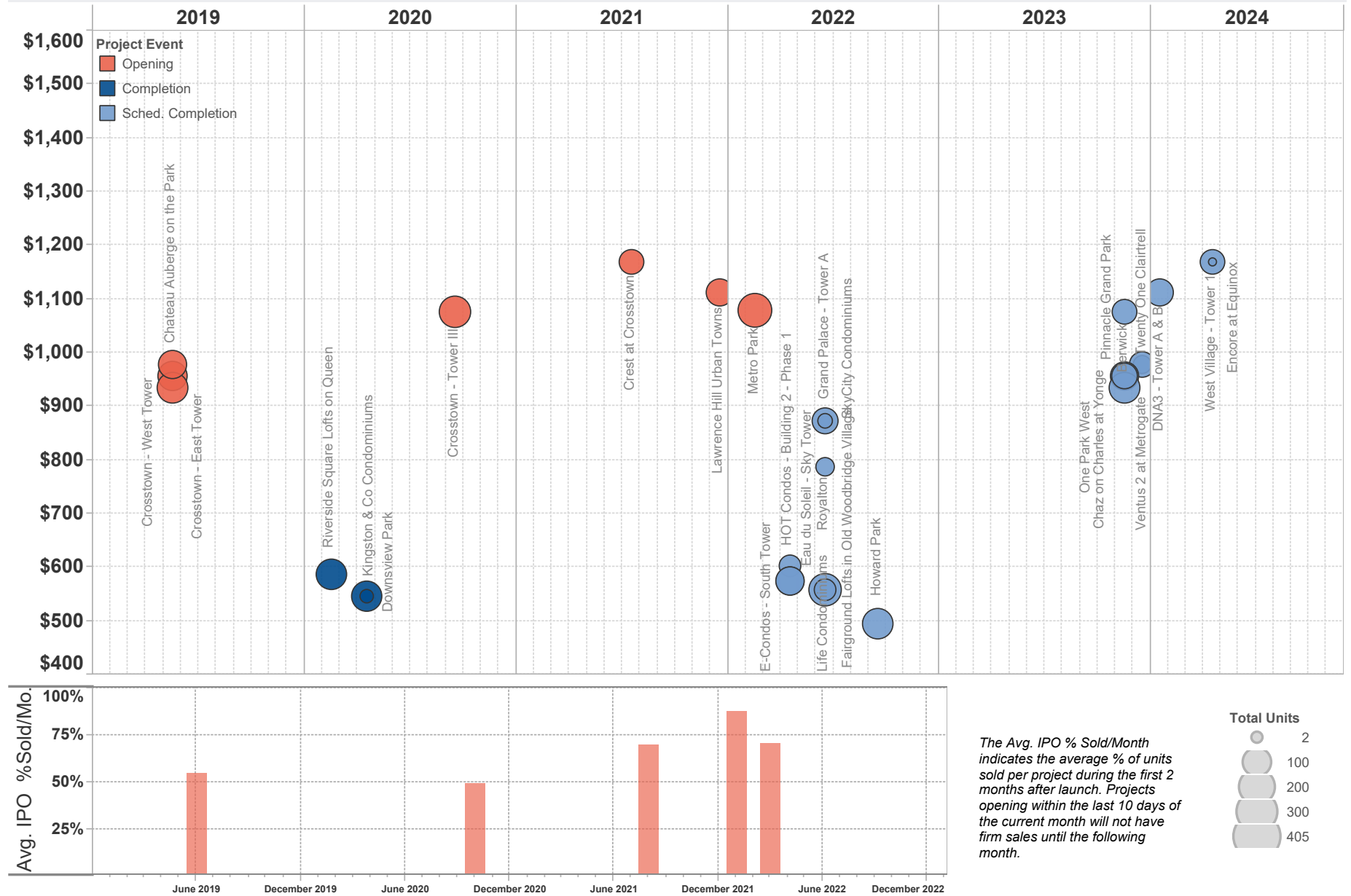
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	19	678
Total Units	16,547	376,440
Min. Density	0.6	0.0
Max. Density	11.3	620.0
Avg. Density	3.8	7.9

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



Don Mills - York Mills Submarket Report - April 2022

Recent Project Openings, Completions & Scheduled Completions



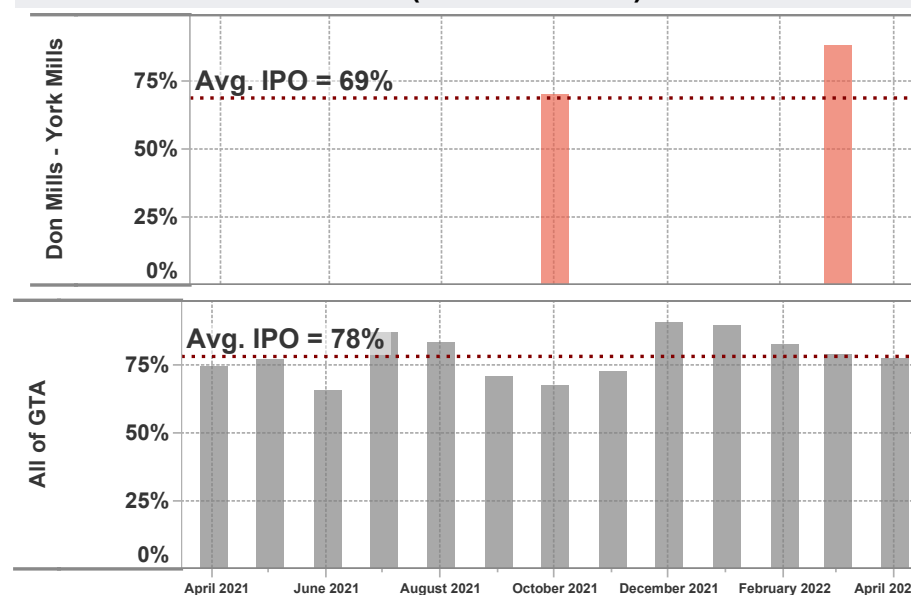
Don Mills - York Mills Submarket Report - April 2022

Project Data by Unit Type

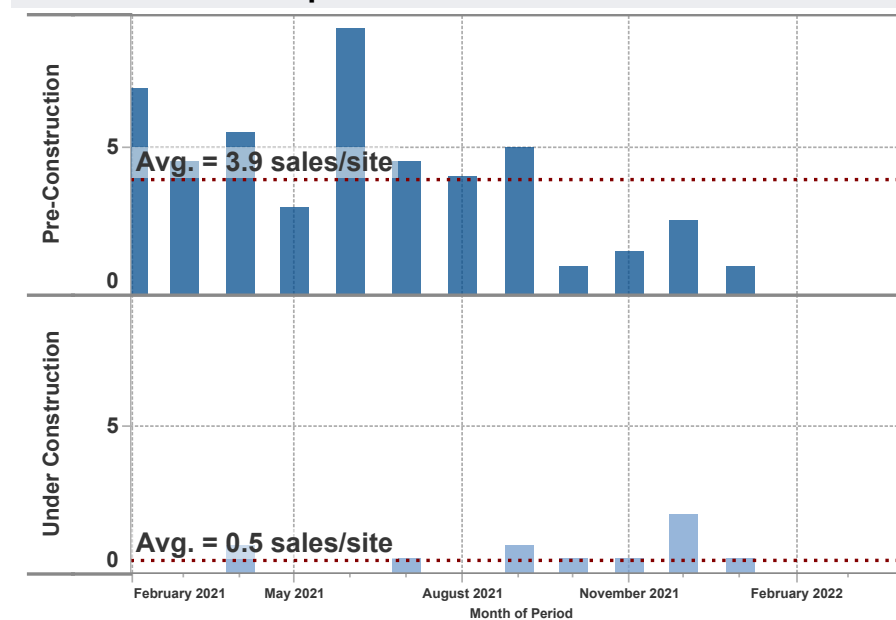
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	844	4	834	10
1 Bedroom + Den	1,022	50	991	31
2 Bedroom	1,208	48	1,167	41
2 Bedroom + Den	498	2	452	46
3 Bedroom & Up	362	24	286	76
Penthouse	13	0	12	1
Other	20	1	16	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,102	465	648	\$551,990	\$684,990
\$1,135	614	1,035	\$639,900	\$1,132,000
\$1,188	654	1,922	\$770,990	\$1,730,000
\$1,109	842	1,660	\$967,990	\$1,699,990
\$1,102	915	2,028	\$979,900	\$2,150,000
\$1,082	1,756	1,756	\$1,900,000	\$1,900,000
\$1,005	1,569	1,953	\$1,605,000	\$1,908,000

IPO Launch Performance (first 2 months)

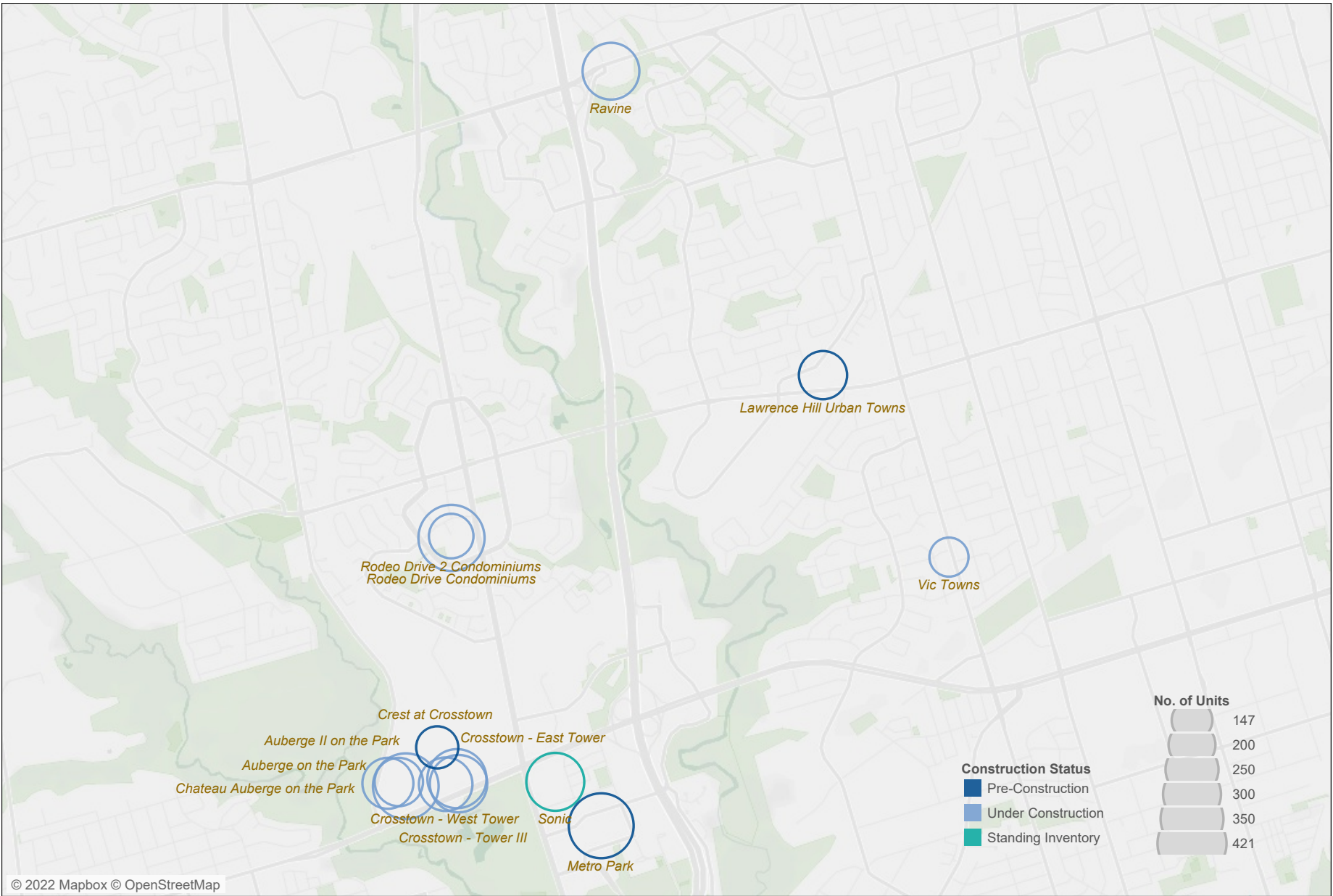


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - April 2022

Current Active Projects



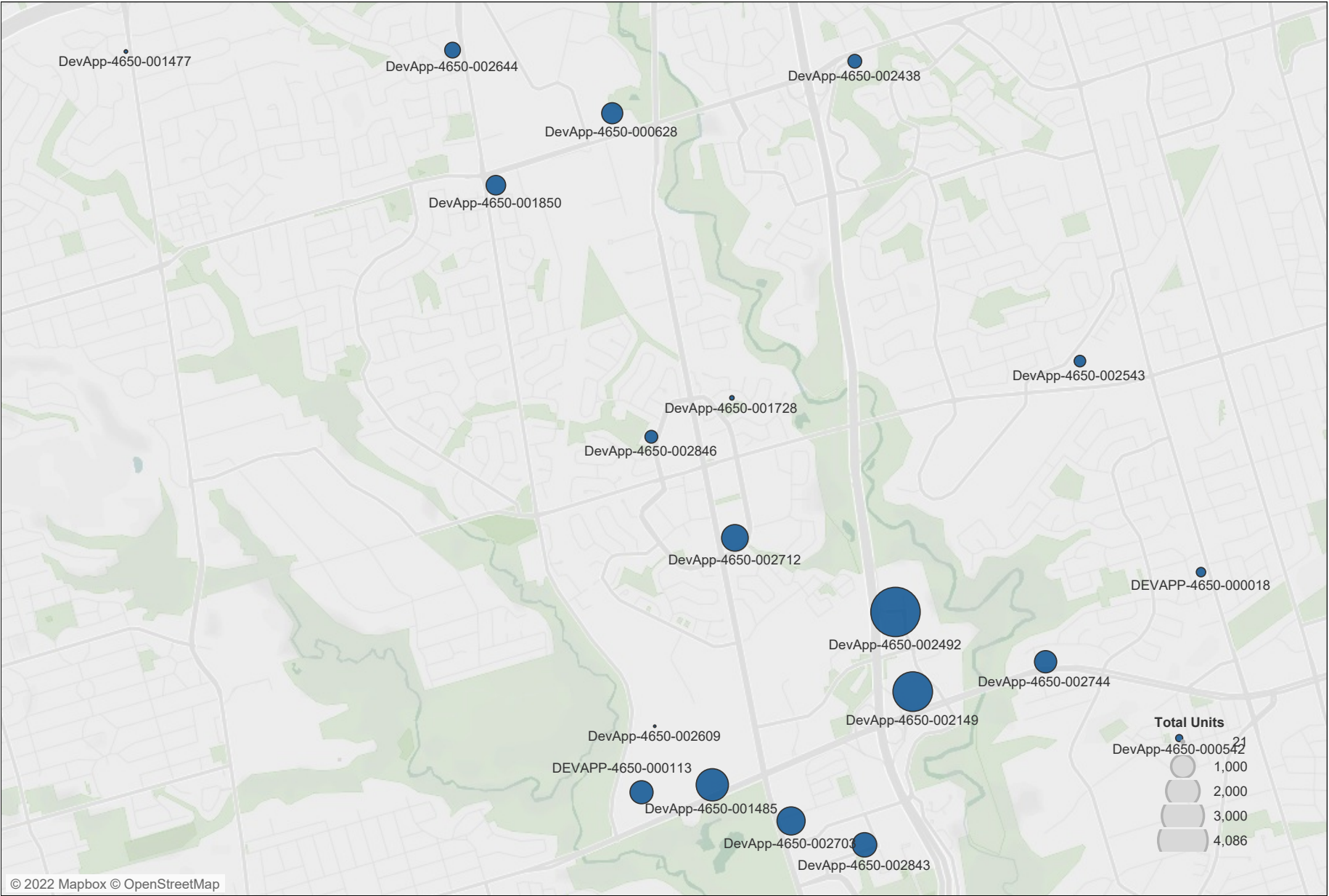
Don Mills - York Mills Submarket Report - April 2022

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	3	4	15	225	\$873	\$1,042
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	1	4	23	415	\$787	\$1,056
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	December 2023	1	5	10	250	\$978	\$939
Crest at Crosstown - Aspen Ridge Homes	Apartment	April 2024	2	7	32	171	\$1,169	\$1,360
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	5	40	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	39	164	12	224	\$1,112	\$1,191
Metro Park - DBS Developments	Apartment	June 2025	86	370	35	405	\$1,079	\$1,087
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	August 2022	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	August 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	12	23	147	\$558	\$1,080

Don Mills - York Mills Submarket Report - April 2022

Current Development Applications



Don Mills - York Mills Submarket Report - April 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)	6.8	313
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	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
DevApp-4650-002843	48 Grenobler Drive	10.1	993
DevApp-4650-002846	230 The Donway West	1.9	271

Don Mills - York Mills Submarket Report - April 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	• 25	• 18	• 5,018	• 295	• \$2,546	• 1,467	• \$3,734,949	• 13,720
Central Waterfront	• 6	• 9	• 4,153	• 551	• \$1,615	• 1,128	• \$1,821,772	• 17,005
Don Mills - York Mills	• 134	• 14	• 3,802	• 209	• \$1,117	• 1,076	• \$1,201,845	• 16,547
Downtown Core	• 63	• 9	• 4,937	• 500	• \$2,044	• 913	• \$1,866,757	• 23,837
Downtown East	• 425	• 17	• 5,794	• 623	• \$1,453	• 776	• \$1,128,195	• 21,563
Downtown West	• 14	• 23	• 7,322	• 606	• \$1,584	• 1,032	• \$1,634,266	• 19,692
Etobicoke Waterfront	• 4	• 1	• 522	• 3	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 3	• 5	• 1,199	• 25	• \$1,100	• 1,310	• \$1,440,856	• 17,735
Mississauga City Centre	• 32	• 9	• 4,306	• 470	• \$1,224	• 663	• \$811,116	• 206
North Toronto	• 17	• 18	• 3,729	• 310	• \$1,547	• 1,061	• \$1,641,329	• 28,648
North Yonge Corridor	• 4	• 6	• 1,776	• 77	• \$1,597	• 910	• \$1,452,551	• 116,845
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 18,119
North York West	• 2	• 7	• 546	• 491	• \$1,330	• 892	• \$1,186,578	• 14,304
Not Applicable	• 1,709	• 133	• 23,427	• 2,747	• \$1,120	• 836	• \$935,809	• 11,047
Scarborough City Centre								• 19,673
Sheppard Corridor	• 290	• 10	• 1,841	• 311	• \$1,444	• 792	• \$1,143,585	• 24,576
Thornhill	• 14	• 2	• 389	• 50	• \$1,237	• 1,441	• \$1,781,878	• 4,692
Toronto East	• 285	• 10	• 1,410	• 162	• \$1,214	• 798	• \$968,240	
Toronto West	• 19	• 19	• 3,732	• 407	• \$1,297	• 946	• \$1,226,903	
Yonge - St. Clair	• 28	• 7	• 807	• 99	• \$2,053	• 1,540	• \$3,161,457	

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.