

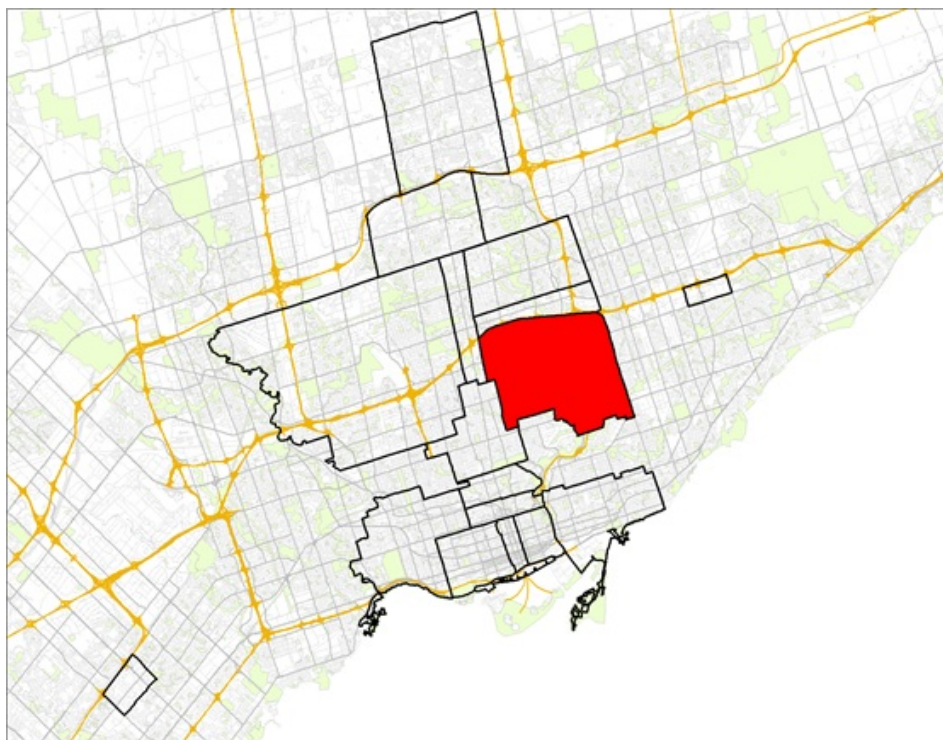


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of July 2022



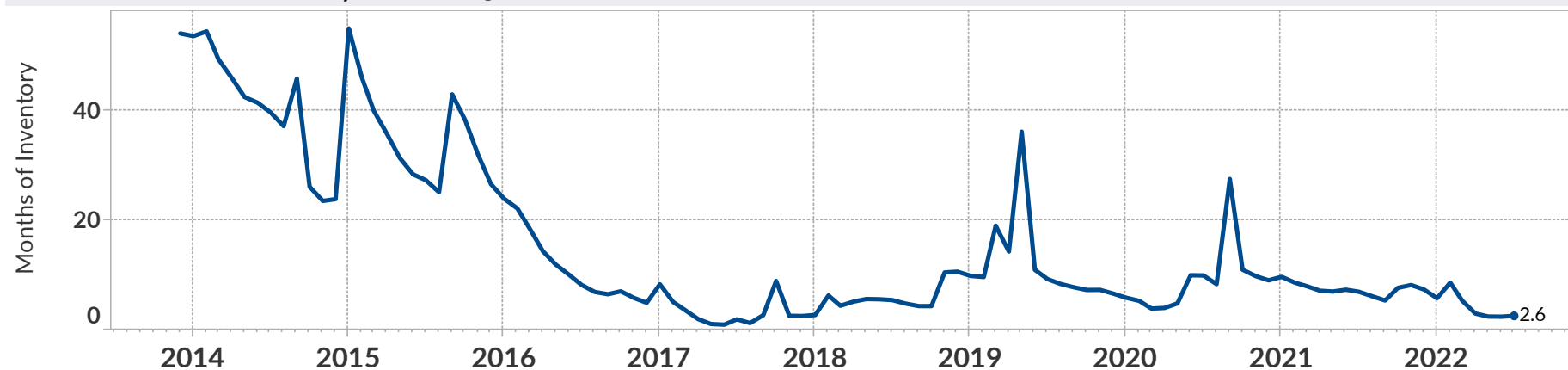
Don Mills - York Mills Submarket Report - July 2022



Don Mills - York Mills		GTA
Distinct count of Site Name	14	332
No. of Units	3,996	85,910
Total Sales	3,837	76,599
Act Inv	159	9,311
Avg. \$/sf	\$1,142	\$1,466
Avg. Project \$/SF	\$1,092	\$1,281
Avg. SF	1,081	874
Avg. \$	\$1,234,506	\$1,280,976
Current Month Sales (incl. active & sold out)	1	1,777

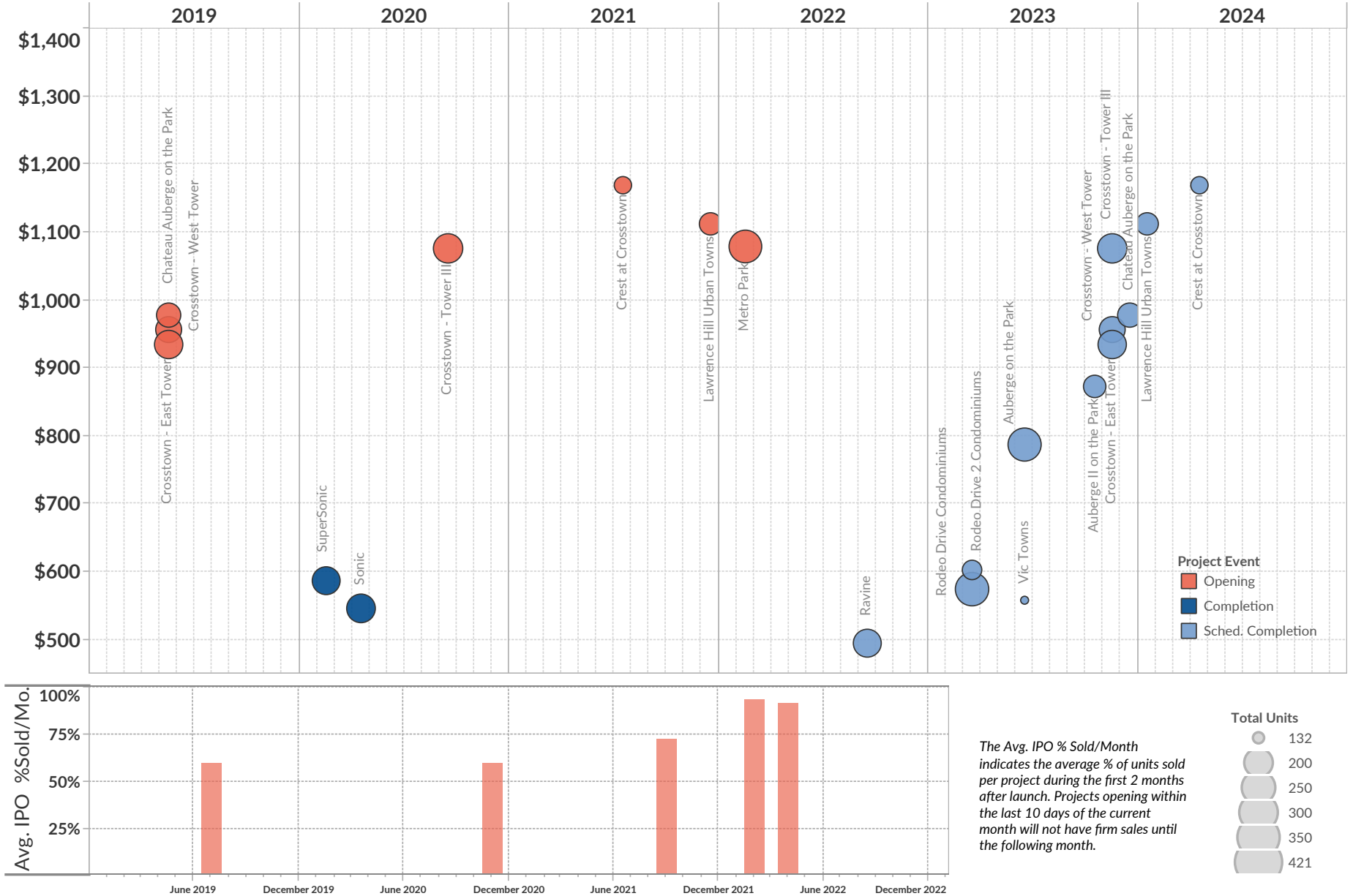
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	22	704
Total Units	20,497	384,701
Min. Density	0.6	0.0
Max. Density	13.8	61.7
Avg. Density	4.3	7.5

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



Don Mills - York Mills Submarket Report - July 2022

Recent Project Openings, Completions & Scheduled Completions



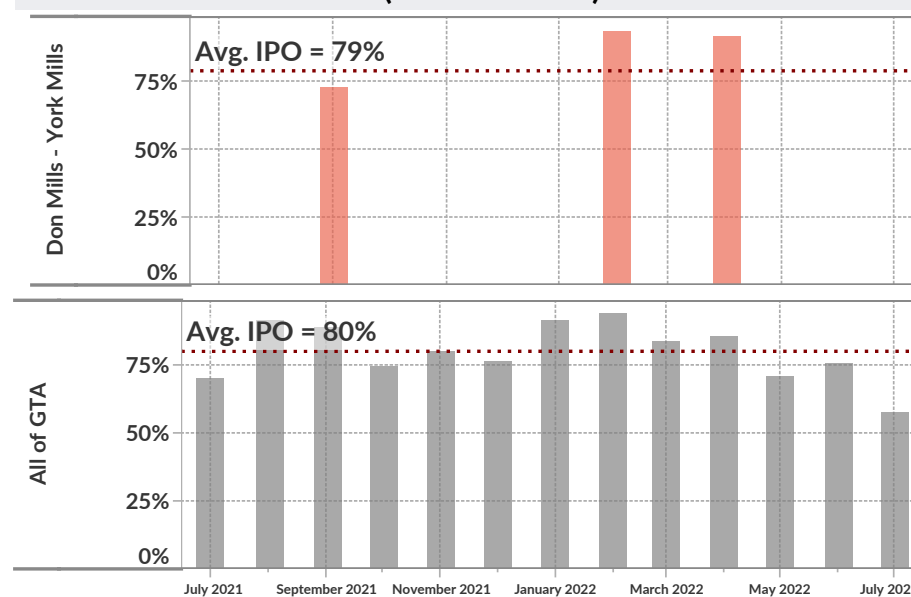
Don Mills - York Mills Submarket Report - July 2022

Project Data by Unit Type

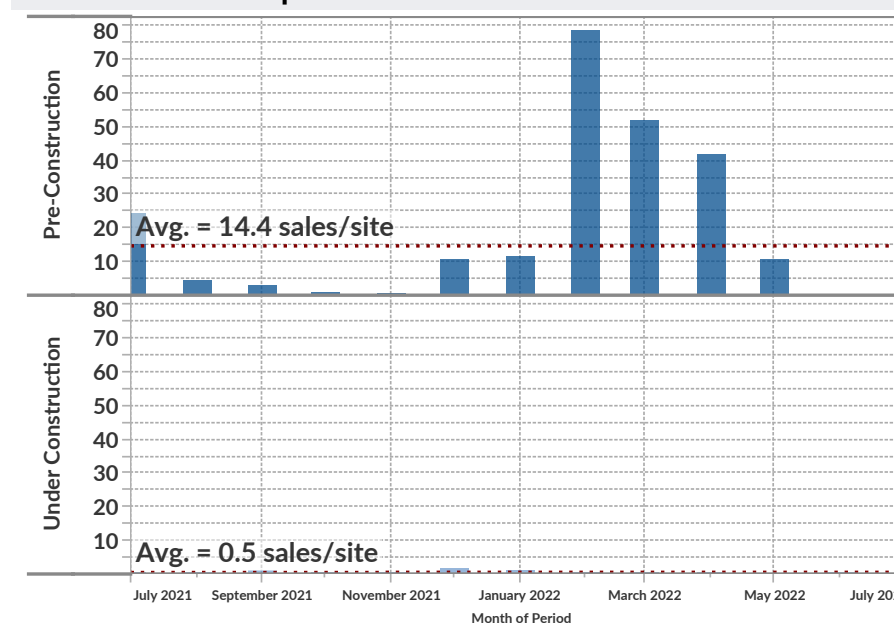
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	844	0	835	9
1 Bedroom + Den	1,022	0	1,010	12
2 Bedroom	1,213	0	1,170	43
2 Bedroom + Den	478	0	453	25
3 Bedroom & Up	362	1	297	65
Penthouse	13	0	12	1
Other	20	0	16	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,100	465	648	\$551,990	\$684,990
\$1,221	497	1,035	\$639,900	\$1,132,000
\$1,223	654	1,922	\$770,990	\$1,730,000
\$1,153	842	1,417	\$967,990	\$1,476,000
\$1,111	915	2,028	\$1,029,900	\$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)

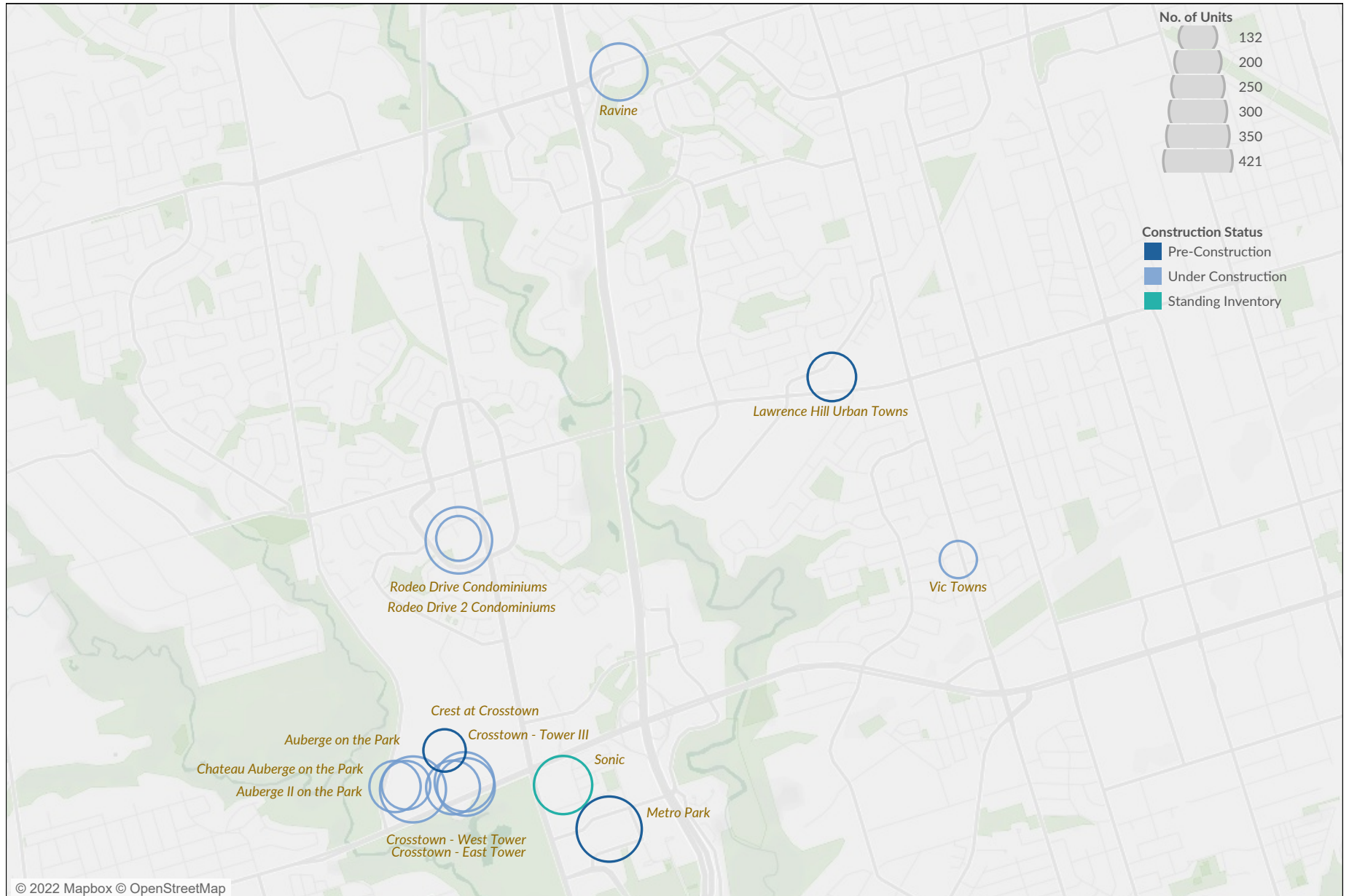


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - July 2022

Current Active Projects



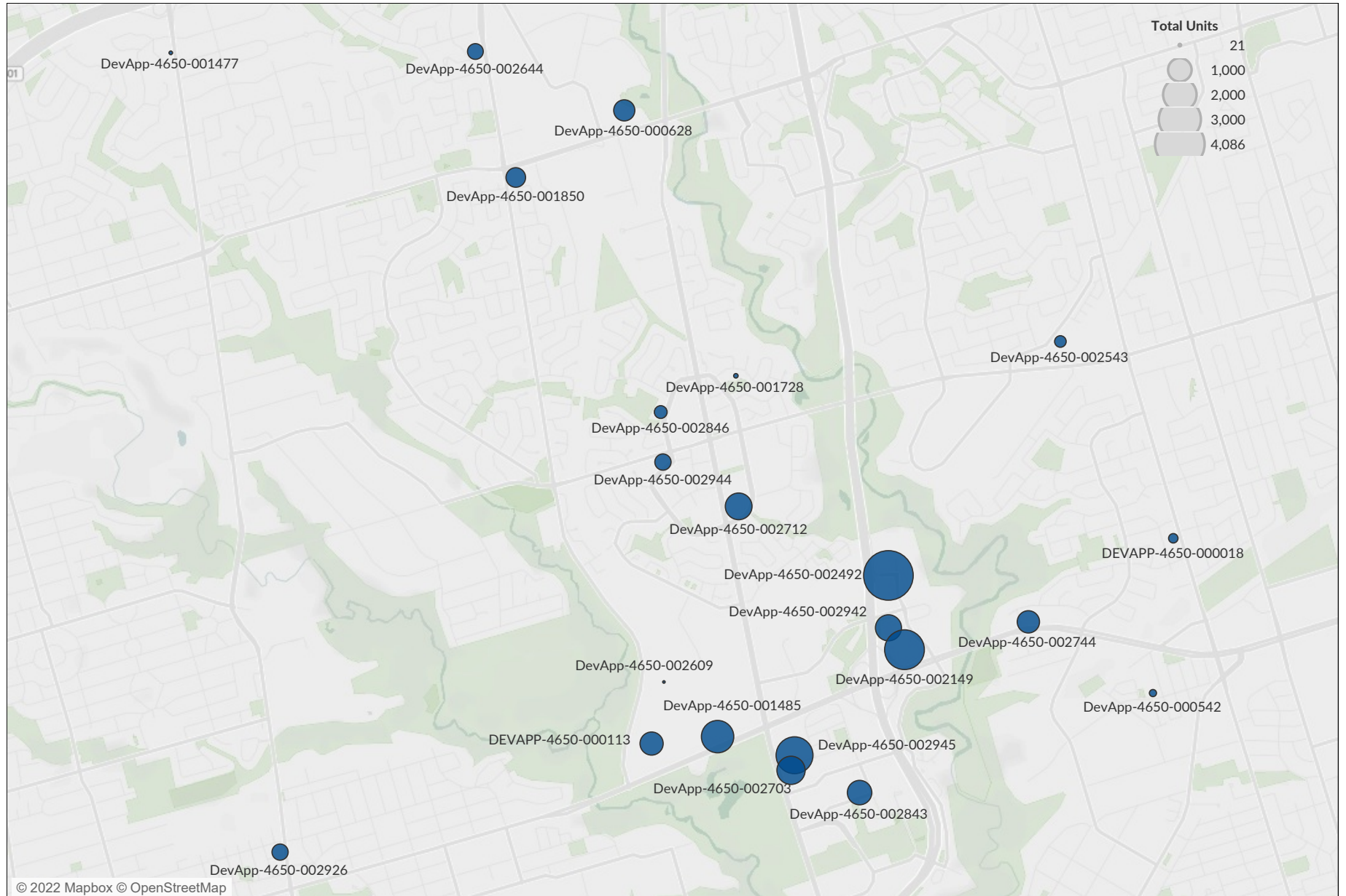
Don Mills - York Mills Submarket Report - July 2022

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 Foot
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	October 2023	0	4	15	225	\$873	\$1,042
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2023	1	5	22	415	\$787	\$1,056
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December 2023	0	9	6	250	\$978	\$943
Crest at Crosstown - Aspen Ridge Homes	Apartment	April 2024	0	5	34	171	\$1,169	\$1,361
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	0	4	41	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	0	165	11	224	\$1,112	\$1,194
Metro Park - DBS Developments	Apartment	June 2025	0	401	4	405	\$1,079	\$1,171
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	March 2023	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	March 2023	0	0	0	421	\$575	\$987
Sonic - Lindvest	Apartment	April 2020	0	0	0	323	\$546	\$993
Vic Towns - Solotex Corporation	Stacked	June 2023	0	13	7	132	\$558	\$1,174

Don Mills - York Mills Submarket Report - July 2022

Current Development Applications



Don Mills - York Mills Submarket Report - July 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-4650-002492	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
DevApp-4650-002926	2 Glazebrook Avenue	13.8	434
DevApp-4650-002942	123 Wynford Drive	6.5	1,128
DevApp-4650-002944	895 Lawrence Avenue East	5.0	438
DevApp-4650-002945	793 Don Mills Road	6.7	2,263

Don Mills - York Mills Submarket Report - July 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	• 16	• 4,353	• 263	• \$2,614	• 1,431	• \$3,742,064	• 15,030
Central Waterfront	• 2	• 8	• 3,990	• 541	• \$1,659	• 1,122	• \$1,862,158	• 13,435
Don Mills - York Mills	• 1	• 14	• 3,837	• 159	• \$1,142	• 1,081	• \$1,234,506	• 20,497
Downtown Core	• 287	• 10	• 5,312	• 559	• \$1,858	• 807	• \$1,498,558	• 26,612
Downtown East	• 139	• 19	• 6,180	• 1,084	• \$1,546	• 669	• \$1,034,589	• 22,622
Downtown West	• 475	• 25	• 7,910	• 851	• \$1,702	• 981	• \$1,669,566	• 20,670
Etobicoke Waterfront	• 0	• 1	• 530	• 1	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,111	• 1,310	• \$1,454,833	• 22,208
Mississauga City Centre	• 11	• 8	• 3,335	• 122	• \$1,227	• 715	• \$876,944	• 18,848
North Toronto	• 37	• 18	• 3,768	• 326	• \$1,554	• 1,075	• \$1,671,411	• 206
North Yonge Corridor	• 2	• 6	• 1,784	• 69	• \$1,565	• 936	• \$1,464,762	• 29,041
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 113,625
North York West	• 2	• 7	• 830	• 180	• \$1,445	• 1,347	• \$1,946,116	• 18,119
Not Applicable	• 546	• 140	• 23,836	• 3,895	• \$1,178	• 789	• \$928,958	• 13,740
Scarborough City Centre								• 9,735
Sheppard Corridor	• 0	• 11	• 2,208	• 297	• \$1,417	• 832	• \$1,178,718	• 27,798
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,284
Toronto East	• 197	• 13	• 1,839	• 213	• \$1,270	• 750	• \$952,875	
Toronto West	• 58	• 22	• 3,989	• 612	• \$1,314	• 860	• \$1,129,758	
Yonge - St. Clair	• 2	• 7	• 820	• 86	• \$2,103	• 1,587	• \$3,336,941	

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.