

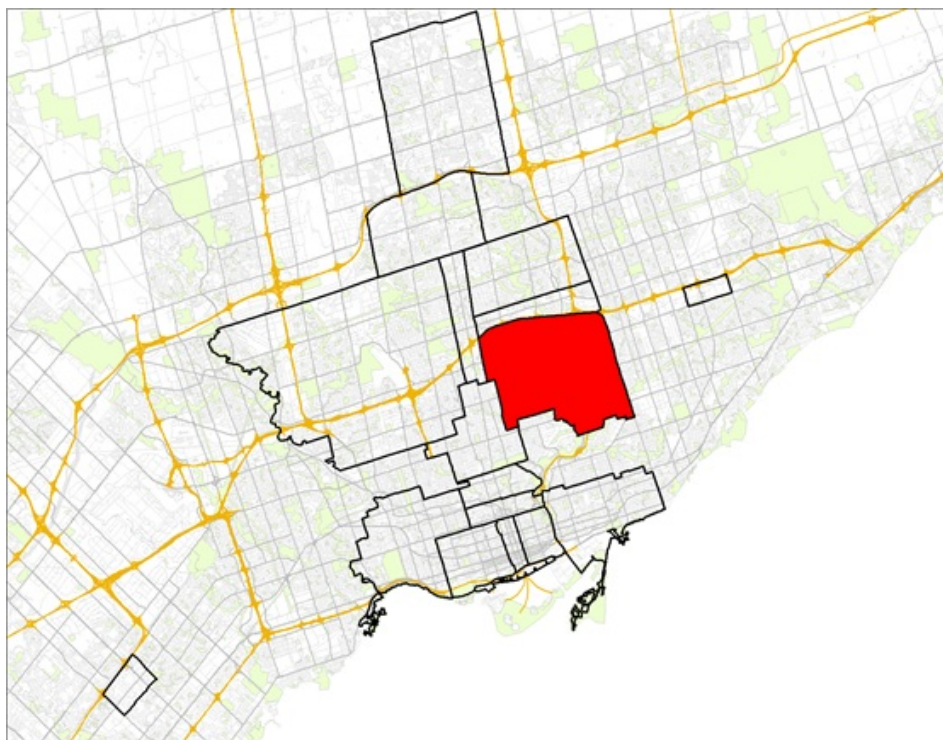


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of November 2022



Don Mills - York Mills Submarket Report - November 2022



Don Mills - York Mills		GTA
Distinct count of Site Name	14	345
No. of Units	3,925	88,680
Total Sales	3,842	76,683
Act Inv	83	11,997
Avg. wt. \$/sf	\$1,146	\$1,431
Avg. Project \$/SF	\$1,098	\$1,290
Avg. SF	1,210	846
Avg. \$	\$1,387,154	\$1,210,702
Current Month Sales (incl. active & sold out)	2	1,053

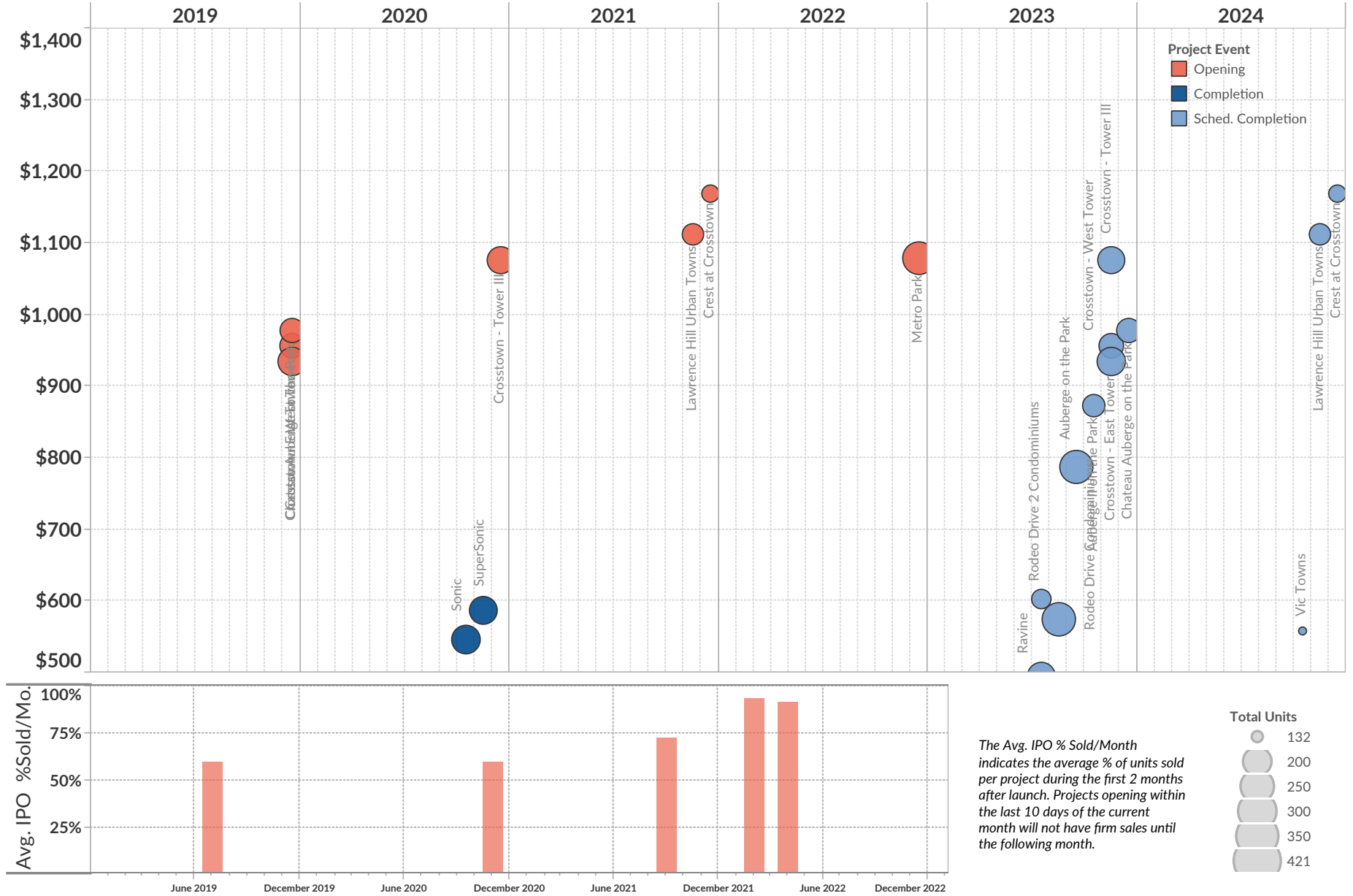
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	24	759
Total Units	24,933	417,669
Min. Density	0.6	0.0
Max. Density	13.8	61.7
Avg. Density	4.5	7.8

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



Don Mills - York Mills Submarket Report - November 2022

Recent Project Openings, Completions & Scheduled Completions



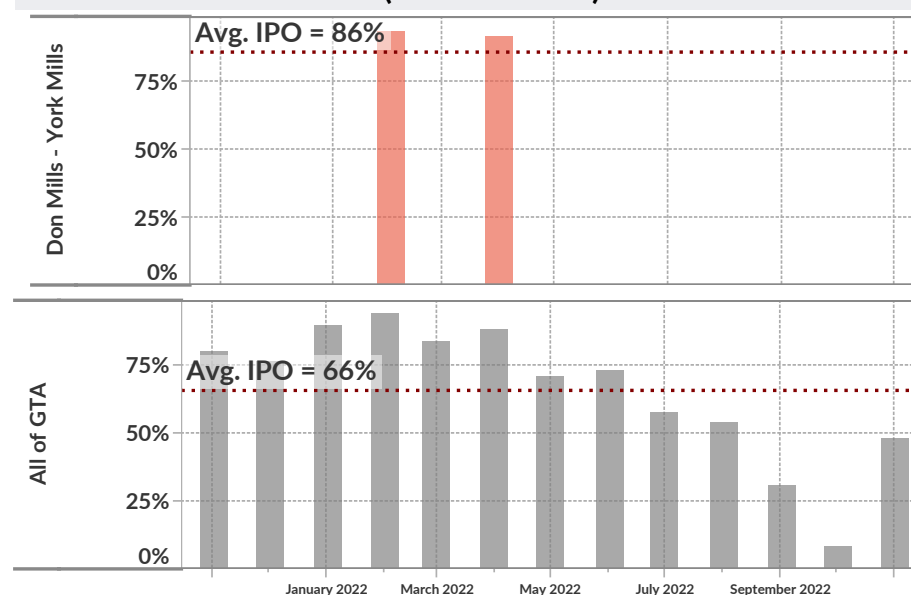
Don Mills - York Mills Submarket Report - November 2022

Project Data by Unit Type

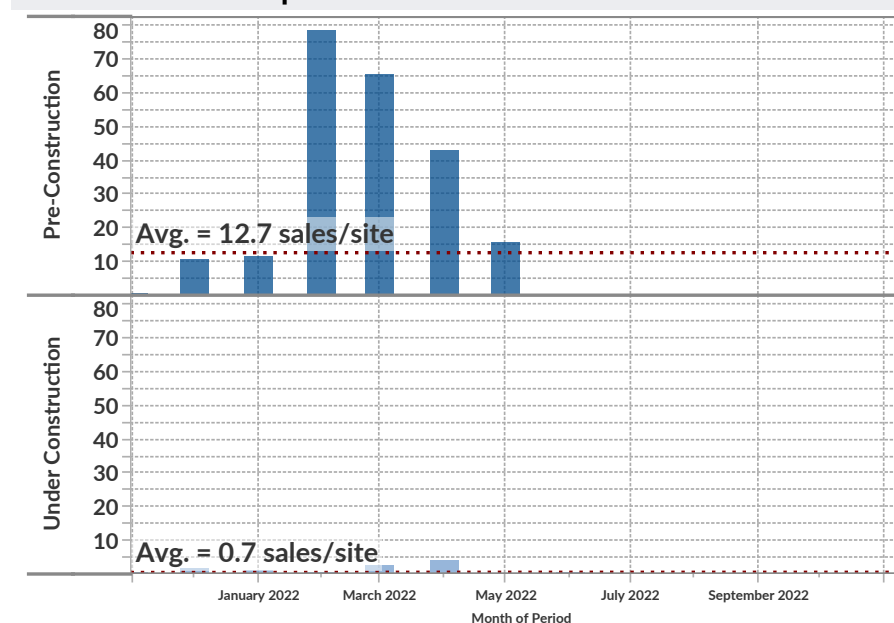
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	837	0	836	1
1 Bedroom + Den	1,022	0	1,011	11
2 Bedroom	1,194	0	1,170	24
2 Bedroom + Den	459	0	453	6
3 Bedroom & Up	336	2	300	36
Penthouse	13	0	12	1
Other	20	0	16	4

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$926	648	648	\$600,000	\$600,000
\$1,217	625	1,035	\$773,900	\$1,132,000
\$1,253	715	1,922	\$894,900	\$1,730,000
\$1,145	842	1,417	\$1,127,990	\$1,476,000
\$1,116	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)

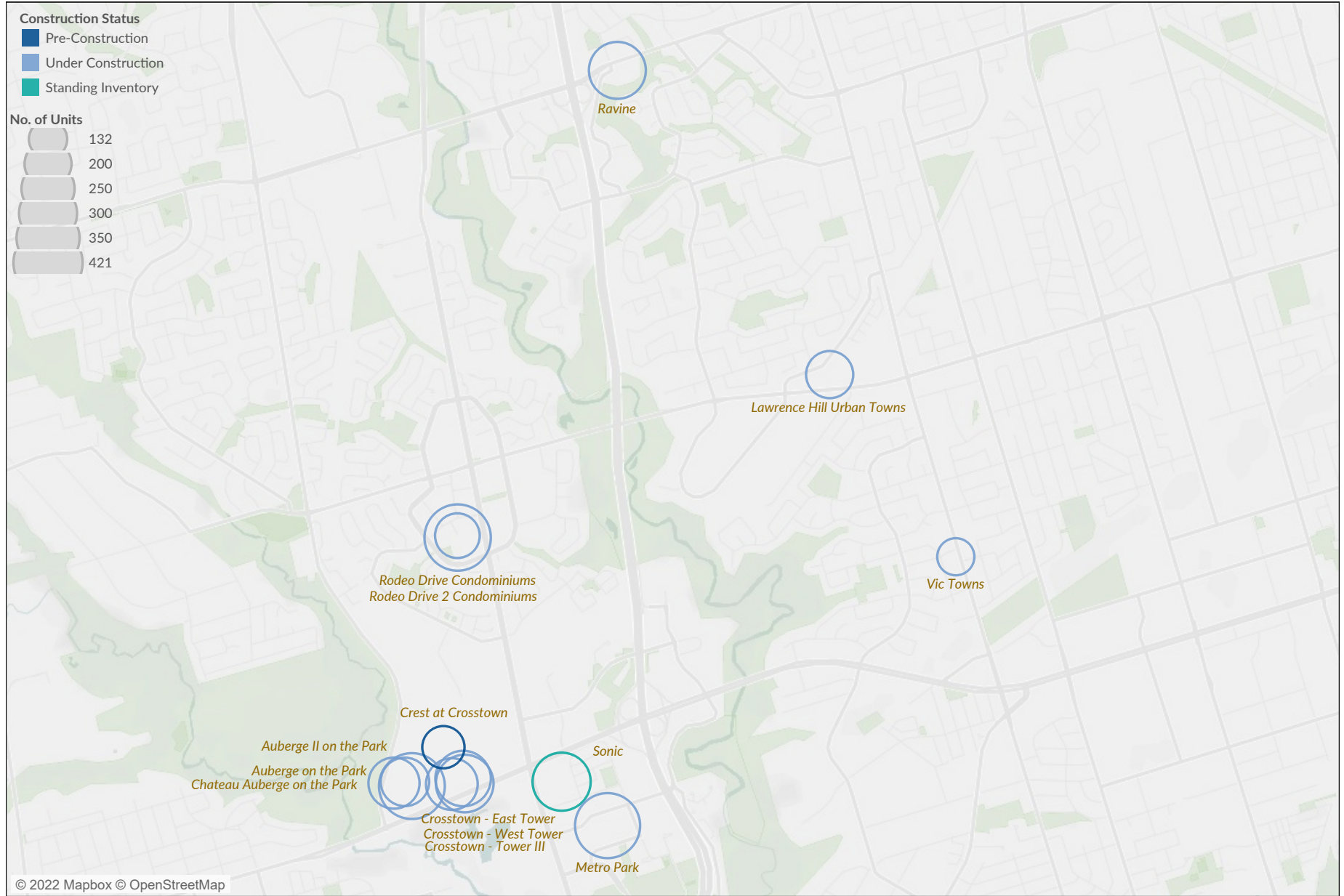


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - November 2022

Current Active Projects



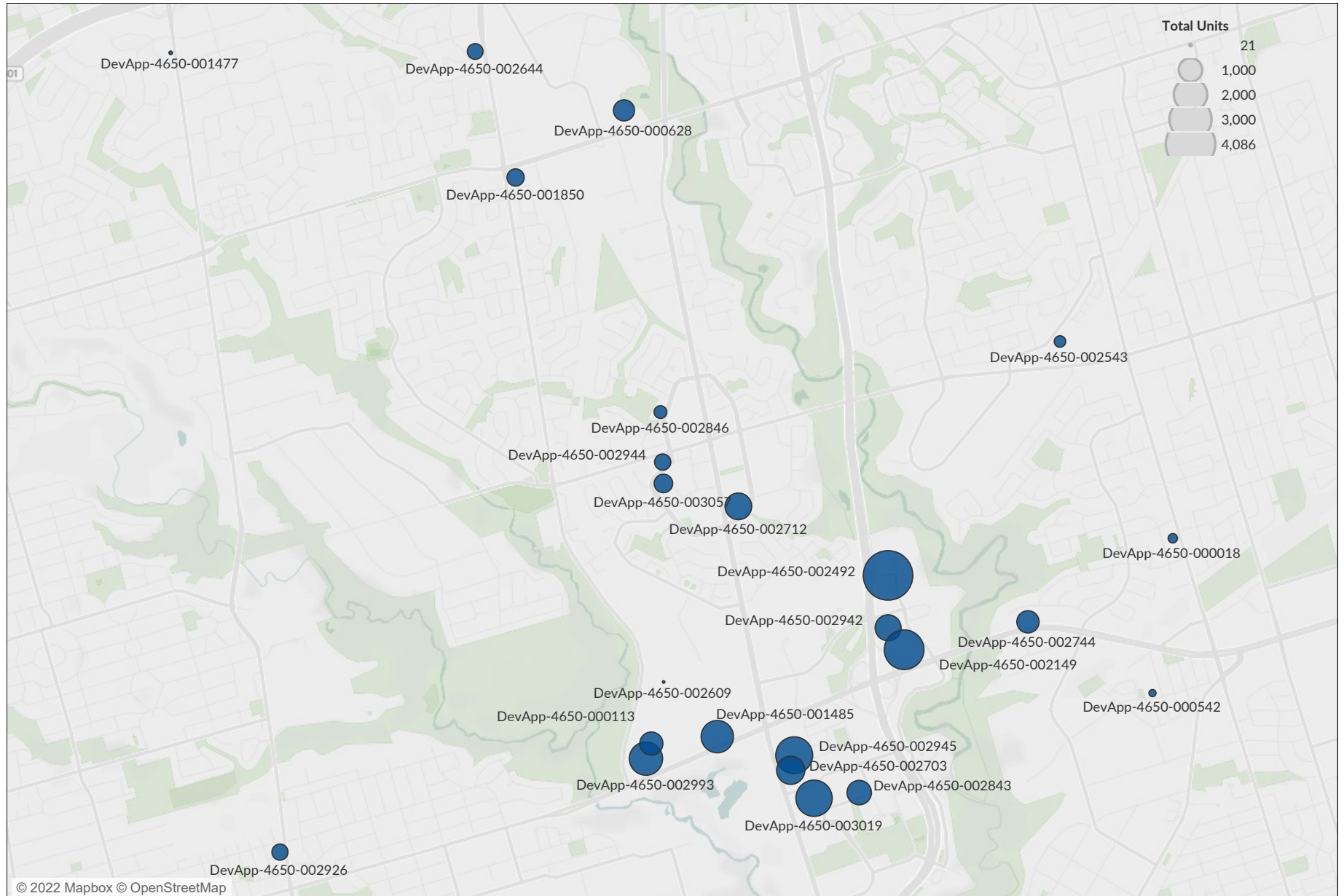
Don Mills - York Mills Submarket Report - November 2022

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	0	7	20	415	\$787	\$1,055
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December 2023	2	11	4	250	\$978	\$939
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	1	0	318	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	0	4	0	295	\$1,076	\$1,157
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	0	0	0	256	\$957	\$1,107
Lawrence Hill Urban Towns - Kingdom Developments Inc.	Stacked	January 2024	0	165	0	213	\$1,112	\$1,194
Metro Park - DBS Developments	Apartment	June 2025	0	402	3	405	\$1,079	\$1,159
Ravine - Urban Capital Property Group and Alit Developments	Apartment	March 2023	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	September 2023	0	0	0	421	\$575	\$987
Sonic - Lindvest	Apartment	April 2020	0	0	0	323	\$546	\$993
Vic Towns - Solotex Corporation	Stacked	September 2024	0	13	7	132	\$558	\$1,174

Don Mills - York Mills Submarket Report - November 2022

Current Development Applications



Don Mills - York Mills Submarket Report - November 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-4650-001850	801 York Mills Road	3.9	492
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
DevApp-4650-002993	1075 Leslie Street	5.0	1,846
DevApp-4650-003019	7 St Dennis Drive	4.8	2,197
DevApp-4650-003057	169 The Donway West	5.2	570

Don Mills - York Mills Submarket Report - November 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 16	• 17	• 4,374	• 332	• \$2,511	• 1,422	• \$3,571,151	• 16,039
Central Waterfront	• 2	• 8	• 3,994	• 519	• \$1,682	• 1,130	• \$1,900,994	• 13,643
Don Mills - York Mills	• 2	• 14	• 3,842	• 83	• \$1,146	• 1,210	• \$1,387,154	• 24,933
Downtown Core	• 17	• 8	• 4,586	• 774	• \$1,842	• 751	• \$1,383,156	• 28,717
Downtown East	• 13	• 18	• 5,686	• 841	• \$1,551	• 695	• \$1,077,458	• 25,407
Downtown West	• 4	• 24	• 7,795	• 886	• \$1,813	• 987	• \$1,790,127	• 18,911
Etobicoke Waterfront	• 0	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 9,281
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,957
Mississauga City Centre	• 5	• 9	• 4,282	• 111	• \$1,218	• 755	• \$919,967	• 20,775
North Toronto	• 6	• 18	• 3,477	• 378	• \$1,557	• 959	• \$1,493,166	• 206
North Yonge Corridor	• 202	• 7	• 1,985	• 118	• \$1,537	• 775	• \$1,190,863	• 33,243
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 123,527
North York West	• 48	• 8	• 895	• 257	• \$1,432	• 1,160	• \$1,661,056	• 18,119
Not Applicable	• 640	• 154	• 24,941	• 6,194	• \$1,166	• 776	• \$904,759	• 14,847
Scarborough City Centre								• 11,407
Sheppard Corridor	• 6	• 11	• 2,221	• 284	• \$1,432	• 827	• \$1,184,479	• 29,741
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 1	• 13	• 1,639	• 419	• \$1,264	• 711	• \$898,221	
Toronto West	• 88	• 23	• 3,787	• 668	• \$1,335	• 856	• \$1,143,026	
Yonge - St. Clair	• 3	• 5	• 568	• 79	• \$2,183	• 1,480	• \$3,230,906	

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