

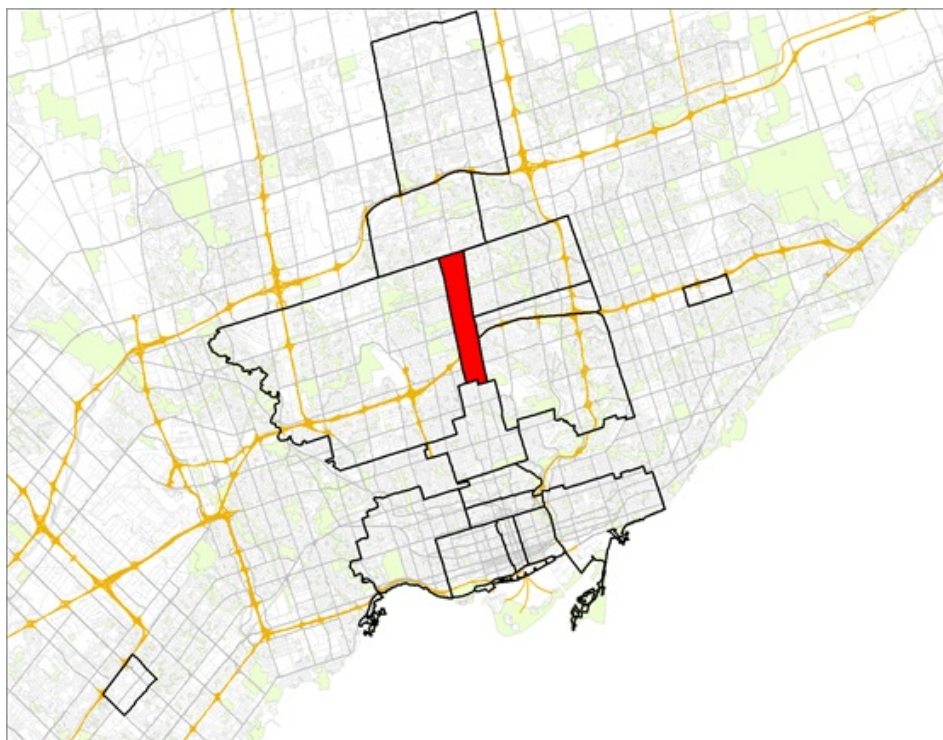


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of February 2023



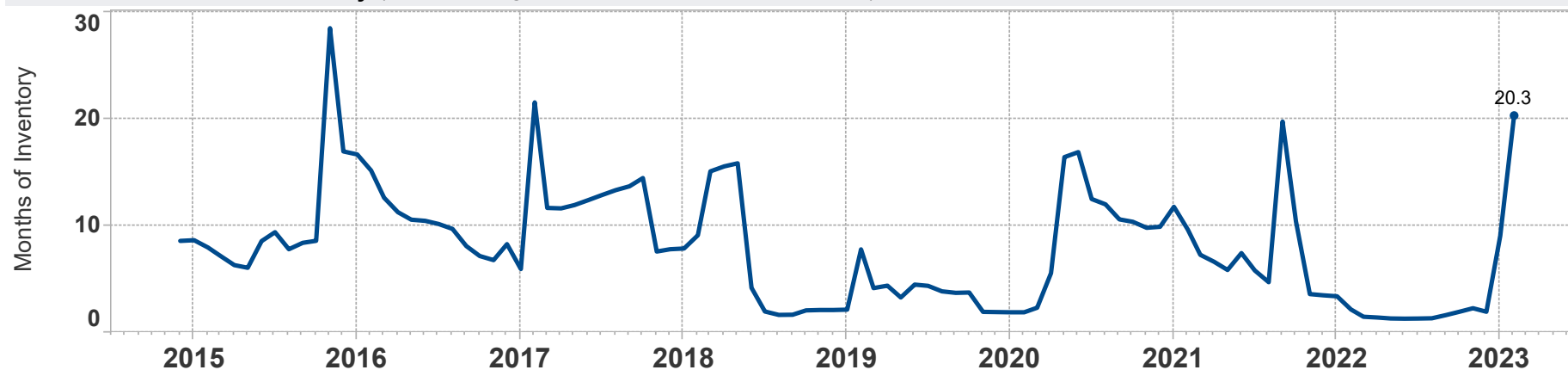
North Yonge Corridor Submarket Report - February 2023



North Yonge Corridor		GTA
Distinct count of Site Name	9	350
No. of Units	3,235	90,342
Total Sales	2,294	77,311
Act Inv	941	13,031
Avg. wt. \$/sf	\$1,693	\$1,432
Avg. Project \$/SF	\$1,315	\$1,289
Avg. SF	651	825
Avg. \$	\$1,102,189	\$1,180,936
Current Month Sales (incl. active & sold out)	263	697

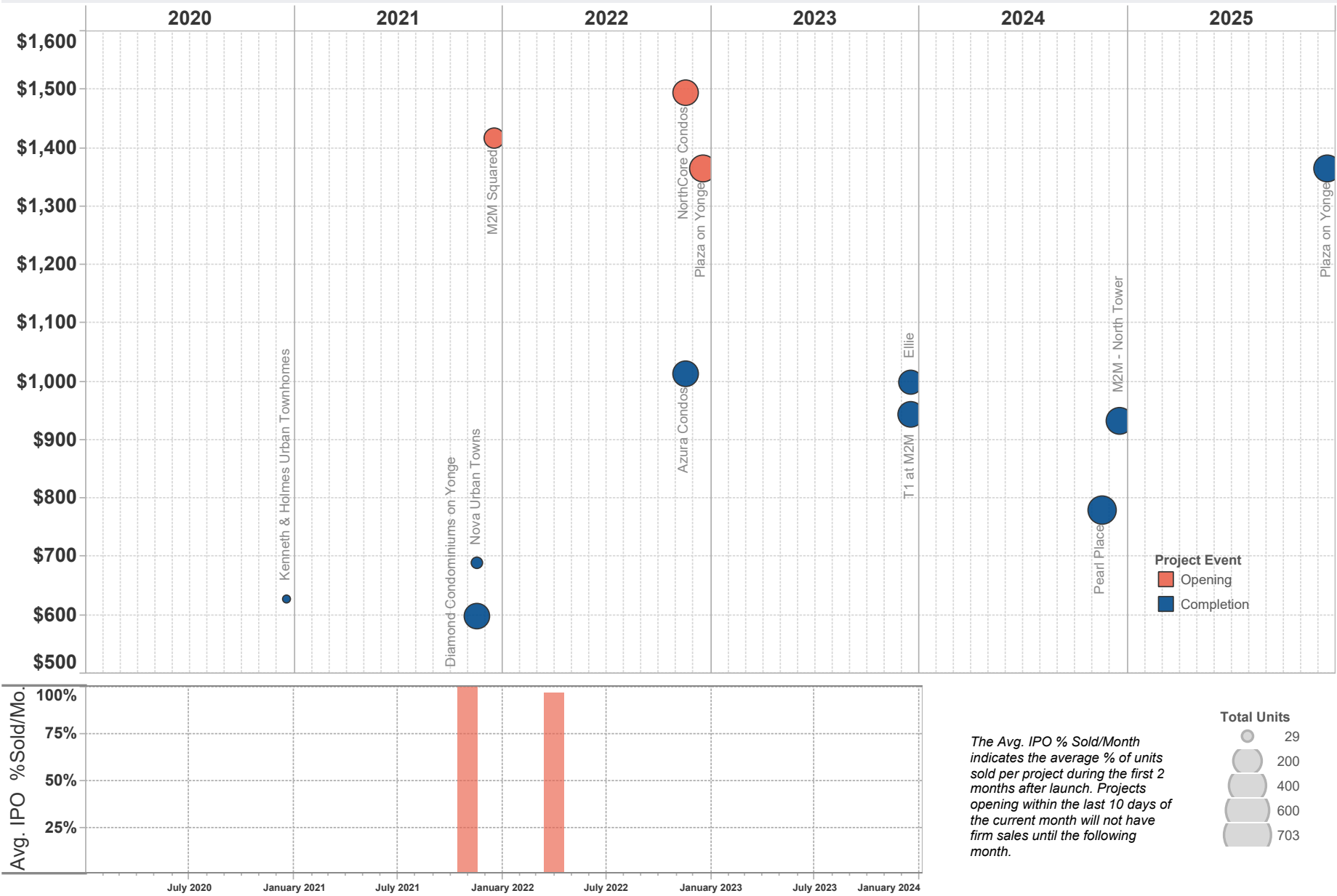
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	30	765
Total Units	20,807	424,430
Min. Density	1.0	0.0
Max. Density	26.1	61.9
Avg. Density	6.6	7.9

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



North Yonge Corridor Submarket Report - February 2023

Recent Project Openings, Completions & Scheduled Completions



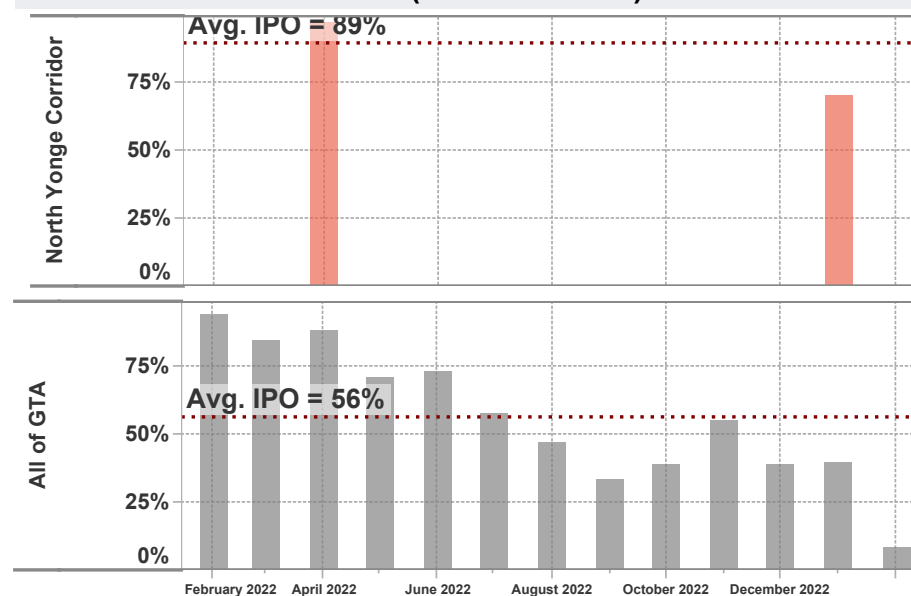
North Yonge Corridor Submarket Report - February 2023

Project Data by Unit Type

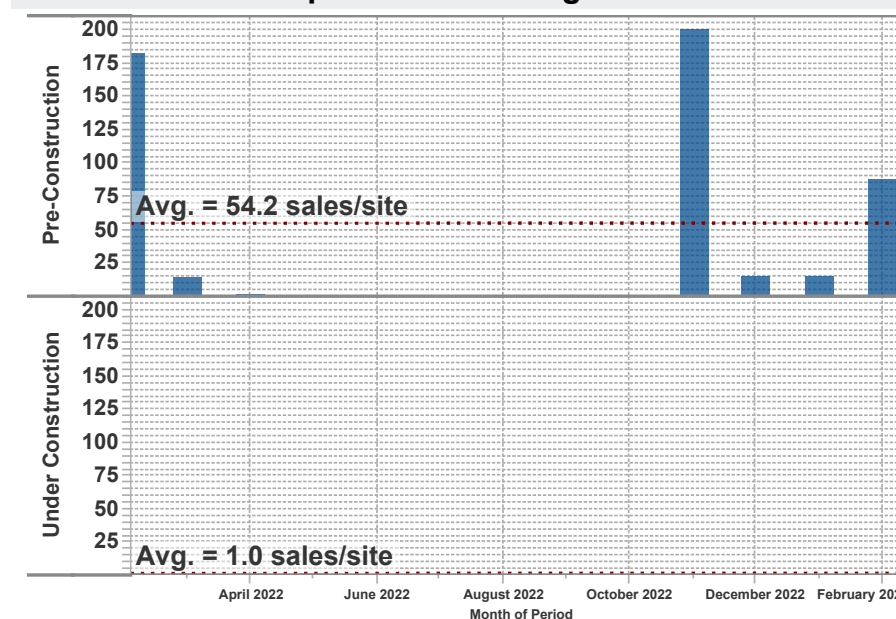
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	210	33	68	142
1 Bedroom	632	70	470	162
1 Bedroom + Den	902	85	653	249
2 Bedroom	1,038	63	820	218
2 Bedroom + Den	160	0	122	38
3 Bedroom & Up	240	12	115	125
Penthouse	10	0	10	0
Other	31	0	31	0

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,784	331	410	\$495,000	\$728,990
\$1,755	408	597	\$654,900	\$1,061,990
\$1,706	535	706	\$712,000	\$1,288,990
\$1,642	618	1,399	\$824,900	\$1,379,990
\$1,708	868	1,047	\$1,564,900	\$1,705,900
\$1,680	839	1,302	\$1,084,900	\$1,870,990

IPO Launch Performance (first 2 months)

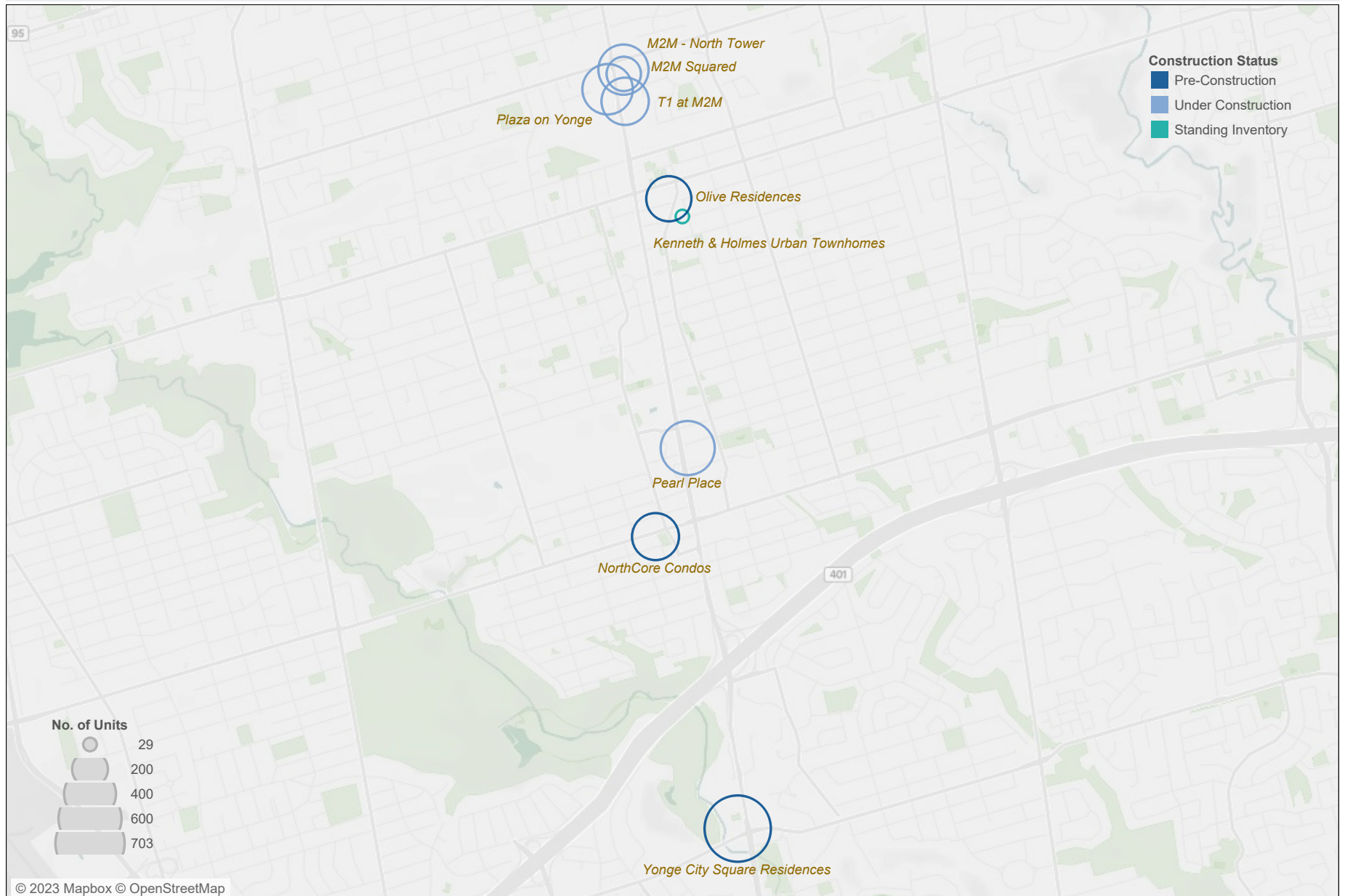


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - February 2023

Current Active Projects



North Yonge Corridor Submarket Report - February 2023

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..
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	0	0	1	29	\$628	\$750
M2M - North Tower - Aoyuan International	Apartment	March 2024	0	0	0	403	\$933	\$1,091
M2M Squared - Aoyuan International	Apartment	January 2026	0	0	0	189	\$1,417	\$1,422
NorthCore Condos - Fieldgate Homes and Westdale Properti..	Apartment	March 2026	17	48	90	353	\$1,495	\$1,496
Olive Residences - Capital Developments	Apartment	October 2025	246	246	80	326	\$0	\$1,169
Pearl Place - Conservatory Group	Apartment	May 2024	0	0	55	467	\$780	\$1,665
Plaza on Yonge - Plaza	Apartment	March 2025	0	1	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	September 2023	0	0	0	358	\$944	\$1,096
Yonge City Square Residences - Gupta Group	Apartment	April 2027	0	0	703	703	\$0	\$1,807

North Yonge Corridor Submarket Report - February 2023

Current Development Applications



North Yonge Corridor Submarket Report - February 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000050	5840 - 5870 Yonge Street	2.0	407
DevApp-4650-000170	26 Hounslow Avenue	3.4	111
DevApp-4650-000558	5294 - 5306 Yonge Street	1.0	395
DevApp-4650-000634	4155 Yonge Street	2.2	30
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	5.0	533
DevApp-4650-000829	15 Holmes Avenue	5.0	358
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	71
DevApp-4650-001491	4800 Yonge Street	12.0	498
DevApp-4650-001854	6150 Yonge Street	5.7	546
DevApp-4650-001928	5800 Yonge Street		1,496
DevApp-4650-001943	4050 Yonge Street	8.3	716
DevApp-4650-002065	6080 Yonge Street	6.0	259
DevApp-4650-002113	105 Sheppard Avenue East	3.1	58
DevApp-4650-002281	5203 Yonge Street	10.5	329
DevApp-4650-002285	5051 Yonge Street	12.2	365
DevApp-4650-002522	48 Avondale Avenue	10.4	1,137
DevApp-4650-002628	5799-5915 Yonge Street	1.8	808
DevApp-4650-002632	31 Finch Avenue East	5.3	350
DevApp-4650-002723	68 Churchill Avenue	1.0	44
DevApp-4650-002730	6464 Yonge Street	4.6	8,325
DevApp-4650-002748	6200 Yonge Street	7.0	347
DevApp-4650-002785	6167 Yonge Street	6.0	549
DevApp-4650-002842	6125 Yonge Street	5.9	391
DevApp-4650-002878	16 Centre Avenue	4.0	453
DevApp-4650-002947	5576 Yonge Street	11.4	608
DevApp-4650-002954	18 Athabaska Avenue	12.1	544
DevApp-4650-002963	25 Old York Mills Road	2.7	98
DevApp-4650-002975	5320-5324 Yonge Street	10.3	524
DevApp-4650-002991	6979-6991 Yonge Street	26.1	427
DevApp-4650-003109	120 Sheppard Avenue West	3.1	30

North Yonge Corridor Submarket Report - February 2023

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	• 2	• 17	• 4,424	• 281	• \$2,593	• 1,397	• \$3,620,660	• 17,365
Central Waterfront	• 0	• 8	• 3,995	• 478	• \$1,709	• 1,135	• \$1,939,854	• 12,588
Don Mills - York Mills	• 0	• 14	• 3,850	• 86	• \$1,142	• 1,217	• \$1,389,468	• 26,740
Downtown Core	• 23	• 8	• 4,704	• 659	• \$1,879	• 761	• \$1,429,177	• 30,497
Downtown East	• 53	• 18	• 5,777	• 1,125	• \$1,541	• 684	• \$1,054,621	• 23,178
Downtown West	• 98	• 22	• 7,479	• 804	• \$1,794	• 1,028	• \$1,844,752	• 17,137
Etobicoke Waterfront	• 3	• 1	• 540	• 25	• \$1,627	• 795	• \$1,293,233	• 9,281
Highway7 - Yonge	• 2	• 5	• 1,295	• 38	• \$1,103	• 1,123	• \$1,238,292	• 23,308
Mississauga City Centre	• 0	• 9	• 4,282	• 111	• \$1,218	• 755	• \$919,967	• 20,807
North Toronto	• 0	• 18	• 3,494	• 357	• \$1,545	• 946	• \$1,461,767	• 238
North Yonge Corridor	• 263	• 9	• 2,294	• 941	• \$1,693	• 651	• \$1,102,189	• 32,887
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 129,027
North York West	• 3	• 8	• 911	• 243	• \$1,462	• 1,141	• \$1,669,227	• 20,375
Not Applicable	• 127	• 157	• 24,931	• 5,688	• \$1,141	• 786	• \$897,324	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 0	• 12	• 2,228	• 690	• \$1,301	• 728	• \$947,824	• 29,036
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,428
Toronto East	• 7	• 10	• 1,421	• 390	• \$1,259	• 703	• \$884,290	
Toronto West	• 94	• 24	• 3,926	• 818	• \$1,333	• 830	• \$1,105,831	
Yonge - St. Clair	• 22	• 7	• 853	• 268	• \$1,907	• 960	• \$1,831,612	

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