

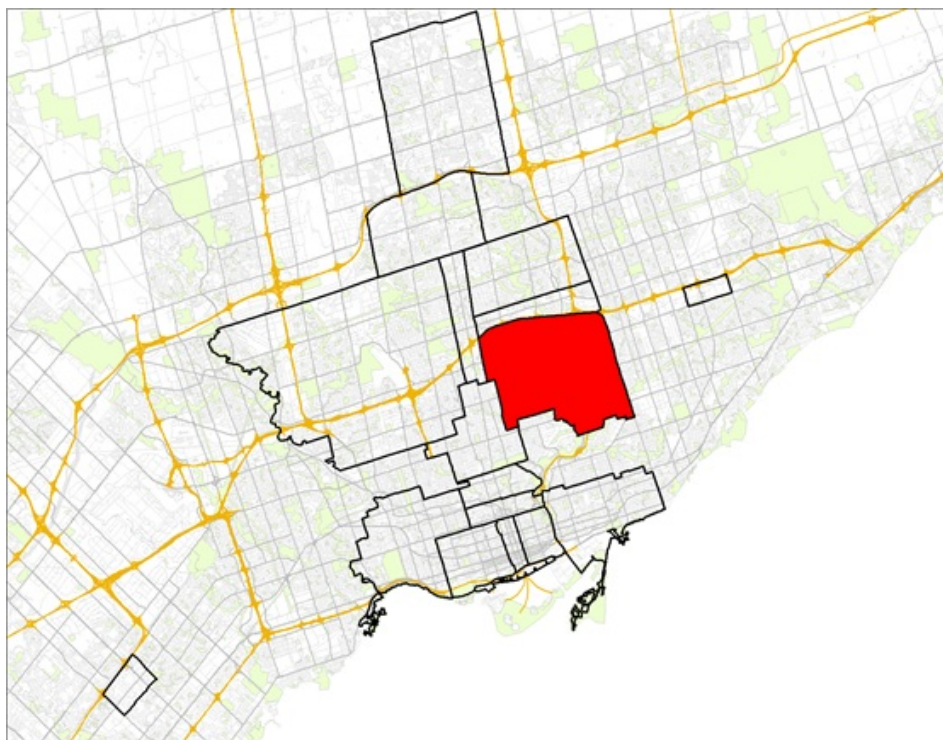


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of February 2023



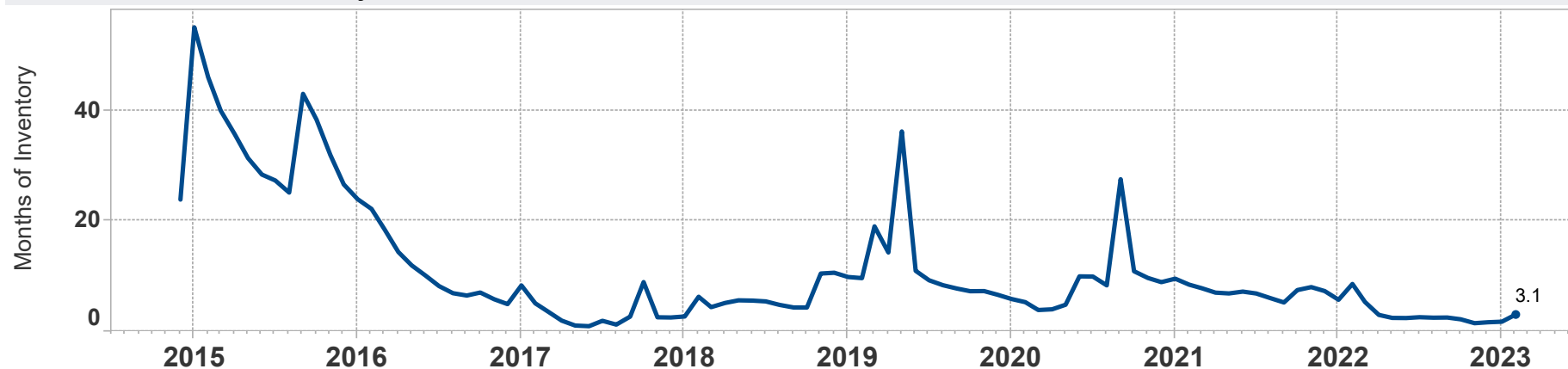
Don Mills - York Mills Submarket Report - February 2023



Don Mills - York Mills		GTA
Distinct count of Site Name	14	350
No. of Units	3,936	90,342
Total Sales	3,850	77,311
Act Inv	86	13,031
Avg. wt. \$/sf	\$1,142	\$1,432
Avg. Project \$/SF	\$1,098	\$1,289
Avg. SF	1,217	825
Avg. \$	\$1,389,468	\$1,180,936
Current Month Sales (incl. active & sold out)	0	697

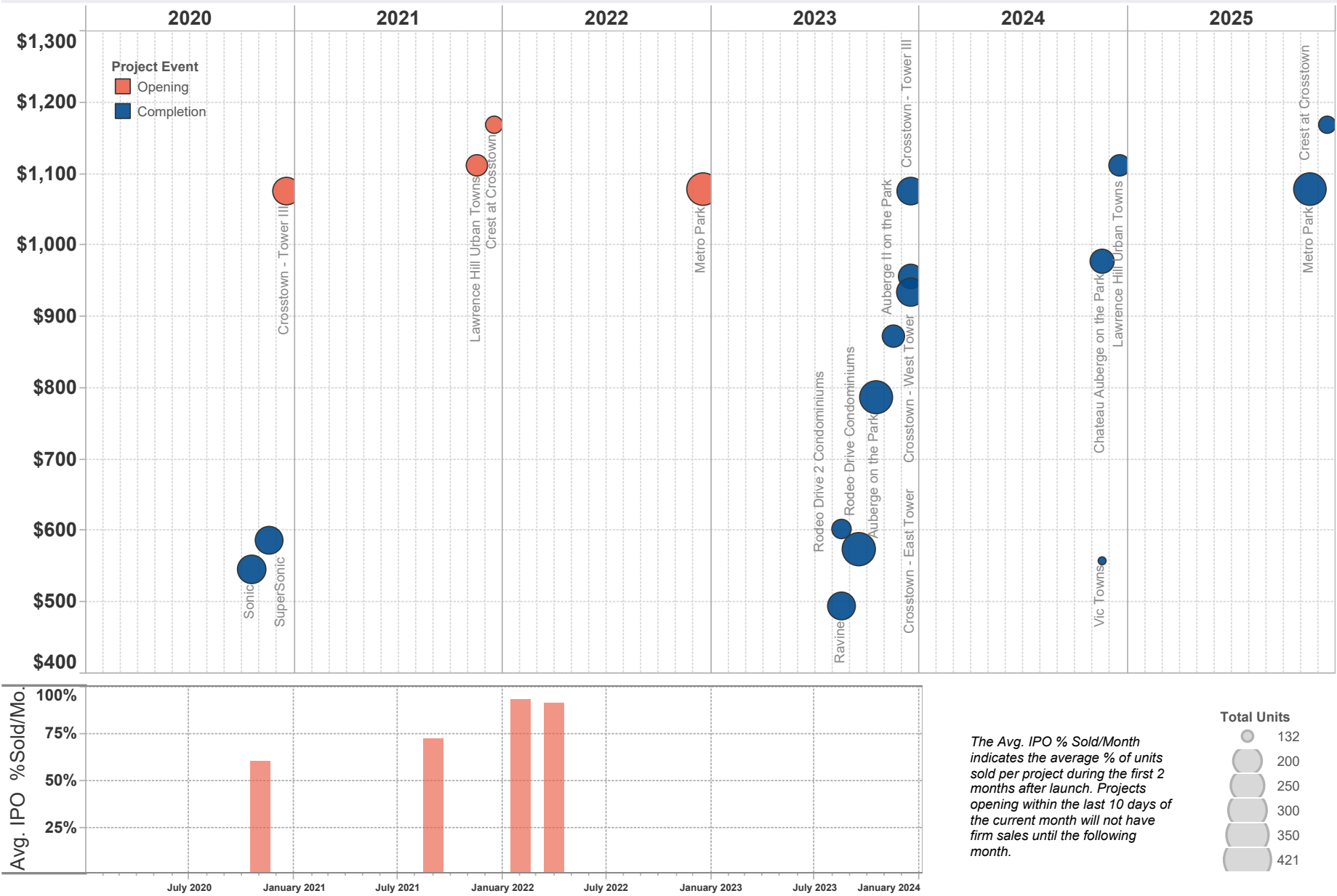
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	27	765
Total Units	26,740	424,430
Min. Density	0.8	0.0
Max. Density	14.8	61.9
Avg. Density	4.8	7.9

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



Don Mills - York Mills Submarket Report - February 2023

Recent Project Openings, Completions & Scheduled Completions



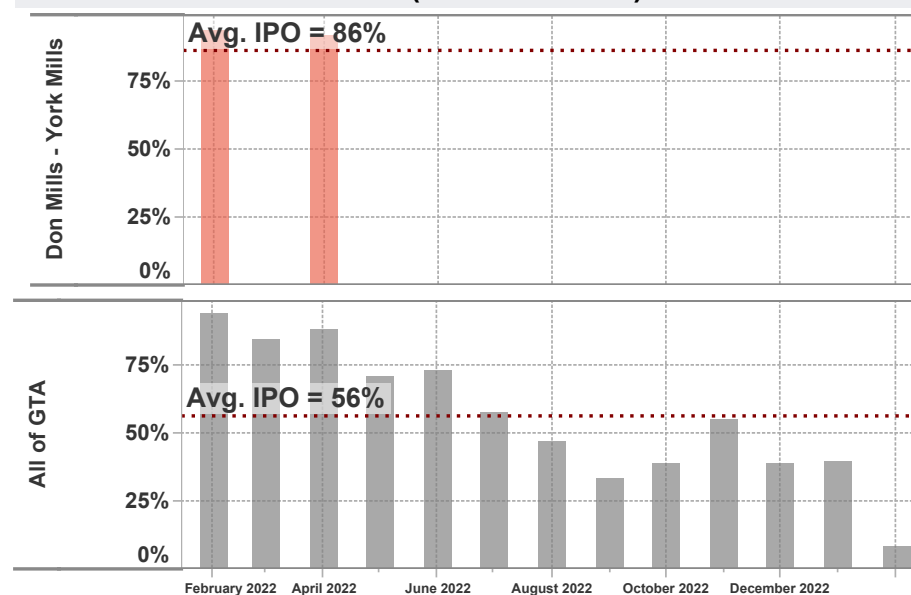
Don Mills - York Mills Submarket Report - February 2023

Project Data by Unit Type

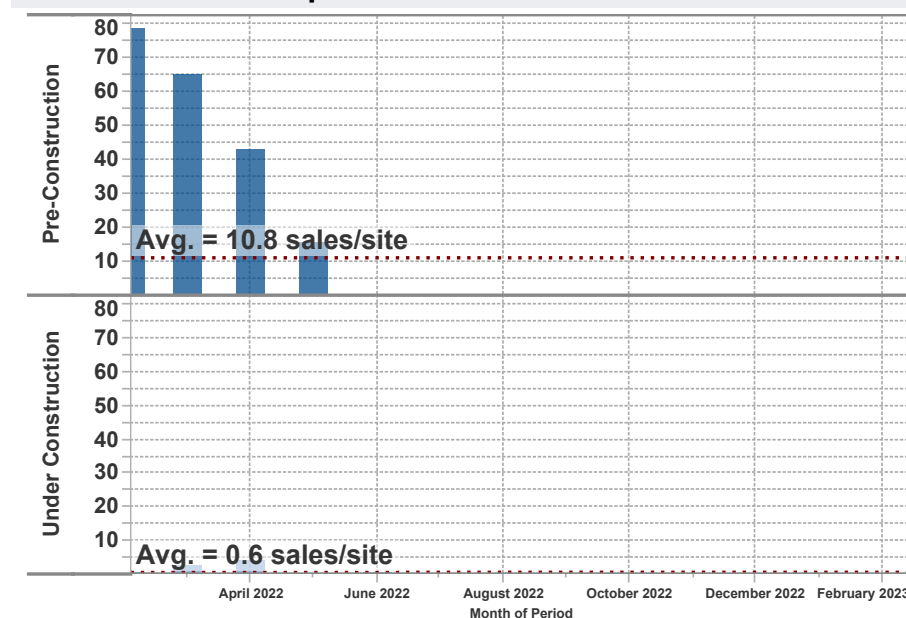
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	838	0	837	1
1 Bedroom + Den	1,022	0	1,011	11
2 Bedroom	1,204	0	1,179	25
2 Bedroom + Den	459	0	453	6
3 Bedroom & Up	336	0	298	38
Penthouse	13	0	12	1
Other	20	0	16	4

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
\$1,257	715	1,922	\$894,900	\$1,730,000
\$1,145	842	1,417	\$1,127,990	\$1,476,000
\$1,106	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)

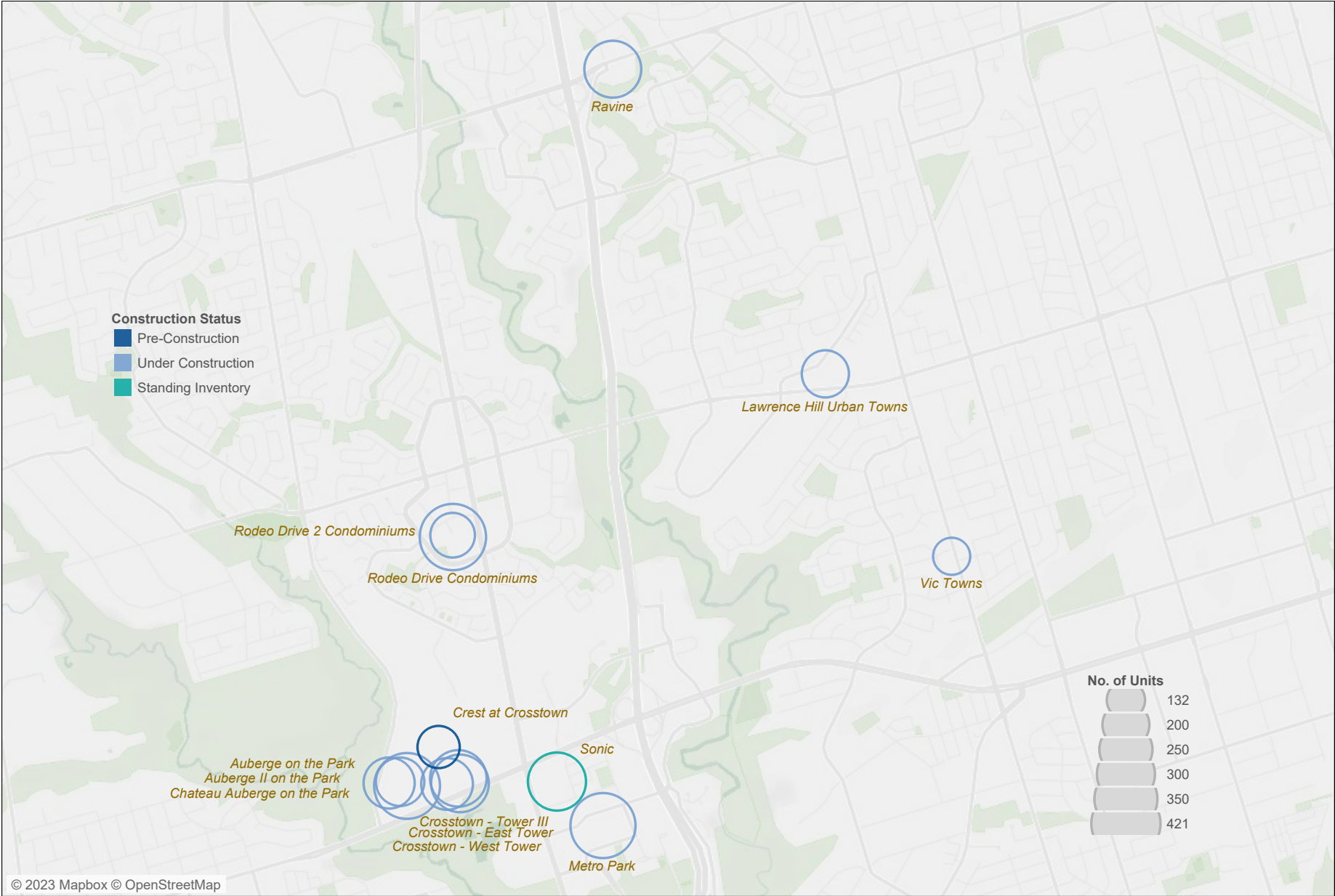


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - February 2023

Current Active Projects



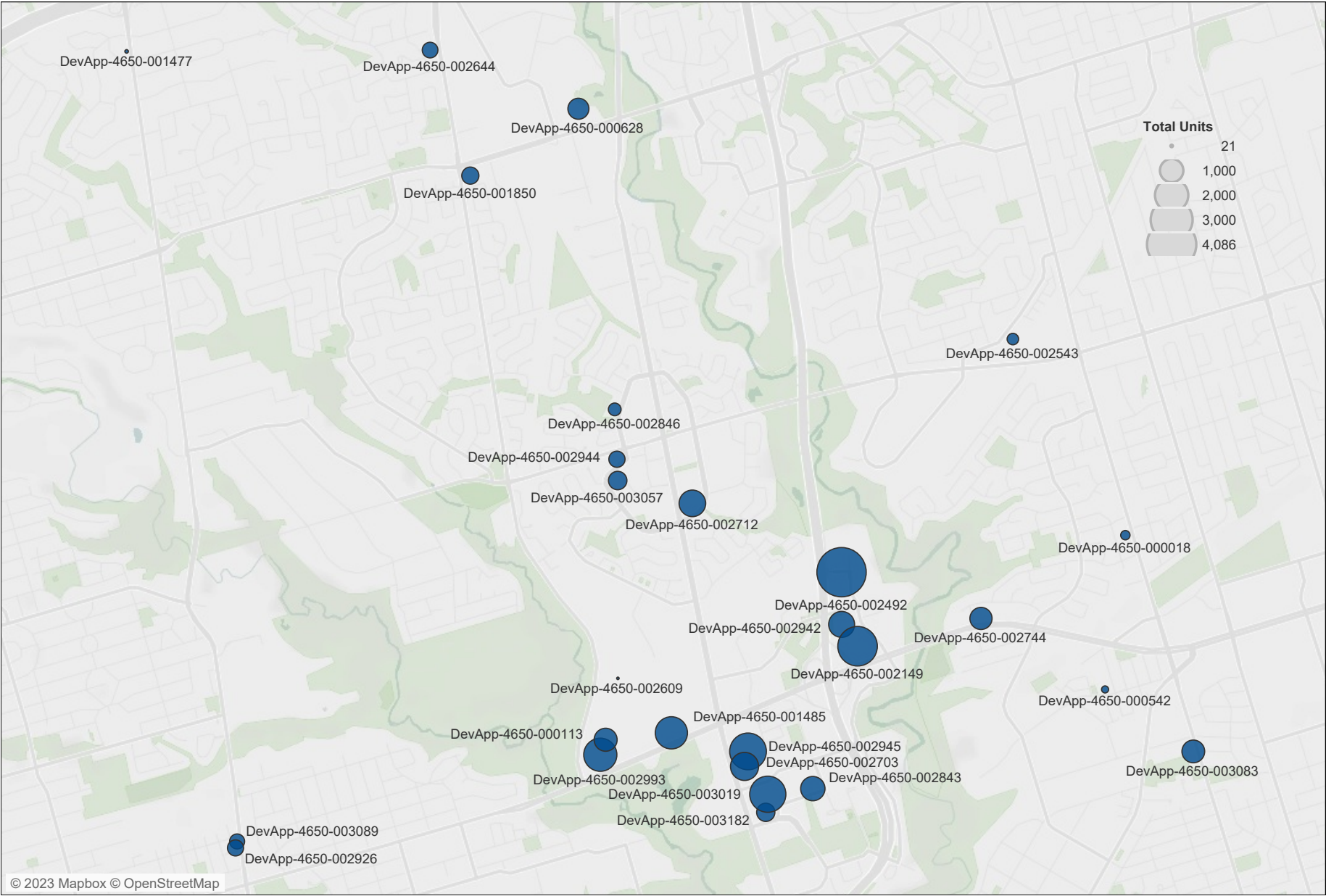
Don Mills - York Mills Submarket Report - February 2023

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..
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	October 2023	0	0	15	225	\$873	\$1,042
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2023	0	0	20	415	\$787	\$1,055
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	September 2024	0	0	6	250	\$978	\$943
Crest at Crosstown - Aspen Ridge Homes	Apartment	January 2025	0	0	35	171	\$1,169	\$1,360
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	0	0	0	318	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	0	0	0	306	\$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	0	0	213	\$1,112	\$1,194
Metro Park - DBS Developments	Apartment	June 2025	0	0	3	405	\$1,079	\$1,159
Ravine - Urban Capital Property Group and Alit Developments	Apartment	April 2023	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	April 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	0	7	132	\$558	\$1,174

Don Mills - York Mills Submarket Report - February 2023

Current Development Applications



Don Mills - York Mills Submarket Report - February 2023

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	0.8	
DevApp-4650-002644	390-400 Woodsworth Road	1.7	411
DevApp-4650-002703	7-11 Rochefort Drive	6.6	1,326
DevApp-4650-002712	1053 Don Mills Road	4.3	1,185
DevApp-4650-002744	3 Swift Drive	11.3	824
DevApp-4650-002843	48 Grenoble 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
DevApp-4650-003083	1400 Victoria Park Avenue	5.3	868
DevApp-4650-003089	1840 Bayview Avenue	14.8	377
DevApp-4650-003182	200 Gateway Boulevard	3.4	558

Don Mills - York Mills 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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