



LAND & INVESTMENT GROUP

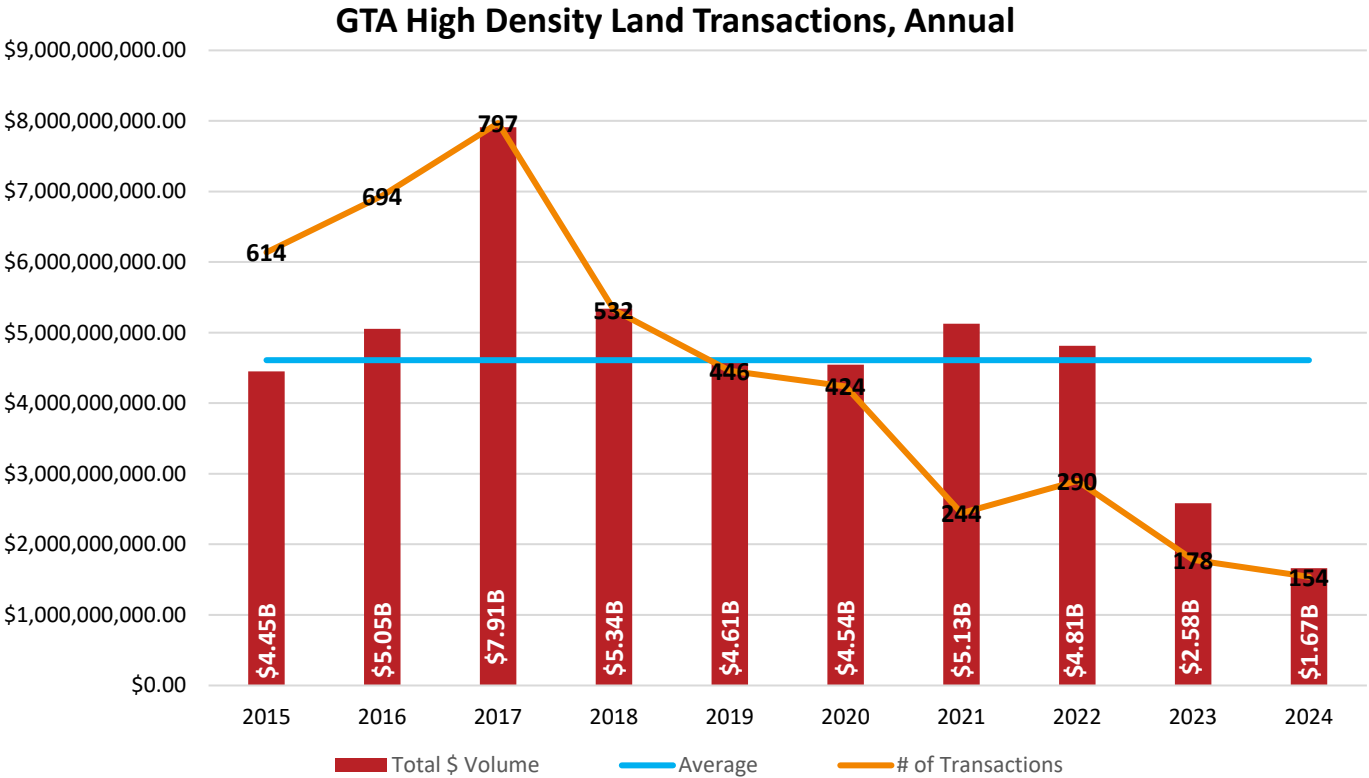
GTA High Density Residential Land Report

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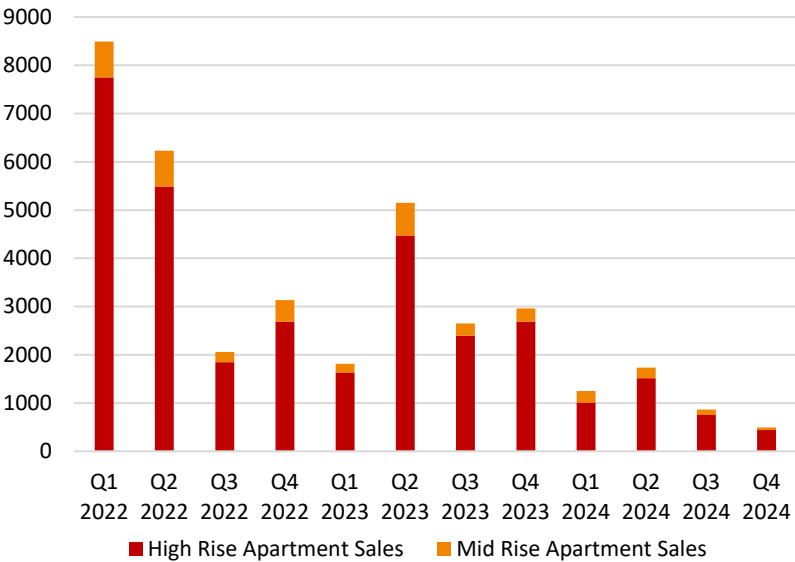
GTA HIGH DENSITY LAND MARKET

The high-rise land market experienced a continued slowdown in 2024, characterized by a limited number of project launches and subdued unit sales activity. Only 23 new condo projects were launched in 2024, and a mere 31% of released units were sold within the past year. This indicates a shift in the appetite from both the end user and investors , with a pronounced preference for high-quality projects in prime locations, particularly within the City of Toronto. Despite a considerable number of projects available for purchase, overall high-rise land sales reached historically low levels, as evidenced by recent market data. This trend is anticipated to persist throughout 2025, contributing to a continued period of market stagnation. Land prices have undergone downward adjustments, and we expect this trend to continue in the near term, with a potential recovery projected for 2026. Notably, the price per Gross Floor Area (GFA) has experienced significant adjustments, in some instances by as much as 50%. However, this has not been uniformly reflected in overall land value, primarily due to the potential for increased density on many of these sites.

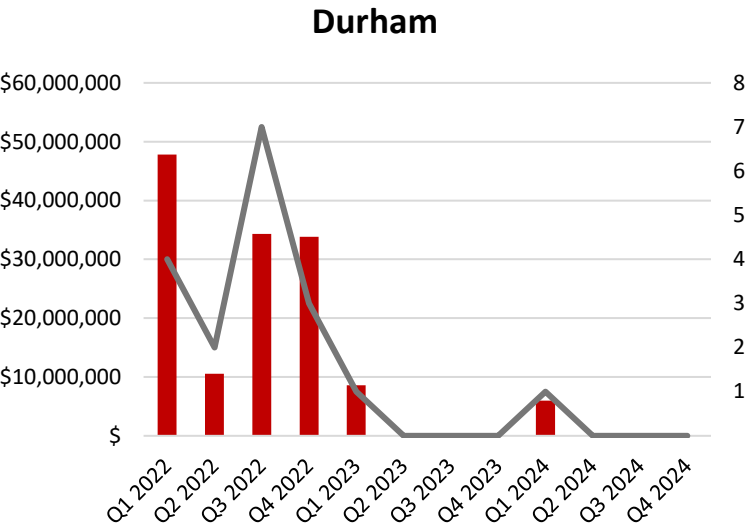
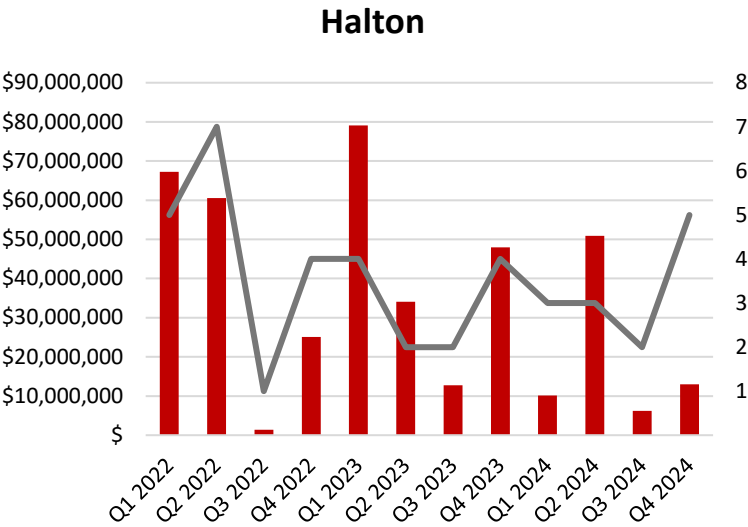
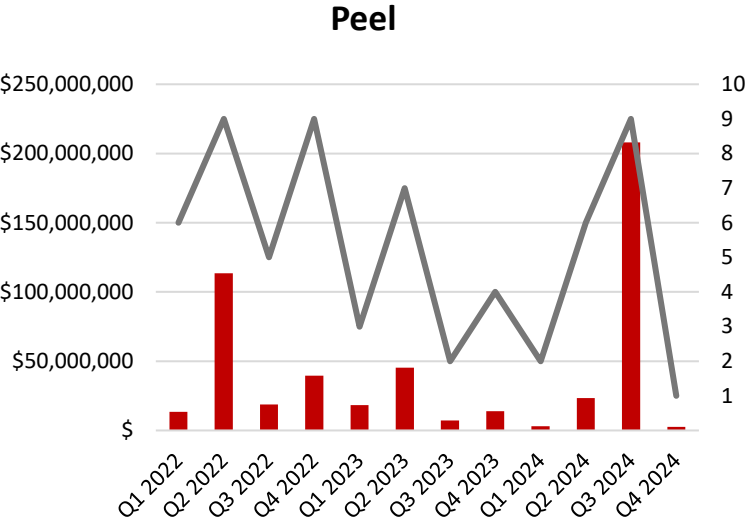
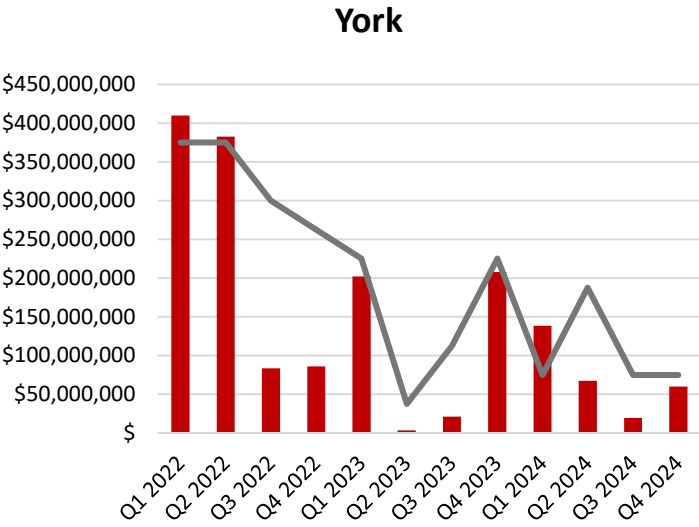
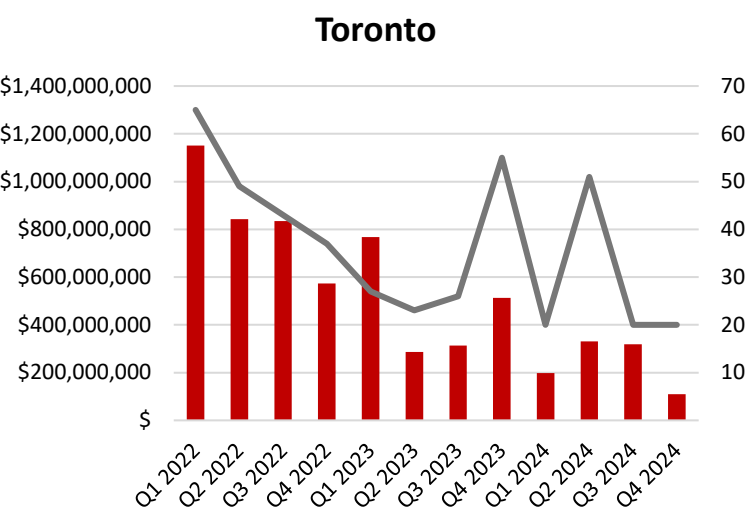
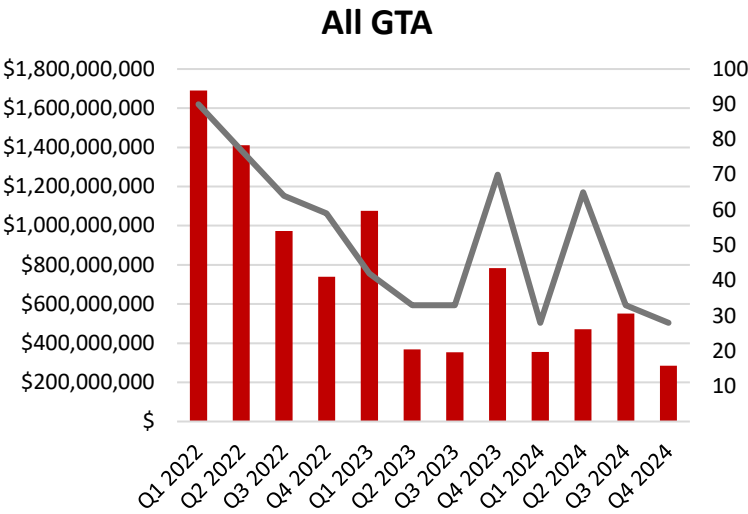


This increased density is largely attributable to a shift in planning policies at the Provincial and Municipal levels, with an increasing emphasis on addressing housing supply challenges. This policy shift, which encourages development density, further mitigates upward pressure on GFA prices. Further emphasizing the softening effect on pricing. Total land transaction volume in 2024 deviated significantly from the 10-year average, reaching \$1.67 billion, representing a 64% decrease from the historical average. This substantial reduction in transaction volume reflects the prevailing hesitancy among developers and investors given the risks associated with the current market climate.

GTA Pre-Construction Apartment Sales by Quarter

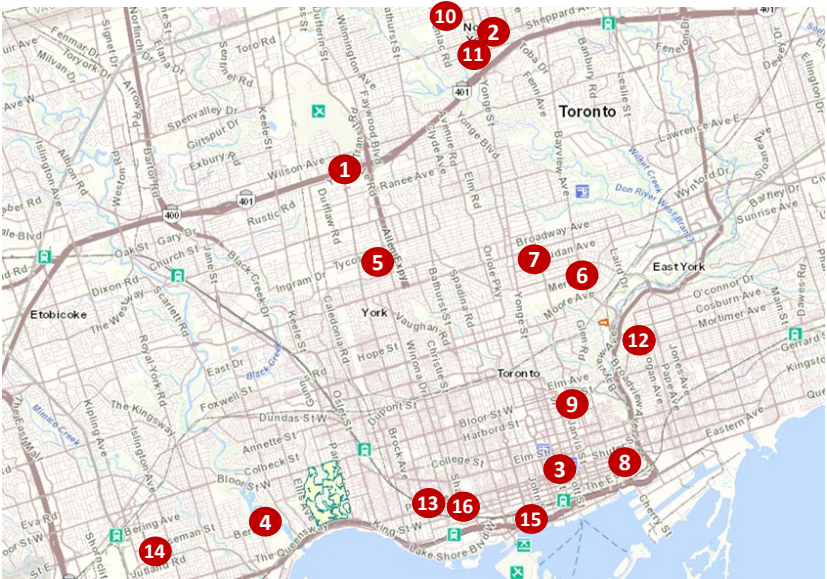


HIGH DENSITY RESIDENTIAL LAND SALES



TORONTO HIGH DENSITY RESIDENTIAL MARKET

Toronto Notable Transactions – Q1 to Q4 2024

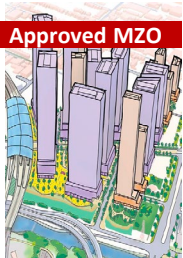


Furthermore, the current economic headwinds, coupled with the introduction of measures such as capital gains taxes, have contributed to a notable shift in investor behavior. Many investors who were previously active in the condominium market are now re-evaluating their strategies, leading to a decrease in investment activity in this sector. Conversely, this shift in the investment landscape has created new opportunities in the rental housing market. With favorable financing options and various incentive programs offered by the City of Toronto, as well as support from provincial and federal governments, many builders and developers are now turning their attention to the development of purpose-built rental projects. This strategic realignment reflects a growing recognition of the need for increased rental housing supply in the city and the potential for stable, long-term returns in this sector.

#	Address	Price	Size (AC)	Price per Acre	Price per Sq. Ft.	Purchaser
1	3450 Dufferin St	\$160,823,249	N/A	N/A	Partnership	AIMCo (47.5% of property)
2	45-47 Sheppard Ave E	\$83,500,000	2.9	\$28,209,459	\$52	LEV Living
3	119 Church St	\$68,609,629	0.4	\$172,820,225	\$152	CentreCourt
4	15 Neighbourhood Ln	\$48,000,000	1.6	\$30,169,705	Distress	Empire Communities
5	245 Marlee Ave	\$42,340,000	1.3	\$33,338,582	\$69	Chestnut Hill Developments
6	1325 Bayview Ave	\$38,250,000	2.8	\$8,586,957	\$68	Paradise Developments
7	214 –226 Soudan Ave	\$33,023,400	0.5	\$192,419,739	\$102	QuadReal Property Group
8	1 –16 Sumach St	\$32,450,000	0.5	\$72,111,111	\$108	Block Developments
9	2 –8 Earl S, 5 Huntley St	\$30,806,627	0.4	\$77,016,568	\$57	Earl Huntley Holdings
10	7-17 Nipigon Ave	\$26,600,000	0.6	\$46,666,667	\$62	Arkfield
11	4696 Yonge St	\$26,500,000	0.7	\$39,027,981	\$68	Skale Development
12	1099 Broadview Ave	\$26,000,000	1.4	\$18,105,849	\$76	Equiton Living
13	1153 Queen St West	\$24,250,000	0.6	\$37,655,279	\$91	QuadReal Property Group
14	10-18 Zorra St	\$23,856,164	0.6	\$42,600,293	\$86	Altree Developments
15	10 Lower Spadina Ave	\$23,700,000	0.3	\$69,705,882	\$68	Arkfield
16	1071 King St West	\$23,074,079	0.6	\$40,551,983	\$103	Woodbourne Capital



Proposed
45-47 Sheppard Ave E
Units: 2386
Tower(s): 2
Height: 30 – 59 ST
GFA: 1,609,506 SF



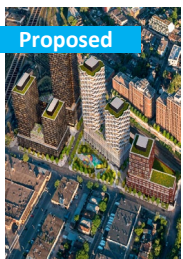
Approved MZO
East Harbour
Units: 4,300
Tower(s): 15
Height: 23-65 ST
GFA: 13,218,082 SF



Proposed
245 Marlee Ave
Units: 424, 462
Tower(s): 1
Height: 35 - 37 ST
GFA: 613,301 SF



Proposed
1571 Sandhurst Crcl
Units: 2,589
Tower(s): 9
Height: 12 - 33 ST
GFA: 2,184,030 SF



Proposed
43 Junction Rd
Units: 1,888
Tower(s): 3
Height: 15 - 35 ST
GFA: 1,461,395 SF



Proposed
5230 Dundas St W
Units: 2,387
Tower(s): 7
Height: 25 - 45 ST
GFA: 1,661,420 SF

REGIONAL HIGH DENSITY RESIDENTIAL MARKET

Notable Transactions – Q1 to Q4 2024 York

#	Address	Price	Size (AC)	Price per Acre	Price per Sq. Ft.	Purchaser
1	7700 Bathurst St, Vaughan	\$136,000,000	8.3	\$16,464,890	N/A	Liberty Dev't Corp
2	100 Steeles Ave W, Vaughan	\$50,000,000	5.1	\$9,780,907	\$31	GALA Developments
3	8905 Bathurst St, Richmond Hill	\$34,618,823	3.0	\$11,466,983	\$85	Tridel
4	17480 Yonge St, Newmarket	\$31,032,500	4.6	\$6,783,060	N/A	Arkfield Capital
5	16925 Yonge St, Newmarket	\$21,500,000	3.2	\$6,808,106	N/A	16925 Yonge Invst Inc.
6	9 & 19 Cedar Ave, Markham	\$15,500,000	3.0	\$5,187,416	N/A	Times Group Corporation
7	16995 Yonge St, Newmarket	\$14,050,000	3.1	\$4,591,503	N/A	2574385 Ontario Inc.
8	7666 Yonge St, Vaughan	\$14,000,000	1.6	\$8,749,999	N/A	2474411 Ontario Inc.
9	7077 Kennedy Rd, Markham	\$10,800,000	3.1	\$3,495,145	N/A	Remington Group
10	107 Langstaff Rd E, Markham	\$10,000,000	1.0	\$10,050,251	N/A	Condor Properties

Peel

#	Address	Price	Size (AC)	Price per Acre	Price per Sq. Ft.	Purchaser
1	Lakefront Prom & Rangeview Rd*	\$39,603,492	1.9	\$20,943,147	N/A	Greenpark Homes
2	Lakefront Prom & Rangeview Rd*	\$39,064,300	2.9	\$13,424,157	N/A	Deco Homes
3	Lakefront Prom & Rangeview Rd*	\$38,386,000	2.8	\$13,506,685	N/A	Branthaven
4	Hydro Rd & Rangeview Rd*	\$30,630,736	1.1	\$27,373,312	N/A	Argo Caivan
5	12 Henderson Ave, Brampton	\$26,000,000	7.7	\$3,376,623	N/A	1000937527 Ontario Inc.
6	Lakefront Prom & Rangeview Rd*	\$18,000,000	4.0	\$4,532,863	N/A	Tridel
7	12035 & 12089 Hurontario St N	\$9,550,000	1.0	\$9,815,005	N/A	Arrow Drywall Inc.

*Part of Mississauga Rangeview Estates development

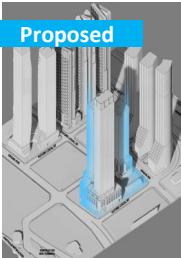
Halton

#	Address	Price	Size (AC)	Price per Acre	Price per Sq. Ft.	Purchaser
1	420-468 S. Service Rd E, Oakville	\$45,000,000	27.4	\$1,642,275	\$7.50	The Rose Corporation
2	1320 Wheat Boom Dr, Oakville	\$6,106,740	1.1	\$5,546,539	N/A	Valery Homes
3	12,22,24 Dayfoot Dr, Halton Hills	\$6,000,000	2.4	\$2,453,987	\$39	Neuhaus Developments

Durham

#	Address	Price	Size (AC)	Price per Acre	Price per Sq. Ft.	Purchaser
1	395 Kingston Road, Pickering	\$6,000,000	0.8	\$7,702,182	N/A	Decade Capital Corporation

Notable Development Applications in 2024



Proposed
Oakville TOC
Units: 6,920
Tower(s): 11
Height: 42-59 ST
GFA: 1,104,474 SF



Approved MZO
**425 Bayly St W
Ajax**
Units: 3,727
Tower(s): 6
Height: 50-60 ST
GFA: 1,915,822 SF



Proposed
**10 Royal Orchard Blvd
Markham**
Units: 1,560
Tower(s): 4
Height: 25-59 ST
GFA: 1,393,943 SF



Approved MZO
**8083 Jane St
Vaughan**
Units: 1,597
Tower(s): 3
Height: 12-60 ST
GFA: 1,560,767 SF



Proposed
**Bramrose Square
Brampton**
Units: 6,629
Tower(s): 15
Height: 24-68 ST
GFA: 5,701,848 SF



Proposed
**5100 Erin Mills Pky
Mississauga**
Units: 3,162
Tower(s): 9
Height: 20-44 ST
GFA: 2,301,076 SF

Land & Investment Group provides a variety of commercial clients with relevant analysis, strategies, and sound advice for revealing the highest underlying value of your property. Our clients range from corporations to private investors in the Greater Toronto Area. We specialize in providing:

- **Real Estate Valuation**
- **Advisory Services**
- **Acquisition & Disposition Strategies**

We employ an experience backed methodology to identify value opportunities in a range of properties including:

- **Large acreage farmland**
- **Development land parcels**
- **Assembled houses on over-sized lots**
- **Prime urban high-rise redevelopment sites**

ABOUT US



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NATIONAL REACH



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