

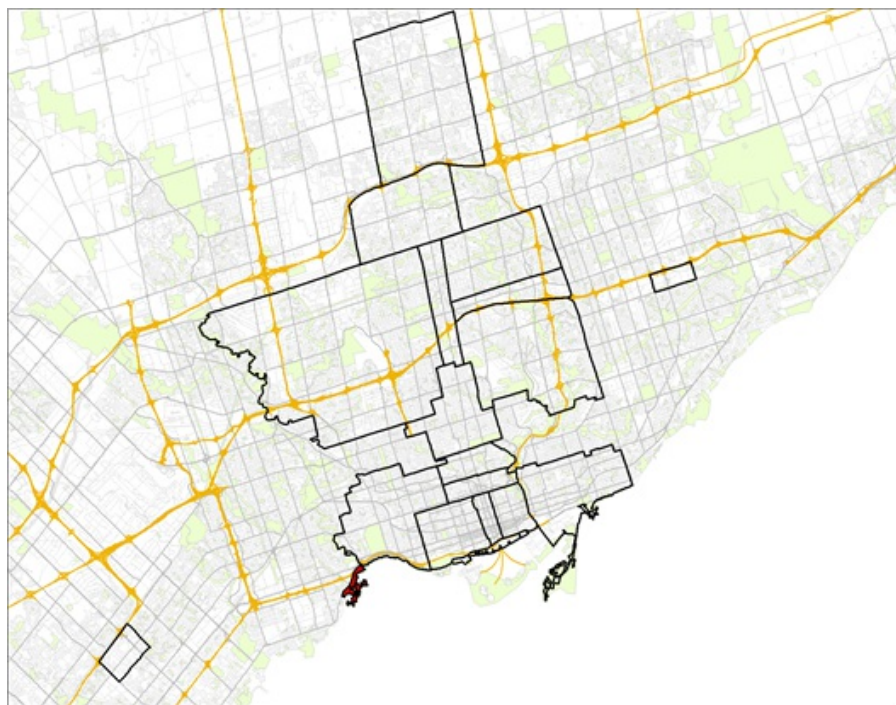


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of October 2018



Etobicoke Waterfront Submarket Report - October 2018

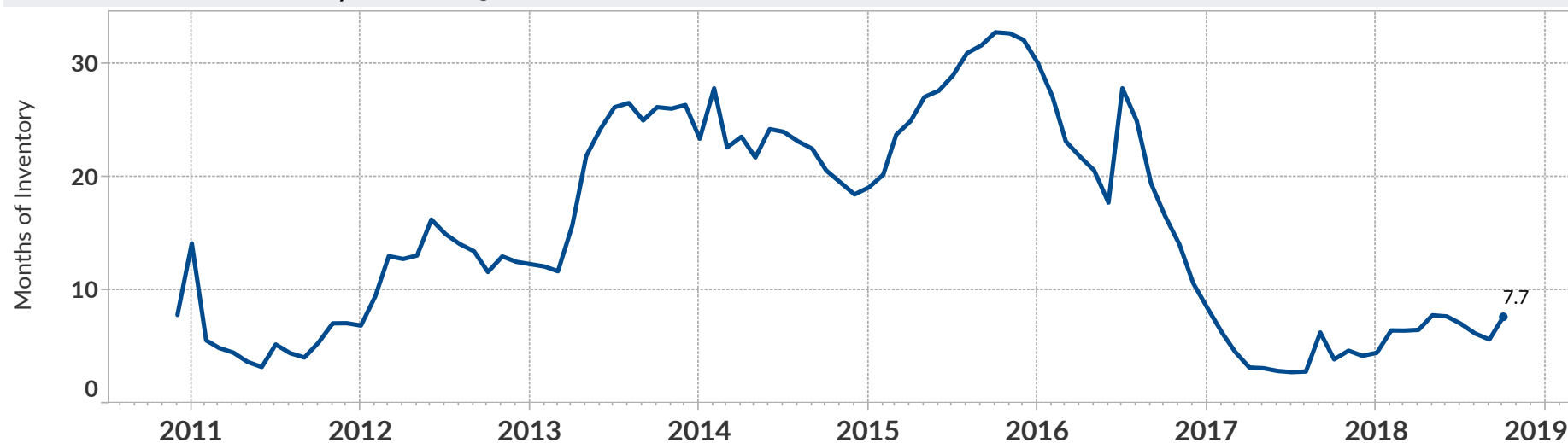


Etobicoke Waterfront		GTA
Active Projects	8	323
Total Units	3,590	82,017
Total Sales	3,385	67,973
Rem. Inv.	205	10,982
Avg. \$/SF	\$1,048	\$931
Avg. SF	855	902
Avg. \$	\$896,284	\$839,129
Current Month Sales (incl. active & sold out)	7	2,805

Development Applications

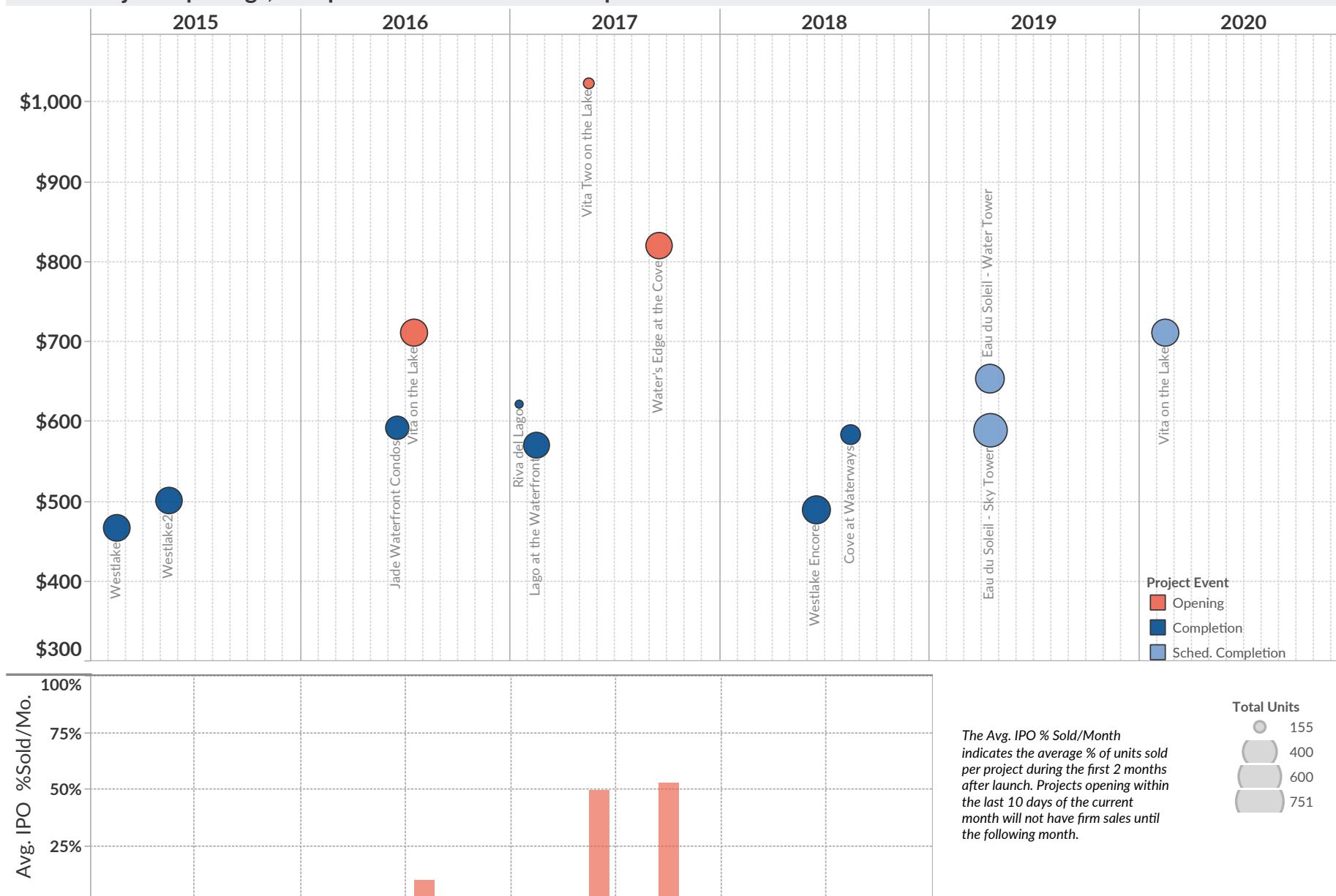
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	286
Total Units	159	140,394
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.9	45.5
Avg. Floor Space Index	4.0	5.8

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



Etobicoke Waterfront Submarket Report - October 2018

Recent Project Openings, Completions & Scheduled Completions



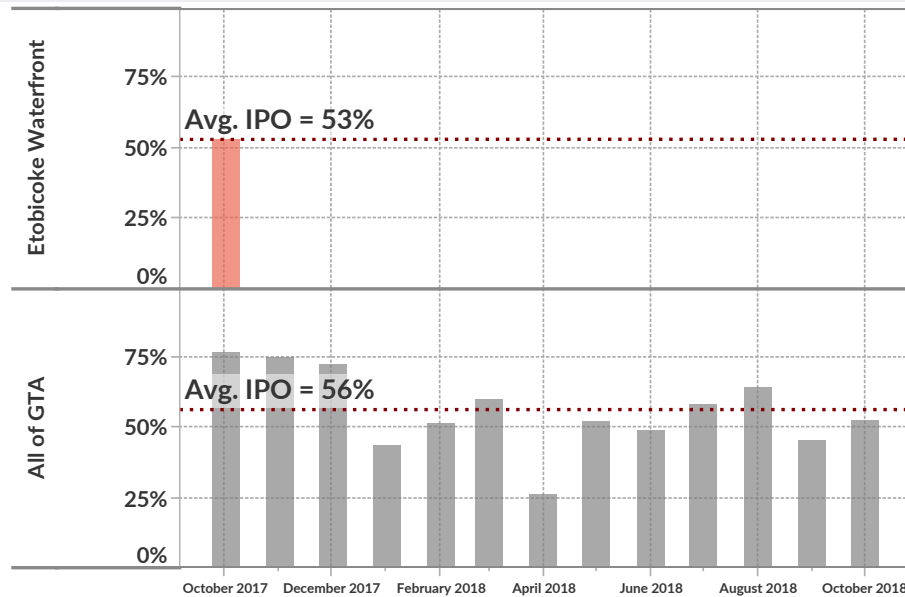
Etobicoke Waterfront Submarket Report - October 2018

Project Data by Unit Type

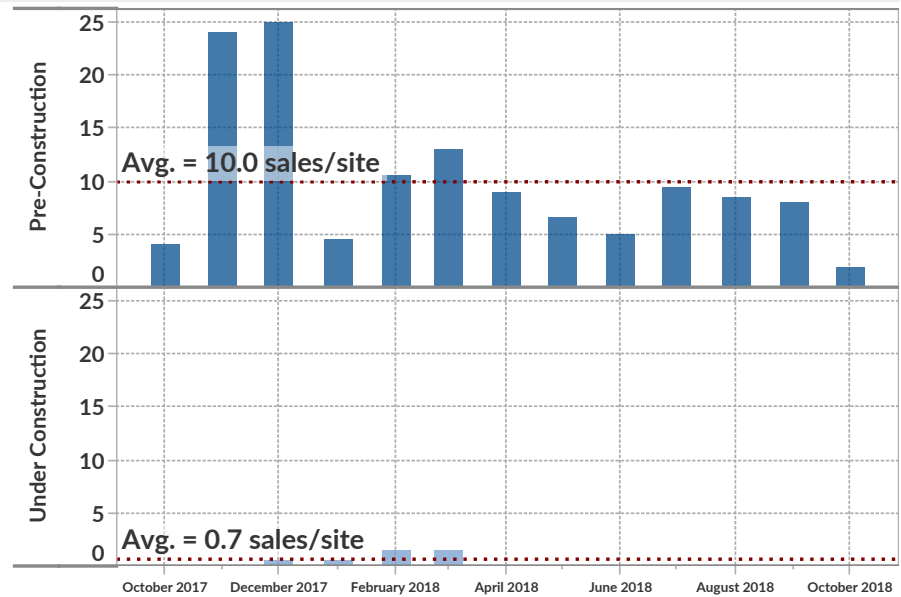
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	2	1
1 Bedroom	917	0	883	34
1 Bedroom + Den	1,286	2	1,259	27
2 Bedroom	839	2	755	84
2 Bedroom + Den	497	2	449	48
3 Bedroom & Up	1	0	0	1
Penthouse	35	0	29	6
Other	12	0	8	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$957	460	575	\$316,900	\$528,900
\$1,029	502	658	\$550,400	\$675,000
\$1,071	642	1,343	\$458,900	\$1,570,900
\$1,022	803	1,522	\$562,900	\$1,693,990
\$778	1,285	1,285	\$999,900	\$999,900
\$831	1,060	1,998	\$1,112,990	\$1,638,000
\$1,504	2,073	2,073	\$3,117,990	\$3,117,990

IPO Launch Performance (first 2 months)

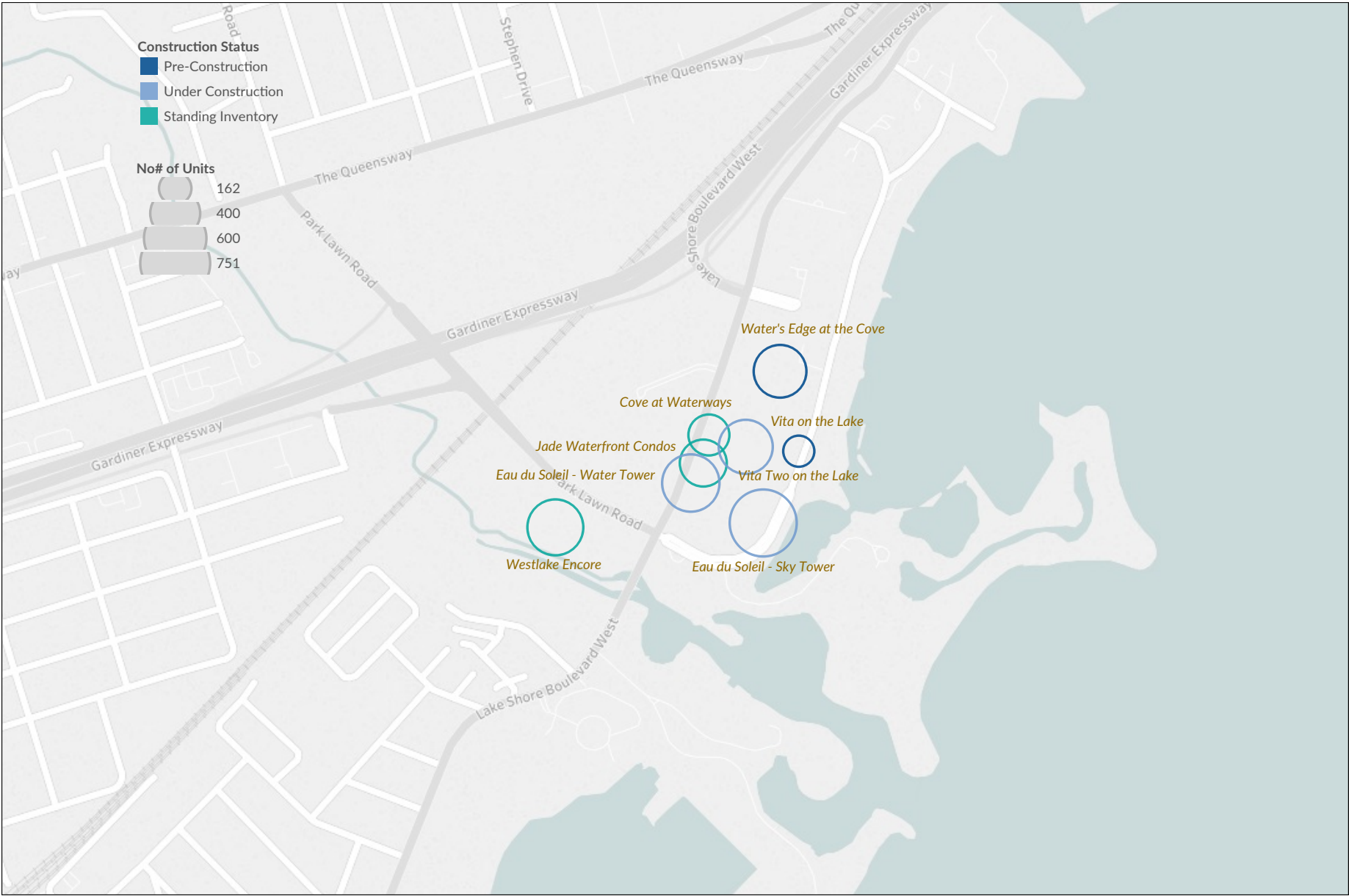


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - October 2018

Current Active Projects



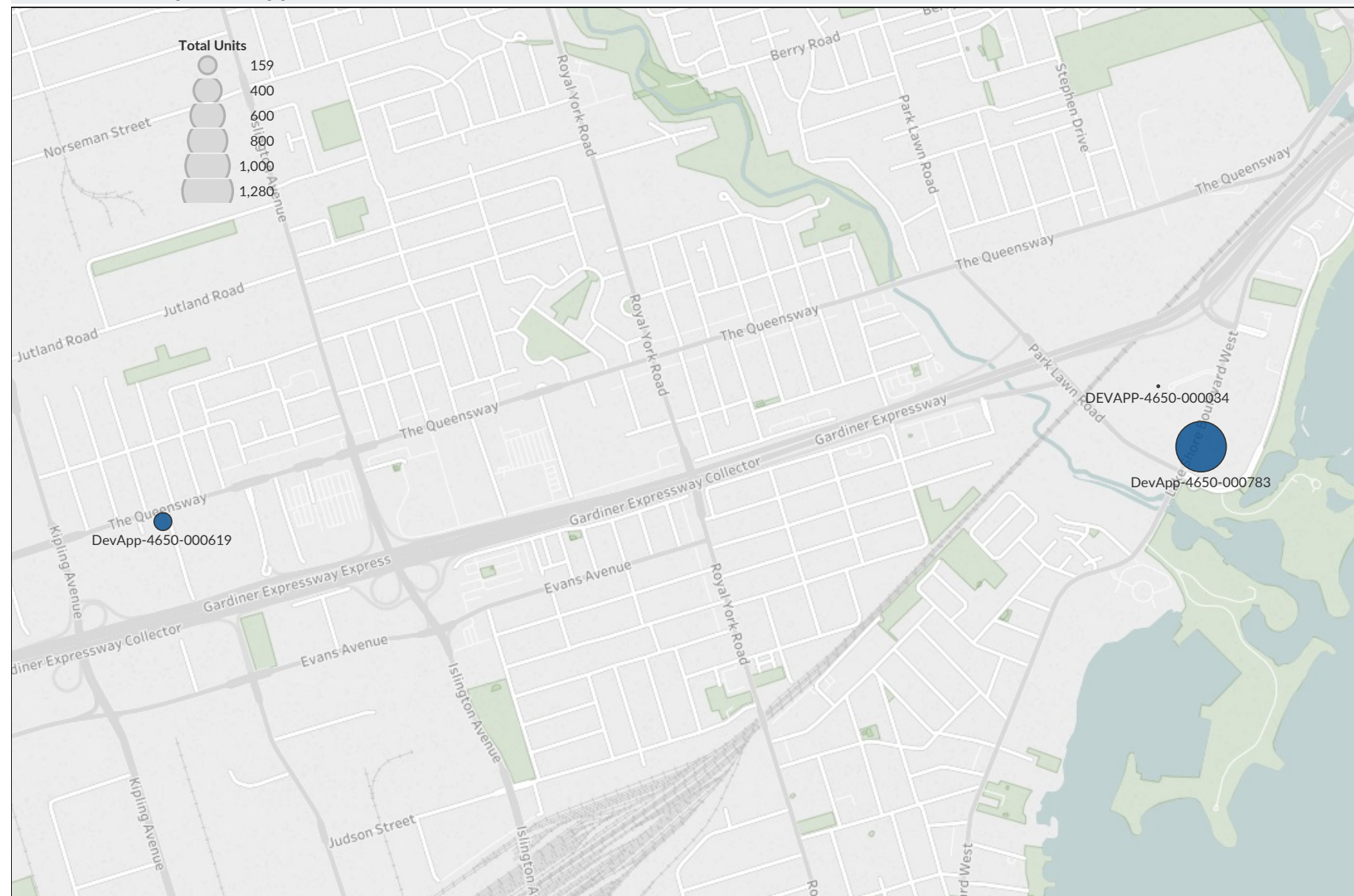
Etobicoke Waterfront Submarket Report - October 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Cove at Waterways - Conservatory Group	Apartment	August 2018	0	0	10	281	\$583	\$661
Eau du Soleil - Sky Tower - Empire	Apartment	April 2019	0	1	10	751	\$589	\$1,035
Eau du Soleil - Water Tower - Empire	Apartment	April 2019	0	0	1	550	\$654	\$1,136
Jade Waterfront Condos - Phantom Developments	Apartment	June 2016	0	4	5	369	\$592	\$766
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	0	18	14	489	\$712	\$916
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	1	25	17	162	\$1,024	\$1,253
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	3	128	123	465	\$820	\$1,121
Westlake Encore - Onni Group of Companies	Apartment	June 2018	2	10	25	523	\$491	\$850

Etobicoke Waterfront Submarket Report - October 2018

Current Development Applications



Etobicoke Waterfront Submarket Report - October 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000034	2150 Lake Shore Boulevard West; 23 Park Lawn Road	1.0	
DevApp-4650-000619	1197 The Queensway	10.9	159
DevApp-4650-000783	2183 Lake Shore Blvd West		1,280

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Etobicoke Waterfront Submarket Report - October 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 11	• 17	• 5,733	• 5,206	• 223	• \$2,089	• 1,817	• \$3,797,257	• 4,666
Central Waterfront	• 73	• 14	• 6,353	• 5,323	• 949	• \$1,259	• 914	• \$1,151,277	• 11,626
Don Mills - York Mills	• 12	• 8	• 2,238	• 2,050	• 188	• \$847	• 1,151	• \$974,977	• 10,667
Downtown Core	• 27	• 8	• 3,503	• 3,413	• 47	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 357	• 17	• 5,243	• 4,876	• 342	• \$983	• 860	• \$845,350	• 9,479
Downtown West	• 278	• 28	• 10,793	• 8,682	• 1,596	• \$1,230	• 739	• \$909,602	• 13,899
Etobicoke Waterfront	• 7	• 8	• 3,590	• 3,385	• 205	• \$1,048	• 855	• \$896,284	• 1,439
Highway7 - Yonge	• 24	• 6	• 1,582	• 1,162	• 280	• \$652	• 920	• \$599,893	• .
Mississauga City Centre	• 33	• 8	• 4,609	• 3,083	• 1,115	• \$789	• 691	• \$545,824	• .
North Toronto	• 212	• 8	• 2,450	• 1,943	• 286	• \$1,111	• 890	• \$988,772	• 6,179
North Yonge Corridor	• 57	• 6	• 2,256	• 1,834	• 231	• \$911	• 761	• \$692,590	• 3,967
North York East	• 0	• 2	• 651	• 645	• 5	• \$706	• 1,595	• \$1,125,400	• 2,381
North York West	• 153	• 12	• 2,610	• 2,281	• 306	• \$788	• 764	• \$602,272	• 9,624
Not Applicable	• 917	• 139	• 21,873	• 17,298	• 3,929	• \$669	• 1,009	• \$674,826	• 26,461
Scarborough City Centre									• 2,245
Sheppard Corridor	• 273	• 13	• 3,969	• 3,170	• 506	• \$907	• 802	• \$727,869	• 4,219
Thornhill									• .
Toronto East	• 259	• 12	• 1,622	• 1,452	• 91	• \$889	• 942	• \$837,501	• 6,362
Toronto West	• 108	• 9	• 1,660	• 959	• 620	• \$946	• 818	• \$773,715	• 12,673
Yonge - St. Clair	• 4	• 8	• 1,282	• 1,211	• 63	• \$1,246	• 1,236	• \$1,541,000	• .

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