

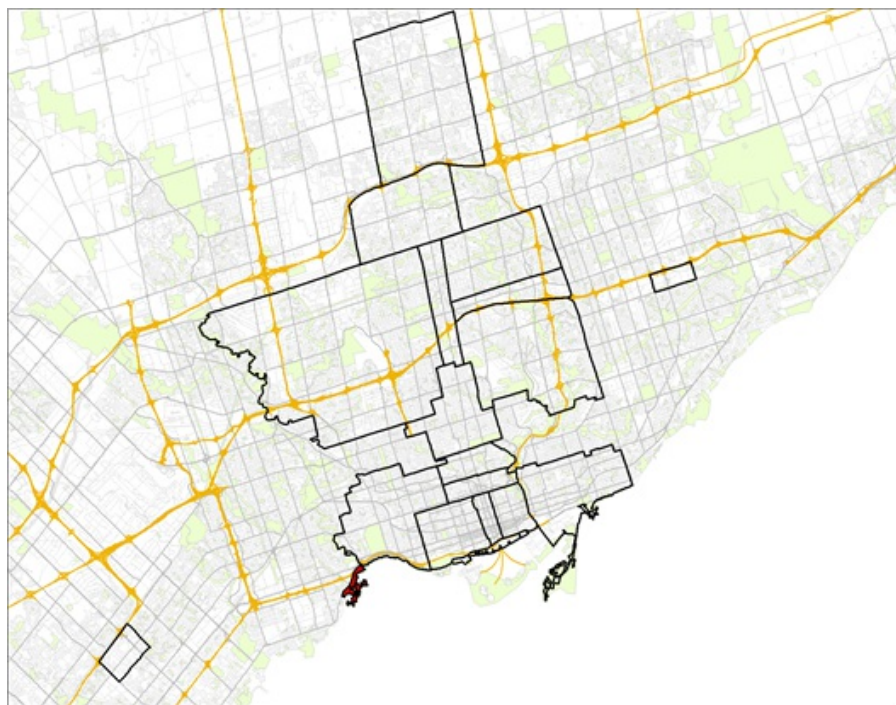


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of January 2019



Etobicoke Waterfront Submarket Report - January 2019



Etobicoke Waterfront		GTA
Active Projects	8	326
Total Units	3,728	86,555
Total Sales	3,408	72,181
Rem. Inv.	191	10,364
Avg. \$/SF	\$1,072	\$954
Avg. SF	860	923
Avg. \$	\$922,025	\$880,604
Current Month Sales (incl. active & sold out)	7	942

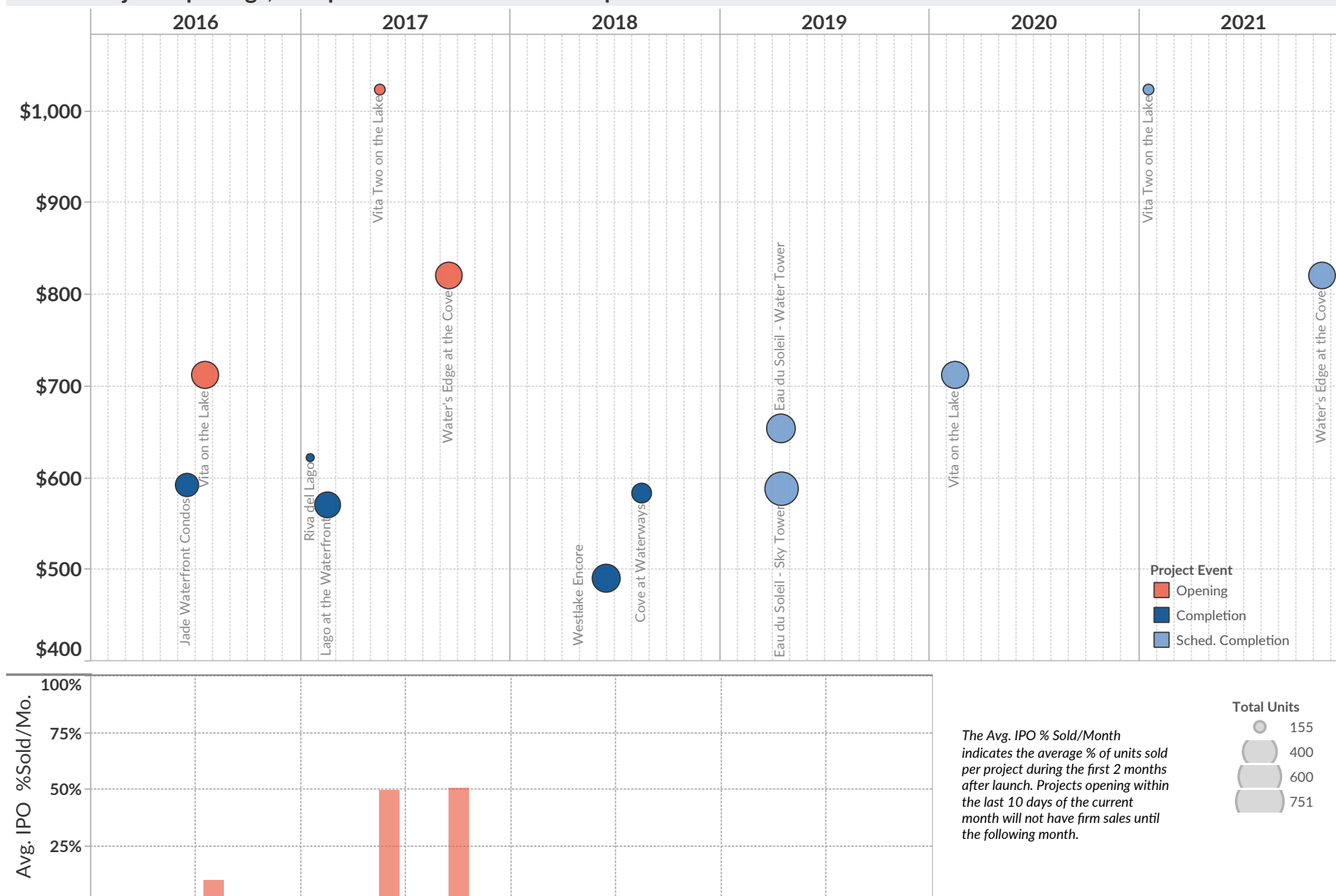
Development Applications		
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	316
Total Units	159	157,852
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.9	45.5
Avg. Floor Space Index	4.0	5.7

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



Etobicoke Waterfront Submarket Report - January 2019

Recent Project Openings, Completions & Scheduled Completions



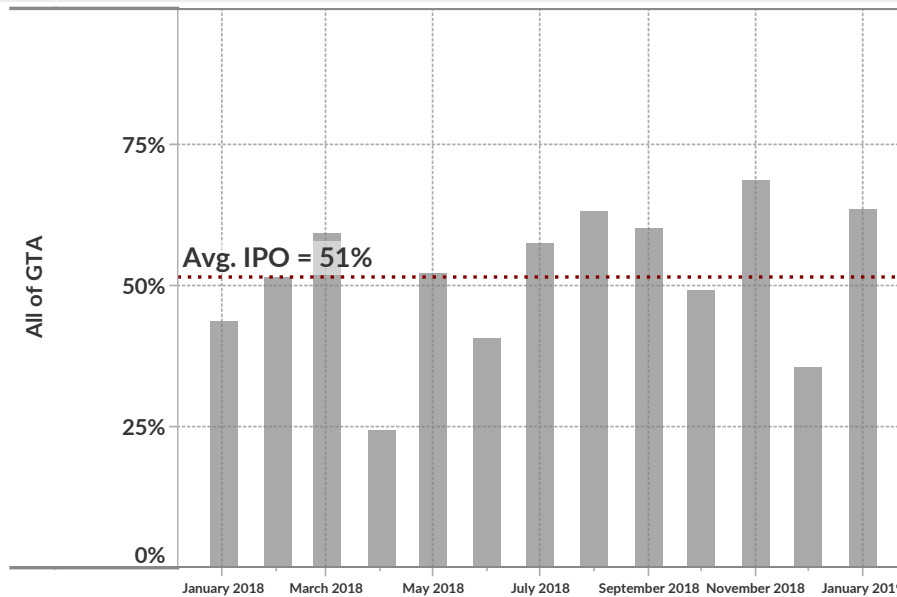
Etobicoke Waterfront Submarket Report - January 2019

Project Data by Unit Type

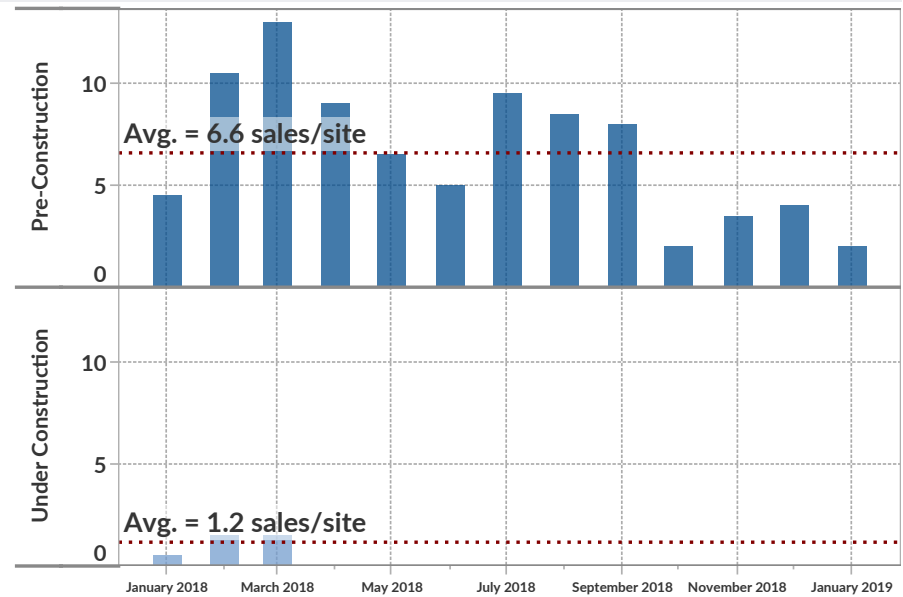
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	2	1
1 Bedroom	917	0	884	33
1 Bedroom + Den	1,286	2	1,266	20
2 Bedroom	839	5	767	72
2 Bedroom + Den	497	0	450	47
3 Bedroom & Up	5	0	0	5
Penthouse	44	0	31	13
Other	8		8	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$958	460	575	\$316,900	\$528,900
\$1,134	502	634	\$550,400	\$774,900
\$1,081	642	1,343	\$458,900	\$1,570,900
\$1,020	803	1,522	\$562,900	\$1,693,990
\$1,407	1,285	2,073	\$999,900	\$3,117,990
\$1,059	466	1,998	\$524,900	\$1,999,900

IPO Launch Performance (first 2 months)



Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - January 2019

Current Active Projects



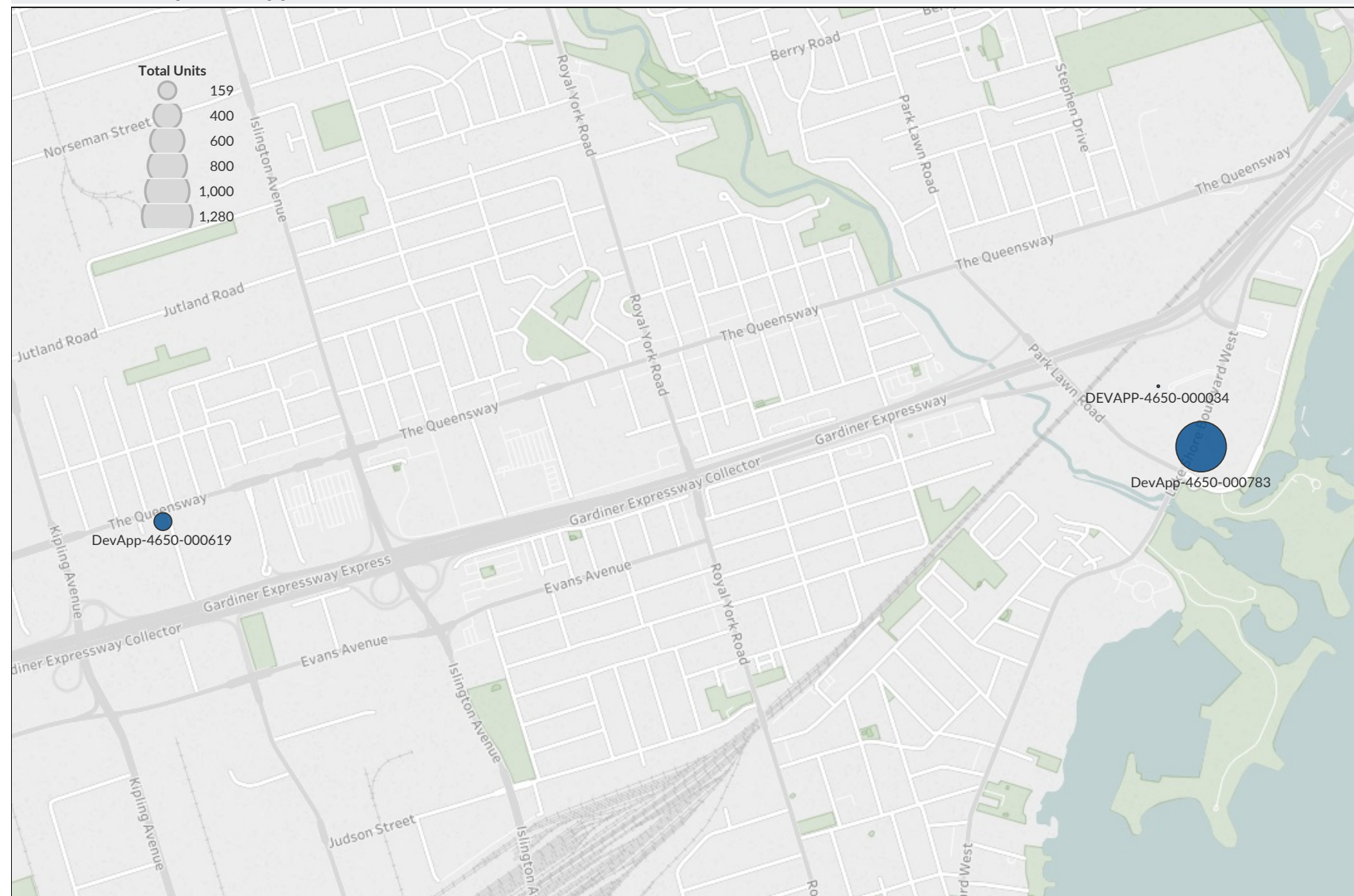
Etobicoke Waterfront Submarket Report - January 2019

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	0	10	751	\$589	\$1,035
Eau du Soleil - Water Tower - Empire	Apartment	April 2019	0	0	1	550	\$654	\$1,145
Jade Waterfront Condos - Phantom Developments	Apartment	June 2016	0	0	5	369	\$592	\$766
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	3	3	10	489	\$712	\$950
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	2	2	9	162	\$1,024	\$1,323
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	2	2	121	603	\$820	\$1,153
Westlake Encore - Onni Group of Companies	Apartment	June 2018	0	0	25	523	\$491	\$850

Etobicoke Waterfront Submarket Report - January 2019

Current Development Applications



Etobicoke Waterfront Submarket Report - January 2019

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 - January 2019

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	• 5	• 17	• 5,751	• 5,231	• 221	• \$2,251	• 1,957	• \$4,406,623	• 5,031
Central Waterfront	• 37	• 15	• 6,871	• 6,046	• 746	• \$1,314	• 992	• \$1,302,871	• 16,818
Don Mills - York Mills	• 11	• 8	• 2,327	• 2,084	• 183	• \$885	• 1,135	• \$1,004,963	• 10,889
Downtown Core	• 0	• 8	• 4,272	• 3,844	• 26	• \$1,294	• 1,261	• \$1,632,354	• 18,308
Downtown East	• 14	• 16	• 5,192	• 4,870	• 294	• \$986	• 892	• \$879,028	• 15,472
Downtown West	• 122	• 30	• 11,378	• 9,471	• 1,443	• \$1,242	• 768	• \$953,706	• 13,867
Etobicoke Waterfront	• 7	• 8	• 3,728	• 3,408	• 191	• \$1,072	• 860	• \$922,025	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 42	• 8	• 4,495	• 3,645	• 552	• \$781	• 753	• \$587,951	•
North Toronto	• 251	• 9	• 2,908	• 2,483	• 335	• \$1,160	• 893	• \$1,036,000	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,495
North York East	• 1	• 2	• 528	• 505	• 22	• \$943	• 1,025	• \$966,945	• 2,381
North York West	• 6	• 11	• 2,583	• 2,317	• 244	• \$808	• 724	• \$585,606	• 9,893
Not Applicable	• 217	• 138	• 23,866	• 18,084	• 4,242	• \$686	• 962	• \$659,839	• 35,194
Scarborough City Centre									• 2,245
Sheppard Corridor	• 166	• 13	• 4,004	• 3,253	• 511	• \$947	• 845	• \$800,515	• 4,168
Thornhill									•
Toronto East	• 5	• 12	• 1,531	• 1,400	• 89	• \$920	• 993	• \$913,336	• 1,227
Toronto West	• 58	• 11	• 2,089	• 1,289	• 731	• \$969	• 863	• \$836,569	• 12,983
Yonge - St. Clair	• 0	• 8	• 1,286	• 1,216	• 62	• \$1,245	• 1,275	• \$1,588,047	• 169

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