



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of March 2019



Etobicoke Waterfront Submarket Report - March 2019

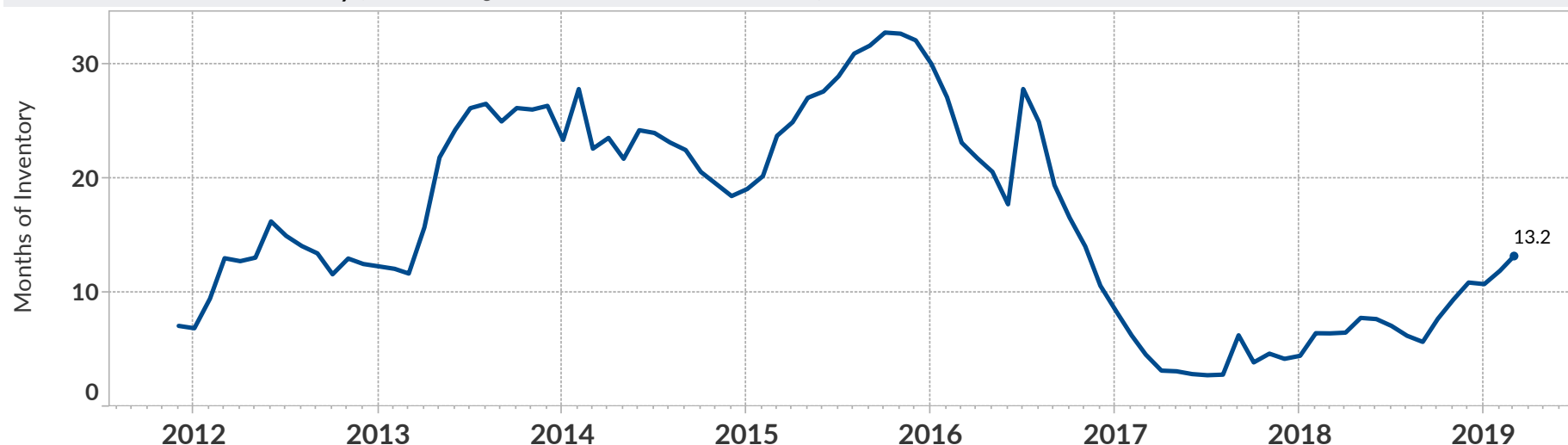


Etobicoke Waterfront			GTA	
Active Projects	8		329	
Total Units	3,727		87,136	
Total Sales	3,417		71,790	
Rem. Inv.	172		11,744	
Avg. \$/SF	\$1,064		\$968	
Avg. SF	860		889	
Avg. \$	\$915,377		\$860,701	
Current Month Sales (incl. active & sold out)		8	1,428	

Development Applications

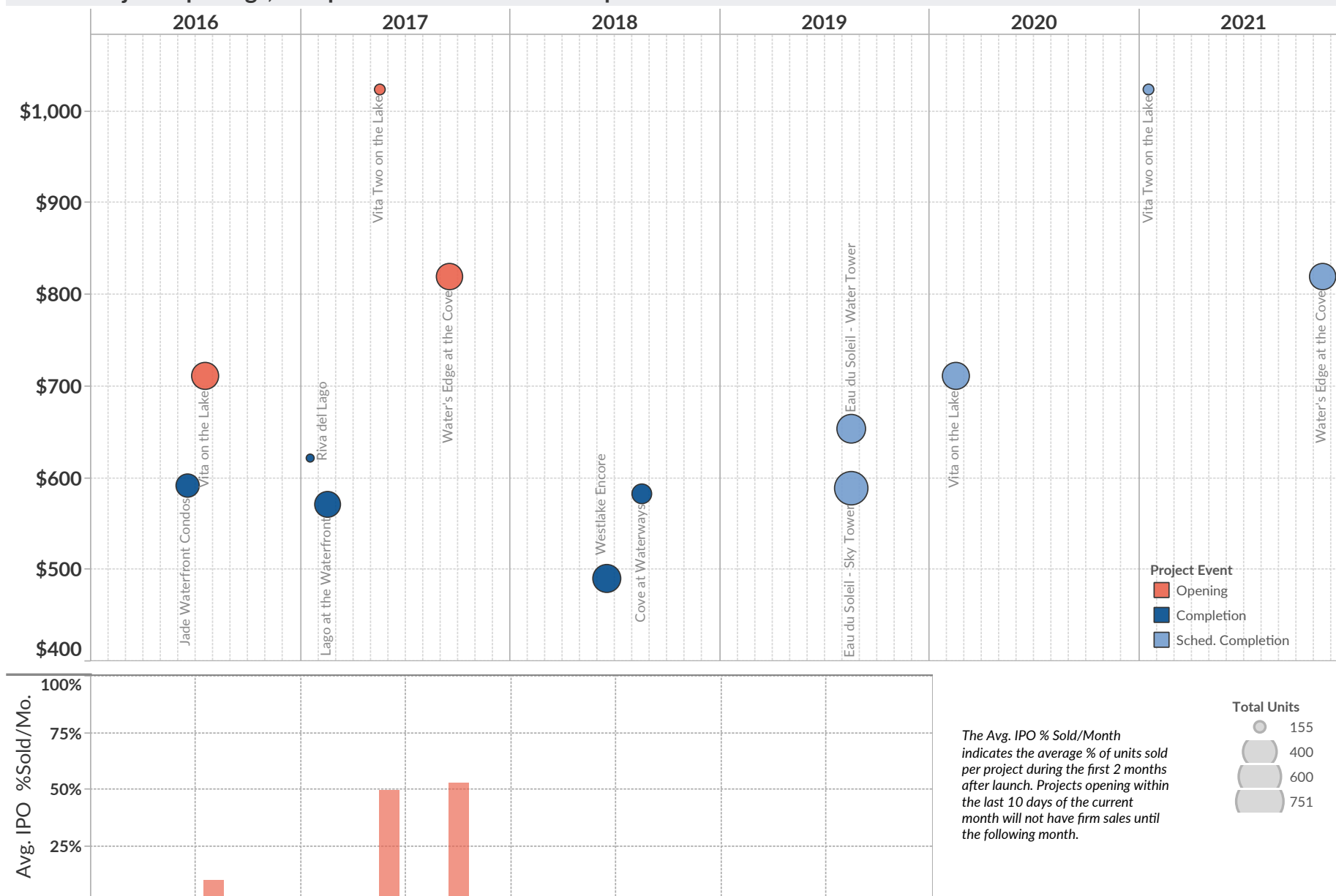
Etobicoke Waterfront			City of Toronto	
Number of Dev. Apps.	2		317	
Total Units	159		165,657	
Min. Floor Space Index	1.0		0.1	
Max. Floor Space Index	7.9		32.2	
Avg. Floor Space Index	4.0		5.9	

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



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Recent Project Openings, Completions & Scheduled Completions



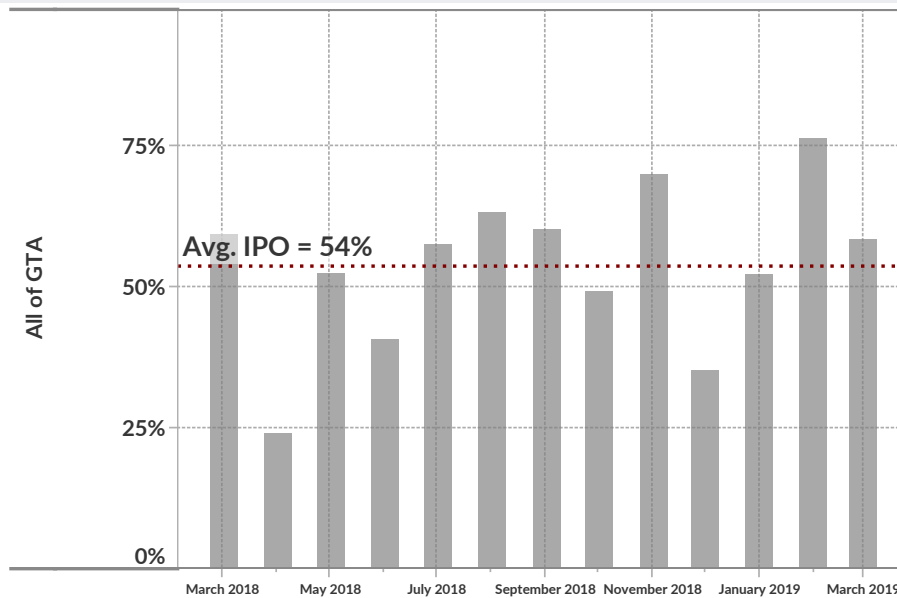
Etobicoke Waterfront Submarket Report - March 2019

Project Data by Unit Type

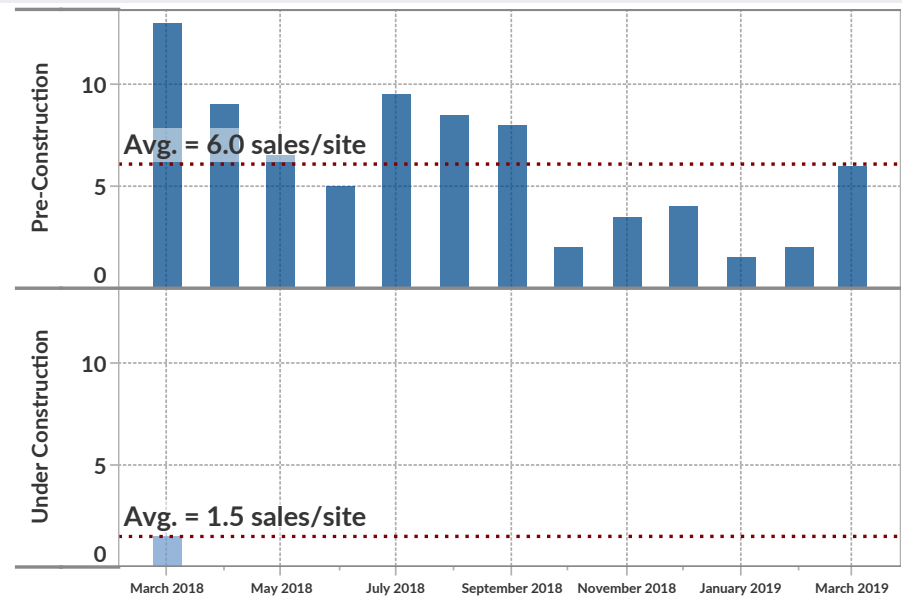
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	2	0	2	0
1 Bedroom	917	3	889	28
1 Bedroom + Den	1,286	1	1,267	19
2 Bedroom	839	3	769	70
2 Bedroom + Den	497	1	451	46
3 Bedroom & Up	5	0	0	5
Penthouse	35	0	31	4
Other	8		8	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$957	460	575	\$316,900	\$528,900
\$1,126	502	634	\$550,400	\$683,900
\$1,092	642	1,343	\$458,900	\$1,599,900
\$1,017	803	1,522	\$562,900	\$1,693,990
\$1,407	1,285	2,073	\$999,900	\$3,117,990
\$767	1,600	1,998	\$1,120,000	\$1,638,000

IPO Launch Performance (first 2 months)

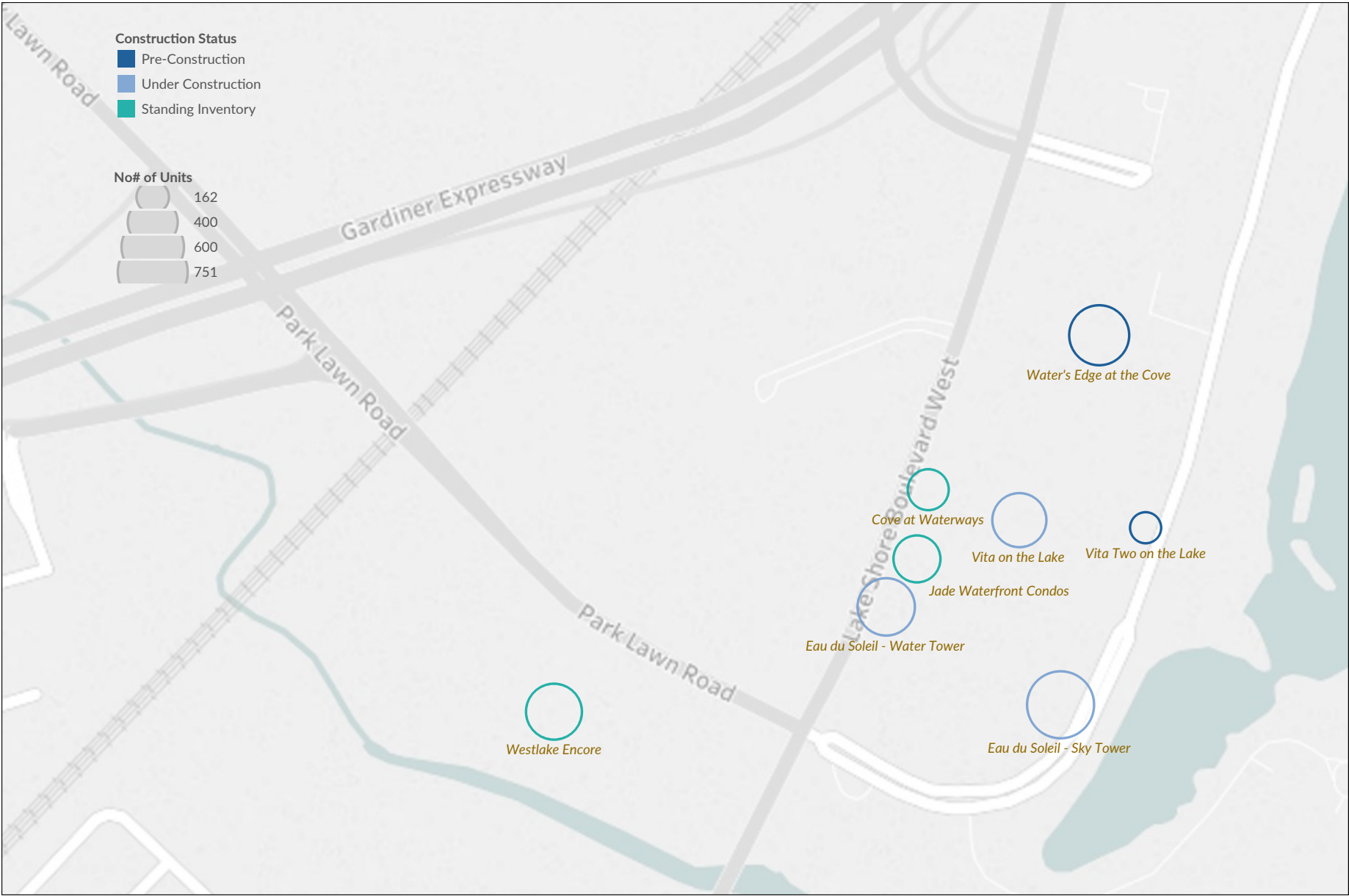


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - March 2019

Current Active Projects



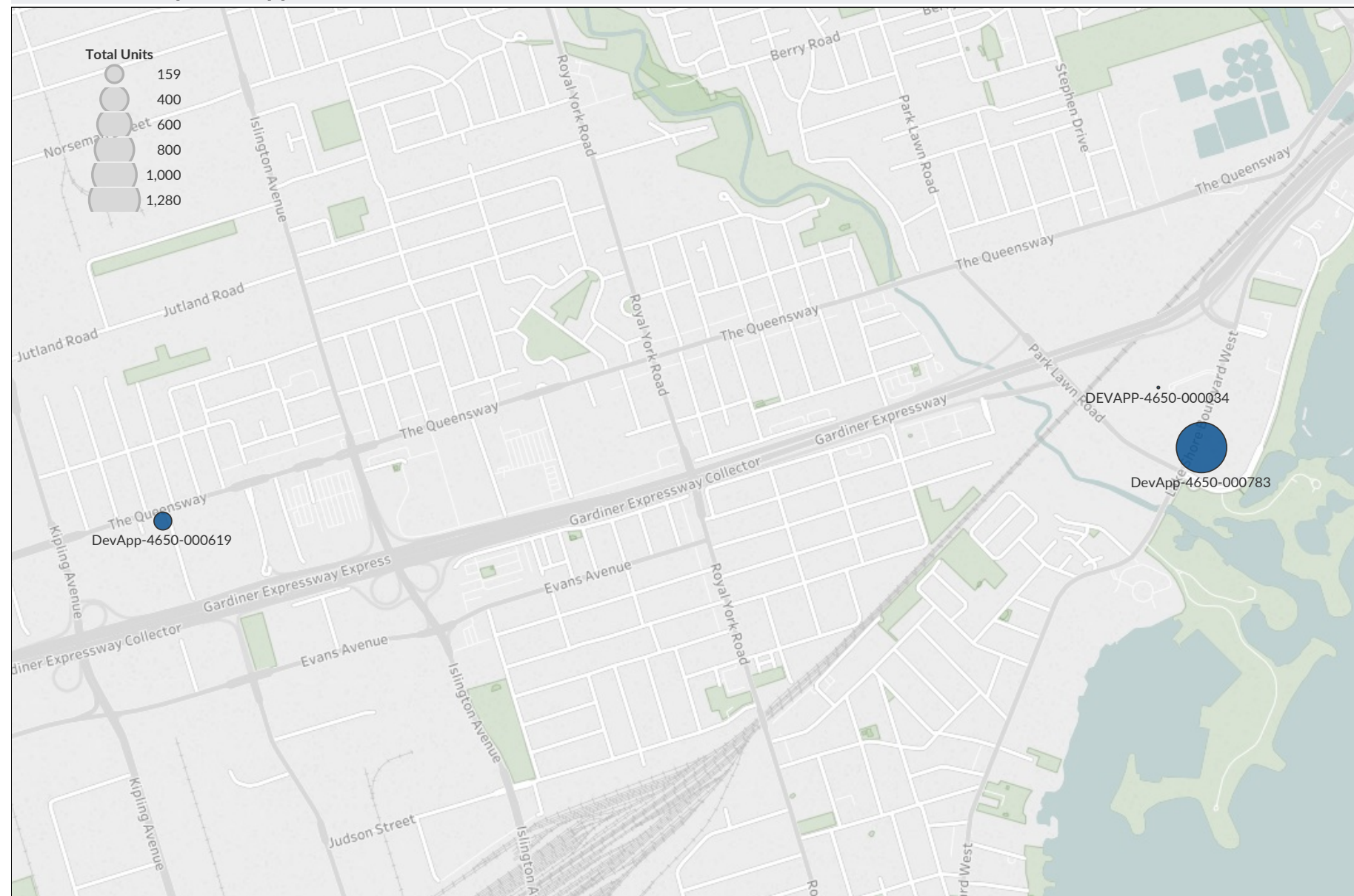
Etobicoke Waterfront Submarket Report - March 2019

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	August 2019	0	0	10	751	\$589	\$1,035
Eau du Soleil - Water Tower - Empire	Apartment	August 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	1	4	9	489	\$712	\$950
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	1	3	8	162	\$1,024	\$1,368
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	6	9	104	602	\$820	\$1,150
Westlake Encore - Onni Group of Companies	Apartment	June 2018	0	0	25	523	\$491	\$850

Etobicoke Waterfront Submarket Report - March 2019

Current Development Applications



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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.

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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	3	16	5,445	4,929	213	\$2,258	1,961	\$4,429,540	5,654
Central Waterfront	40	15	6,871	6,145	647	\$1,327	1,039	\$1,379,237	17,304
Don Mills - York Mills	7	8	2,327	2,094	173	\$866	1,174	\$1,016,259	10,877
Downtown Core	27	9	4,687	3,543	628	\$1,481	606	\$897,485	16,861
Downtown East	25	16	5,192	4,900	264	\$990	890	\$880,827	17,160
Downtown West	157	27	9,952	8,409	1,199	\$1,338	765	\$1,022,635	14,557
Etobicoke Waterfront	8	8	3,727	3,417	172	\$1,064	860	\$915,377	1,439
Highway7 - Yonge	0	7	1,704	1,184	452	\$650	919	\$597,211	.
Mississauga City Centre	34	9	5,083	3,844	1,068	\$781	724	\$565,159	.
North Toronto	191	10	3,192	2,719	375	\$1,100	818	\$900,174	6,551
North Yonge Corridor	174	5	1,885	1,432	351	\$929	758	\$704,826	4,271
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,168
North York West	16	9	2,311	2,016	245	\$829	717	\$593,779	10,549
Not Applicable	592	141	24,497	18,634	4,278	\$704	954	\$671,849	43,256
Scarborough City Centre									2,245
Sheppard Corridor	100	14	4,391	3,703	688	\$984	798	\$784,927	3,966
Thornhill	14	1	389	315	74	\$753	944	\$710,984	.
Toronto East	17	14	1,733	1,564	134	\$962	966	\$928,885	2,236
Toronto West	21	10	1,936	1,226	694	\$988	864	\$854,154	12,363
Yonge - St. Clair	2	8	1,286	1,217	61	\$1,223	1,290	\$1,578,647	169

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