



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of April 2019



Etobicoke Waterfront Submarket Report - April 2019

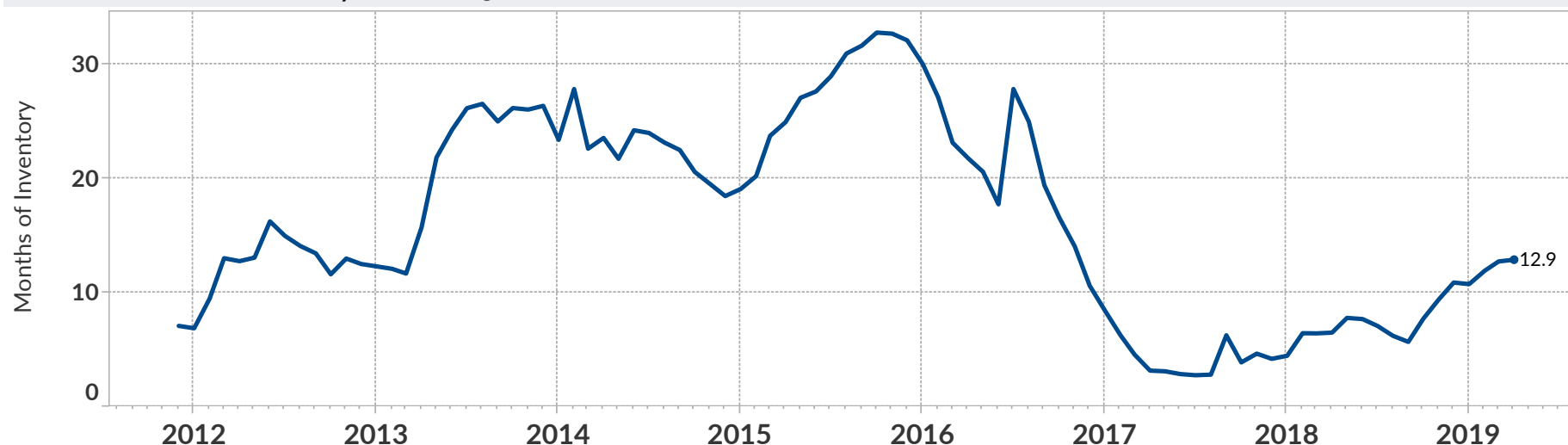


Etobicoke Waterfront		GTA
Active Projects	7	341
Total Units	3,177	90,749
Total Sales	2,883	73,661
Rem. Inv.	156	13,707
Avg. \$/SF	\$1,078	\$949
Avg. SF	868	872
Avg. \$	\$935,518	\$827,892
Current Month Sales (incl. active & sold out)	13	3,053

Development Applications

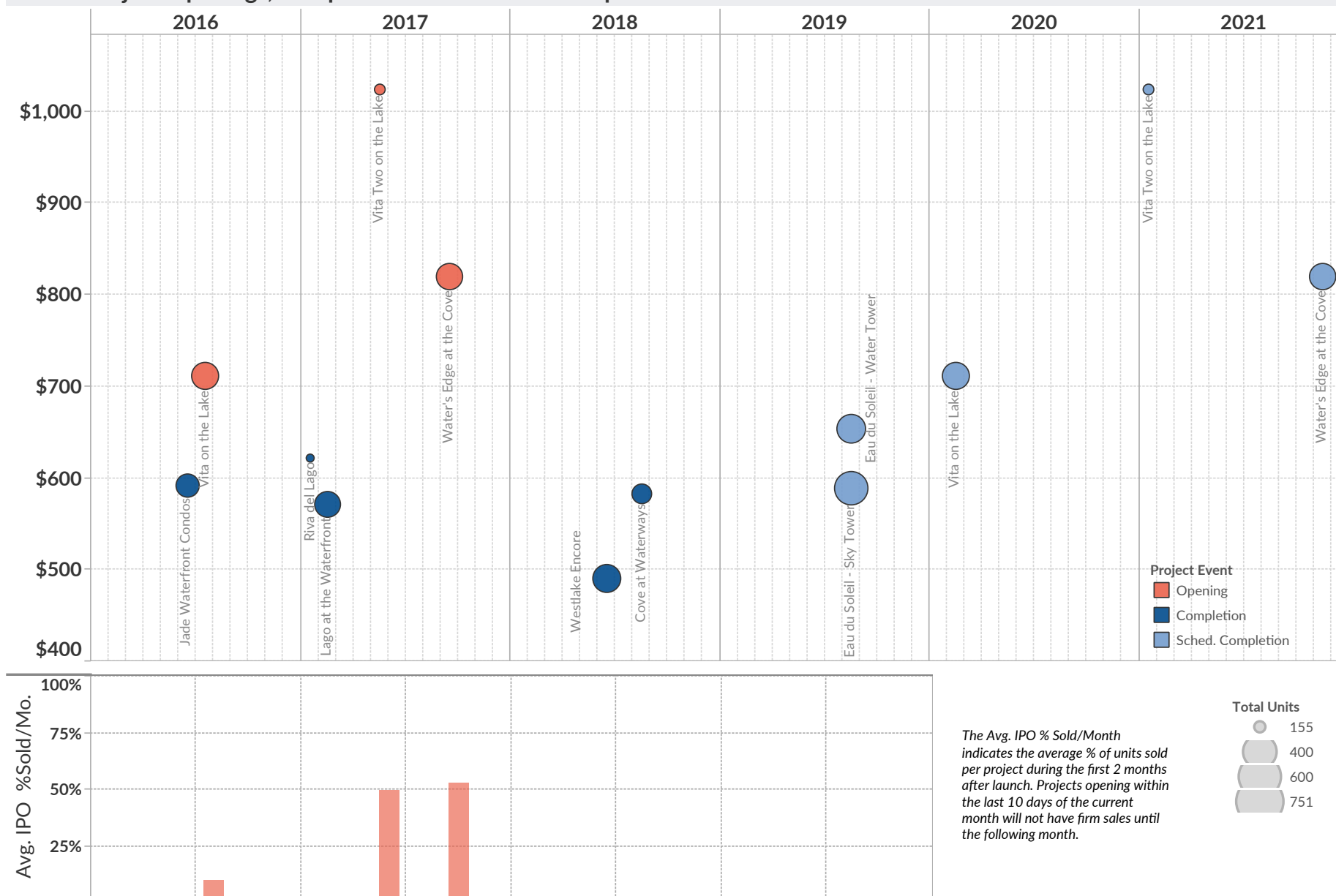
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	319
Total Units	159	167,601
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.9	32.2
Avg. Floor Space Index	4.0	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



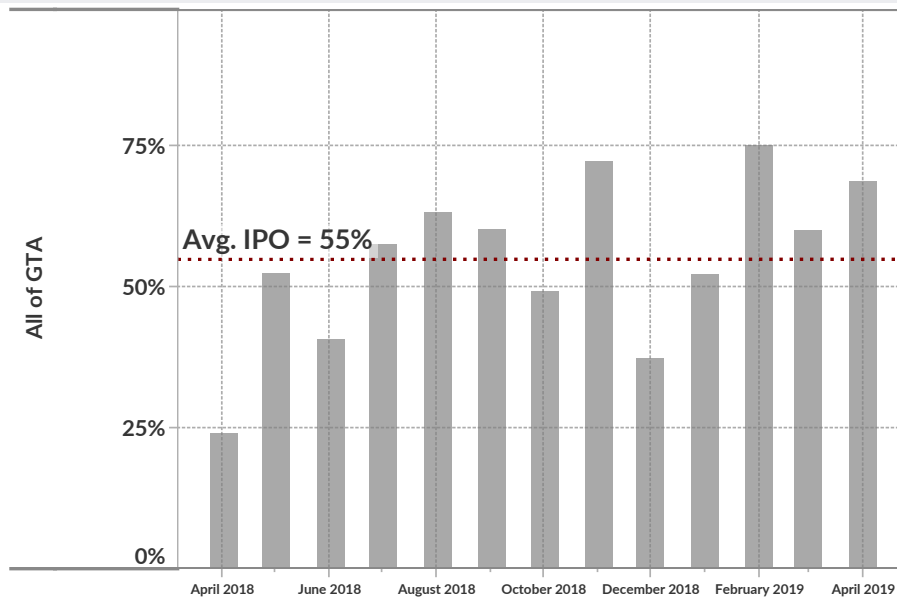
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Project Data by Unit Type

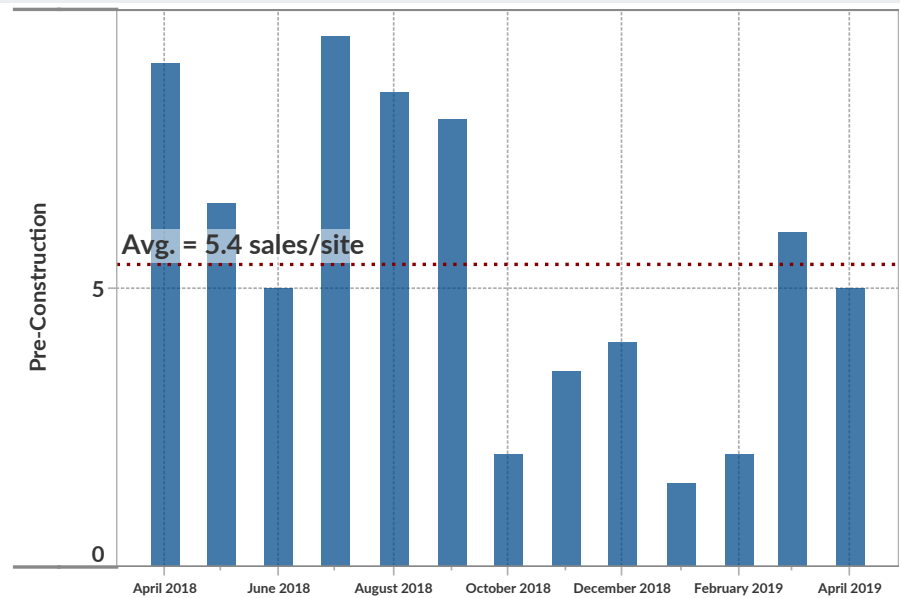
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	2	0	2	0
1 Bedroom	842	3	817	25
1 Bedroom + Den	1,061	3	1,045	16
2 Bedroom	664	2	597	67
2 Bedroom + Den	422	3	382	40
3 Bedroom & Up	5	1	1	4
Penthouse	35	0	31	4
Other	8		8	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$956	460	575	\$316,900	\$528,900
\$1,125	502	634	\$550,400	\$683,900
\$1,092	642	1,192	\$458,900	\$1,599,900
\$1,052	803	1,522	\$562,900	\$1,693,990
\$1,504	2,073	2,073	\$3,117,990	\$3,117,990
\$767	1,600	1,998	\$1,120,000	\$1,638,000

IPO Launch Performance (first 2 months)

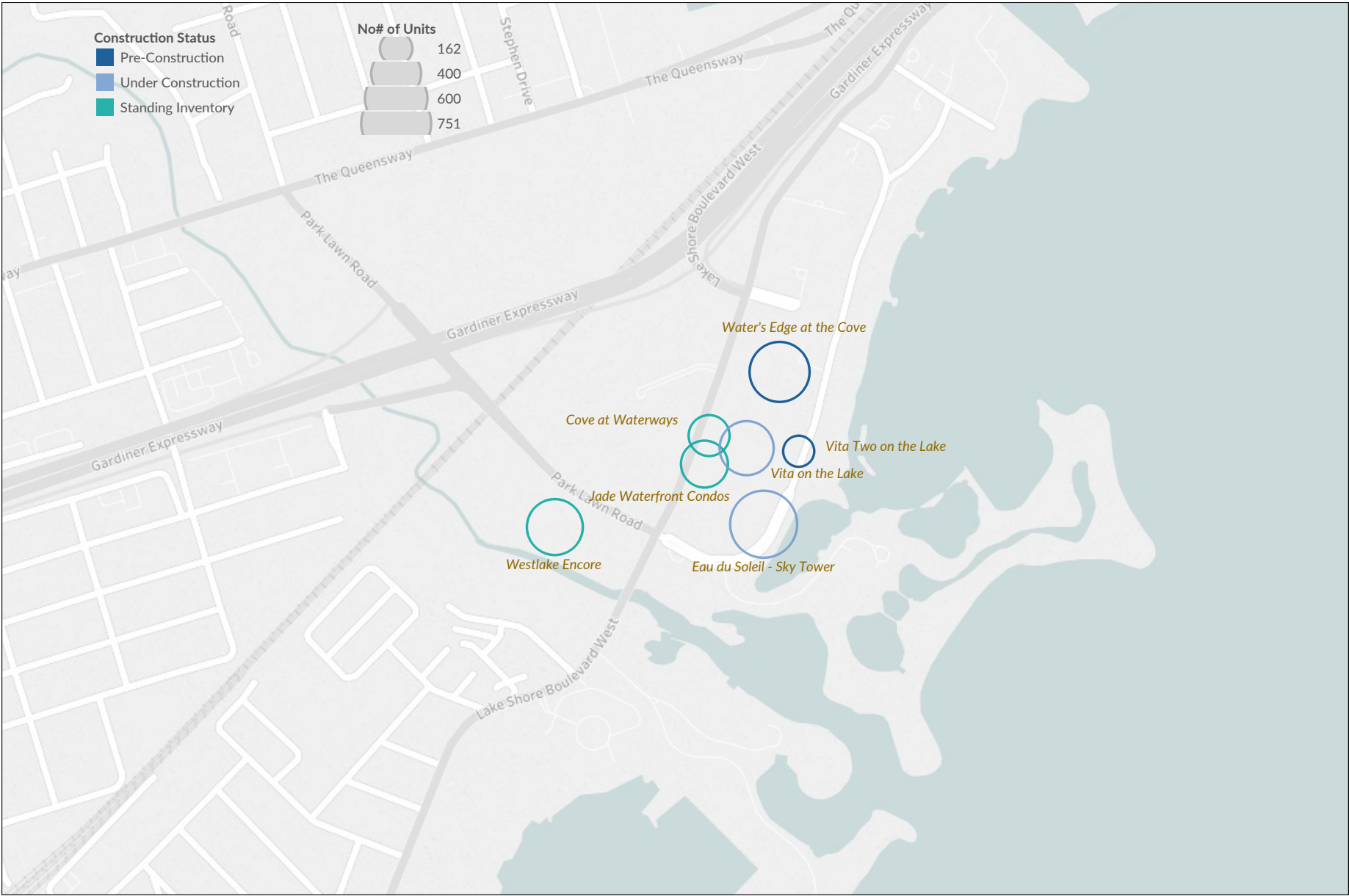


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



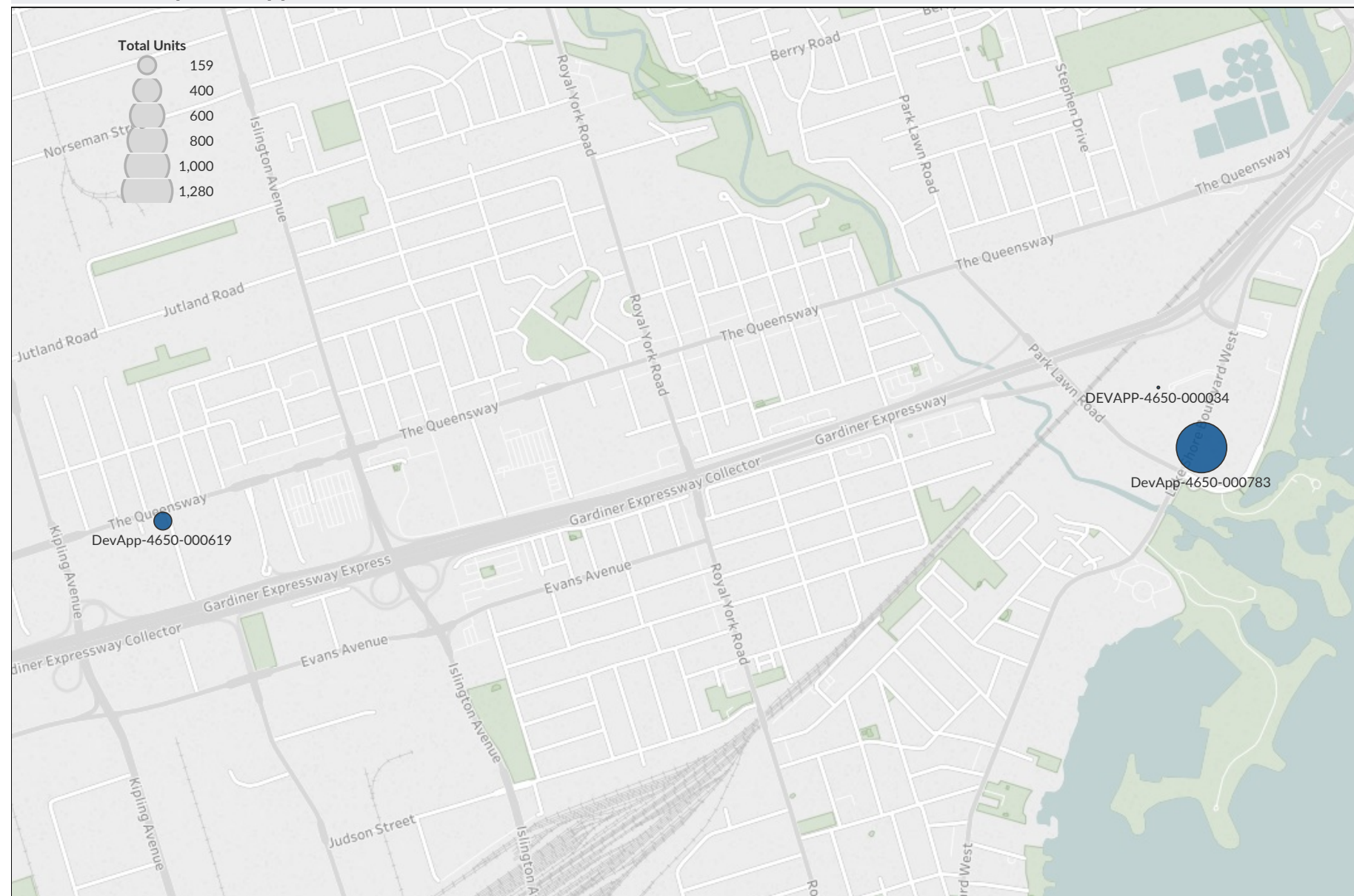
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Current Active Project List

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	1	1	9	751	\$589	\$1,035
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	0	4	9	489	\$712	\$950
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	0	3	8	162	\$1,024	\$1,368
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	5	14	99	602	\$820	\$1,150
Westlake Encore - Onni Group of Companies	Apartment	June 2018	6	9	16	523	\$491	\$892

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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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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