



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of May 2019



Etobicoke Waterfront Submarket Report - May 2019

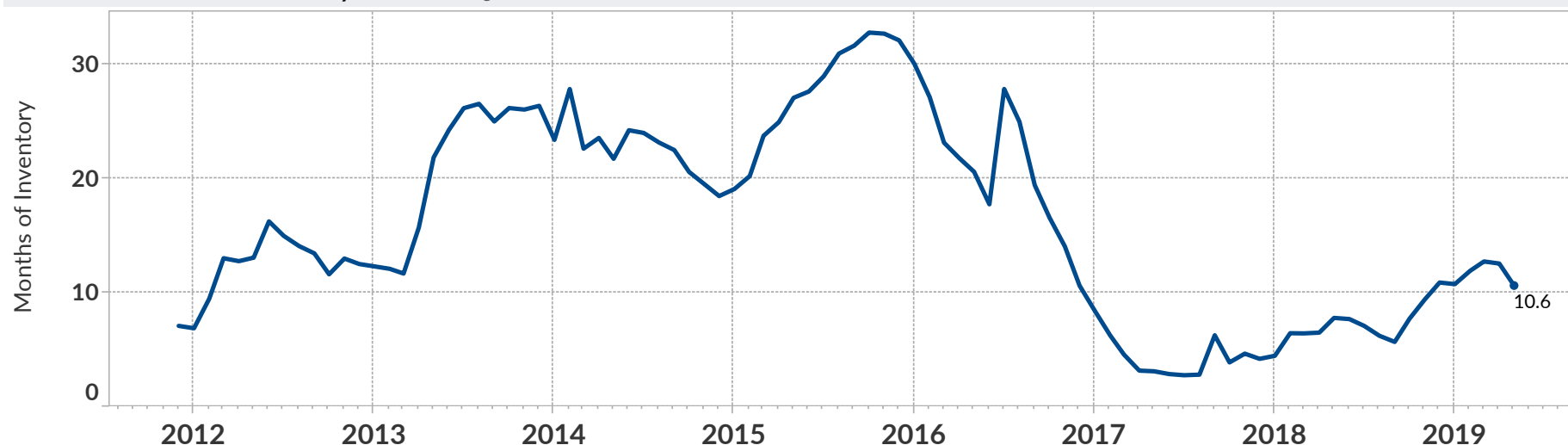


Etobicoke Waterfront		GTA
Active Projects	6	344
Total Units	2,808	90,927
Total Sales	2,537	75,278
Rem. Inv.	133	12,537
Avg. \$/SF	\$1,107	\$961
Avg. SF	840	891
Avg. \$	\$929,970	\$855,970
Current Month Sales (incl. active & sold out)	21	3,790

Development Applications

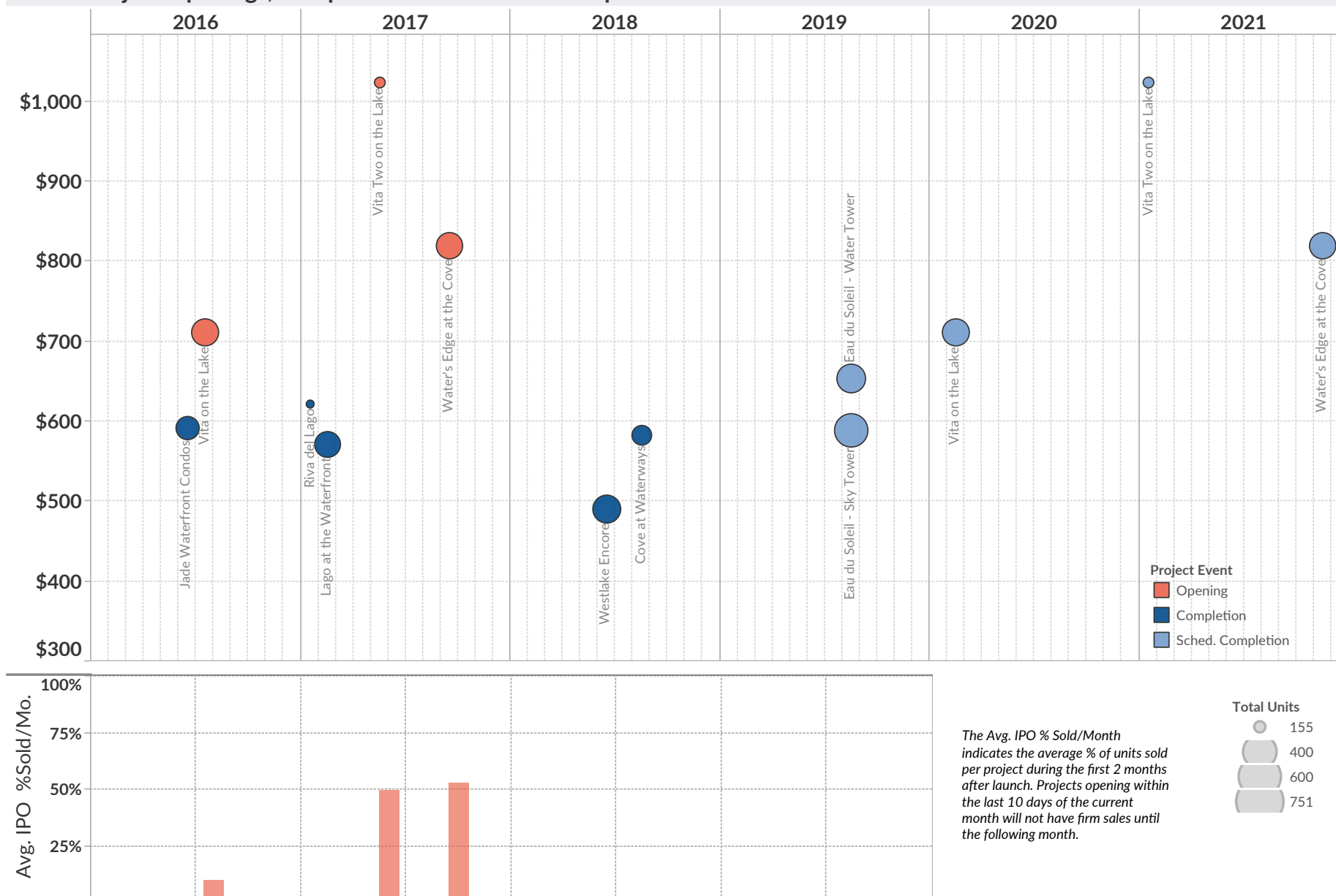
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	1	321
Total Units		166,507
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	1.0	32.2
Avg. Floor Space Index	1.0	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



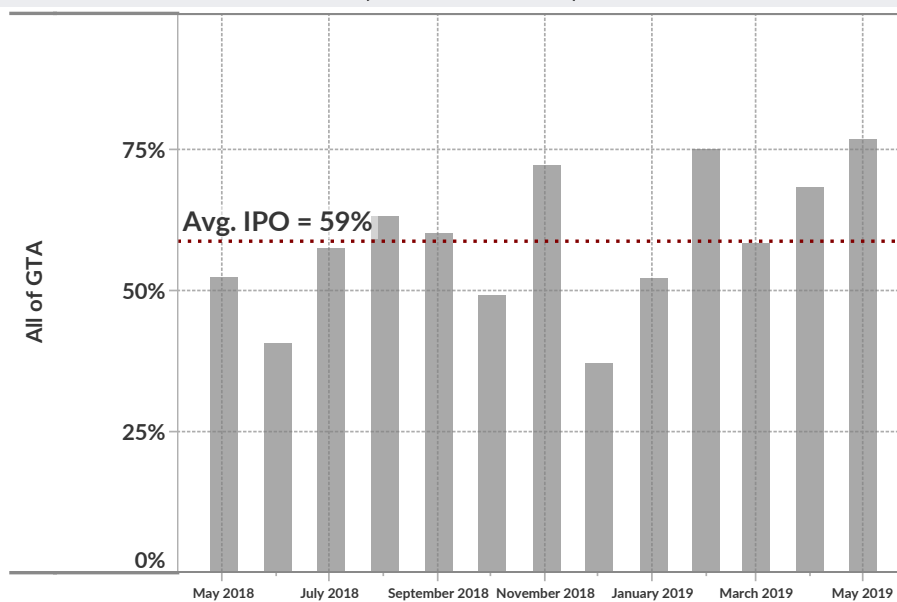
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Project Data by Unit Type

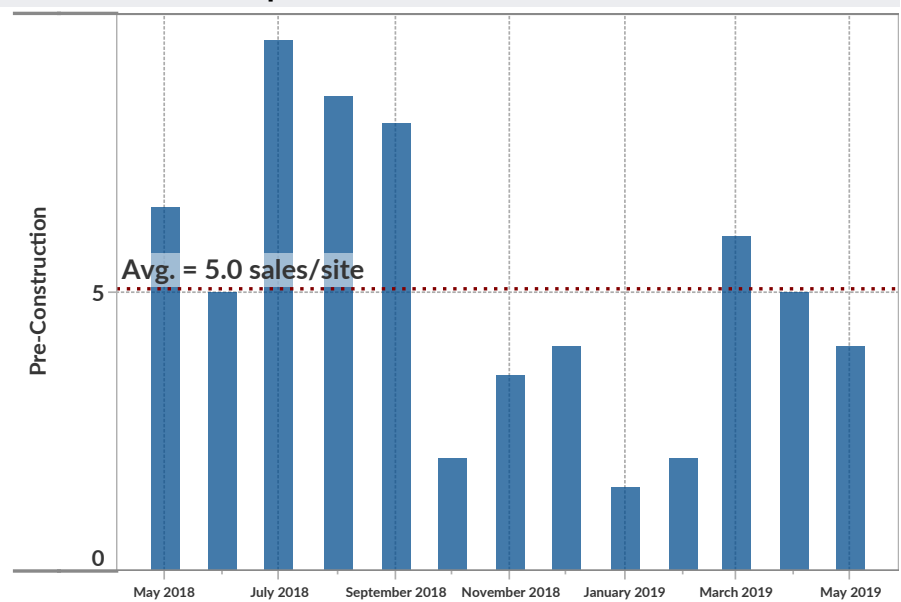
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	2	0	2	0
1 Bedroom	687	2	664	23
1 Bedroom + Den	999	2	985	14
2 Bedroom	602	8	546	56
2 Bedroom + Den	360	2	322	38
3 Bedroom & Up	5	2	3	2
Penthouse	7	0	7	0
Other	8		8	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$994	460	575	\$316,900	\$544,900
\$1,161	502	634	\$555,900	\$775,900
\$1,126	642	1,192	\$458,900	\$1,599,900
\$1,060	803	1,522	\$562,900	\$1,693,990
\$1,504	2,073	2,073	\$3,117,990	\$3,117,990

IPO Launch Performance (first 2 months)

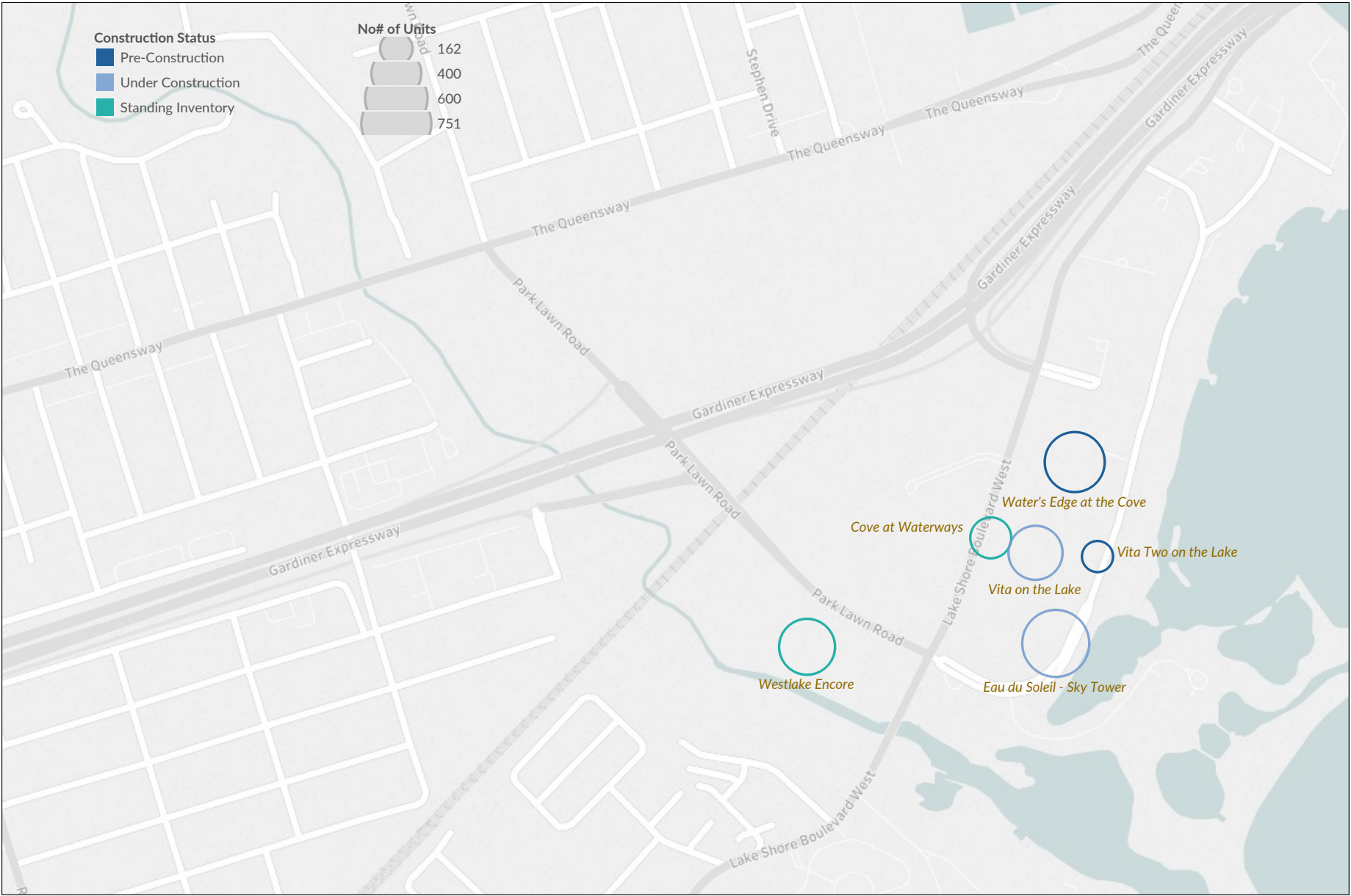


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



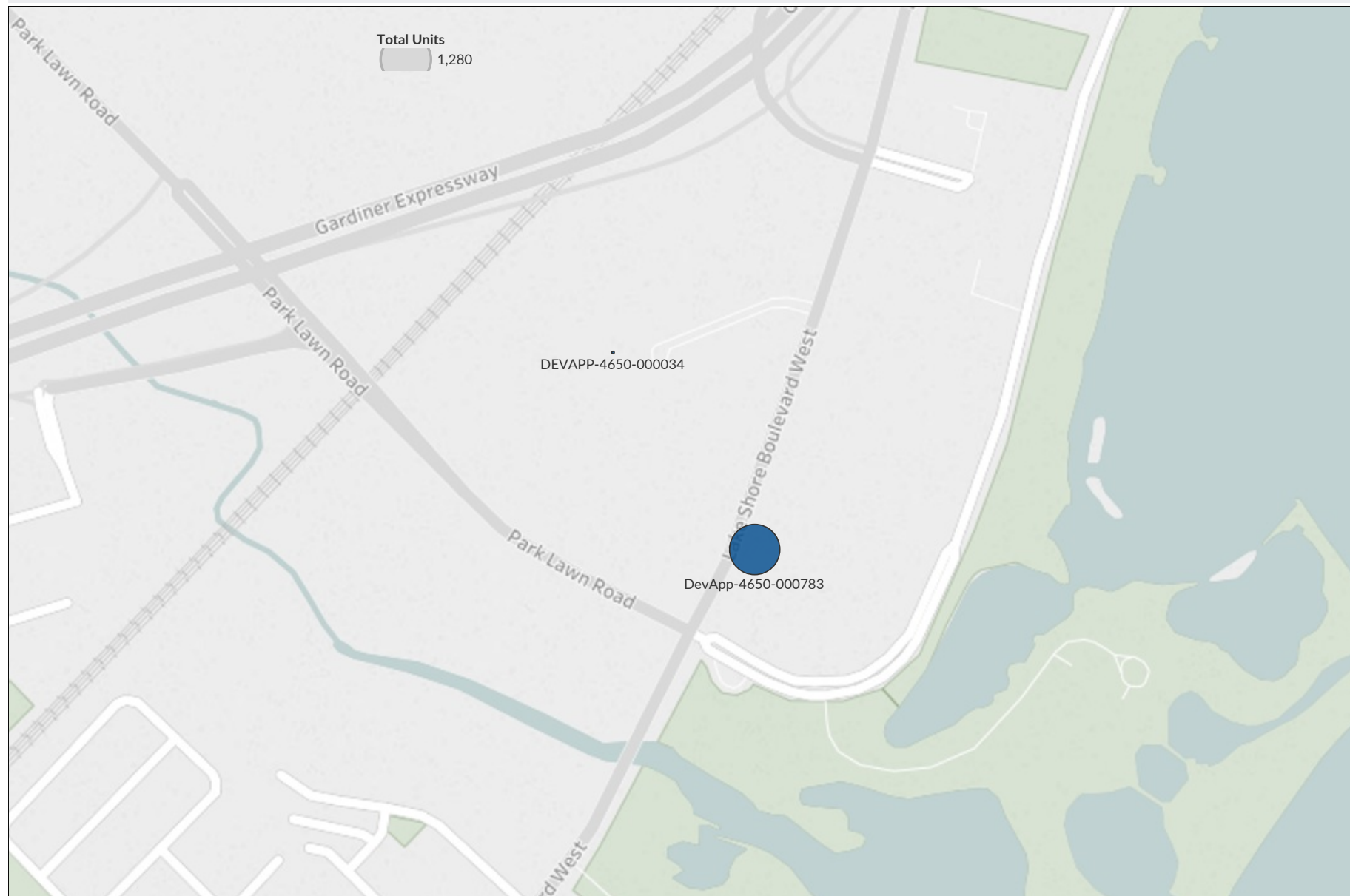
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Current Active Project List

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	0	1	9	751	\$589	\$1,035
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	0	3	10	489	\$712	\$950
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	2	5	6	162	\$1,024	\$1,307
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	4	18	95	602	\$820	\$1,164
Westlake Encore - Onni Group of Companies	Apartment	June 2018	10	22	3	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-4650-000783	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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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