



Greater Toronto Area  
Central Waterfront

New Homes High Rise Submarket Report  
Data as of June 2019



# Central Waterfront Submarket Report - June 2019

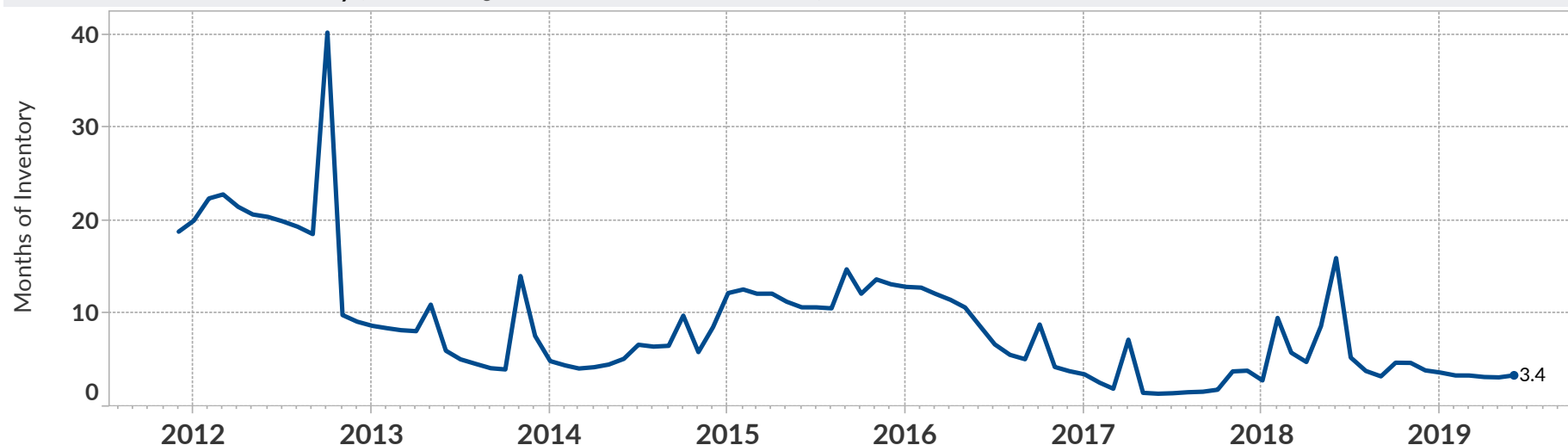


| Central Waterfront                            |             | GTA       |
|-----------------------------------------------|-------------|-----------|
| Active Projects                               | 13          | 352       |
| Total Units                                   | 6,100       | 93,358    |
| Total Sales                                   | 5,500       | 75,759    |
| Rem. Inv.                                     | 521         | 14,377    |
| Avg. \$/SF                                    | \$1,387     | \$981     |
| Avg. SF                                       | 1,056       | 884       |
| Avg. \$                                       | \$1,464,610 | \$867,169 |
| Current Month Sales (incl. active & sold out) | 20          | 2,420     |

## Development Applications

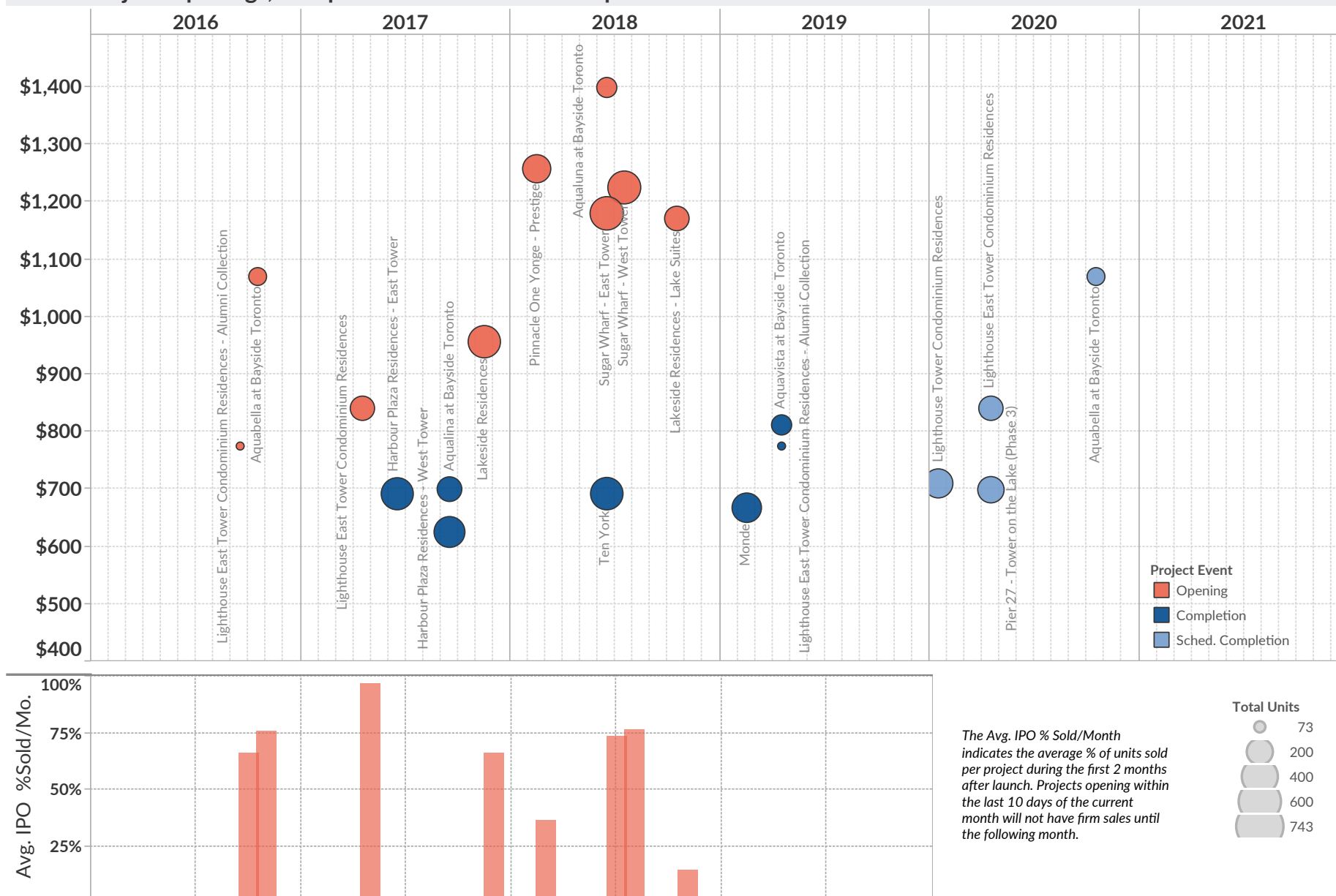
| Central Waterfront     |        | City of Toronto |
|------------------------|--------|-----------------|
| Number of Dev. Apps.   | 7      | 318             |
| Total Units            | 17,979 | 165,515         |
| Min. Floor Space Index | 1.5    | 0.1             |
| Max. Floor Space Index | 14.3   | 32.2            |
| Avg. Floor Space Index | 7.4    | 5.8             |

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



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## Recent Project Openings, Completions & Scheduled Completions



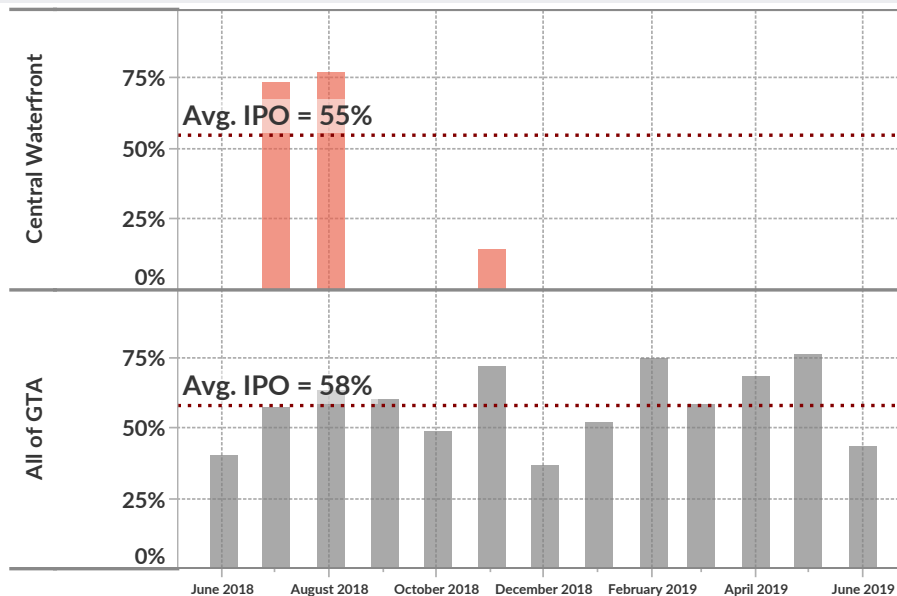
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## Project Data by Unit Type

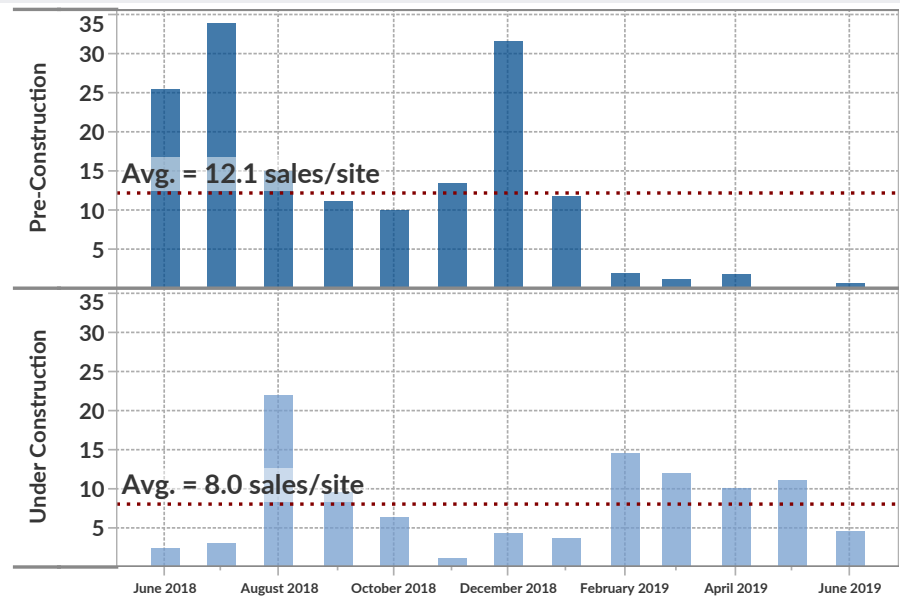
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 123         | 0                   | 122         | 1         |
| 1 Bedroom       | 1,628       | 1                   | 1,575       | 53        |
| 1 Bedroom + Den | 1,823       | 11                  | 1,731       | 92        |
| 2 Bedroom       | 1,173       | 4                   | 1,070       | 103       |
| 2 Bedroom + Den | 643         | 0                   | 574         | 69        |
| 3 Bedroom & Up  | 472         | 0                   | 282         | 190       |
| Penthouse       | 115         | 2                   | 108         | 7         |
| Other           | 44          | 0                   | 38          | 6         |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,391    | 325             | 325              | \$451,990        | \$451,990         |
| \$1,322    | 487             | 587              | \$558,990        | \$881,990         |
| \$1,292    | 564             | 713              | \$691,990        | \$984,990         |
| \$1,275    | 735             | 2,695            | \$780,000        | \$4,125,000       |
| \$1,417    | 845             | 3,041            | \$991,990        | \$4,750,000       |
| \$1,471    | 812             | 2,551            | \$895,000        | \$3,950,000       |
| \$1,384    | 938             | 6,106            | \$1,228,990      | \$8,800,000       |
| \$1,119    | 1,847           | 3,066            | \$2,275,000      | \$3,035,000       |

## IPO Launch Performance (first 2 months)

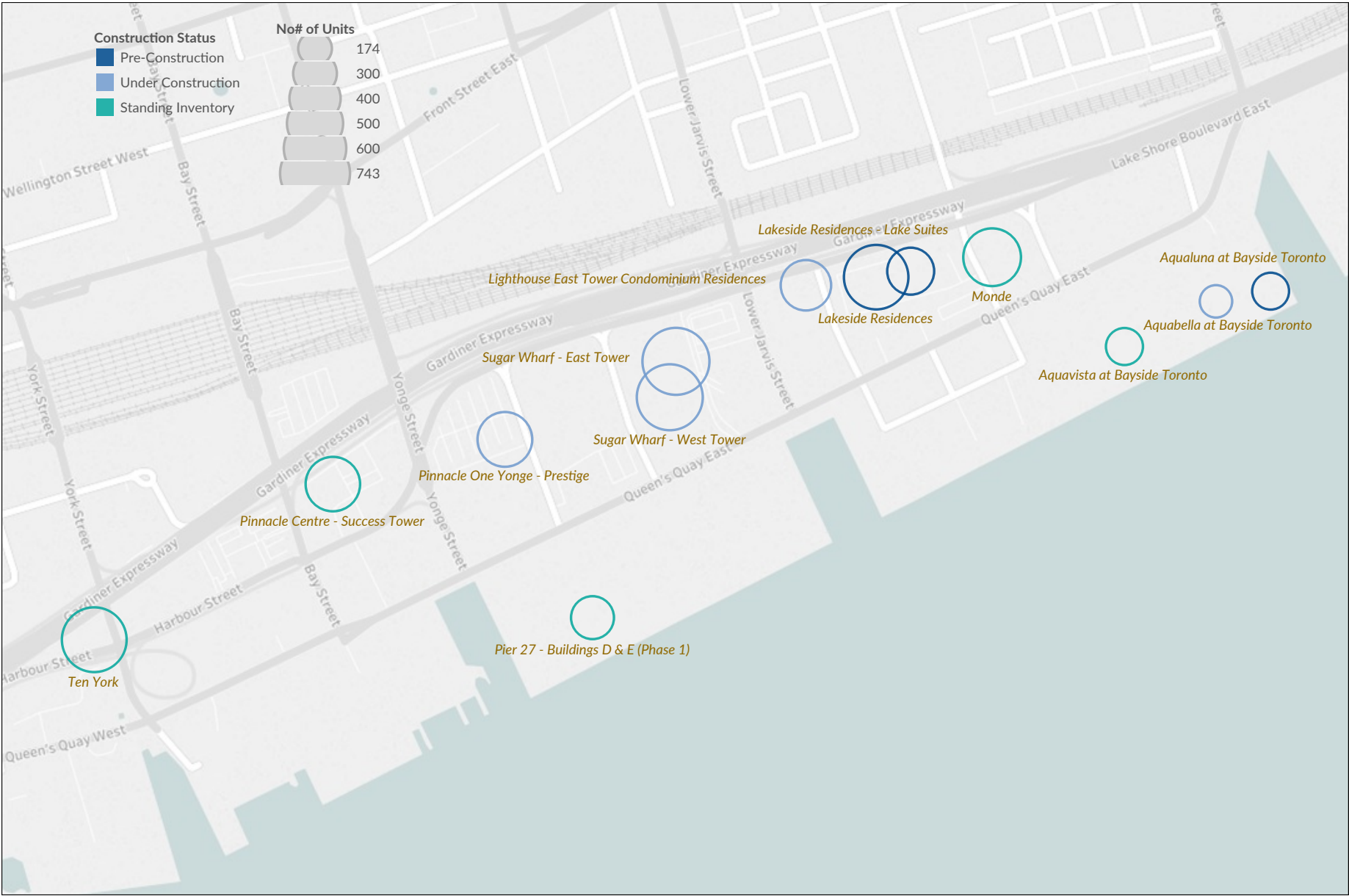


## Post Launch Absorption: Central Waterfront



# Central Waterfront Submarket Report - June 2019

## Current Active Projects



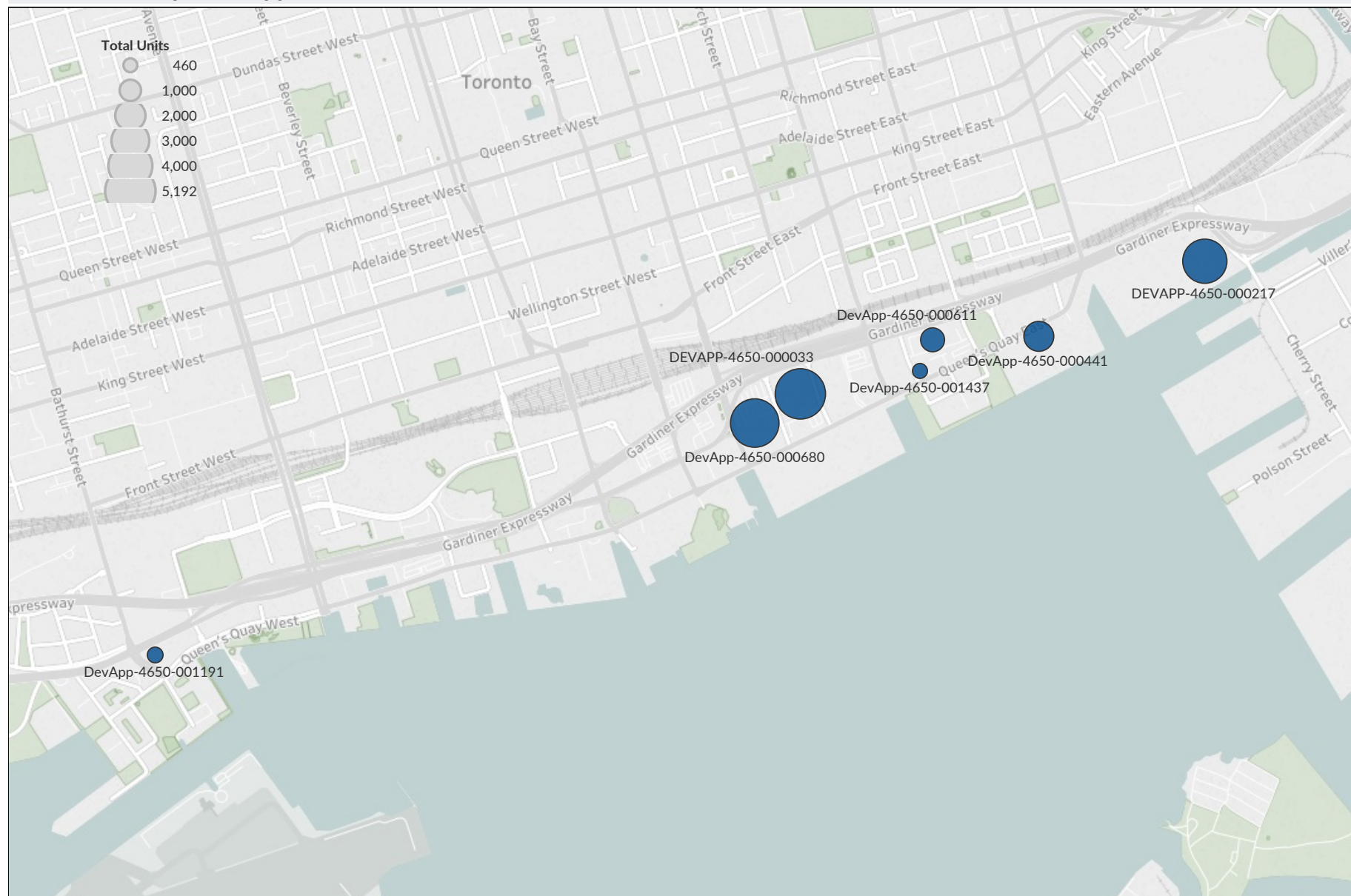
# Central Waterfront Submarket Report - June 2019

## 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 |
|-----------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| Aquabella at Bayside Toronto - Tridel and Hines                 | Apartment    | October 2020            | 1                   | 2   | 2         | 174         | \$1,070        | \$1,476     |
| Aqualuna at Bayside Toronto - Tridel and Hines                  | Apartment    | June 2023               | 0                   | 5   | 38        | 225         | \$1,399        | \$1,465     |
| Aquavista at Bayside Toronto - Tridel and Hines                 | Apartment    | April 2019              | 0                   | 0   | 1         | 227         | \$812          | \$1,228     |
| Lakeside Residences - Greenland Group                           | Apartment    | July 2022               | 0                   | 6   | 5         | 688         | \$957          | \$965       |
| Lakeside Residences - Lake Suites - Greenland Group             | Apartment    | March 2023              | 2                   | 40  | 173       | 365         | \$1,171        | \$1,315     |
| Lighthouse East Tower Condominium Residences - Daniels Co..     | Apartment    | April 2020              | 0                   | 0   | 0         | 421         | \$841          | \$842       |
| Monde - Great Gulf                                              | Apartment    | February 2019           | 0                   | 3   | 4         | 551         | \$668          | \$1,413     |
| Pier 27 - Buildings D & E (Phase 1) - Fernbrook Homes and Cit.. | Apartment    | August 2014             | 1                   | 1   | 2         | 305         | \$722          | \$1,016     |
| Pinnacle Centre - Success Tower - Pinnacle International        | Apartment    | January 2009            | 0                   | 0   | 1         | 491         | \$427          | \$1,187     |
| Pinnacle One Yonge - Prestige - Pinnacle International          | Apartment    | May 2022                | 14                  | 58  | 178       | 496         | \$1,258        | \$1,503     |
| Sugar Wharf - East Tower - Menkes                               | Apartment    | February 2022           | 0                   | 54  | 38        | 743         | \$1,180        | \$1,073     |
| Sugar Wharf - West Tower - Menkes                               | Apartment    | February 2022           | 0                   | 56  | 75        | 720         | \$1,225        | \$1,382     |
| Ten York - Tridel                                               | Apartment    | June 2018               | 0                   | 1   | 4         | 694         | \$692          | \$888       |

# Central Waterfront Submarket Report - June 2019

## Current Development Applications



## Central Waterfront Submarket Report - June 2019

### Current Development Application List

| InventoryNumber    | Address                                          | Floor Space Index | Total Units |
|--------------------|--------------------------------------------------|-------------------|-------------|
| DEVAPP-4650-000033 | 55 Lake Shore Boulevard East                     | 10.8              | 5,192       |
| DEVAPP-4650-000217 | 324 Cherry Street; 429 Lake Shore Boulevard East | 4.1               | 4,000       |
| DevApp-4650-000441 | 261 Queens Quay East                             | 3.9               | 1,833       |
| DevApp-4650-000611 | 215 Lake Shore Boulevard East                    | 10.2              | 1,174       |
| DevApp-4650-000680 | 1 Yonge Street                                   | 20.3              | 4,812       |
| DevApp-4650-001191 | 545 Lake Shore Blvd West                         | 7.5               | 508         |
| DevApp-4650-001437 | 162 Queens Quay East                             | 9.9               | 460         |

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.

# Central Waterfront Submarket Report - June 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       | 4                   | 15                          | 5,235       | 4,736       | 196       | \$2,282    | 2,048   | \$4,674,624 | 5,337       |
| Central Waterfront      | 20                  | 13                          | 6,100       | 5,500       | 521       | \$1,387    | 1,056   | \$1,464,610 | 17,979      |
| Don Mills - York Mills  | 97                  | 11                          | 3,265       | 2,379       | 763       | \$960      | 890     | \$854,081   | 6,429       |
| Downtown Core           | 239                 | 9                           | 5,207       | 3,883       | 751       | \$1,484    | 643     | \$954,613   | 16,430      |
| Downtown East           | 145                 | 17                          | 5,774       | 5,051       | 695       | \$1,040    | 740     | \$769,368   | 16,835      |
| Downtown West           | 53                  | 29                          | 10,566      | 8,590       | 1,667     | \$1,347    | 832     | \$1,121,361 | 14,338      |
| Etobicoke Waterfront    | 0                   | 6                           | 2,808       | 2,537       | 133       | \$1,109    | 840     | \$931,850   | 1,280       |
| Highway7 - Yonge        | 21                  | 6                           | 1,535       | 1,073       | 394       | \$654      | 922     | \$602,545   | .           |
| Mississauga City Centre | 319                 | 11                          | 6,132       | 5,397       | 709       | \$819      | 817     | \$669,123   | .           |
| North Toronto           | 24                  | 10                          | 3,160       | 2,824       | 264       | \$1,160    | 775     | \$898,534   | 6,578       |
| North Yonge Corridor    | 55                  | 7                           | 2,612       | 2,278       | 206       | \$1,020    | 803     | \$818,417   | 4,430       |
| North York East         | 0                   | 2                           | 528         | 499         | 28        | \$937      | 1,016   | \$952,400   | 2,144       |
| North York West         | 29                  | 9                           | 2,073       | 1,764       | 278       | \$1,034    | 974     | \$1,006,289 | 9,444       |
| Not Applicable          | 1,069               | 156                         | 28,681      | 21,458      | 5,945     | \$704      | 902     | \$634,889   | 48,534      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 106                 | 15                          | 4,132       | 3,379       | 753       | \$1,036    | 817     | \$846,280   | 5,581       |
| Thornhill               | 45                  | 1                           | 389         | 374         | 15        | \$758      | 960     | \$727,433   | .           |
| Toronto East            | 18                  | 15                          | 1,770       | 1,590       | 148       | \$1,025    | 1,001   | \$1,026,041 | 2,068       |
| Toronto West            | 176                 | 13                          | 2,368       | 1,489       | 854       | \$985      | 904     | \$890,391   | 11,066      |
| Yonge - St. Clair       | 0                   | 7                           | 1,023       | 958         | 57        | \$1,334    | 1,307   | \$1,743,509 | 1,553       |

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