



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of July 2019



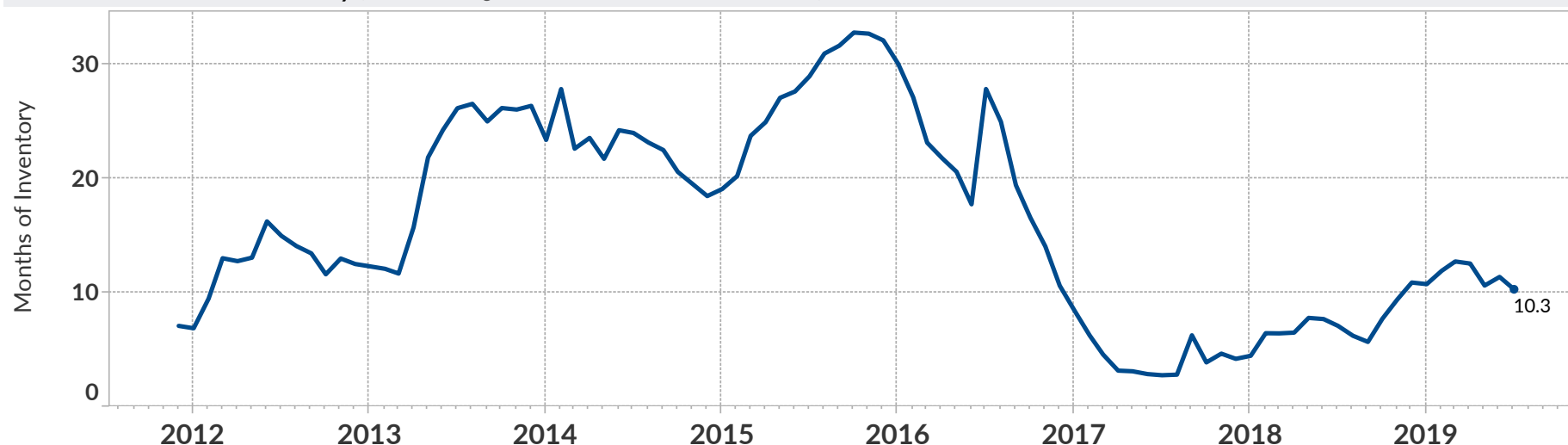
Etobicoke Waterfront Submarket Report - July 2019



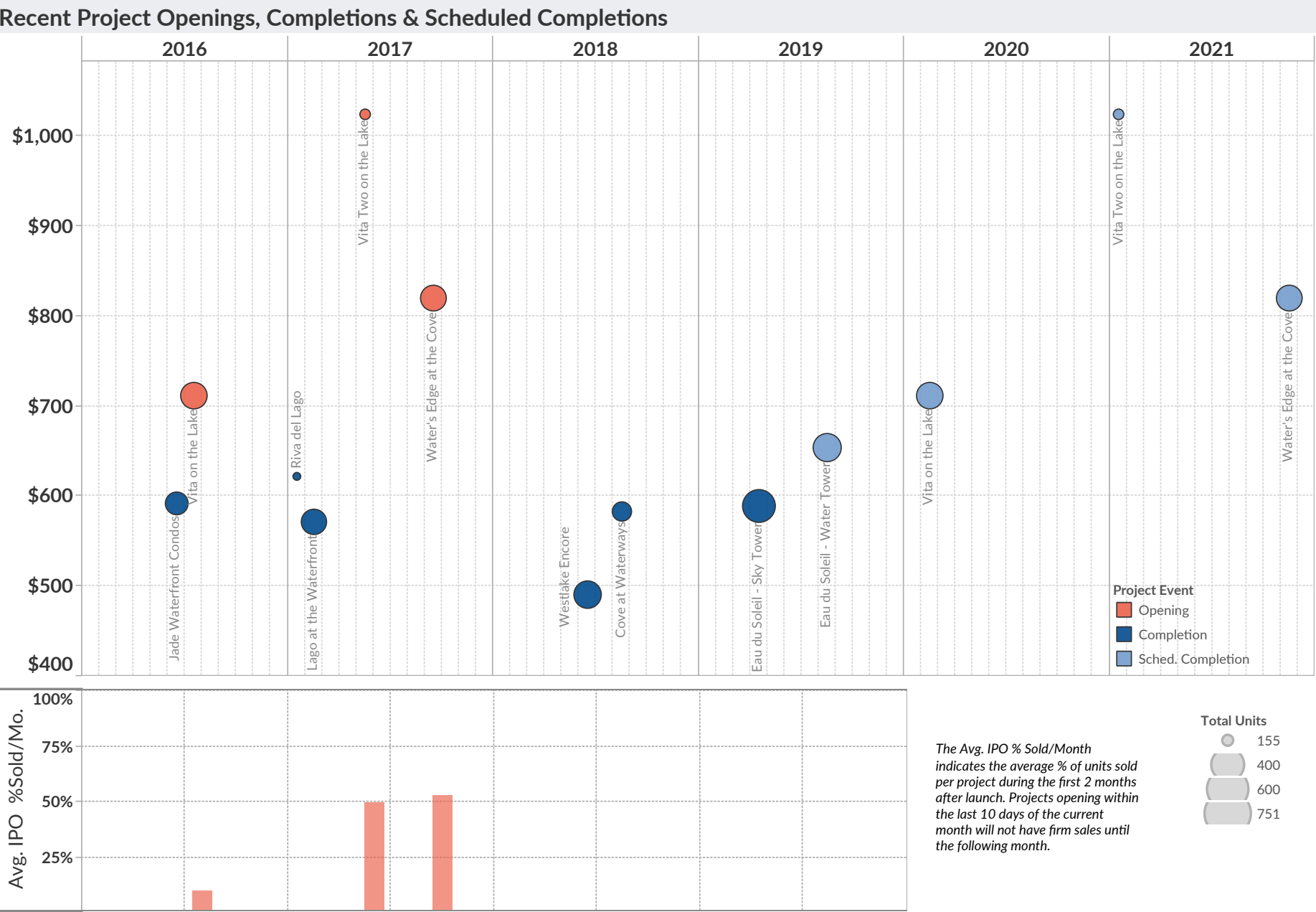
Etobicoke Waterfront		GTA
Active Projects	5	352
Total Units	2,147	92,985
Total Sales	2,031	76,495
Rem. Inv.	116	12,873
Avg. \$/SF	\$1,114	\$984
Avg. SF	793	914
Avg. \$	\$882,935	\$899,216
Current Month Sales (incl. active & sold out)	16	2,297

Development Applications		
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	4	385
Total Units	2,841	184,667
Min. Floor Space Index	1.0	0.0
Max. Floor Space Index	6.1	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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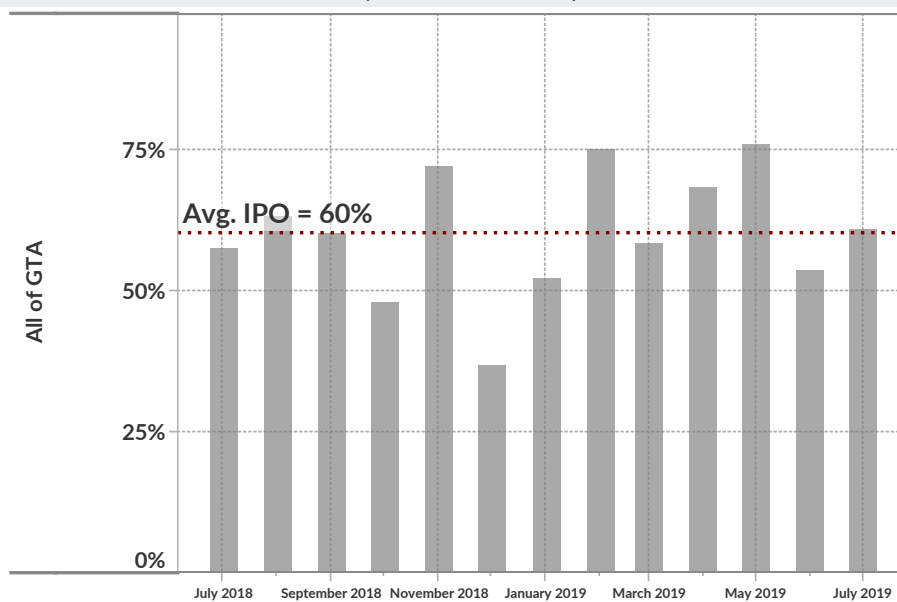
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Project Data by Unit Type

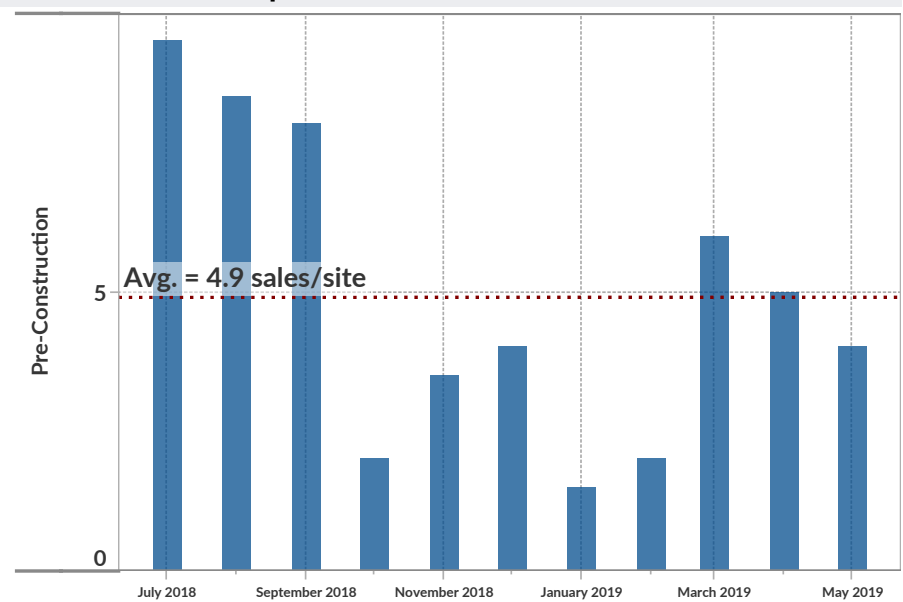
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	548	0	525	23
1 Bedroom + Den	855	0	841	14
2 Bedroom	509	8	462	47
2 Bedroom + Den	223	3	191	32
3 Bedroom & Up	4	2	4	0
Penthouse	7	0	7	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$996	460	575	\$316,900	\$544,900
\$1,189	502	634	\$593,900	\$775,900
\$1,169	642	1,192	\$458,900	\$1,599,900
\$1,063	858	1,143	\$562,900	\$1,254,900

IPO Launch Performance (first 2 months)

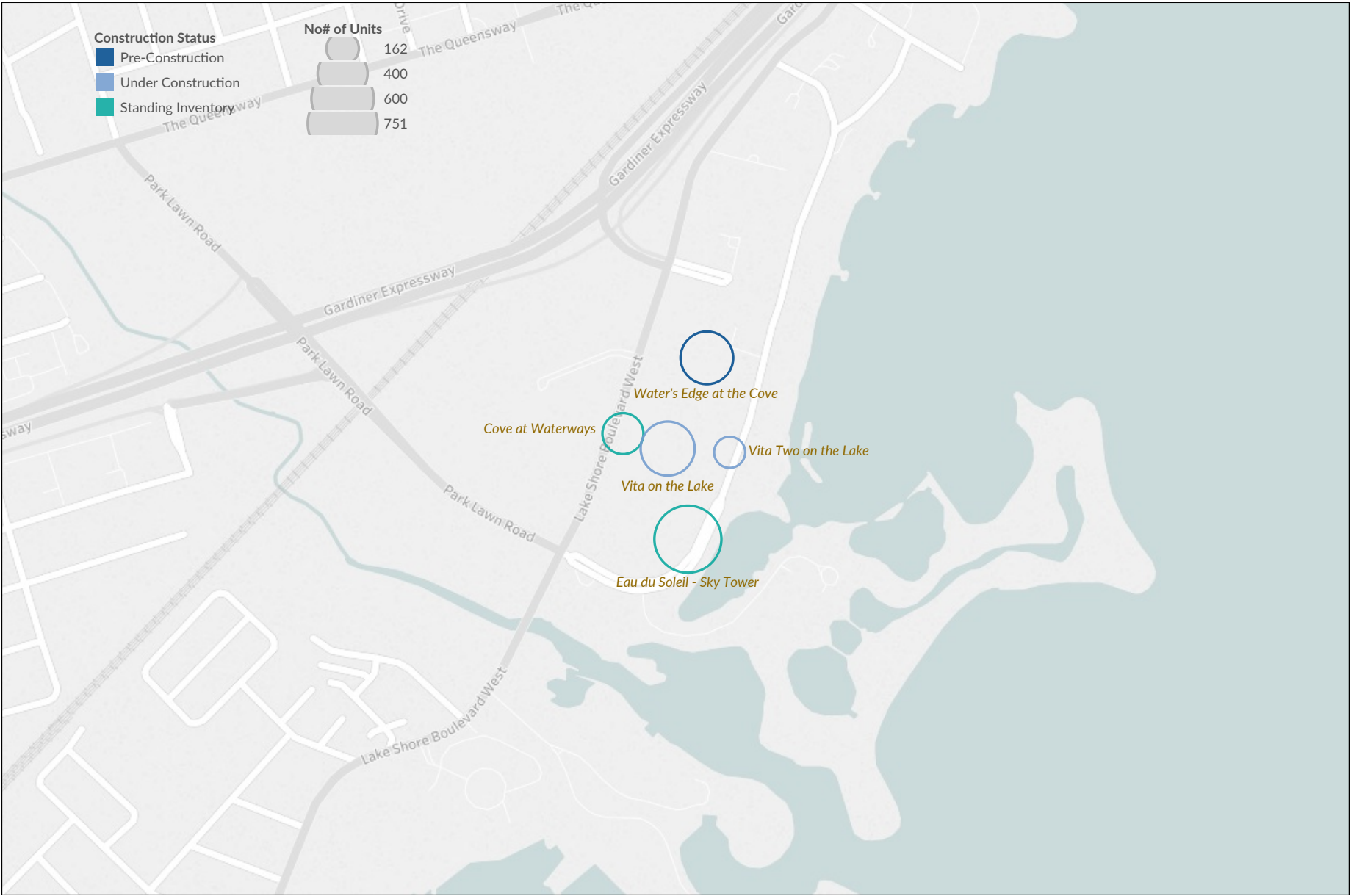


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



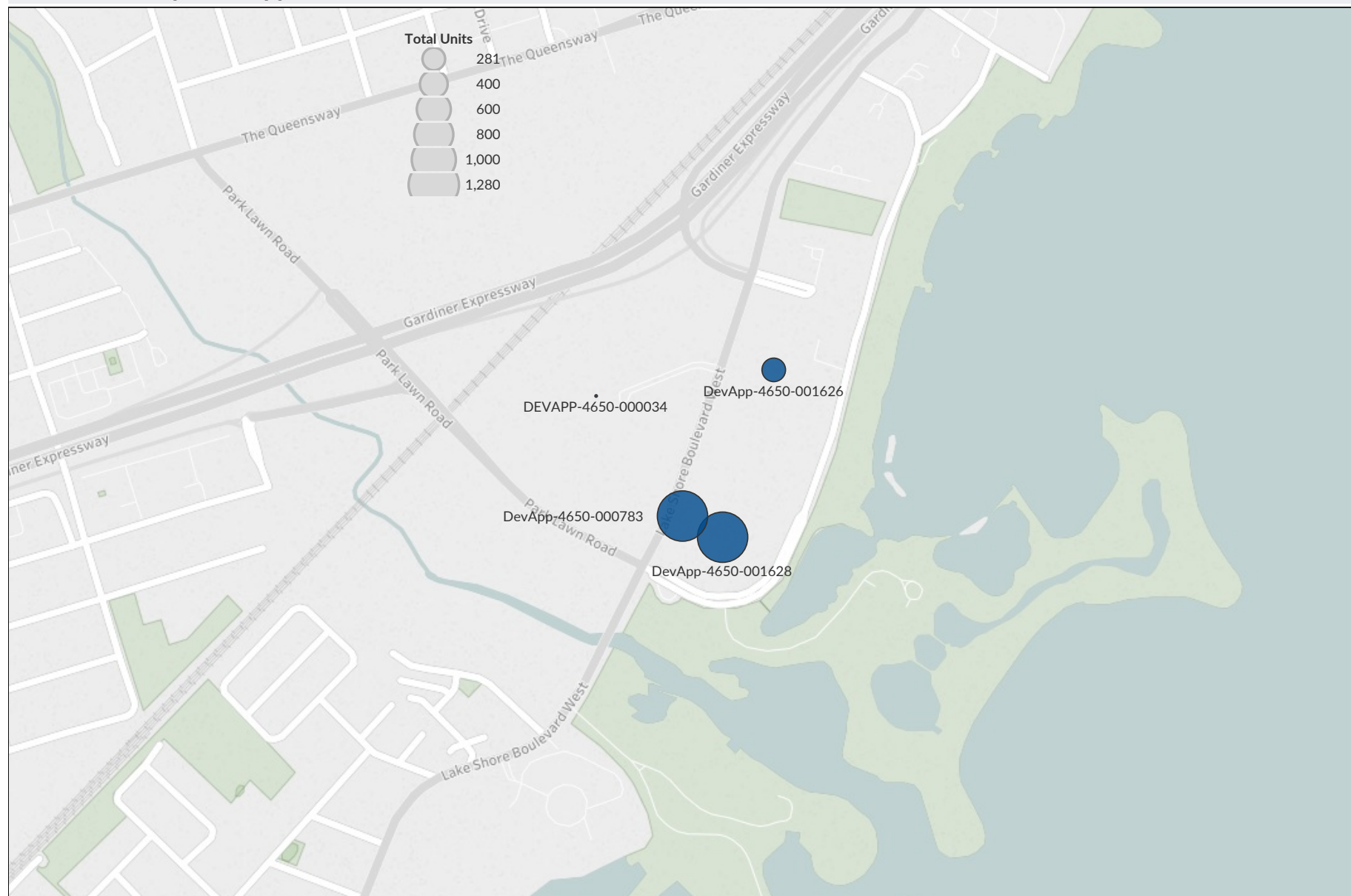
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Current Active Project List

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	April 2019	0	1	9	751	\$589	\$1,035
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	8	12	1	489	\$712	\$950
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	5	10	1	162	\$1,024	\$1,307
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	0	18	95	464	\$820	\$1,164

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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
DevApp-4650-001626	2143 Lake Shore Boulevard West	4.9	281
DevApp-4650-001628	2183 Lake Shore Boulevard West	6.1	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	• 21	• 15	• 4,991	• 4,751	• 240	• \$2,173	• 1,659	• \$3,603,965	• 6,093
Central Waterfront	• 18	• 13	• 5,943	• 5,426	• 517	• \$1,398	• 1,068	• \$1,492,241	• 18,503
Don Mills - York Mills	• 55	• 11	• 3,142	• 2,662	• 480	• \$956	• 1,046	• \$999,964	• 6,397
Downtown Core	• 59	• 9	• 4,638	• 3,942	• 696	• \$1,478	• 657	• \$970,357	• 15,855
Downtown East	• 61	• 16	• 5,169	• 4,775	• 394	• \$1,019	• 817	• \$831,958	• 17,905
Downtown West	• 434	• 29	• 10,233	• 9,024	• 1,209	• \$1,380	• 870	• \$1,201,218	• 16,359
Etobicoke Waterfront	• 16	• 5	• 2,147	• 2,031	• 116	• \$1,114	• 793	• \$882,935	• 2,841
Highway7 - Yonge	• 10	• 6	• 1,467	• 1,083	• 384	• \$653	• 924	• \$603,399	•
Mississauga City Centre	• 121	• 11	• 6,106	• 5,563	• 543	• \$815	• 853	• \$695,484	•
North Toronto	• 21	• 11	• 3,456	• 2,836	• 620	• \$1,155	• 740	• \$854,506	• 9,542
North Yonge Corridor	• 14	• 6	• 1,953	• 1,761	• 192	• \$1,020	• 815	• \$831,096	• 3,872
North York East	• 0	• 2	• 527	• 499	• 28	• \$937	• 1,016	• \$952,400	• 2,233
North York West	• 28	• 10	• 2,192	• 1,792	• 400	• \$826	• 1,084	• \$896,013	• 11,307
Not Applicable	• 1,280	• 158	• 27,912	• 22,563	• 5,349	• \$732	• 930	• \$680,777	• 55,383
Scarborough City Centre									• 2,245
Sheppard Corridor	• 15	• 14	• 4,020	• 3,246	• 774	• \$1,029	• 820	• \$843,638	• 6,474
Thornhill	• 9	• 1	• 389	• 382	• 7	• \$766	• 923	• \$706,579	•
Toronto East	• 2	• 15	• 1,741	• 1,579	• 162	• \$1,011	• 999	• \$1,009,519	• 2,950
Toronto West	• 130	• 13	• 2,347	• 1,619	• 728	• \$1,006	• 917	• \$922,600	• 11,183
Yonge - St. Clair	• 3	• 7	• 995	• 961	• 34	• \$1,343	• 1,560	• \$2,095,059	• 2,114

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