



Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of October 2019



Etobicoke Waterfront Submarket Report - October 2019

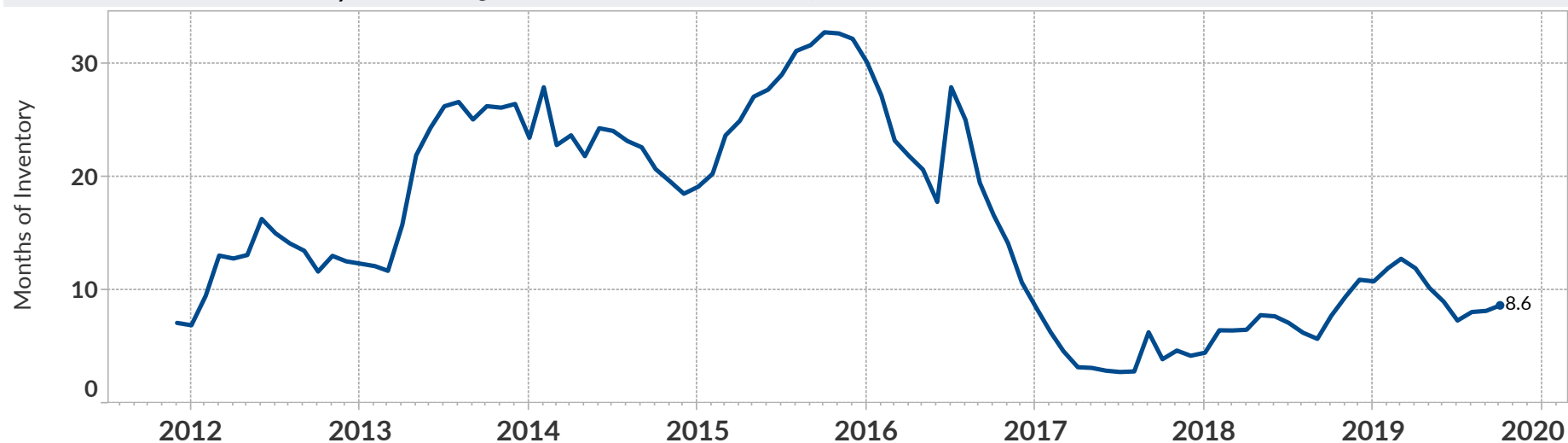


Etobicoke Waterfront		GTA
Active Projects	4	362
Total Units	2,121	94,645
Total Sales	1,898	76,566
Rem. Inv.	85	14,323
Avg. \$/SF	\$1,156	\$992
Avg. SF	818	907
Avg. \$	\$945,135	\$900,552
Current Month Sales (incl. active & sold out)	0	3,424

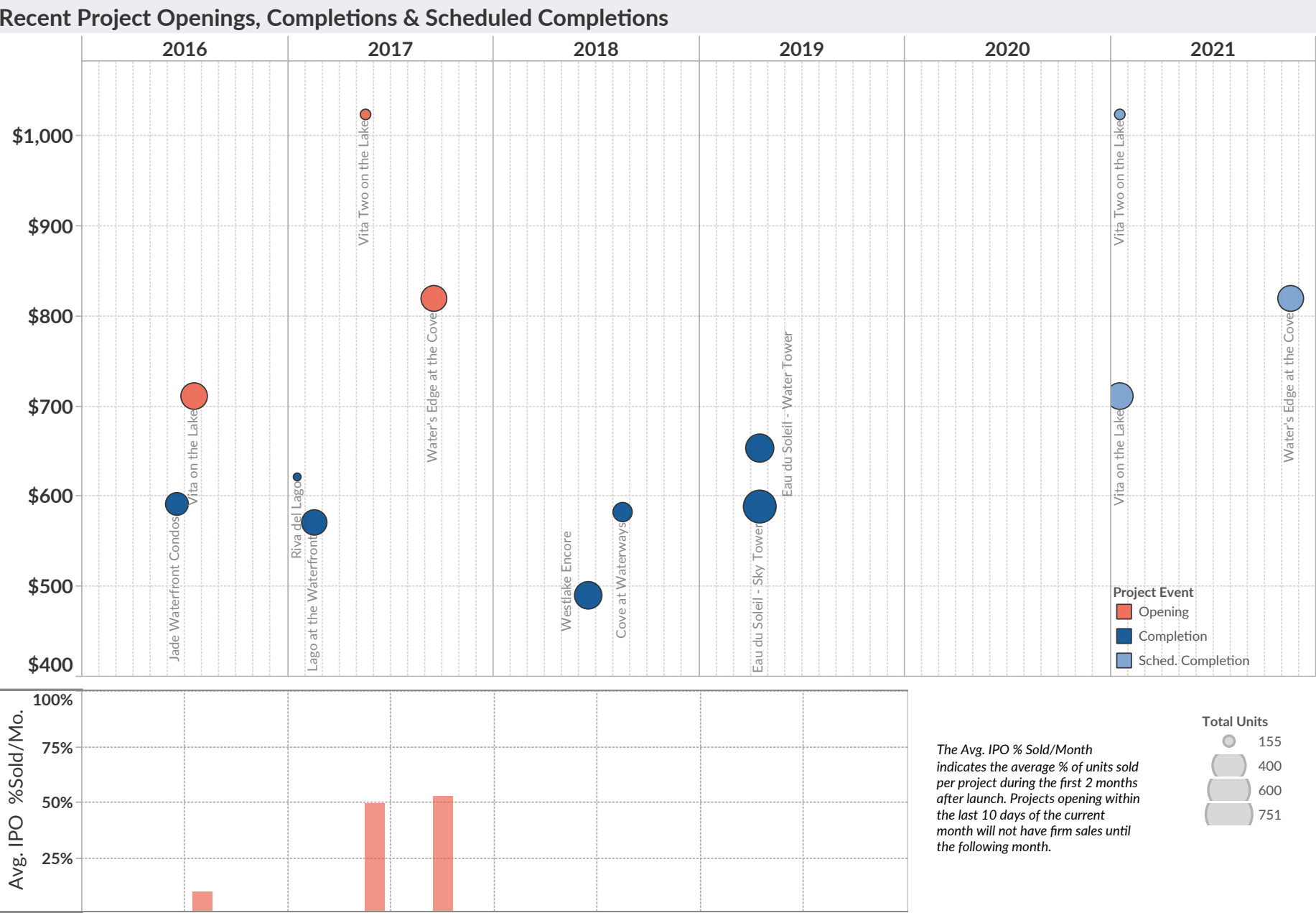
Development Applications

Etobicoke Waterfont		City of Toronto
Number of Dev. Apps.	4	387
Total Units	10,287	211,227
Min. Floor Space Index	4.9	0.1
Max. Floor Space Index	6.1	44.5
Avg. Floor Space Index	5.6	6.2

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



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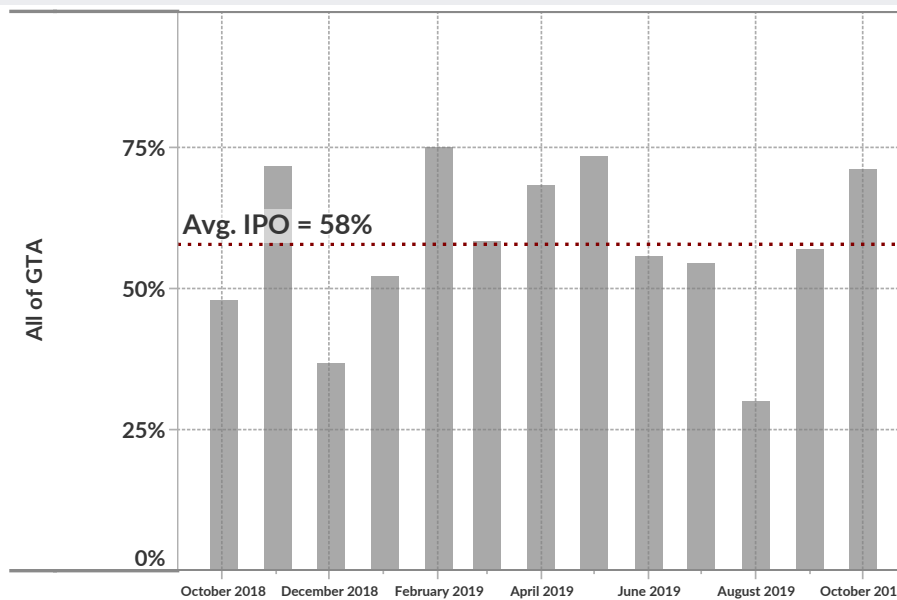
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Project Data by Unit Type

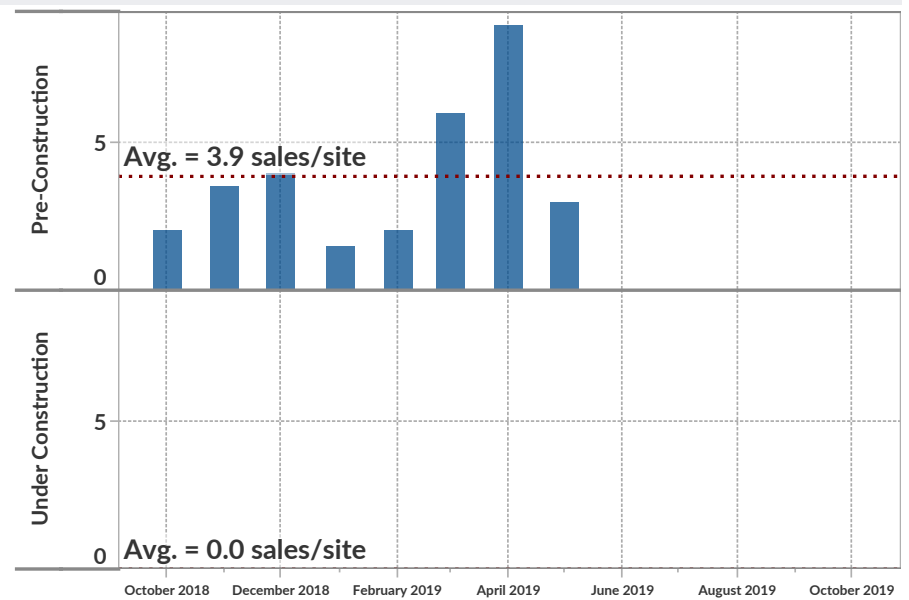
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	533	0	518	15
1 Bedroom + Den	805	0	801	4
2 Bedroom	442	0	399	43
2 Bedroom + Den	195	0	172	23
3 Bedroom & Up				
Penthouse	7	0	7	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,034	460	560	\$316,900	\$584,900
\$1,207	507	658	\$609,900	\$795,900
\$1,202	642	1,192	\$458,900	\$1,599,900
\$1,115	811	1,143	\$562,900	\$1,224,900

IPO Launch Performance (first 2 months)

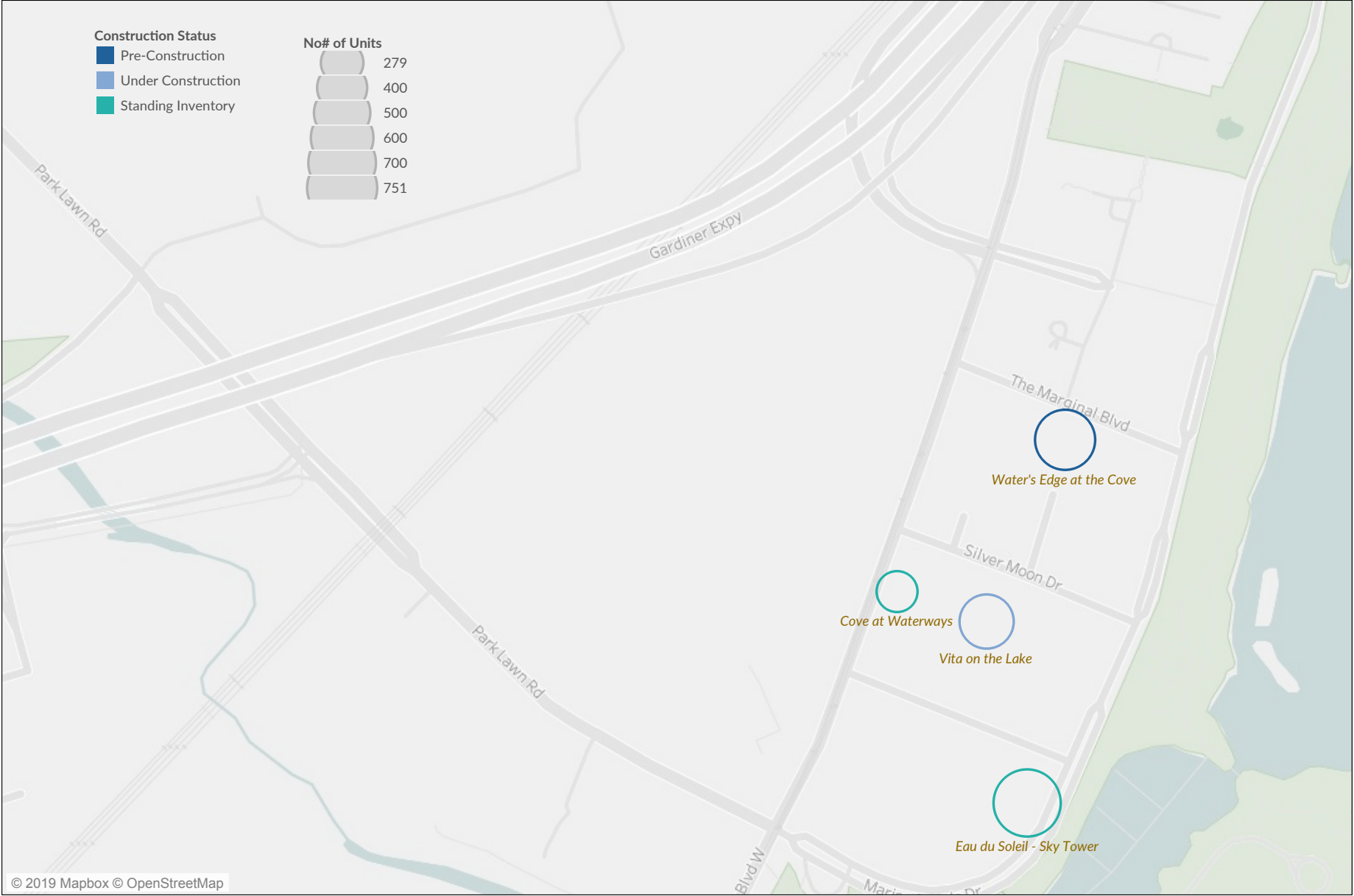


Post Launch Absorption: Etobicoke Waterfront



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Current Active Projects



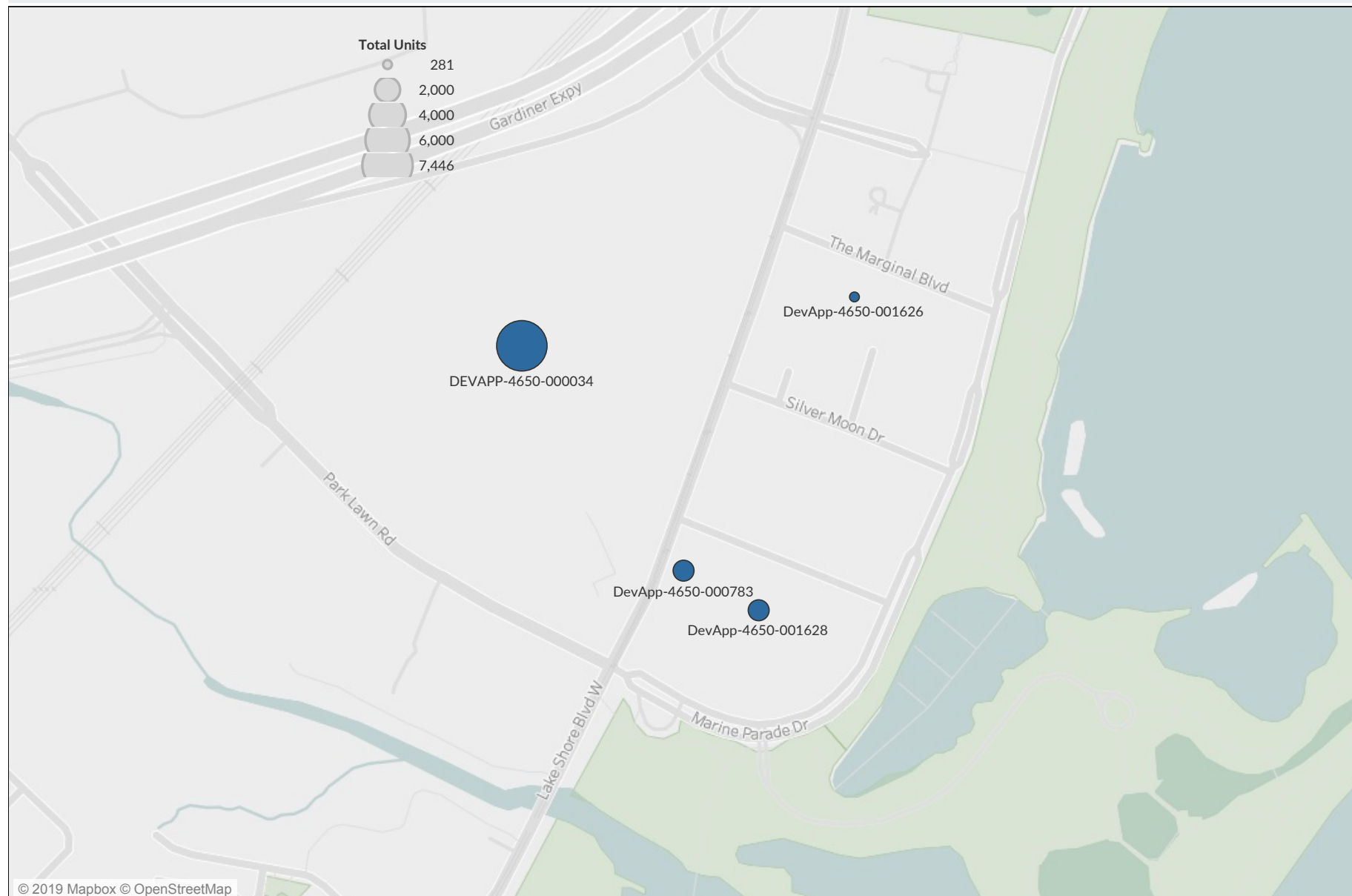
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Current Active Project List

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	8	279	\$583	\$665
Eau du Soleil - Sky Tower - Empire	Apartment	April 2019	0	5	5	751	\$589	\$1,023
Vita on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	0	12	1	489	\$712	\$989
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	0	42	71	602	\$820	\$1,175

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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	5.9	7,446
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	317	14	5,086	4,396	395	\$2,140	1,272	\$2,721,039	9,129
Central Waterfront	26	12	5,883	5,193	597	\$1,403	980	\$1,374,783	18,503
Don Mills - York Mills	26	11	3,306	2,778	395	\$953	1,050	\$1,000,417	7,441
Downtown Core	143	9	5,148	4,183	790	\$1,537	657	\$1,010,315	15,193
Downtown East	73	17	5,706	5,062	411	\$1,010	863	\$871,618	18,202
Downtown West	125	30	10,173	8,643	1,188	\$1,402	903	\$1,266,200	19,055
Etobicoke Waterfront	0	4	2,121	1,898	85	\$1,156	818	\$945,135	10,287
Highway7 - Yonge	66	8	1,715	1,187	455	\$673	1,083	\$728,525	.
Mississauga City Centre	365	12	6,548	5,999	495	\$813	882	\$717,233	.
North Toronto	85	9	2,413	1,711	607	\$1,197	780	\$934,309	9,773
North Yonge Corridor	12	6	2,057	1,807	146	\$1,028	826	\$848,881	4,393
North York East	2	2	528	504	23	\$941	1,022	\$961,965	2,056
North York West	353	12	2,697	2,216	342	\$879	1,084	\$952,932	9,738
Not Applicable	1,280	162	30,626	22,549	6,296	\$741	907	\$672,811	66,556
Scarborough City Centre									2,245
Sheppard Corridor	23	14	4,020	3,278	742	\$1,067	819	\$874,136	8,352
Thornhill	401	2	736	401	335	\$826	797	\$658,314	.
Toronto East	26	16	2,141	1,817	268	\$969	912	\$883,298	2,031
Toronto West	70	14	2,444	1,719	705	\$1,031	934	\$962,665	12,992
Yonge - St. Clair	31	8	1,297	1,225	48	\$1,370	1,355	\$1,855,441	2,190

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