



Greater Toronto Area  
Etobicoke Waterfront

New Homes High Rise Submarket Report  
Data as of July 2020



# Etobicoke Waterfront Submarket Report - July 2020

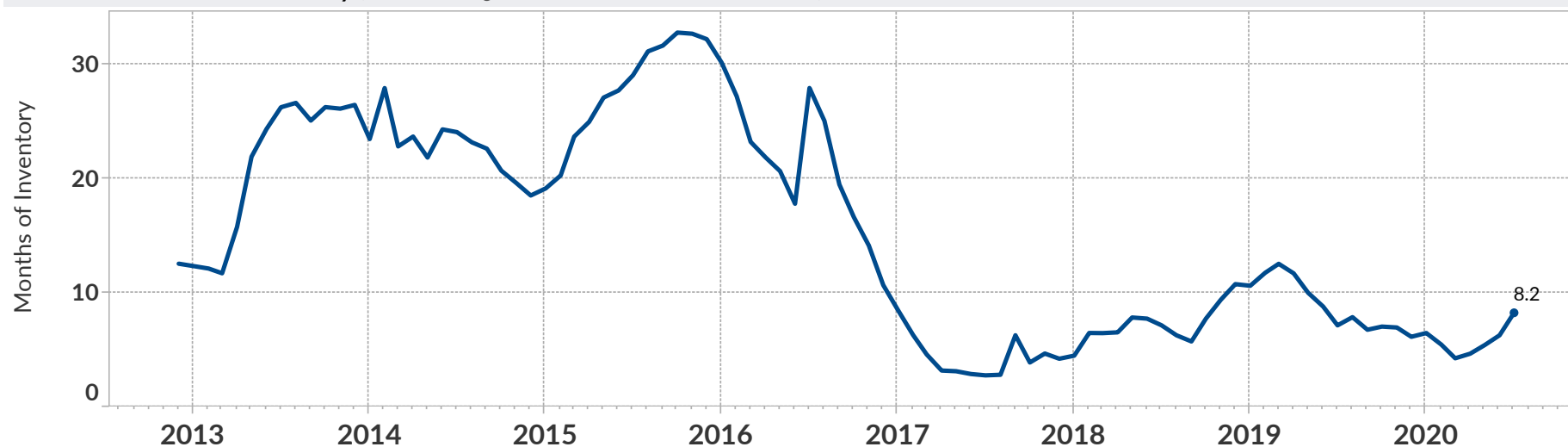


| Etobicoke Waterfront                          |             |   | GTA         |  |
|-----------------------------------------------|-------------|---|-------------|--|
| Active Projects                               | 3           |   | 367         |  |
| Total Units                                   | 1,632       |   | 96,937      |  |
| Total Sales                                   | 1,469       |   | 82,550      |  |
| Rem. Inv.                                     | 46          |   | 9,829       |  |
| Avg. \$/SF                                    | \$1,257     |   | \$1,108     |  |
| Avg. SF                                       | 883         |   | 961         |  |
| Avg. \$                                       | \$1,109,437 |   | \$1,065,426 |  |
| Current Month Sales (incl. active & sold out) |             | 0 | 1,991       |  |

## Development Applications

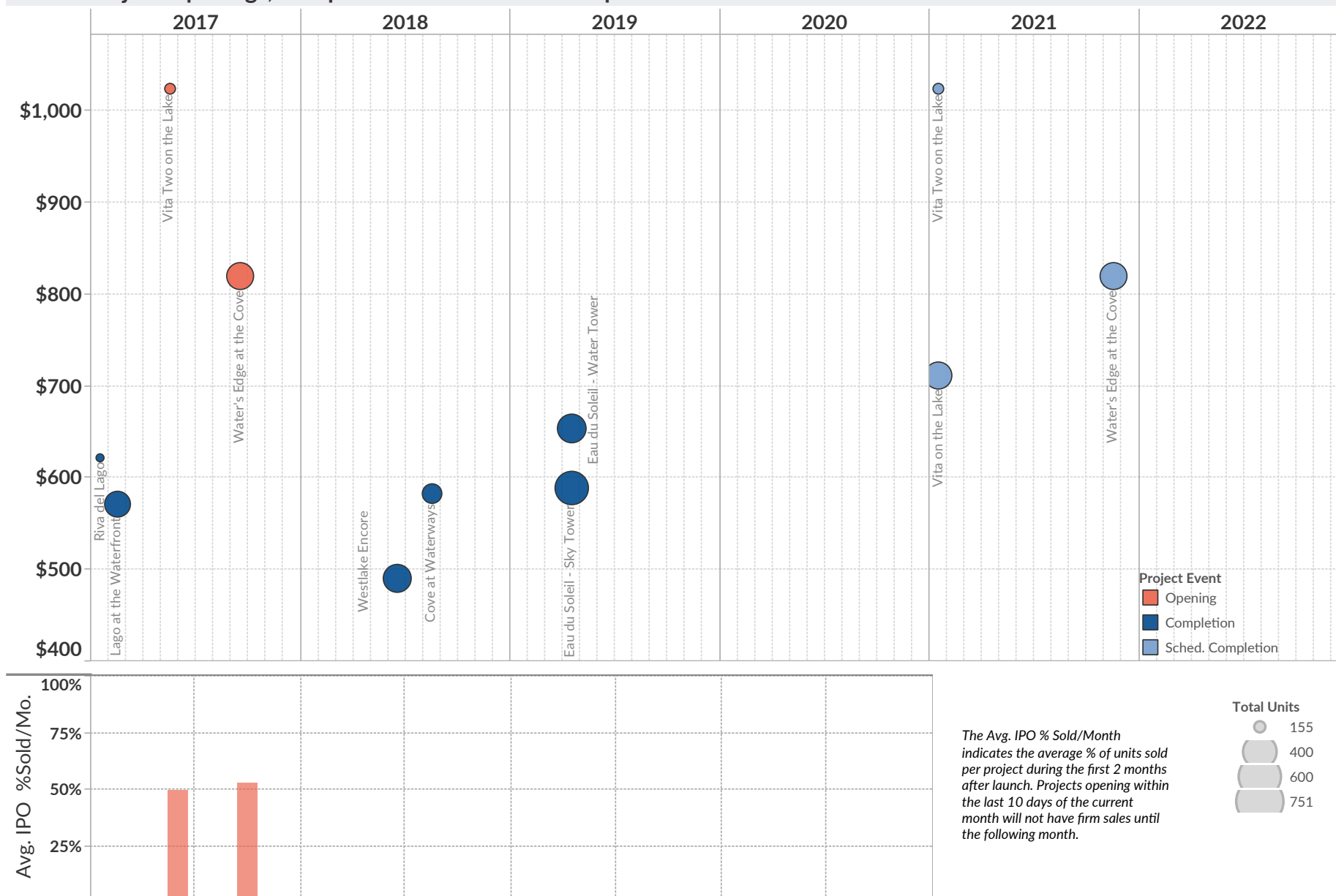
| Etobicoke Waterfront   |       |  | City of Toronto |  |
|------------------------|-------|--|-----------------|--|
| Number of Dev. Apps.   | 2     |  | 410             |  |
| Total Units            | 8,726 |  | 234,134         |  |
| Min. Floor Space Index | 6.0   |  | 0.1             |  |
| Max. Floor Space Index | 6.2   |  | 61.7            |  |
| Avg. Floor Space Index | 6.1   |  | 6.6             |  |

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



# Etobicoke Waterfront Submarket Report - July 2020

## Recent Project Openings, Completions & Scheduled Completions



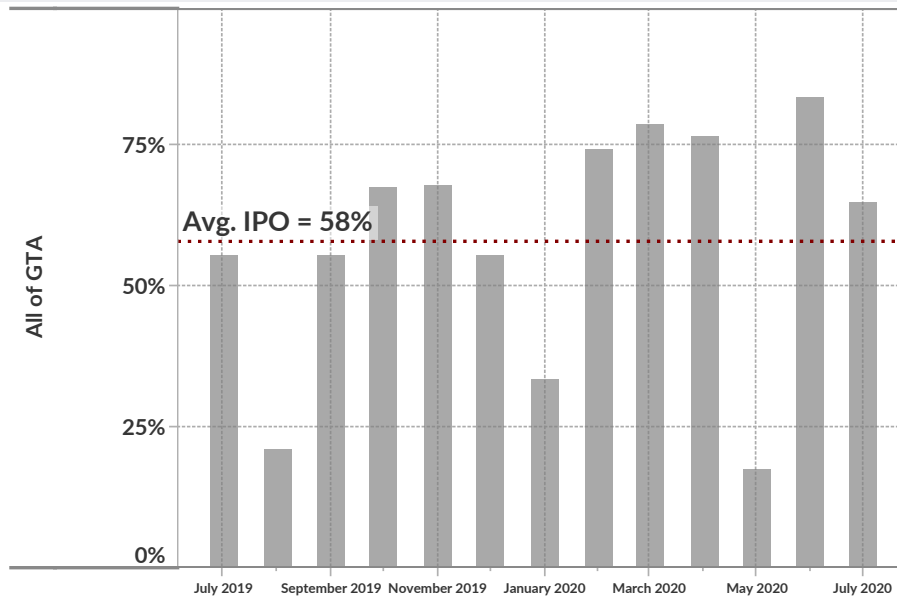
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## Project Data by Unit Type

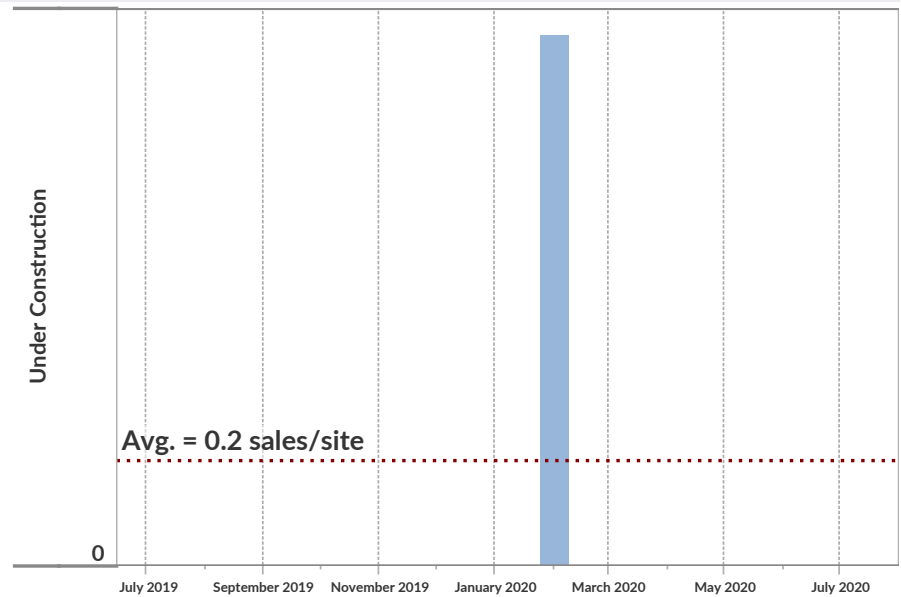
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 0           | 0                   | 0           | 0         |
| 1 Bedroom       | 428         | 0                   | 428         | 0         |
| 1 Bedroom + Den | 631         | 0                   | 627         | 4         |
| 2 Bedroom       | 318         | 0                   | 289         | 29        |
| 2 Bedroom + Den | 138         | 0                   | 125         | 13        |
| 3 Bedroom & Up  |             |                     |             |           |
| Penthouse       |             |                     |             |           |
| Other           |             |                     |             |           |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|            |                 |                  |                  |                   |
| \$1,207    | 507             | 658              | \$609,900        | \$795,900         |
| \$1,319    | 642             | 1,193            | \$458,900        | \$1,699,900       |
| \$1,135    | 858             | 1,143            | \$562,900        | \$1,324,900       |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

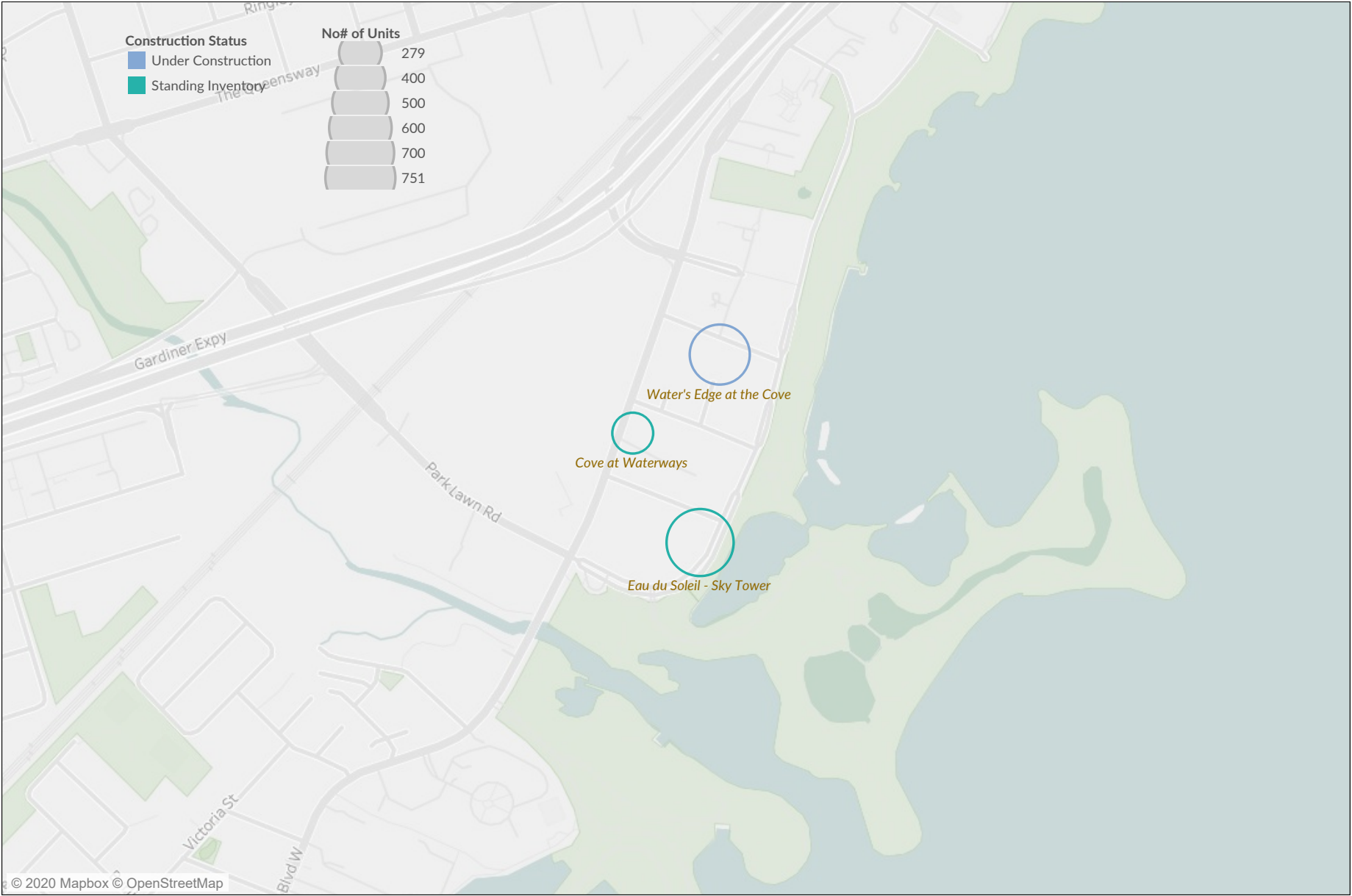


## Post Launch Absorption: Etobicoke Waterfront



# Etobicoke Waterfront Submarket Report - July 2020

## Current Active Projects



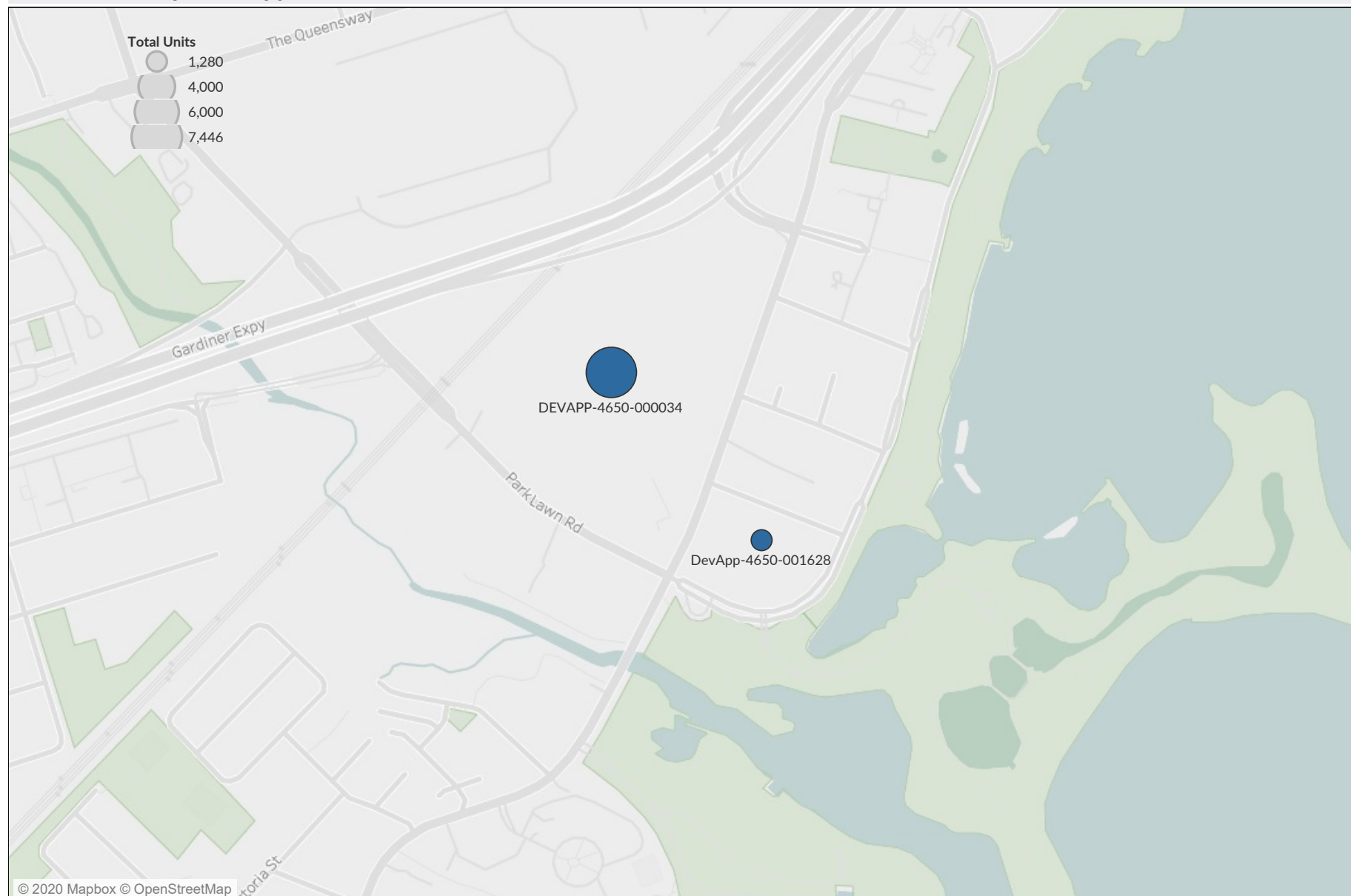
# Etobicoke Waterfront Submarket Report - July 2020

## 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                   | 1   | 5         | 279         | \$583          | \$660       |
| Eau du Soleil - Sky Tower - Empire            | Apartment    | April 2019              | 0                   | 1   | 2         | 751         | \$589          | \$1,040     |
| Water's Edge at the Cove - Conservatory Group | Apartment    | November 2021           | 0                   | 28  | 39        | 602         | \$820          | \$1,336     |

# Etobicoke Waterfront Submarket Report - July 2020

## Current Development Applications



## Etobicoke Waterfront Submarket Report - July 2020

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### Current Development Application List

| InventoryNumber    | Address                        | Floor Space Index | Total Units |
|--------------------|--------------------------------|-------------------|-------------|
| DEVAPP-4650-000034 | 2150 Lake Shore Boulevard West | 6.0               | 7,446       |
| DevApp-4650-001628 | 2183 Lake Shore Boulevard West | 6.2               | 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.

# Etobicoke Waterfront Submarket Report - July 2020

| 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       | 2                   | 15                          | 5,974       | 5,146       | 177       | \$2,442    | 1,856   | \$4,532,010 | 8,932       |
| Central Waterfront      | 20                  | 13                          | 6,642       | 5,823       | 803       | \$1,454    | 1,093   | \$1,589,498 | 19,434      |
| Don Mills - York Mills  | 23                  | 11                          | 3,306       | 2,950       | 199       | \$968      | 1,197   | \$1,158,263 | 11,337      |
| Downtown Core           | 2                   | 8                           | 4,759       | 4,105       | 236       | \$1,640    | 746     | \$1,224,474 | 18,038      |
| Downtown East           | 486                 | 22                          | 7,386       | 6,154       | 928       | \$1,288    | 681     | \$876,906   | 16,000      |
| Downtown West           | 6                   | 32                          | 10,996      | 9,627       | 986       | \$1,449    | 887     | \$1,284,867 | 18,144      |
| Etobicoke Waterfront    | 0                   | 3                           | 1,632       | 1,469       | 46        | \$1,257    | 883     | \$1,109,437 | 8,726       |
| Highway7 - Yonge        | 11                  | 6                           | 1,553       | 1,394       | 159       | \$691      | 1,250   | \$863,410   | .           |
| Mississauga City Centre | 32                  | 11                          | 6,459       | 5,932       | 480       | \$895      | 781     | \$699,106   | .           |
| North Toronto           | 14                  | 12                          | 3,194       | 2,529       | 487       | \$1,268    | 846     | \$1,073,216 | 10,341      |
| North Yonge Corridor    | 21                  | 6                           | 1,709       | 1,455       | 123       | \$1,152    | 818     | \$943,006   | 7,879       |
| North York East         | 0                   | 2                           | 528         | 519         | 8         | \$942      | 978     | \$921,150   | 2,056       |
| North York West         | 9                   | 9                           | 1,167       | 1,034       | 86        | \$1,111    | 1,411   | \$1,566,719 | 9,619       |
| Not Applicable          | 1,174               | 164                         | 31,640      | 25,928      | 3,733     | \$788      | 975     | \$768,306   | 82,240      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 0                   | 13                          | 3,648       | 3,210       | 437       | \$1,099    | 927     | \$1,019,491 | 7,793       |
| Thornhill               | 163                 | 6                           | 1,651       | 1,351       | 300       | \$1,069    | 1,178   | \$1,259,349 | .           |
| Toronto East            | 14                  | 13                          | 1,352       | 1,152       | 159       | \$990      | 918     | \$908,475   | 3,051       |
| Toronto West            | 9                   | 14                          | 2,613       | 2,135       | 394       | \$1,140    | 953     | \$1,085,653 | 11,214      |
| Yonge - St. Clair       | 5                   | 7                           | 728         | 637         | 88        | \$1,468    | 1,649   | \$2,420,121 | 3,047       |

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