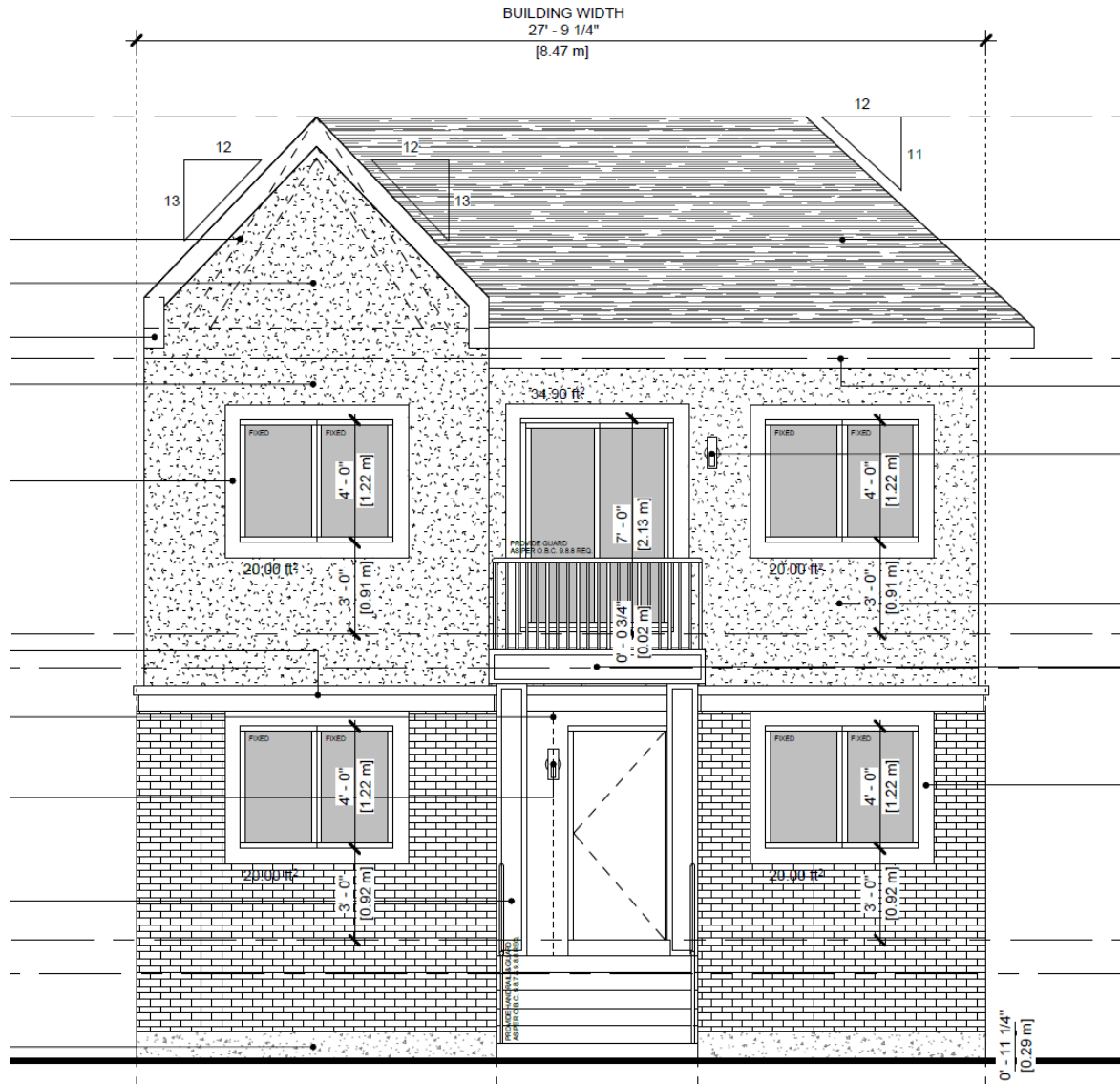
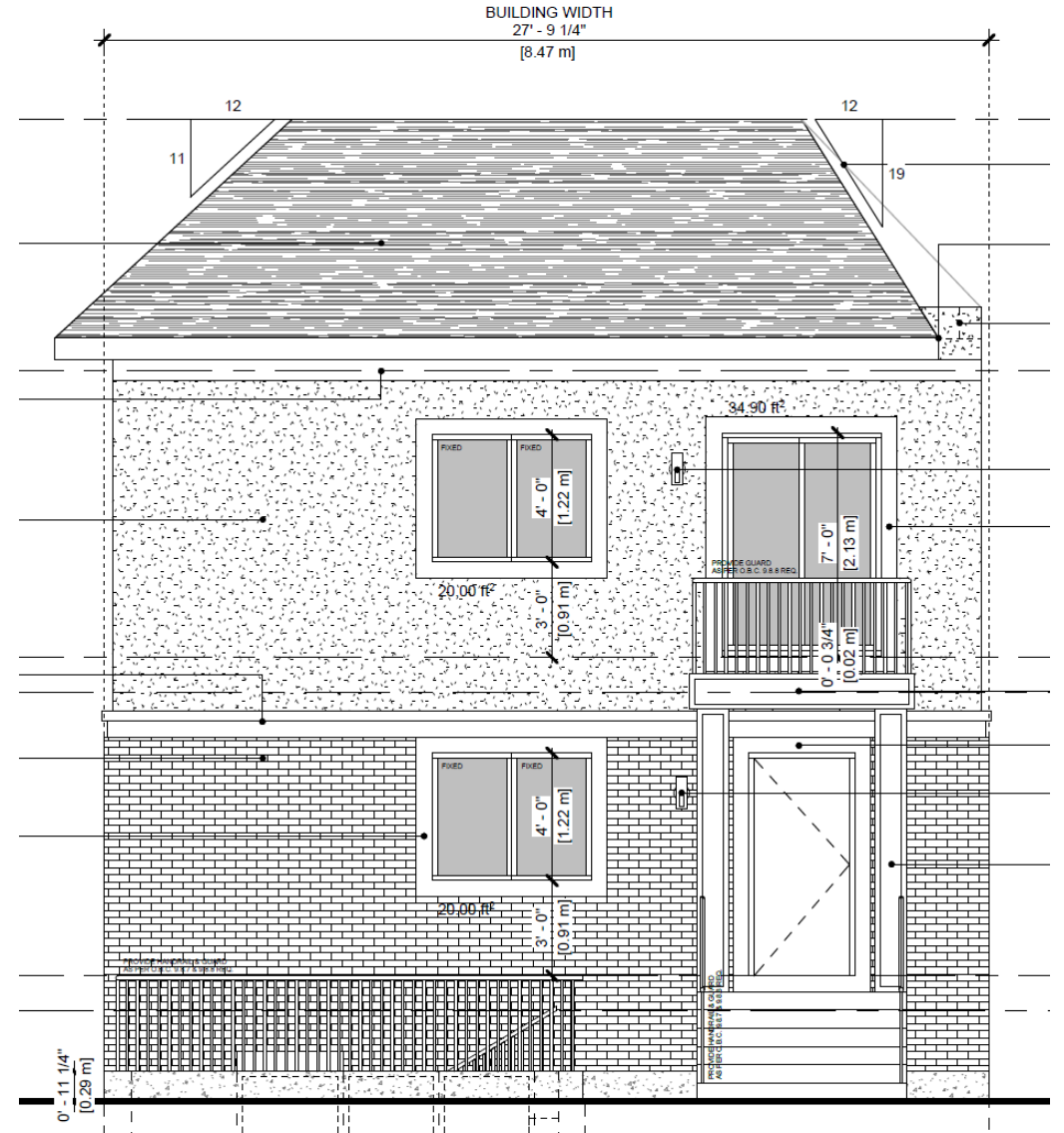


# 51 Burnhamthorpe Crescent

EYCC – April 29, 2026



Fourplex – front elevation



Fourplex – rear elevation





# Parking Loss Impacts

- Based on review of current plans, market history and local demographic tenant profile, Urbanation finds that provision of six parking spaces, as allocated in Section 5 of their memo included, is required for this development to be marketable and feasible.
- These larger family style rental units up to 1700 sf are similar in size to single family homes providing multiple parking spaces.
- Tenant occupants for these larger units will be families with children and professionals that rely on cars for daily life.
- The units in this development are not marketable without a minimum of 6 parking spaces required for the project to be feasible.

# URBANATION

April 28<sup>th</sup>, 2026

Distrikt Capital  
90 Wingold Ave, Unit 1  
Toronto, ON M6B 1P5

## RE: Rental Market Memo – 51 Burnhamthorpe Ave, Etobicoke, ON - Parking

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### 1 - Introduction

Urbanation was requested to prepare a rental market memo detailing parking requirements as it pertains to the proposed new purpose-built rental project at 51 Burnhamthorpe Road (the “subject site”). This rental market memo will provide market data to support parking requirements at the subject site. The analysis indicates that the absorption of the proposed units will require six parking spaces for the project to be feasible.

### 2 – Project Plans

The proposed project comprises a three-storey project featuring four units – two single-storey two-bedroom units, and two two-storey three-bedroom unit on the upper floors. The overall sizing of each unit is provided in the following table. The plans also include a separate garden suite, which comprises a four-bedroom, two-storey detached suite. The proposed mix is provided below. The project will complement a 116-unit low-rise development adjacent, at the northeast corner of the intersection of Burnhamthorpe Road and Dundas Street West. The intent of the lower-density component of the project is to provide family-style housing in an attractive node adjacent to the Islington Golf Club, the Mimico Creek and associated parks and trails, and the coveted The Kingsway neighbourhood. The project is located only 700 metres from the Islington Transit Hub, which connects to the Line 2 subway, and TTC and regional buses.

The proposed unit mix and sizing are provided in the following table:



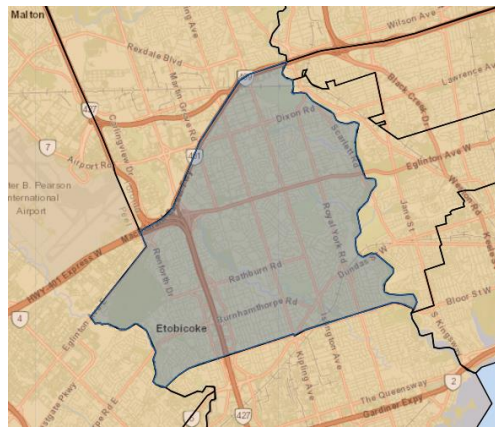
Proposed Unit Mix & Sizing		
51 Burhamthorpe Road, Etobicoke ON		
Unit #	Type	Size (sf)
1	3B	1,684
2	2B	791
3	2B	770
4	3B	1,704
Garden Suite	3B	1,483 above grade + 742 finished basement
<b>Total/Avg:</b>		<b>1,237</b>

Source: Urbanation Inc. w with Client Plans

Current parking plans comprise six spaces for the five units. This would result in a total parking ratio of 1.2 spaces per unit. Plans would permit two parking spaces for the largest Garden Suite, with one parking space for each of the other units.

### 3 – Expected Resident Profile

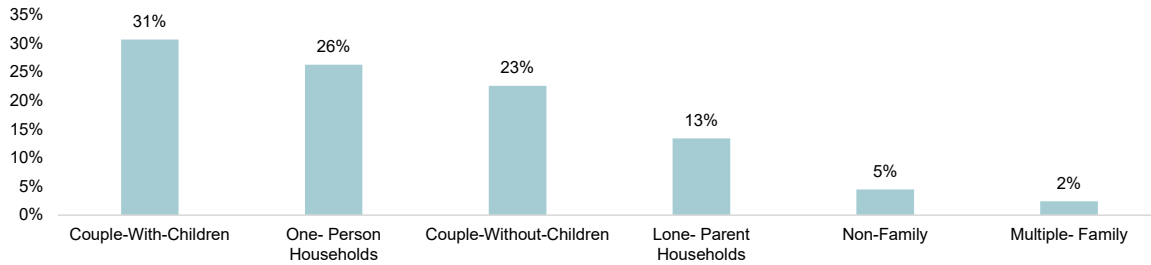
The collection of neighbourhoods in Central Etobicoke is popular with families with children and couples without children, of which a proportion are downsizers. As of the 2021 Census of Canada, couples with children comprised the largest share of the population, at a 31% share of households. A further 23% share comprised couples without children, of which a proportion are downsizers.



Central Etobicoke Boundaries  
Source: CMHC

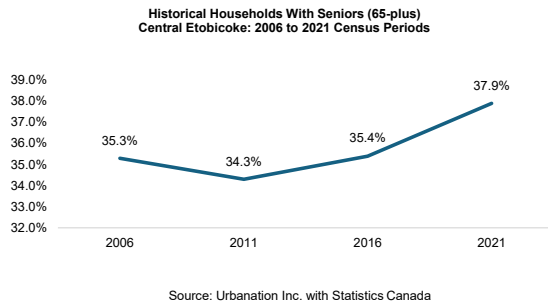


Central Etobicoke: Households by Type  
2021 Census

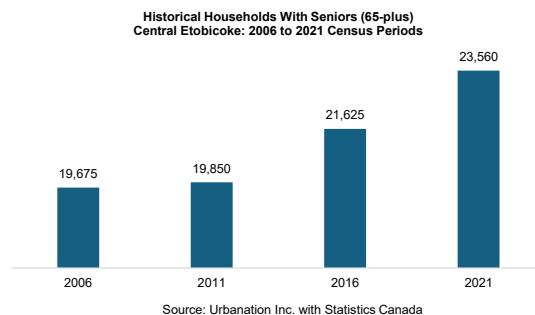


Source: Urbanation Inc. with Statistics Canada

The proposed unit mix at the proposed project comprises several particularly spacious units, comprising the Garden Suite, which features four bedrooms at 1,704 sf, and a two-storey three-bedroom suite at 1,684 sf. These will appeal to either higher-income downsizers or families with children. As noted in the following graph, the proportion of households with seniors has increased over the past 15 years, from approximately 35% as of the 2006 census, up to approximately 38% of the population as of the 2021 census. This reflected an increase of 3,885 residents.



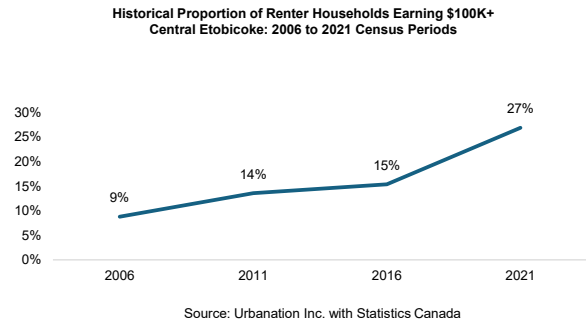
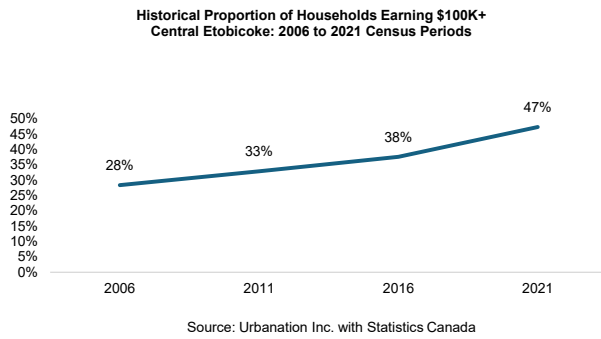
Source: Urbanation Inc. with Statistics Canada



Source: Urbanation Inc. with Statistics Canada

Given the project's boutique, low-rise scale, in a scenic neighbourhood with generous unit sizing, it is likely to attract higher-income earners. Over the past four census periods, the proportion of households earning more than \$100K before taxes increased from a 28% share to a 47% share. Notably, the proportion of renter households earning more than \$100K before taxes increased from a 9% share in 2006 to a 27% share in 2021.





#### 4 – Expected Rental Rates

Located in a higher-income neighbourhood, with generously sized units, the project is expected to be attractive to higher-income residents. The proposed rental rates from the Client are summarized below. These rates are based on data provided to the Client under a separate report based on data from Q4-2025.

Proposed Rental Rates 51B Burhamthorpe Road, Etobicoke ON			
Unit #	Type	Size (sf)	Avg. Rent
1	3B	1,684	\$3,500
2	2B	791	\$3,000
3	2B	770	\$3,000
Garden Suite	3B	1,704	\$5,000
<b>Total/Avg:</b>		<b>1,237</b>	<b>\$3,625</b>

Source: Urbanation Inc. with Client Plans



## 5 – Parking Requirements

Based on the preceding analysis of the proposed plans and expected resident profile, Urbanation suggests the following parking provisions:

Proposed Parking Ratio				
51 Burhamthorpe Road, Etobicoke ON				
Unit #	Type	Size (sf)	Resident Profile	Parking Provision
1	3B	1,684	Families with Children / Higher Income Downsizers	1
2	2B	791	Couples without Children	1
3	2B	770	Couples without Children	1
4	3B	1,704	Families with Children / Higher Income Downsizers	1
Garden Suite	3B	1,483 above grade + 742 finished basement	Families with Children / Higher Income Downsizers	2
<b>Total/Avg:</b>		<b>1,237</b>		<b>6</b>

Source: Urbanation Inc. with Client Plans

**Standard units** have been assigned one parking space per unit, while **the garden suite** has been assigned two parking spaces per unit. The increased parking ratio for the garden suite unit considers the following:

- The expected resident profile for these units will be families with children, and/or higher-income downsizers and retirees. With an expected monthly rental rate of \$5,000 per unit, these households are likely to require two cars.
- Given the expected resident profile, while there are bus routes serving the subject site, this is unlikely to be considered a viable option for prospective residents who will be paying upward of \$3,500 per month for a higher-end suite. For context, the average sales price of houses in the Kingsway South neighbourhood was \$3.25M for detached houses as of Q4-2025, and \$4.5M for apartments. All of the transacted houses, and all apartments sold over \$1.0M were sold with parking, typically comprising two parking spaces.

For further consideration, Urbanation considered two condo rental projects in The Kingsway neighbourhood. Larger units tend to turnover less frequently than smaller units, and accordingly, Urbanation considered three years of rental data for the analysis, from Q1-2023 to Q1-2026.

- *293 The Kingsway*: There were four units over 1,000 sf that were leased over the past three years, all of which were two-bedroom plus den units that were leased with parking. The project features a unit mix that is weighted towards larger two-bedroom units as noted below:



Project Composition

Unit Type	Total Suites	Suite Mix	Min. Area (sf)	Max. Area (sf)
1B	29	18%	494	596
1B + Den	40	25%	600	715
2B	49	31%	713	1,000
2B + Den	40	25%	779	1,505
Totals	158	100%	494	1,505

The rental transactions are summarized below with the parking provided per lease as reported by TREB.

293 The Kingsway 2B + Den Units Leased: Q1-2023 to Q1-2026			
Unit Type	Size (sf)	Avg. Rent	Parking
2B + Den	1,140	\$3,275	2
2B + Den	1,228	\$2,825	1
2B + Den	1,228	\$3,375	2
2B + Den	1,228	\$4,225	2

Source: Urbanation Inc. with TREB

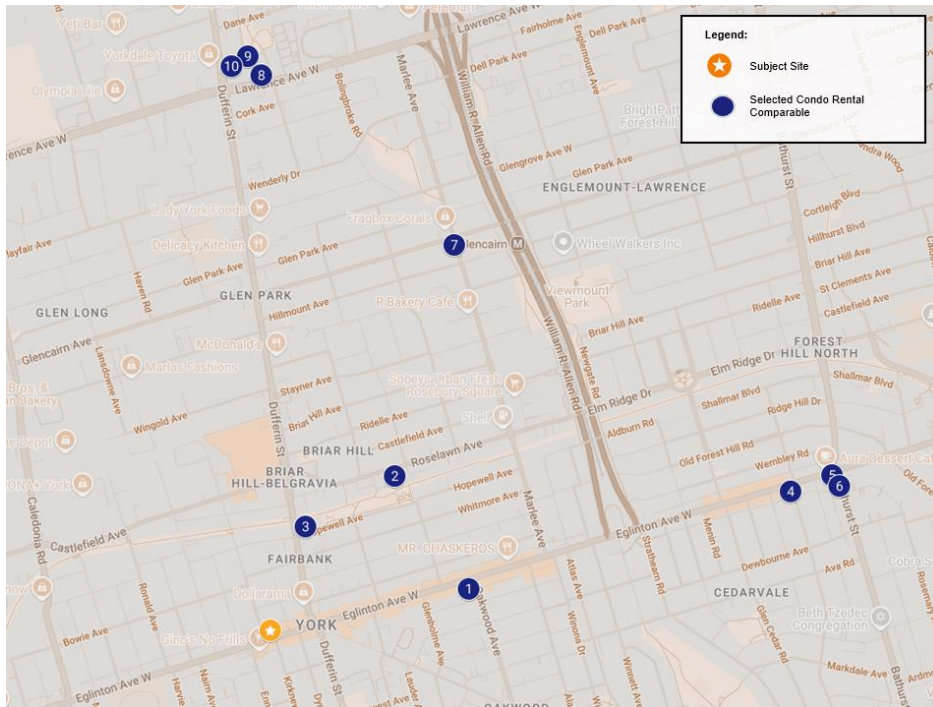
- *Kingsway by the River* was a 21-storey, 196-unit project located in Lambton Mills. During the three-year period, there were 17 larger units, all two-bedroom plus den units that were leased, most of which were between 1,000 and 1,200 sf. All were leased with parking, many of which with two parking spaces.

Kingsway by the River 2B + Den Units Leased: Q1-2023 to Q1-2026			
Unit Type	Size (sf)	Avg. Rent	Parking
2B + Den	926	\$2,899	1
2B + Den	1,063	\$2,850	1
2B + Den	1,188	\$3,200	2
2B + Den	1,188	\$3,500	1
2B + Den	1,057	\$3,600	2
2B + Den	1,188	\$3,800	1
2B + Den	926	\$3,000	1
2B + Den	1,188	\$3,600	2
2B + Den	1,063	\$3,950	1
2B + Den	1,188	\$3,700	1
2B + Den	1,057	\$3,600	1
2B + Den	1,188	\$3,700	2
2B + Den	1,057	\$3,650	1
2B + Den	1,063	\$3,800	2
2B + Den	1,057	\$4,400	2
2B + Den	1,063	\$3,000	1
2B + Den	926	\$3,100	1

Source: Urbanation Inc. with TREB



- Across all surveyed condo projects in Central Etobicoke (mapped below), there were 47 units that were leased over 1,000 sf, the vast majority of which were leased with parking.



Rental Activity in Selected Condominium Apartments														
Q1-2023 to Q1-2026: Central Etobicoke														
Size Range (sf)	Leases	Share	Min. Size (sf)	Max. Size (sf)	Avg. Size (sf)	Min. Rent	Max. Rent	Avg. Rent	Min Rent (psf)	Max Rent (psf)	Avg. Rent (psf)	Avg. Adj. Rent (psf)*	Avg. DOM	% with Parking
0-499	104	7%	407	497	469	\$1,750	\$2,500	\$2,140	\$3.79	\$5.20	\$4.57	\$4.49	21	28%
500-599	429	30%	500	599	549	\$1,850	\$3,395	\$2,304	\$3.27	\$5.70	\$4.20	\$4.06	22	61%
600-699	343	24%	600	699	645	\$1,950	\$3,000	\$2,495	\$2.91	\$4.34	\$3.87	\$3.71	19	81%
700-799	258	18%	700	792	748	\$2,250	\$3,600	\$2,824	\$3.08	\$4.55	\$3.78	\$3.64	23	83%
800-899	202	14%	804	897	851	\$2,400	\$3,750	\$3,007	\$2.74	\$4.18	\$3.53	\$3.42	24	80%
900-999	61	4%	904	998	944	\$2,200	\$4,200	\$3,129	\$2.32	\$4.36	\$3.31	\$3.20	24	89%
1000-1199	35	2%	1,013	1,188	1,086	\$2,500	\$4,400	\$3,441	\$2.30	\$4.16	\$3.17	\$3.06	24	94%
1200-1399	11	<1%	1,228	1,381	1,286	\$2,950	\$4,400	\$3,802	\$2.40	\$3.54	\$2.96	\$2.88	22	82%
<b>Total / Average:</b>	<b>1,446</b>	<b>100%</b>	<b>407</b>	<b>1,539</b>	<b>681</b>	<b>\$1,750</b>	<b>\$4,400</b>	<b>\$2,606</b>	<b>\$2.30</b>	<b>\$5.70</b>	<b>\$3.83</b>	<b>\$3.69</b>	<b>22</b>	<b>72%</b>

\*Excludes parking, assumed to have been valued at \$125 per month  
Source: Urbanation Inc & TREB



## 6 – Conclusion:

Based on the review of current plans, in addition to market history, Urbanation finds that the provision of six parking spaces, as allocated in Section 5 of this memo, would be required to be marketable and feasible.

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Thank you for the opportunity to submit this rental market memo for parking for Islington Village, Toronto, ON.

Should you have any questions, please do not hesitate to contact us at 416-922-2200.

Sincerely,

Urbanation Inc.

### **Caveat**

The analysis and recommendations contained herein have been prepared on the information and assumptions set forth in this report. However, this report relies on information from secondary sources and Urbanation cannot guarantee the accuracy of this data. Moreover, it is not possible to fully document all factors or account for all changes that may occur in the future.

This report has been prepared solely for the purposes outlined herein and is not to be relied upon, or used for any other purposes, or by any other party without the prior written authorization from Urbanation. Urbanation assumes no responsibility for losses sustained as a result of implementing recommendations set forth in this report. This report is intended for internal uses only.

