

FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY



KING DAVID DEVELOPMENT LANDS, MARKHAM, ON

14.12 ACRES



CUSHMAN &
WAKEFIELD



RESTRUCTURING



Opportunity Highlights



Desirable Suburban Location

The subject Property is located on the west side of Victoria Square Boulevard, north of Pope John Paul II Square in the City of Markham. Situated in the heart of the established Cathedraltown neighbourhood, the Property is located in close proximity to a number of amenities within a 5-minute drive. The Site is less than two-kilometers from the Highway 404-Major Mackenzie Drive interchange providing easy commuter access throughout York Region as well as the Greater Toronto Area. The local community is well-served with retailers and services, including Cachet Village to the south with a wide range of tenants including Canadian Tire, Shoppers Drug Mart, financial institutions, quick service and sit-down dining options as well as optical, dental and personal services. The Site also benefits from its close proximity to the Richmond Green Sports Centre and Park, a 100-acre indoor-outdoor, multi-sport and event facility and RioCan Elgin Mills Crossing (including Costco, Home Depot, Michaels, Staples and PetSmart). The general area also has many elementary and secondary schools, greenspaces, golf courses and ease of access to the broader City of Richmond Hill and City of Markham.



Strong Residential Market Fundamentals

The City of Markham has consistently been one of the most desirable residential markets in the Greater Toronto Area, with strong pricing and absorption. In the GTA, August home sales reported by the Toronto Regional Real Estate Board (TRREB) were up on a year-over-year basis. Within the City of Markham, the average house price was \$1,136,323, 11% above the GTA average. The benchmark house price for single family attached and detached homes in the Cathedraltown neighbourhood was \$1,487,400 and \$1,085,000 as of August 2025, and new product would trade above these levels. As a mature residential community, new development launches for low and medium density housing types within the City of Markham are becoming less prevalent. This has led to high sales velocity for these product types, with townhouse projects performing particularly well.



Significant Development Potential

The Property is ideally suited for a low to medium density development, in keeping with the character of the existing residential community. The Receiver has engaged KLM Planning Partners Inc. to review the in-place planning policies and determine achievable built-form for the Property. Preliminary planning investigations indicate the development potential of the Site is maximized through a mix of row and back-to-back townhouses, which also provides flexibility for prospective developers.



Poised for Growth

Poised for Growth York Region is forecast to grow to a population of 2,020,000 and 990,000 jobs by 2051, accounting for 22% of all population growth in the Greater Toronto and Hamilton Area. The City of Markham's population is forecast to grow to 619,200 residents by 2051 – an increase of 83% – underscoring the need for housing in the municipality as well as expansion to the urban boundary.

Property Details

PINs	030522346, 030522356, 030522358 & 030522359
Total Land Area	14.12 acres
Lot Dimensions	~450 feet – Bathurst ~765 feet – Depth
Improvements	Vacant Land
Official Plan	Mixed Use Mid Rise / Residential Mid Rise
Comprehensive Zoning By-law 2010-001-ZO	Agricultural (AG), Flood Hazard (FH), Commercial Residential (CR (1), Environmental (ENV)
Secondary Plan	Cathedral Precinct / Urban Residential Medium Density
Zoning	MU-FD – Mixed Use / FD – Future Development

Cathedral of the Transfiguration
At the heart of Cathedraltown stands the Cathedral of the Transfiguration, a striking landmark by architect Donald Buttress. With its four gilded onion domes and central tower housing the world’s largest three-bell carillon, it serves as the community’s centerpiece and a defining feature of the local landscape.




Area Amenities

- 1 RioCan Elgin Mills Crossing
- 2 Canadian Tire
- 3 Shoppers Drug Mart
- 4 Starbucks
- 5 King Square Shopping Centre
- 6 Sport Chek
- 7 SmartCentres Stouffville
- 8 Food Basics
- 9 PetSmart
- 10 The Home Depot
- 11 LCBO
- 12 Mount Joy Community Centre
- 13 Dollarama
- 14 The Garden Basket
- 15 Markham Village Community Centre
- 16 CF Markville Mall
- 17 JOEYS Markville
- 18 Downtown Markham


Parks & Leisure

- 1 Victoria Square Park & Community Centres
- 2 Richmond Green Sports Centre & Park
- 3 Meadowbrook Golf Club
- 4 Angus Glen Golf Club
- 5 Angus Glen Community Centre


Area Demographics




101,605
Population
(5KM radius)



611,800 (+82%)
Projected Population
(Markham - 2051)



\$145,500
Average Household Income
(5KM radius)






309,200 (+35%)
Projected Employment
(Markham - 2051)

RIOCAN ELGIN MILLS CROSSING



CACHET VILLAGE



CF MARKVILLE





Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) by TDB Restructuring Limited, Court-appointed Receiver (“Receiver”), to seek proposals for the disposition of the lands known as King David Development Lands, Markham, Ontario. Interested parties will be required to execute and submit the Receiver’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

Price

The Property is offered for sale on an unpriced basis.

Submissions

Offers are to be submitted to the listing team at:

Dan Rogers, Jeff Lever, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
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Contact

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