

FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY



CATHEDRALTOWN PHASES 2 & 3, MARKHAM, ON

14.12 ACRES



CUSHMAN &
WAKEFIELD





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-kilometres 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-rise development, in keeping with the character of the existing Cathedraltown community. The Receiver 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, back-to-back and stacked townhouses, which also provides flexibility for prospective developers. A potential unit yield of up to 282 townhouse units can be massed on the Site, with individual units ranging in size from 1,550 to 1,980 square feet.



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	Irregular - Refer to Survey
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

Development Overview

	Concept 1 Medium Density	Concept 2 Medium-High Density
Number of Units	245	282
Townhouse without Backyard	70	20
Townhouse with Backyard	38	38
Townhouse without Backyard	81	38
Back-to-Back Townhouse	56	114
Stacked Townhouse	0	72
Residential GFA	431,860 sf	490,044 sf
FSI	1.1	1.24
Resident parking	490	564
Visitor parking (also serves Cathedral)	159	124



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 Cathedraltown Phases 2 & 3, Markham, Ontario. 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, subject to the Stalking Horse Bid in place.

Stalking Horse Bid

The Sale Process is subject to a court-approved Stalking Horse Bid. Prospective purchasers are encouraged to review the Court Order and Schedules, which are available in the Advisor’s online data room.

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
Toronto, ON M5J 2S1 | Canada



Contact

DAN ROGERS**

Executive Vice President

+1 416 359 2352

dan.rogers@cushwake.com

JEFF LEVER*

Executive Vice President

+1 416 359 2492

jeff.lever@cushwake.com

REILLY HAYHURST*

Senior Associate

+1 416 359 2429

reilly.hayhurst@cushwake.com

MIKE MURRAY*

Senior Associate

+1 416 359 2669

mike.murray@cushwake.com

HIBA HUSSAIN

Urban Planner

+1 416 359 2567

hiba.hussain@cushwake.com

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**Broker *Sales Representative