

FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY



100 CATHEDRAL HIGH STREET, MARKHAM, ON

1.48 ACRES



CUSHMAN &
WAKEFIELD

Offering at a Glance

Cushman & Wakefield ULC (“C&W”) on behalf of AlixPartners Restructuring Inc. in its capacity as Court-appointed Receiver (the “Receiver”) is pleased to offer for sale the 1.48 acre residential development parcel located at 100 Cathedral High Street in the City of Markham. The Property benefits from access off three roads in the heart of Cathedraltown, an established and highly sought-after community in the City of Markham. Positioned at the corner of Cathedral High Street and Pope John Paul II Square and less than two kilometres from the Highway 404–Major Mackenzie Drive interchange, the Site offers excellent connectivity across York Region and the Greater Toronto Area. A wealth of amenities are located within a five-minute drive, including Cachet Village with national retailers, restaurants, and services, as well as RioCan Elgin Mills Crossing and the 100-acre Richmond Green Sports Centre and Park. The surrounding community is well-served with schools, greenspaces, golf courses, and everyday conveniences, reinforcing the area’s appeal to families and end-users.

Markham continues to demonstrate strong residential fundamentals, with average home prices 7% above the GTA benchmark and townhouse projects experiencing rapid absorption. As new low and medium density launches have become increasingly rare, opportunities to deliver product in mature neighbourhoods like Cathedraltown are in demand. The Site benefits from existing approvals for approximately 103,330 square feet of mixed-use GFA, while four alternative concepts prepared by WND Associates demonstrate potential for a range of potential townhouse built form. A combination of back-to-back and stacked townhouses is considered the most market-aligned redevelopment option based on the surrounding housing stock and offers developers the chance to deliver highly marketable housing in a proven, supply-constrained market.

The Property is offered for sale on an unpriced basis. Submission of offers on the Receiver’s form will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance. All inquiries and offers should be addressed to the attention of Dan Rogers, Reilly Hayhurst or Mike Murray at the address provided herein.





Opportunity Highlights



Desirable Suburban Location

The subject Property is located at the corner of Cathedral High Street and 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, June home sales reported by the Toronto Regional Real Estate Board (TRREB) were up 9.4% on a year-over-year basis. Within the City of Markham, the average house price was \$1,136,454, 7.3% above the GTA average. The benchmark house price for single-family attached and detached homes in the Cathedraltown neighbourhood was \$1,415,300 and \$1,033,200 as of June 2026, 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 Site benefits from existing approvals for a four-storey mixed-use development comprising approximately 103,330 square feet of gross floor area. WND Associates subsequently prepared four alternative redevelopment scenarios that feature built form options including back-to-back and stacked townhouses, as well as a five-storey, mixed use midrise. Depending on the intensity of the product type pursued, the Site can accommodate between 44 and 175 dwelling units and a total gross floor area of up to 152,239 square feet. Based on the existing housing stock in the vicinity, a scenario that includes a mix of back-to-back and stacked townhouse units would likely be most aligned with current market demand.



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

PIN	030522361
Legal Description	BLOCK 1, PLAN 65M4597 SUBJECT TO AN EASEMENT OVER PART 6 PLAN 65R35097 IN FAVOUR OF PART LOT 23 CONCESSION 3 (MKM) PARTS 3 AND 4 PLAN 65R35097 AS IN YR2616280 CITY OF MARKHAM
Total Land Area	1.48 acres
Improvements	Vacant Land
Official Plan	Mixed-Use Mid-Rise
Zoning By-law 177.97	Community Amenity 2 (CA*2) Exception 524
Secondary Plan	Cathedral Precinct

Development Concept Overview

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Site Area	1.48 ac			
Built Form	Stacked Townhouses	Stacked and Back-to-Back Townhouses	Stacked Back-to-Back Townhouses	Mixed Use Midrise
Height (Storeys)	3.5- & 4-ST	3- & 4-ST	3- & 4-ST	5-ST
# of Blocks	5	4	5	-
GCA	97,747 sf	85,186 sf	143,698 sf	181,237 sf
Total GFA	83,087 sf	72,409 sf	98,554 sf	152,239 sf
Outdoor Amenity Space	2,713 sf	3,713 sf	3,929 sf	-
Units	56	44	102	175
FSI	1.29	1.13	1.54	2.37
Visitor Parking	7	6	10	17
Total Parking	-	-	110	-



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



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) by AlixPartners Restructuring, Inc. for the disposition of 100 Cathedral High Street, 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.

Submissions

Offers are to be submitted to the listing team at:

Dan Rogers, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada



SIGN CA HERE

©2026 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. **Broker *Sales Representative

Contact

DAN ROGERS**

Executive Vice President

+1 416 359 2352

dan.rogers@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

ANGLEE SAHOTA

Transaction Coordinator

+1 416 359 2509

anglee.sahota@cushwake.com



