

157 Langstaff Road E, Markham, ON

MZO Approved Mixed-Use Development Land



Langstaff Gateway: One of the GTA's Most Anticipated Transit-Oriented Communities

Lennard:

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Property Overview

Location: 

157 Langstaff Road East is located in the Thornhill community in the City of Markham, between Yonge Street and Bayview Avenue, just south of Highway 407.

 **Site Area:**
0.343 acres (14,961.82 SF)

 **Asking Price:**
\$5,300,000

 **Lot Dimensions:**
109.11 ft x 138.07 ft x
109.07 ft x 138.03 ft

 **Taxes:**
\$7,604.68 (2026)

 **MZO Designation:**
Mixed Use High Rise
(Intensification Area)
MU-HR (IA)

 **Legal Description:**
PT LT 58 PL 2386 MARKHAM AS IN R446274;
MARKHAM
PIN:
030280061

 **MZO Development Framework:**
Part of Block 2N
Permitting up to 43 storeys
and 968 residential units

 **Existing Improvements:**
The property is improved with a residential dwelling of approximately 2,100 SF. The dwelling is currently occupied by two tenants.
A storage shed of approximately 1,600 square feet is located at the rear of the site and is currently occupied by a landscaping company.
The property generates gross annual income of approximately \$45,700.00.

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Key Highlights

- Located within the eastern portion of the Langstaff Gateway Secondary Plan and recently approved MZO area
- As a prominent corner parcel, it is well positioned to become an integral component of the future high-density, mixed-use, transit-oriented development
- The property is located within Block 2N, which permits development of up to 43 storeys and 968 residential units in total
- Surrounded by major projects led by renowned developers including Kylemore, Times Group, and Condor Properties
- Major Regional Transit Hub featuring the future Bridge Station, connecting the Yonge North Subway Extension, GO Transit, and regional transit services
- Total residential GFA of 8.4 million SF equates to approximately 10,000 units for the entire East Langstaff area
- Adjacent to the Bridge Station TOC, projected to include approximately 20,000 residential units along with employment, retail, and community uses
- Convenient access to Highways 7, 404, and 407
- Tenanted residential dwelling, with stable holding income



Bridge TOC & East Langstaff Composite Illustrative Plan:



BRIDGE TOC (+/- 25 ha):

20,000 res units

EAST LANGSTAFF (+/- 21 ha):

10,000 res units

Development Details

Langstaff Gateway is one of the Greater Toronto Area’s most transformative urban destinations, strategically positioned adjacent to Highway 407 and Yonge Street and anchored by the future Bridge Station transit hub, which will integrate GO Transit, regional transit services, and the Yonge North Subway Extension. Planned as a vibrant, transit-oriented community, Langstaff Gateway is envisioned as a complete mixed-use district where residents can live, work, learn, and connect within a highly accessible urban environment.

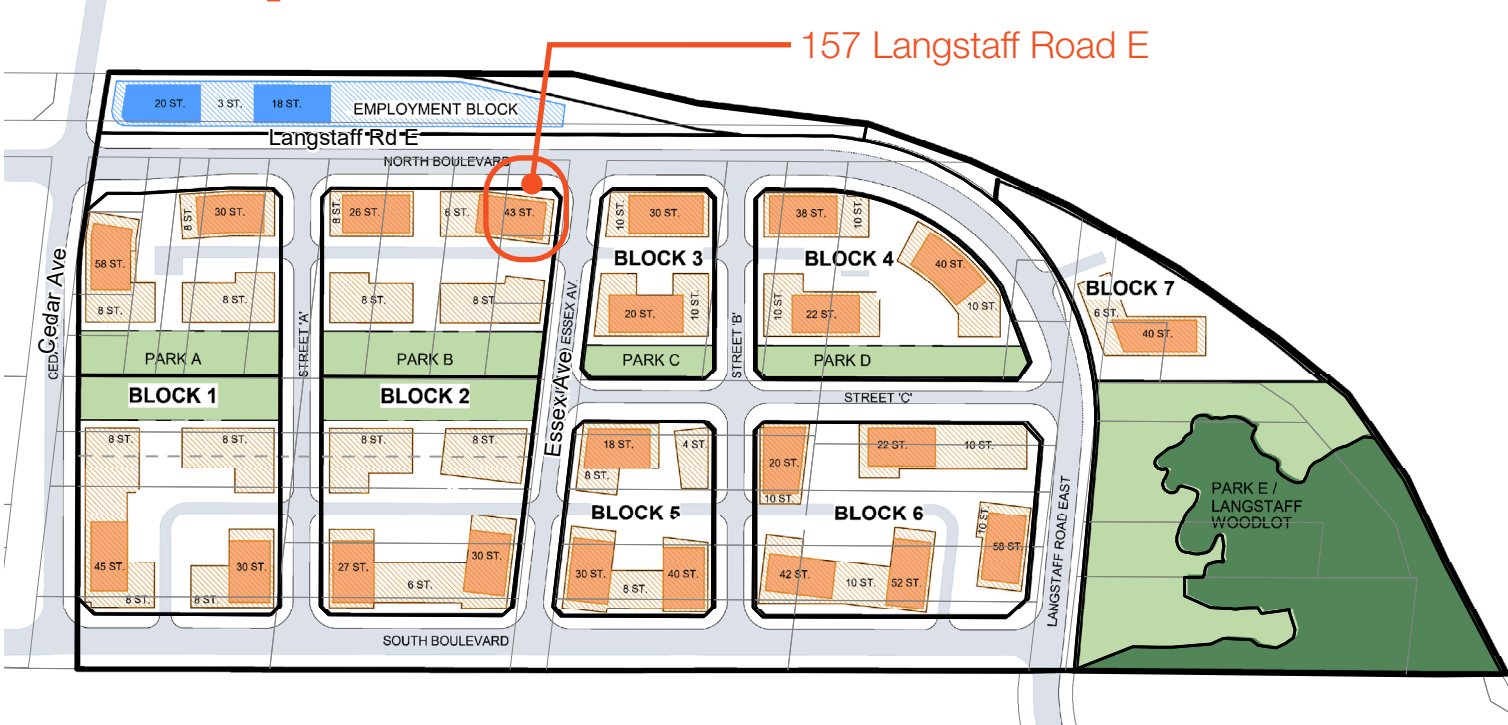
The broader East Langstaff Gateway vision comprises approximately 8.4 million square feet of planned residential GFA and includes thousands of new homes, employment opportunities, schools, parks, community facilities, and an extensive network of pedestrian, cycling, and transit connections. Within the East Langstaff precinct, the proposed planning framework supports more than 10,000 residential units, new employment space, and significant public realm investment, helping to establish a dynamic, high-density neighbourhood designed for future generations.

Within this planning structure, the subject property at 157 Langstaff Rd E occupies the prominent corner position within Block 2N. Under the approved MZO, this corner site is permitted for a 43-storey residential tower, consistent with the height permissions assigned to Block 2N, which may also include adjacent development parcels. Block 2N as a whole is planned to accommodate up to 968 residential units.

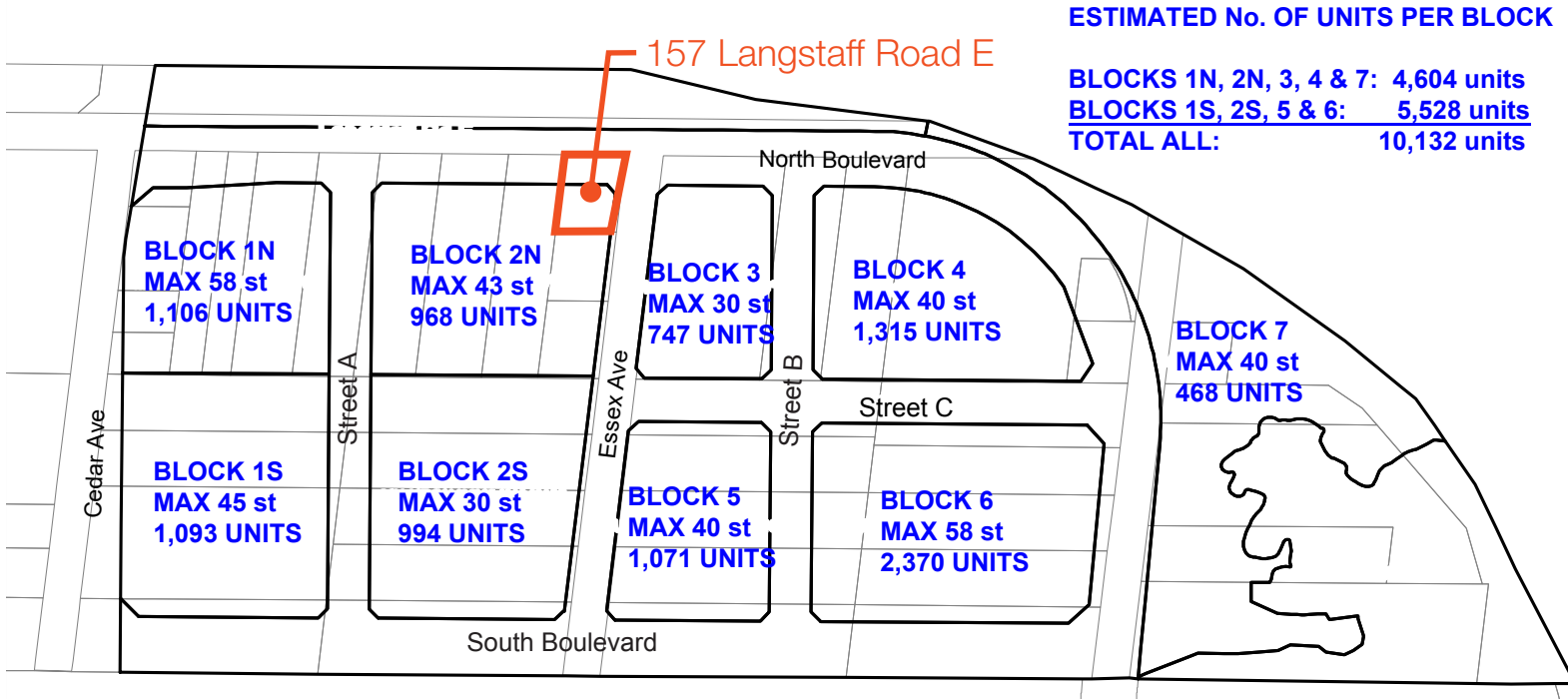
The community is designed around a network of parks, open spaces, schools, and active transportation corridors that will promote walkability and connectivity throughout the district. Planned amenities include neighbourhood parks, sports facilities, public gathering spaces, playgrounds, landscaped boulevards, and community-serving uses that will contribute to a complete and livable urban neighbourhood.

Supported by major public infrastructure investments and located within one of the region’s most important transportation hubs, Langstaff Gateway represents a generational city-building opportunity that is expected to redefine the Markham-Vaughan corridor and create a new urban centre within the Greater Toronto Area.

Landscape Demonstration Plan



MZO Unit Count Distribution



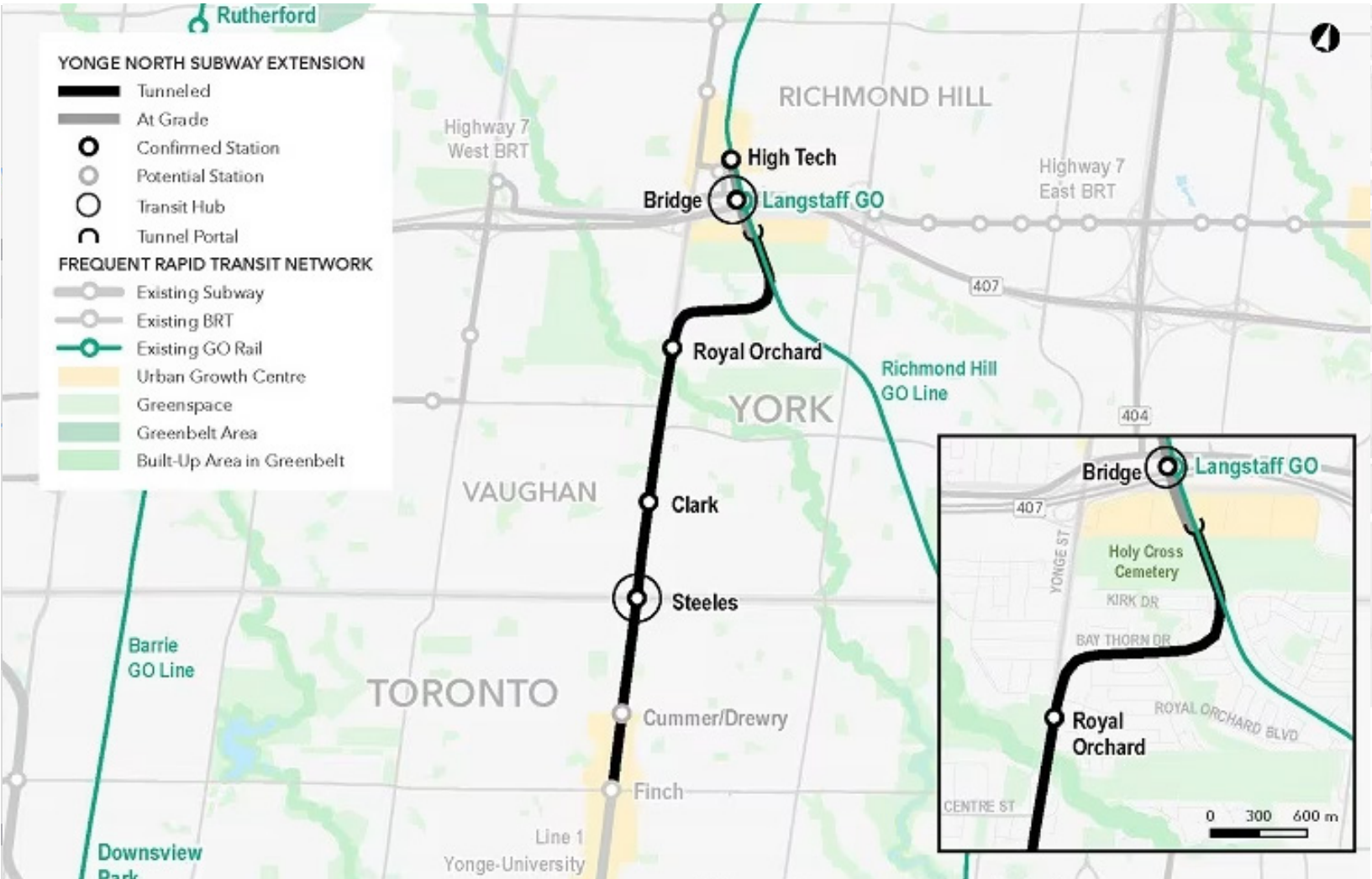
Yonge North Subway Extension

The Yonge North Subway Extension (YNSE) will extend TTC Line 1 approximately eight kilometres north from Finch Station through Vaughan, Markham and Richmond Hill, with five new stations. Most importantly for Langstaff Gateway, the future **Bridge Station** will be located between Highway 7 and Highway 407 and connected directly to the existing Langstaff GO Station, **creating a major regional transit hub**.

The extension will significantly enhance Langstaff Gateway’s connectivity to downtown Toronto and across the GTA. Residents, employees and visitors will have direct access to the TTC subway, while Bridge Station will provide convenient connections to Richmond Hill GO, GO bus services, VIVA bus rapid transit and York Region Transit. Travel times to downtown Toronto are expected to improve by up to 22 minutes, making Langstaff Gateway an even more attractive location for residential, employment and mixed-use development.

The subway extension is also a major catalyst for the continued transformation of Langstaff Gateway into a transit-oriented urban centre. The City of Markham identifies the subway extension as an important benchmark for advancing development within Langstaff Gateway, which is planned to accommodate significant residential, retail, civic and employment uses. With Bridge Station expected to serve approximately 35,000 people within walking distance of the station by 2041, the project will strengthen the area’s role as a connected, high-density destination and enhance the long-term appeal and value of surrounding development opportunities.

Construction of the Yonge North Subway Extension is now underway, with major construction activities beginning in 2026, including utility relocation, piling, excavation and preparation for tunnel boring. The approximately 8-kilometre extension of TTC Line 1 will include five new stations, including the future Bridge Station at Langstaff Gateway, and is planned to be completed and in service following completion of the Ontario Line, with an anticipated opening between 2029 and 2030

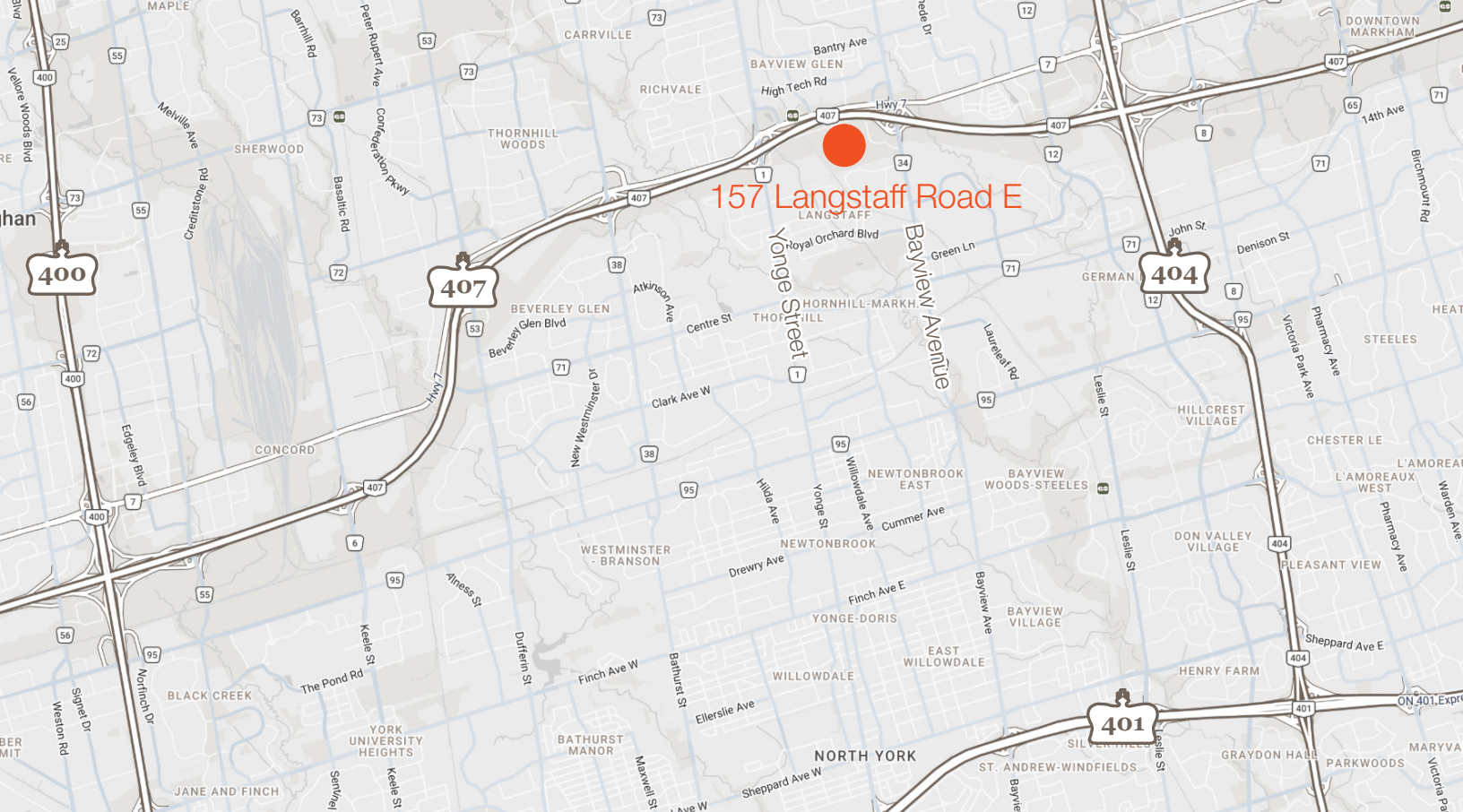


Area Amenities



Proposed Mixed-Use Developments

- 1 Langstaff Gateway - West Precinct: 2600 units, Mixed-Use (Condor Properties)
- 2 Langstaff Gateway - East Precinct: 4000 units, Mixed-Use (Kylemore Communities)
- 3 300 John Street: 615 units, Mixed-Use (Paradise Developments)
- 4 8190 Bayview Avenue: 512 units, Mixed-Use (Hovan Homes)
- 5 South Park Road & Saddle Creek Drive: 2603 units, Mixed-Use (Times Group)
- 6 8790 Yonge Street: 409 units, Mixed-Use (Awin Group)
- 7 8700 Yonge Street: 527 units, Mixed-Use (Metroview Developments)
- 8 8260 Yonge Street: 930 units, Mixed-Use (Arkfield)
- 9 8127-8149 Yonge Street: 865 units, Mixed-Use (Holborn Group, Bratty Group)
- 10 8108 Yonge Street: 1208 units, Mixed-Use (2828931 Ontario Inc)
- 11 10 Royal Orchard Boulevard: 1955 units, Mixed-Use (Greenpark Homes)



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