HORIZON BROKERS

VIEW VIDEO

24 Brock Street N & 363 Park Street W

Dundas, ON

Power of Sale ——— Residential Development / Mixed Use Site

24 Brock Street N & 363 Park Street W, Dundas, ON

About the offering

We are pleased to offer for sale 24 Brock Street North & 363 Park Street West, Dundas, ON under Power of Sale.

This offering comprises two distinct parcels. 24 Brock Street N is a site plan approved development consisting of a four-storey residential building comprising 51 residential units, 77 parking spaces across underground and structured levels, and extensive amenity space including a landscaped rooftop terrace and green roof. With site plan approval in place and a complete drawing package, the site offers an opportunity to execute existing plans, modify plans, or submit new plans with significantly reduced lead time to construction.

363 Park Street W is a separately zoned light industrial parcel with a completed pre-consultation for a five-storey mid-rise concept, offering a wide range of as-of-right uses outside of a standard residential development.

The property is strategically located in the heart of downtown Dundas, steps from the Brock Street commercial corridor and adjacent to the natural setting of the Dundas Valley, with immediate proximity to McMaster University and Highway 403.

Planning designations at a glance

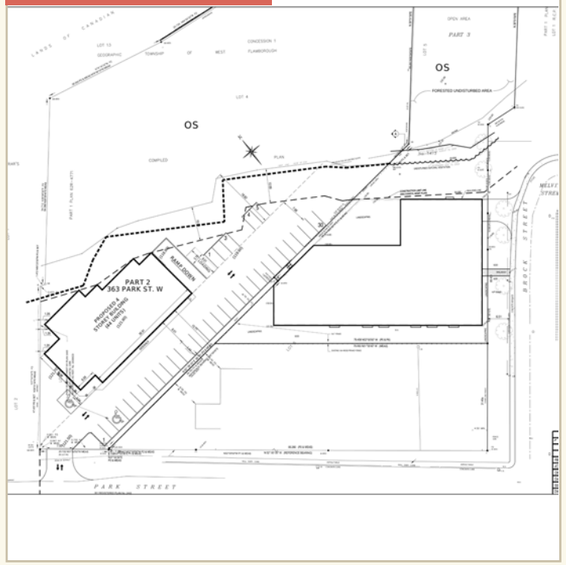
	24 BROCK STREET N	363 PARK STREET W
SITE AREA (Total Area: 3.57 Acres)	1.19 Acres	2.38 Acres
FRONTAGE	210 ft on Brock Street N	64 ft on Bond Street N
ZONING	RM 3/S-122 (site-specific residential)	Light Industrial (I.L) — By-law 3581-86; RM3 proposed
PLANNING STATUS	Site Plan Approved — 4-storey, 51 units, 77 parking spaces	Pre-consultation completed for 5-storey mid-rise (2023 concept); no approvals in place
DEVELOPMENT PATH	Execute or modify approved plans; reduced lead time to construction	Light industrial uses permitted as-of-right; residential requires rezoning

Official Plan designation and permitted I.L use schedule to be confirmed / inserted from Zoning By-law 3581-86.

Location Overview

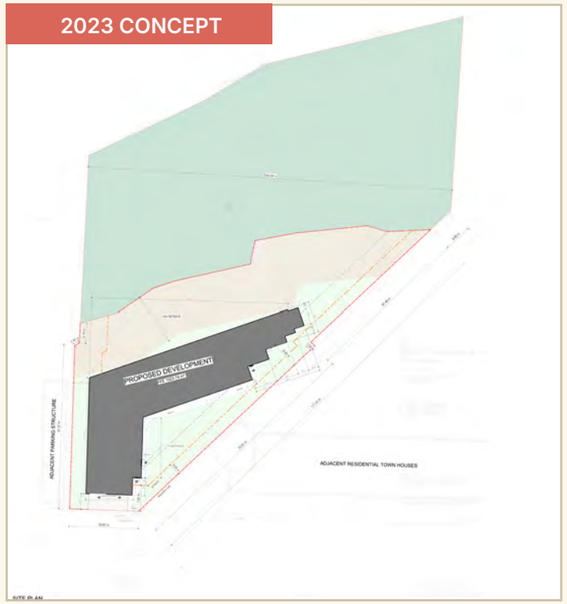
363 Park Street W - Development Concepts

2019/2020 CONCEPT



DeFilippis Design — Site Plan SP-1 (Sept 2019)
4-Storey Residential Building · 44 Units · Underground ramp + surface loading

2023 CONCEPT



AAA Architects — Preliminary Design Review (July 2023)
5 Storeys · 72 Units* · 78 Parking Spaces Provided · Proposed rezoning I.L → RM3

*AAA site statistics reference 73 units; unit schedule totals 72 — to be confirmed.

Site history

Also municipally known as 10 Bond Street N, the site was formerly home to Watson's Engraving and Prema Canada tire parts distribution until the building was destroyed by fire in 2012, clearing the parcel for redevelopment.

As-of-right light industrial uses

The 363 Park Street W parcel is currently zoned Light Industrial (I.L) under the Town of Dundas Zoning By-law 3581-86. Permitted uses in the I.L zone include, but are not limited to, the following:

- Light Manufacturing & Assembly
- Warehousing & Distribution
- Service & Repair
- Contractor Services
- Research & Development

Note: This list is a summary of typical permissions. For a definitive list of permitted uses and specific development standards (such as setbacks, lot coverage, and height restrictions), please refer directly to the consolidated Town of Dundas Zoning By-law 3581-86, which is administered by the City of Hamilton Planning Department.

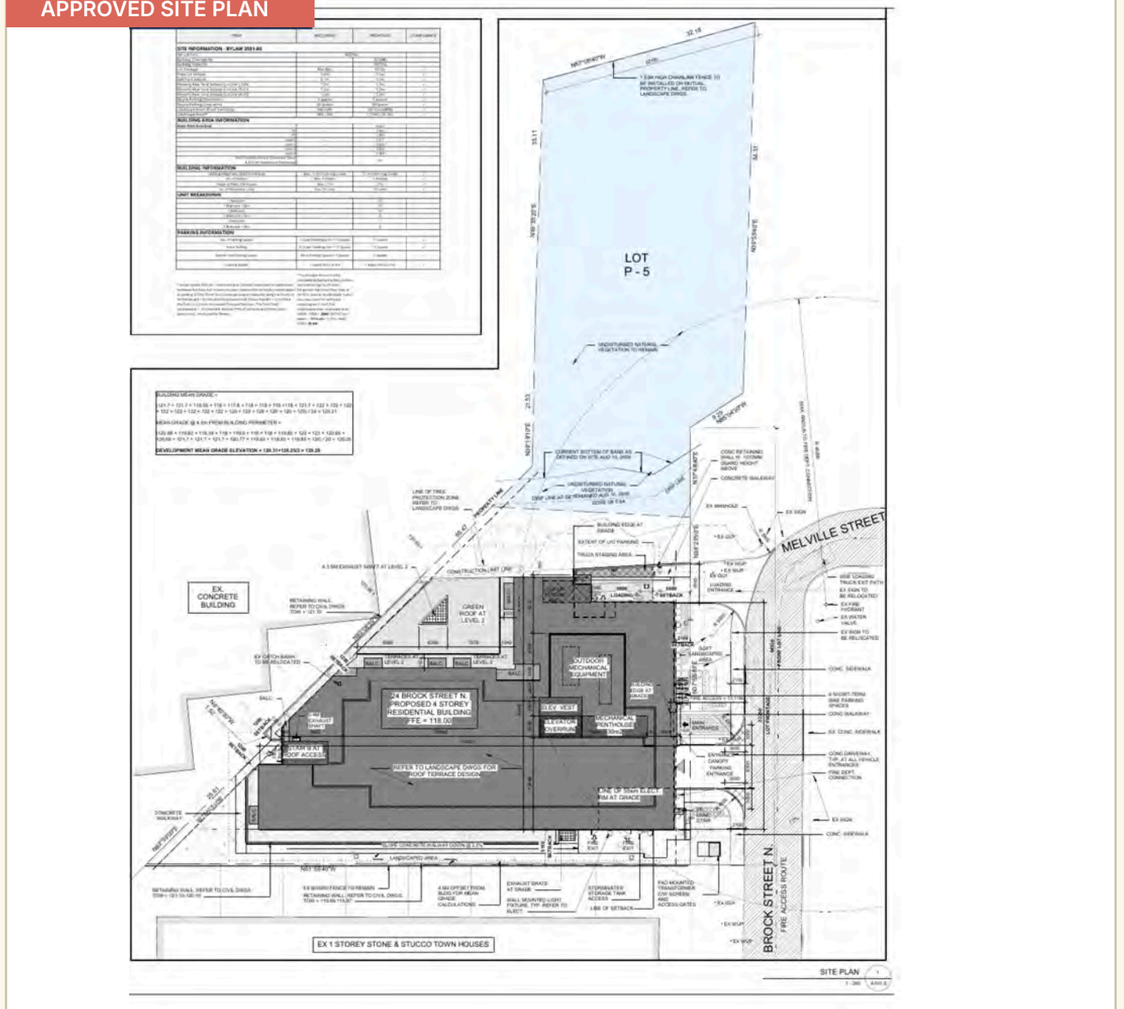
Mid-rise pre-consultation

A formal consultation was completed with the City of Hamilton for a five-storey, 73-unit residential building at 363 Park Street W, establishing a clear path for a mid-rise redevelopment application.

Concept plans shown for illustrative purposes; no approvals are in place for 363 Park Street W. Source: DeFilippis Design SP-1; AAA Architects Preliminary Design Review.

24 Brock Street N - Existing Approvals

APPROVED SITE PLAN

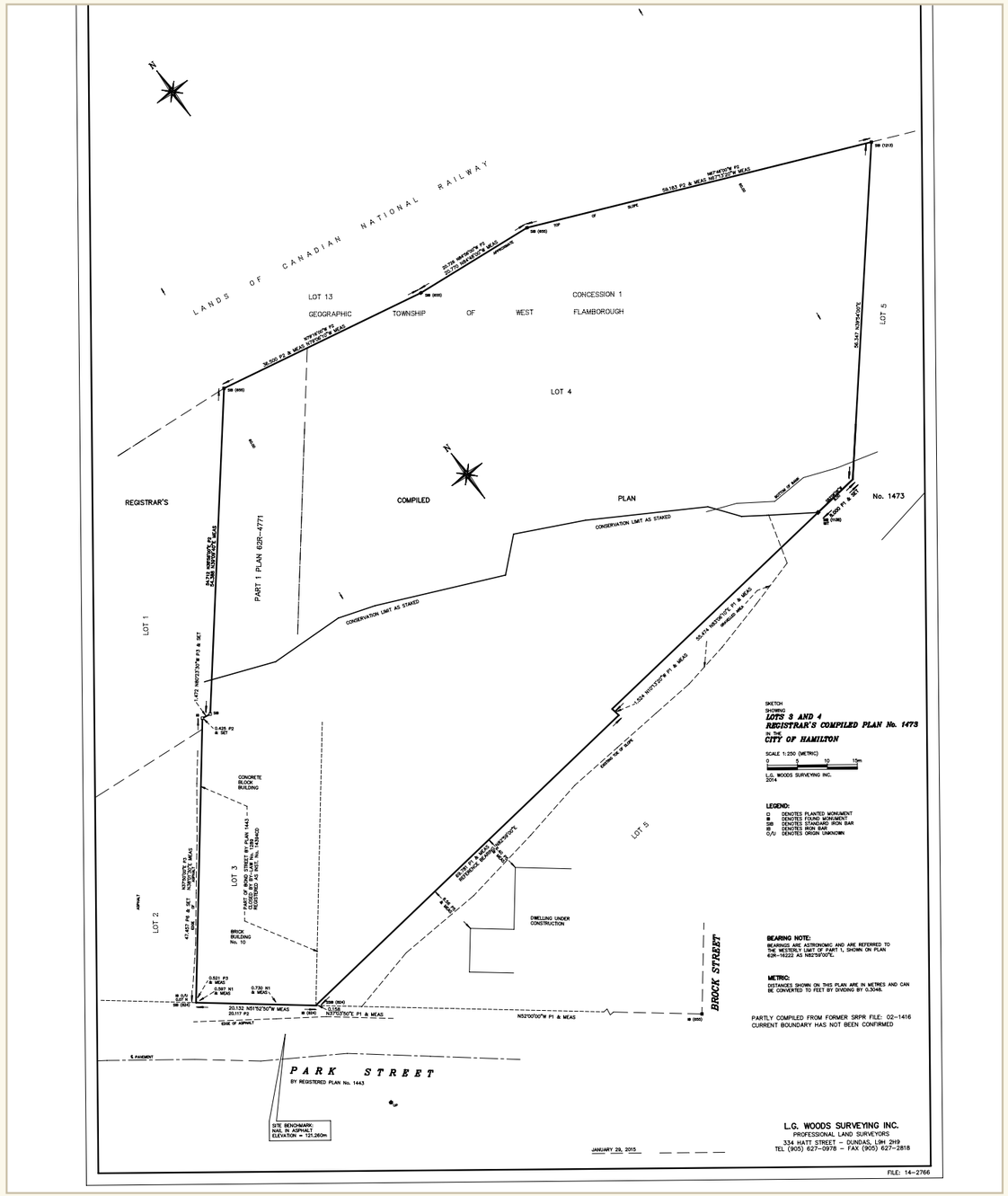


McCallum Sather Architects — Site Plan A101.S, SPA Resubmission (May 2023)
4 Storeys · 51 Units (Levels 2–4) · 57,000 Sq. Ft. GFA · 77 Parking Spaces (Underground & Structured Level 1)

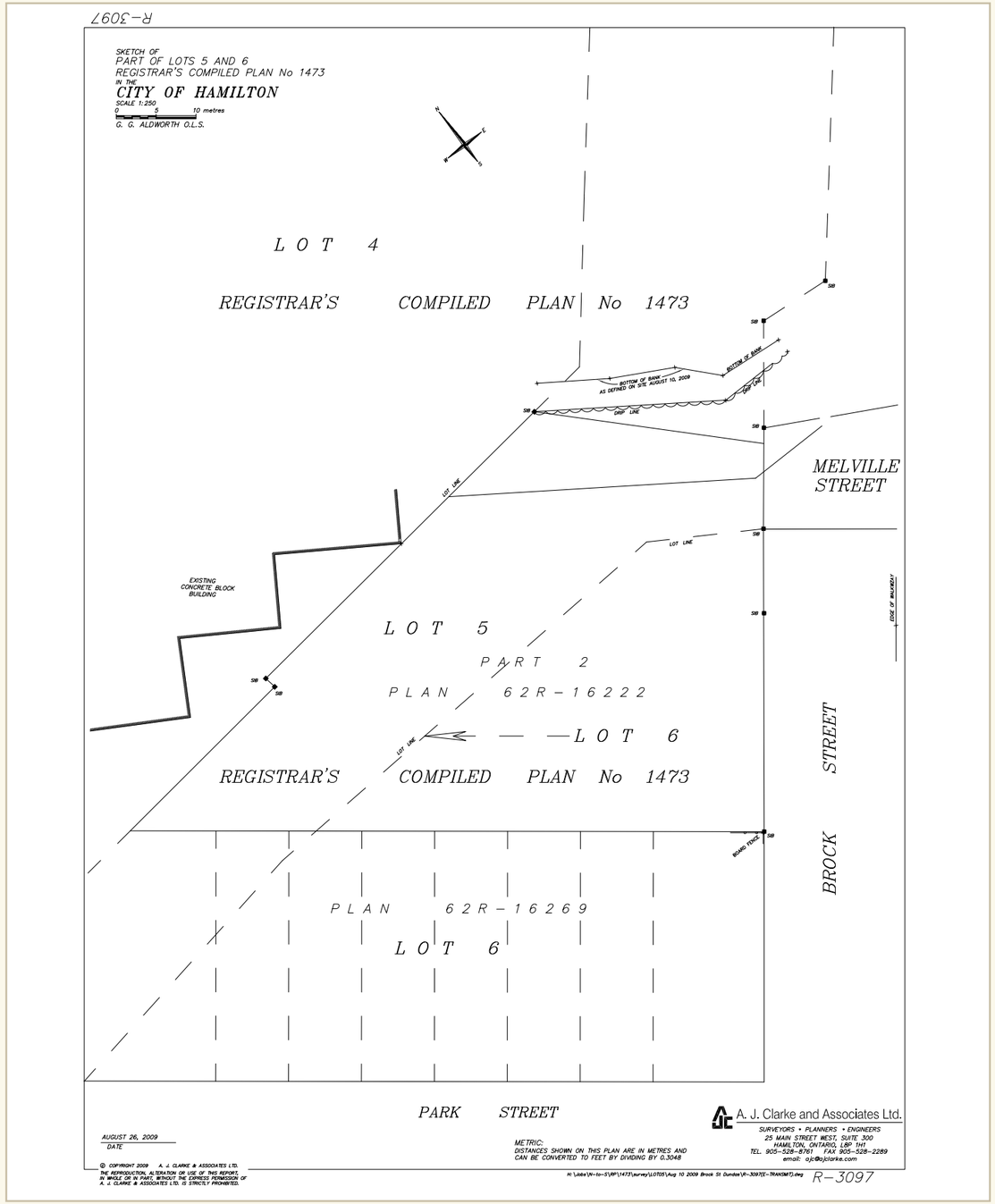
Approval status

Site Plan Approved with complete architectural, structural, shoring and landscape drawing package; no outstanding Conservation Authority objections.

363 Park Street W - Site Survey



24 Brock Street N - Site Survey



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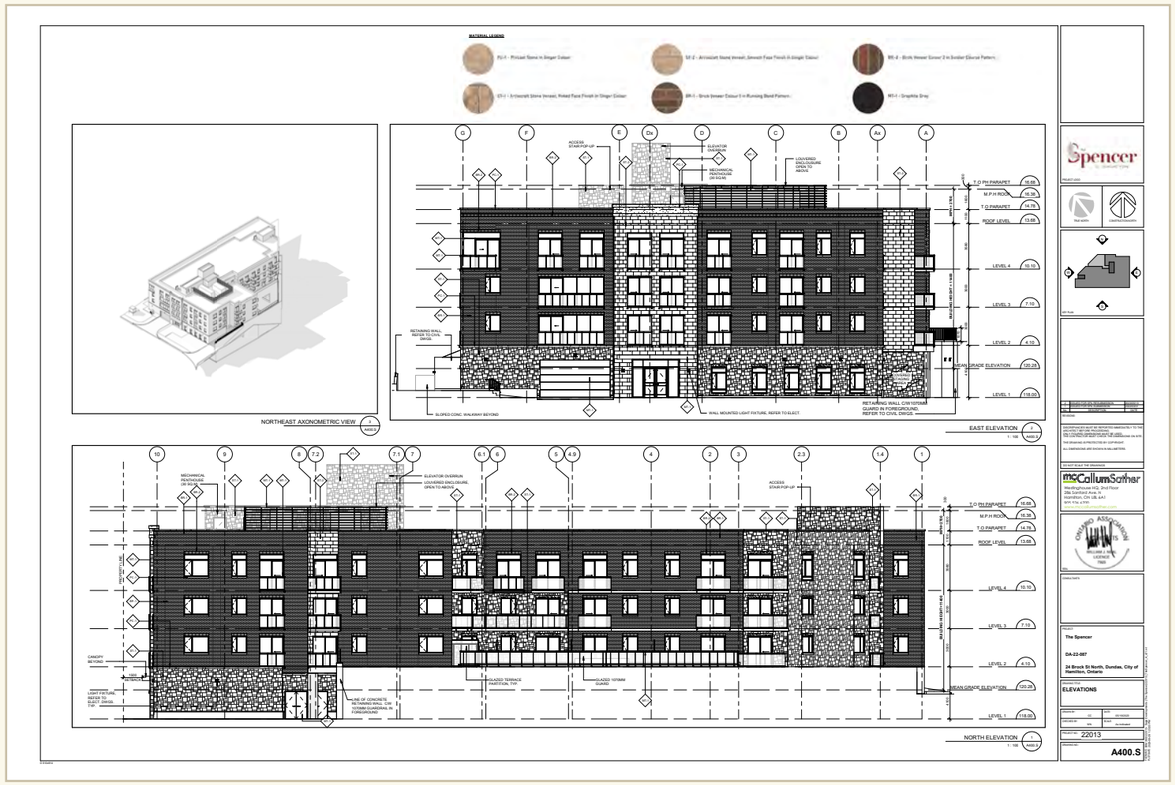
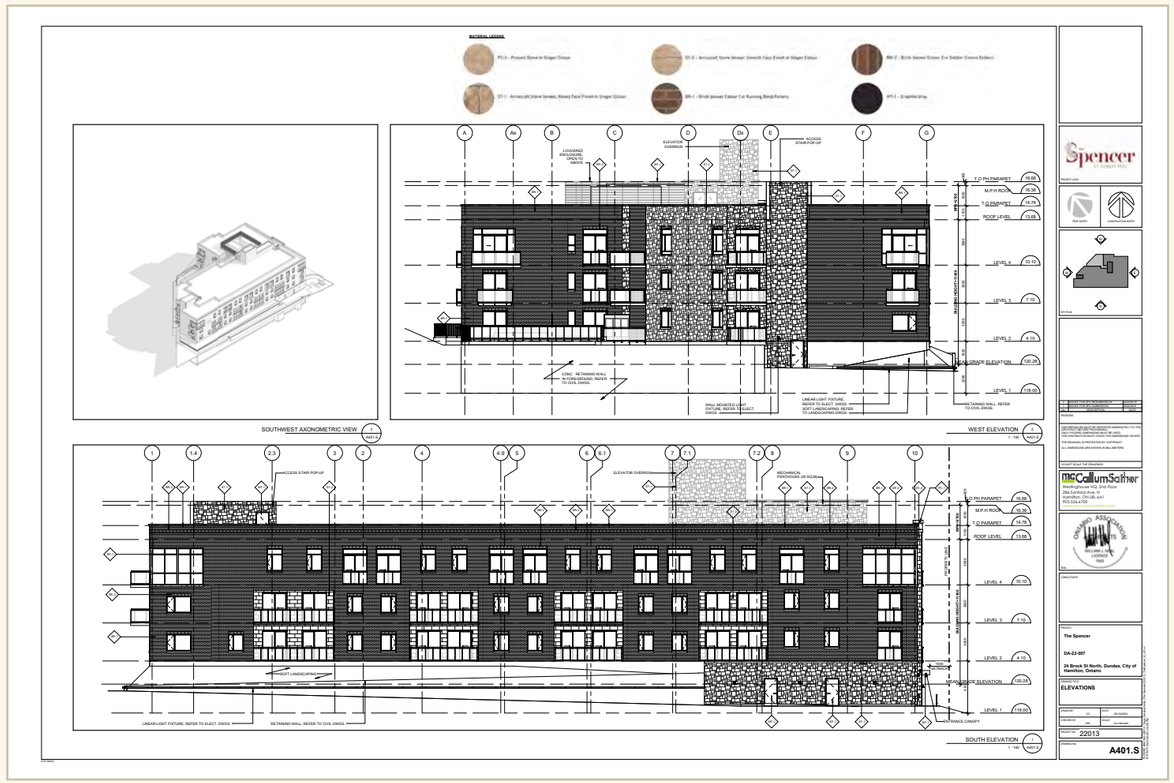
24 Brock Street N - Elevations





Power of Sale: Asking Price: ~~$4,750,000~~ $4,300,000

Being sold on a "As Is" basis

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Brock Meddick | Partner*
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*Sales Representative

Documents Available

- Planning Application Documents
- Property Taxes
- Architectural Plans
- Vendors Form of APS

HORIZON BROKERS

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