



24 BRICK COURT

Sales Package

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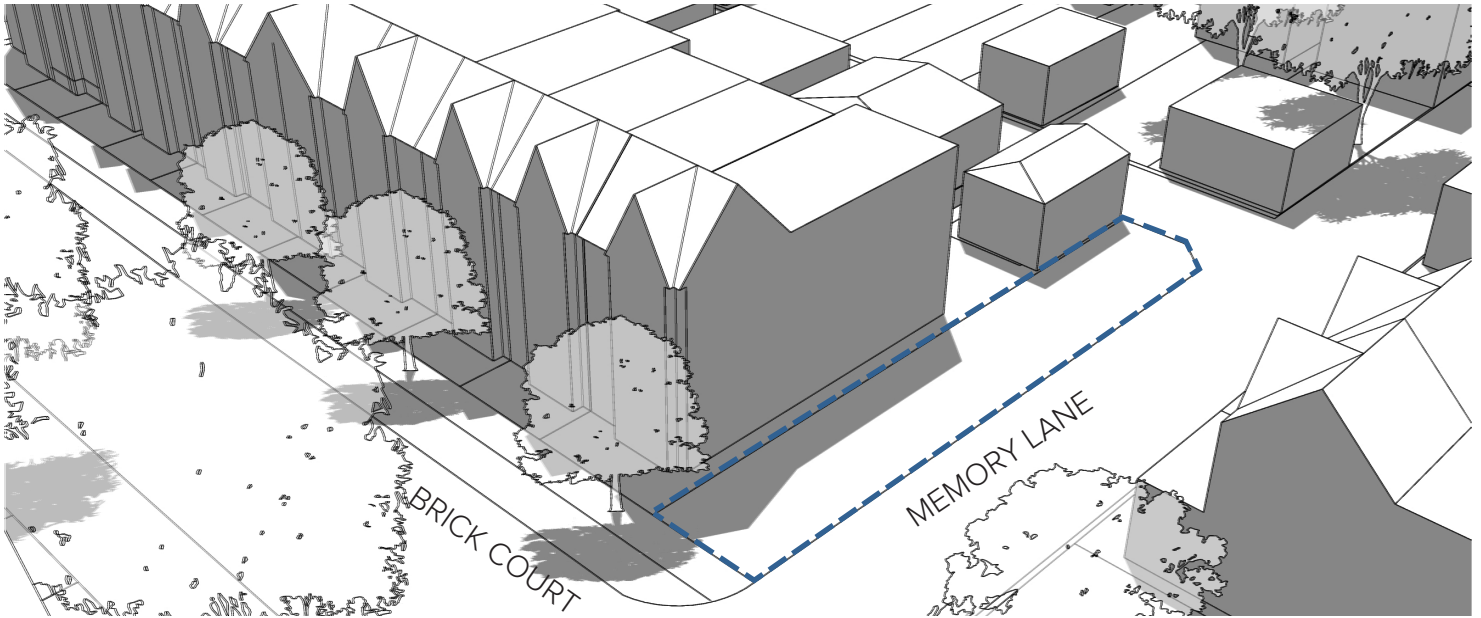
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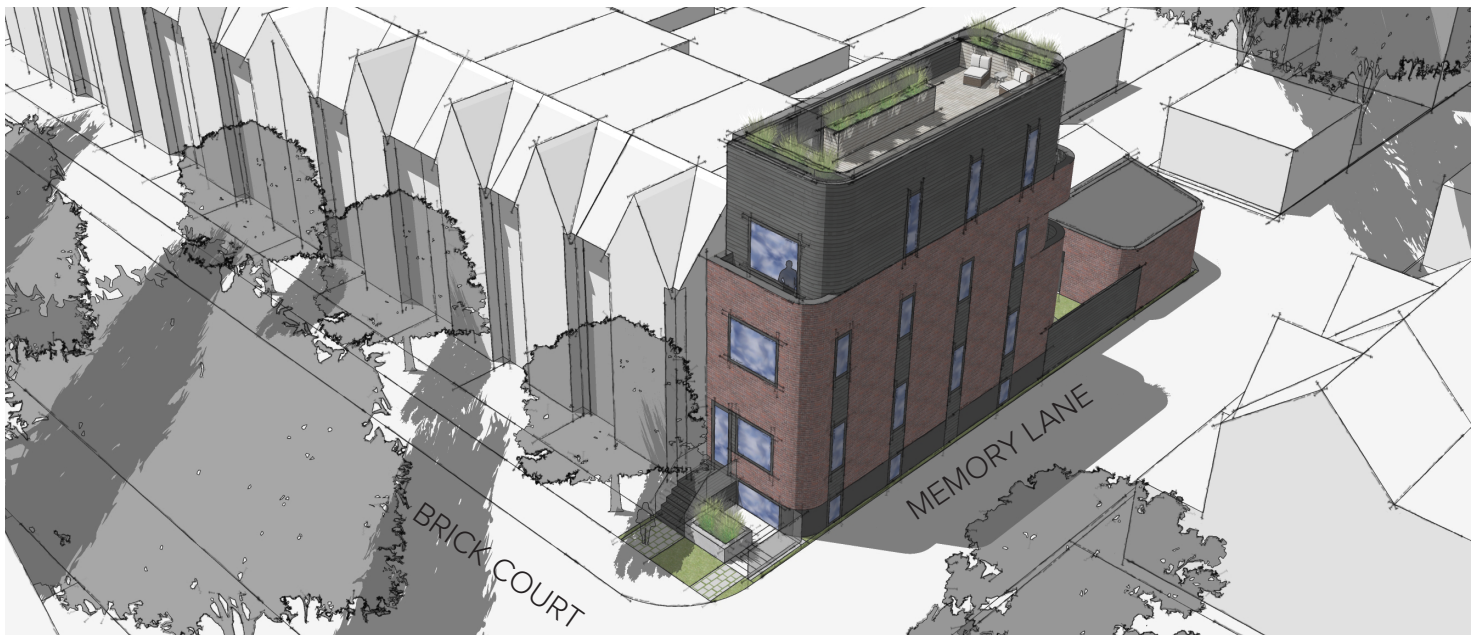
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PROPERTY SUMMARY



EXISTING SITE

This empty lot has recently had Committee of Adjustment approvals obtained to build a new, detached three storey house with a basement secondary suite and detached garage. The proposed design and approvals cap the existing rowhouses with curved geometry and complimentary brick.



PROPOSED NEW BUILD

INTERIOR FLOOR AREAS	
FLOOR	AREA
THIRD	545 ft ²
SECOND	585 ft ²
GROUND	659 ft ²
BASEMENT	665 ft ²
TOTAL	2,454 ft ²

CRAIG RACE ARCHITECTURE

282 Richmond Street East Suite # 200 Toronto, ON M5A 1P4
647 823 6877
info@craigrace.com

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IMAGE RENDERS - PROPOSED EXTERIOR



FRONT VIEW AERIAL



FRONT YARD STREET VIEW



SECOND FLOOR



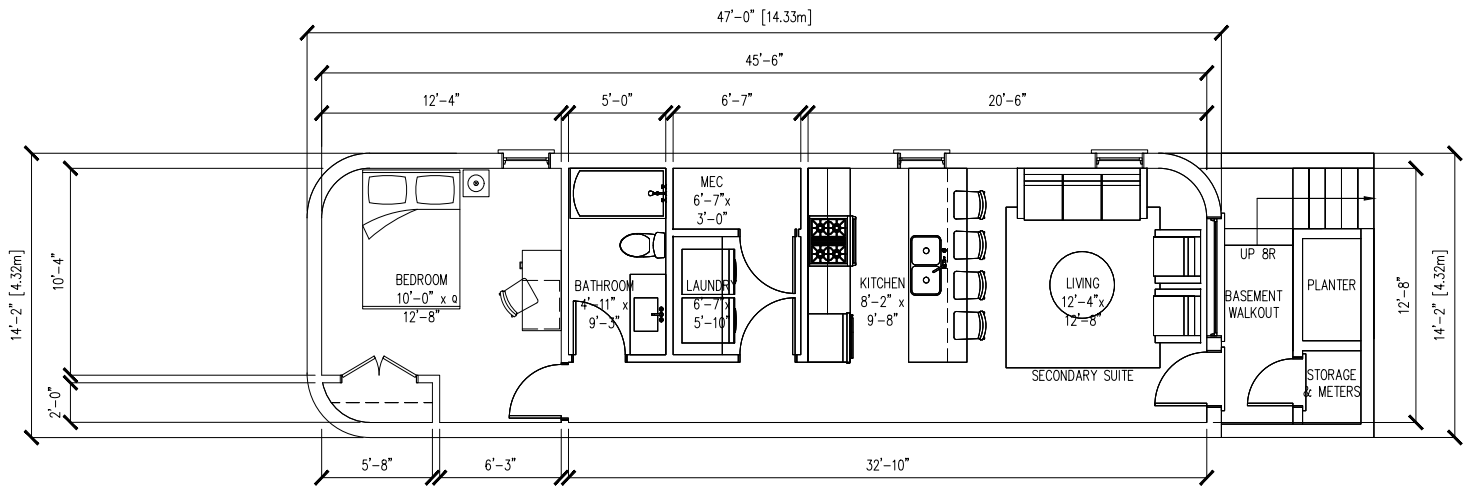
REAR YARD STREET VIEW

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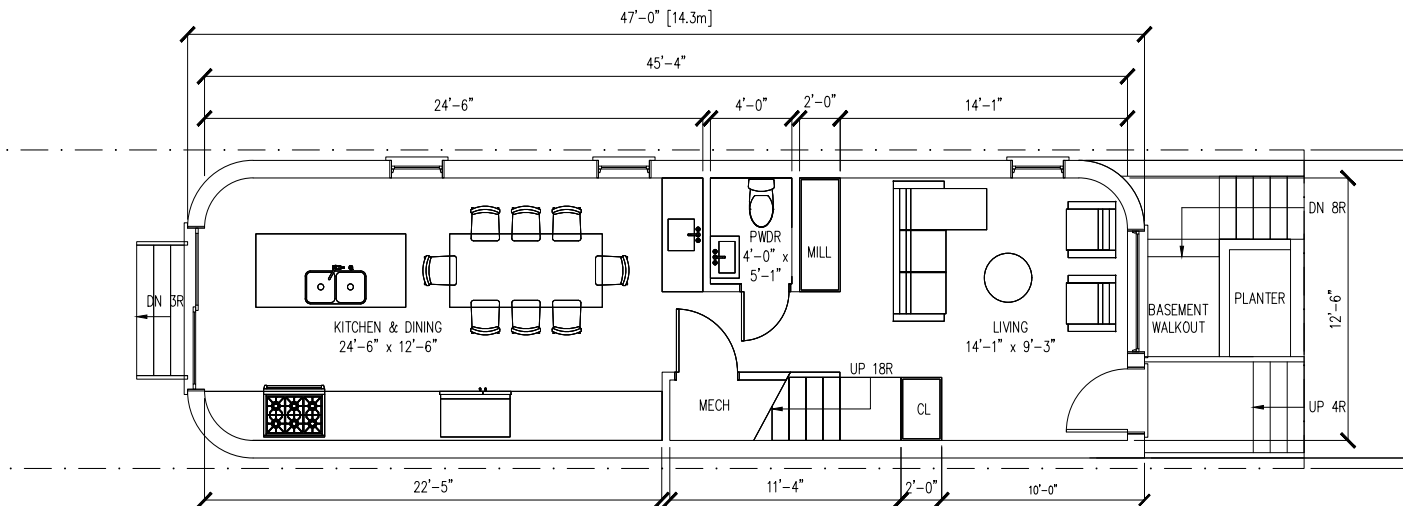
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FLOOR PLANS



BASEMENT UNIT

Basement Floor Area: 665 ft²
 1-bed, 1-bath secondary suite



MAIN UNIT- GROUND FLOOR

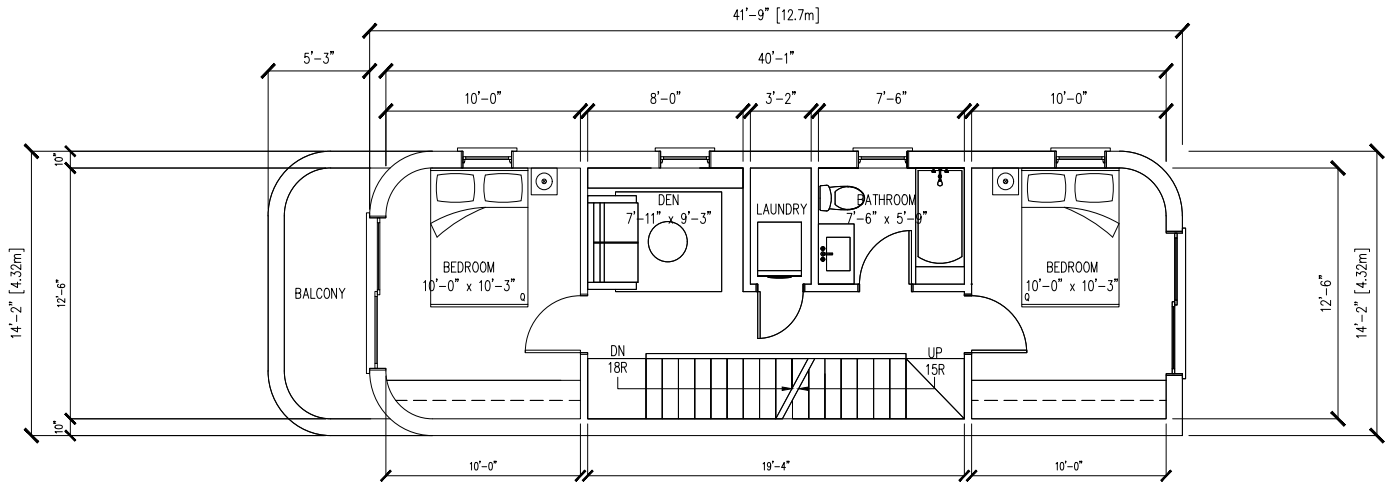
Total Main Unit Area Area: 1,789 ft²
 3-bed, 2.5-bath main unit

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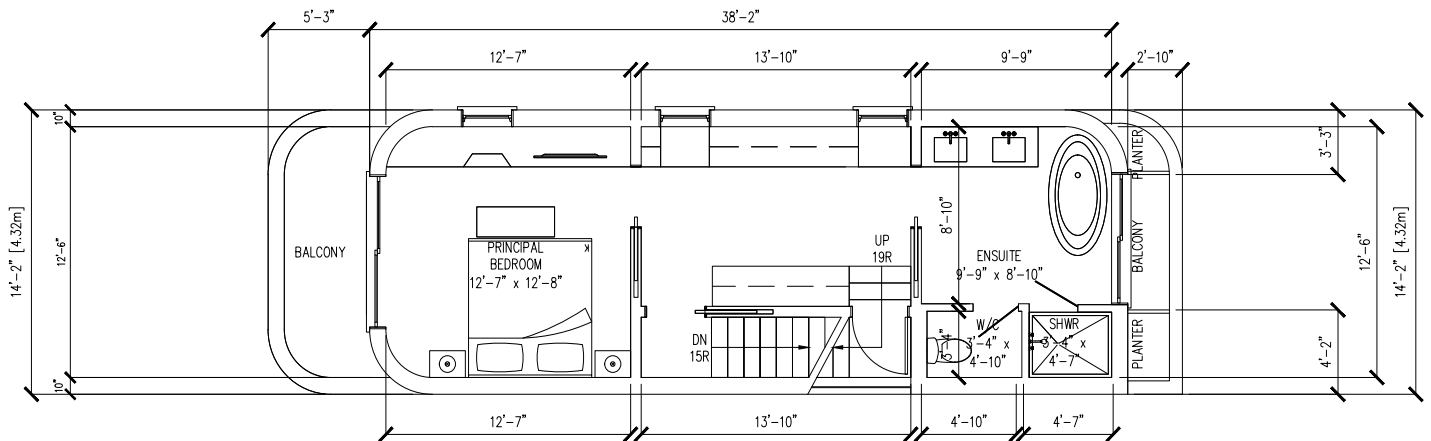
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FLOOR PLANS



SECOND FLOOR



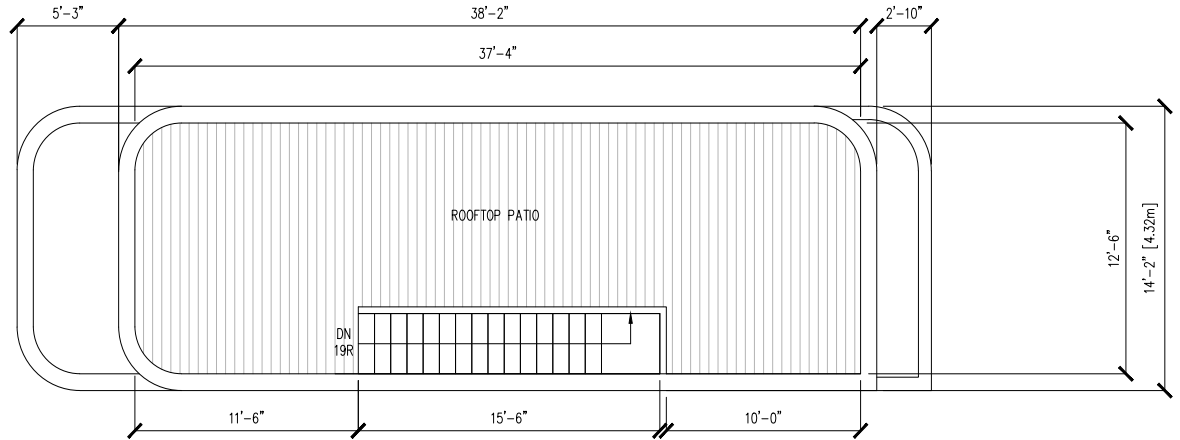
THIRD FLOOR

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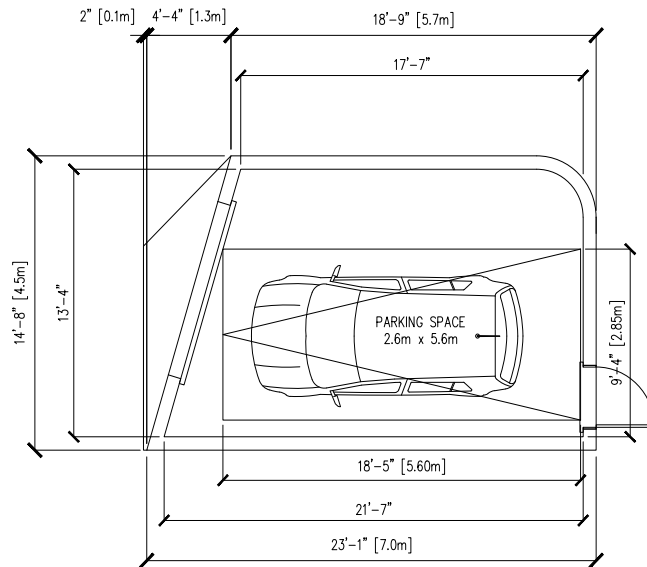
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FLOOR PLANS



ROOF DECK



GARAGE

1 parking space

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ZONING APPROVAL

NEXT STEPS

The proposed design was presented to the Committee of Adjustment on February 9, 2022 and was approved by the Committee. The approved variances were granted Final and Binding status on March 2, 2022. The proposal may proceed with a future building permit application to build a new detached dwelling, secondary suite, and garage.

Kindly refer to the attached appendix for a copy of the applicable documentation.



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