

68 FOXLEY STREET

TORONTO



Development Opportunity

WELCOME

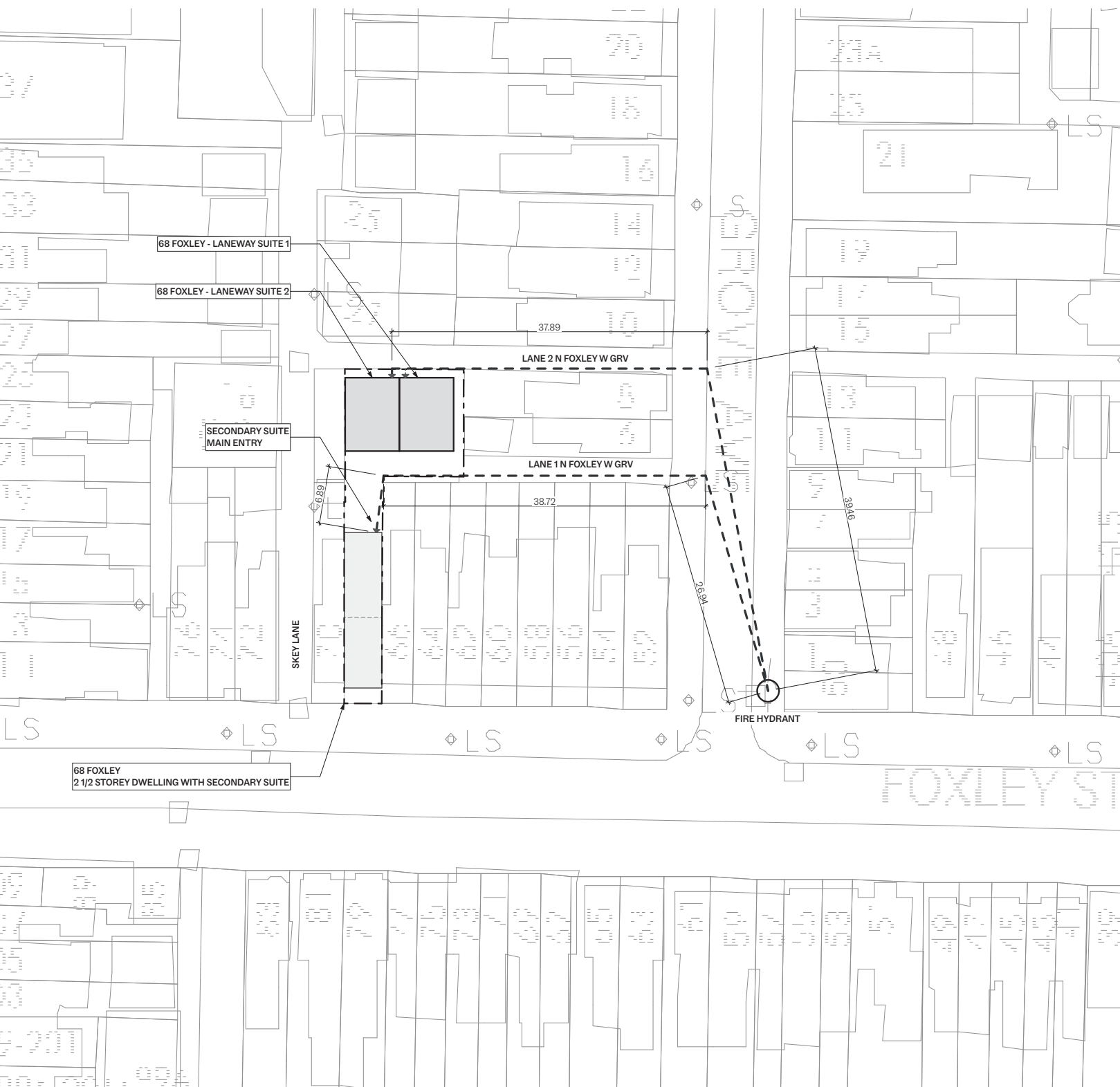
There has probably been no conversation of more intensity of late than the search for the "Missing Middle".

Put simply, it's a question around how to intensify the housing supply in delicate ways that slip in somewhere between the single family home and the typical condominium. It's an effort to solve a housing shortage that speaks to the current 'binary' way of thinking: we either live in at-grade homes with front and backyards on quiet side streets, or in high-density condo towers that pack the urban core and line the avenues of Toronto.

68 Foxley is a concrete and approved example of the perfect missing middle. Four independent residences where presently a single home is found. Four opportunities for families to call a neighbourhood home, to know your neighbours, to step out into the garden, to enjoy the amenities of a neighbourhood and the relative quiet of residential streets.

A handsome property, utterly at ease within the residential context, creating an opportunity to gently grow and re-invigorate a cherished Toronto neighbourhood.

Missing middle, found.



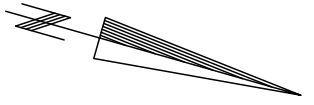




Exterior images in this brochure are renders.
Interior photographs are inspiration images from
development projects of a similar style and scale.







L A N E

2 Storey Brick Dwelling No. 76

S K E Y

L A N E

FOXLEY STREET (by Registered Plan D-188)

CONCRETE CURB P.I.N. 21277-0273

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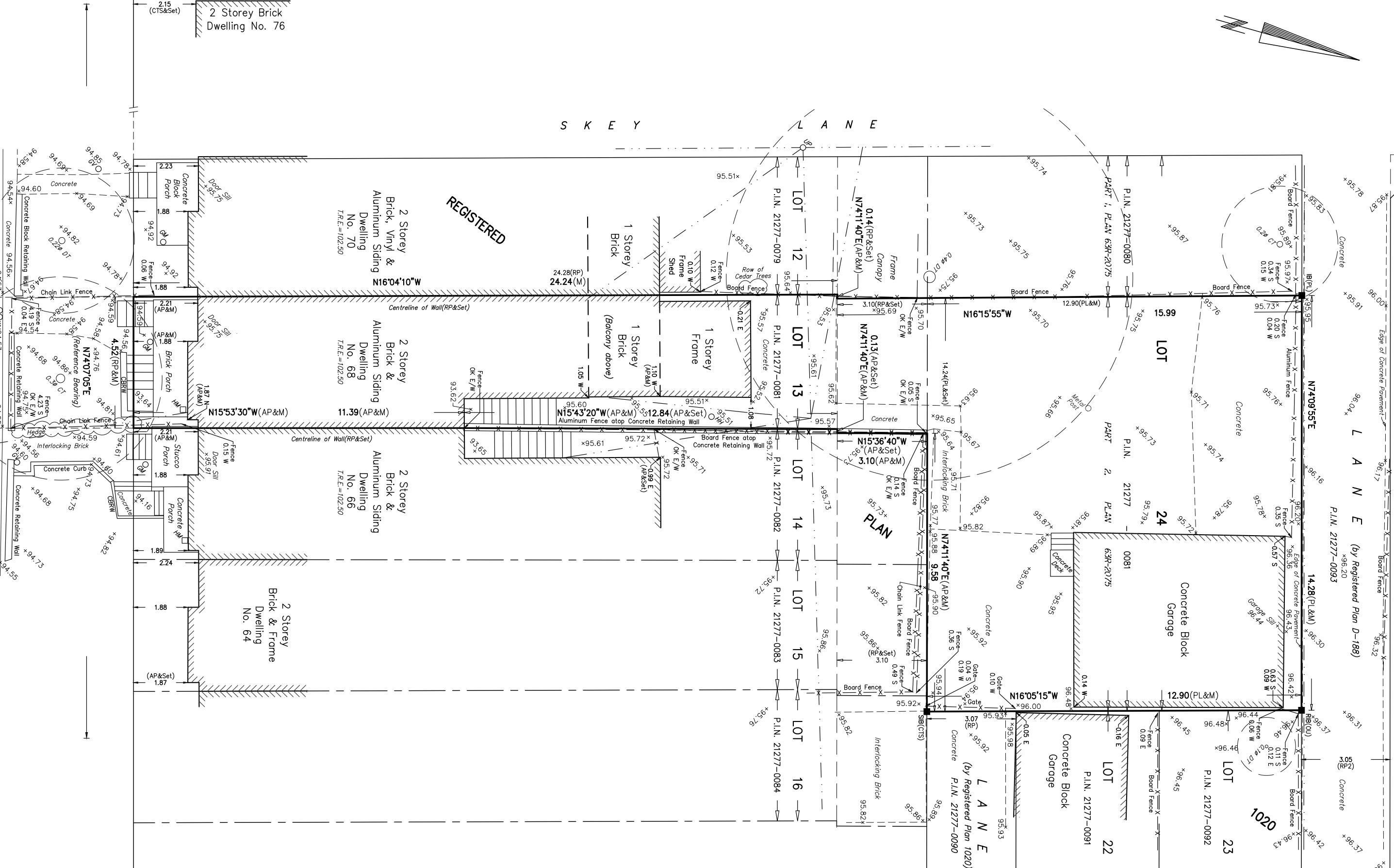
CONCRETE CURB P.I.N. 21277-0273

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CONCRETE CURB P.I.N. 21277-0273



REGISTERED

PLAN

LANE (by Registered Plan D-188)

LANE (by Registered Plan 1020)

2 Storey Brick, Vinyl & Aluminum Siding Dwelling No. 70 T.R.E.=102:50

N16'04'10"W

2 Storey Brick & Aluminum Siding Dwelling No. 68 T.R.E.=102:50

N15'53'30"W (AP&M)

2 Storey Brick & Aluminum Siding Dwelling No. 66 T.R.E.=102:50

2 Storey Brick & Frame Dwelling No. 64

1 Storey Brick Frame

1 Storey Brick Frame

1 Storey Brick (Balcony above)

N15'43'20"W (AP&M) 12.84 (AP&Set)

N15'36'40"W (AP&Set) 3.10 (AP&M)

LOT 24

LOT 23

LOT 22

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

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LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

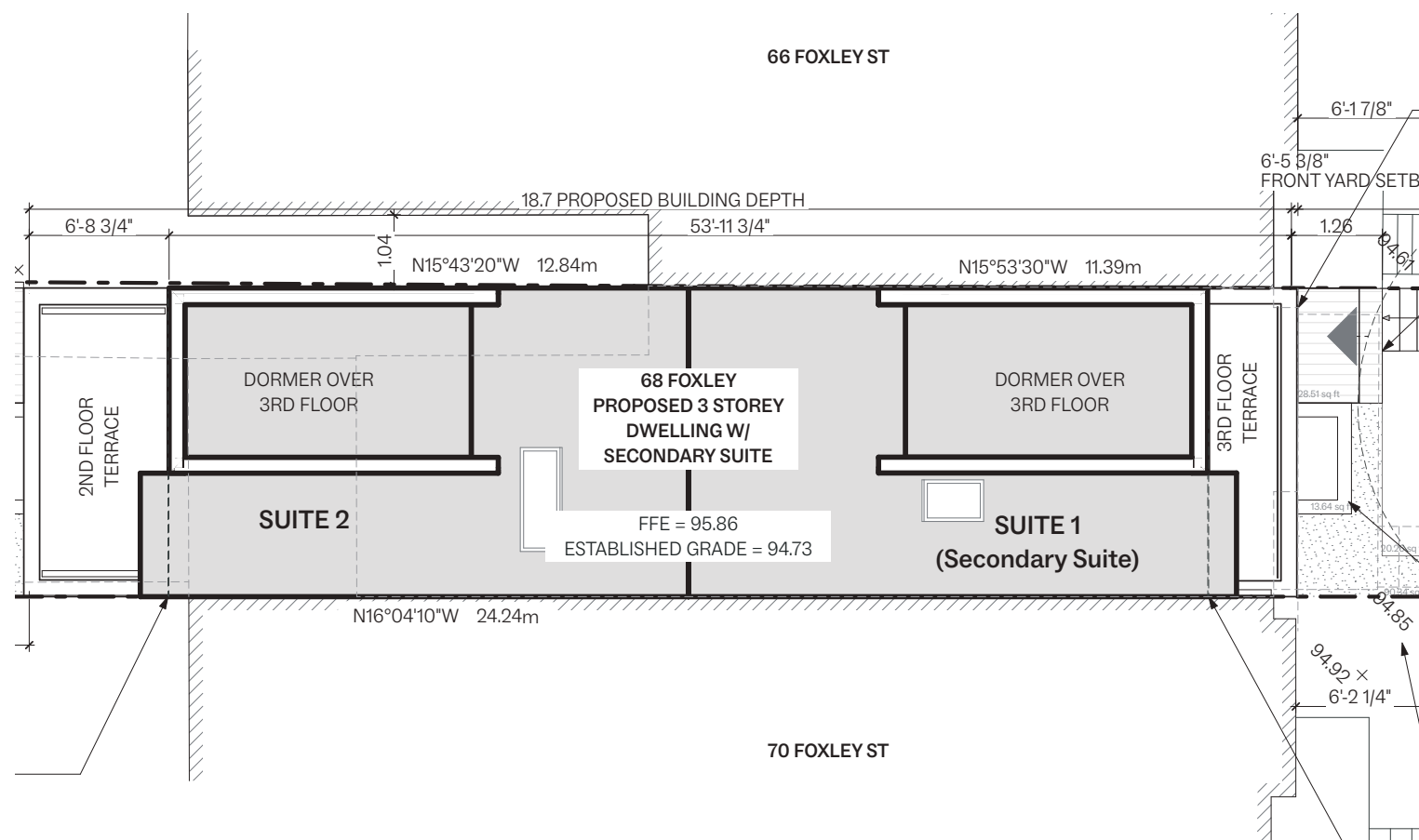
LOT 1

68 Foxley - front residence



The front residence is split midway, creating two, 3-level homes, each with finished lower levels, providing 3 bedrooms.

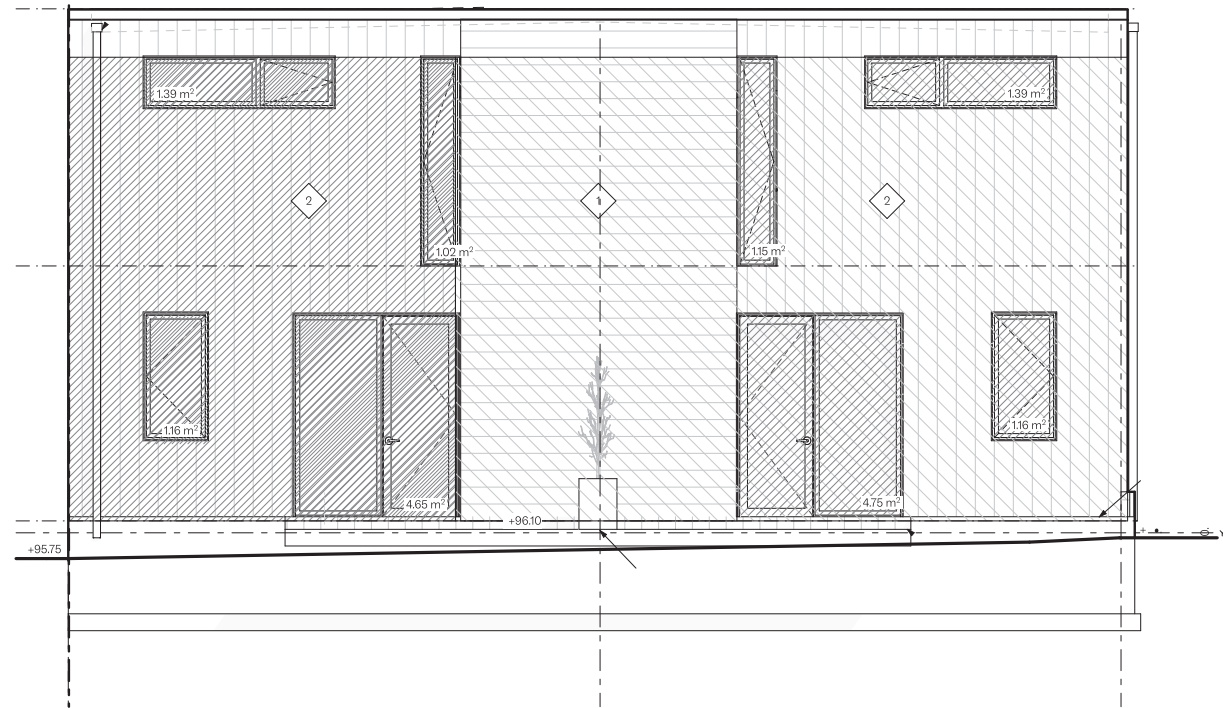
The rear home (Suite 2) provides approximately 1,500 square feet of finished living space, while the front home (Suite 1) is larger, at approximately 1,635 square feet.



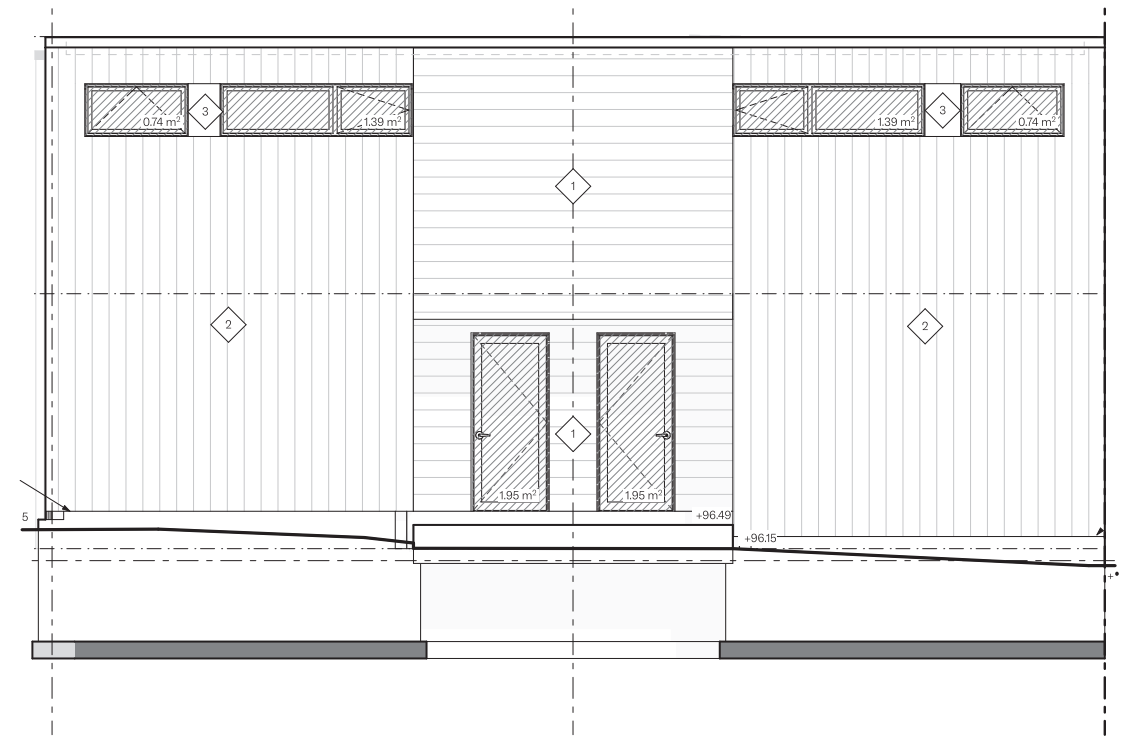




68 Foxley - Laneway residences



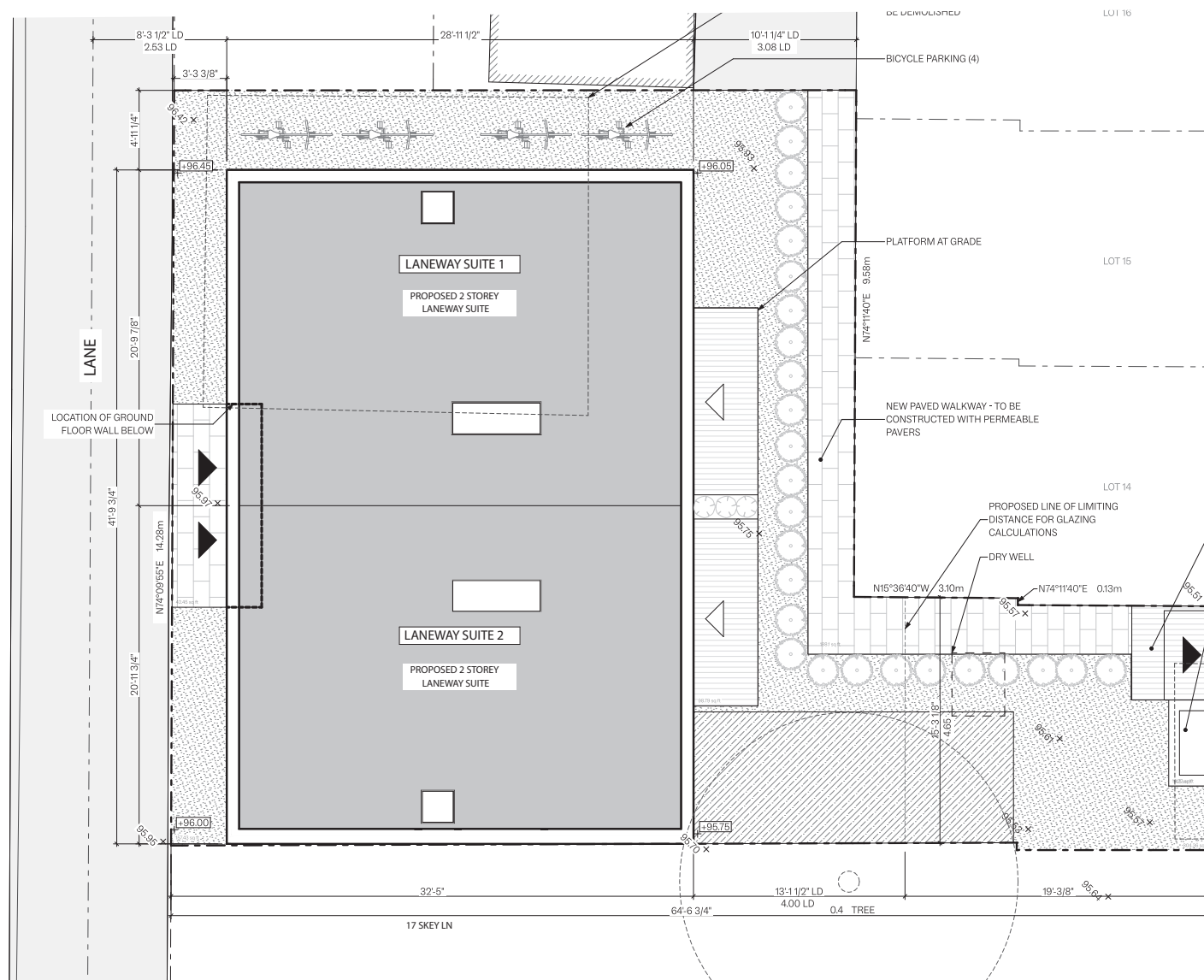
2 SOUTH (GARDEN) ELEVATION LANEWAY
A401 SCALE: 1/4" = 1'-0"



1 NORTH (LANE) ELEVATION LANEWAY
A401 SCALE: 1/4" = 1'-0"

2 lanway properties at the rear, each with their primary entry from the lane and yard access to private outdoor space.

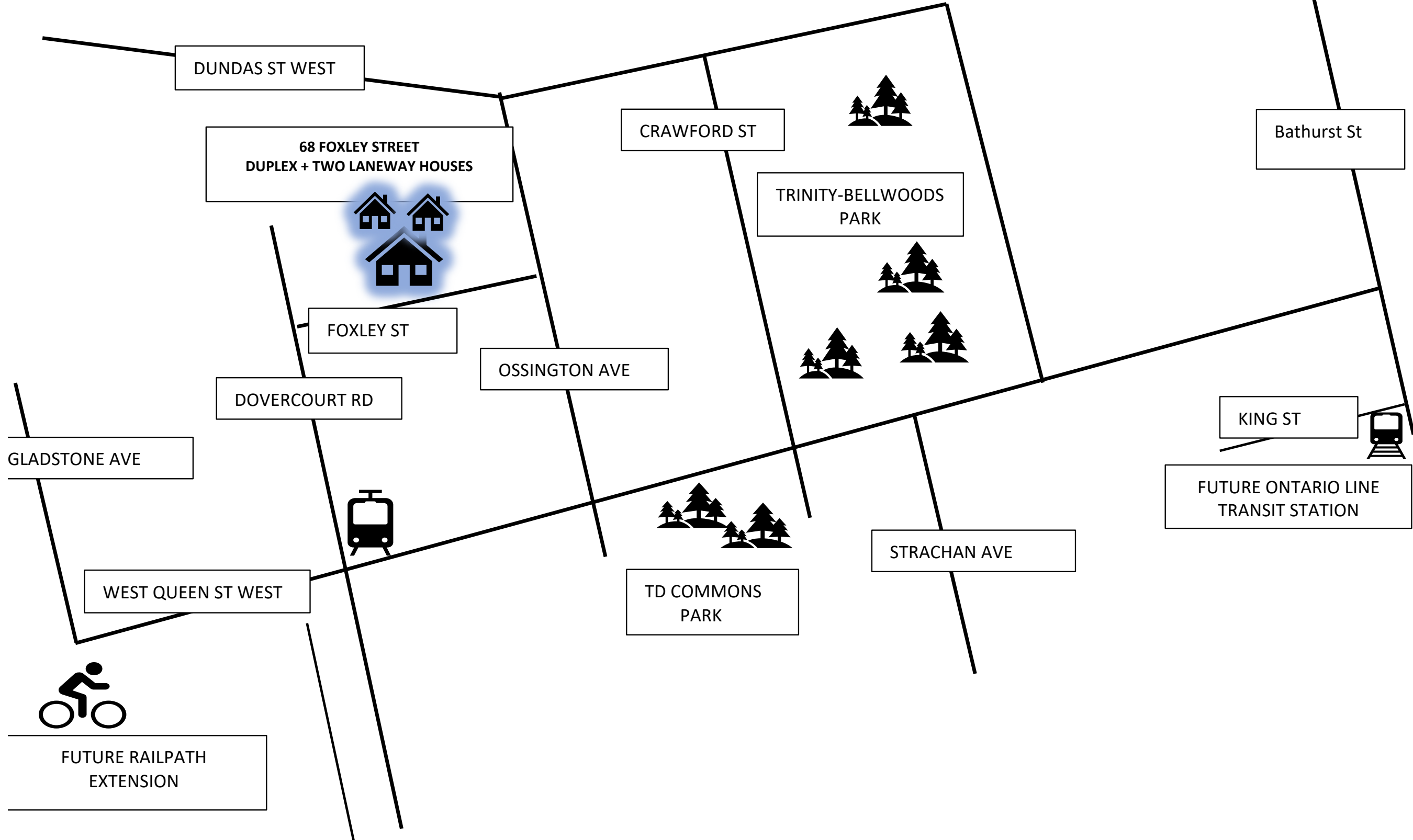
Currently configured with a powder room on the main level and 2 bedrooms with 2 full baths and laundry room upstairs.











97 WALKER'S PARADISE



87 VERY BIKEABLE



92 RIDER'S PARADISE

Known as the Arts & Design District, West Queen West is home to an abundance of unique shops, restaurants, galleries, greengrocers, full-service grocers, services and parks including Trinity-Bellwoods Park. With a Walk-Score of 97, a Bike-Score of 87 and a Transit Score of 92, the area is known as one of the city's most desirable areas to call home and as such it supports premium rents with few vacancies.

A sampling of wants and needs within a few minutes of 68 Foxley Street.

Shops	Food & Drink	Bakery/Coffee	Essentials
Poppies Flowers Aesop Birds of North America Quasi Modo Float Toronto Gravity Pope DeMarco Perpich Garb Helen & Hildegard INabstracto Size Monos	Fresh Bar Piquette Bar Poet The Drake Hotel Gladstone Hotel Bellwoods Brewery Le Swan The Burger's Priest The Great Hall Oyster Boy Matty's Patty's	Pilot Coffee Roasters Nagege Patisserie Jimmy's Coffee Mabel's Bakery White Squirrel Coffee Bu'na Ideal Coffee Antikka Café Major Treat	Dentistry on Queen St West Metro Eye Wonder Optical Rexall Drugstore Queen West Animal Hospital 6ix Cycle Appletree Medical Layla Spa & Yoga Parlour Salon Shoppers Drug Mart





A man in a dark blue long-sleeved shirt and light blue jeans is walking away from the camera on a paved sidewalk in the foreground.

A large, dark-framed window on the second floor of the brick section, reflecting the surrounding greenery.

A large, dark-framed window on the first floor of the brick section, showing a glimpse of the interior.

A dark-framed glass door on the first floor of the brick section, leading to the interior of the townhome.

A dark-framed door on the first floor of the stone section, partially obscured by a small tree.

A large window on the first floor of the stone section with a decorative white diamond-patterned lattice.

A window on the second floor of the stone section with a dark frame and a small ledge.

A lush green tree on the left side of the image, partially obscuring the townhome. In the foreground, there are tall grasses and a small garden bed.

A low, green hedge running along the sidewalk in front of the brick section of the townhome.

A large, dense green bush or small tree growing against the stone section of the townhome.

A large, leafy green tree in the foreground on the right side, partially obscuring the stone section of the townhome.

The front end of a silver car is visible in the bottom right corner of the image.

**Paul
Johnston**
unique urban homes

Paul Johnston and John Bell

416.391.3232 office
416.897.5480 direct

paul@pauljohnston.com