

1167 to 1175 Bloor Street West, 34 to 42 Brock Crescent and 90 Croatia Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 18, 2026

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 9 - Davenport

Planning Application Number: 26 115225 STE 09 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 14 storey mixed use building with 52 dwelling units and 14 supportive group living units, along with retail and institutional uses, at 1167 to 1175 Bloor Street West, 34 to 42 Brock Crescent and 90 Croatia Street. The applicant, Safehaven Project for Community Living, currently occupies 1173 Bloor Street West. Safehaven is a non-profit organization providing rooming, respite, and transitional care services for children and adults with medical complexities or disabilities.

The proposed Official Plan and Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan for an appropriate use, form and scale of development within a Protected Major Transit Station Area (PMTSA).

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 34 to 42 Brock Crescent and 90 Croatia Street substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1167 to 1175 Bloor Street West and 34 to 42 Brock Crescent substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.

3. City Council amend Zoning By-law 438-86 for the lands municipally known as 90 Croatia Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report

4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On February 4, 2026, City Council adopted CC36.2, "Waiving Application Fees to Support the Redevelopment of Safehaven, 1173 Bloor Street West". Council's decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2026.CC36.2>

THE SITE AND SURROUNDING LANDS

Description

The site is a consolidation of eight parcels located on the south side of Bloor Street West, east of Brock Avenue. Brock Crescent, a dead end street, bounds the site to the south. The site has a total area of 2,266 square metres, with 30.5 metres of frontage along Bloor Street West and 60.0 metres along Brock Crescent. See Attachment 2 for the Location Map.

Existing Uses

The site is currently occupied by two-storey commercial and institutional buildings fronting Bloor Street West, with associated surface parking located at the rear along Brock Crescent. A portion of 90 Croatia Street included in the development site contains a basketball court. Safehaven currently occupies 1173 Bloor Street West.

Surrounding Uses

North: North of Bloor Street West are low rise mixed use buildings

South: South of Brock Crescent is Bloor Collegiate Institute, a Toronto District School Board high school

East: Low rise mixed use buildings and pedestrian connection from Bloor Street West to Brock Crescent. A 6 building master planned development is under construction on the former Kent Senior Public School and former Toronto District School Board lands at Bloor Street West and Dufferin Street, with heights ranging from 12 to 38 storeys as well as a new public park and public street.

West: Low rise mixed use buildings

THE APPLICATION

Description

The proposed development is a 14 storey (61.5 metres inclusive of the mechanical penthouse) mixed use building containing 52 dwelling units and 14 supportive group living units, with retail and institutional uses, to be operated by Safehaven.

The development has 10,620 square metres of residential space and 6,991 square metres of non-residential space. The non-residential space includes ground floor retail fronting Bloor Street West, and spaces for Safehaven operations and programming, administrative offices, and other purpose-built environments that support the delivery of specialized care to serve children, youth and adults living with complex medical needs and developmental disabilities. Below grade, the basement level includes a therapeutic swimming pool and associated change rooms, lifeguard areas, storage rooms, a bicycle parking and repair station, and mechanical rooms.

8 vehicular parking spaces shared between staff and visitors are proposed, as well as 37 bicycle parking spaces.

Density

The proposal has a density of 7.8 times the area of the lot.

Residential Component

The proposal includes 52 affordable rental dwelling units, consisting of 22 one-bedroom (42%), 14 two-bedroom (27%), 5 three-bedroom (10%), and 11 four-bedroom units (21%).

A total of 14 supportive group living units are also proposed, consisting of 4 one-bedroom, 4 two-bedroom, and 6 four-bedroom units.

Non-Residential Component

The proposal includes 6,771 square metres of institutional uses (including 1,495 of office use) and 220 square metres of ground retail fronting Bloor Street West.

Access, Parking and Loading

The public pedestrian access to the building will be available along Bloor Street West and along Brock Crescent. The development will also enhance the existing mid-block pedestrian connection east of the site to integrate a barrier-free access to the residential entrance of the building.

Vehicular access to the loading area and a covered parking area are provided via Brock Crescent. A pick-up and drop-off area is provided at the Brock Crescent entrance, as well as 8 vehicular parking spaces and a Type 'G' loading space.

37 bicycle parking spaces are proposed: 12 short-term bicycle parking spaces provided at grade by the residential entrance located adjacent to the mid-block connection pedestrian walkway, and 25 long-term bicycle parking spaces below grade.

The site is located approximately 140 metres west of the Dufferin subway station and 270 metres east of the Lansdowne subway station on TTC's Line 2 Bloor-Danforth. The site is also served by the Dufferin bus route to the east, which is part of the TTC's 10 Minute Network providing bus service every 10 minutes or better.

Amenity Space

The proposal provides 150 square metres of outdoor amenity space (2.9 square metres per unit) which will serve the residential units on levels 10 to 14. An additional 375 square metres of outdoor and 815 square metres of indoor amenity space on level 9 will serve the Safehaven supportive living units and programs.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/1175BloorStW

Reasons for Application

The proposal requires an amendment to the Official Plan to redesignate the southern portion of the site from Neighbourhoods to Mixed Use Areas to permit the proposed mid-rise building.

An amendment is also required to Zoning By-law 569-2013 introduce the site-specific standards, including the proposed height, density, setbacks, and non-residential uses, and to bring the property at 90 Croatia Street into by-law 569-2013 along with the rest of the site.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on February 22, 2024. Additional pre-consultation meetings took place with the applicant on September 24, 2025 and

October 31, 2025. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on February 9, 2026 and deemed complete on March 16, 2026, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at www.toronto.ca/1175BloorStW.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as on an Avenue, which are corridors targeted for growth and intensification where development is anticipated to be up to the height and scale of mid-rise buildings. Development along Avenues may go beyond the height and scale of a mid-rise building in Mixed Use Areas when located within 200 to 500 metres of an existing or planned subway station.

The Official Plan Land Use Map 18 identifies the site as having a split land use designation, with the portion fronting Bloor Street West designated Mixed Use Areas, and the rear portion fronting Brock Crescent designated Neighbourhoods (refer to Attachment 3). The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected Major Transit Station Area (PMTSA)

The site is within two delineated Protected Major Transit Station Areas. It is within the 500 metre radius of the centre point of the delineated Lansdowne and Dufferin PMTSAs associated with SASP 657 and 658, respectively, in Chapter 8 of the Official Plan. Map 2 of SASPs 657 and 658 identifies the site as having a minimum 2.0 floor space index (FSI) requirement along Bloor Street West and 0.5 along Brock Crescent.

The area is planned for a minimum population and employment target of 250 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account

in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA and MTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Mixed Use Areas located between 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6.0 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's, and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Zoning

The subject site is partially zoned Commercial Residential (CR) on the portion fronting Bloor Street West under Zoning By-law 569-2013. The southern portion of the site fronting Brock Crescent is partially zoned Residential (R) under Zoning By-law 569-2013 and Residential District (R4) under former Zoning By-law 438-86. The CR zoning category permits a range of residential and non-residential uses and maximum height of 16 metres, while the R and R4 zones permit a range of low-rise housing forms and maximum height of 11 and 10 metres, respectively. Refer to Attachment 4 for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid Rise Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Retail Design Manual
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

On May 7, 2026, a virtual community consultation meeting took place hosted by City staff. Seven residents attended the meeting as well as the Ward Councillor and the applicant. Presentations by Community Planning staff and the applicant were given on the site and surrounding area, existing planning policy framework, and the proposed development. Following the presentations, City staff led a question-and-answer format discussion. Comments and questions raised at the meeting included:

- Support for expansion of Safehaven's services;
- Interest in maintaining existing and new retail along Bloor Street West;
- Concern that the proposed development could contribute to the wind tunnel condition along Bloor Street West;
- Concern regarding the pick-up and drop-off area;
- Suggestion that building material minimizes the use of blank glass;
- Concern that any pet waste be managed on the site;
- Suggestion to build higher or increase overall floor space to maximize the affordable housing units;
- Interest in the timing of construction; and
- The design of the building should encourage visibility of Safehaven's profile and interaction with the community.

The comments raised through the community consultation process have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal and find it consistent with the Provincial Planning Statement (2024).

Land Use

The proposed land uses are appropriate for the site. The proposed development incorporates a mix of residential, retail, and institutional uses in a developed area that contributes to serving a community with specialized needs as well as the broader

community. The development is also located in a transit-supported area that will serve the growing population and contribute to a complete community.

The Official Plan Amendment redesignates the southern portion of the site from Neighbourhoods to Mixed Use Areas to facilitate the mid-rise development and non-residential uses. Given the existing and planned context of the site and surrounding area, the mix of uses and building height is appropriate.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal provides 52 dwelling units and 14 supportive group living units, with a unit mix that meets the Growing Up Guidelines. A large portion of the dwelling units are planned to be affordable units pending available funding, and barrier-free to serve vulnerable populations and complement the care supports available on the site.

Density, Height, Massing

In assessing the appropriateness of the proposed development, the Official Plan directs consideration of the existing and planned context. The Official Plan also directs development within Mixed Use Areas locate and mass new buildings to provide transition between areas of different development intensity and scale through means such as setbacks and stepbacks.

The proposed development consists of a 14 storey building (61.5 metres inclusive of the mechanical penthouse) with a 4 storey (20.6 metre) streetwall appropriate to the street right-of-way width of Bloor Street West, to support a comfortable pedestrian scaled massing. Above the 4 storey base building, a stepback of 3.0 metres from Bloor Street West is provided up to the height of 8 storeys. An additional 9.0 metre stepback is provided for the remaining building height.

Along Brock Crescent, building massing incorporates multiple horizontal articulations with the tallest components of the building at the southern portion of the site given the adjacency of the 4 storey school set far back south of the site. The western boundary of the site is setback 7.4 metres from the rear yards of adjacent low-rise residential dwellings.

Located within the Dufferin and Lansdowne PMTSAs, the development will achieve an appropriate floor space index (FSI) of 7.8 for lands designated Mixed Use Areas located between 200 to 500 metres of an existing transit station, as outlined in Chapter 8 of the Official Plan. The proposed development will also exceed the minimum density of SASPs 657 and 658 which identifies the site as having a minimum FSI of 2.0 along Bloor Street West and 0.5 along Brock Crescent.

Streetscape and Public Realm

The proposed development has been designed to improve and activate the public realm along Bloor Street West and Brock Crescent in accordance with the Official Plan Public Realm and Built Form policy objectives.

At the ground floor, the proposal provides a 1.3 metre setback from the front property line to achieve a 4.8 metre pedestrian zone along Bloor Street West . This includes a 2.1 metre pedestrian clearway, and space for street furniture and street trees. The increased building setback along Bloor Street West is intended to improve the streetscape and reflect similar setbacks of recent development under construction to the east.

Along Brock Crescent, a building entrance is proposed adjacent to the pick-up/drop-off and covered parking area. The Brock Crescent frontage achieves a 4.2 metre pedestrian zone from curb to building face, accommodating a 2.1 metre pedestrian clearway and an opportunity to provide street trees within the boulevard space.

The development also provides an entrance for the residential portion of the building with access via the existing north-south pedestrian walkway located along the east side of the property. The proposed walkway and residential entrance allow for enhanced pedestrian activity, permeability, and landscaping treatment to the site.

Shadow Impact

A detailed sun and shadow study was submitted in support of the proposed development, which demonstrated the shadows cast by the development in the months of March, June, and September. Shadows will not impact any open areas on the school site to the south. Staff find shadow impacts resulting from the development are acceptable.

Servicing

The applicant provided a Functional Servicing Report, Stormwater Management Report, Hydrogeological Report, and Geotechnical Study in support of the application. Staff have reviewed these materials and generally accepts the applicant's analysis that there is sufficient servicing capacity to support the proposed development.

Traffic Impact

A Transportation Impact Brief was submitted in lieu of a full study as the proposed development is expected to generate less than 100 peak-hour, peak direction vehicle trips. The site will be well served by transit being located within the Dufferin and Lansdowne Protected Major Transit Station Areas. It is anticipated that many users of the site will travel by TTC, including Wheel-Trans, taxi, or as pedestrians. The development is expected to have minimal traffic impact and can be acceptably accommodated within the area transportation network.

Access, Vehicular and Bicycle Parking and Loading

The public pedestrian access is primarily from Bloor Street West, while the residential entrance is located on the east side of the development connected to the existing mid-block walkway from Bloor Street West to Brock Crescent.

The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Areas. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

The vehicular access is from the southern boundary of the site along Brock Crescent. Two driveways are proposed to facilitate passenger vehicles and Wheel-Trans pickup/drop-off in a covered area. Eight vehicular parking spaces (including 3 accessible spaces) and one Type 'G' loading space will be provided.

A total of 25 long-term bicycle parking spaces and 12 short-term parking spaces are provided on the ground floor and below grade. The smaller number of bicycle parking spaces reflect the demand of anticipated users and residents served by Safehaven.

Parkland

In accordance with Chapter 415, Article III, Section 30 A(1) of the Toronto Municipal Code, the residential portion of the development is exempt from parkland dedication.

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement for the non-residential portion of the development through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). Staff have reviewed the proposed development and are generally satisfied with the protection of existing trees, tree planting, and compliance with the Toronto Green Standard. The proposed development removes 9 existing by-law trees while preserving 2 existing by-law trees and planting 4 new trees along the street frontages and throughout the site.

Heritage

The property at 90 Croatia Street (980 Dufferin Street) is designated under Part IV, S.29 of the Ontario Heritage Act. The designation by-law (By-law 238-2020 and amended by By-law 925-2021) covers a large property parcel which includes the former Kent School that fronts Dufferin Street. The development is adjacent to the designated property. The heritage values and attributes of the designated former Kent School building will not be impacted by this proposal.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024). The proposal conforms with the Official Plan, particularly as it relates to providing a mix of uses and housing along a transit supportive corridor that will contribute to a complete community and serve the community through Safehaven's important services and programs.

Staff recommend that Council support approval of the Official Plan and Zoning By-law Amendment application.

CONTACT

Doris Ho, Senior Planner, Community Planning, Tel. No. 416-338-1264, E-mail: Doris.Ho@toronto.ca

SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: North Elevation
- Attachment 9: East Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: 3D Mass Model - Northeast View
- Attachment 13: 3D Mass Model - Southeast View
- Attachment 14: 3D Mass Model - Southwest View

Attachment 1: Application Data Sheet

Municipal Address: 1167-1175 Bloor Street West, 34-42 Brock Crescent and 90 Croatia Street
Date Received: February 9, 2026

Application Number: 26 115225 STE 09 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: Combined Official Plan and Zoning By-law Amendment for a 14 storey mixed-use building consisting of 52 residential dwelling units and 14 supportive group living suites, retail and institutional uses for Safehaven.

Applicant	Architect	Owner
BOUSFIELDS INC.	CUMULUS ARCHITECTS	THE SAFEHAVEN PROJECT FOR COMMUNIUTY LIVING

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas, Neighbourhoods	Site Specific Provision:	657, 658
Zoning:	Bylaw 569-2013: CR 3.0 (c1.0; r2.0) SS2 (x1556), R (d1.0) (x810), By-law 438-86: R4 Z1.0	Heritage Designation:	No
Height Limit (m):	16	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 2,266 Frontage (m): 31 Depth (m): 50

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	748		867	867
Residential GFA (sq m):	695		10,620	10,620
Non-Residential GFA (sq m):	748		6,991	6,991
Total GFA (sq m):	1,443		17,611	17,611
Height - Storeys:	2		14	14
Height - Metres:	8		57	57

Lot Coverage Ratio (%): 38.26 Floor Space Index: 7.77

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,620	
Retail GFA:	220	
Office GFA:	1,495	
Industrial GFA:		
Institutional/Other GFA:	5,276	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			52	52
Freehold:				
Condominium:				
Other:	7		14	14
Total Units:	7		66	66

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			26	18	22
Total Units:			26	18	22

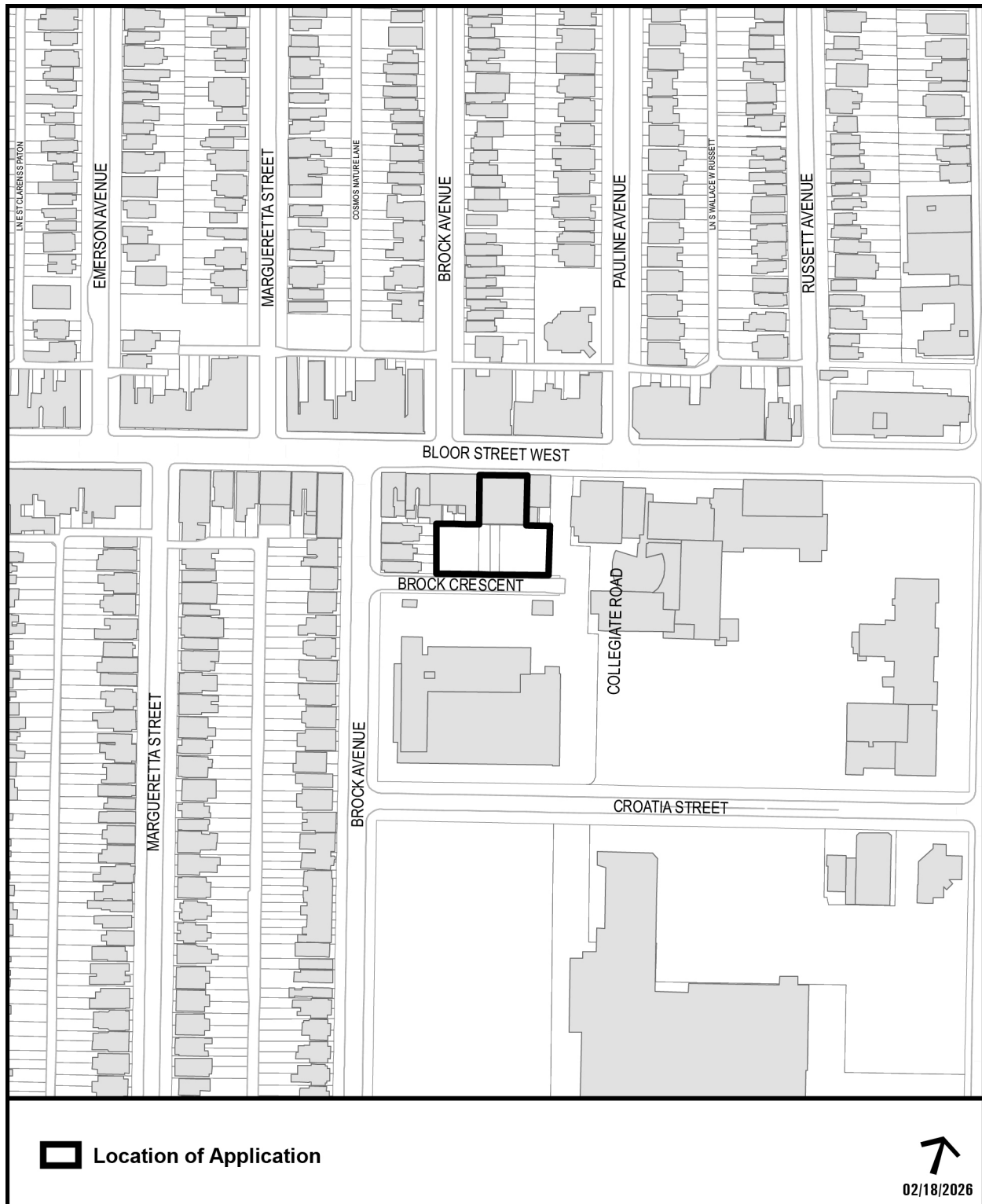
Parking and Loading

Parking Spaces:	8	Bicycle Parking Spaces:	37	Loading Docks:	1
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CONTACT:

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416-338-1264
Doris.Ho@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 18

1167-1175 Bloor Street West,
34-42 Brock Crescent & 90 Croatia Street
File # 26 115225 STE 09 0Z



Location of Application



Neighbourhoods



Parks

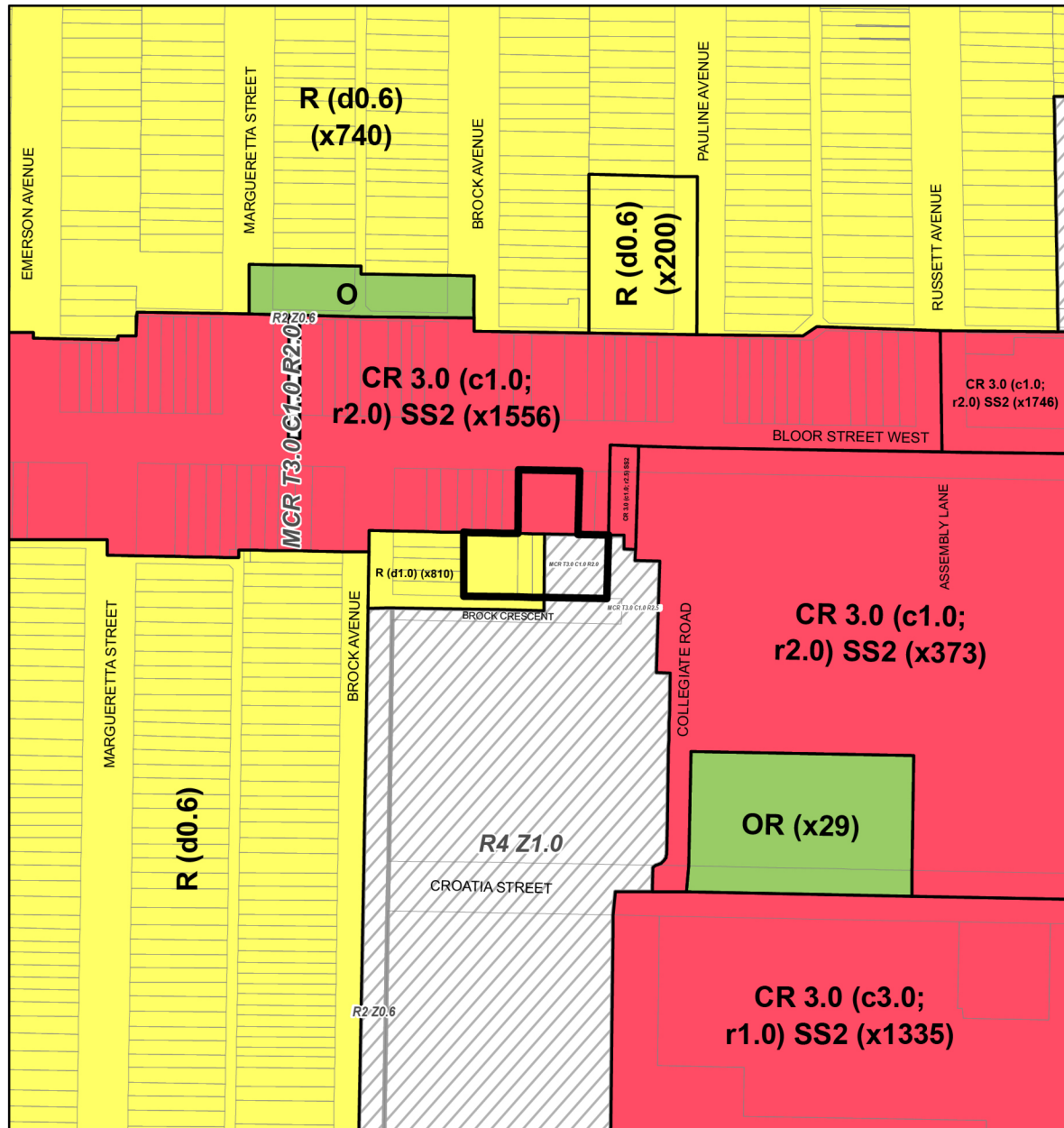


Mixed Use Areas



Not to Scale
Extracted: 02/18/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1167-1175 Bloor Street West,
34-42 Brock Crescent & 90 Croatia Street
File # 26 115225 STE 09 0Z

Location of Application

R Residential
 CR Commercial Residential
 O Open Space
 OR Open Space Recreation

See Former City of Toronto By-law No. 438-86

R2 Residential District
 R4 Residential District
 MCR Mixed-Use District



Not to Scale
Extracted: 02/18/2026

Attachment 5: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt Official Plan Amendment 938
for the City of Toronto
respecting the lands known municipally in the year 2025, as
34-42 Brock Crescent and a portion of 90 Croatia Street**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 938 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 938 TO THE OFFICIAL PLAN

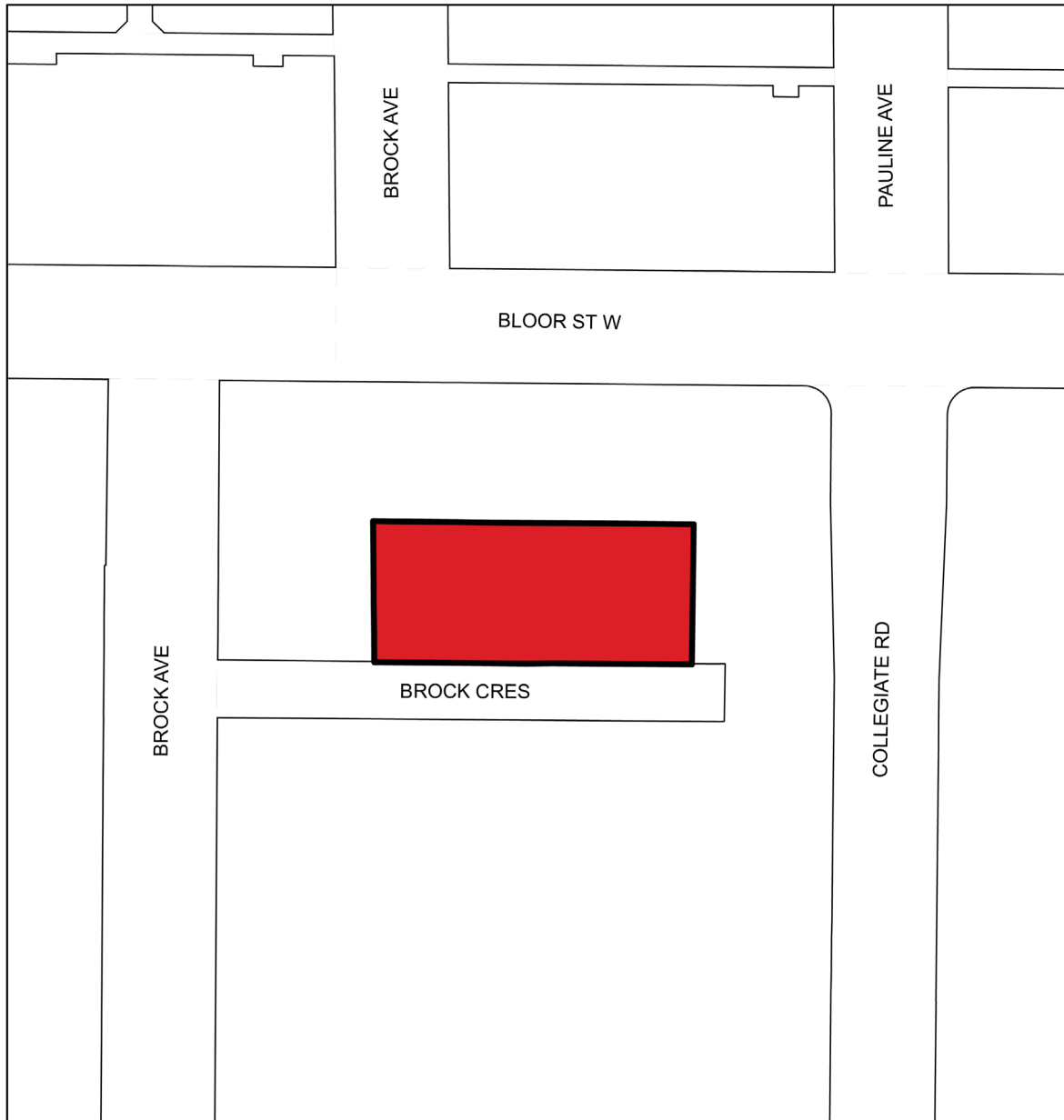
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS

34-42 Brock Crescent and a portion of 90 Croatia Street

The Official Plan of the City of Toronto is amended as follows:

1. Map 18 Land Use Plan, is amended by re-designating the lands known municipally as 34-42 Brock Crescent and a portion of 90 Croatia Street from *Neighbourhoods* to *Mixed Use Areas*, as shown on the attached Appendix A.

Appendix A

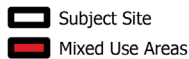


34-42 Brock Crescent & 90 Croatia Street

Official Plan Amendment #938

Revisions to Land Use Map 18 to redesignate lands from Neighbourhoods to Mixed Use Areas

File # 26 115225 STE 09 02

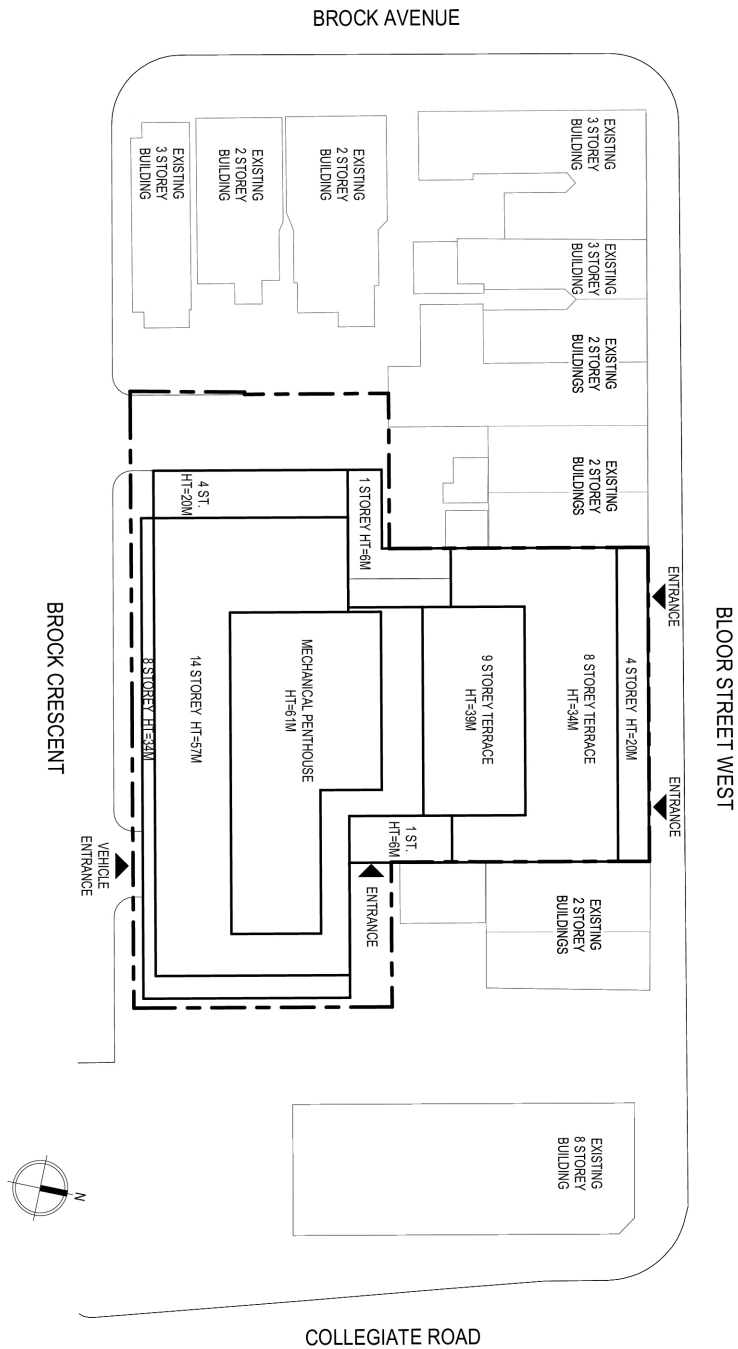


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Attachment 6: Draft Zoning By-law Amendment

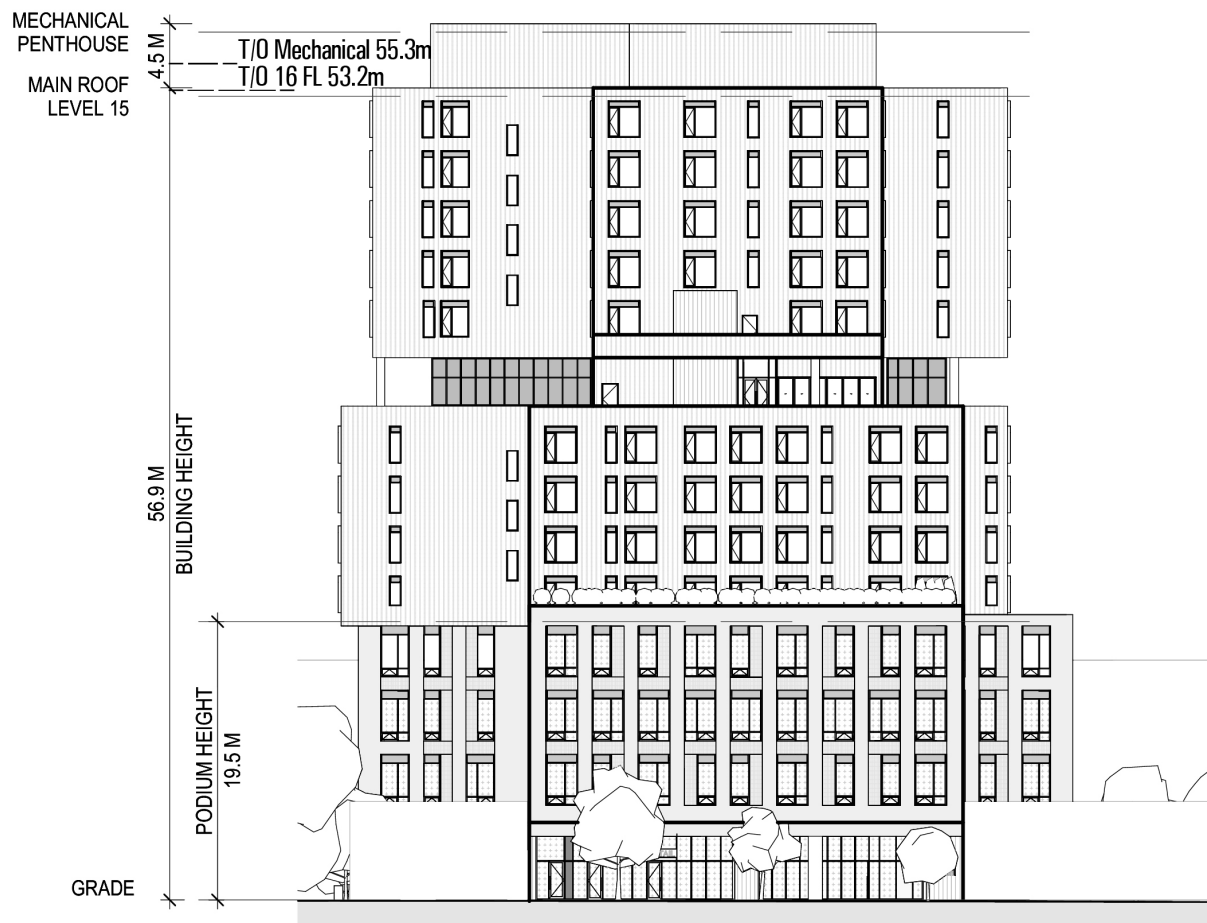
This attachment will be provided prior to the July 8, 2026 Toronto and East York Community Council Meeting.

Attachment 7: Site Plan



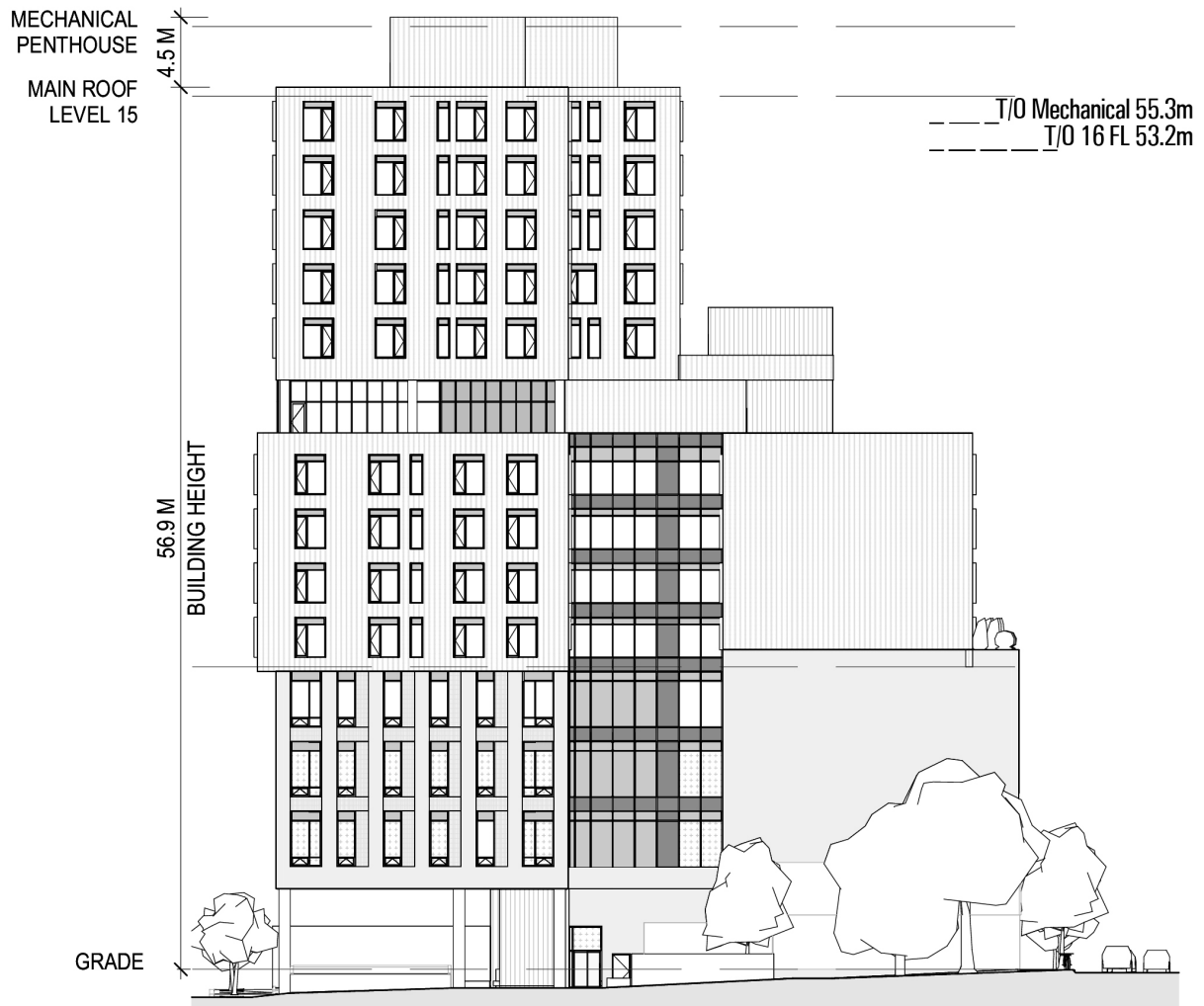
Site Plan

Attachment 8: North Elevation



North Elevation

Attachment 9: East Elevation



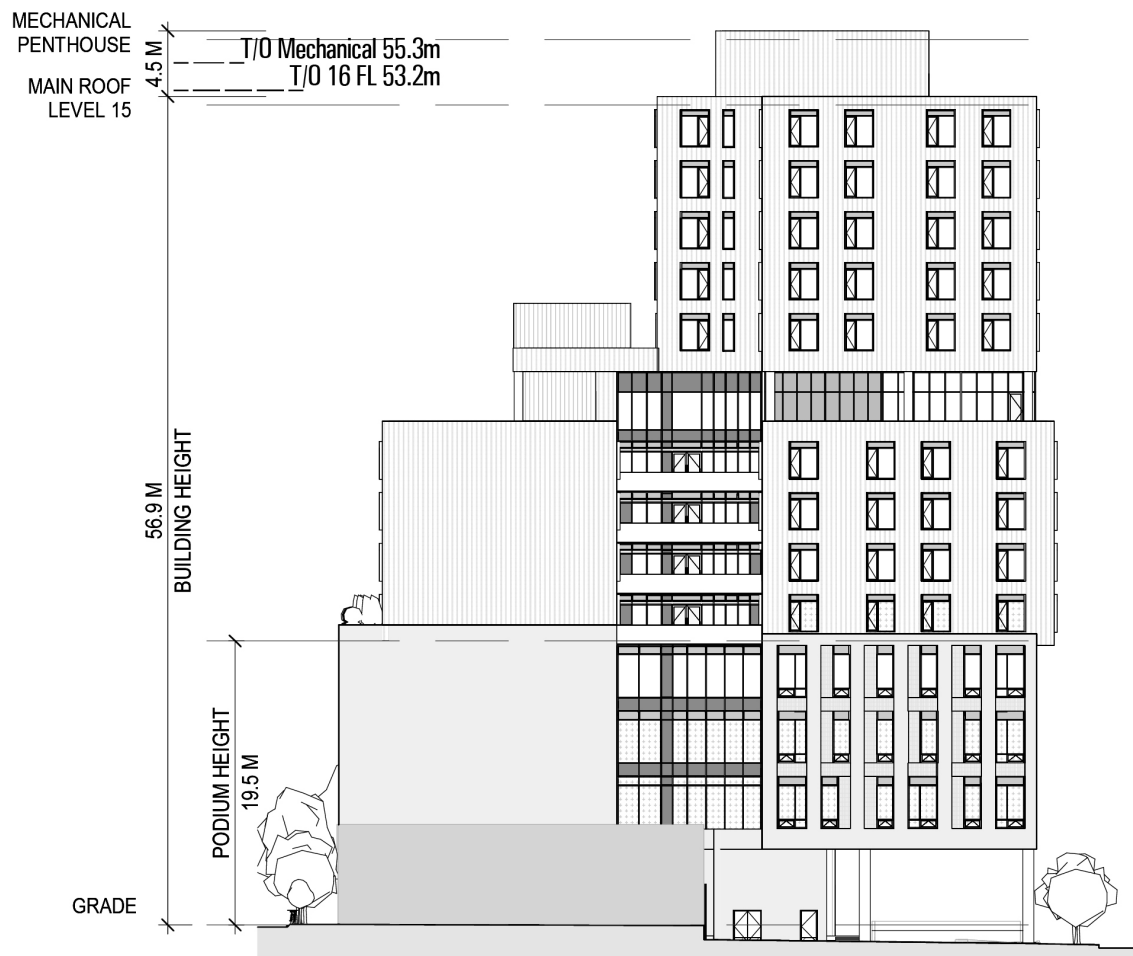
East Elevation

Attachment 10: South Elevation



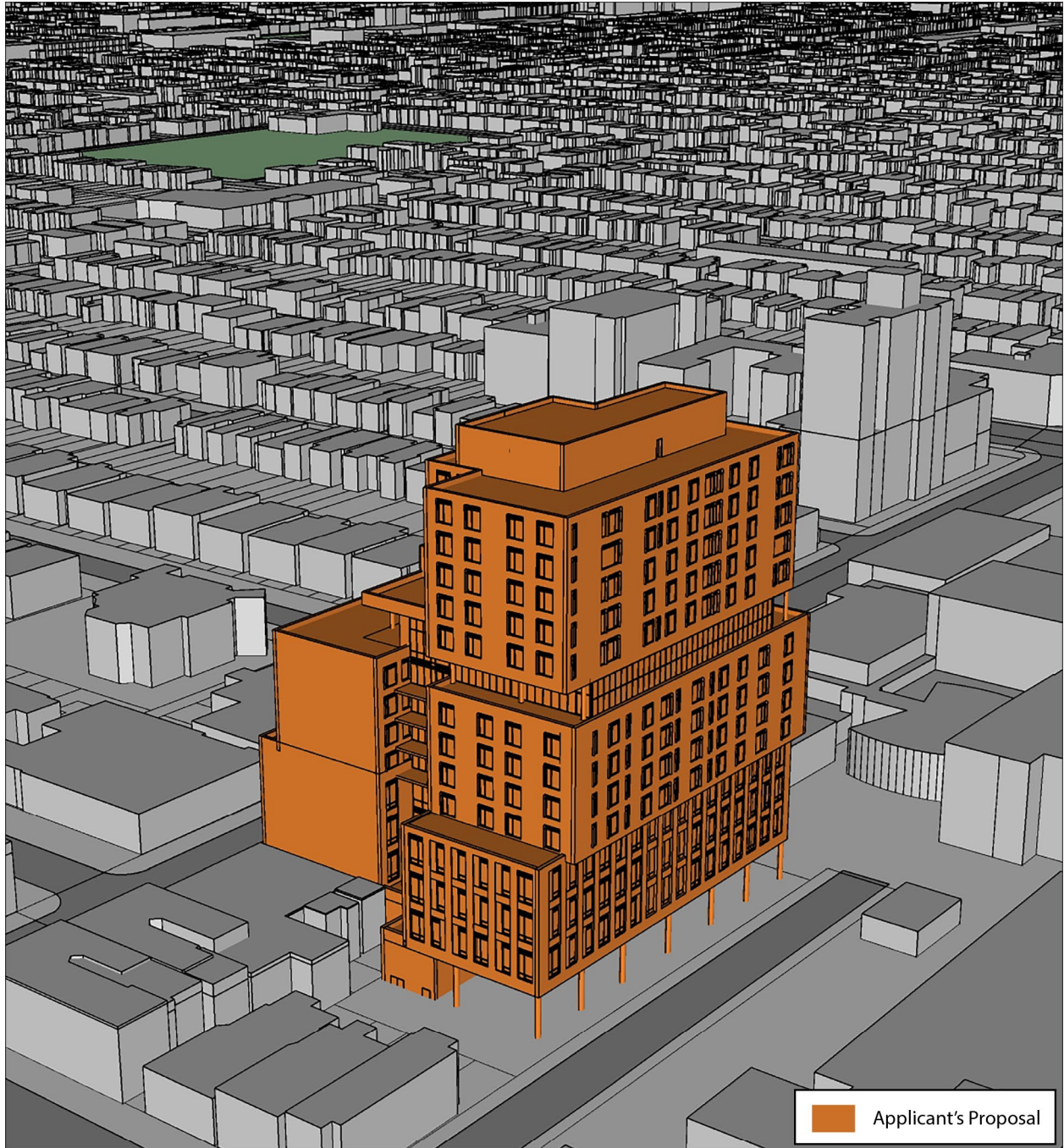
South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: 3D Mass Model - Northeast View

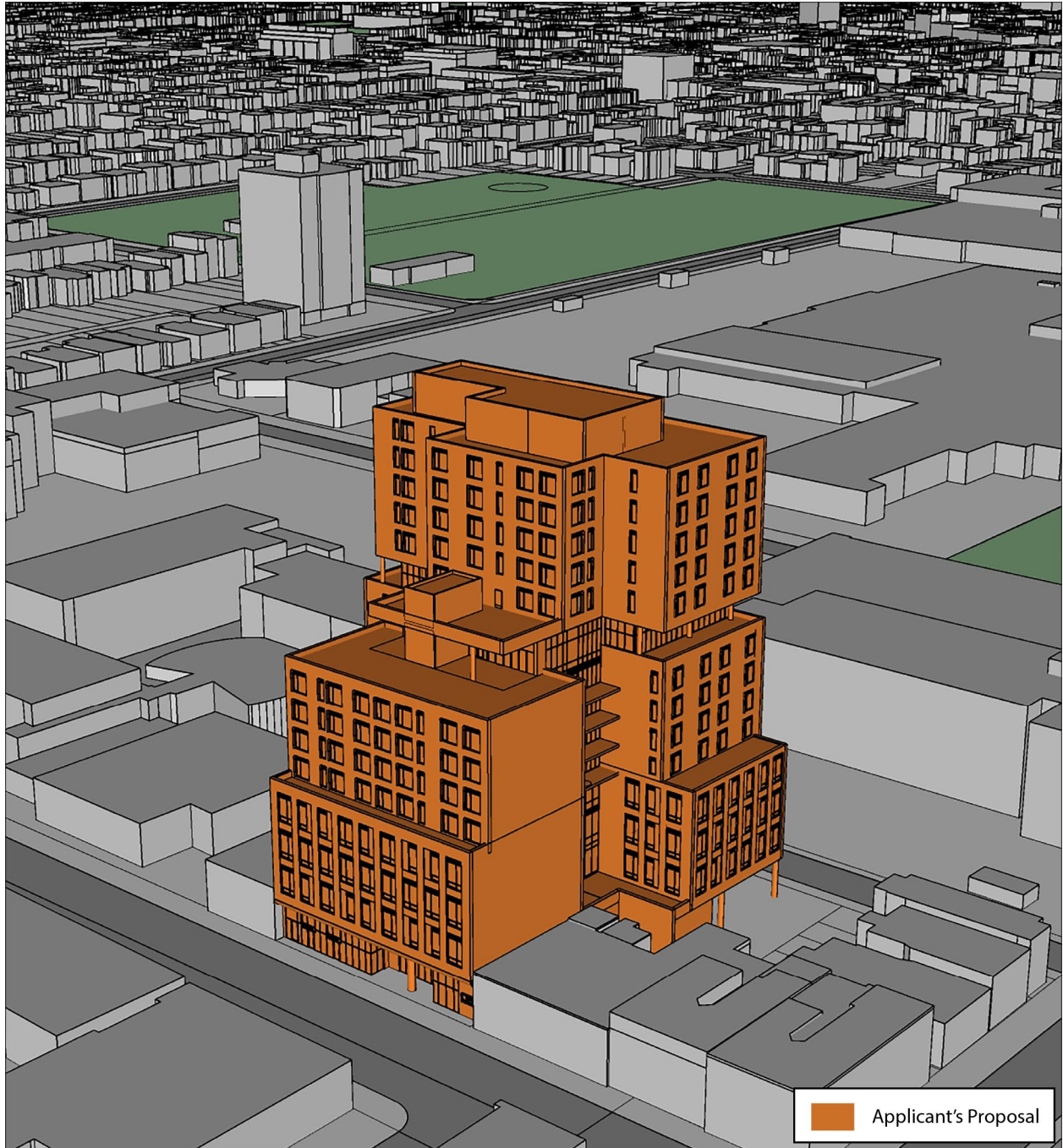


View of Applicant's Proposal Looking North East



04/13/2026

Attachment 13: 3D Mass Model - Southeast View

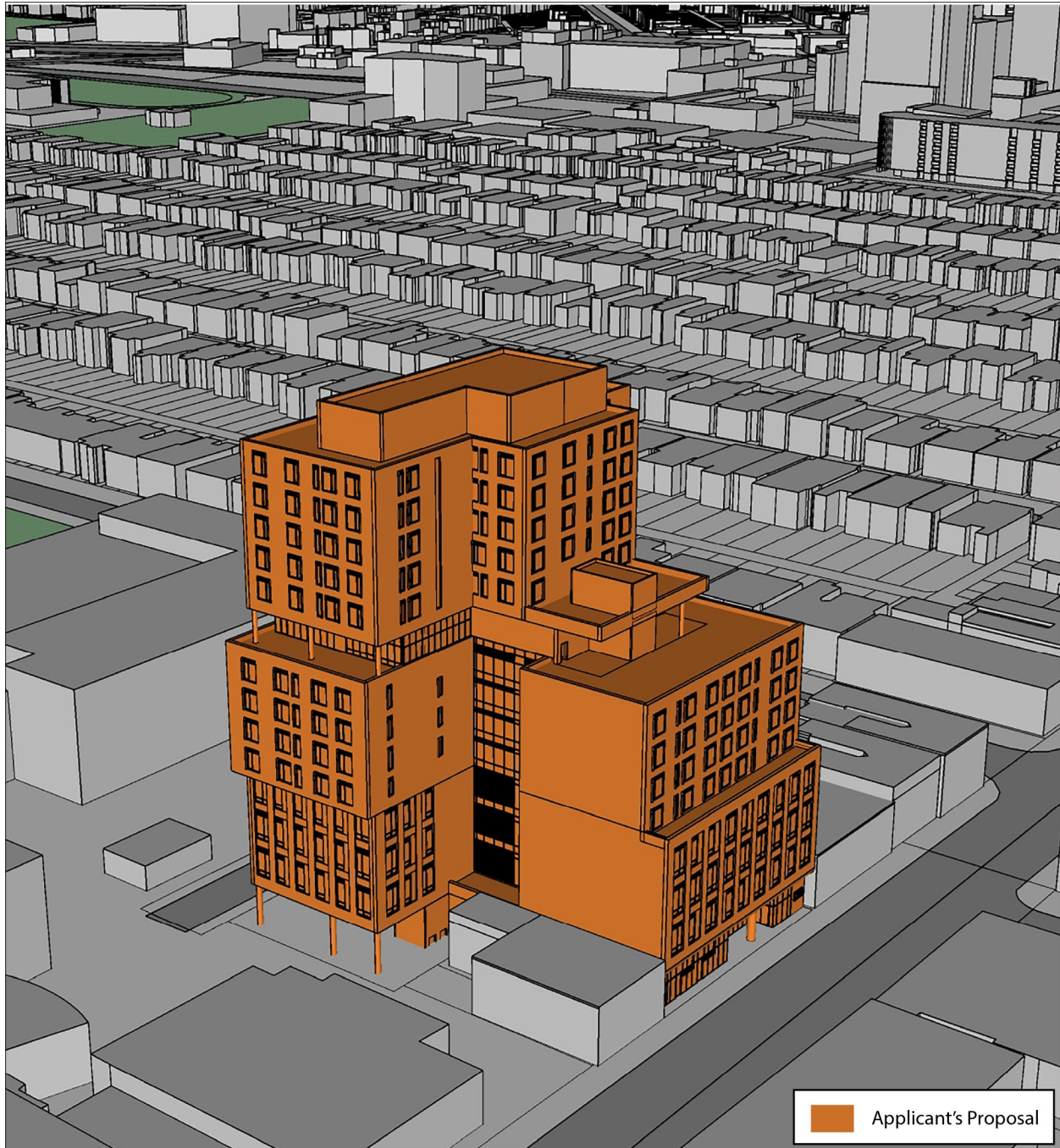


View of Applicant's Proposal Looking South East



04/13/2026

Attachment 14: 3D Mass Model - Southwest View



View of Applicant's Proposal Looking South West



04/13/2026