

6 and 8 Cawthra Square - Alterations to Heritage Properties Designated Under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: June 13, 2025

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council approve the alterations proposed for the designated heritage properties municipally known as 6 Cawthra Square and 8 Cawthra Square under Section 33 of the Ontario Heritage Act in connection with the development of the subject site, and that Council grant authority to enter into a Heritage Easement Agreement.

Located on the north side of Cawthra Square west of Jarvis Street in Toronto's Church & Wellesley neighbourhood, the subject site contains two heritage properties designated under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value. Both properties contain a two-and-a-half-storey detached house-form building. The properties share a common, mirrored design, including design features characteristic of the Queen Anne and Romanesque architectural styles.

On May 2, 2023, an Official Plan and Zoning By-law Amendment application was submitted to the City to permit a new residential development at 2-12 Cawthra Square. A Heritage Impact Assessment (HIA) prepared by GBCA Architects Ltd., dated March 31, 2023, and revised March 14, 2025, was submitted to support the development application. Through revisions to the applications, Heritage Planning staff are satisfied that the proposed alterations conserve the designated heritage properties and are consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council consent to the application to alter the heritage properties at 6 Cawthra Square and 8 Cawthra Square, with conditions, under Section 33 of the Ontario Heritage Act, to allow for the construction of a 63-storey (plus mechanical penthouse) mixed-use building, with such alterations to the designated properties being substantially in accordance with the plans and drawings dated October 4, 2024, revised March 14, 2025, and May 20, 2025, prepared by ZAS Architects + Interiors Inc., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by GBCA Architects Ltd., dated March 31, 2023, revised March 14, 2025, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning.
2. City Council direct that its consent to the application to alter the designated properties at 6 Cawthra Square and 8 Cawthra Square under Section 33 of the Ontario Heritage Act is also subject to the following conditions:
 - a. the related Official Plan Amendment and Zoning By-law Amendment requiring the proposed alterations have been enacted by the City Council and have come into full force and effect;
 - b. prior to the introduction of the Official Plan and Zoning By-law Amendment bills to City Council, the owner shall:
 1. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 6 Cawthra Square and 8 Cawthra Square, prepared by GBCA Architects Ltd., dated March 31, 2023, revised March 14, 2025, to the satisfaction of the Senior Manager, Heritage Planning; and
 2. enter into a Heritage Easement Agreement with the City for the properties at 6 Cawthra Square and 8 Cawthra Square substantially in accordance with the plans and drawings dated October 4, 2024, revised March 14, 2025, and May 20, 2025, prepared by ZAS Architects + Interiors Inc., and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by GBCA Architects Ltd., dated March 31, 2023, revised March 14, 2025, subject to and in accordance with the Conservation Plan required in Recommendation 2.b.1 above to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor.
 - c. that prior to the issuance of any permit for all or any part of the properties at 6 Cawthra Square and 8 Cawthra Square, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor

works for the existing heritage buildings, as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. have entered into a Heritage Easement Agreement with the City required in Condition 2.b.2 above for the properties at 6 Cawthra Square and 8 Cawthra Square including registration on title of such agreement, to the satisfaction of the City Solicitor;
2. have obtained final approval for the necessary Official Plan Amendment and Zoning By-law Amendment, and such Amendments have come into full force and effect;
3. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.b.1 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning;
4. provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;
5. provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;
6. submit a Signage Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning; and
7. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan and Interpretation Plan.

d. that prior to the release of the Letter of Credit required in Recommendation 2.c.7 above the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 6 and 8 Cawthra Square.

4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

FINANCIAL IMPACT

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

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On May 30, 2023, the properties at 6, 8, 10 and 12 Cawthra Square were included on the City's Heritage Register by the Chief Planner and Executive Director.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH9.8>

On June 27, 2024, the properties at 6 and 8 Cawthra Square were designated under Part IV of the Ontario Heritage Act through Designation By-law 691-2024 and Designation By-law 692-2024.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH11.20>

BACKGROUND

Development Site

The development site, 2-12 Cawthra Square, is located on the north side of Cawthra Square, mid-block between Jarvis Street and Barbara Hall Park in Toronto's Church & Wellesley neighbourhood. The development site, encompassing six residences, is currently occupied by four separate structures:

- 2-4 Cawthra Square – a pair of three-storey semi-detached townhouses which date to the late 1970s.
- 6 and 8 Cawthra Square – two, two-and-a-half-storey detached house-form buildings constructed in 1892 for lumber merchant Thomas Bryce. The properties are designated under Part IV of the OHA for their cultural heritage value.

- 10-12 Cawthra Square – a pair of two-and-a-half-storey semi-detached house-form buildings constructed in 1902-1903. Council included these properties on the Heritage Register on May 30, 2023. They were removed from the Register on May 30, 2025, when their two-year listing period expired.

Designated Heritage Properties

The properties at 6 Cawthra Square and 8 Cawthra Square are designated under Part IV of the Ontario Heritage Act for their cultural heritage value. Each property contains a two-storey Queen Anne Revival-style house constructed in 1892 by the notable architect John Wilson Siddall.

Both heritage houses are unique examples of the Queen Anne Revival style due to their high-quality materials and distinctive design. The characteristic use of various wall textures, asymmetrical façade, and dominant front bay and gable stylistically define the houses. The generous use of stone, spacious detached form, and their irregular and picturesque gable-on-hip roofline sets them apart from many other Queen Anne Revival style houses in Toronto.

When originally developed, the area was one of the most desirable in the city, and such properties attracted the professional class. By the mid-1900s, many area houses had become rentals, boarding houses and apartments attracting single people who would come to define the demographic make-up of the Church-Wellesley neighborhood. The subject properties reflect the socioeconomic history of the street and area.

Adjacent Heritage Properties

The development site is directly east of the G.H. Gooderham House at 504 Jarvis Street, a property designated under Part IV of the OHA. The property, constructed in 1891, is a fine example of the Romanesque Revival style which was designed by local architect of note David Roberts.

The development site is also adjacent to several heritage properties included on the City of Toronto's Heritage Register, including a collection of row-housing forming the north side of Barbara Hall Park at 2-36 Monteith Street to the west; 99, 103, 105, 107 and 109 Gloucester Street to the north; and 506, 508 and 510 Jarvis Street to the east.

Development Proposal

On May 2, 2023, an Official Plan and Zoning By-law Amendment application was submitted for 2-12 Cawthra Square and deemed complete on July 21, 2023. The applications proposed the demolition of all existing buildings on the development site and the construction of a new 45-storey residential tower with a 3-storey podium.

The development applications have been revised and currently propose the construction of a new 63-storey residential building with two mechanical penthouse floors (approximately 206.9 metres in height), including 590 dwelling units and 475 square metres of community space. Portions of the existing buildings at 6 and 8

Cawthra Square are proposed to be retained within a two-storey base. The properties at 2-4 Cawthra Square and 10-12 Cawthra Square are proposed to be demolished.

Heritage Planning Policy Framework

Cultural heritage resources are protected and managed as part of planning for future growth under the Provincial Planning Statement (2024). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Planning Statement (2024)

The Provincial Planning Statement 2024 (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety.

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved." "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following:

3.1.6.4 - Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.6.5 - Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.6.6 - The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada".

3.1.6.26 - New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.6.27 - Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines for Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Conservation Strategy

On May 2, 2023, an Official Plan and Zoning By-law Amendment application was made for a new residential building at 2-12 Cawthra Square, proposing to demolish the four existing buildings on the subject site. Following the designation of 6 Cawthra Square and 8 Cawthra Square under Part IV of the OHA on June 27, 2024, the revised applications currently propose the conservation of the primary (south) elevations of both heritage houses in-situ while accommodating intensification. The strategy also proposes the retention of approximately 2 metres of the associated east and west return walls (including the peak of the roof ridge) to help maintain the three-dimensional integrity of

the heritage properties. Cleaning, repairing, and replacing masonry and stone will occur where necessary. The returns on each side of the retained heritage elevations support the prominence of the heritage buildings on the street and help to maintain the residential character of Cawthra Square.

On the east and west elevations of both heritage buildings, an additional 2.6 metres of the walls (beyond the 2-metre retained portion) is proposed to be dismantled and reconstructed with in-kind and salvaged materials. As noted in the HIA prepared by GBCA Architects Ltd., dated March 14, 2025, the interior lobby has opportunities to integrate additional reconstructed walls to further complete the massing of the buildings, which will be further coordinated in future design stages as the design development progresses and spaces are further articulated.

The conservation strategy in the HIA proposes to retain and restore the principal (south) elevation of both 6 Cawthra Square and 8 Cawthra Square, conserving the substantive architectural design of the houses including their Queen-Anne Revival style, two-storey form, and materials and detailing which recalls the area's historic and upscale residential character of detached and semi-detached houses. Heritage attributes that are proposed to be retained on the front elevations include the front facing portion of the gable roofs and gable peaks with wood-shingle cladding, the red brick exteriors with rough-dressed stone detailing comprising belt course, window sills and lintels, first-storey front façade cladding, the main central doorways, as well as the the Queen Anne-style panelled wood doors with multi-pane glazing arranged around a single pane and door surround mouldings. The proposal does not alter the placement or location of the heritage buildings on Cawthra Square and the properties will continue to contribute to the concentration of late-19th century and early-20th century houses on Jarvis Street, Gloucester Street and Monteith Avenue.

The fenestration comprising rectangular openings are heritage attributes of both properties. The fenestration pattern will remain where the buildings are retained, including the wooden-sash windows containing leaded and two stained glass transom lights on the main façade of 6 Cawthra Square, the second storey bay window of 8 Cawthra Square, and the second storey doorways of both buildings (including the transom at 8 Cawthra Square). Window units have various altered conditions and are proposed to be replaced with heritage appropriate wood windows. The applicant has confirmed that the stained and leaded glass window on the east elevation of 8 Cawthra Square will be salvaged and reinstated within the reconstructed portion of the return wall, which will be further detailed at the Site Plan Control stage.

Heritage attributes of 8 Cawthra Square include the front verandah placement and its upper-deck components. The conservation strategy for 6 and 8 Cawthra Square will include the reconstruction of the front verandahs and stairs on the principal elevation of both retained heritage buildings with materials and detailing in keeping with their historic character. The existing verandah at 8 Cawthra Square is substantially composed of modern materials (plywood and modern lumber) and not original. The recreated wood verandahs and woodwork at the bargeboards of the gables are proposed to be based on a 1901 archival photograph and will restore the original design intent of the buildings as being more refined than more typical Queen Anne Revival-style houses. The details

of the restorations will be set out in a Conservation Plan to be completed to the satisfaction of the Senior Manager, Heritage Planning.

The proposed new construction alters the two-storey, rectangular form, scale, and massing of the existing houses with rectangular rear extensions. The gable-on-hip roof with rear cross gable and side gable roof dormer is proposed to be removed, as well as the wraparound verandah and its details located at the rear of 8 Cawthra Square. The southernmost chimneys fall within the portions to be reconstructed, and are proposed to be documented, dismantled and rebuilt to coordinate with the construction of the new building.

A previous application proposed a double-height lobby space in the retained heritage buildings. The relationship between the windows and interior spaces is critical to maintaining the building's legibility and integrity and the impact of having an internal floor affects the building's character and appearance as viewed from the public realm. Heritage Planning staff have worked with the applicant to reintroduce a partial second floor behind the retained heritage elevations at approximately their original heights. The interiors will be rehabilitated for the residential lobby at grade and indoor amenity space on the upper floor.

Proposed Development

The development applications currently propose the construction of a new 63-storey residential building approximately 206.9 metres in height. As shown in the plans and architectural drawings prepared by ZAS Architects + Interiors Inc., dated May 20, 2025, the proposed tower is rectangular in plan and introduces setbacks, step backs, and design measures to respect the heritage setting. New construction will be setback from the street, maintaining the prominence of the heritage buildings while also providing for a mix of soft and hardscaped areas.

The proposed development integrates the retained heritage buildings at 6 Cawthra Square and 8 Cawthra Square into the new 2-storey base building. The portion of the base building fronting on the adjacent Barbara Hall Park is proposed to be used for community space. The new base building will be clad in a light gray brick palette (revised from precast concrete) and will be distinguishable from the brick of the heritage buildings with a different size, jointing, texture, or finish, or with a combination of these approaches. The proposed colour palette, material selection, wall articulations, as well as window proportions and styles are subject to further refinements to be explored at the Site Plan Control stage where additional material details are typically selected that will respond to the smaller and more delicately designed masonry structures or the original fine grain character along Cawthra Square.

To maintain the low-scale character of the surrounding context, the height of the proposed new base building has been reduced and now responds to the datum lines of the ground floor, the second level window lintel heights, and the roof eaves of the heritage buildings. Additionally, the proposed new window openings on the base building have been revised from diagonal openings to rectangular openings to be subordinate to and compatible with the retained heritage buildings.

The new construction incorporates setbacks at grade and stepbacks above the retained heritage buildings that provide a subordinate design response and maintain the prominence of the heritage buildings when viewed from the public realm, as well as their three-dimensional legibility. The proposed base building is set back approximately 2 metres from the primary heritage elevations. An architectural reveal is proposed at levels 3 and 4 to be stepped back above the podium and the retained primary (south) elevations of the retained heritage buildings by approximately 5.1 metres (7.4 metres when including the verandahs). Levels 3 and 4 of the new construction will be clad with glazed material providing visual separation and allowing the retained fabric to be read independently. To accommodate the new tower above the glazed reveal, a series of 3 stepped cantilevers of approximately 1.4 metres have been introduced at level 5, level 6 and level 7.

A previous version of the application proposed the mass of the tower supported by slanted columns, with one projection from the reveal at level 5 approximately 5 metres along Cawthra Square and approximately 1.5 metres along each other direction. The exposed columns cluttered the reveal and emphasized the massing above. Heritage Planning staff have worked with the applicant to remove the proposed slanted support columns and the large projection to reduce the visual impact of the new density over the heritage resources. The new construction on the heritage properties was revised in such a way that allows for their scale and form to be maintained as prominent features.

10-12 Cawthra Square

The existing building at 10-12 Cawthra Square was formerly listed on the City's Heritage Register and is proposed to be demolished. The building was identified as having potential cultural heritage value by Heritage Planning staff through the listing on May 30, 2023, and was removed from the Register on May 30, 2025, when its two-year listing period expired. In 2024, the demolition of this property was determined to be acceptable by Heritage Planning staff in the overall context of the proposed conservation strategy. The existing building will be fully documented prior to demolition and commemorated through the interpretation strategy and the design of the new base building.

Adjacent Heritage Resources

The HIA asserts that the proposed development is not anticipated to negatively impact the cultural heritage value of the adjacent designated heritage property at 504 Jarvis Street and the listed heritage properties at 2-36 Monteith Street; 99, 103, 105, 107 and 109 Gloucester Street; and 506, 508 and 510 Jarvis Street.

504 Jarvis Street (Gooderham House) is designated under Part IV of the OHA for its Romanesque Revival design by a Toronto architect of note and its contextual value contributing to a series of houses between Cawthra Square and Gloucester Street. There are no anticipated heritage impacts as the proposed new building's base podium is two-storeys in height and its scale is generally compatible with the scale of 504 Jarvis Street. The tower setback from the new construction to the building at 504 Jarvis Street is approximately 24 metres, an increase from the original setback of 20 metres, allowing both the existing and new buildings to read as separate from each other.

The listed heritage properties along Jarvis Street, Gloucester Street and Monteith Street are related to their respective streets, and the proposed new construction will not alter their form, massing or any of their character-defining elements. The building at 36 Monteith Street (the easternmost house in the row) has its east wall built up to its eastern property line; however, the potential impacts of the new construction will be mitigated by proper engineering design and site-specific precautions applicable for any adjacent property regardless of its heritage status.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan would detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Heritage Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit a Heritage Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Lighting Plan

Heritage Planning staff are recommending that the applicant be required to provide a Heritage Lighting Plan. The lighting plan would provide details of how the heritage properties will be lit so that their unique heritage character is highlighted.

Landscape Plan

Should Council approve the proposed conservation strategy, prior to the issuance of Site Plan approval for the proposed development, the applicant should be required to provide a final Landscape Plan to the satisfaction of the Senior Manager, Heritage Planning.

Signage Plan

Should Council approve the proposed conservation strategy, prior to the issuance of Site Plan approval for the proposed development, the applicant should be required to submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning. The recommended Signage Plan should provide details of the signage strategy for the heritage properties, including the appropriate type, scale, location, and number of signs.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of 6 Cawthra Square and 8 Cawthra Square, properties designated under Part IV of the OHA.

CONCLUSION

Heritage Planning staff are supportive of the proposal to alter the designated heritage properties at 6 Cawthra Square and 8 Cawthra Square to allow for the construction of a new 63-storey residential tower in connection with the submitted development applications and a Heritage Permit application on the subject properties.

Heritage Planning staff support the retention strategy and alterations as set out within the conservation strategy, including proposed mitigation measures, and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage properties.

Heritage Planning staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Planning Statement, and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Staff recommend that Council approve the proposed alterations and grant authority to enter into a Heritage Easement Agreement.

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SIGNATURE

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ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Aerial Photograph

Attachment 3 - Photographs

Attachment 4 - Selected Drawings

2-12 Cawthra Square

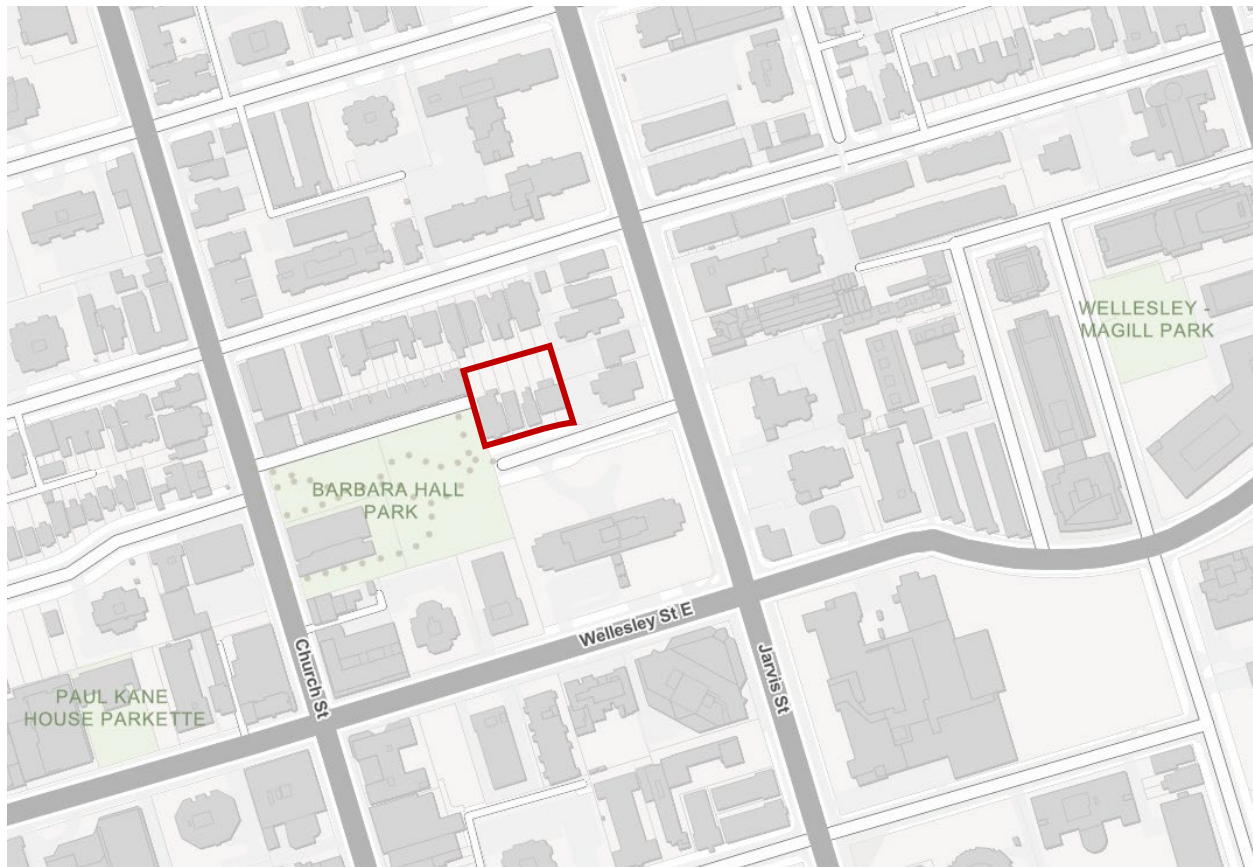


Figure 1. Location Map showing the development site at 2-12 Cawthra Square outlined in red, located on the north side of Cawthra Square, mid-block between Jarvis Street and Barbara Hall Park. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

AERIAL PHOTOGRAPH
2-12 Cawthra Square

ATTACHMENT 2



Figure 2. Aerial photograph showing the development site at 2-12 Cawthra Square outlined in red, located on the north side of Cawthra Square, mid-block between Jarvis Street and Barbara Hall Park. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping, 2023).

2-12 Cawthra Square



Figure 4. Principal (south) elevation of 6 Cawthra Square looking north (City of Toronto Heritage Planning, 2023).



Figure 5. View showing portions of south and east elevations of 6 Cawthra Square looking northwest (City of Toronto Heritage Planning, 2023).



Figure 6. Rear elevation of 6 Cawthra Square looking south (City of Toronto Heritage Planning, 2023).



Figure 7. View showing portions of north and west elevations of 6 Cawthra Square looking southeast (City of Toronto Heritage Planning, 2023).



Figure 8. Principal (south) elevation of 8 Cawthra Square looking north (City of Toronto Heritage Planning, 2023).



Figure 9. View showing portions of south and east elevations of 8 Cawthra Square looking northwest (City of Toronto Heritage Planning, 2023).



Figure 10. Rear elevation of 8 Cawthra Square looking south (City of Toronto Heritage Planning, 2023).



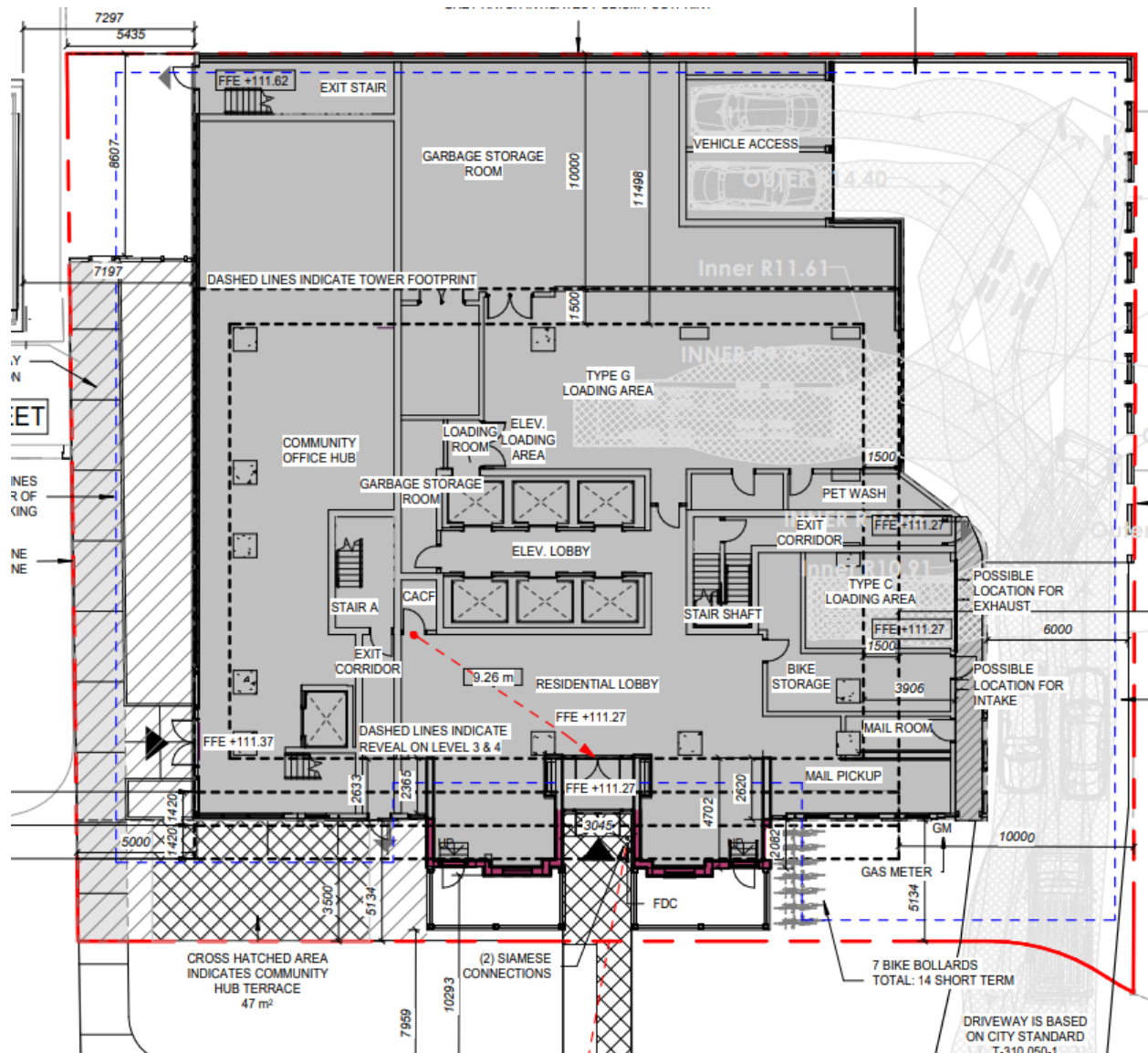
Figure 11. View showing portions of north and east elevations of 8 Cawthra Square looking southwest (City of Toronto Heritage Planning, 2023).



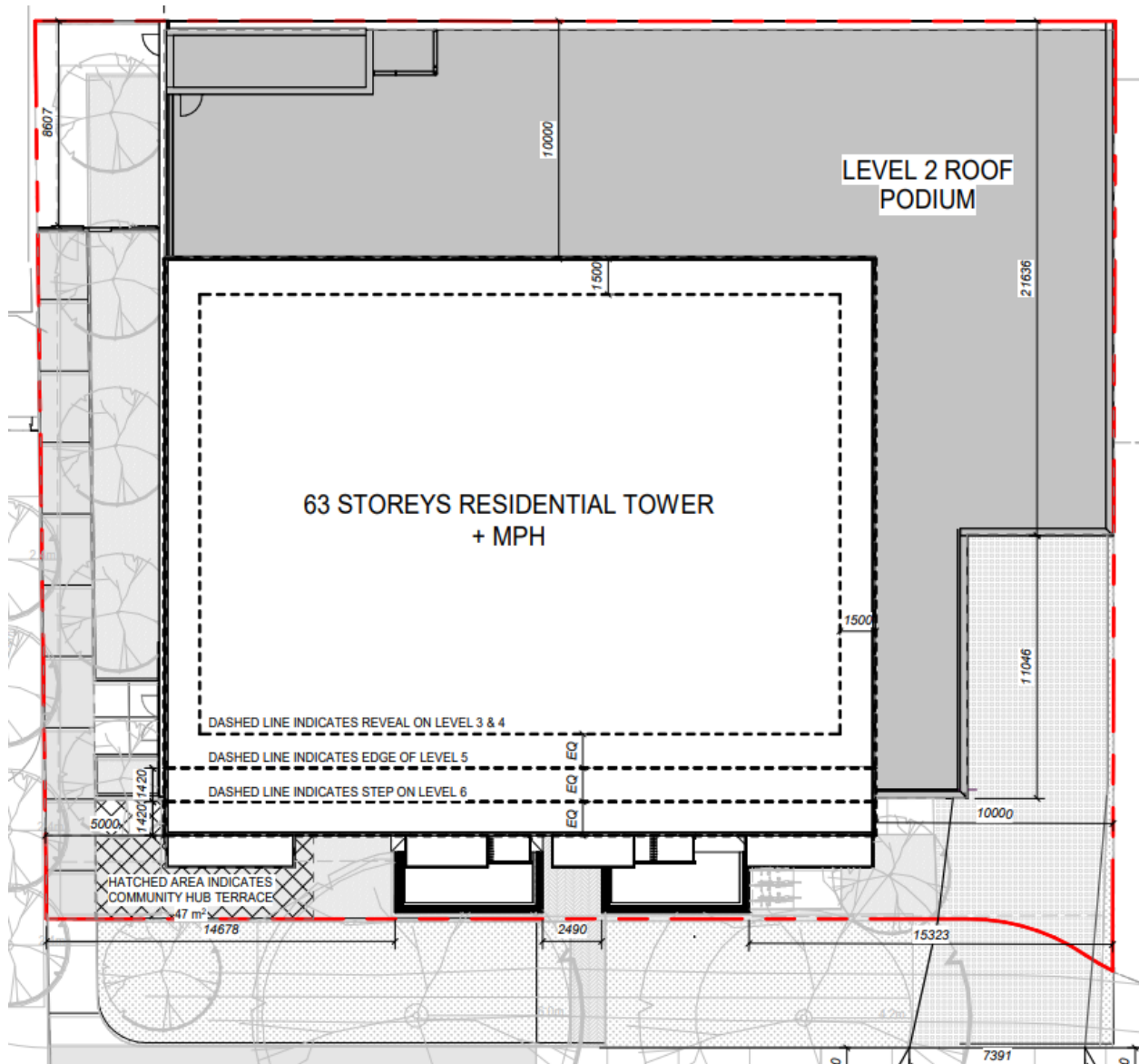
Figure 12. Contextual view of Cawthra Square, looking east (City of Toronto Heritage Planning, 2023).

2-12 Cawthra Square

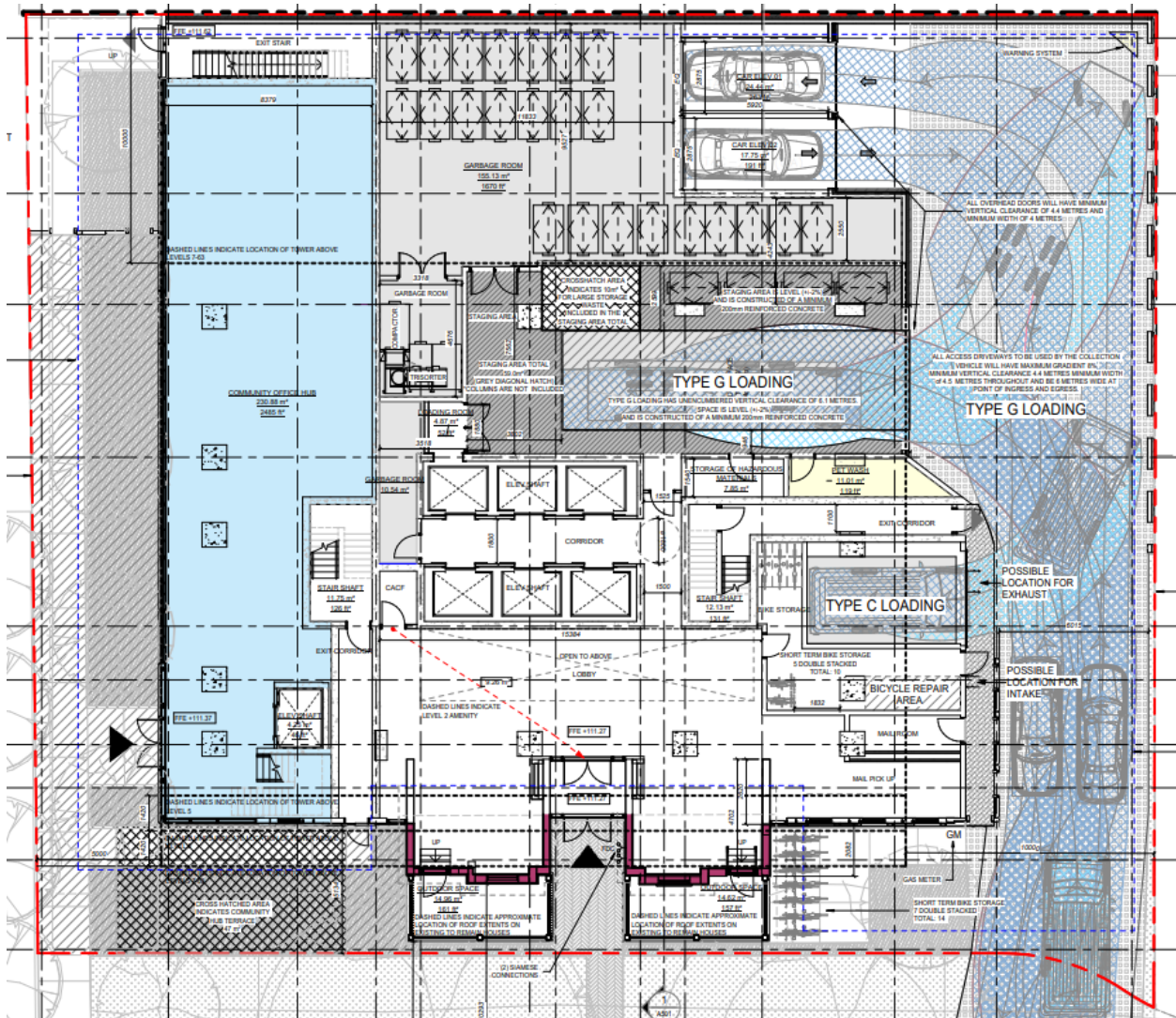
ATTACHMENT 4



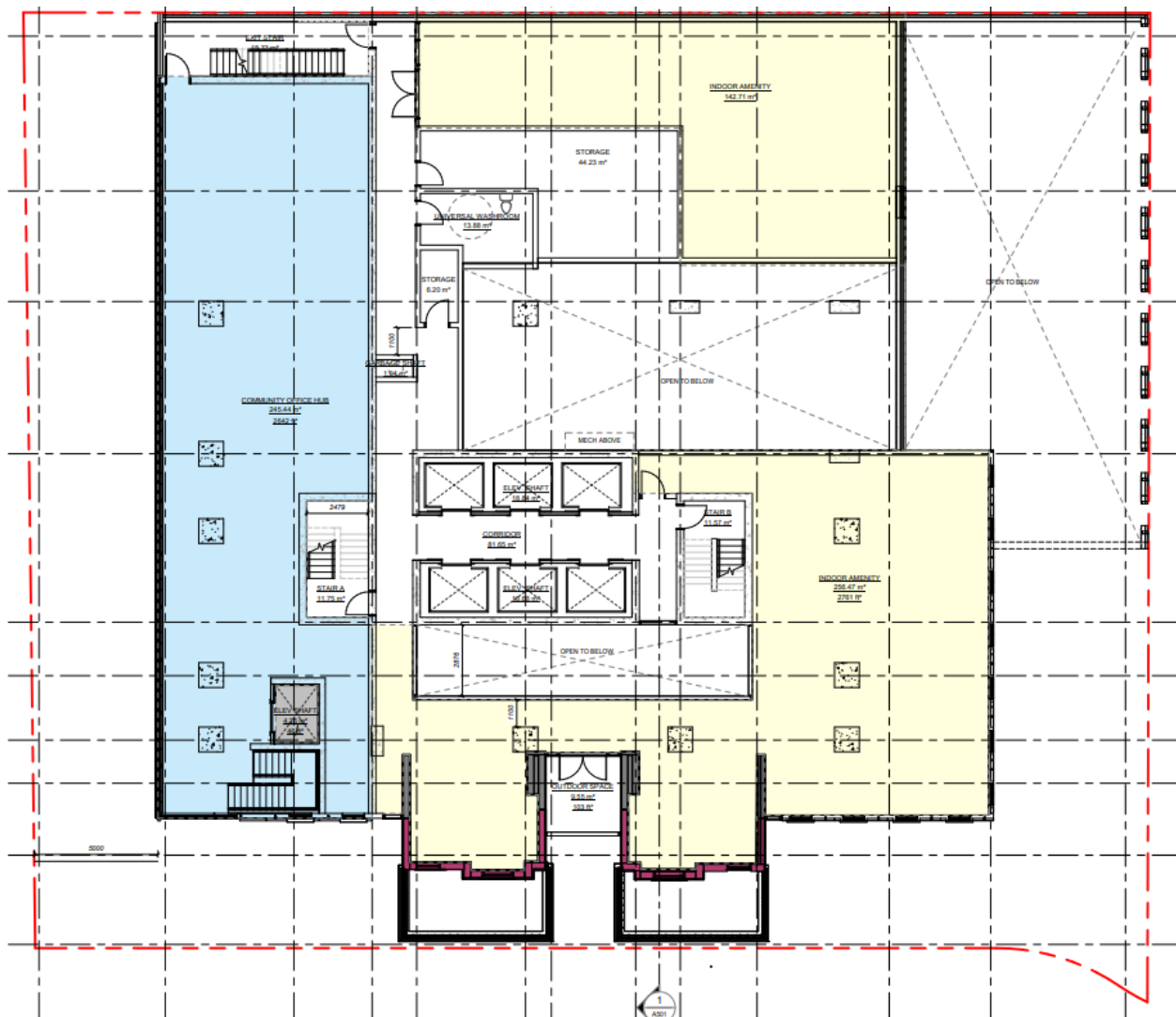
Proposed site plan for 2-12 Cawthra Square included for illustration purposes (ZAS Architects + Interiors Inc., May 20, 2025).



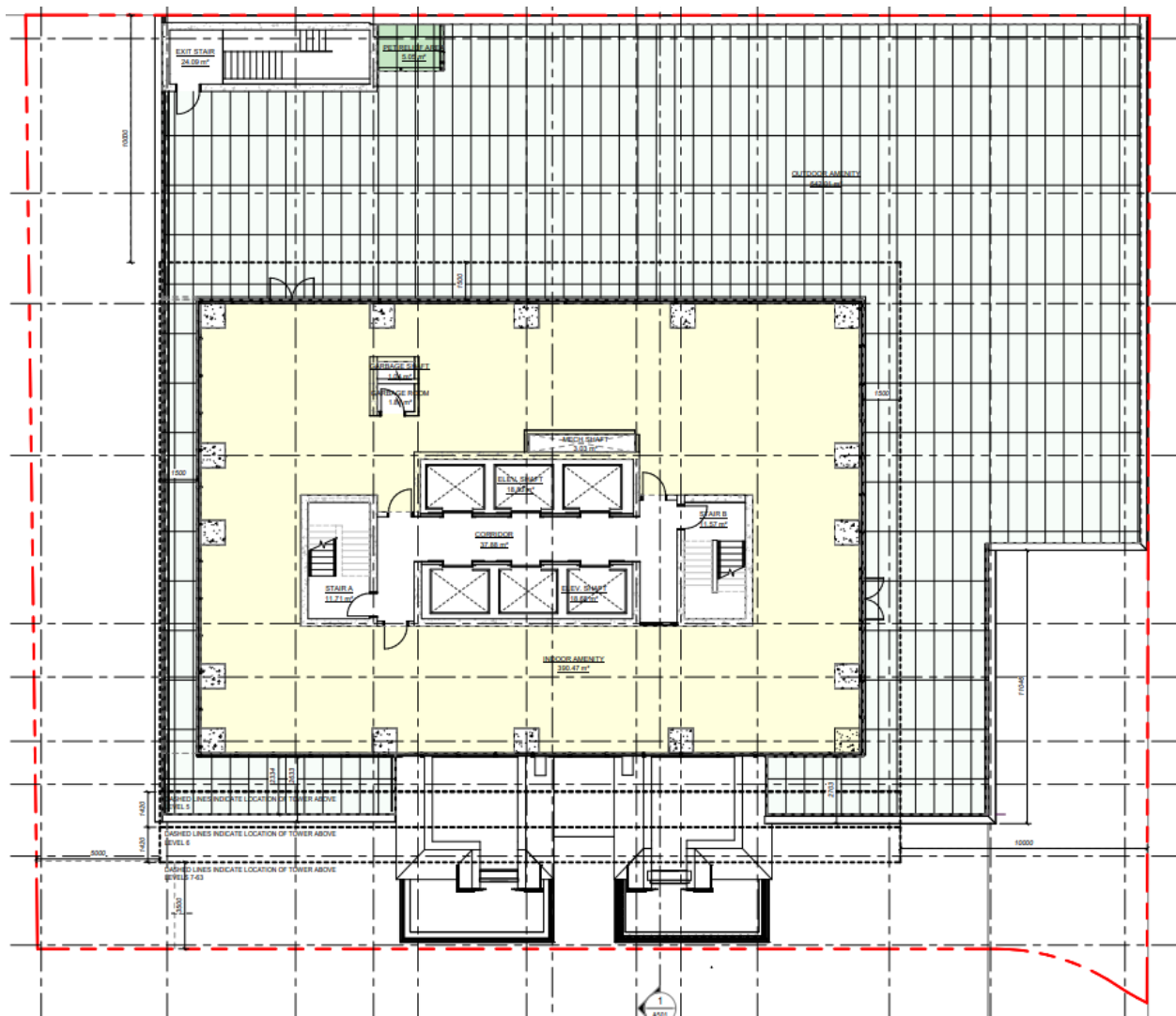
Proposed roof plan for 2-12 Cawthra Square included for illustration purposes (ZAS Architects + Interiors Inc., May 20, 2025).



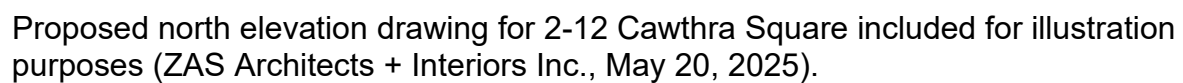
Proposed ground floor plan for 2-12 Cawthra Square included for illustration purposes (ZAS Architects + Interiors Inc., May 20, 2025).

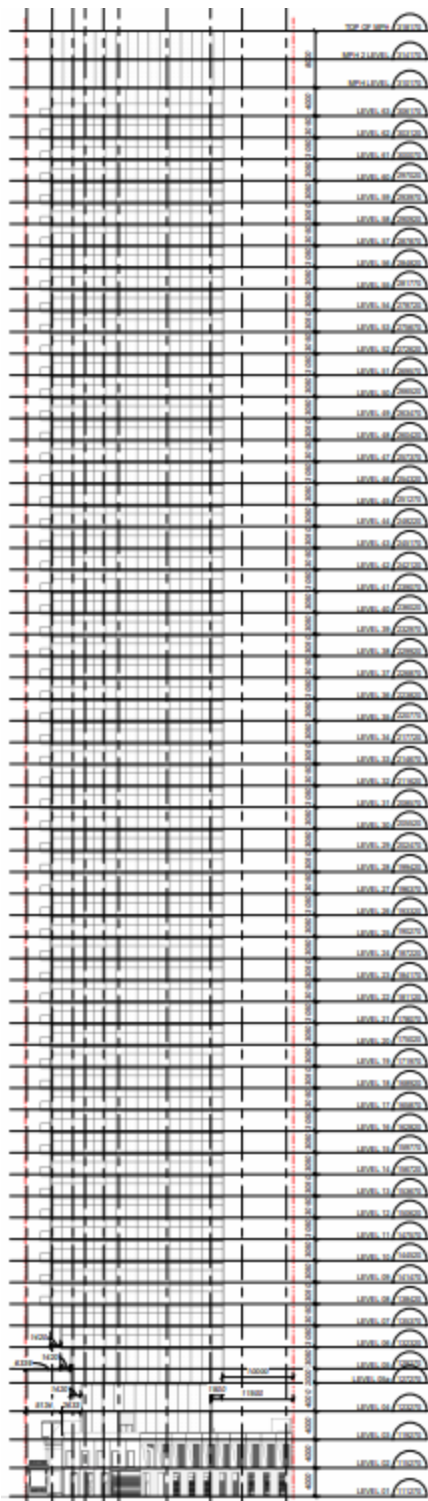


Proposed second floor plan for 2-12 Cawthra Square included for illustration purposes (ZAS Architects + Interiors Inc., May 20, 2025).

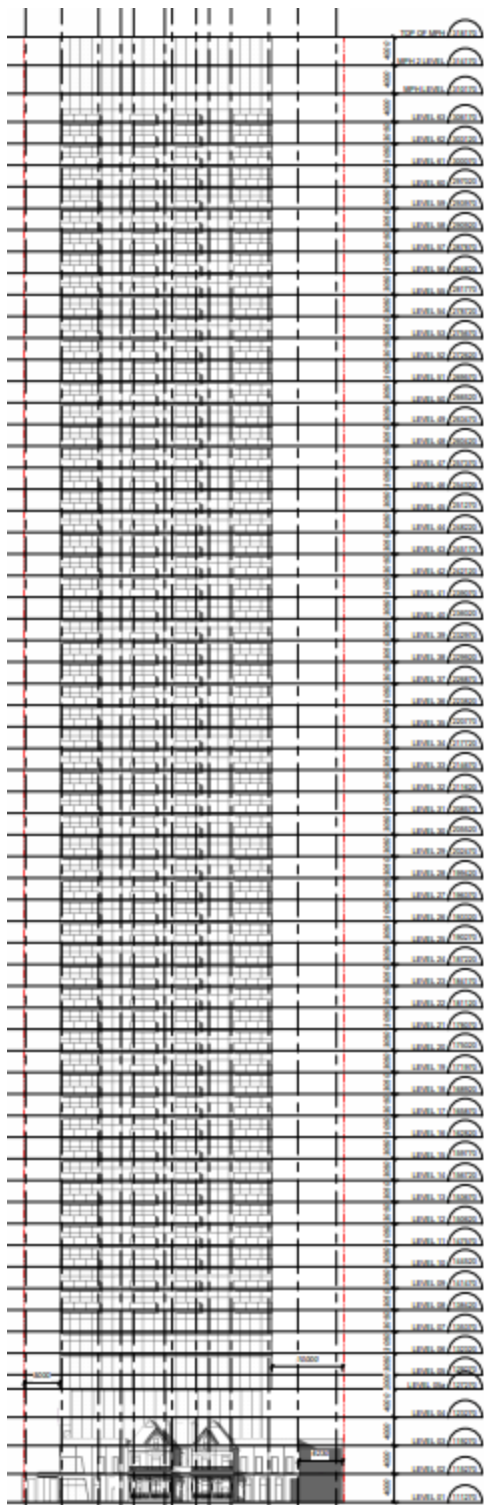


Proposed third floor plan for 2-12 Cawthra Square included for illustration purposes (ZAS Architects + Interiors Inc., May 20, 2025).

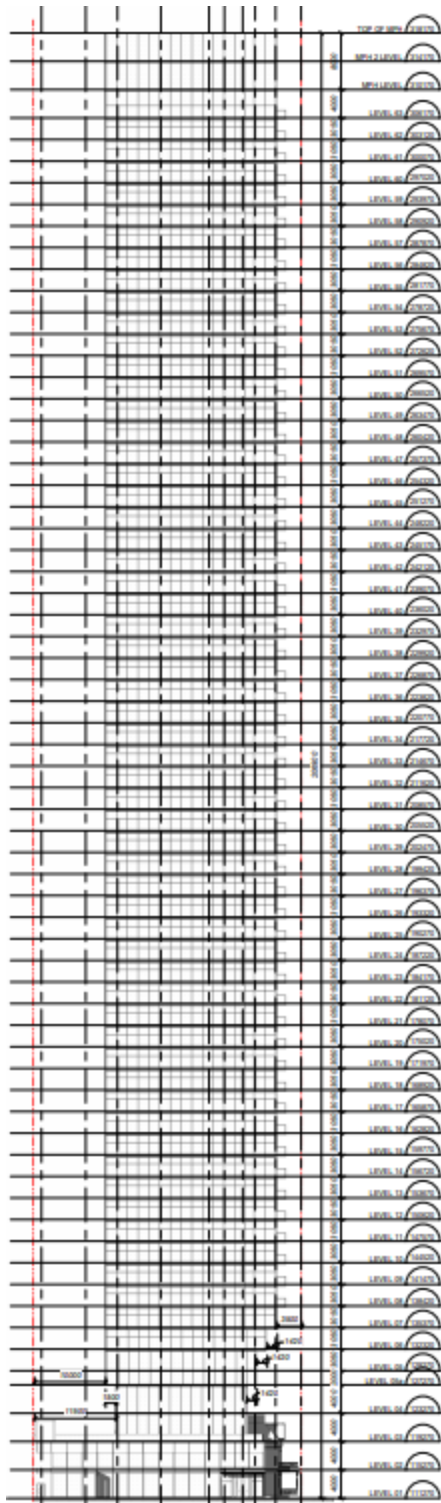




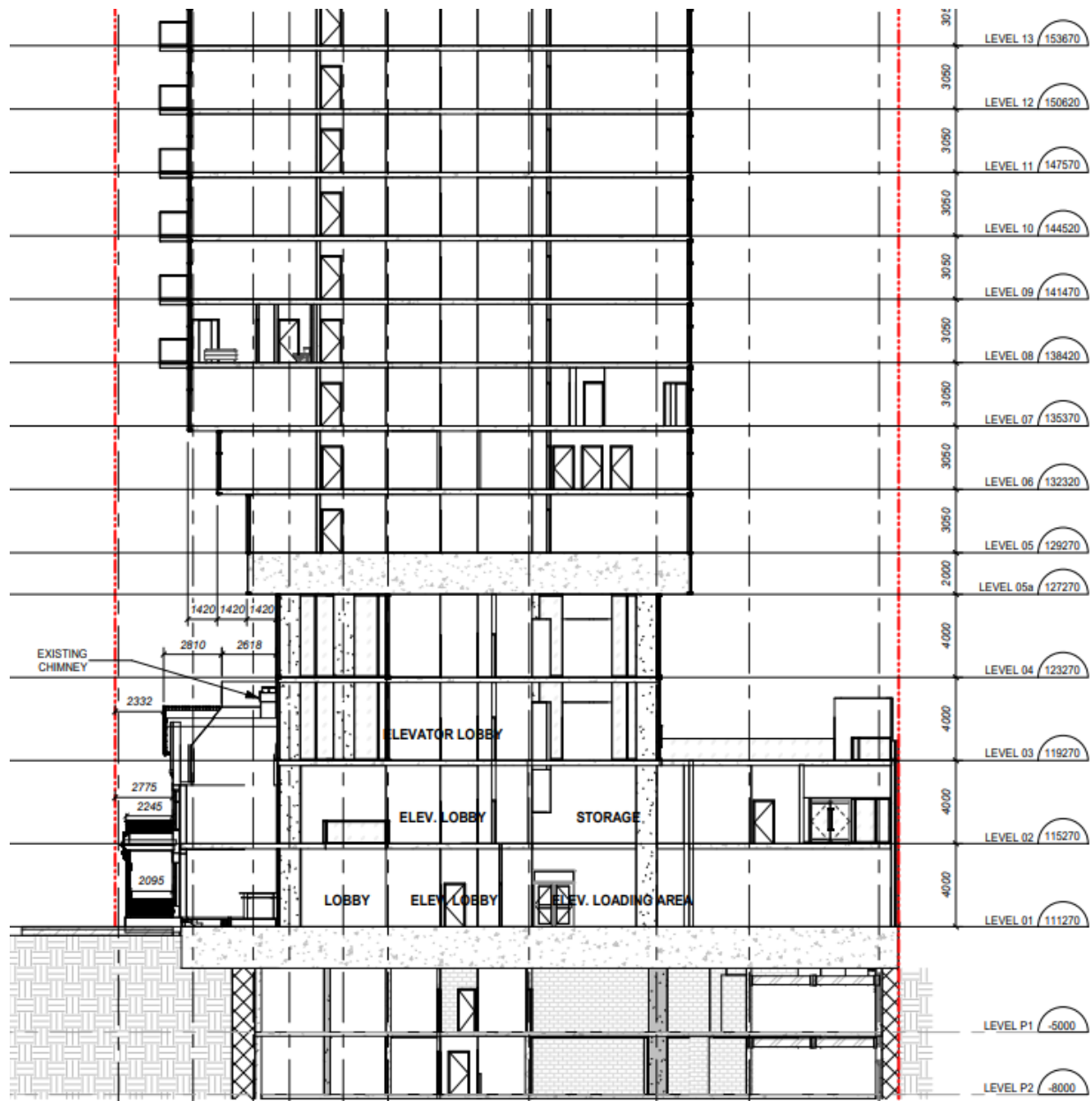
Proposed east elevation drawing for 2-12 Cawthra Square included for illustration purposes (ZAS Architects + Interiors Inc., May 20, 2025).



Proposed south elevation drawing for 2-12 Cawthra Square included for illustration purposes (ZAS Architects + Interiors Inc., May 20, 2025).



Proposed west elevation drawing for 2-12 Cawthra Square included for illustration purposes (ZAS Architects + Interiors Inc., May 20, 2025).



Proposed south-north cross-section drawing for 2-12 Cawthra Square included for illustration purposes (ZAS Architects + Interiors Inc., May 20, 2025).

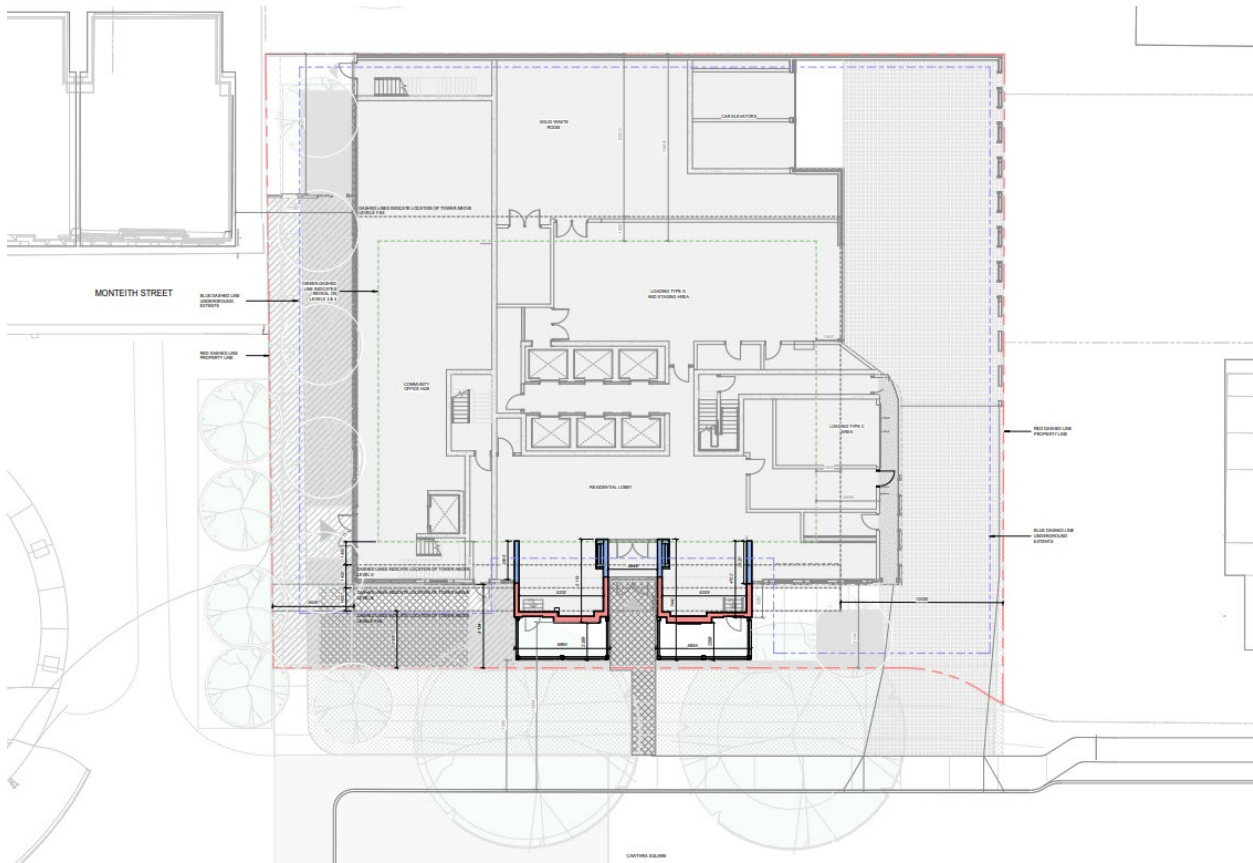


Diagram of 2-12 Cawthra Square showing the portions that are proposed to be retained (red) and reconstructed (blue) (GBCA Architects Ltd., 2024).

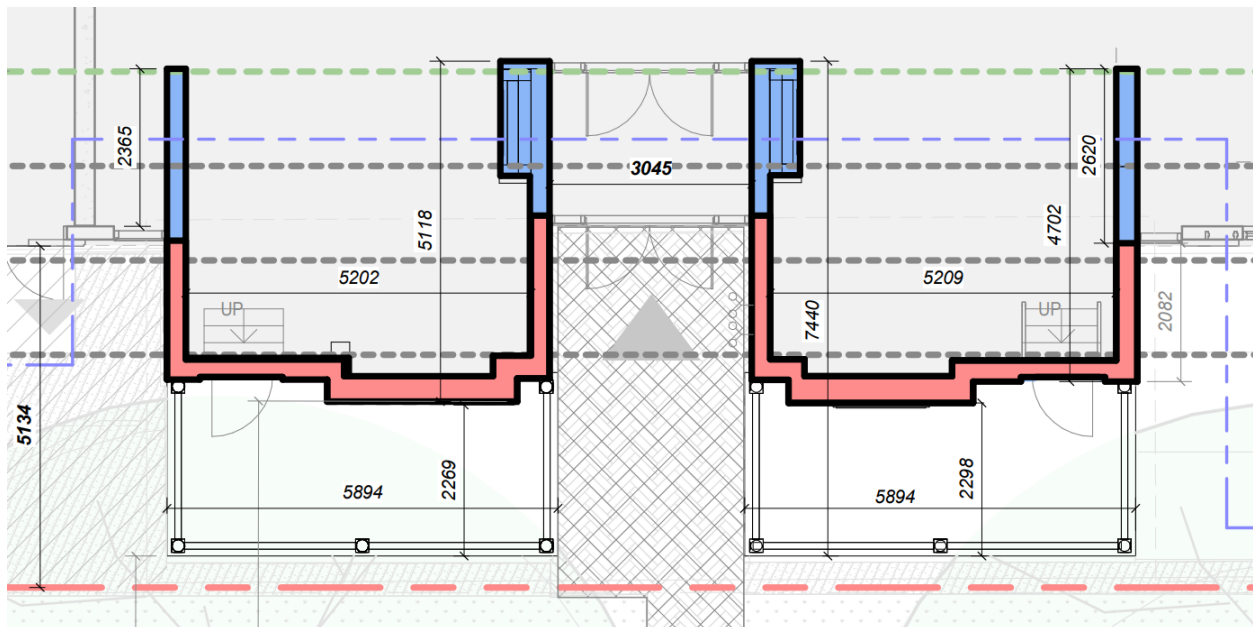


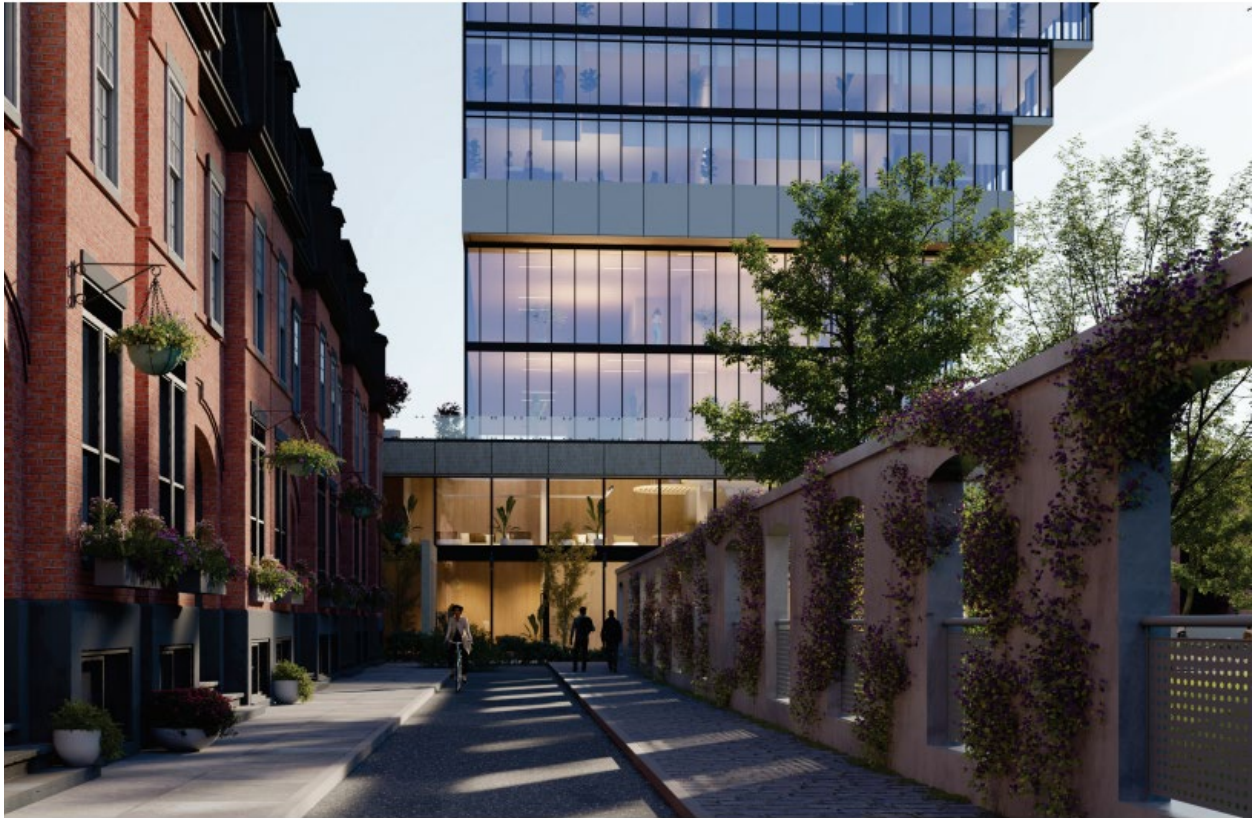
Diagram of 2-12 Cawthra Square showing the portions that are proposed to be retained (red) and reconstructed (blue) (GBCA Architects Ltd., 2024).



Rendering of the proposed development at 2-12 Cawthra Square, looking north, included for illustration purposes (ZAS Architects + Interiors Inc., 2025).



Rendering of the proposed development at 2-12 Cawthra Square, looking northeast, included for illustration purposes (ZAS Architects + Interiors Inc., 2025).



Rendering of the proposed development at 2-12 Cawthra Square, looking east, included for illustration purposes (ZAS Architects + Interiors Inc., 2025).