

2-12 Cawthra Square – Official Plan and Zoning By-law Amendment Applications – Decision Report – Approval

Date: June 19, 2025

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 23 140427 STE 13 OZ

Related Planning Application Number: 23 147352 STE 13 RH

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 63-storey (206.9 metres, including the mechanical penthouse) residential building at 2-12 Cawthra Square. The proposal contains 590 dwelling units, including 14 replacement rental dwelling units, and 475 square metres of community space intended to be operated as a satellite location for an existing Association of Community Centres facility.

The Official Plan Amendment redesignating the subject site from Neighbourhoods to Apartment Neighbourhoods is required to permit the proposed tower form of development.

A separate report from the Senior Manager, Heritage Planning, on the proposed heritage conservation of the designated heritage properties at 6 Cawthra Square and 8 Cawthra Square will be considered by City Council in conjunction with this report.

A related Rental Housing Demolition application from the Chief Planner considering the rental housing demolition and replacement matters, including assistance to impacted tenants, will also be considered by City Council in conjunction with this report.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 2-12 Cawthra Square 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 at 2-12 Cawthra Square substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.

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

4. Before introducing the necessary Bills to City Council for enactment, City Council require:

a. the owner to submit a revised Functional Servicing and Stormwater Management Report ("Engineering Reports") and supporting plans, for review and acceptance, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;

b. the owner to enter into a financially secured agreement with the City to secure the construction of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports to support the development, if any, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;

c. that City Council has approved the Rental Housing Demolition Application Number 23 147352 STE 13 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of existing rental dwelling units.

5. City Council allow the owner to provide community space to the satisfaction of the Executive Director, Development Review; Executive Director, Social Development Finance and Administration; Executive Director, Corporate Real Estate Management; and the City Solicitor, as part of the development, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act, in accordance with the following terms:

a. the owner shall design, construct, and convey to the City, in an acceptable environmental condition, a minimum of 475 square metres of community space located on the first two floors in the new building with a minimum of 230 square metres located on the first floor, in accordance with the terms set out in the in-kind Contribution Agreement identified in Recommendation 6 below; and

b. the community space shall be delivered to the City in accordance with the City's Association of Community Centres Expansion Framework or Community Space Tenancy Policy, and finished to Base Building condition.

6. City Council attribute a value to the in-kind contribution set out in Recommendation 5 above, equal to 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the first building permit is issued in respect of the development.

7. City Council authorize the Executive Director, Development Review to enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 5 above, to the satisfaction of the Executive Director, Development Review, and the City Solicitor.

8. City Council request the Executive Director, Development Review, in consultation with relevant City Divisions (including Transportation Services, Engineering and Construction Services, and Parks and Recreation), to explore through the Site Plan Control approval process the potential to close the western end of Cawthra Square to vehicular traffic to provide for a potential expansion of Barbara Hall Park or other public realm improvements.

FINANCIAL IMPACT

The Development Review 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.

Community Benefits Charge

This report requests Council approval of a Community Benefits Charge (CBC) in-kind contribution of a minimum 475 square metres of community space located on the first two floors in the new building in accordance with the City's standard terms, which shall be set out in an in-kind Contribution Agreement. The estimated value of the proposed CBC in-kind contribution is equal to 100% of the 4% value of the land that is the subject of the development or redevelopment in accordance with the CBC By-law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City.

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 June 27, 2024, City Council enacted Heritage Designation By-laws 691-2024 and 692-2024 for the properties at 6 Cawthra Square and 8 Cawthra Square, respectively, under Part IV, Section 29 of the Ontario Heritage Act.

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

THE SITE

Description: The site is located on the north side of Cawthra Square adjacent to Barbara Hall Park. It is rectangular in shape and has a frontage of approximately 44.5 metres along Cawthra Square.

Existing Use: Six two and a half to three storey detached and semi-detached residential buildings containing 14 rental dwelling units.

THE APPLICATIONS

Description: A 63-storey (206.9 metres, including the mechanical penthouse) residential building, including 590 dwelling units and 475 square metres of community space.

Density: 23.39 times the area of the lot.

Non-Residential Uses: 475 square metres of community space intended to be operated as a satellite location for an existing Association of Community Centres facility, in accordance with the City's Association of Community Centres Expansion Framework, and/or used under the Community Space Tenancy Policy.

Dwelling Units: 590 dwelling units, including 14 replacement rental dwelling units, comprised of 358 one-bedroom units, 173 two-bedroom units, and 59 three-bedroom units. The implementing By-law would require a minimum 15% of the units as two or more bedrooms, 10% as three or more bedrooms and an additional 15% to be any combination of two and three bedroom units or convertible units.

Amenity Space: The implementing By-law would require a minimum of 1,180 square metres of indoor amenity space and 640 square metres of outdoor amenity space for the proposed development.

Access, Parking and Loading: Site access is proposed from Cawthra Square with one Type-C and one Type-G loading space provided internal to the building. A total of 26 vehicle parking spaces (8 visitor, 14 resident and 4 accessible) and 650 bicycle parking spaces are proposed.

Additional Information: See Attachments 1, 2, and 7 to 13 of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D 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/2CawthraSq

Reasons for Application: An Official Plan Amendment is required to permit a tower form of development. The proposed Zoning By-law Amendment is required to permit the building height, density, setbacks and other performance standards.

APPLICATION BACKGROUND

A pre-application consultation meeting was held on December 1, 2022.

The application was submitted on May 2, 2023 and deemed complete on July 21, 2023, satisfying the City's minimum application requirements. The reports and studies submitted in support of the application are available on the [Application Information Centre](#).

POLICY & 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 site is situated within the Downtown and Central Waterfront Area on the Urban Structure Map 2 of the Official Plan and is designated Neighbourhoods on Land Use Map 18 of the Official Plan. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Secondary Plan

The site is located within the Downtown Secondary Plan area. The Secondary Plan does not include a land use designation for this site. The Neighbourhoods land use designation on Land Use Map 18 continues to apply.

Site and Area Specific Policy (SASP) 517 - Downtown Tall Buildings

SASP 517 applies to the site and provides development criteria for tall building development proposals within the downtown. In addition to considerations for tall buildings, SASP 517 identifies that the proposal shall have regard for a comfortable pedestrian realm; consideration for development proposals on other sites within the block; access to sunlight; views between towers; and wind conditions on and around the subject site.

Zoning

The site is zoned R (d1.0) (x82) with a height limit of 13 metres, and a permitted density of 1.0 times the area of the lot. This R zoning category permits a range of low scale residential uses. See Attachment 4 of this report for the Zoning By-law Map.

Heritage

The properties at 6 Cawthra Square and 8 Cawthra Square are designated under Part IV of the Ontario Heritage Act.

Design Guidelines

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

- Tall Building Design Guidelines;
- Growing Up Guidelines for Children in Vertical Communities; and
- Pet Friendly Design Guidelines for High Density Communities

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS.

Rental Housing Demolition Application

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires that an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

PUBLIC ENGAGEMENT

Community Consultation

On January 18, 2024 an in-person community consultation meeting took place at the 519 Community Centre. Approximately 41 members of the public attended along with the applicant and the local City Councillor. Following a presentation by City staff and the applicant, the following comments and issues related to the zoning component of the application were raised in a round table format meeting:

Land Use:

- multiple comments supporting an expansion of Barbara Hall Park eastwards;
- general agreement on need for positive interface between park and development;
- need for affordable rental housing in area and on-site;

Built Form:

- too tall/doesn't fit with the surrounding context;
- too many tall buildings in the area;
- concern if approved will there be subsequent request for additional height;
- suggestions of an appropriate height ranging from 6-8 storeys to 28 storeys or height of existing buildings in the area;
- need to match appearance of buildings in neighbourhood;

- questions about the potential heritage attributes and current condition of existing buildings;
- support for the conservation of the existing buildings;
- rhythm of existing facades should be maintained or replicated;
- need minimum 2 metre setback to front facades;
- concerns about shadowing and wind impacts;

Transportation:

- concern with lack of on-street parking/on-site parking;
- differing opinions about appropriate amount of parking;
- potential blockage of fire/emergency routes;
- traffic impacts to Cawthra Square and potential for signal changes at Jarvis Street intersection;
- need to provide for pick-up/drop-off;

Other:

- desire to retain existing mature trees, provide minimum soil volumes and potential for planter beds;
- concern whether servicing capacity (water, sewer, hydro) exists;
- concern whether soft services (hospitals and schools) capacity exists; and
- potential for pedestrian linkage connecting Monteith Street and Cawthra Square.

The issues 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 for consistency with the Provincial Planning Statement (PPS) (2024). Staff find the proposal consistent with the PPS (2024).

Land Use

The Official Plan Amendment to Map 18 Land Use Plan to designate the subject site Apartment Neighbourhoods is required to permit the proposed tower form of development.

The existing context includes lands designated Neighbourhoods and Apartment Neighbourhoods with a mix of building forms including tall buildings. The immediate context of the subject site includes an existing tall building directly across the street on the south side of Cawthra Square, within the Apartment Neighbourhoods designation, with approval for a ten storey addition to be built opposite the subject site. The adjacent properties to the east of the site front onto Jarvis Street, which is identified as a High Street in the Downtown Tall Building Guidelines with guidance for towers ranging from 15 to 25 storeys, notwithstanding the current Neighbourhoods land use designation.

The proposed land use is primarily residential. The development also includes 475 square metres of onsite community space intended to be operated as a satellite facility for an existing Association of Community Centres facility. This inclusion of onsite community space contributes to supporting complete communities, which is encouraged by the Official Plan.

Built Form

The proposed development is a residential tower with a base building. The tower component of the development meets the intent of Official Plan SASP 517 which establishes tower setback requirements. The base building has been massed to respect the adjacent context and conserve key heritage attributes of the existing buildings on the site while also providing an appropriate setback to the adjacent Barbara Hall Park.

Tower Design

The tower, including the base building, is proposed at 63-storeys (206.9 metres including the mechanical penthouse). The proposed height is compatible with the surrounding context and recent development approvals in the area.

Above the base building, the tower is setback 10 metres from the north and east lot lines, which will provide adequate separation distance from neighbouring land uses and protect for the development potential of other sites within the block. The proposed 10 metre tower setback is less than the City's 12.5 metre guideline and the Zoning By-law requirement. However, the reduced tower setback is consistent with the planned context for the area which includes tall building approvals with similar tower setbacks. Balcony projections will only be permitted on portions of the south facade to mitigate the impacts of reduced tower separation distances to the north and east.

The tower setback to the south is approximately 13.5 metres from the mid-point of the Cawthra Square right-of-way.

The tower setback to the west is 5 metres from the northeast corner of Barbara Hall Park. This setback, being to a corner location, has minimal impact on the park and is acceptable to Parks Development staff.

Base Building Design

The base building includes two components: the preserved portions of 6 Cawthra Square and 8 Cawthra Square which are being retained in situ, and the new 2-storey portion connecting the retained structure to the new development. The proposed 2-storey base building is at a height compatible with the existing context. Massing of the tower above the heritage buildings is setback 4.6 metres behind the heritage facades at Level 3 to 4 to create space and visual definition between the tower and the heritage buildings.

Heritage Conservation

Heritage Planning staff are satisfied that the proposed alterations conserve the onsite and adjacent heritage buildings and are consistent with the applicable policy framework. The heritage impacts of the development proposal are appropriately mitigated through the heritage conservation strategy.

Following the designation of 6 Cawthra Square and 8 Cawthra Square under Part IV of the Ontario Heritage Act, the application proposes their conservation to a depth of approximately 4.6 metres (2 metres proposed to be conserved in-situ, including return walls and the peak of the roof ridge, and approximately 2.6 metres to be dismantled and reconstructed). The conservation of 6 Cawthra Square and 8 Cawthra Square will include restoration of the building exteriors and involves replicating wood verandahs and woodwork at the bargeboards of the gables based on a 1901 archival photograph. The concurrent Heritage report includes recommendations for withholding the zoning Bills pending the owner entering into a Heritage Easement Agreement and providing a detailed Conservation Plan.

Shadow Impact

The Downtown Plan identifies Barbara Hall Park as a sun protected park where development will adequately limit net-new shadow between the hours of 10:18 AM to 4:18 PM from March 21 to September 21. Although the policy does not apply to the subject site, the North Downtown Yonge SASP 382 also states that Barbara Hall Park should be protected from net new shadows between 10:00 AM to 4:00 PM on March 21 and September 21.

The Shadow Studies submitted show the proposed building would cast a net new shadow on a small area at the north east corner of the park from 9:18 AM to 11:18 AM on June 21 and no net new shadows on March or September 21. The shadow impacts resulting from the proposal have been reviewed by Parks Development staff and are acceptable in this instance. The proposal adequately limits shadow impacts on shadow sensitive areas, and does not shadow the park during the spring and fall equinoxes.

Wind Impact

A Pedestrian Level Wind Study for the proposed building indicates that the wind conditions for all areas at grade will be acceptable for their intended uses throughout the year. Additionally, the level 2 and 3 outdoor amenity terraces will generally be suitable for their intended use without the need for mitigation.

Unit Mix

The Downtown Plan requires a minimum of 10% 3-bedroom units, 15% 2-bedroom units and an additional 15% of units be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2 and 3-bedroom units using accessible or adaptable design measures. This mix of units will be secured in the site specific Zoning By-law.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition Application - Decision Report will be considered at the July 8, 2025, Toronto and East York Community Council meeting. The Rental Housing Demolition application staff report will be submitted by City Planning and will review and analyze the rental housing demolition and replacement matters, including assistance to impacted tenants.

Traffic Impact, Access, Parking

A Transportation Impact Study and Addendum was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Services staff has reviewed the study and accepted its conclusions subject to the provision of two loading spaces.

A total of 26 vehicular parking and 650 bicycle parking spaces are proposed, along with one Type-C and one Type-G loading space. Vehicular access for parking and loading will be from a new driveway along the east property line accessed from Cawthra Square. All parking and loading will be internal to the building.

Streetscape and Public Realm

A 10.3 metre sidewalk zone is proposed along Cawthra Square which reflects the setback to the existing heritage buildings which are being retained in situ. This setback area includes a public sidewalk and landscaping and exceeds the minimum requirement of a 6-metre sidewalk zone in the Downtown Plan.

An onsite landscaped buffer approximately 5.0 to 5.4 metres in width is being proposed along the west side of the property adjacent to Barbara Hall Park. This landscaped area will provide an appropriate transition to the adjacent park. Staff will review its final design through the Site Plan Control approval process.

Through the Site Plan Control approval process, staff will also explore the potential to close the western end of Cawthra Square, where it is no longer needed for vehicular access, to provide for a potential expansion of Barbara Hall Park or other public realm improvements.

Servicing

Engineering and Construction Services staff have reviewed the Functional Servicing and Stormwater Management Report and associated plans and require further revisions to the reports and drawings. The applicant has not demonstrated that sufficient capacity is available to support the development. Staff recommend that a revised Functional

Servicing and Stormwater Management Report and associated plans must be submitted to Engineering and Construction Services for review and acceptance prior to introducing the necessary Bills to Council for enactment. Should it be determined that upgrades are required to the infrastructure to support this development, the owner must make satisfactory arrangements and enter into the appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement 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 submitted Arborist Report proposes to retain the two large existing mature trees fronting Cawthra Square. The five smaller trees fronting Cawthra Square will be replaced with two new trees fronting Cawthra Square and five new trees fronting Barbara Hall Park. Staff will continue to explore opportunities for additional tree planting in the adjacent public realm through the review of the Site Plan Control application.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in inadequately serviced areas or areas experiencing growth is a shared responsibility.

A community space is proposed as an in-kind Community Benefits Charge contribution. The community space is proposed on the first two floors facing west towards Barbara Hall Park. The community space would consist of a gross floor area of 475 square metres with a minimum of 230 square metres on the first floor and 245 square metres on the second floor. The space would be conveyed to the City of Toronto and operated as a Satellite Facility for an existing Association of Community Centre to accommodate increased programming demands, manage staffing overflow, and support expanded service areas. Alternatively, the space would be conveyed to the City of Toronto, and operated by an eligible not-for-profit organization under the Community Space Tenancy Policy. Staff from City Planning, Corporate Real Estate Management and Social Development, Finance and Administration support the inclusion of community service space as part of the proposed development, subject to the terms and Base Building Conditions set out in the respective Association of Community Centres or Community Space Tenancy Term Sheets.

Toronto Green Standard

The applicant is required to meet Tier 1 of the Toronto Green Standard. The site-specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features, including, but not limited to, the following:

- 650 bicycle parking spaces (including 532 long-term and 118 short-term spaces) are provided to reduce single occupancy vehicle trips; and
- 428 square metres of soil volume is proposed for tree planting.

The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

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SIGNATURE



Alex Teixeira, MCIP, RPP
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

- 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
- Attachment 7: Site Plan
- Attachment 8: North Elevation
- Attachment 9: South Elevation
- Attachment 10: West Elevation
- Attachment 11: East Elevation
- Attachment 12: 3D Model in Context - View Looking Northeast
- Attachment 13: 3D Model in Context - View Looking Southwest

Attachment 1: Application Data Sheet

Municipal Address: 2-12 Cawthra Square Date Received: May 2, 2023

Application Number: 23 140427 STE 13 OZ

Application Type: Official Plan Amendment and Rezoning

Project Description: 63-storey residential tower including 590 dwelling units, including 14 replacement rental dwelling units, and 475 square metres of community space.

Applicant	Architect	Owner
BF Realty Partners LP	ZAS architects + interiors	Multiple owners

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R (d1.0) (x82)	Heritage Designation:	Y
Height Limit (m):	13	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,713	Frontage (m):	45	Depth (m):	38
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	551		1,050	1,050
Residential GFA (sq m):	1,568		39,509	39,509
Non-Residential GFA (sq m):			475	475
Total GFA (sq m):	1,568		39,984	39,984
Height - Storeys:	3		63	63
Height - Metres:			207	207

Lot Coverage Ratio (%)	61.3	Floor Space Index:	23.39
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Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:	39,509
Retail GFA:	
Office GFA:	

Industrial GFA:

Institutional/Other GFA: 475

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	14		14	14
Freehold:				
Condominium:			576	576
Other:				
Total Units:	14		590	590

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			358	173	59
Total Units:			358	173	59

Parking and Loading

Parking Spaces: 26 Bicycle Parking Spaces: 650 Loading Docks: 2

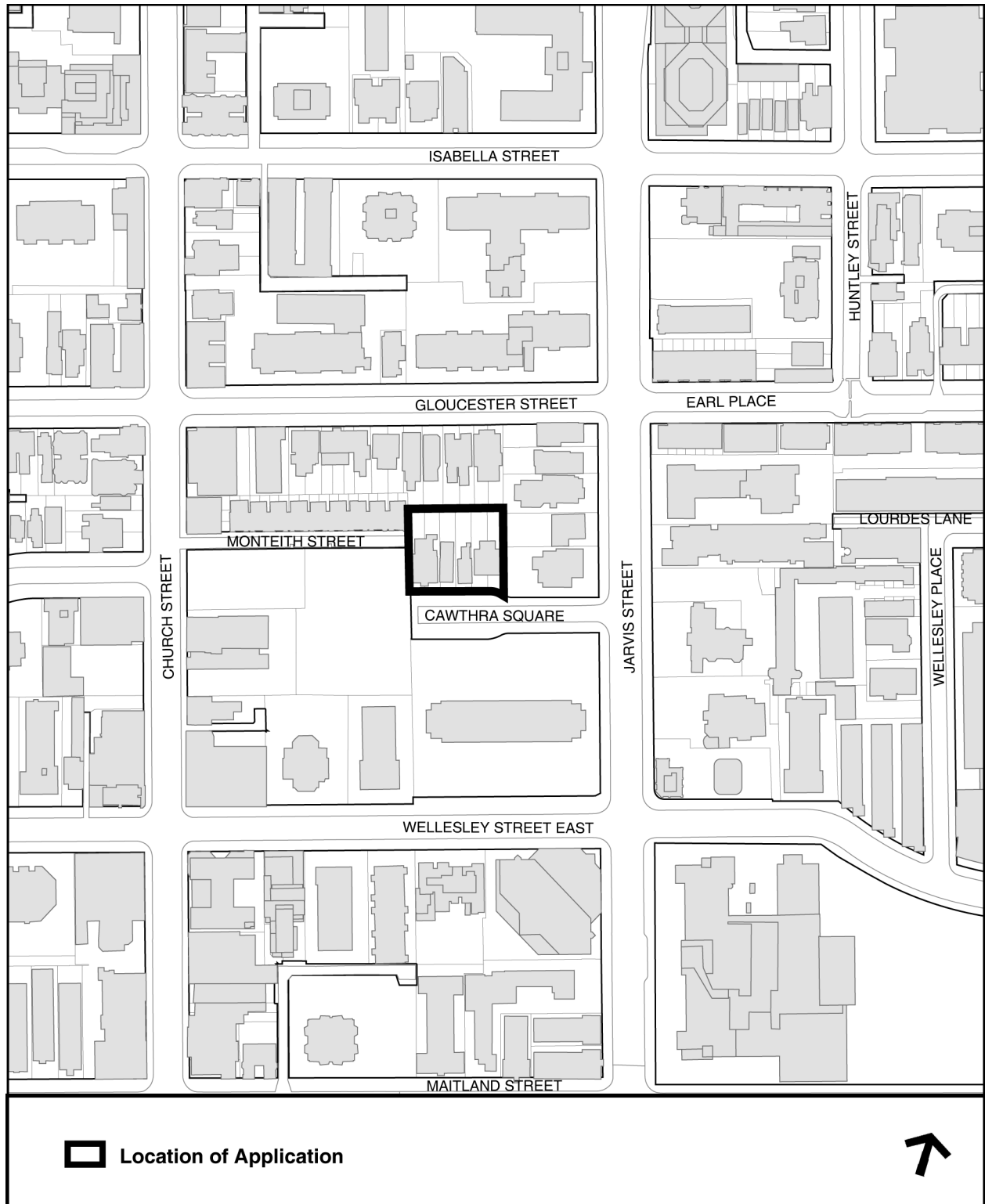
CONTACT:

Derek Waltho, Senior Planner, Community Planning

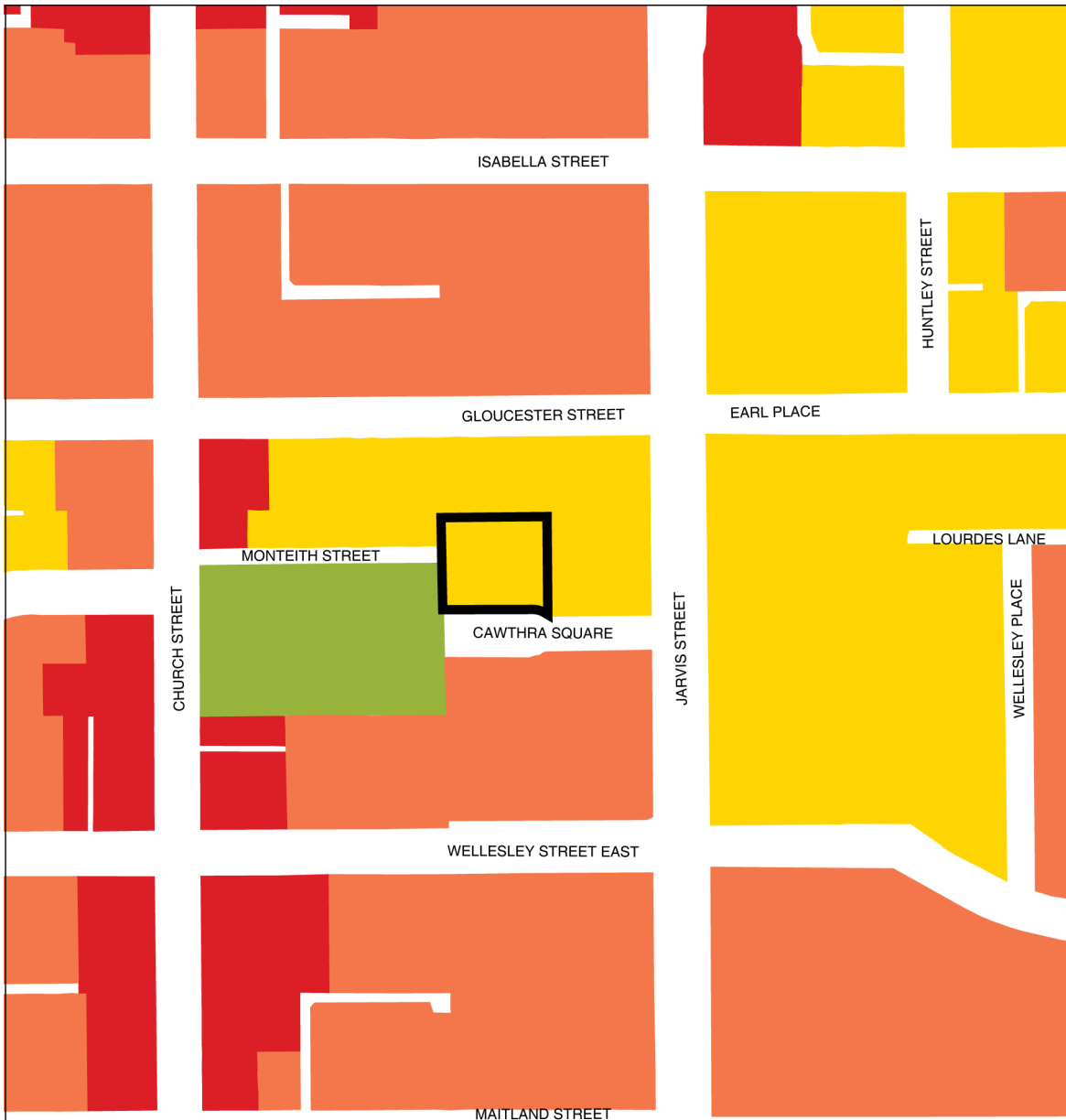
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Derek.Waltho@toronto.ca

Attachment 2: Location Map



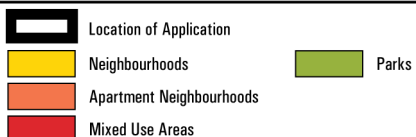
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

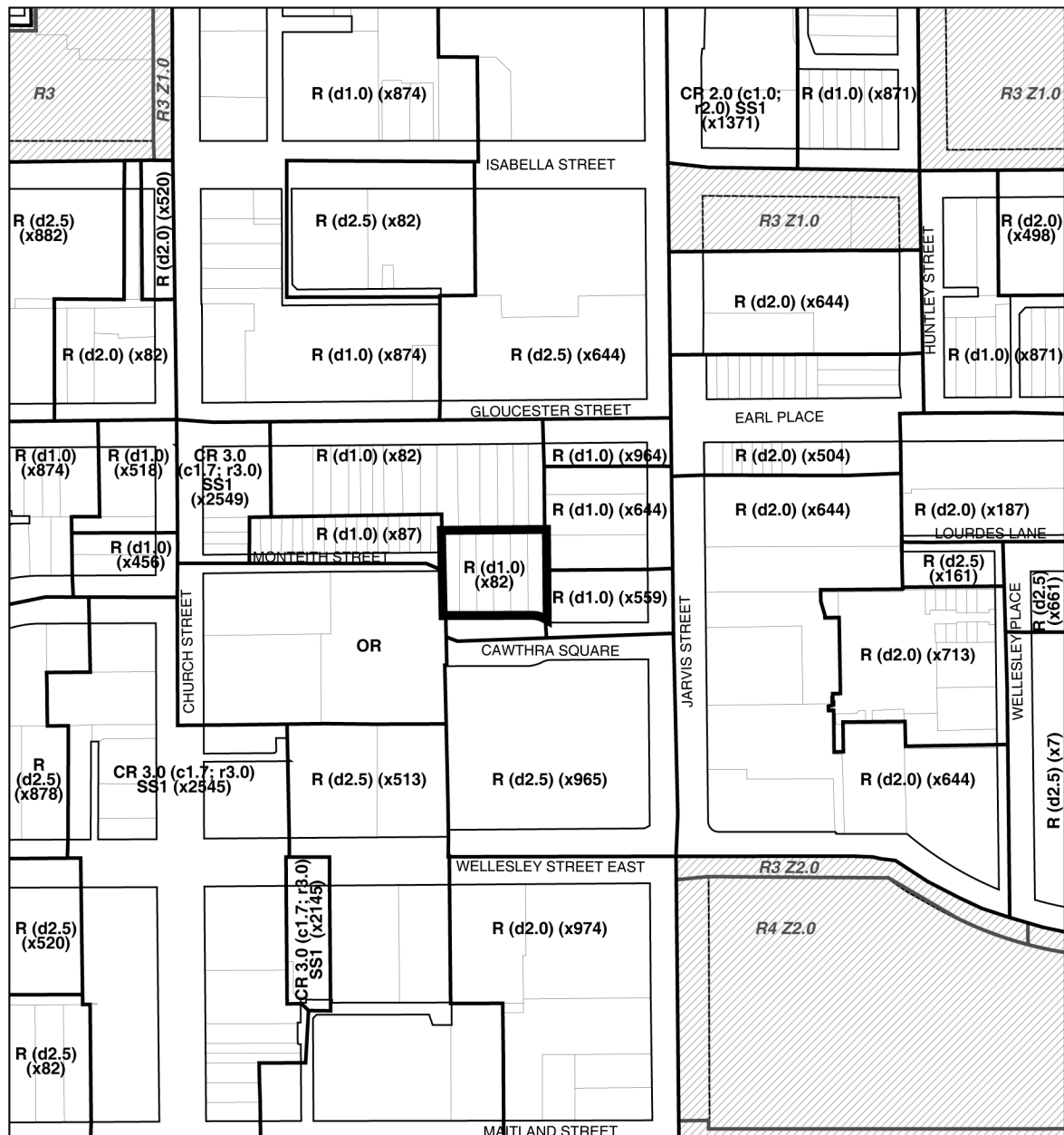
2-12 Cawthra Square

File # 23 140427 STE 13 0Z



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Not to Scale
Extracted: 05/08/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2-12 Cawthra Square

File # 23 140427 STE 13 0Z

Location of Application

R Residential
CR Commercial Residential
OR Open Space Recreation

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

R4 Residential District



Not to Scale
Extracted: 05/08/2023

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 813
for the City of Toronto
respecting the lands known municipally in the year 2024, as
2, 4, 6, 8, 10 and 12 Cawthra Square**

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. 813 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)

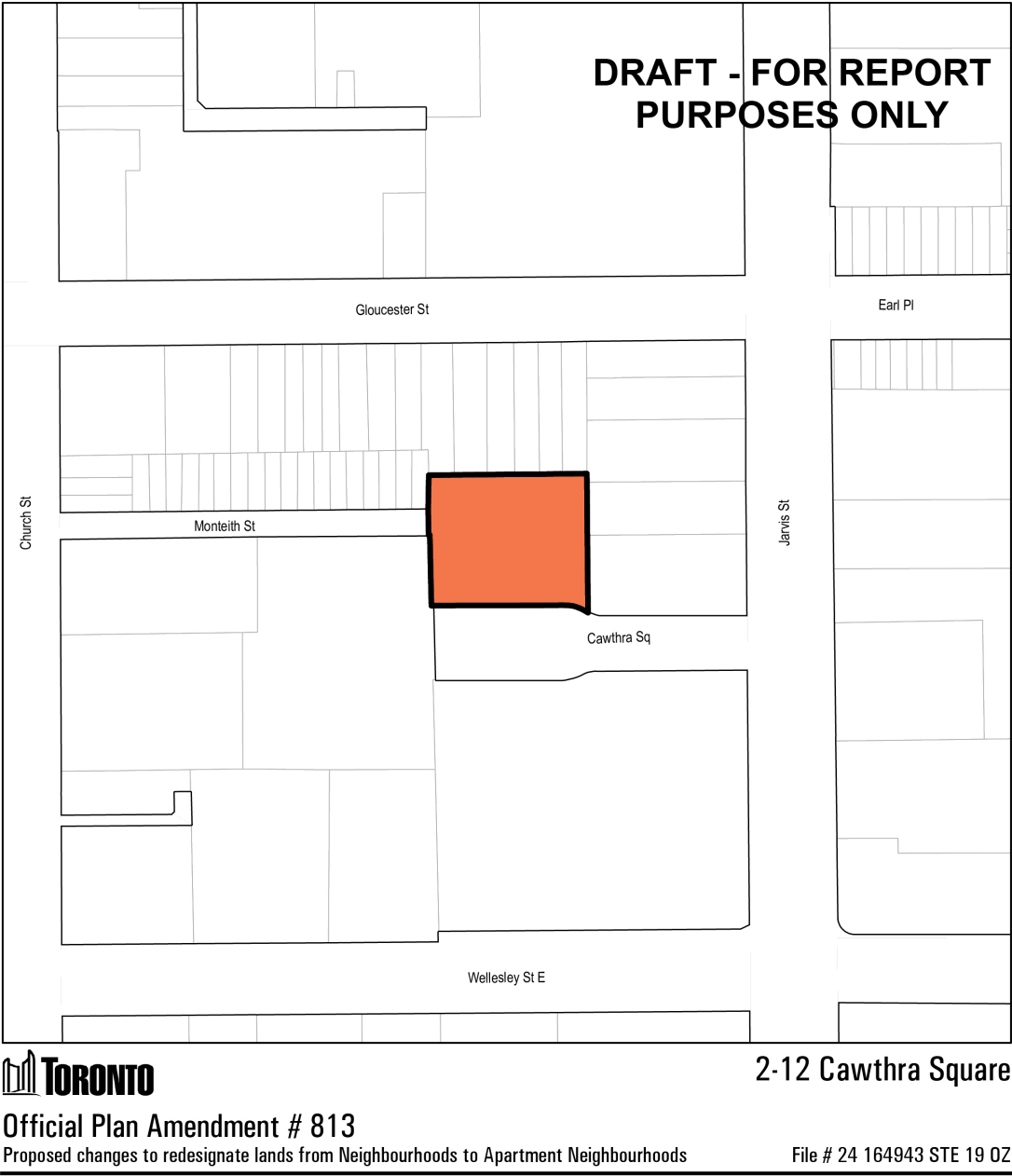
AMENDMENT NO. 813 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
2, 4, 6, 8, 10 AND 12 CAWTHRA SQUARE**

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 2, 4, 6, 8, 10 and 12 Cawthra Square from *Neighbourhoods* to *Apartment Neighbourhoods*, as shown on the attached Appendix 1.

Appendix 1



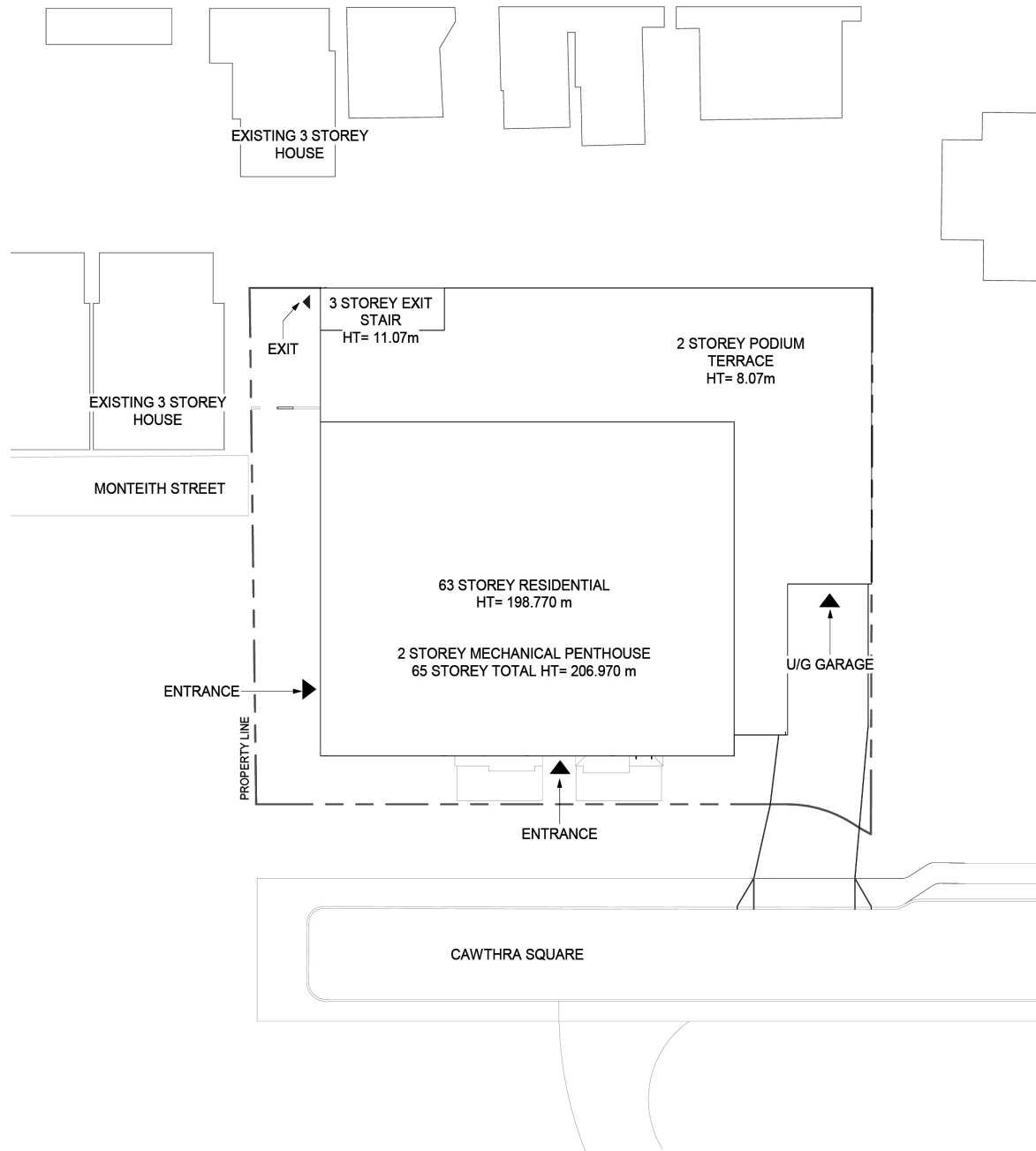
 Apartment Neighbourhoods


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04/23/2025

Attachment 6: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment will be available prior to the July 8, 2025, Toronto and East York Community Council Meeting

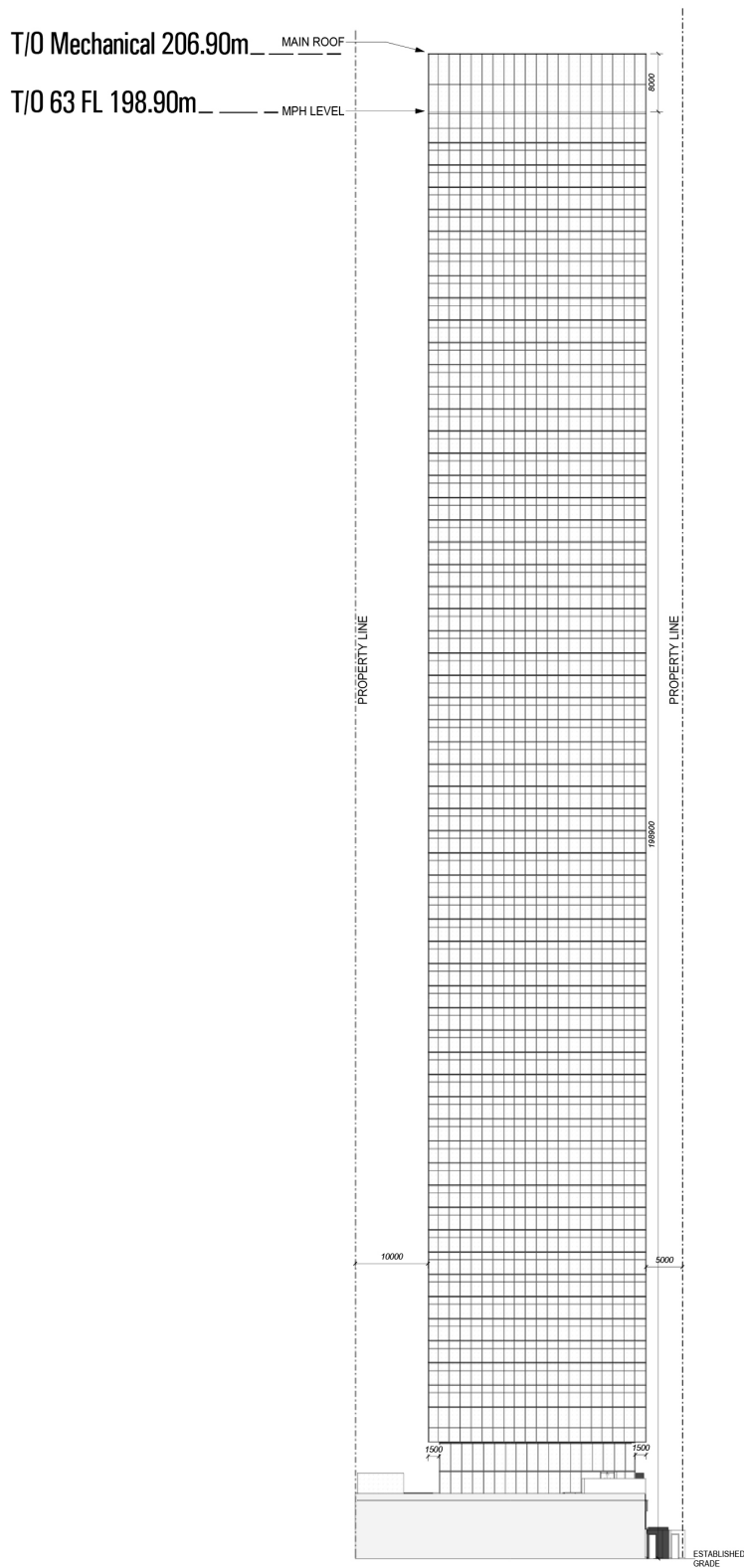
Attachment 7: Site Plan



Site Plan

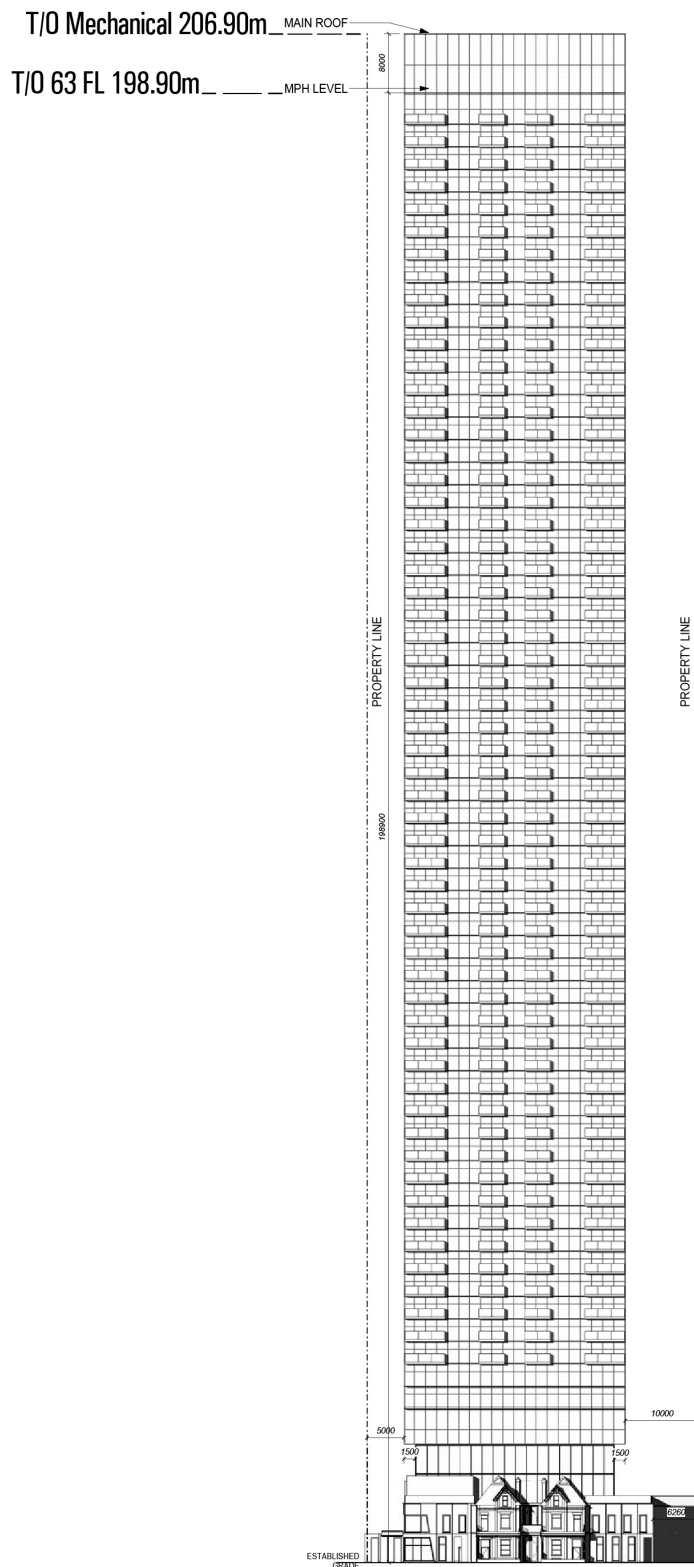


Attachment 8: North Elevation



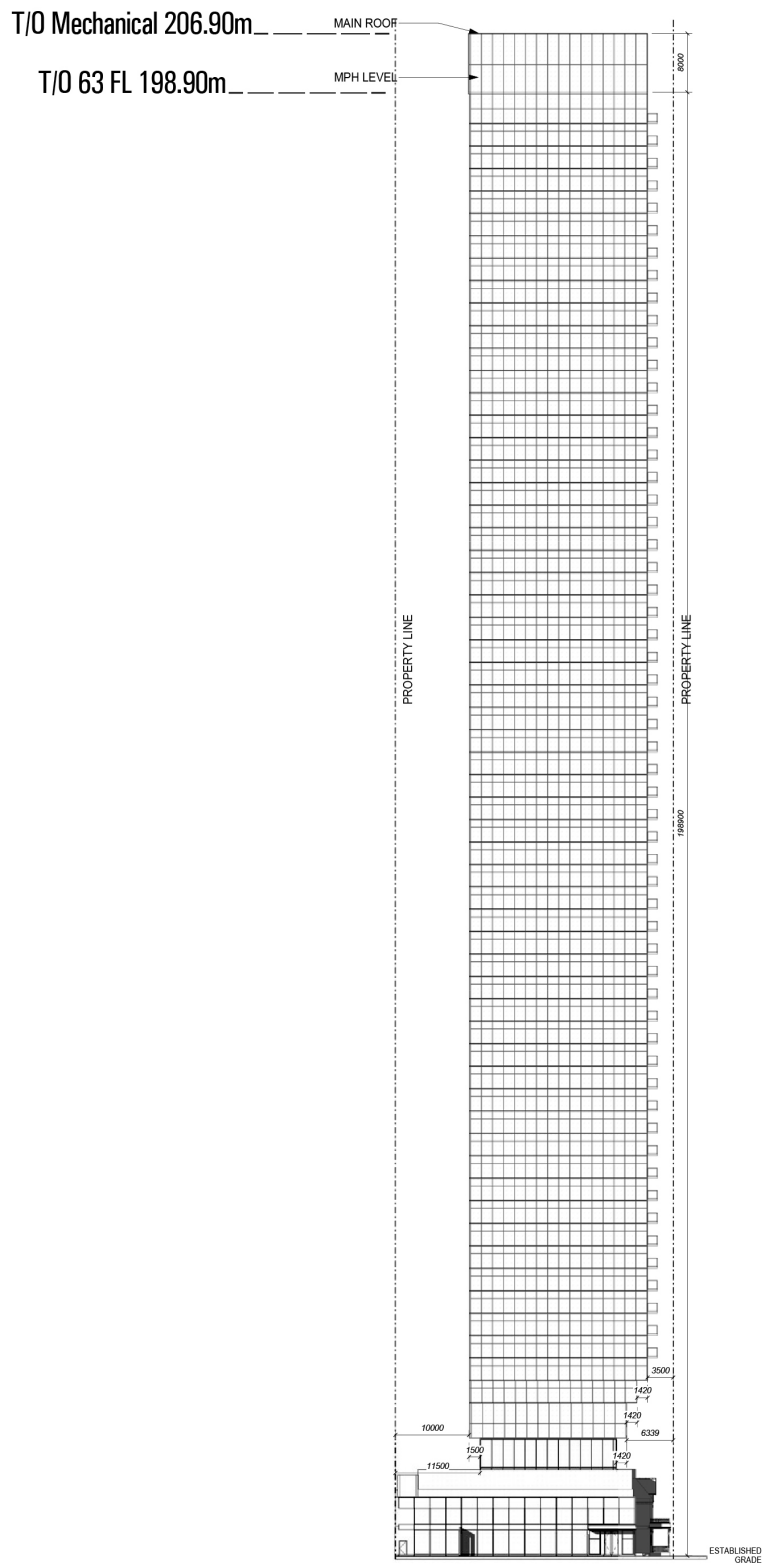
North Elevation

Attachment 9: South Elevation



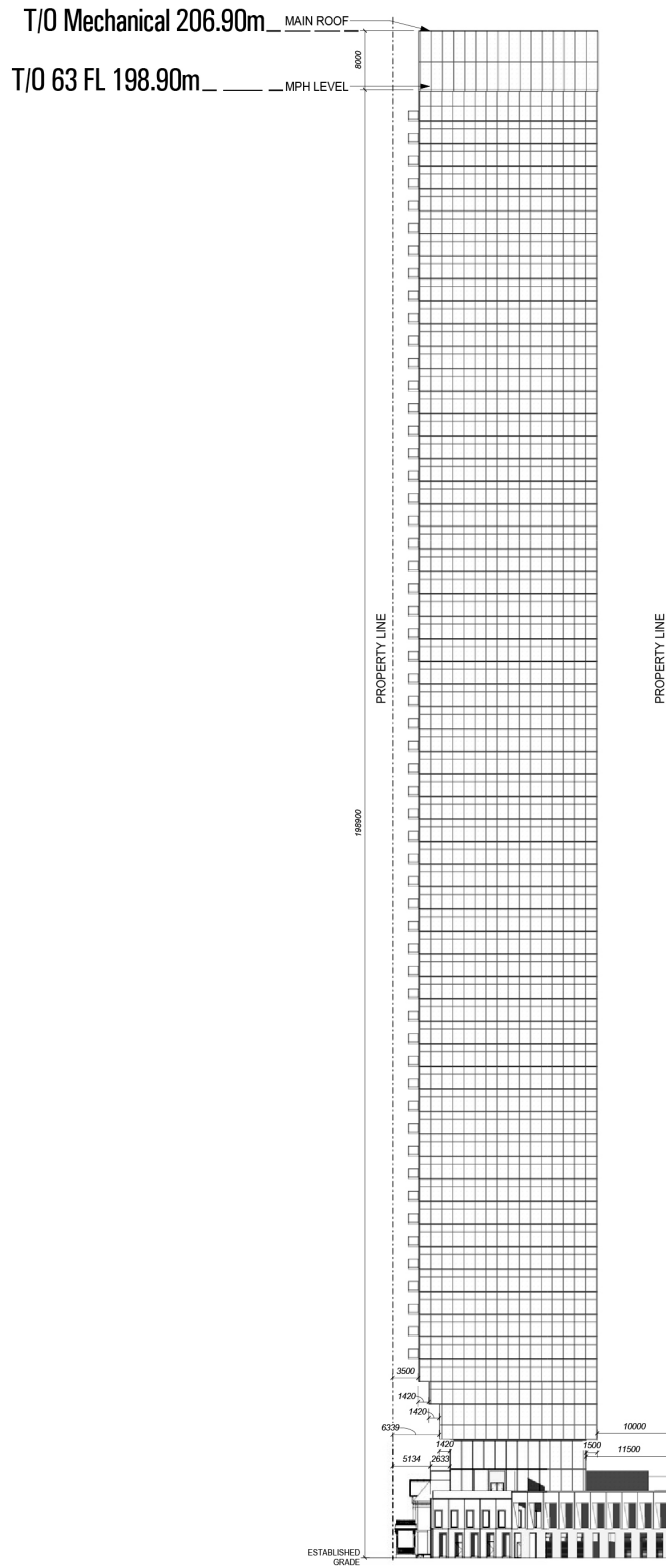
South Elevation

Attachment 10: West Elevation



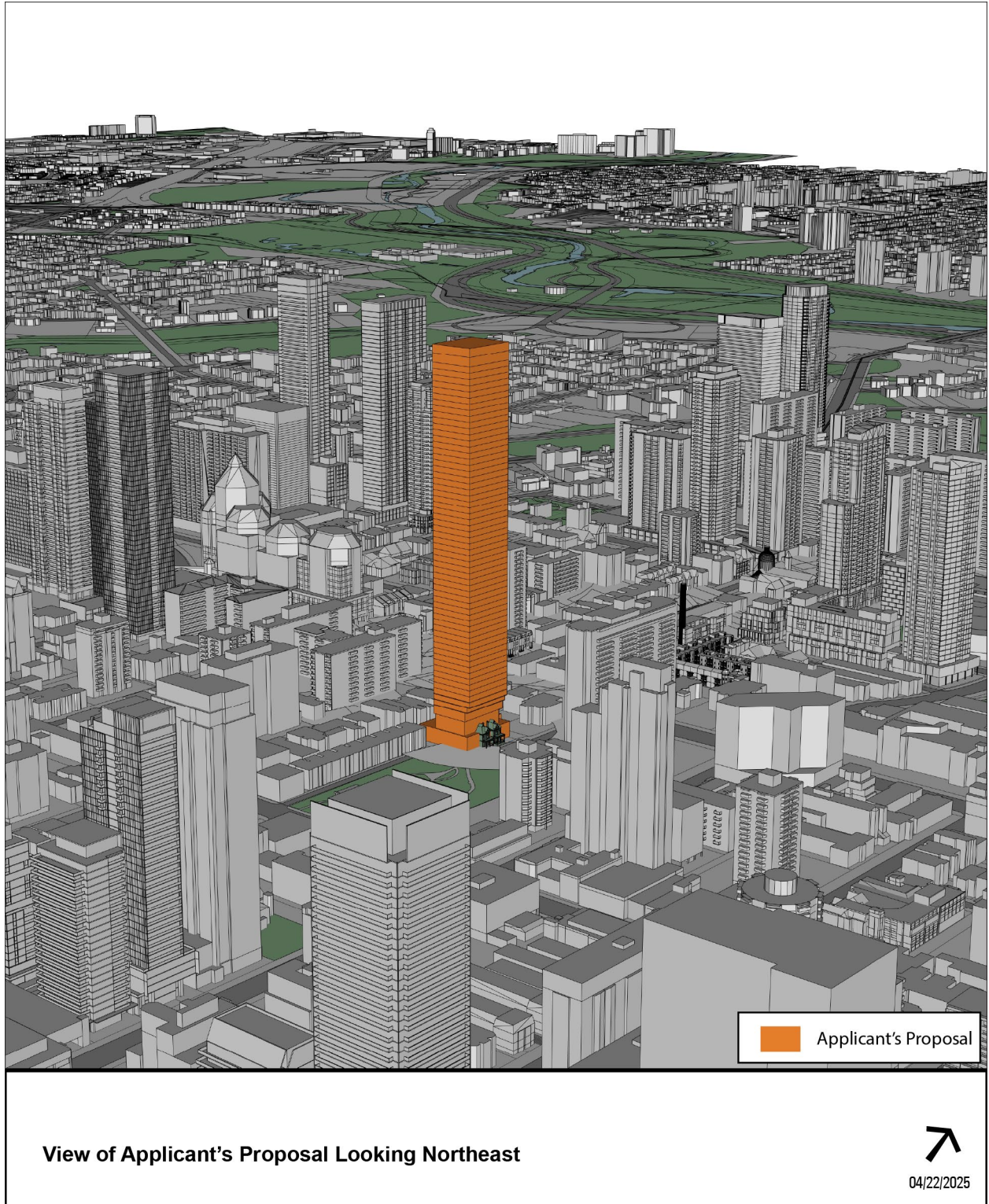
West Elevation

Attachment 11: East Elevation



East Elevation

Attachment 12: 3D Model in Context - View Looking Northeast



Attachment 13: 3D Model in Context - View Looking Southwest

