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## Toronto Preservation Board

**Meeting No.** 33**Meeting Date** Monday, June 30, 2025**Start Time** 9:30 AM**Location** Committee Room 2, City Hall/Video Conference**Contact** Tanya Spinello, Committee Administrator**Phone** 416-397-4592**E-mail** [hertpb@toronto.ca](mailto:hertpb@toronto.ca)**Chair** Julia Rady

PB33.6	ACTION	Adopted		Ward: 13
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### **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**

#### **Board Decision**

The Toronto Preservation Board 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, and

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.

### **Decision Advice and Other Information**

Michael Seaman, Program Manager, Heritage Planning, Urban Design, City Planning gave a presentation on 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.

### **Origin**

(June 13, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on June 30, 2025 the Toronto Preservation Board considered Item [PB33.6](#) and made recommendations to City Council.

### **Summary from the report (June 13, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

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.

### **Background Information**

(June 13, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 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

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256409.pdf>)

Staff Presentation on 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

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256991.pdf>)

### **Communications**

(June 30, 2025) E-mail from Nicole Corrado (PB.New)

### **Speakers**

Emad Ghattas, GBCA Architects