

294, 306 & 318 Lawrence Avenue East and 101 Mildenhall Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: March 11, 2024

To: Toronto Preservation Board

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

Wards: Ward 15 - Don Valley West

SUMMARY

This report recommends that City Council state its intention to designate the properties at 294 (including structure address at 296), 306, and 318 Lawrence Avenue East and 101 Mildenhall Road under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statements of Significance which include a description of Heritage Attributes found in Attachments 1 and 2.

The subject properties are located on the north side of Lawrence Avenue East, between Mildenhall Road and Bayview Avenue in the Bridle Path-Sunnybrook-York Mills neighbourhood. A Location Map and Current Photographs of the heritage properties are found in Attachment 3.

The subject properties belong to a larger ensemble of buildings forming the Toronto French School (TFS) campus. The school was founded in the Lawrence Park neighbourhood in 1962. In 1969, TFS commissioned the design of the Moderne-style school building at 101 Mildenhall Road to be their first purpose-built facility. Between 1980-1983, TFS purchased the adjacent properties comprising the former estate of the Sifton family, at 294 (including structure address at 296), 306, and 318 Lawrence Avenue East, which presently serve as administration and classroom space for the TFS. The estate houses form part of a collection of grand estates constructed between 1920 and 1940 along the natural contours of the West Don River valley in proximity to Bayview and Lawrence Avenues. The West Don River valley stretches across a substantial portion of the site, with the West Don River forming its northern boundary. The ensemble, including the built forms and ecological features, constitutes a cultural heritage landscape united through the properties' use for recreation and retreat throughout the last century.

Staff have determined that the property at 101 Mildenhall Road has cultural heritage value and meets 6 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

The properties at 294-318 (including structure address at 296) Lawrence Avenue East also meet 6 of the criteria. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The properties at 294-318 (including structure address at 296) Lawrence Avenue East were originally listed on the North York Inventory of Heritage Properties. They were confirmed on the City of Toronto's Heritage Register in 2006 by Council decision following municipal amalgamation.

On February 29, 2024, the Committee of Adjustment heard an application for a Minor Variance to permit the construction of a new 3 storey performance hall addition to the school campus. The application was approved with conditions. The project will retain the school building at 101 Mildenhall Road (designed in 1969) and the historic estate houses at 296, 306, and 318 Lawrence Avenue East in situ.

A Cultural Heritage Resource Assessment (CHER) prepared by Stevens Burgess Architects Ltd. (SBA) dated September 2023 was submitted on behalf of the applicant, Toronto French School. In the preparation of the CHER, SBA consulted with many staff and stakeholders of the Toronto French School and retained the services of Bill Woodworth, Elder for the School of Architecture and Faculty of Engineering at the University of Waterloo.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 101 Mildenhall Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 101 Mildenhall Road (Reasons for Designation) attached as Attachment 1, to the report, March 11, 2024, from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the properties at 294 (including structure address at 296), 306, and 318 Lawrence Avenue East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 294-318 Lawrence Avenue (Reasons for Designation) attached as Attachment 2, to the report, March 11, 2024, from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning.

3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

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

The properties at 294-318 (including structure address at 296) Lawrence Avenue East were originally listed on the North York Inventory of Heritage Properties prior to amalgamation.

At its meeting of September 25, 26, and 27, 2006, City Council adopted a recommendation to confirm that all properties on the amalgamated Inventory of Heritage Properties (currently the Heritage Register) were of cultural heritage value or interest, including those properties identified on Inventories from former municipalities where Council approval was not originally obtained for listing.

<https://www.toronto.ca/legdocs/2006/agendas/council/cc060925/plt6rpt/cl003.pdf>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. 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. The Official Plan can be found here:

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

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the properties at 101 Mildenhall Road and 294-318 (including structure address at 296) Lawrence Avenue East (see Attachment 4) and provides the rationale for the recommendation(s) found in this report.

101 Mildenhall Road

The property at 101 Mildenhall Road meets the following 6 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

101 Mildenhall Road has design and physical value as a representative example of an educational building designed to respond to its natural ravine context and is distinguished by its Moderne style in its material palette, restrained detailing, and horizontal emphasis.

The building retains its blended copper clay brick exterior, horizontal rhythm of fenestration on the north (ravine) elevation, rounded corners, flat roof, low parapet banding, the architectural elements on the primary (west) elevation including the recessed entrance canopy with a cedar slip lapped board and a boxed window set with a glass roof stacked above, and on the south elevation such as the glass block panels. Lastly, the building's irregular U-shape massing, adjusted to respond to its site on the

flat land and bank of the Don River ravine offered classrooms a direct view of the ravine. The design intent was strongly influenced by pedagogical theories of the time which sought to increase the connection between students and the natural environment.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The property is valued for its direct association to the Toronto French School, founded in 1962 by Anna Por and Harry Giles. TFS's association with the site began with the construction of the subject property at 101 Mildenhall Road, evolving over time to amalgamate the entire property into a single campus. The TFS was the first non-denominational bilingual school in Toronto, and among the earliest examples of French immersion education in Canada. The establishment of a secular bilingual curriculum by TFS in the early 1960s is connected to a broader theme related to Canada's development of official policies on bilingualism and multiculturalism, solidified through the adoption of the first federal *Official Languages Act* in 1969.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The property yields information that contributes to an understanding of the evolution of the West Don River watershed. It has the potential to contribute to the understanding of pre-colonial Indigenous culture due to its location adjacent to the Don River system, which is known to have served a variety of important functions for Indigenous communities. The siting of the building on the top of the bank of the Don River valley and its relationship to the West Don River ravine landscape is characteristic of 20th century development constructed along or adjacent to Bayview Avenue in the Bridle Path-Sunnybrook-York Mills neighbourhood and designed to be responsive to the ravine landscapes of the West Don River.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property at 101 Mildenhall Road reflects the work of Banz, Brook, Carruthers, Grierson Shaw Architects. Founded in 1962, the Toronto-based firm was known for its modernist design of public institutional buildings and were specialists in public libraries, schools, and other community facilities.

Over its history, the architecture firm designed the Brookbanks Community Library (1968), the Mimico Centennial Library, which won a Massey Medal in (1967), the Burlington Public Library (1969), and in North York, Topcliff Avenue Public School (1965) and Pineway Boulevard Public School (1967). In 1971, the firm received a Merit Award from the OMRC Annual Design Awards for 101 Mildenhall Road for its site-responsive design and its pedagogical relationship to the Don River ravine landscape.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Located on the east side of Mildenhall Road, north of Lawrence Avenue East in the Bridle Path-Sunnybrook-York Mills neighbourhood, the property has contextual value as it defines, maintains and supports the landscaped and woodland ravine setting of the west branch of the Don River. The property known as the Petite Ecole, along with the adaptive re-use of the former Sifton Estate, were carefully designed to consider the topography of the site, integrating them within the landscape. As with many of the surrounding properties of former private estates adaptively re-used for institutional purposes, the addition of a new building known as the Petite Ecole, is typical of the area and supports the institutional character of this part of North York.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The property at 101 Mildenhall Road is physically linked to its surroundings as part of a larger interconnected campus through its material palette, informal pedestrian pathways and trails through the Don River ravine. It is also functionally linked to the larger ensemble of buildings comprising the Toronto French School campus and the broader institutional character of the Bridle Path-Sunnybrook-York Mills neighbourhood.

294-318 (including structure address at 296) Lawrence Avenue East

The properties at 294 (including structure address 296), 306, and 318 Lawrence Avenue East meet the following 6 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Constructed in 1923 as the Sifton Estate, the buildings at 296, 306, and 318 Lawrence Avenue East have design value as representative examples of the country estate typology constructed near Bayview Avenue in North York in the early 20th century. These estates featured architect-designed buildings in Period Revival styles that responded to their natural topography through their placement of structures, outbuildings, forecourts, rear terraces, and lawns. Designed by the architectural firm McGiffin and Smith, the three buildings comprising the former Sifton Estate share a generous setback and incorporate elements of Period Revival styles - principally Tudor and Queen Anne Revival. Later additions to the buildings have maintained a sensitivity to the adjacent West Don River ravine that was first established by the original scheme for the estate.

The buildings are also a rare example of the use of fire rated materials in residential construction. This is evident in the proprietary concrete block foundations, load bearing masonry walls, and the metal pan and concrete floor slabs and stairs found in each of the original estate houses.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

The properties display a high degree of artistic merit as a unified composition of buildings carefully placed within a curated landscape. The site plan transitions between a more formal park-like setting at the front of the property to the natural landforms and vegetation of the ravine nearing the river, recalling elements of the picturesque. All three buildings incorporate elements of Period Revival styles but feature unique interpretations of their architectural details that distinguish each building from the others and create a hierarchy between them. Although some of the original design elements and landscaping have been lost through later modifications to the site, the relationship of the buildings to each other is maintained through a shared material palette and architectural language.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

The properties are valued for their direct association to the Toronto French School, which was founded in 1962 by Anna Por and Harry Giles. The TFS was the first non-denominational bilingual school in Toronto, and among the earliest examples of French immersion education in Canada. The establishment of a secular bilingual curriculum by TFS in the early 1960s is connected to a broader theme related to Canada's development of official policies on bilingualism and multiculturalism, solidified through the adoption of the first federal *Official Languages Act* in 1969.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

The properties yield information that contributes to an understanding of the evolution of the West Don River watershed. They have the potential to contribute to the understanding of pre-colonial Indigenous culture due to their location adjacent to the Don River system, which is known to have served a variety of important functions for Indigenous communities. The placement of the buildings within the larger site, including their deep setback from the street and relationship to the West Don River ravine landscape, is characteristic of this collection of grand estate houses that represent a particular development in the newly incorporated Township of North York as it was undergoing transformation from its 19th century origins as vast tracts of farmland. Furthermore, the subject properties contribute to an understanding of the evolution of this area through their adaptive re-use by large institutions, which have taken stewardship of several of the former estates in proximity to the West Don River near Bayview and Lawrence avenues.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

Located on the north side of Lawrence Avenue East adjacent to Bayview Avenue, the property has contextual value as it defines, maintains and supports the landscaped and woodland ravine setting of the west branch of the Don River. It contains the former

Sifton Estate, one of the original country estates that are characteristic of this part of North York since its incorporation. The original three estate houses and several later additions to them were carefully designed to consider the topography of the site, integrating them within the landscape. As with many of the surrounding former private estates, the former Sifton Estate has been adaptively re-used for institutional purposes, which is also typical of the area.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The properties at 294-318 (including structure address at 296) Lawrence Avenue East are physically, functionally, visually, and historically linked to each other and their surroundings as a single residential estate that was subdivided, held under separate ownership that coincided with a transition from residential to institutional use, and later re-consolidated into a single educational campus. The original three estate houses were designed as a unified composition, which is visually evident in their shared architectural language, material palette, and placement on the site within the flat lands adjacent to Lawrence Avenue East. Both the original design of the buildings and the later additions related to the institutional uses of the properties respond to the topography of the site, further linking them to their surroundings.

As a former estate located along the West Don River watershed, the properties are also historically linked to other grand estates in the area by an interconnected horse-riding trail known as the bridle path. The ensemble, including the built forms and ecological features, constitutes a cultural heritage landscape united through the properties' use for recreation and retreat since its development in 1923.

See Attachments 1, 2, 3 and 4 of this report for the Statements of Significance; Location Map and Photographs; and Research, Evaluation & Visual Resources pertaining to the properties at 101 Mildenhall Road and 294-318 (including structure address at 296) Lawrence Avenue East, as all of these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have determined that the property at 101 Mildenhall Road meets 6 out of 9 criteria and that the properties at 294-318 (including structure address at 296) Lawrence Avenue East also meet 6 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the properties merit designation and staff recommend that Council support the designation of these properties to conserve their cultural heritage value.

The Statements of Significance for 101 Mildenhall Road and 294-318 (including structure address at 296) Lawrence Avenue East attached to this report as Attachments 1 and 2 respectively comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Megan Albinger, Heritage Planner, Heritage Planning/Urban Design, City Planning
Tel: 416-394-2789; E-mail: Megan.Albinger@toronto.ca

Ana Martins, Heritage Planner, Heritage Planning/Urban Design, City Planning
Tel: 416-392-1148; E-mail: Ana.Martins2@toronto.ca

SIGNATURE

Anne Fisher MCIP, RPP, MRTPI, CAHP
Acting Senior Program Manager, Heritage Planning
City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation): 101 Mildenhall Road

Attachment 2 – Statement of Significance (Reasons for Designation): 294-318 Lawrence Avenue East

Attachment 3 – Location Map and Current Photographs

Attachment 4 – Research, Evaluation & Visual Resources

101 MILDENHALL ROAD
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 1

The property at 101 Mildenhall Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The subject property is located on the east side of Mildenhall Road, north of Lawrence Avenue East in the Bridle Path-Sunnybrook-York Mills neighbourhood. Designed in 1969 by Banz, Brook, Carruthers, Grierson Shaw Architects as a high school for the Toronto French School (TFS), the Moderne style building at 101 Mildenhall Road is situated on the flat land of Don River valley, overlooking the steep decline of the forested valley. The ecological and topographical features of the Don River ravine landscape form a substantial part of the subject property, stretching across its entire northern portion with the West Don River forming its northern boundary.

The property at 101 Mildenhall Road belongs to a larger grouping of buildings forming the Toronto French School campus, which also includes the adaptive re-use of three estate homes designed in 1923 by the architectural firm McGiffin and Smith for Sir Clifford Sifton.

Statement of Cultural Heritage Value

101 Mildenhall Road has design and physical value as a representative example of an educational building designed to respond to its natural ravine context and is distinguished by its Moderne style in its material palette, restrained detailing, and horizontal emphasis.

The building retains its blended copper clay brick exterior, horizontal rhythm of fenestration on the north (ravine) elevation, rounded corners, flat roof, low parapet banding, the architectural elements on the primary (west) elevation including the recessed entrance canopy with a cedar slip lapped board and a boxed window set with a glass roof stacked above, and on the south elevation the glass block panels. Lastly, the building's irregular U-shape massing, adjusted to respond to its site on the flat land and bank of the Don River ravine offered classrooms a direct view of the ravine. The design intent was strongly influenced by pedagogical theories of the time which sought to increase the connection between students and the natural environment.

The property is valued for its direct association to the Toronto French School, founded in 1962 by Anna Por and Harry Giles. TFS's association with the site began with the construction of the subject property at 101 Mildenhall Road, evolving over time to amalgamate the entire property into a single campus. The TFS was the first non-denominational bilingual school in Toronto, and among the earliest examples of French immersion education in Canada. The establishment of a secular bilingual curriculum by TFS in the early 1960s is connected to a broader theme related to Canada's

development of official policies on bilingualism and multiculturalism, solidified through the adoption of the first federal *Official Languages Act* in 1969.

The property yields information that contributes to an understanding of the evolution of the West Don River watershed. It has the potential to contribute to the understanding of pre-colonial Indigenous culture due to its location adjacent to the Don River system, which is known to have served a variety of important functions for Indigenous communities. The siting of the building on the top of the bank of the Don River valley and its relationship to the West Don River ravine landscape is characteristic of 20th century development constructed along or adjacent to Bayview Avenue in the Bridle Path-Sunnybrook-York Mills neighbourhood and designed to be responsive to the ravine landscapes of the West Don River.

The property at 101 Mildenhall Road reflects the work of Banz, Brook, Carruthers, Grierson Shaw Architects. Founded in 1962, the Toronto-based firm was known for its modernist design of public institutional buildings and were specialists in public libraries, schools, and other community facilities. Over its history, the architecture firm designed the Brookbanks Community Library (1968), the Mimico Centennial Library, which won a Massey Medal in (1967), the Burlington Public Library (1969), and in North York, Topcliff Avenue Public School (1965) and Pineway Boulevard Public School (1967). In 1971, the firm received a Merit Award from the OMRC Annual Design Awards for 101 Mildenhall Road for its site-responsive design and its pedagogical relationship to the Don River ravine landscape.

Located on the east side of Mildenhall Road, north of Lawrence Avenue East in the Bridle Path-Sunnybrook-York Mills neighbourhood, the property has contextual value as it defines, maintains and supports the landscaped and woodland ravine setting of the west branch of the Don River. The property known as the Petite Ecole, along with the adaptive re-use of the former Sifton Estate, were carefully designed to consider the topography of the site, integrating them within the landscape. As with many of the surrounding properties of former private estates adaptively re-used for institutional purposes, the addition of a new building known as the Petite Ecole, is typical of the area and supports the institutional character of this part of North York.

The property at 101 Mildenhall Road is physically linked to its surroundings as part of a larger interconnected campus through its material palette, informal pedestrian pathways and trails through the Don River ravine. It is also functionally linked to the larger ensemble of buildings comprising the Toronto French School campus and the broader institutional character of the Bridle Path-Sunnybrook-York Mills neighbourhood.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 101 Mildenhall Road as a school/institutional building demonstrating the influence of the Moderne style:

- The scale, form, and massing of the three-storey, flat-roofed building

- Its curved masonry corners and sloped low parapet banding, and recessed lightwell to the north
- Its material palette of blended copper clay bricks, copper, brown anodized aluminum, and glass blocks
- The primary (west) elevation's compositional organization with a central recessed entry bay with a cedar slip lapped board canopy and boxed window with sloped glass roof above
- The horizontal rhythm of fenestration on the ravine (north) elevation featuring boxed glazed windows with glazed sloped roofs
- The lower-level sunken plaza of the north elevation tight to the ravine and triple-bay glazed opening on the northeast corner of the ravine (north) elevation
- The south elevation's composition of window openings and the projecting curved glass block bay at ground level
- Interior features including:
 - the rounded corners of the exposed brick and glass block throughout the building
 - the rounded sculptural element of the front lobby

Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 101 Mildenhall Road, in relation to its associations with the evolution of the West Don River watershed and the Toronto French School campus:

- The natural state of the ravine lands, which extend across the entire north of the property
- The building's placement and orientation at the top of the bank of the Don River valley, overlooking the steep slope of the forested ravine
- The horizontal rhythm of fenestration on the ravine (north) elevation featuring boxed glazed windows with glazed sloped roofs offering the classrooms with direct views of the ravine

Contextual Value

Attributes that contribute to the contextual value of the property at 101 Mildenhall Road as defining, supporting and maintaining the historic character of the area and being physically linked to its setting include:

- The natural state of the ravine lands, part of the West Don River watershed, which extend across the entire north of the property
- The placement and orientation of the building at the top of the bank of the Don River valley, overlooking the steep slope of the forested ravine
- The narrow open space behind the building that affords views directly into the ravine
- The curvilinear pedestrian pathways linking the property to the ensemble of buildings that form part of the Toronto French School campus
- The material palette of clay brick, aluminum punched windows and corrugated aluminum panels

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The properties at 294 (including structure address 296), 306, and 318 Lawrence Avenue East are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The subject properties are located on the north side of Lawrence Avenue East, between Mildenhall Road and Bayview Avenue in the Bridle Path-Sunnybrook-York Mills neighbourhood. They belong to a grouping of buildings forming the Toronto French School (TFS) campus, which also includes a Moderne style school building designed in 1969 at 101 Mildenhall Road. The buildings at 296, 306, and 318 Lawrence Avenue East were conceived as an ensemble by the architecture firm of McGiffin and Smith for Sir Clifford Sifton and two of his sons and share a common architectural style and material palette of dichromatic red-brick with manufactured stone. They are part of a collection of grand estates constructed between 1920 and 1940 that were designed in relation to the West Don River ravine landscape. The ecological and topographical features of the Don River ravine landscape form a substantial part of the subject property, stretching across its entire northern portion with the West Don River and forming its northern boundary.

Statement of Cultural Heritage Value

Constructed in 1923 as the Sifton Estate, the buildings at 296, 306, and 318 Lawrence Avenue East have design value as representative examples of the country estate typology constructed near Bayview Avenue in North York in the early 20th century. These estates featured architect-designed buildings in Period Revival styles that responded to their natural topography through their placement of structures, outbuildings, forecourts, rear terraces, and lawns. Designed by the architectural firm McGiffin and Smith, the three buildings comprising the former Sifton Estate share a generous setback and incorporate elements of Period Revival styles - principally Tudor and Queen Anne Revival. Later additions to the buildings have maintained a sensitivity to the adjacent West Don River ravine that was first established by the original scheme for the estate.

The buildings are also a rare example of the use of fire rated materials in residential construction. This is evident in the proprietary concrete block foundations, load bearing masonry walls, and the metal pan and concrete floor slabs and stairs found in each of the original estate houses.

The properties display a high degree of artistic merit as a unified composition of buildings carefully placed within a curated landscape. The site plan transitions between a more formal park-like setting at the front of the property to the natural landforms and vegetation of the ravine nearing the river, recalling elements of the picturesque. All three

buildings incorporate elements of Period Revival styles but feature unique interpretations of their architectural details that distinguish each building from the others and create a hierarchy between them. Although some of the original design elements and landscaping have been lost through later modifications to the site, the relationship of the buildings to each other is maintained through a shared material palette and architectural language.

The properties are valued for their direct association to the Toronto French School, which was founded in 1962 by Anna Por and Harry Giles. The TFS was the first non-denominational bilingual school in Toronto, and among the earliest examples of French immersion education in Canada. The establishment of a secular bilingual curriculum by TFS in the early 1960s is connected to a broader theme related to Canada's development of official policies on bilingualism and multiculturalism, solidified through the adoption of the first federal *Official Languages Act* in 1969.

The properties yield information that contributes to an understanding of the evolution of the West Don River watershed. They have the potential to contribute to the understanding of pre-colonial Indigenous culture due to their location adjacent to the Don River system, which is known to have served a variety of important functions for Indigenous communities. The placement of the buildings within the larger site, including their deep setback from the street and relationship to the West Don River ravine landscape, is characteristic of this collection of grand estate houses that represent a particular development in the newly incorporated Township of North York as it was undergoing transformation from its 19th century origins as vast tracts of farmland. Furthermore, the subject properties contribute to an understanding of the evolution of this area through their adaptive re-use by large institutions, which have taken stewardship of several of the former estates in proximity to the West Don River near Bayview and Lawrence avenues.

Located on the north side of Lawrence Avenue East adjacent to Bayview Avenue, the property has contextual value as it defines, maintains and supports the landscaped and woodland ravine setting of the west branch of the Don River. It contains the former Sifton Estate, one of the original country estates that are characteristic of this part of North York since its incorporation. The original three estate houses and several later additions to them were carefully designed to consider the topography of the site, integrating them within the landscape. As with many of the surrounding former private estates, the former Sifton Estate has been adaptively re-used for institutional purposes, which is also typical of the area.

The properties at 294-318 (including structure address at 296) Lawrence Avenue East are physically, functionally, visually, and historically linked to each other and their surroundings as a single residential estate that was subdivided, held under separate ownership that coincided with a transition from residential to institutional use, and later re-consolidated into a single educational campus. The original three estate houses were designed as a unified composition, which is visually evident in their shared architectural language, material palette, and placement on the site within the flat lands adjacent to Lawrence Avenue East. Both the original design of the buildings and the later additions related to the institutional uses of the properties respond to the topography of the site, further linking them to their surroundings. As a former estate located along the West

Don River watershed, the properties are also historically linked to other grand estates in the area by an interconnected horse-riding trail known as the bridle path. The ensemble, including the built forms and ecological features, constitutes a cultural heritage landscape united through the properties' use for recreation and retreat since its development in 1923.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the properties at 294-318 (including structure address at 296) Lawrence Avenue East as representative examples of an early 20th-century country estate type typical of the Bayview Avenue Estates; rare examples of the use of fire rated materials in residential construction; and as a unified composition displaying a high degree of artistic merit include:

- The setback, placement and orientation of the three houses (at 296, 306, and 318 Lawrence Avenue East) on the north side of Lawrence Avenue East within the flat lands along the edge of the sloping table land of the ravine
- The buildings' two-and-a-half-storey scale, form, and asymmetrical massing, each featuring:
 - a prominent main volume with a steeply pitched roof and high parapeted gable ends
 - high brick chimneys, some of which have brick and manufactured stone detailing
 - dormer windows with hipped roofs
 - one- and two-storey wings with flat roofs
 - a uniquely-designed porte-cochère on the south elevation sheltering the main entrance of the house comprising a wood door flanked by glazed sidelights
- The materials, including:
 - load-bearing red brick masonry walls
 - manufactured stone decorative elements including but not limited to the door and quoined window surrounds, lintels and sills, horizontal banding, chimney caps, and coping
 - copper roof flashings, gutters, decorative leader heads and downspouts/ rainwater leaders
 - proprietary concrete block foundations
 - metal pan and concrete floor slabs and stairs
- The fenestration of each estate house, comprising a mixture of window types, groupings, and sizes, including:
 - extant wood windows
 - leaded glass windows of various types
- The interior finishes and fitments of the principal rooms on the main floor including but not limited to:
 - fireplaces
 - decorative plasterwork including stone rendered walls and decorative moldings
 - black and white marble floor tiles at entrances and wood flooring throughout
 - extant original windows complete with hardware
 - high baseboards and substantive door and window trim in wood (both painted and unpainted)

- extant wood doors
- decorative cast iron radiators
- period wall sconces and original light fixtures

The physical features unique to the building at **296 Lawrence Avenue East**, including:

- The decorative exposed rafter ends of the roofs with wood crown molding beneath
- The tongue and groove wood ceiling of the porte-cochère and period iron wall sconces
- The original single-panel, solid mahogany door that matches 306 Lawrence Avenue East

The physical features unique to the building at **306 Lawrence Avenue East**, including:

- The shingled gable end with flared skirt above eaves
- The decorative coping stone at top of front gable end
- The wood windows and door of the solarium, including the stone surrounds on the exterior and the wood trim on the interior
- The decorative metal porte-cochère with beamed tongue and groove ceiling and hanging light fixture
- The single panel mahogany door with door knocker and letter slot that matches 296 Lawrence Avenue East
- The cold storage door and manufactured stone surround
- The interior features, including:
 - the bowed wooden staircase extending from basement to second floor
 - the fireproof vault door in the basement
 - the original rear wall of the building, which has been partially enclosed by a later addition

The physical features unique to the building at **318 Lawrence Avenue East**, including:

- Decorative stone spandrel panels used as parapets on the front elevation and above the second storey of the wings
- The stone bay window above the porte-cochère
- The stone facing around the solarium windows
- The stone quoining on the porte-cochère and two-storey bay of the gable end
- The raised, double-door principal entrance (doors are not original)
- The original rear wall of the building, which has been enclosed by a later addition
- The interior features of the vestibule and entrance hall, including:
 - the wood paneling of the wall and ceilings in the vestibule
 - the principal curving staircase in its entirety leading from basement to the second floor, including the plaster niche within the wall between the first and second levels
 - the small, paneled door with a curved header beneath the staircase
 - the four large double wooden doors decorative surrounds leading off the entrance hall
- The interior features of the library, including:
 - beamed ceiling
 - wood wall paneling
 - door openings, wood moldings and transoms

- double wood doors to entrance hall
- wood book shelving
- fireplace complete with all woodwork
- wood atlas stand
- wall sconces

Historical or Associative Value

Attributes that contribute to the value of the properties at 294-318 (including structure address at 296) Lawrence Avenue East for their potential to yield information that contributes to an understanding of the evolution of the West Don River watershed include:

- The natural state of the ravine lands, which extend across the entire north of the property
- The setback, placement and orientation of the three houses on the north side of Lawrence Avenue East within the flat lands along the edge of the sloping table land of the ravine

Contextual Value

Attributes that contribute to the contextual value of the properties at 294-318 (including structure address at 296) Lawrence Avenue East as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to their setting include:

- The natural state of the ravine lands, part of the West Don River watershed, which extend across the entire northern portion of the properties
- The open space behind the buildings that affords views directly into the ravine
- The views of the ravine between the estate houses and the uninterrupted view of the three estate houses from the edge of the properties along Lawrence Avenue East
- The remaining soft landscaping within the setback of the buildings from Lawrence Avenue East and between the three estate homes
- The setback, placement and orientation of the three houses on the north side of Lawrence Avenue East within the flat lands along the edge of the sloping table land of the ravine
- The shared material palette and architectural language of the three estate houses
- Elements that are linked to the buildings' conversion to institutional use, including:
 - The one-storey Ursuline Chapel addition to the west wing of 318 Lawrence Avenue East which mimics the red-brick, manufactured stone, and copper detailing of the estate house
 - The doors to the former Ursuline School Chapel on the second floor of 306 Lawrence Avenue East

Note: The bungalow (c.1959) at 294 Lawrence Avenue East that currently serves as a daycare is not considered a heritage attribute.

294-318 Lawrence Avenue East and 101 Mildenhall Road

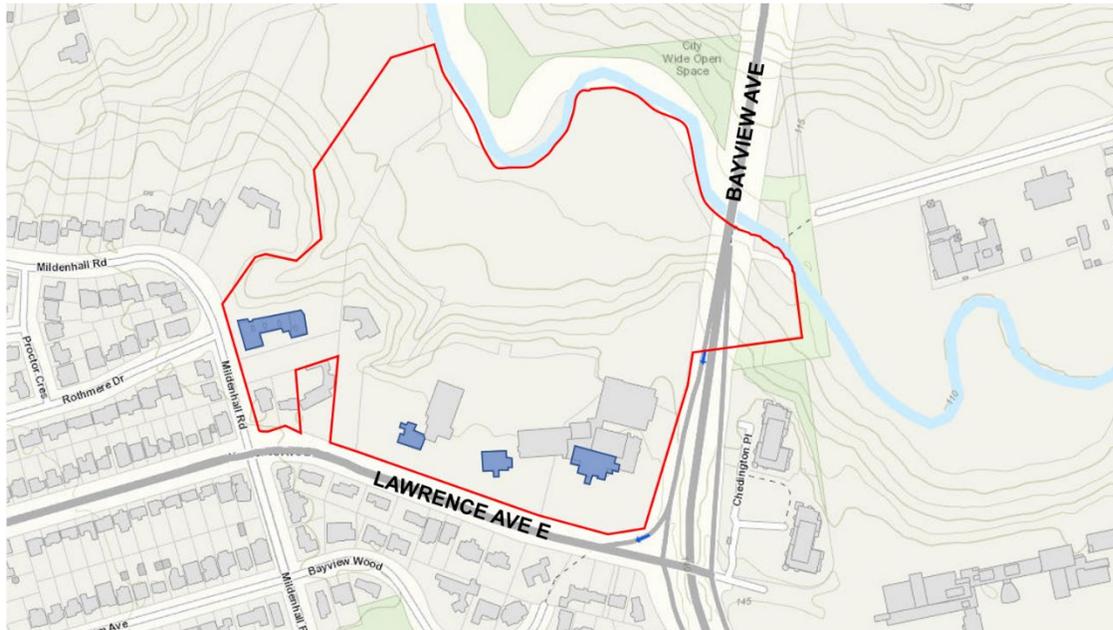


Figure 1. This location map is for information purposes only. The exact boundaries of the properties are not shown. The red outline marks the location of the subject site, and the blue shading indicates the buildings identified for cultural heritage value (City of Toronto iView Mapping, annotated by Heritage Planning, 2024).



Figure 2. Clockwise from top left: 296 Lawrence Avenue East, 306 Lawrence Avenue East, 101 Mildenhall Road, 318 Lawrence Avenue East (Heritage Planning, 2024).

**RESEARCH, EVALUATION &
VISUAL RESOURCES**

ATTACHMENT 4

294-318 LAWRENCE AVENUE EAST & 101 MILDENHALL ROAD

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Clockwise from top left: 296 Lawrence Avenue East, 306 Lawrence Avenue East, 101 Mildenhall Road, 318 Lawrence Avenue East



Aerial view of the Toronto French School (TFS Alumni Facebook)

1. DESCRIPTION

294-318 Lawrence Avenue East and 101 Mildenhall Road - Toronto French School	
ADDRESS	294 Lawrence Avenue East (structure address 296 Lawrence Avenue East); 306 Lawrence Avenue East; 318 Lawrence Avenue East; 101 Mildenhall Road
WARD	Don Valley West - Ward 15
NEIGHBOURHOOD/COMMUNITY	Bridle Path-Sunnybrook-York Mills ¹
CONSTRUCTION DATE	294-318 Lawrence Avenue East (including structure address 296 Lawrence Avenue East): 1923 101 Mildenhall Road: 1969
ORIGINAL USE	294-318 Lawrence Avenue East (including structure address 296 Lawrence Avenue East): Residential 101 Mildenhall Road: Institutional (School)
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Institutional (School)
ARCHITECT/BUILDER/DESIGNER	See Section 3
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	2006 ²

1 As defined by City of Toronto Neighbourhoods map and profiles

2 The properties at 294-318 (including structure address at 296) Lawrence Avenue East were originally listed on the North York Inventory of Heritage Properties. They were confirmed on the City of Toronto's Heritage Register in 2006 by Council decision following municipal amalgamation. The property at 101 Mildenhall Road is not listed.

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject properties at 101 Mildenhall Road and 294-318 (including structure address at 296) Lawrence Avenue East for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

101 MILDENHALL ROAD

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

294-318 LAWRENCE AVENUE EAST

(including structure address at 296 Lawrence Avenue East)

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	✓
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. INDIGENOUS PRESENCE

For time immemorial, Toronto has been home to Indigenous peoples. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Between 1300-1450 years ago, villages focused on growing food appeared in the Toronto area and became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, and were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that linked Lake Ontario to Georgian Bay. After the Wendat were dispersed from the area, the Toronto area was home to Seneca Nation (part of the Haudenosaunee Confederacy), and later the Anishnaabe. Archaeological investigations have uncovered dozens of Indigenous sites located along the rivers in the vicinity of Toronto, including the Don River and its tributaries.

ii. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Bridle Path-Sunnybrook-York Mills Neighbourhood

The subject properties are located at the northwest corner of Lawrence Avenue East and Bayview Avenue in the Bridle Path-Sunnybrook-York Mills neighbourhood, which straddles the ravine system of the west branch of the Don River in north Toronto. The Bridle Path-Sunnybrook-York Mills neighbourhood is within the former boundaries of the community of North York, prior to its amalgamation with the City of Toronto.³

In the early 20th century, North York remained predominantly rural in character. One of the earliest developments near the intersection of Bayview and Lawrence avenues was a large estate constructed by Joseph Kilgour in 1909 (the grounds of the estate, known as Sunnybrook Farm, are now occupied by the Sunnybrook Health Sciences Centre). Starting in the early 1920s, the area along Bayview Avenue and the Don River attracted the interest of several other wealthy men who also constructed grand country estates, including Dr. Herbert Bruce's Annandale-Uplands (2 Valleyanna Drive, 1921), Edward R. Wood's Glendon Hall (2275 Bayview Avenue, 1923-5), and F.P. Wood's estate, which later became the Crescent School (2365 Bayview Avenue, 1931). An advertisement from 1929 proclaims the "beauty" and "accessible remoteness" of the location to highlight it as an exclusive, high class residential district targeted towards the very wealthy who desired to remain close to the city centre, while escaping some of the costs, noise, and lack of space associated with living in there.⁴

In 1923, Sir Clifford Sifton purchased land on the north side of Lawrence Avenue East and hired the architectural firm of McGiffin and Smith to design three houses for himself and two of his sons (Image 1).⁵

The Sifton Family

Sir Clifford Sifton (1861-1929) is primarily known as the politician credited with the rapid expansion of immigration and settlement of the Western provinces in the early 20th century. His father (John Wright Sifton) was a Liberal Party supporter who received a government contract to build a telegraph line and a portion of the Canada Pacific Railway through western Ontario and Manitoba. Due to his father's work, Clifford Sifton

3 For additional information on the Bridle Path-Sunnybrook-York Mills neighbourhood, refer to the Notice of Intention to Designate staff reports for 2365 Bayview Avenue and 2 Valleyanna Drive.

4 Dendy and Kilbourn, p.229. The advertisement was printed in a volume of *Canadian Homes and Gardens*.

5 The roadway known as Lawrence Avenue takes its name from members of the Lawrence family, who owned the Concession lots either side of Yonge Street and north of present-day Lawrence Avenue in the mid-19th century. The lands formerly owned by the Lawrence Family and those comprising the subject properties were purchased by Toronto Suburbs Ltd. with the intent to subdivide the land for residential development. Plans were halted by the outbreak of World War I in 1914. Sifton purchased the land from Toronto Suburbs Ltd.

spent a portion of his childhood in Winnipeg⁶ before attending Victoria College in Cobourg, Ontario. Following his studies, Sifton returned to Manitoba where he opened a law firm with his brother Arthur, while working to establish himself in politics. Sifton was first elected to the provincial government as the representative of North Brandon in 1888. He successfully ran for the Liberal party in the federal election of 1896 and was appointed to cabinet as Minister of the Interior and Superintendent General of Indian Affairs by Prime Minister Wilfred Laurier.

During his political career, Clifford Sifton supported the elimination of public funding for denominational schools, financial support for railway expansion, and the dramatic increase in immigration to the prairie regions of Western Canada. His policies courted agricultural settlers not only from the United States and Britain, but also central and eastern Europe, which was controversial at the time. Other minority groups and those likely to settle in urban areas were "actively discouraged" through those policies.⁷ Sifton was also responsible for approving negotiations regarding Treaty 8, encompassing lands in northern British Columbia, Alberta, Saskatchewan, and the Northwest Territories.⁸ He was knighted in 1915.

Clifford Sifton and his wife had five sons. All five sons were either directly involved or acted as shareholders in the family company Armadale, which comprised numerous business holdings, including several publishing companies. However, it appears that only Harry and Clifford Jr. were based in Toronto in the years preceding Sifton's development of the Lawrence Avenue property.⁹ Three houses were constructed on the estate (Image 2): the grandest, at 318 Lawrence Avenue East was for Sir Clifford as his own residence; the house at 296 Lawrence Avenue East was constructed for his third son, Henry Arthur (Harry) Sifton (1891-1934); and the house at 306 Lawrence Avenue East was constructed for Sifton's fourth son, Clifford Sifton Jr. (b.1893).

Sir Clifford Sifton died in 1929 (Image 3). Harry Sifton resided at 296 Lawrence Avenue East until his death in 1934, whereupon Clifford Sifton Jr. assumed control of the entire estate. In 1947, Sifton Jr. sold the easternmost portion of the estate containing 318 Lawrence Avenue East to the Ursuline Sisters of London and Chatham for use as their cenacle. The following year, the western portion of the estate containing 296 Lawrence Avenue East was also severed and sold outside of the Sifton family.

Conversion of the Sifton Estate to an Educational Complex

Over a period of two decades, the former Sifton Estate transformed from residential use to an educational complex, first administered by separate institutions and later united by the Toronto French School, which continues to oversee the properties at present.

6 Clifford Sifton was born in Middlesex County, near Arva, Ontario.

7 Hall

8 In April 2023, provincial and federal governments of Canada reached a settlement with Indigenous treaty partners for compensation for the loss of use and benefit of lands owed under Treaty 8, signed in 1899 (Matassa-Fung, Global News).

9 *Toronto Daily Star*, June 2, 1928; *The Globe and Mail*, April 22, 1961.

The first building adapted for educational purposes was the house at 296 Lawrence Avenue East. It was purchased for use as the Bishop De Charbonnel Bilingual Secondary School and construction of an addition to the rear of the building was underway by fall of 1962 (Image 4).¹⁰ Instruction was given by les Soeurs de la Congregation de Notre Dame de Montreal in both English and French.

Within a few years following the opening of the De Charbonnel school, the Ursulines acquired 306 Lawrence Avenue East with the intention of opening an elementary school. Classes began in fall of 1966, and they continued to use the adjacent building at 318 Lawrence Avenue East as their cenacle, which they had previously purchased in 1947 as noted above. The Ursulines, a Roman Catholic female religious order, have a long history in Canada. They first established themselves in Quebec in the seventeenth century, with the mission to educate girls and convert the local Indigenous population. As their membership increased, they were able to expand into other areas of North America and their continued emphasis on promoting women's education resulted in the founding of Brescia University College, affiliated with Western University, in 1919.¹¹

In 1969, the De Charbonnel School closed, but it was not the end of French language education on site. That same year, an adjacent property to the west of the former Sifton Estate at 101 Mildenhall Road was purchased by the Toronto French School (TFS).

TFS was founded in 1962 by Harry Giles and Anna Por, who sought non-denominational bilingual education for their children.¹² After growing from hosting the first classes in the basement of their Lawrence Park home, they progressed to renting a variety of rooms in facilities scattered across the city before purchasing the Mildenhall site. A new high school was designed by the architectural firm of Banz, Brook, Carruthers, Grierson Shaw Architects, which opened in 1971. In 1973, Harry Giles received the Order of Canada for his role as a co-founder of French immersion education in Canada and his commitment towards national, bilingual and bicultural identity.¹³ The Toronto French School's continued growth led to the purchase of 318 Lawrence Avenue East in 1981, followed by 296 and 306 Lawrence Avenue East in 1983. Harry Giles served as the headmaster at TFS for 22 years before leaving the institution in 1986. In 1989, he founded the Giles School, which shares a similar model to the TFS (Images 5 and 6).

The Toronto French School was among the earliest non-denominational French immersion education programs in Canada. While French-language instruction existed prior, it was primarily taught in conjunction with Catholic religious pedagogy. Beginning in the 1950s, the French-speaking population in Quebec began to advocate more strongly for laws to protect their language and culture, and the modernization and secularization of health, education and social services. This period of unrest became known as the Quiet Revolution, and included calls for strengthening public participation

¹⁰ *The Globe and Mail*, November 2, 1962, p.4.

¹¹ In 2023, Brescia announced it would be merged into Western University, and would no longer be an affiliated university college. Bhargava, CBC.

¹² Anna Por died in 1975, only a few months after the first graduation was held at the school. Harry Giles passed away in December 2021, at the age of 91 (<https://www.tfs.ca/news-detail--english?pk=1332903>).

¹³ <https://www.tfs.ca/our-community/school-history>

in political and economic decision-making. One significant outcome was the adoption of the first federal *Official Languages Act* in 1969 following the Royal Commission on Bilingualism and Biculturalism (1963–1969). This legislation enshrined French and English as the official languages of Canada and the right to receive services in either language from any federal institution in the country.

McGiffin and Smith, Architects

The buildings at 296, 306, and 318 Lawrence Avenue East were designed by the architectural firm McGiffin and Smith. Robert McGiffin (1873-1945) is most well known for his partnership with Alfred Chapman in the years preceding the First World War. Sandford Fleming Smith (1874-1943) worked in New York and Toronto during his early career. As a partner to Charles Bond between 1897-1914, Smith contributed to the design of numerous mansions in the Forest Hill neighbourhood, as well as many ecclesiastical, commercial, and industrial buildings throughout southern Ontario.¹⁴

Both McGiffin and Smith served overseas during the First World War. Following their return to Canada, the two architects formed a partnership in 1919. However, their business relationship was relatively short-lived; it ended in 1924 while the Sifton Estate was under construction. From 1924, Smith entered into another brief professional relationship, practicing with Arthur J. Everett, until the latter's death, although very little is known about their portfolio of work. Smith is only known to have designed three other residential properties during this portion of his career, all of which are located in the Bridle Path neighbourhood.¹⁵ One of these properties is an estate house designed in the Tudor Revival Style for Harry L. Plummer at 2359 Bayview Avenue (also known as Stonedene), which is listed on the City of Toronto's Heritage Register.

Banz, Brook, Carruthers, Grierson Shaw Architects

The firm of Banz, Brook, Carruthers, Grierson Shaw Architects designed the school at 101 Mildenhall Road. Founded in 1962, the Toronto-based firm evolved over the ensuing decades, and it is now known as CS&P Architects. The firm specializes in community projects including libraries, schools, public spaces, and recreation centres. During the 1960s and 1970s, Banz, Brook, Carruthers, Grierson Shaw Architects were known for its modernist design of public institutional buildings and were specialists in public libraries and other community facilities.¹⁶ Over its history, the architecture firm has designed the Brookbanks Community Library (1968), the Mimico Centennial Library, which won a Massey Medal in (1967), the Burlington Public Library (1969), and the Canadian Forces School of Administration and Logistics. In North York, they also designed Topcliff Avenue Public School (1965)¹⁷ and Pineway Boulevard Public School (1967).¹⁸ In 1971, the firm received a Merit Award from the OMRC Annual Design Awards for 101 Mildenhall Road for the architects achievement in "creating with the

14 Hill, entry for Sandford Fleming Smith. Some of Sandford Fleming Smith's early commissions were for his grandfather, Sir Sandford Fleming.

15 Ibid.

16 Robert Moffat, "Mimico Centennial Library" <https://robertmoffatt115.wordpress.com/tag/carruthers/>

17 An article on the school appears in the publication Journal RAIC (November 1965)

18 ERA, "North York's Modernist Architecture," Originally published in 1997 by the City of North York. Reprinted in 2009.

simplest forms of construction and the most economical finishes interior and exterior environments conducive to the learning process, to a feeling of well-being, and to a greater awareness of the empathy that can and should exist between student and the natural world".¹⁹

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The Toronto French School has grown from a single building constructed in 1971 to a large campus of educational facilities, incorporating the former estate homes of the Sifton family. At the time the Toronto French School acquired the buildings at 296-318 Lawrence Avenue East, they had already been converted to educational use and had several previous additions. As the institution has grown over time, the TFS has continued to increase the size of its facilities through several additions and interior alterations, most recently in 2013.²⁰ The rear additions have capitalized on the lower grade of the sloping table land, enabling them to be three and four storeys without an impact on the skyline of the original buildings (Image 6). The descriptions outlined in this report focus on the buildings identified for their cultural heritage value, at 101 Mildenhall Road and 296, 306, and 318 Lawrence Avenue East.

101 Mildenhall Road - Petite Ecole

The structure at 101 Mildenhall Road was constructed in 1971. It is a 3-storey educational building with a U-shaped plan and flat roof (Image 7) and was the first structure on the site that is associated with the Toronto French School. Designed in 1969 by Banz – Brook – Carruthers – Grierson – Shaw Architects for TFS, the U-shaped structure responds to its site conditions: situated on a small parcel of flat land, at the top of a bank, which falls off steeply to the north. In their site plan, the architects positioned the structure as close to the ravine as possible to maximize the visual connection with nature through direct views into the ravine. All the classrooms are aligned on the north (ravine) side of the building (Image 8). The landscaping between the building and top of the bank also extended that important visual connection.

The 3-storey, blended copper clay brick building displays elements identified with the Moderne style, a style known for its “celebration of bare unadorned surfaces, whose attraction lay in the simple beauty of frankly expressed materials and simplicity of form”²¹ The style was synonymous with “the popularity of mass-produced materials reflect[ing] a convergence of architecture and industrial design”.²² In Canada, the style was defined by aerodynamic forms with rounded corners, horizontal massing, and flat

19 TMU Archives, "Canadian Architect fonds, Toronto Series, Toronto French School"

20 All alterations listed in this report were derived from the Cultural Heritage Evaluation Report completed by SBA in 2023 for the Toronto French School. At the time of writing, Building Records had been requested but not yet received by City staff.

21 Leslie Maitland, Jacqueline Hucker, and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, (Broadview Press, 1992) 148

22 Ibid

roofs - all of which are evident on the building's U-shaped massing, adjusted to fit its tight conditions. The building consists of plain, unadorned elevations except for the north elevation with its projecting box windows offering views of the ravine and its glassed wall at the rear, a flat roof, rounded corners, and a low parapet banding. The principal (west) elevation features a recessed canopy at the entrance with a cedar slip lapped board and a boxed window set with a glass roof stacked above. The boxed windows overlooking the ravine, a unique feature designed to highlight the relationship to nature, and the boxed window set above the entrance canopy on the west elevation are formed from extruded brown anodized aluminum and have a glass roof.

The interior building materials, including the exposed clay brick entrance stairs and clay floor tiles convey the Moderne style (Image 9). The rounded sculptural element of the front lobby and the rounded corners of the exposed brick throughout the building are also features of this architectural style.

Landscaping between the building and the Don River valley and to the east provide a visual and physical link to natural landscape features of the forested ravine. Landscaping also separates the Petite Ecole from the estate houses.

296, 306, and 318 Lawrence Avenue East - former Sifton Estate

The Toronto French School acquired the property at 318 Lawrence Avenue East in 1981. Two years later, TFS purchased the properties at 294 (including structure address at 296) and 306 Lawrence Avenue East, reuniting the buildings of the former estate of Sir Clifford Sifton and his sons. The houses were designed in 1923 by the architectural firm McGiffin and Smith, and the project was completed in 1925.

Setting and Site Plan

The approximate 34-acre property that Sir Clifford Sifton purchased is located northwest of the intersection of Lawrence Avenue East and Bayview Avenue. The ecological and topographical features of the Don River ravine landscape form a substantial part of the subject property, stretching across its entire northern portion with the West Don River forming its northern boundary. The design and site plan of the estate houses, auxiliary structures, and landscape features are characteristic of early 20th century estates which, echoing centuries of tradition, extended and integrated the houses within the landscape architecturally and experientially.²³

McGiffin and Smith designed the spatial organization of the three Sifton estate houses to respond to the natural landforms - a steep ravine descent, gently sloping table land above the top of the bank, and flat land adjacent to the roadway. The Sifton estate houses were informally but evenly spaced along Lawrence Avenue, and their location at the rear of the flat land enabled the use of the sloped plateau for terraces and lower-level access. Originally, all three houses had both stone and lawn terraces between them and the ravine, offering expansive views of the Don River valley.

²³ Dendy and Kilbourne, *Toronto Observed: its architecture, patrons, and history* (Toronto: Oxford University Press, 1986) 229-235.

In their site plan, the architects responded to the bucolic character of the area with each house containing a circular driveway leading to its porte-cochère. Sir Sifton's estate house at 318 Lawrence Avenue East was originally accessed from the intersection of Bayview and Lawrence and the other two structures accessed from Lawrence Avenue. As characteristic of estate houses, they featured generous front setbacks, and were originally separated from Lawrence Avenue by park-like lawns with specimen trees.²⁴

Today, the deciduous nature and spacing of the trees along the Lawrence Avenue allows for continuous views of the estate houses from any location along the roadway.

Historically, wide expanses of lawn with tree plantings separated each estate house while informal pathways woven throughout the park-like setting established a visual and physical connection amongst them. Plantings of trees at either side of the entrance to Sir Sifton's estate at 318 Lawrence Avenue East marked the entrance to the more prominent structure. However, the current pedestrian system on the site linking the front sidewalk, which was added along the route of the curvilinear drive, to the buildings on the site and extending out to the playing field and ravine has evolved since the 2000s.²⁵

Sifton Estate Houses

The three built structures at 296-318 Lawrence Avenue East fronting Lawrence Avenue were designed to reflect Period Revival styles, primarily elements of Tudor and Queen Anne Revival styles and incorporated Classicist architectural elements.²⁶ As was prevalent in the first half of the 20th century, Canadian domestic architecture continued to work within traditional forms and largely relied on historical European precedents.²⁷ The use of historically based styles known as Period Revivals, in which several revival styles were sometimes mixed in one building, resulted in buildings that were distinguishable from their architectural precedents "by their tendency towards eclecticism, use of contemporary building materials, and their subtle differences in scale and proportion".²⁸ In this period of time, architects were committed to renewed historicism while incorporating a modern trend towards "simpler forms with flatter wall surfaces, fewer advances and recessions, less ornament, and quieter silhouettes".²⁹ These characteristics of early 20th century Canadian architecture – the use of past architectural styles using contemporary building materials and methods are evident in the three estate houses.

24 The information on the site plan and landscape design of the estate houses is summarized from the Cultural Heritage Evaluation Report (2023) completed by SBA Architects for the Toronto French School.

25 SBA, Toronto French School, 2023

26 Liz Lundell's *The Estates of Old Toronto*, identifies the three houses as "a blend of English Tudor and Dutch design" while the City of North York's Directory to the Inventory of Heritage Properties (1996) identifies 318 Lawrence E as designed in the Dutch/English Period Revival style; 306 Lawrence E as Period Revival/Queen Anne; and 296 Lawrence E as Dutch/English Period Revival. The CHER (2023) completed by SBA Architects identifies the style as interpretations of the Queen Anne Revival style.

27 Harold Kalman, *A History of Canadian Architecture* (Toronto: Oxford University Press, 1994): 705

28 Leslie Maitland, Jacqueline Hucker and Sharon Ricketts, *A Guide to Canadian Architectural Styles*, (Broadview Press, 2004):149.

29 Harold Kalman, *A History of Canadian Architecture* (Toronto: Oxford University Press, 1994): 705

Tudor Revival was one of the most popular revival styles that defined early 20th century domestic architecture across North America and was particularly prevalent within early automotive suburbs and those adopting Garden City ideals.³⁰ The style drew its inspiration from the rural vernacular architecture of Tudor England. The style is generally defined by brick and stone cladding, applied half timbering (although not applicable to the subject property), exposed rafters, steeply pitched gable roofs, use of leaded glass, prominent chimneys, and a generally picturesque, asymmetrical massing. As the style disseminated it was invariably altered and adapted to local building conditions and economies, resulting in a wide variety of interpretations and permutations of Tudor Revival within Toronto's neighbourhoods.

Popularized in the late-19th century and turn of the 20th century, the Queen Anne Revival style reflected the opulence of the Victorian era. The style was based on the work of English architect Richard Shaw who drew inspiration from the medieval era as well as the residential architecture of the English Renaissance under Queen Anne. In North America, the Queen Anne Revival style is characterized by its variety of materials, asymmetrical compositions, complicated roof lines and an array of architectural detailing where "such historically disparate features work well together, thanks to the governing principles of picturesque design."³¹

The estate houses at 296, 306, and 318 Lawrence Avenue East are all two-and-a-half-storey, dichromatic red brick structures with manufactured stone elements. Each structure incorporates a combination of elements of a Period Revival style blended with Classicist architectural elements resulting in slight variations amongst the three structures but stylistically and materially unified. A 20th century or 'modern' aspect to these structures is their rare use of fire rated materials in residential construction, as well as the proprietary concrete block foundations, and the metal pan and concrete floor slabs and stairs beneath the rich finishes (Image 2).³² Manufactured stone was used for all the decorative masonry elements – the opening of local Portland cement factories and the modernization of casting techniques and equipment resulted in manufactured stone being less costly than natural stone.³³

318 Lawrence Avenue East

The largest and offering the most complex design of all three structures is the house-form building at 318 Lawrence Avenue East, rising 2 ½ storeys on a raised basement and incorporating an asymmetrical plan (Image 10). This dichromatic structure is clad with red brick laid in a running bond with recessed red mortar joints with architectural detailing in manufactured stone with fine vertical grooved surfaces. Elements of Tudor Revival style are evident on the principal (east) façade in the balanced asymmetrical composition introduced by the two-storey bay with stone quoining of the gable ends to the north of the central entrance, the steeply pitched gable roofs, the composition of a variety of window types and sizes, including their manufactured stone surrounds,

30 Leslie Maitland, Jacqueline Hucker and Sharon Ricketts, *A Guide to Canadian Architectural Styles*, (Broadview Press, 2004): 153-154

31 Maitland et al, p, 105-107

32 SBA, CHER: The Toronto French School (2023)

33 Ibid.

accentuating the window openings, and the central stone bay window which includes stone muntins, lintels, cornice molding, and shaped stone corner units. Likewise, the prominent chimneys are detailed with their recessed brick panels with stone corner, recessed corners and stone cap with cornice reflect the influence of the English Tudor style as does the leaded glass windowpanes and articulated balustrades. Classicist architectural elements include a centrally located porte-cochère with its Roman arches, entablature, decorative frieze, and decorative stone railing around a second level deck; as well as the segmental arched solarium window openings, entablature, pilasters, and keystones.

In 1980 when the house was purchased by the Toronto French school, a number of alterations were undertaken including a small one-storey addition to the east and west as well as interior renovations, completed by Web Zerafa Menkes Housden Partnership Architects (Image 11). In 1981, the stand-alone stables on the property were demolished. In 1985, a two-storey multipurpose room was constructed to the rear. In 1989, a science wing was added to the east, designed by Michael M Kopsa Architect. In 2003, Moriyama and Teshima Architects designed a large addition to the west and a facility housing a swimming pool to the rear. In 2013, Montgomery Sisam Architects undertook several interior alterations to the science wing and the library.

306 Lawrence Avenue East

The two-and-a-half storey red brick house at 306 Lawrence Avenue East shows the influence of another Period Revival style, the Queen Anne Revival style, in its dormered roof, high gables, chimneys, and asymmetrical composition (Image 15). The round, stone window surrounds on the east wing are more reflective of Classicism in their styling and link it stylistically to the house located at 296 Lawrence Avenue. Similar to the principal house at 318 Lawrence Avenue East, Tudor Revival style influences are also noted in the composition of a variety of window types, sizes, and groupings, including their manufactured stone surrounds and the leaded glass diamond shaped windows divided by stone mullions. All three structures are unified by their centrally placed porte-cochère here in decorative metal with a beamed tongue and groove ceiling and original light fixture (Image 16). The triptych arrangement of single entrance door flanked by sidelights in diamond-shaped leaded glass with stone lintels and surrounds are repeated Tudor motifs. To the west of the porte-cochère is a prominent two-storey bay with a flat roof. The west elevation features a small cold storage with rustic vented wood door and stone surrounds. The east elevation features a solarium with lunette segmental stone arches with keystones supported on recessed panel stone piers and recessed stone panels below the windows including a stone door surround with two side arches, horizontal stone weathering band at sill level and original wood windows with internal venting system (Image 19).

Aerial images dated 1965 indicate a rear addition.

296 Lawrence Avenue East

The house-form building at 296 Lawrence Avenue East with an L-shape plan is the more modest of the three Sifton estate houses (Image 20). Elements of the Queen Anne Revival style include a slight asymmetrical composition on its principal (south) elevation with a central porte-cochère with Tudor arches, quoining at the vehicular arches, buttressed piers at the outer corners, tongue and groove wood ceiling (currently painted white) framed by beams in a single bay, two iron wall sconces and a single entrance wood door with two sidelights divided into 5 panes and its simple stone surround. The exposed rafter end with wood crown molding beneath and the decorative rafter end giving a rustic effect to the soffit convey the preference for detail. The asymmetrical composition of a variety of window types and sizes including the three-storey bay on the east elevation.

Aerial images dated 1965 indicate a rear addition had been constructed. In 2002, AREA Architects designed a 3rd floor addition over the two-storey school addition at the rear; modifications to the entrance and another small addition were also undertaken at this time.

Interior Features of 296, 306, and 318 Lawrence Avenue East

All three of the houses have common interior elements. The interiors of the structure at 318 Lawrence Avenue East are the most elaborate while those of 296 Lawrence Avenue East are the least and are typically Classicist in style (Images 12, 17, and 22). The use of rich details and materials are typical of the estate typology. Common interior attributes include the following: a suite of formal rooms immediately upon entering, with a decorative wood staircase open to the floor above and the use of wood throughout; black and white marble floor tiling on the entry and foyer (Image 23); plaster walls struck with coursing lines to represent stone; prominent fireplaces; solariums on the main floors (Image 19); decorative cast iron radiators; decorative plaster cornice molding; and wood flooring except where tiling exists.

Interior features particular to 318 Lawrence Avenue East include: the two-storey entrance hall with a floating circular wood staircase with a paneled wood newel at the flared based, which extends from the basement to the second level (Image 13); the small, paneled door with a curved header, pilasters and columns supporting a beamed ceiling; a massive stone fireplace; a triptych of beveled glass leaded windows, plaster niches; four large double wood doors with moldings and decorative headers; wood paneled entrance vestibule with paneled ceiling. In the library, the beamed ceiling, wood paneling, doors, surrounds, transoms, and moldings; the book shelving and wood atlas stand; original wall sconces; and the exposed original exterior wall and stone architectural elements (Image 14).

Interior features particular to 306 Lawrence Avenue East include: a bowed wooden staircase extending from the basement to the second floor; the birdcage newel and handrails; flower motif plaster cast inset of the ceiling cornice; wall sconces; large fireplace with stone mantle with rhombus shaped throat whose coursing matches the rendered plaster wall coursing (Image 18). The hunting themed crest, similar to the

original Toronto Hunt Club's, on the mantle of the west front room reflects the importance of riding to the Sifton family and to Clifford Sifton Junior in particular.³⁴ Other interior features include the wood doors punctuated with small square window insets associated with the Ursuline School Chapel and the original basement fireproof vault door. A portion of the exterior wall complete with arched opening to the terrace has been encapsulated following a later rear addition.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached (Attachment 3) shows the site of the properties at 294-318 (including structure address at 296) Lawrence Avenue East and 101 Mildenhall Road.

The subject properties are located adjacent to the West Branch of the Don River on the north side of Lawrence Avenue East, west of Bayview Avenue. Bayview and Lawrence avenues do not intersect; both streets deviate from the standard city grid to respond to the terrain (Image 24). This portion of Lawrence Avenue East terminates at the entrance to York University's Glendon Campus and does not connect with itself on the eastern side of the river, while an underpass beneath Lawrence Avenue allows most traffic to flow unimpeded along Bayview Avenue.

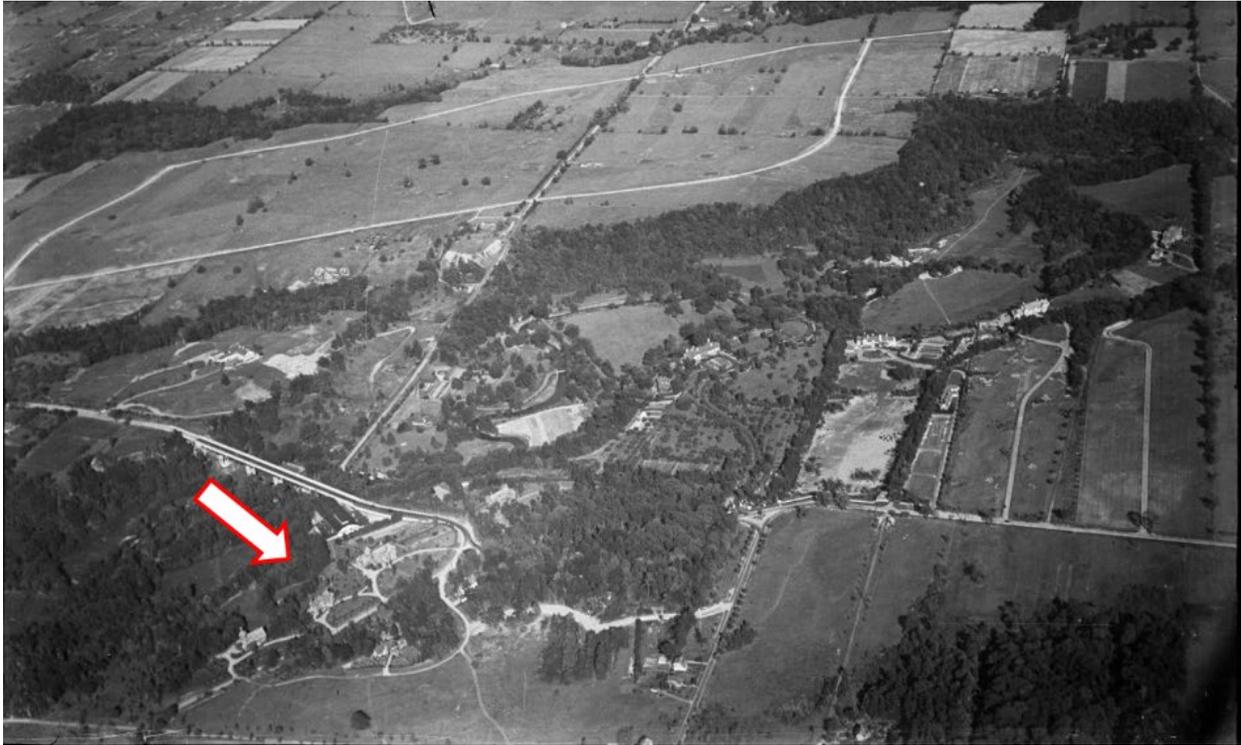
To the north and south of the subject properties along Bayview Avenue, there is a collection of former estate buildings constructed in the same time period as the subject properties, several of which have been adaptively re-used for institutional purposes. The architectural and experiential integration of buildings and landscape was integral to the design of these early 20th-century estates, and it remains central to their character through the present. Many of these former estates are included on the Heritage Register, including: Stonedene (2395 Bayview Avenue, 1929); the F.P. Wood Estate, also known as Crescent School (1931); Glendon Hall (1923), designated Part IV; the McLean Estate (1929) and Donningvale (2075 Bayview Avenue 1929-1931), both part of Sunnybrook Hospital; the Hubert Page house (2 The Bridle Path, 1936); and E. P Taylor's Windfields Estate (2489 Bayview Avenue, 1937) (Image 25).

The residential neighbourhoods of Lawrence Park and Wanless Park are situated to the south and west of the Toronto French School campus respectively, and were developed in the early 20th century, beginning with the lots closest to Yonge Street. The properties in the immediate surroundings of the subject properties, including the south side of Lawrence Avenue East and Mildenhall Road remained undeveloped prior to the 1940s. They have a low-rise residential character comprising detached houses on large lots. The buildings are generally set back from the front property line and represent a wide variety of architectural styles and dates of construction.

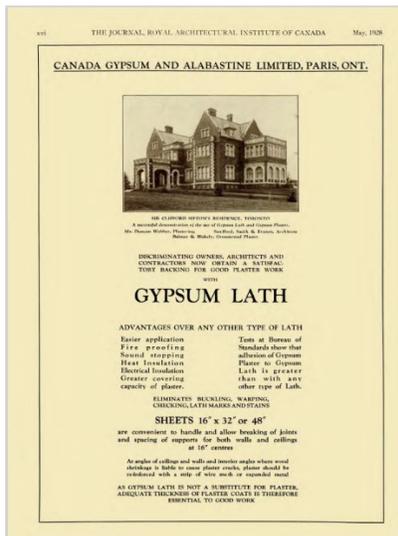
34 Clifford Sifton Junior was Master of the Toronto Hunt for a period.

The subject properties' lot depths are quite significant, extending to the edge of the Don River along the northern boundary. As such, the majority of the properties are regulated by the Toronto Conservation Authority, a characteristic that is shared by many of the other properties along this section of the Don River. The ravine along this portion of the river is steeply sloped. At present, the entirety of the floodplain on the subject properties is forested and has a deciduous nature, but historical aerial photography indicates that the Sifton family cleared sections and established trails for recreational use. These trails would have formed part of the interconnected "bridle path", linking up with other properties along the river.

4. VISUAL RESOURCES



1. Bayview and Lawrence avenues viewed from the southwest in 1930. Sir Clifford Sifton's estate is marked by the arrow. Starting in the early 1920s, the area along Bayview Avenue and the Don River attracted the interest of the wealthy who constructed grand country estates. The area was advertised for its accessible remoteness and beauty, away from the dirt and ills of the city. (City of Toronto)



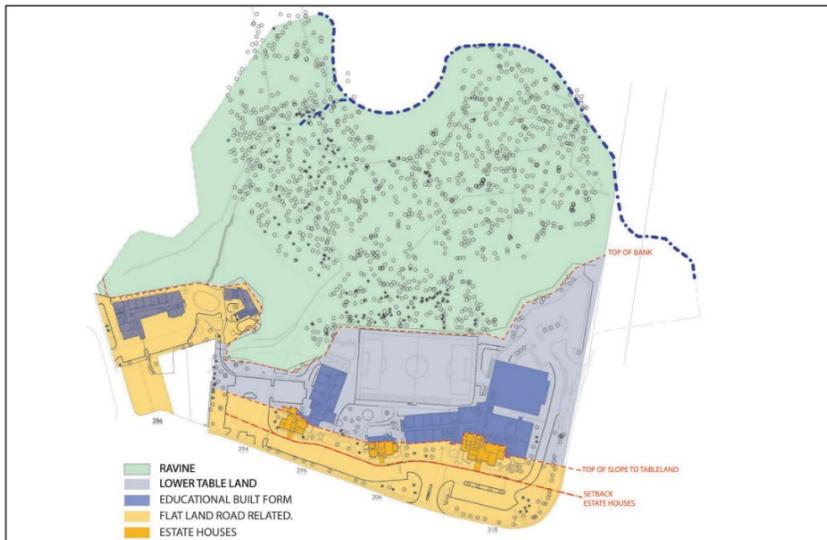
2. Sir Clifford Sifton's estate house at 318 Lawrence Avenue East was featured in an advertisement for Gypsum Lath - a fire proofing material that was used throughout the three estate houses, marking it as a rare use of fire-rated materials in a residential project. (RAIC, May 1928)



3. Mourners at Sir Clifford Sifton's funeral in 1929 at his residence at 318 Lawrence Avenue East. The estate house, commissioned in 1923, was designed by McGiffin and Smith (City of Toronto Archives)



4. The estate house at 296 Lawrence Avenue East viewed in c.1970. The De Charbonnel school addition to the rear of the house was built on sloping tableland without impacting the integrity of the estate house (Toronto Star Archives)



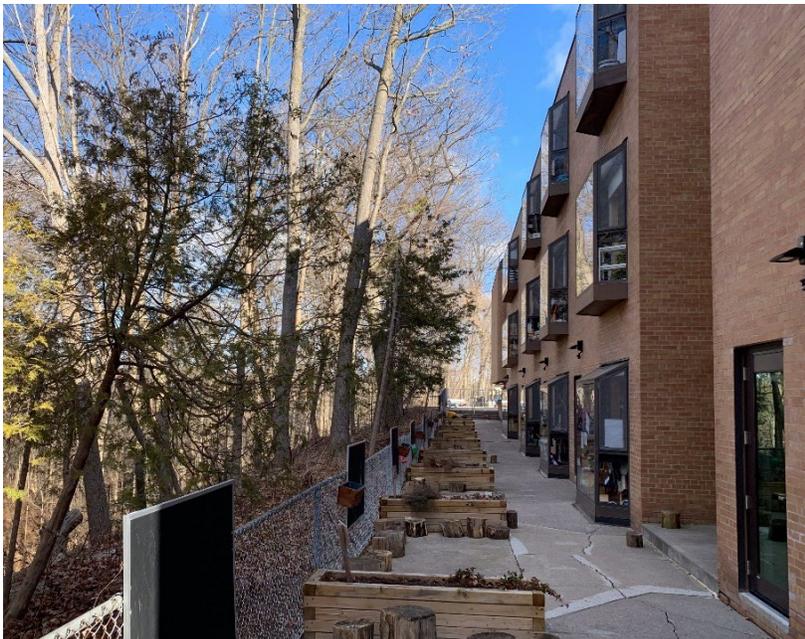
5. The spatial organization of the property is a direct result of its natural landforms: a ravine, gently sloping tableland above the top of bank and flatland adjacent to the road frontages (SBA, 2023)



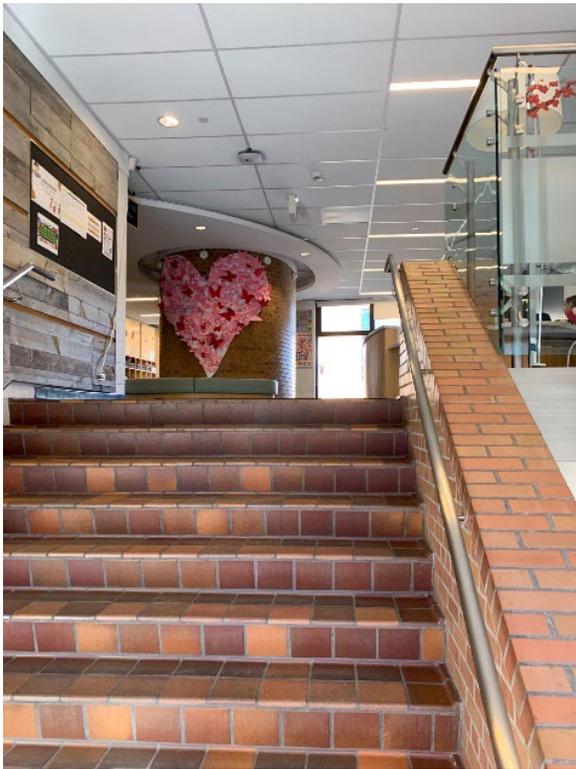
6. Additions (yellow: 1964-1981 and orange: 1981-present) to the estate houses (blue) have been constructed to the rear, on gently sloping tableland and reflect the historical evolution of the site from residential to religious to educational uses (City of Toronto aerial photography, annotated by Heritage Planning, 2024)



7. 101 Mildenhall Road designed in 1969 as the first purpose-built Toronto French School building on this site (Heritage Planning, 2024)



8. Ravine (north) elevation featuring rhythm of boxed windows providing classrooms with direct views of the Don River valley. The building was constructed tight to the ravine edge (Heritage Planning, 2024)



9. Interior features including clay floor tiles and sculptural element on the second floor of 101 Mildenhall Road convey the Moderne style (Heritage Planning, 2024)



10. Primary (south) elevation of Sir Clifford Sifton's house at 318 Lawrence Avenue East, offering the most complex design of the three estate houses, exhibiting the influence of primarily the Tudor Revival style (Heritage Planning, 2024)



11. West elevation of 318 Lawrence Avenue East showing a portion of the adjacent additions (Heritage Planning, 2024)



12. Floor plan of 318 Lawrence Avenue. Areas in red indicate significant interior spaces with primarily Classicist architectural elements (SBA, 2023)



13. The two-storey entrance hall with a floating circular wood staircase with a paneled wood newel at the flared based. Classicist elements are noted throughout (Heritage Planning, 2024)



14. Library with original wood detailing, wall sconces, and beamed ceiling (Heritage Planning, 2024)



15. The estate house at 306 Lawrence Avenue East reflecting Tudor Revival and Queen Anne Revival styles. The Tudor elements link it visually with Sir Clifford Sifton's estate house at 318 Lawrence Avenue East (Heritage Planning, 2024)



16. All three structures are unified by their centrally placed porte-cochère here in decorative metal with a beamed tongue and groove ceiling and original light fixture (Heritage Planning, 2024)



17. Floor plan for 306 Lawrence Avenue East. Areas in red indicate significant interior spaces with primarily Classicist architectural elements (SBA, 2023)



18. Details of the entrance hall with stone fireplace and hunting crest reflecting the important of riding for the Sifton family as well as the bowed wooden staircase (Heritage Planning, 2024)



19. Details of the solarium with original wood double door and windows with an internal venting system along with an original cast iron radiator (Heritage Planning, 2024)



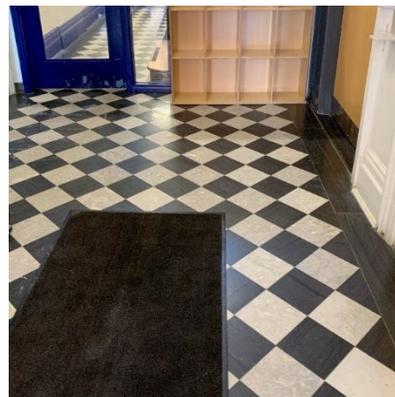
20. The estate house at 296 Lawrence Avenue East reflecting a more restrained application of Tudor Revival and Queen Anne Revival styles. Later additions built on the sloping table land (c.1960s and 2002) are visible to the right (Heritage Planning, 2024)



21. Northeast view of the estate house at 296 Lawrence Avenue East showing the later additions constructed on the natural sloping table land and pedestrian pathway in a curvilinear pattern (Heritage Planning, 2024)



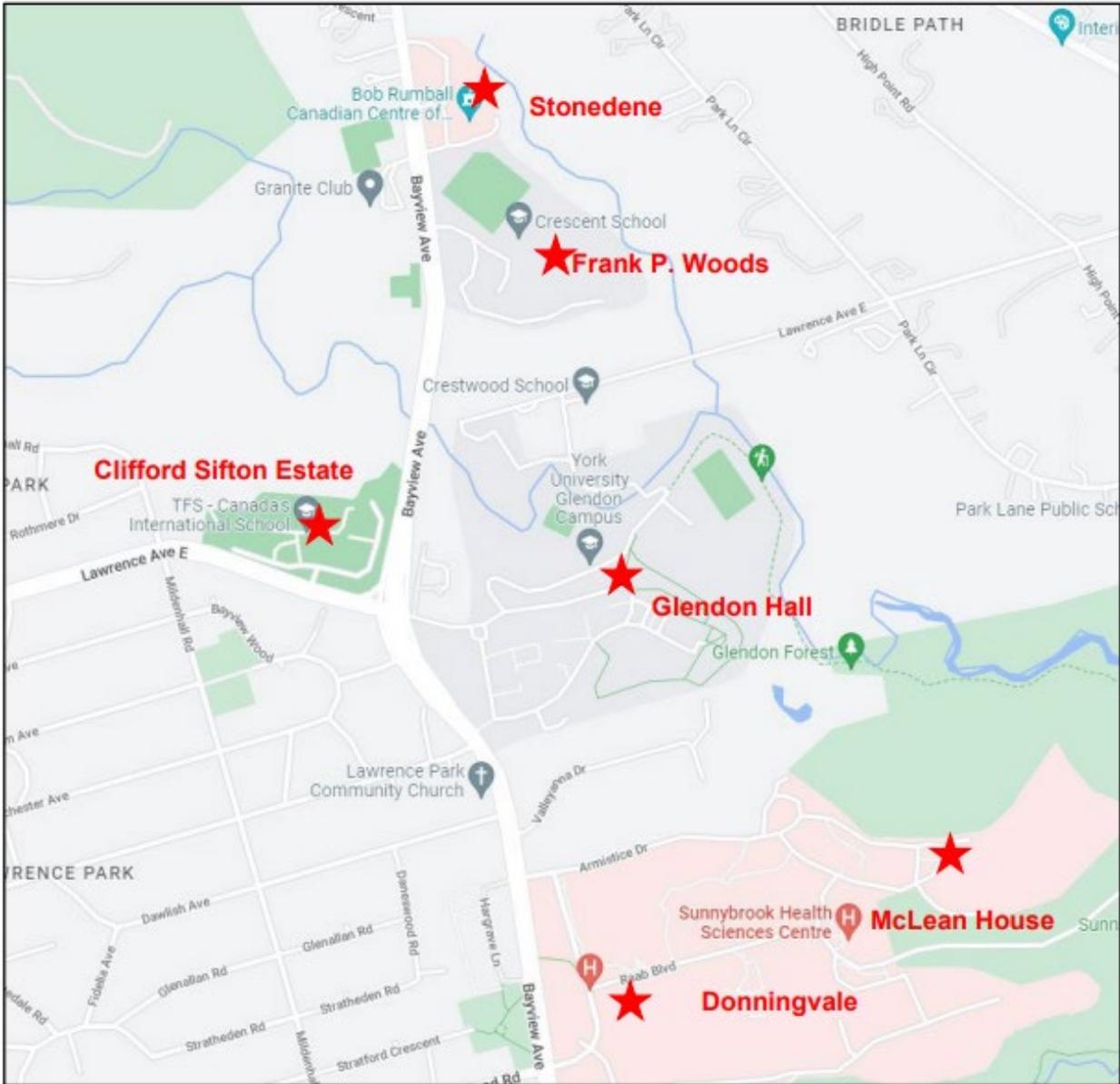
22. Floor plan of 296 Lawrence Avenue East (SBA, 2023)



23. Detail of original black & white floor tiling (Heritage Planning, 2024)



24. The estate houses at 296-318 Lawrence Avenue East are located on the north side of Lawrence Avenue East, west of Bayview Avenue. The deciduous nature and spacing of the trees along the Lawrence Ave allow for continuous views of the estate houses campus from any location along the roadway (Heritage Planning, 2024)



25. To the north and south of the Clifford Sifton Estate there is a collection of former estates that are included on the City's Heritage Register (marked by a red star). As with many of the surrounding former private estates, the former Sifton Estate has been adaptively re-used for institutional purposes, which is typical of the area (SBA, 2023)

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