

### Toronto Preservation Board

**Meeting No.:** 35

**Meeting Date:** Monday, September 22, 2025

**Start Time:** 9:30 AM

**Location:** Committee Room 2, City Hall/Video Conference

**Contact:** Tanya Spinello, Committee Administrator

**Phone:** 416-397-4592

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**Chair:** Julia Rady

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### **PB35.5 - 306 Lawrence Avenue East - Alteration and Demolition of Heritage Attributes of a Designated Heritage Property under Section 33 and 34 of the Ontario Heritage Act**

**Decision Type:** ACTION

**Status:** Adopted

**Ward:** 15 - Don Valley West

#### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council approve the application to alter the designated heritage property at 306 Lawrence Avenue East, in accordance with Section 33 and Section 34 of the Ontario Heritage Act to allow for the construction of a three-storey, 350-seat Performing Arts Centre in accordance with the plans and drawings dated May 13, 2025 prepared by CS+P Architects and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA) prepared by Stevens Burgess Architects Ltd. dated January 2025 and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan and a Landscape Plan, satisfactory to the Senior Manager, Heritage Planning, subject to conditions.

2. City Council direct that its consent to the application to alter the designated heritage property at 306 Lawrence Avenue East, in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the demolition of heritage attributes at 306 Lawrence Avenue East, under Part IV, Section 34 of the Ontario Heritage Act are subject to the following conditions:

a. prior to the issuance of any permit for all or any part of the property at 306 Lawrence Avenue East, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the HIA prepared by Stevens Burgess Architects Ltd. dated January 2025 and on file with the Senior Manager, Heritage Planning for the property at 306 Lawrence Avenue East, to the satisfaction of the Senior Manager, Heritage Planning;

2. provide a detailed Landscape Plan for the subject property, demonstrating how it will support the cultural heritage value of the subject property, satisfactory to the Senior Manager, Heritage Planning;

3. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.a.1 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning;

4. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation and Landscape Plans; and

b. that prior to the release of the Letter of Credit required in Recommendation 2.a.4 above, the owner shall:

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

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

Colin Yu, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 306 Lawrence Avenue East - Alteration and Demolition of Heritage Attributes of a Designated Heritage Property under Section 33 and 34 of the Ontario Heritage Act.

### **Origin**

(September 8, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on September 22, 2025 the Toronto Preservation Board considered Item [PB35.5](#) and made recommendations to City Council.

### **Summary from the report (September 8, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council approve the alterations and demolition of heritage attributes proposed under Sections 33 and 34 of the Ontario Heritage Act for the Part IV designated heritage property at 294-318 Lawrence Avenue East.

The properties at 294 (including 296), 306 and 318 Lawrence Avenue East, which now constitute the campus of the Toronto French School (TFS), are designated under Part IV of the Ontario Heritage Act by By-law No. 688-2024, enacted by City Council on June 27, 2024.

The Heritage Permit application is being made to allow for the construction of a new 350-seat Performing Arts Centre (PAC) and the conversion of the house form structure at 306 Lawrence Avenue East into the offices of the Head of School and Registrar. The PAC will be located to the north of and physically connected to the existing structure at 306 Lawrence Avenue East. The PAC is designed and sited to appear as a distinct structure set back from the designated residential structures, visually subordinating it when viewed from Lawrence Avenue. The proposal would see the demolition of a recent addition to the rear of 306 Lawrence Avenue East.

Heritage Planning staff has reviewed supporting materials for the submission including plans and drawings submitted as part of a Site Plan Control application prepared by CS&P Architects dated May 13, 2025 and a Heritage Impact Assessment (HIA) prepared by Stevens Burgess Architects Ltd. dated January 2025. Heritage staff are satisfied that the proposal will limit impacts to the heritage attributes of the property through appropriate mitigation, while allowing the TFS to continue offering new arts programs.

### **Background Information**

(September 8, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 306 Lawrence Avenue East - Alteration and Demolition of Heritage Attributes of a Designated Heritage Property under Section 33 and 34 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-258362.pdf>)

Staff Presentation on 306 Lawrence Avenue East - Alteration and Demolition of Heritage Attributes of a Designated Heritage Property under Section 33 and 34 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-258699.pdf>)

### **Communications**

(September 22, 2025) E-mail from Nicole Corrado (PB.New)

### **Speakers**

Jane Burgess