

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

Date: September 8, 2025

To: Toronto Preservation Board

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

Wards: Ward 15 – Don Valley West

SUMMARY

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.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning 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.

FINANCIAL IMPACT

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

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

DECISION HISTORY

On March 28, 2024, Toronto Preservation Board recommended that 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.
<https://secure.toronto.ca/council/agenda-item.do?item=2024.PB16.6>

On April 17 and 18, 2024, City Council stated 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 Planning.
<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH11.18>

On June 27, 2024, City Council enacted Designation By-law 688-2024 to designate the subject property at 294, 306, and 318 Lawrence Avenue East under Part IV of the Ontario Heritage Act.
<https://www.toronto.ca/legdocs/bylaws/2024/law0688.pdf>

BACKGROUND

Subject Site

The subject site is located at 306 Lawrence Avenue East in North York, at the northwest corner of Lawrence Avenue East and Bayview Avenue. The property is bounded to the west by Mildenhall Road and the Don River to the north.

Heritage Property

The subject property is located on the north side of Lawrence Avenue East, between Mildenhall Road and Bayview Avenue in the Bridle Path-Sunnybrook-York Mills neighbourhood. It comprises a group of buildings forming the 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 to respond 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.

Designated under Part IV of the Ontario Heritage Act, the buildings 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 properties are also valued for their direct association to the Toronto French School, which was founded in 1962 by Anna Por and Harry Giles.

Adjacent Context

There are no properties adjacent to the subject property that are identified on the City's Heritage Register. Although not adjacent, there are several listed and/or designated properties within close proximity of the subject property, including Glendon Hall on the York University campus, the Frank P. Woods Estate located on Crescent School campus, and Donningvale Vaughan Estates located on the Sunnybrook Health Services Centre grounds.

Alteration Proposal

The proposed new construction is designed to meet growing programming needs for the TFS and improve accessibility between buildings on the campus. The focus of this work is a new Performing Arts Centre that includes a 350-seat auditorium with supportive classrooms and learning spaces, a new Registrar's/Head of School Office, internal streetscape improvements and the introduction of accessible interior connections between buildings on multiple levels. The new structure seeks to implement modern pedagogical philosophies while integrating appropriately with the designated historic structures. The design seeks to rationalize complex grade level changes across multiple floor levels that are not physically aligned, to achieve universal accessibility.

Conservation Strategy

The proposed design retains all the designated structures, repurposing one currently used as an administration building as the new offices for the head of school and registrar. Two small, non-historic ancillary structures and a set of stairs are proposed to be demolished, along with a 1970s addition to the rear of 306 Lawrence Avenue East. The original exterior wall of 306 Lawrence Avenue East exposed by the demolition, will be mostly encapsulated within the new construction. Any exposed areas of masonry will be reviewed and made good to recognized conservation standards.

The required Conservation Plan will address strategies for the preservation of exterior masonry walls and chimneys, manufactured stone used in window and door surrounds and coping stones, leaded glass and wood windows, exterior entry doors, the porte cochere, and copper details including flashings, chimney caps, gutters and downspouts. Interior attributes including the main staircase, fireplaces, decorative plaster work, flooring, wood trim, original interior doors, cast iron radiators, original light fixtures and the fireproof vault door, will be preserved and subject to appropriate conservation treatments.

The small exterior cold storage room, located on the west elevation of 306 Lawrence Avenue East is proposed to be removed but the removal will be mitigated by the salvage of the cold storage door and manufactured stone surround heritage attributes.

Heritage Planning Policy Framework

The Planning Act

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

The Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a

strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved"

"Conserved" is defined in the PPS as the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained.

Policy 4.6.2 states that "Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved."

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

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

Toronto Official Plan

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

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

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.12. Designated heritage properties will be protected against deterioration by neglect through the enforcement of heritage property standards by-laws.

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

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

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto.

The Standards and Guidelines can be accessed here:
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Heritage Planning staff have worked with the applicant since early in the development planning process to address heritage concerns related to the massing, alterations, and potential demolition of heritage attributes related to the proposed three-storey, 350-seat PAC.

In the final design, the PAC is proposed to wrap around the east elevation of 306 Lawrence Avenue East but will not overwhelm or detract from the historic arrangement of the designated structures as seen from Lawrence Avenue and the public realm. The new structure is proposed to be lower than the ridgelines of the designated house form structures and is clearly subordinate to them.

Although the small exterior cold storage room, located on the west elevation of 306 Lawrence Avenue East is proposed to be removed, staff accept the heritage consultant's conclusion that the need for code compliant exits from the basement and main floors requires its removal, but the loss is mitigated by the salvage of the heritage attribute of the cold storage door and manufactured stone surround.

Heritage Planning staff is 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.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner will be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning.

Landscape Plan

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

The Landscape Plan should provide details as to how the proposed landscaping will support the heritage values, attributes and character of the former Sifton Estates.

CONCLUSION

Staff are supportive of the proposal to alter and demolish heritage attributes at the Part IV designated heritage property at 306 Lawrence Avenue East to allow for the construction of a new three-storey, 350-seat Performing Arts Centre on the TFS campus. Staff support the retention strategy and alterations as set out within the conservation strategy and the mitigation measures proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage properties.

Staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada and recommend that Council approve the proposal under Sections 33 and 34 of the Ontario Heritage Act

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Selected Drawings
Attachment 4 – Statement of Significance/Attributes

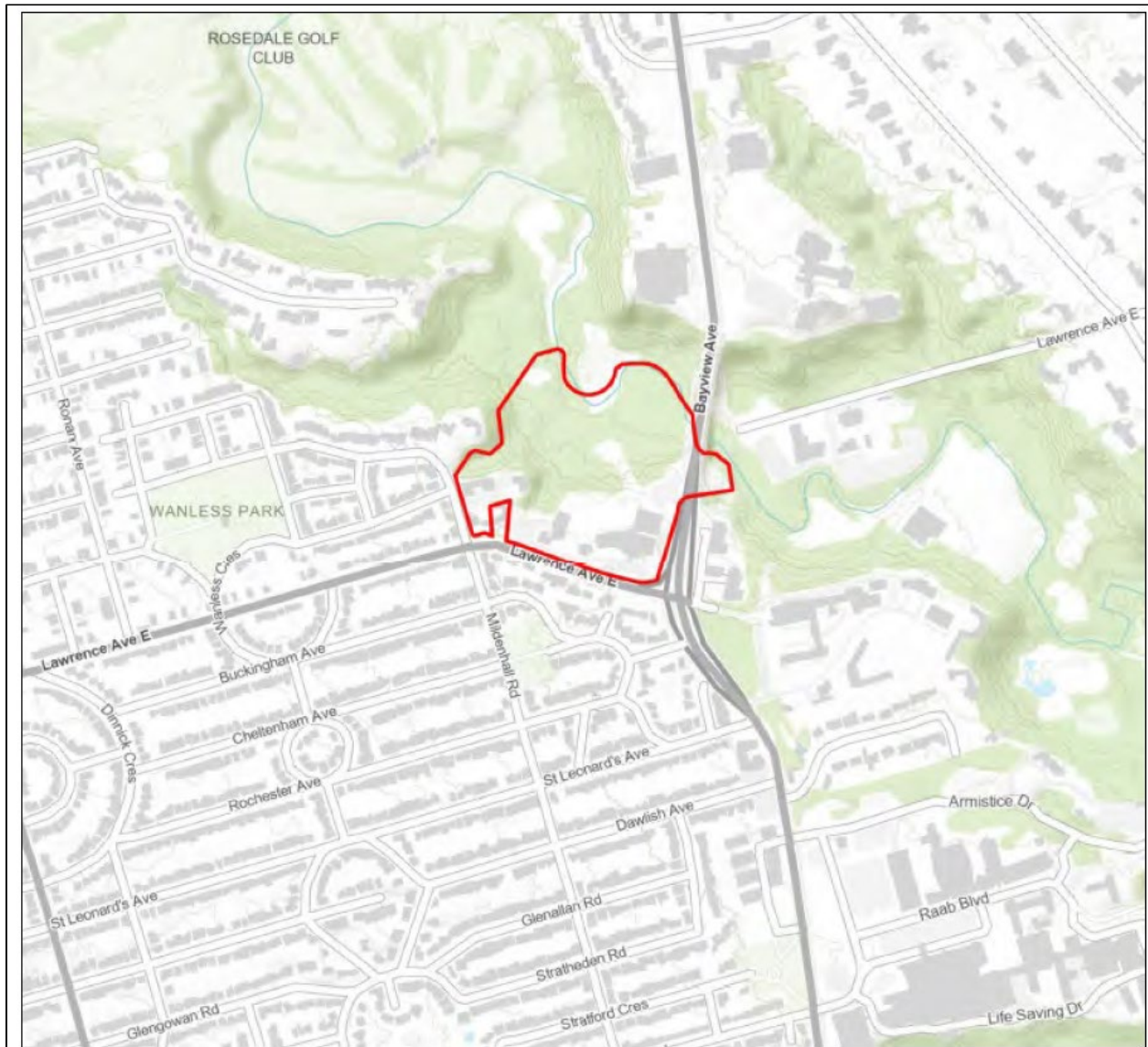


Figure 1: This location map is for information purposes only. The exact boundaries of the property are not shown. The red box marks the location of the subject site (Stevens Burgess Architects Ltd., 2025).



Figure 2: View of current conditions, proposed work to occur to the rear of 306 Lawrence (Stevens Burgess Architects Ltd., 2025).



Figure 3: View of south elevation of 306 Lawrence Avenue East (Stevens Burgess Architects Ltd., 2025).



Figure 4: View of north elevation of 306 Lawrence Avenue East, c.1970s addition in centre of photograph (Stevens Burgess Architects Ltd., 2025).

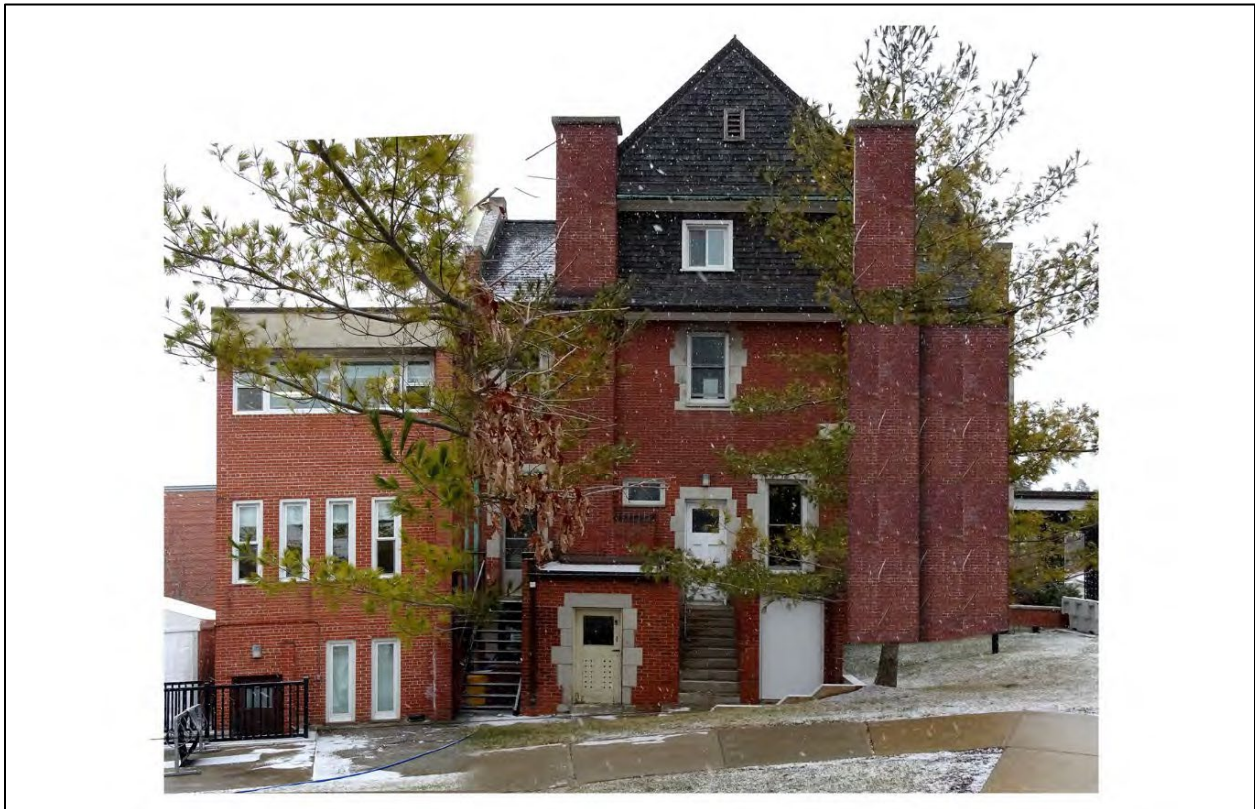


Figure 5: View of west elevation of 306 Lawrence Avenue East, c.1970s addition to the left and cold storage room in the center of photograph (Stevens Burgess Architects Ltd., 2025).

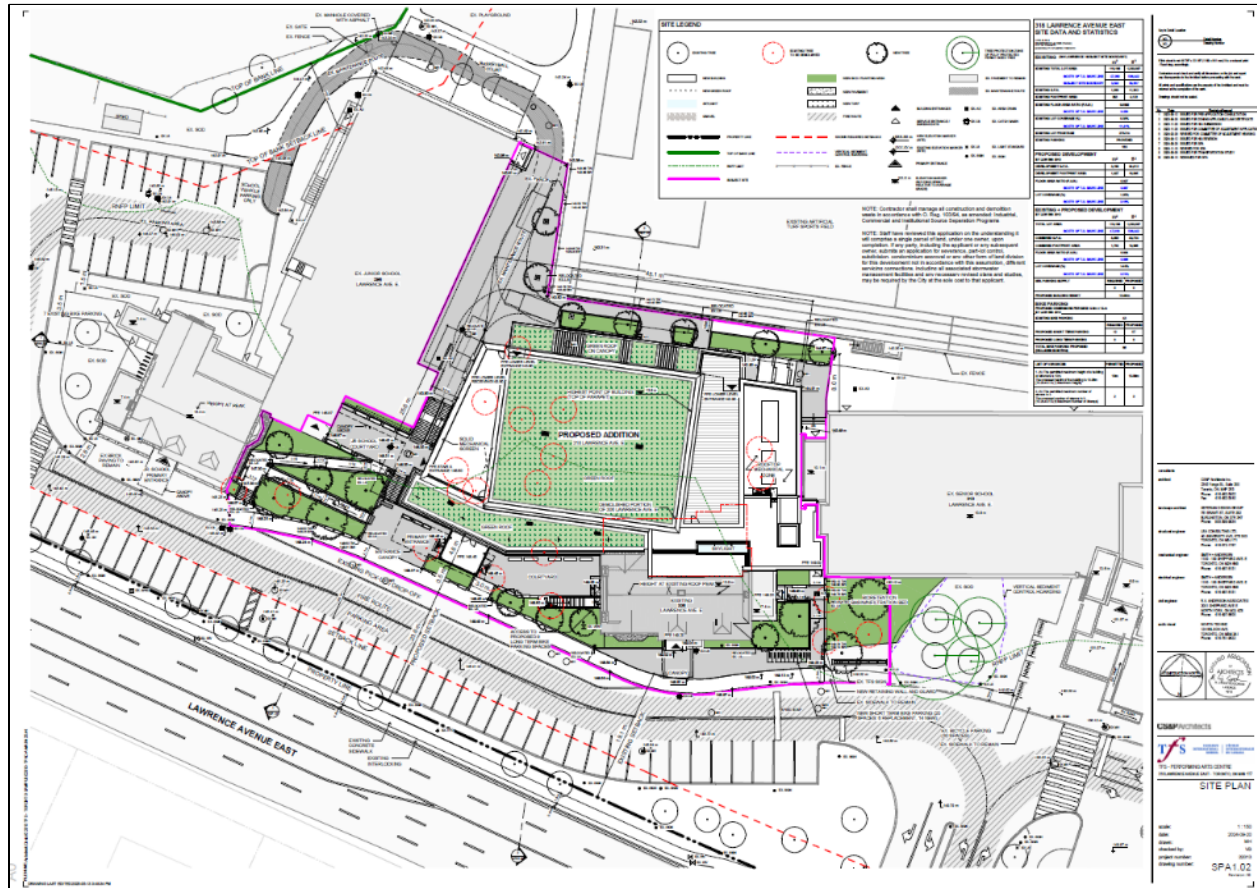


Figure 6: Site Plan with proposed new addition (CS+P Architects, May 13, 2025).

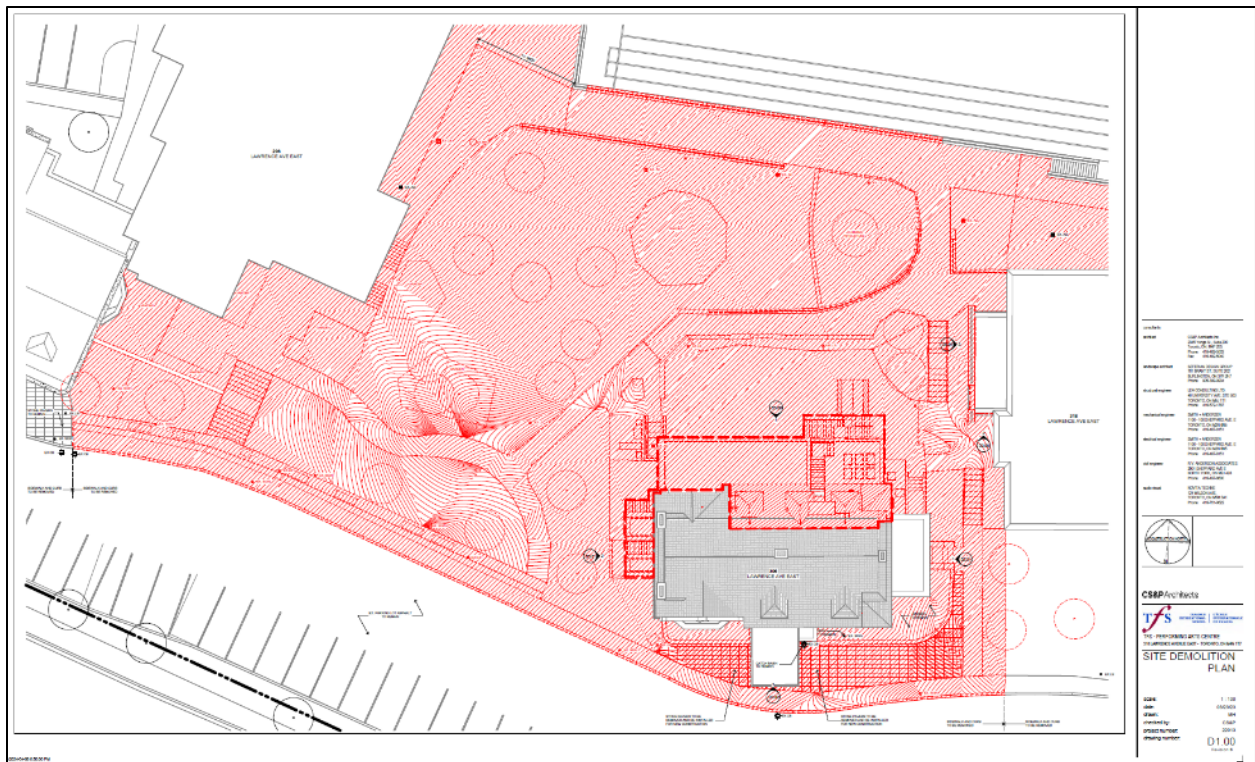


Figure 7: Site demolition plan (CS+P Architects, March 3, 2023).

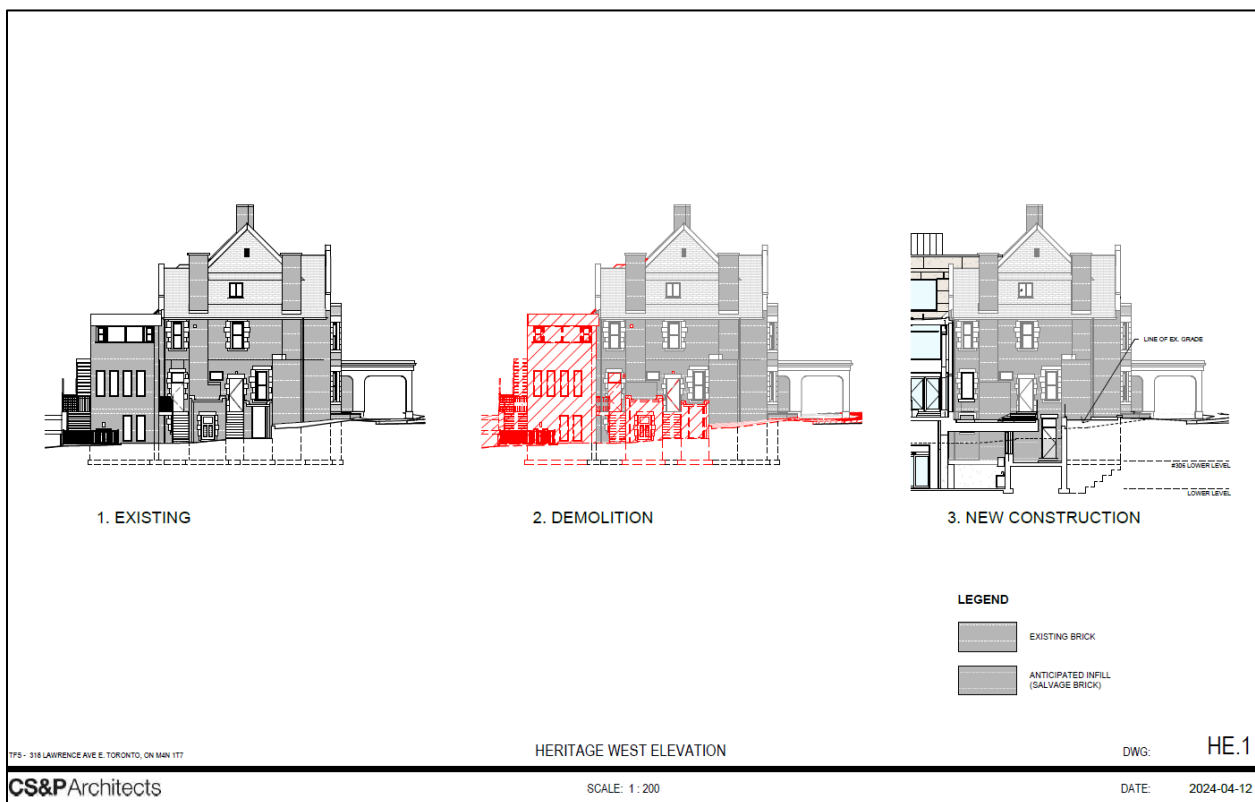
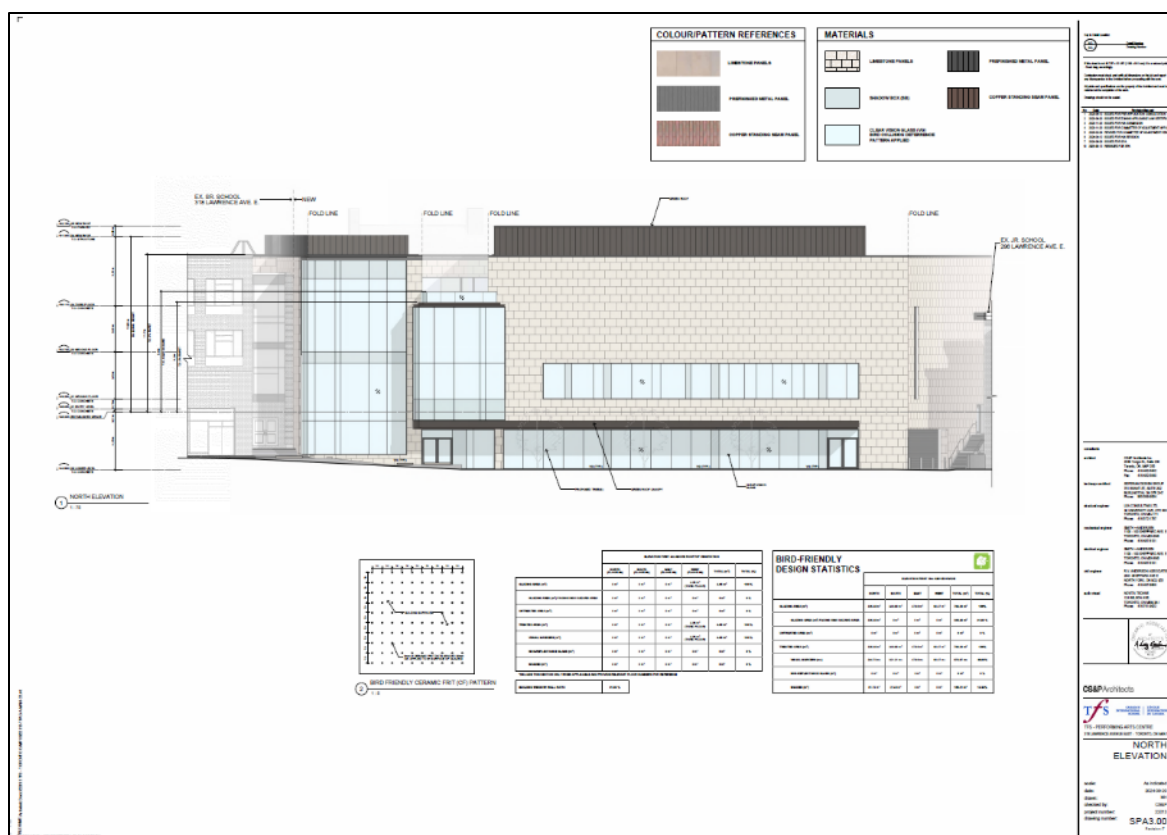


Figure 8: Demolition Plan of 306 Lawrence Avenue East (CS+P Architect April 12, 2024).



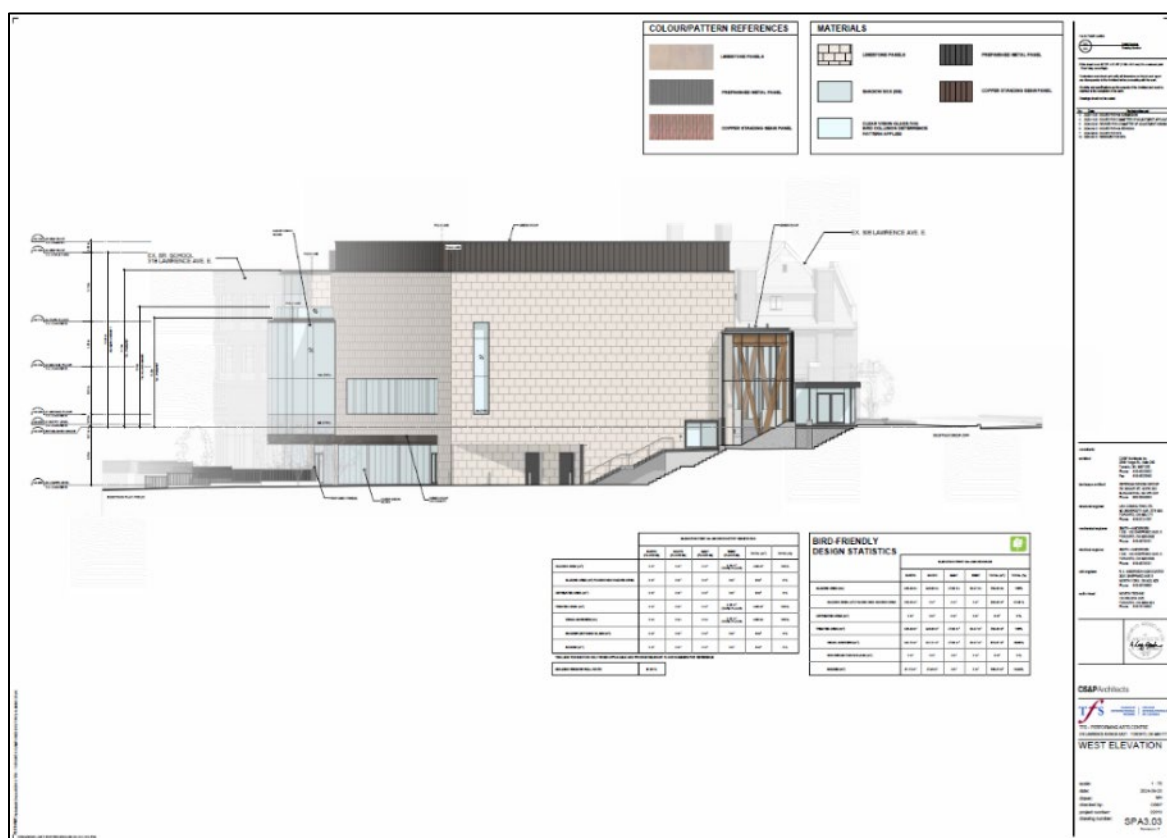
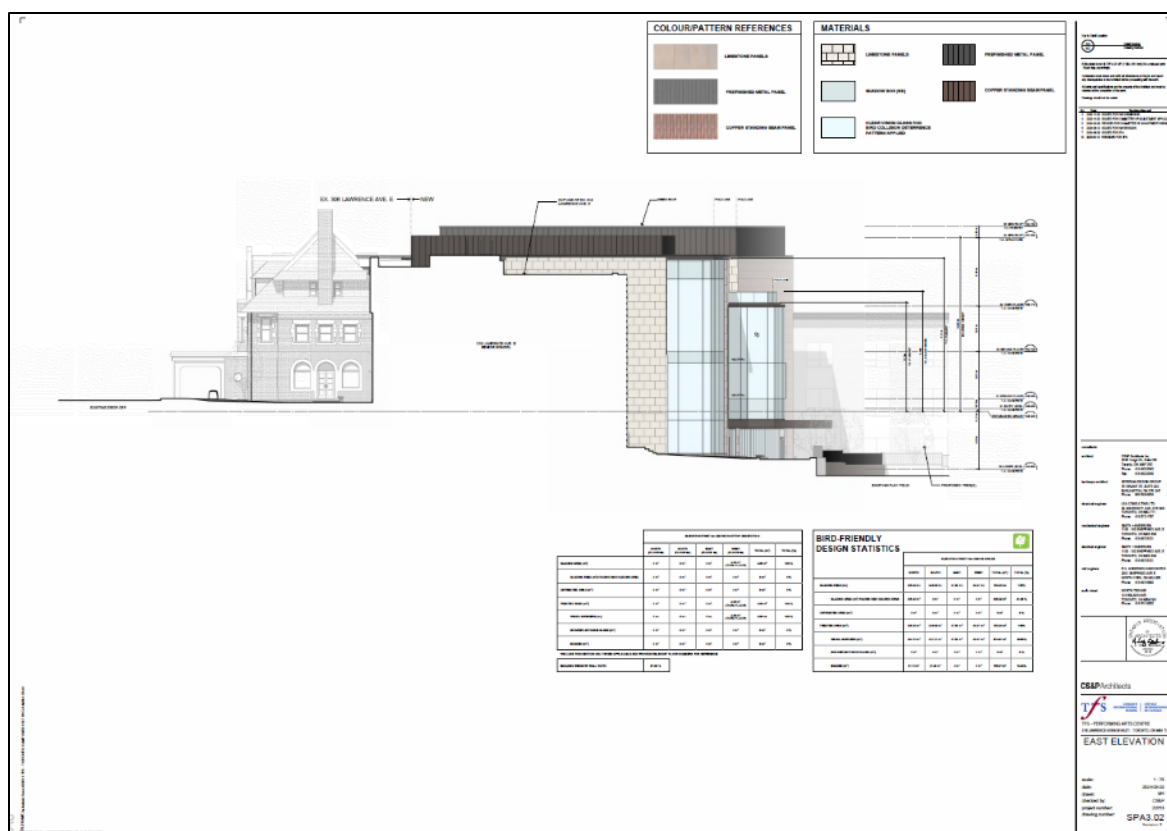




Figure 13: Rendering of proposed new addition, view towards the east in context of subject site (CS+P Architects, May 13, 2025).



Figure 14: Rendering of proposed new addition, from pedestrian level (CS+P Architects, May 13, 2025).

Reasons for Designation

294, 306 and 318 Laurence Avenue East

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 precolonial 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 quoin 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 fittings 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 mouldings 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.