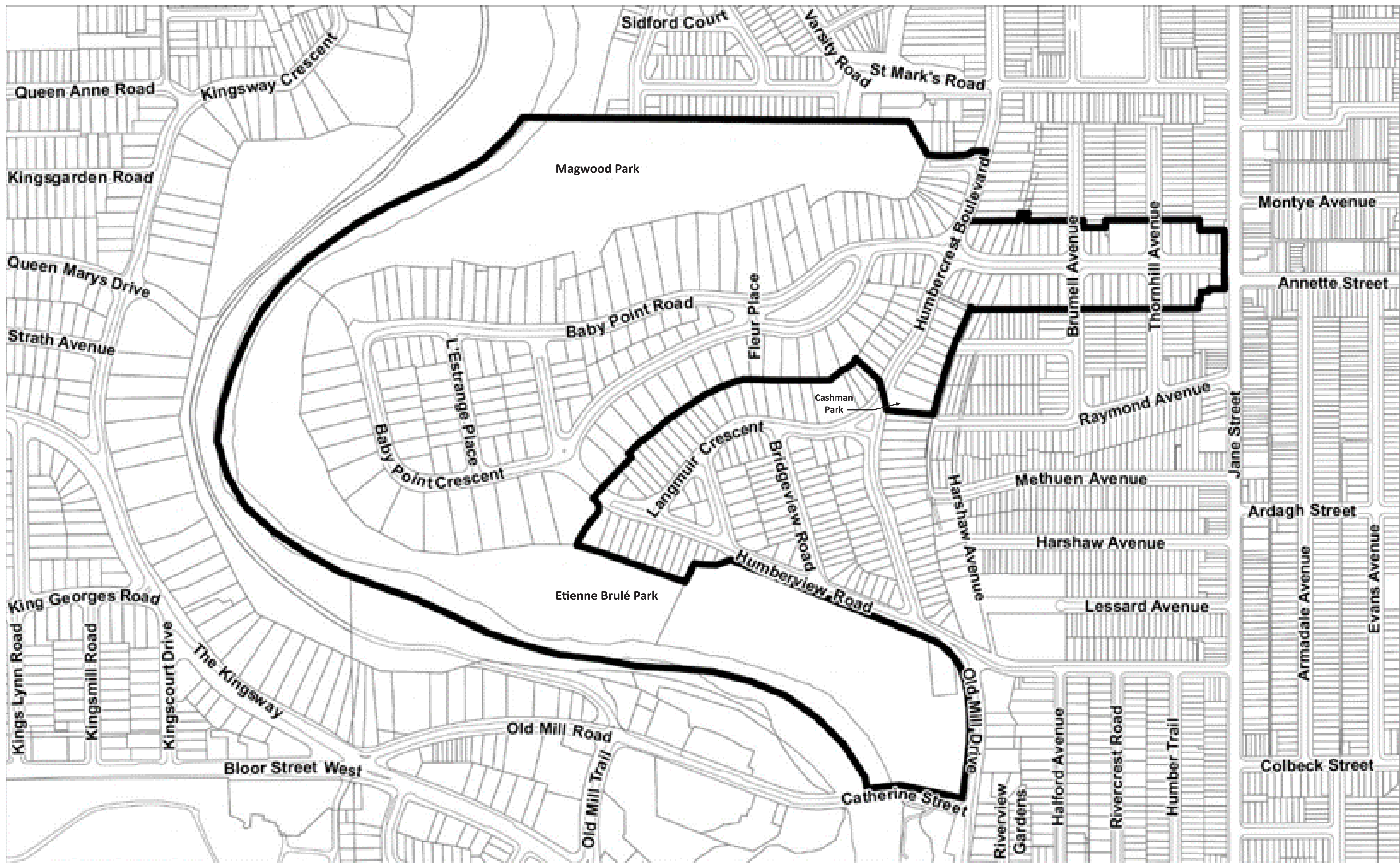


Welcome: Community Consultation Open House

Why Baby Point merits becoming a Heritage Conservation District (HCD)

- Historic and archaeological importance as the location of **Teiaiagon**, a **Haudenosaunee Confederacy settlement** sited atop the promontory.
- Its enduring **significance to Indigenous communities**.
- Baby Point is an excellent example of an early **Garden Suburb neighbourhood** (c.1911) in Toronto. The cohesive collection of early 20th century houses have a **high quality of architecture** and detailing which contribute to its streetscapes and a sense of place.
- The **mature trees** and the **tree canopy** contribute to the **cultural heritage value** of its streets and properties, but also reflect a design intention of the Garden Suburb.



Map of the Proposed District Boundary, map not to scale, for illustration purposes only.



Example of English Cottage/Tudor Revival Architecture



Drone image of the District



Example of Colonial Revival Architecture

Where are the Boundaries and Contributing Properties?

Boundary

The boundary for the District encompasses:

- The site of the historic **First Nations village of Teiaiagon**;
- Part of the **Toronto Carrying Place Trail**, an important Indigenous trade and transportation route between Lake Ontario and Lake Simcoe, and a **National Historic Event**;
- Part of the City’s **Teiaiagon Archaeologically Sensitive Area**;
- The properties that retain a high degree of integrity and are representative of the planned **Garden Suburb** neighbourhood envisioned and developed by **Robert Home Smith**;
- The **three public parks** that contribute to the green character of the District: Magwood Park, Etienne Brule Park, and part of Cashman Park;

The boundary includes properties that express the **cultural heritage value** and **heritage attributes** of the Baby Point HCD. At least 77% of the 221 properties in the HCD meet two or more criteria for cultural heritage value for an HCD (regulation O. Reg. 9/06) The District includes all of the properties that front onto Baby Point Crescent, Baby Point Road, Baby Point Terrace, L'Estrange Place, as well as 1 Langmuir Gardens, and 53-75/38-64 Humbercrest Blvd.

Contributing Properties

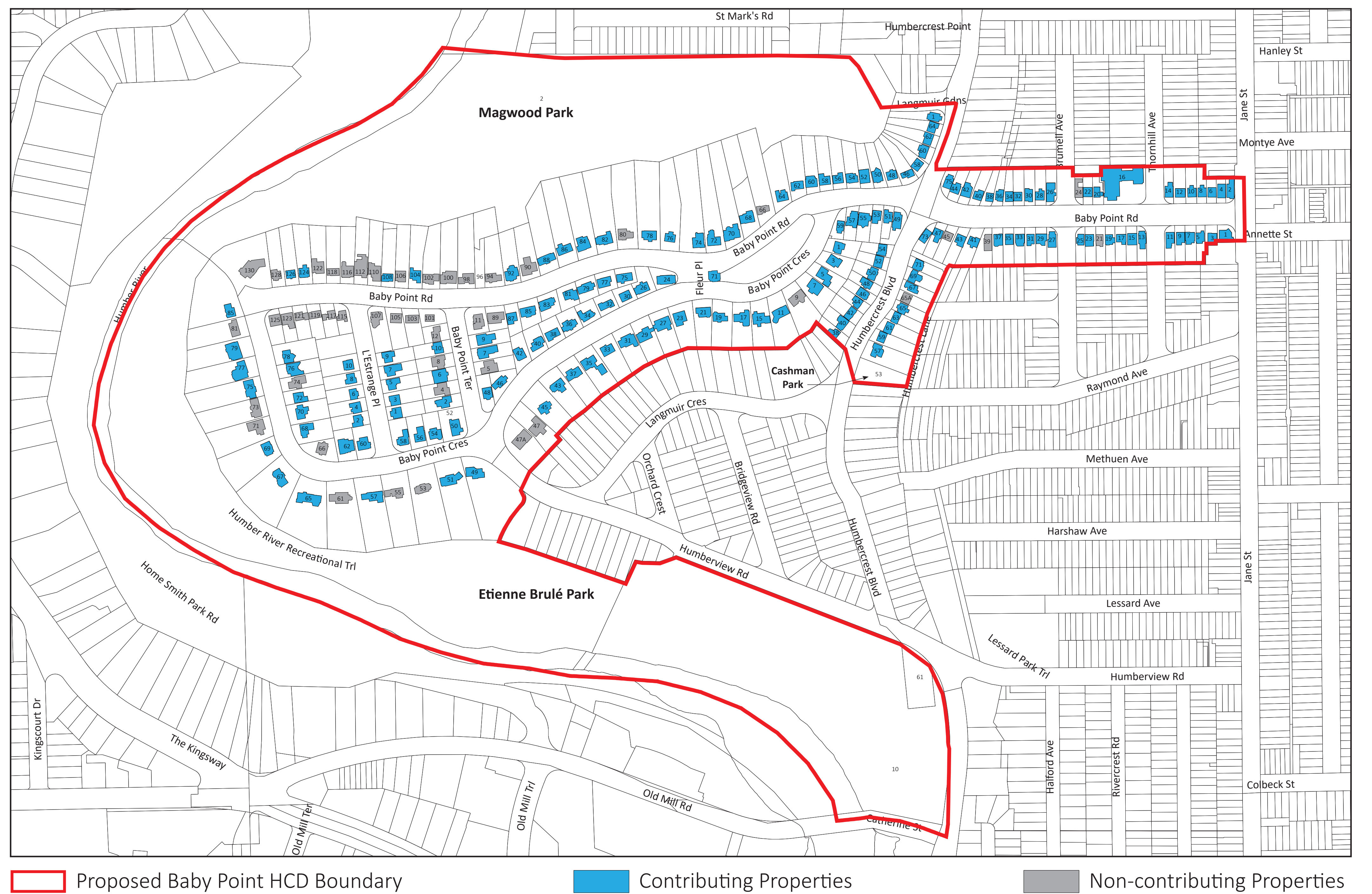
All properties within the District were evaluated individually to determine whether their **built form** contributes to the District’s **cultural heritage value**. Contributing properties are those that have **contextual, design, historic** and/or **associative value** that support the District’s **cultural heritage value**. Properties were identified as **contributing properties** if their **built form** satisfied the following criteria:

- Constructed during the Home Smith Building Restrictions Period (1911 – 1941); and
- Maintain their integrity and have not been significantly altered as seen from the public realm.

There are **170 contributing properties** and **51 non-contributing properties**. All properties are covered by policies and guidelines and subject to a heritage review process.

Contributing and non-contributing properties may contain landscape attributes. Contributing and non-contributing properties may be identified as having archaeological potential.

**All properties within the District will be designated under Part V of the Ontario Heritage Act.*



Map of the Proposed HCD, Contributing Properties, map not to scale, for illustration purposes only.

Why does the District have Cultural Heritage Value?

Why is the District Significant?

Baby Point’s **cultural heritage values** can be described as:

- **Historical and associative values** as the ancestral lands of the Mississaugas of the Credit, the Haudenosaunee, and the Wendat peoples, as the location of Teiaiagon, a mid-to-late seventeenth century Haudenosaunee village, and archaeological resources.
- **Design and physical values** as a Garden Suburb with early-20th century residential buildings.
- **Natural values** are based on its picturesque character and landscape features.
- **Contextual values** for its views and access to the Humber River, its tree canopy, and its topography.
- **Social and community values** for First Nations who have an enduring connection to this land and river from time immemorial; the three parks, Baby Point Gates, Baby Point Club, and Humbercrest United Church.

Historical and Associative Values

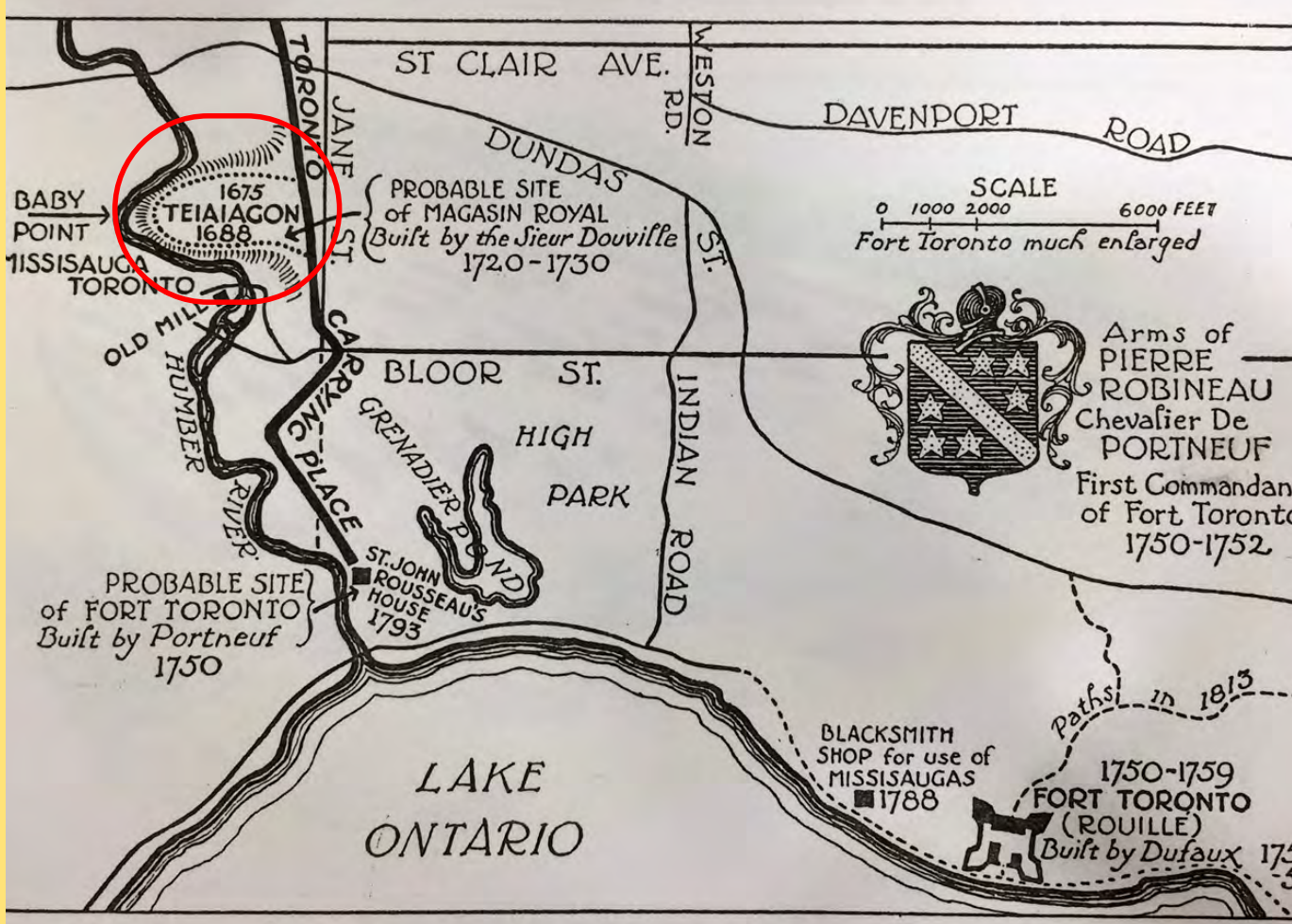
The District has historic and associative value as part of the ancestral lands of the Mississaugas of the Credit, the Haudenosaunee, and the Wendat peoples, and as the location of Teiaiagon, a mid-to-late seventeenth century Haudenosaunee village. The District is associated with and is part of the Toronto Carrying Place Trail, a system of First Nations trails that linked Lake Ontario with Lake Simcoe.

The District is associated with ancestors of the Huron-Wendat Nation who used the Carrying Place Trail for travel, harvesting, hunting, gathering, and trade until the early-to-mid 1600s. The District is associated with the Seneca Nation, one of the members of the Haudenosaunee Confederacy; their village, Teiaiagon, was once home to 500 to 800 people. From their location on the District’s promontory, the Seneca Nation managed trade along the Humber River. Part of a matrilineal, agricultural society, the village cultivated fields of corn, squash, and beans, harvested fish, plants, waterfowl and animals in the abundant lower reaches of the Humber River, engaged in ceremonies and commerce with other communities. The District is also associated with the Mississaugas of the Credit First Nation, who used the Carrying Place Trail and the

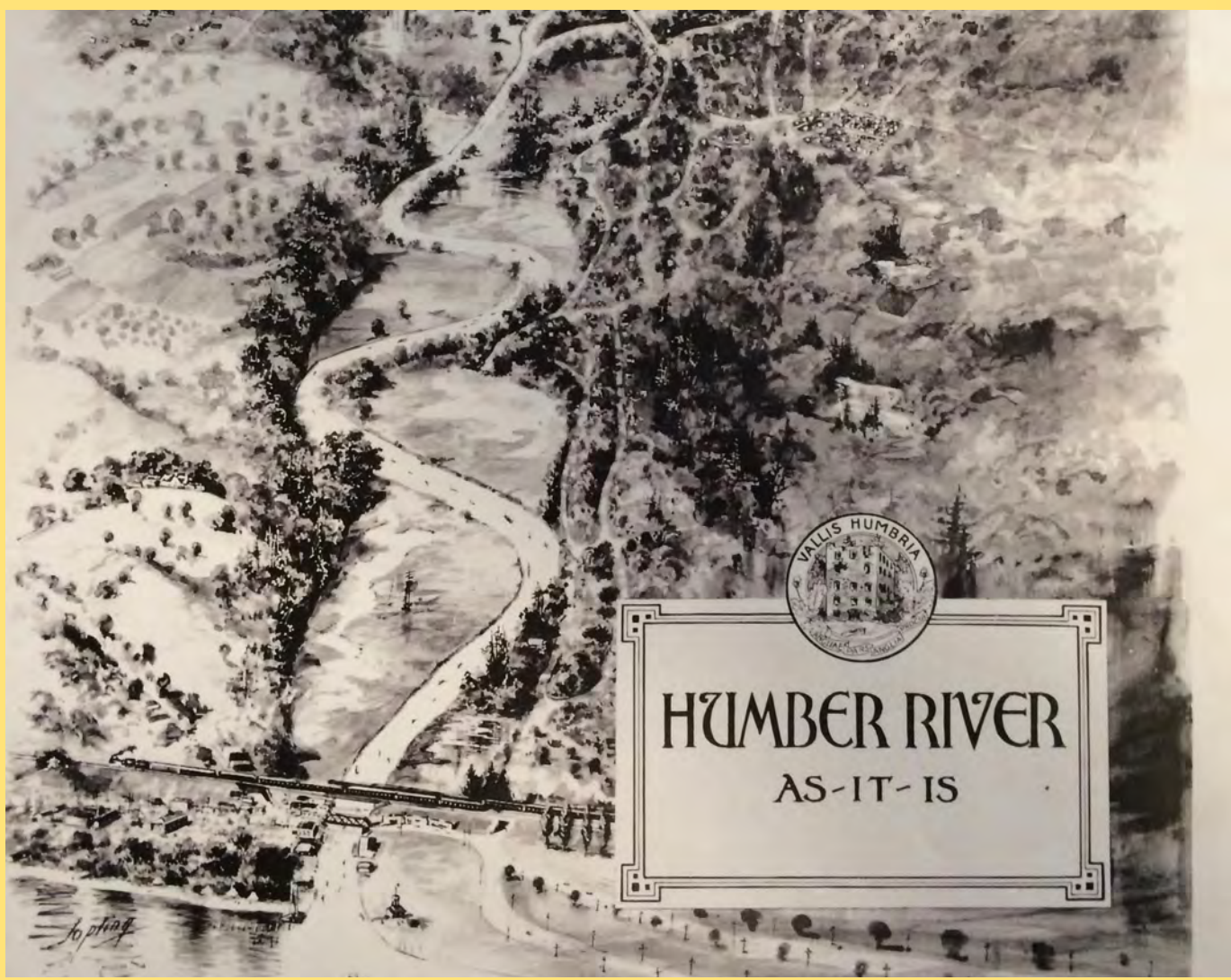
Humber River and established villages in the immediate area. The Huron-Wendat Nation, the Six Nations of the Grand River, and the Mississaugas of the Credit First Nation continue to value the promontory, surrounding lands, and the Humber River for their association with their ancestors.

The District has historic and associative value in connection with Robert Home Smith, a prominent Toronto businessperson who developed the area as a “Garden Suburb” in the early 20th century. The Garden Suburb was a planning method that was popularized as a reaction against growing industrial cities and facilitated through transportation improvements that allowed the mobile upper-middle class to live outside the urban centre. The bucolic nature of the District’s setting overlooking the Humber River, its winding street patterns that in large part follow the promontory’s topography, varied lot pattern, generous landscaped yards surrounding its period revival homes and extensive parkland result in a unique picturesque neighbourhood. Garden Suburbs were intended to evoke an earlier, pre-industrial time period as a countermeasure to urban life. The District and the Garden Suburb

movement are more closely related to North American precedents, including Llewellyn Park (New Jersey), Riverside (Illinois), Lawrence Park (Toronto) and Forest Hills Gardens (New York).



Map of three 18th century French posts in the Toronto area. Teiaiagon is shown.



Promotional material created by Home Smith & Co., c. 1912.

Why does the District have Cultural Heritage Value?

Design and Physical Values

The District’s design and physical values are embodied by the early 20th-century residential buildings that reflect the popular revival styles that were built within the planned Garden Suburb, which was itself part of the larger Humber Valley Surveys.

The design and placement of the homes reflect the regulations established by the Home Smith Company which dictated their style, materials, and siting to preserve the neighbourhood’s picturesque and bucolic character. The overall scale of the District is defined by a predominance of two to two-and-a-half storey houses, with more modestly sized houses on Baby Point Road between Jane Street and Humbercrest Boulevard, and larger houses on the promontory. The District has a unique layout, comprised of a straight road that splits into curvilinear streets, reinforcing a perceived transition into nature that reflect Garden Suburb design principles.

Houses in the District were designed in architectural styles reflective of early 20th-century trends in upper-middle-class housing and are primarily English Cottage (with Tudor influence) and Colonial Revival (with Georgian and Edwardian influence) in style. The material palette imposed by the design restrictions is evident in that most houses feature brick, stone, concrete or precast concrete, and traditional stucco. Many of the later additions and infill housing continue to incorporate these materials.



Photo examples of design and physical values

Social and Community Values

- The District has social and community value for First Nations who have an enduring connection to this land and river from time immemorial. The inherent spirit of this land connects contemporary First Nations communities to their ancestors who used the Humber River and the Carrying Place Trail, and who lived in Teiaiaagon generations before.
- Important gathering places in the District also hold social and community values and include the three parks (Magwood Park, Etienne Brule Park and Part of Cashman Park), the Baby Point Gates, the Baby Point Club, and the Humbercrest United Church.

Contextual Values

- The District has contextual value for its views and access to the Humber River, its tree canopy, and its topography. These landscape features create a shared strong sense of place for all communities and hold specific importance for First Nations peoples.
- The District’s contextual value as a Garden Suburb is reflected in its homes that date from the Home Smith building period (1911-1941), during which time design restrictions were put in place to protect the character of the neighbourhood. These restrictions ensured the construction of single-family homes with high-quality materials and the conservation of the area’s park-like setting. The streetscape of the District as envisioned by Robert Home Smith remains, with curvilinear streets that follow the promontory’s natural topography, as defined in the Humber Valley Surveys, a collection of Garden Suburb neighbourhoods along the Humber River.

Natural Values

- The District’s natural values are based on its picturesque character and landscape features. First Nations peoples continue to value the forests, river, plants, and animals in the District. The District’s natural values are defined by its park-like setting, supported by, and reflected in the front yard setback of houses, the siting of houses that were positioned to preserve the tree canopy and natural topography, the surrounding public parks, and the Humber River.

What are the Heritage Attributes of the District?

Heritage attributes are the physical, spatial and material elements within the district that convey its heritage character and that should be conserved.

They include buildings, streets and open spaces that are a collective asset to the community. Heritage attributes can range from physical features, such as building materials or architectural motifs, to overall spatial patterns, such as street layout and topography.

Heritage attributes that embody the social and community values

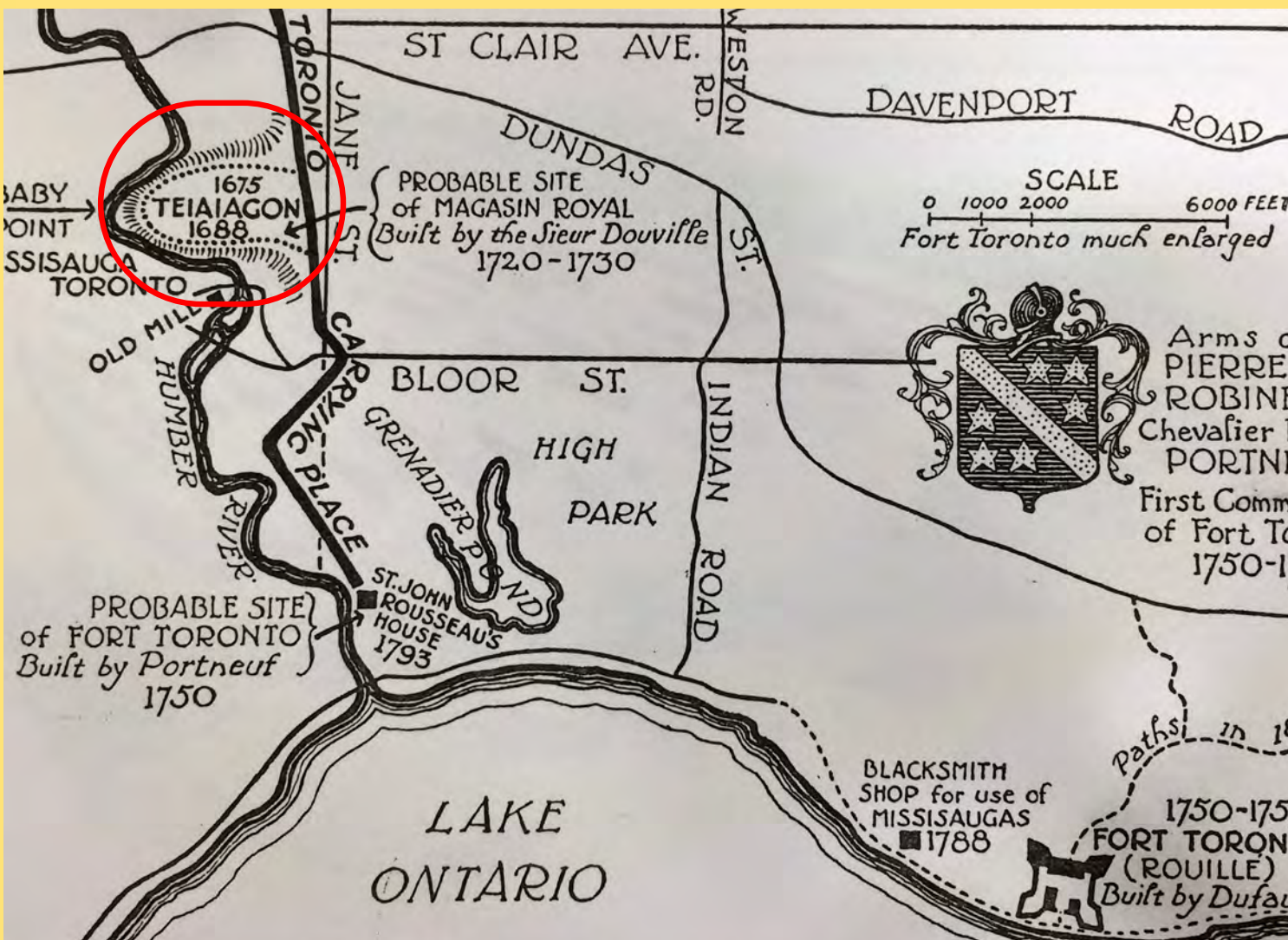
- The site of the historic village of Teiaiaagon, its associated archaeological resources and burials.
- The Baby Point Club property, a community and social hub founded by the neighbourhood's early residents.
- Humbercrest United Church, an important neighbourhood institution and community landmark.



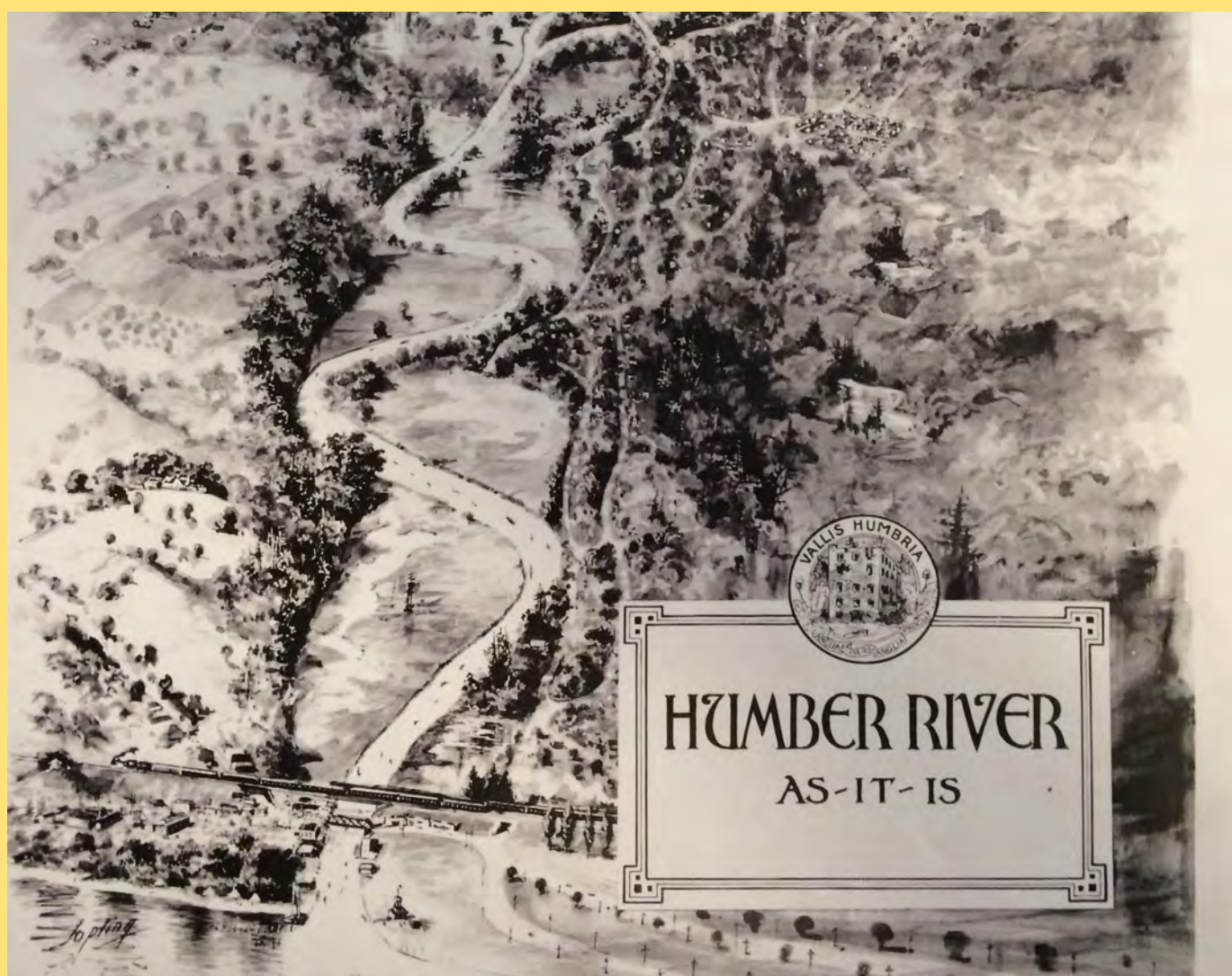
Baby Point Club grounds

Heritage attributes embodying historical and associative values

- The historically strategic location of Teiaiaagon atop a promontory adjacent to and overlooking the Humber River and the southern terminus of the Toronto Carrying Place National Historic Event.
- The plan of the neighbourhood which exemplifies Garden Suburb design principles as envisioned by Robert Home Smith



Map of three 18th century French posts in the Toronto area. Teiaiaagon is shown.



Promotional material created by Home Smith & Co., c. 1912.

Heritage attributes that embody the contextual values

- Vistas of Magwood Park, Etienne Brule Park, and the promontory from the shores of the Humber River and vice versa, views from the promontory to the Humber River, viewed sporadically from the public realm between houses and vistas from within Magwood Park, Etienne Brule Park to the Humber River.
- The natural topography, including the Humber River Valley and the ravine lands and promontory.
- The extensive tree canopy, much of which predates the neighbourhood's residential development, and to which First Nations communities hold a significant connection and was purposefully conserved as part of the Garden Suburb.
- Magwood Park, Étienne Brulé Park, and part of Cashman Park which provide the historical continuity of the natural environment, provide access to the Humber River and hold a significant connection to First Nations communities, and provides a green edge to the neighbourhood.



The Humber River from Baby Point, 1923

More Heritage Attributes of the District

Prevailing Contributing Architectural Styles

The historic architectural styles: **Colonial Revival** (with Georgian and Edwardian influence) and **English Cottage** (with Tudor influence).



Colonial Revival



English Cottage

Heritage Attributes that Embody Design and Physical Values

- The plan of the neighbourhood which exemplifies Garden Suburb design principles as envisioned by Robert Home Smith.
- The curvilinear street pattern, that follows and reflects the natural topography.
- The street proportion which creates the intimate visual character.
- The undulating pattern of building including the houses that are setback from the road and the landscaped yards which contribute to the park-like setting of the Garden Suburb design.
- The landscaped front yards, with setbacks and extensive soft landscaping.
- Historic landscape features at the front property lines including the stone walls and fencing.
- The predominantly low-rise scale of houses, generally two to two-and-a-half storeys tall.
- The general use of brick, stone, and traditional stucco.
- The consistency of early 20th century architectural styles, namely English Cottage (with Tudor influence) and Colonial Revival (with Georgian and Edwardian influence).



Examples of heritage attributes that embody design and physical values

Archaeology Policy Direction in the District

Objectives of the District

Archaeology

1. Ensure that archaeological resources within the District are conserved, respecting their spiritual value to First Nations communities, and including meaningful engagement with First Nations communities.
2. Honour and celebrate the area’s historic and contemporary First Nations heritage, and the area's enduring significance to Indigenous communities.



Map of Teiaiagon Archaeologically Sensitive Area (ASA), map not to scale, for illustration purposes only.

Alterations that require an Archaeological Assessment

Policies apply to properties within the Archaeologically Sensitive Area

- **New structures**/installations in open space areas within other part(s) of the property requiring **subsurface disturbances**.
- **Additions** to existing structures, (including below ground additions) requiring **subsurface disturbances**, i.e. patios and deck footings, fences, pools, sheds and other outbuildings.
- Foundation repair/alteration to existing buildings.
- Major landscaping involving **subsurface excavation/grade changes or soil disturbances** beyond minor gardening, but including tree planting and stump removal.
- New public service hook-ups or repairs to existing buried public services.
- Excavation for **below grade private utilities** including components from irrigation systems and exterior lighting.
- Site grading.
- Work on driveways and sidewalks that require removal of existing materials and **additional excavation**.
- **Site alteration**, including any construction activities requiring **permits or approvals under provincial legislation**, such as the Planning Act or the Building Code Act.
- Prior to the submission of a heritage permit application, scope and methodologies for archaeological assessment shall be confirmed with Heritage Planning.
- **First Nations engagement** will be required as outlined in the **City of Toronto Terms of Reference for Archaeological Assessments**, the **Provincial Standards and Guidelines for Consultant Archaeologists** and supporting bulletins, at all stages of archaeological assessment. Nations include: (at minimum) Six Nations of the Grand River, the Mississaugas of the Credit First Nation, and the Huron-Wendat Nation (Nation Huronne-Wendat).
- Notify Heritage Planning immediately of any **discovery of archaeological resources** within the District, even relating to alterations on **properties cleared of archaeological concern**.

First Nations Engagement in preparation of the HCD Plan

The City of Toronto has committed to create and maintain meaningful relationships with First Nations, Inuit, and Métis communities

- Engagement is an on-going part of the process of developing the HCD Plan
- Due to the **archaeological sensitivity** of properties in the **Teiaiagon Archaeologically Sensitive Area** and the known significance of the area to First Nations communities, archaeological assessments will involve **First Nations engagement**.

Landscape in the District

Three Landscape Zones

- 1. Upper Level:** The Upper Level is defined by the variety of trees and shrubs of different ages, sizes, and species. The integration of residential buildings with existing vegetation was combined with new plantings. This created a well-ornamented garden setting which was a key part of the original Garden Suburb design of Robert Home Smith.
- 2. Sloped Former Riverbank:** The Sloped Former Riverbank that wraps around the promontory that is heavily treed with a naturalized collection of mature trees and shrubs that are primarily native species.
- 3. Lower Level:** The Lower Level of the Humber River valley that is dominated by maintained and managed open parkland that contains passive recreational facilities.



Landscape Character Map



Upper Level



Upper Level



Upper Level

Landscape Objectives

- Conserve, support, and enhance the natural, social, cultural and community values of the District, including its value to First Nations peoples, their spiritual connection to the land, natural landscape features, vegetation, tree canopy, and connection to the water.
- Conserve and enhance the District’s Garden Suburb design, particularly in respect to its green setting, including its tree canopy, and landscaped front yards with extensive gardens and soft landscaping.
- Conserve its landscape, built form, and public realm, reflecting its development as a planned Garden Suburb.
- Conserve the pattern of building and siting of houses, which include front yard setbacks, and a rhythm of houses nestled between mature trees.

Landscape in the District



Upper Level



Sloped Former Riverbank



Lower Level of the Humber Valley

Cultural Heritage Landscape

Policies support the conservation of the landscape attributes

- Naturalization of landscape features along the river, and on the sloped former riverbank.
- Valuing and Interpreting of the Toronto Carrying Place.
- Conservation and maintenance of the tree canopy.
- Conservation of the park-like setting on the upper level characterised by:
 - Soft landscaping in front yards and between the houses,
 - Historic built landscape features.
- Specific Policies are being developed for:
 - ■ ■ - Tree canopy maintenance.
 - ■ ■ - Tree removal and tree planting.
 - - Soft landscaping (visible from the public realm).
 - - Ornamental features such as stone walls (visible from the public realm).
 - - Walkways, driveways and paths.
 - ■ ■ - Lighting (architectural and yard lighting).

Upper Level
Sloped Former Riverbank
Lower Level of the Humber Valley



Landscape Character Map

Policy goals for the tree canopy

- Avoiding the **removal or injury of trees**, including injury to the **root systems**.
- **Conserving the continuous tree canopy** as a predominant landscape feature, including all trees visible to the public realm that **contribute to the canopy**.
- Allowing trees to grow in their natural form, pruning only to maintain tree health, **avoid the disturbance of soil in the root protection zone**.
- Replacing any tree that has to be removed, due to injury or illness, with a large caliper tree that will contribute to the canopy within 25 years.
- New trees requiring **soil excavation** will require a heritage permit, and where relevant, an **archaeological assessment**.

Conserving the continuous tree canopy as a predominant landscape feature, including all trees visible to the public realm that contribute to the canopy.



Example of Tree Canopy

Landscape in the District

Policy goals for soft landscaping

- Conserving the **predominance of soft landscaping** in front yards and side yards in the upper level zone.
- Conserving the **existing grades and topographical features**.
- Conserving **soft landscaping** in preference to new hardscaped surfaces in the upper level zone.



Example of Soft Landscaping

Policy goals for Ornamental Features

- Conserving designed landscape features such as **ornamental stone walls and fences**.
- Maintaining the original **composition, materiality, size, and assemblies** of original ornamental stone walls or fences.



Example of Ornamental Features (Stone Wall)

Public Realm: Any street, sidewalk, laneway, park, privately owned publicly-accessible open spaces, or other public spaces.

Policy goals for Hardscaping and Lighting

- Avoid replacing soft landscaping with hardscaping (ie. paved surface, driveway).
- Avoid new front yard hardscaping for parking.
- **Avoid anchoring lighting or attaching structures to trees** that contribute to the District’s cultural heritage value (with tree canopies that are visible from the public realm).
- Avoid exterior lighting that negatively impacts the physical and visual heritage attributes of the District.



Example of Hardscaping

Policy goals for Parks and Public Realm

- Conserving **recreation spaces** that contribute to social and community values.
- Naturalizing and maintaining **natural character** of areas **along the river** and in the **sloped former riverbank**.
- Maintaining and replacing **street trees** that contribute to the **tree canopy**.
- Encouraging the **valuing** and **interpretation** of the Toronto Carrying Place where possible.



Example of Parks and Public Realm

Architecture in the District

Components of an HCD Plan

The Heritage Conservation District (HCD) Plan provides the framework and policies for **conserving the area and managing change**. These include:

- Identifying the boundaries of the district;
- Identifying what attributes are to be conserved and why;
- Developing policies, guidelines, and procedures to conserve these attributes; and
- Providing guidance on how to maintain and alter properties that conserve the attributes of the district.

Objectives for District Conservation

- Conserve and maintain the cultural heritage values of the District as expressed through conservation of its heritage attributes.
- Conserve and maintain the District’s Part IV designated and listed properties.
- Conserve the legibility of the District’s Home Smith era period of significance expressed through its landscape, architecture and public realm, reflecting its development as a planned Garden Suburb.
- Conserve the pattern of building and siting of houses, which include front yard setbacks, and a rhythm of houses nestled between mature trees.
- Ensure alterations to contributing properties are compatible and conserve and maintain the heritage attributes of the District.
- Ensure that new construction and additions conserve and maintain the cultural heritage values of the District particularly with respect to archaeological resources, burials, the historic scale, form, massing and materials of its contributing properties, pattern of building, streetscape, and public realm.
- Encourage high-quality architecture in the design, material palette and construction of new buildings, additions and alterations that is compatible to the District’s cultural heritage value.
- Ensure compatibility of old and new materials and architectural features, including but not limited to material type, colours, scale, finishes and details.



Historic photo of 1 & 3 Baby Point Road, c.1913.



1 Baby Point Road, c.2017.



3 Baby Point Road, c.2017.

Contributing Properties in the District - Built Form

Architectural Considerations before starting a project in the District

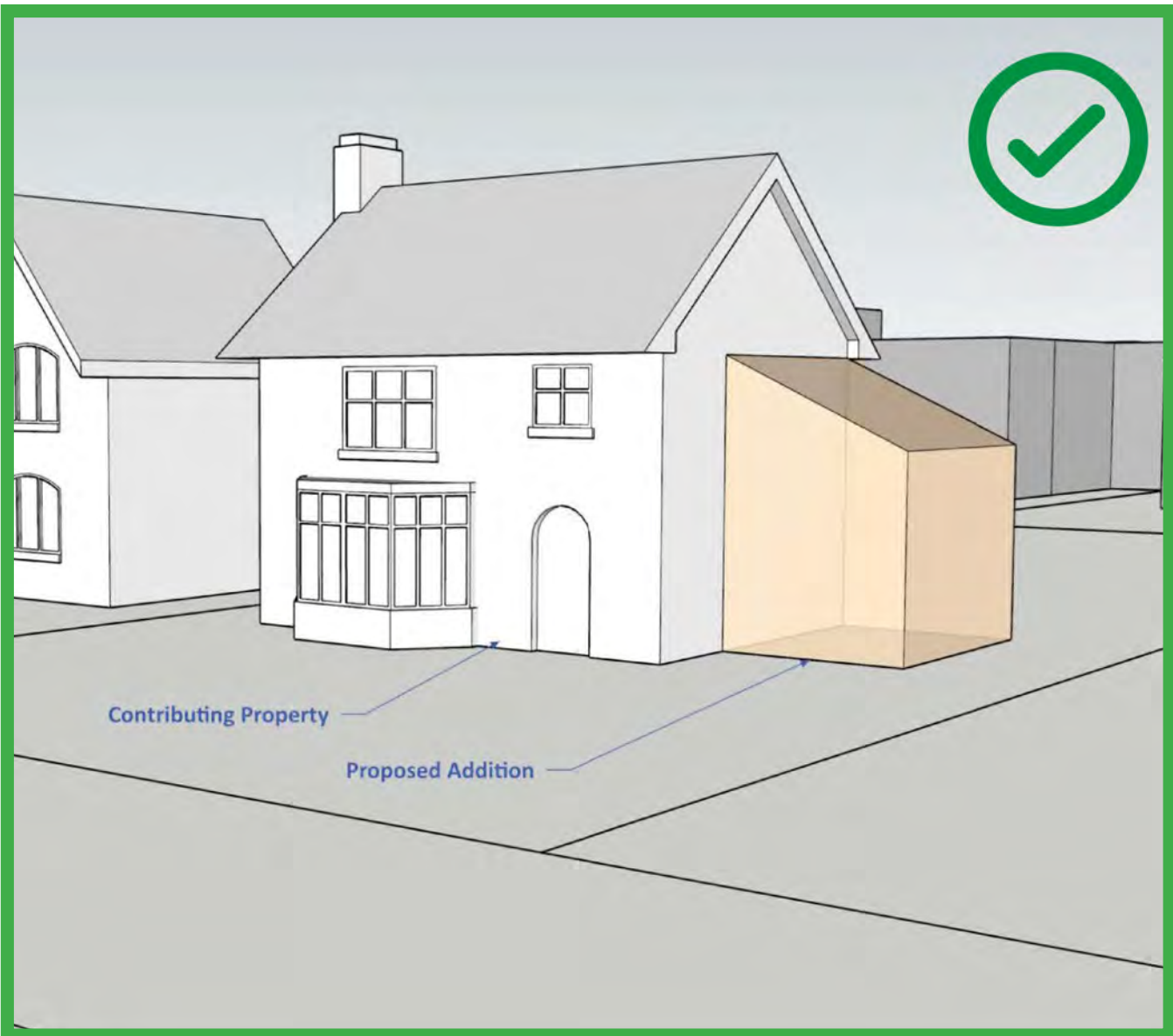
- Contribution of the property to the District’s cultural heritage value (through its cultural heritage attributes).
- **Historic architectural styles and building typologies.**
- **The original design of the building.**
- Changes that have been made to the building over time.
- The causes of any damage or deterioration of a building’s **heritage attributes.**

Policy goals to support the conservation of heritage attributes

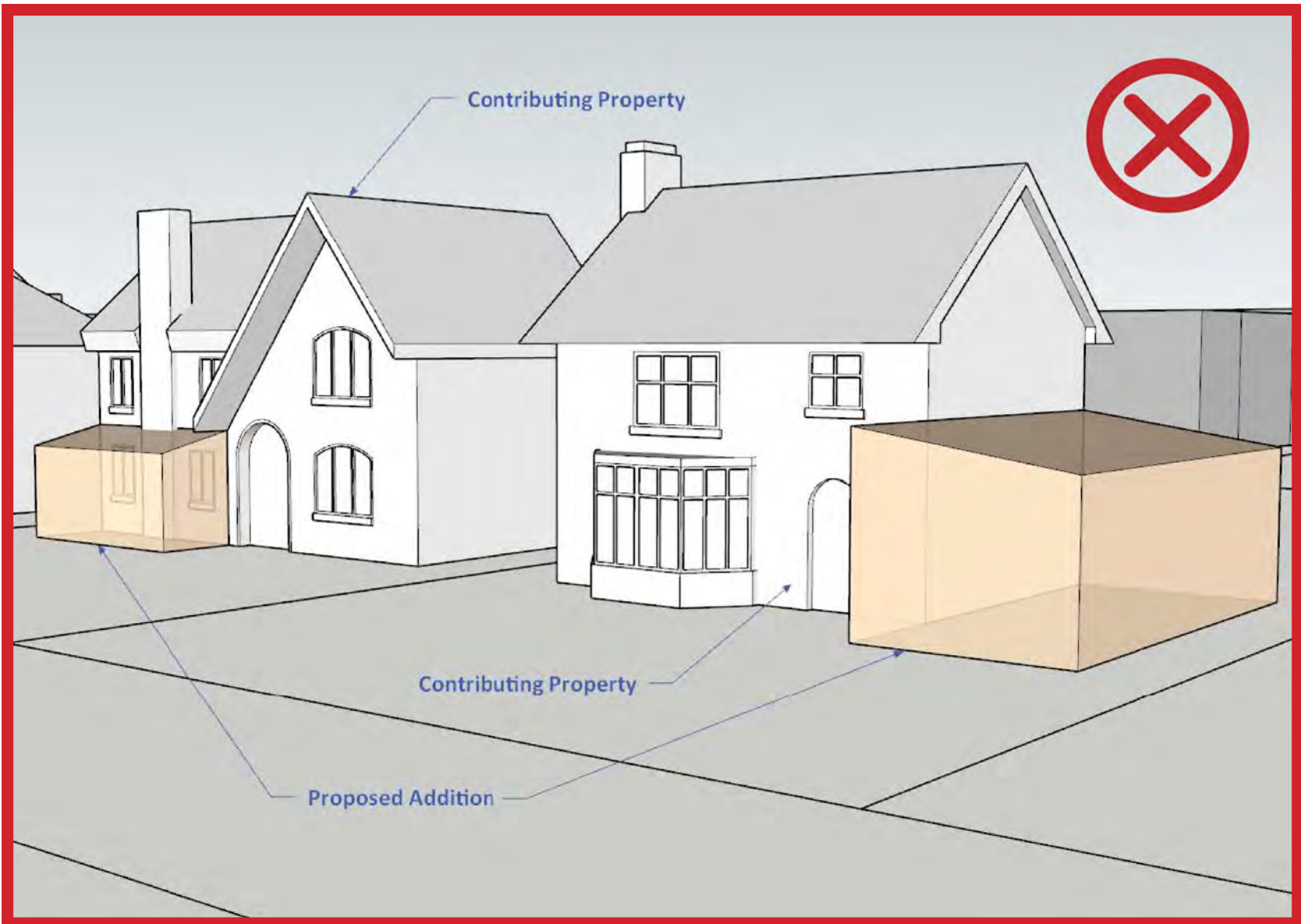
- Additions and alterations should be based on a firm understanding of how the property contributes to the District’s cultural heritage value and heritage attributes.
- Additions and alterations should be planned according to recognized conservation practices and treatments.
- Maintain properties in a manner that will ensure the conservation and integrity of the District's cultural heritage values and heritage attributes.
- Restoration (re-instating attributes of a property) projects should be based on thorough supporting historic documentation and materials.

Policy goals for the massing of contributing properties

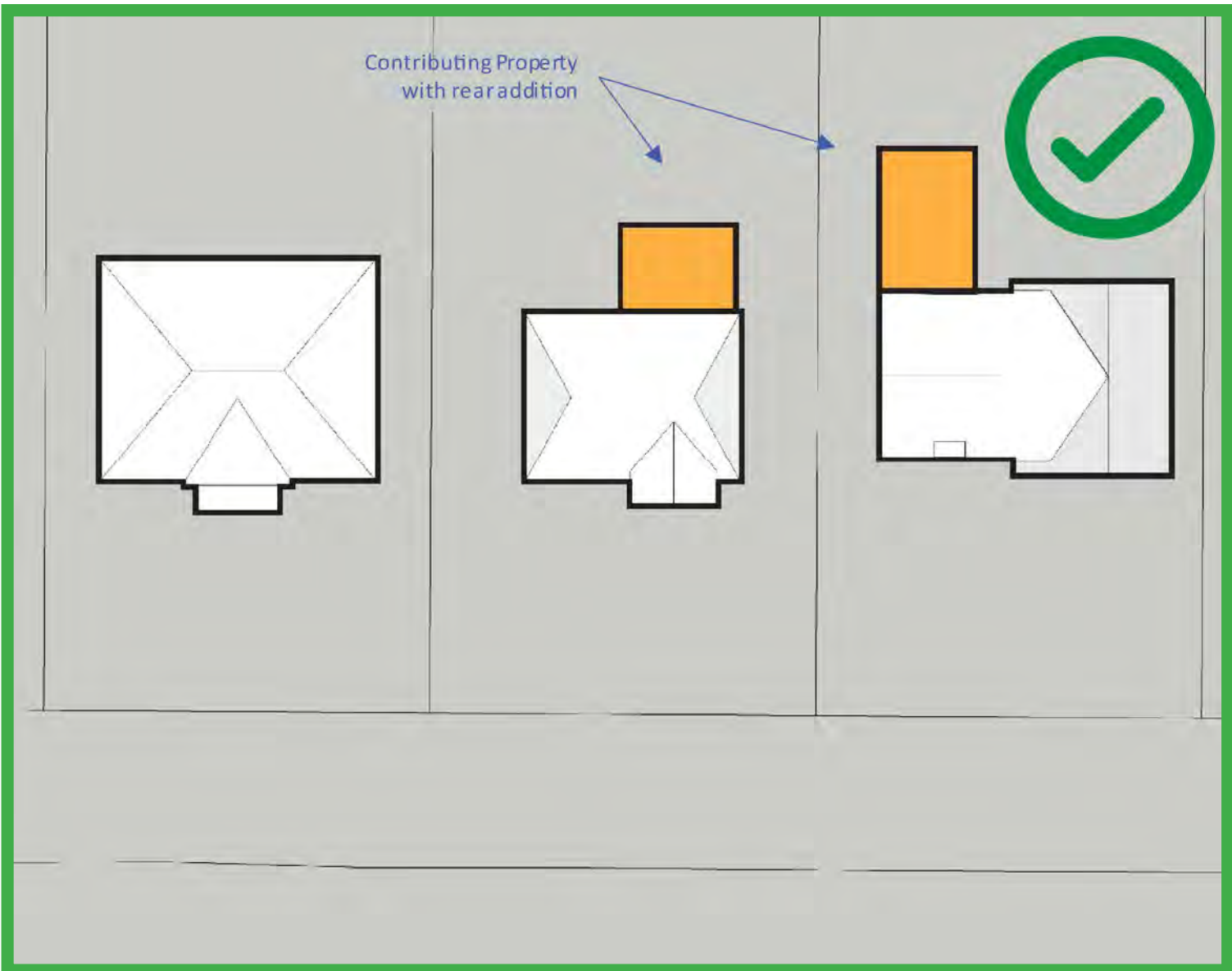
- Conserve the **massing, roofline and street proportions.**
- Avoid **front additions to a contributing property.**
- Conserve the **three-dimensional integrity.**
- Additions should be compatible with the façade articulations and architectural expression of the **contributing property.**



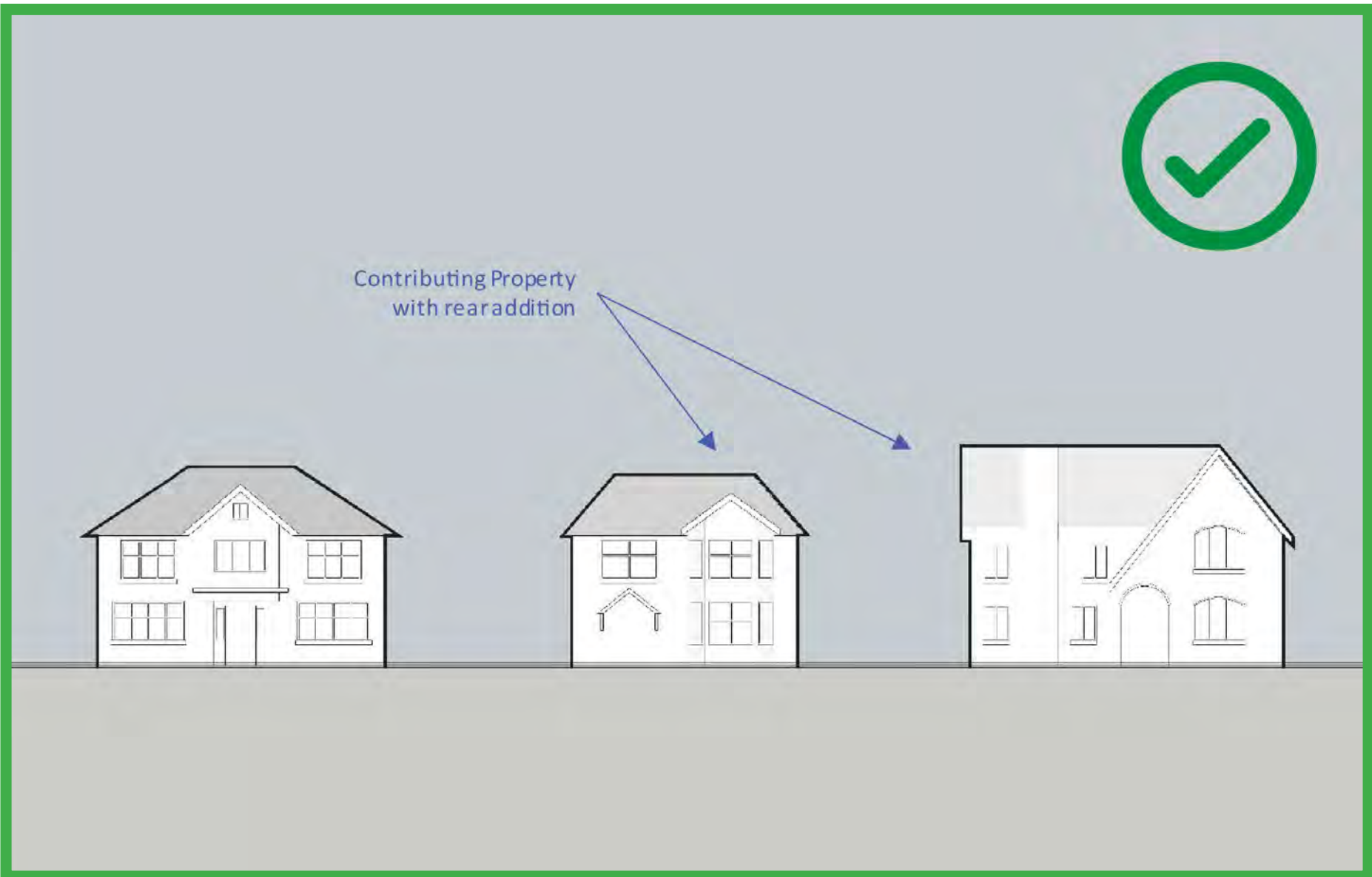
Compatible addition from street view



Incompatible addition from street view



Rear additions not visible from the street are not addressed by architectural policies and guidelines. However, Archaeological and Landscape policies and guidelines may still apply.



Contributing Properties in the District - Conservation of Built Form

Approach for the Conservation of Architectural Features

- **Restoration projects** should be based on historic documentation.
- New architectural features or components should be **compatible with the existing form**, appearance, materials, and details.
- **Conserve heritage attributes** that are visible from the public realm.
- **Minimize the impact** of new basement entrances on the primary façade and landscaping of the property.
- **Protect and maintain** historic garages including exterior wall, roof, windows, and doors.
- New rooftop elements (mechanical equipment, vents, solar panels, etc.) should be located **out of view from the public realm**.
- Conserve **exterior wall** components.
- Conserve the placement, orientation, size, features, and components of heritage **windows** and **doors**.
- **Front porch additions** should not obscure its heritage attributes.
- New entrances, porches, and balconies should be placed to be **physically and visually compatible with the heritage attributes**.

Contributing Property: In relation to real property, building or structure, landscape component or other feature of an HCD that supports the identified significant cultural heritage value, heritage attributes, and integrity of the District.



Examples of architectural features

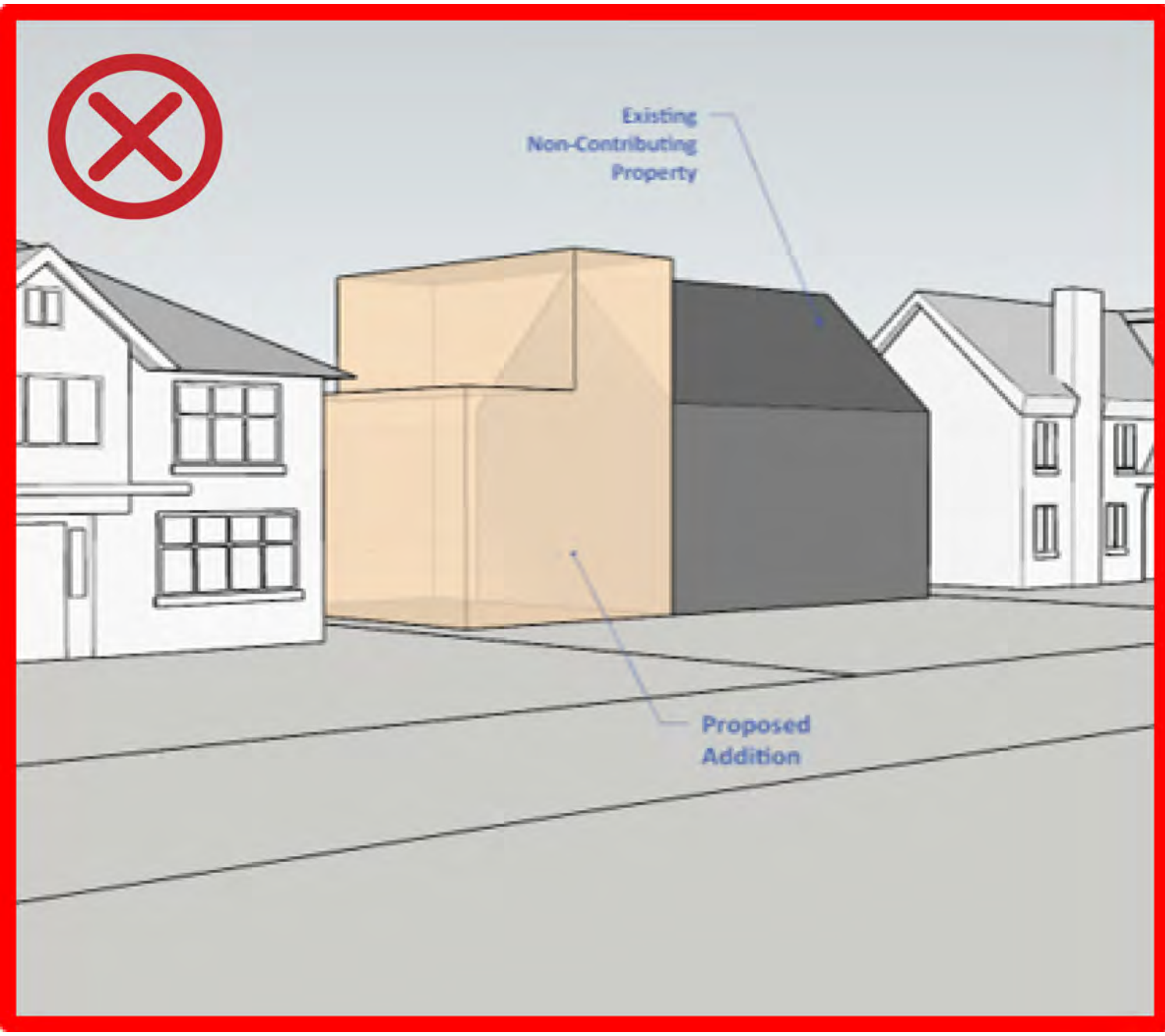
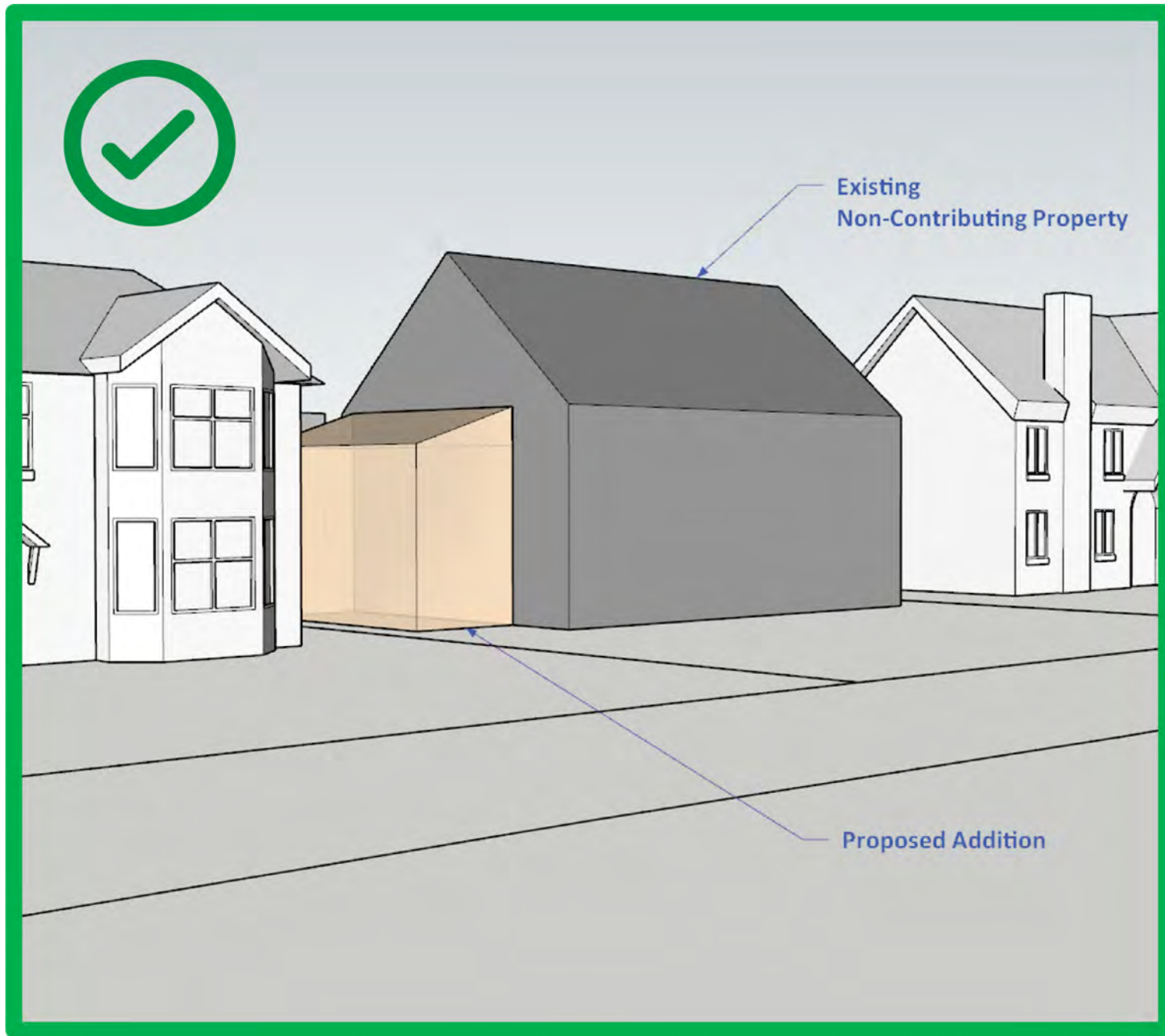
Non-Contributing Properties in the District - Built Form

Non-Contributing Property:

In relation to real property, structure, landscape component or feature of a district that does not support the overall cultural heritage values, character and integrity of the District. Non-contributing properties may contain archaeological resources or landscape features that are protected or regulated under this plan.

Approach for Non-Contributing Properties

- **New construction** should be compatible with and distinguishable from the **heritage values** and **attributes** of the District.
- Demolition of a building or structure is permitted, once plans for a replacement building(s) have been submitted and approved, including a **heritage permit**.
- **New construction** and additions should conserve the **articulation and rhythm** of the façade from **adjacent contributing properties**.
- **New construction** and additions should conserve predominant **roof ridge height** of **adjacent contributing properties**.
- **New construction** and additions **should not** have garages or **blank walls** facing the public realm.
- Additions and alterations **should not negatively impact** the **cultural heritage values** and **heritage attributes** of the District.
- **New construction** and infill should be compatible with the character of the District's **cultural heritage values**.
- **New construction** and additions should conserve the **front and side yard setbacks**.



Policy goals for alterations and additions to non-contributing properties. Left: Compatible addition viewed from street. Right: Incompatible addition viewed from street.



Policy goals for the massing of non-contributing properties. Left: Compatible construction. Right: Incompatible construction.

Guidance on Best Practices

Best practices have been developed for different types of work, including:

- Maintenance
- Sustainability
- Roofs
- Exterior Walls
- Entrances, Porches and Balconies
- Doors and Windows
- Historic Garages

Maintenance

- Clean and repair damaged materials in exterior walls regularly.
- Keep a maintenance and inspection schedule so that defects and deteriorations can be documented.
- Ensure that water shedding and drainage elements are functional.
- When cleaning, use gentle methods to remove soiling while maintaining the patina of the historic materials.

Sustainability

- Consider undertaking maintenance and repairs with long-term, rather than short-term, impacts.
- Ensure that windows and doors are weather-tight.

Roofs

- When undertaking roof alterations, replace unsympathetic roof features based on appropriate historic documentation.
- Completely remove existing materials, such as shingles, before applying new roofing materials.

Windows

- Reinstate historic windows that have been removed or blocked, based on appropriate documentary evidence.
- Replace unsympathetic window or shutter features, if applicable.
- Historic wood windows, when properly maintained, can last 60 to 100 years. Aluminum, vinyl or fibreglass windows cannot be repaired and need to be replaced. Modern sealed window units have a 15-to-20-year life span.
- Regularly maintain the caulking around the windows.

Entrances, Porches, and Balconies

- Improve weather protection and energy efficiency of existing doors through reputtying and replacing or installing weatherstripping, adjusting hardware, and sealing openings and joints, rather than replacing the historic doors.
- Reinstate historic porches and porticos that have been removed or blocked, based on appropriate documentary evidence.
- On new porches and porticos, use materials for columns that facilitate proper column design, such as wood, with brick or stone for column bases.



Example of half-timbering detailing



Example of oriel window and wood detailing



Example of stone and stucco detailing



Example of stone and brick detailing

Heritage Permits

Property owners in the District **must submit a heritage permit application** for the following:

- **All Official Plan Amendments, Zoning by-law amendments, Site plan approval, plan of subdivision, and variance and consent applications,**
- **Demolition,**
- New construction, additions, and alterations to **buildings or structures** visible from the public realm,
- Any interventions within the **Archaeologically Sensitive Area (ASA)** that may **disturb soils,**
- alterations to **landscape features** that are heritage attributes,
- alterations to **trees with tree canopies** that are visible from the public realm.

Proposed alterations are reviewed for consistency with the HCD Plan, applicable heritage designation by-laws, easement agreements, or other heritage protections registered to the individual property.



Minor Alterations that do not require a Heritage Permit

Certain types of work are considered minor in nature and **do not require a heritage permit**:

- **Painting** of wood, stucco or metal finishes
- **Repair** of existing architectural features, (including: roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that they are repaired in-kind)
- Installation of **eavestroughs**
- **Weatherproofing**, including installation of removable storm windows and doors, caulking, and weatherstripping
- **Installation of exterior lights** (where heritage attributes are not altered and buried infrastructure isn't required)
- **Temporary signage**
- **Maintenance** of existing features
- **Landscaping** (hard and soft) that does not require subsurface excavation/grade changes
- **Repair** of existing abovegrade **utilities** or **public works**
- **Temporary** or seasonal **installations**

Although a heritage permit is not required for these works, property owners and tenants are encouraged to conform to the spirit and intent of the Plan for all work undertaken on their properties.

Archaeological Resource Assessment

An archaeological assessment may be required as part of a heritage permit application. **Archaeological assessments must be undertaken by licensed consultant archaeologists.** The purpose of an archaeological assessment is to identify and evaluate the presence of archaeological resources and sites.

Heritage Impact Assessment

The Heritage Impact Assessment must be prepared by a qualified heritage professional. **The purpose of a Heritage Impact Assessment is to describe and assess the existing physical condition of a heritage resource, the potential for the restoration and reuse of the heritage resource, and how the proposed alteration or development conserves the heritage resource.**

District Engagement Timeline

