

Designation of the Teiaiagon-Baby Point Heritage Conservation District under Part V of the Ontario Heritage Act

Date: November 15, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Parkdale-High Park - Ward 4

SUMMARY

This report recommends that City Council designate the area referred to as Teiaiagon-Baby Point as a Heritage Conservation District ("HCD"), identified on the map in Attachment 1 to this report, and adopt the Teiaiagon-Baby Point HCD Plan by by-law under Part V of the Ontario Heritage Act.

The designation of Teiaiagon-Baby Point (the "District") as an HCD and adoption of the HCD Plan will manage change within the District to conserve and maintain the area's cultural heritage value through the implementation of contextual place-based policies and guidelines.

The study of Teiaiagon-Baby Point for designation as an HCD was led by Heritage Planning staff, with EVOQ Architecture Inc., and was initiated in 2016 on Council direction. The HCD study process and the HCD Plan have been prepared in accordance with provincial legislation and Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference.

The District, located along the Humber River, is a significant area in the City and has cultural heritage value based on thousands of years of Indigenous settlement and use, archaeological resources and burials, natural features, and association with Indigenous ways of knowing and being. 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 historic location of Teiaiagon, a mid-to-late seventeenth century Haudenosaunee village. Baby Point was also part of the larger Humber Valley Surveys designed by the Home Smith Company in the early 20th century. The District is a designed cultural heritage landscape, based on its landscape features, street pattern, and built form which reflect the Garden Suburb design. The Garden Suburb is also reflected in its homes that date from the Home Smith building period (1911-1941),

during which design restrictions were put in place to protect the character of the neighbourhood.

The District encompasses 222 properties. For all HCDs adopted following January 1, 2023, as per Regulation 569/22 of the OHA, at least 25 percent of the properties within the defined area must meet two or more of the nine criteria for determining cultural heritage value or interest. In the proposed Teiaiaagon-Baby Point HCD, at least 75 percent of the properties satisfy two or more of the criteria.

In addition to community consultation over several years and an effective outreach program with urban Indigenous communities, Heritage Planning staff undertook extensive engagement with First Nations and Métis communities with rights and interests in the area throughout the HCD Plan project. This engagement built upon the initial support from the Six Nations of the Grand River and the Huron-Wendat Nation for the development of an HCD in this area. In October 2024, Heritage Planning staff hosted a final meeting with representatives from the Six Nations of the Grand River. At this meeting, attendees from the Six Nations of the Grand River provided positive feedback on the nation's involvement throughout the project and provided verbal support for the adoption of the HCD Plan and designation of Teiaiaagon-Baby Point as an HCD.

RECOMMENDATIONS

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

1. City Council, in accordance with Section 41 of the Ontario Heritage Act, designate by by-law the area shown on Attachment 1 to the report (November 15, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning, as the Teiaiaagon-Baby Point Heritage Conservation District.
2. City Council adopt by by-law the Teiaiaagon-Baby Point Heritage Conservation District Plan as the District Plan for the Teiaiaagon-Baby Point Heritage Conservation District, attached as Attachment 5 to the report (November 15, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Teiaiaagon-Baby Point Heritage Conservation District Plan, attached as Attachment 5 to the report (November 15, 2024) from the Senior Manager, Heritage Planning, Urban Design, City Planning, as deemed necessary by and at the sole discretion of the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning and the Senior Manager, Heritage Planning and to ensure that such stylistic and technical changes are reflected within the Teiaiaagon-Baby Point HCD Plan's policies, guidelines, schedules, appendices and maps.
4. If there are any appeals to the by-law under Section 41 of the Ontario Heritage Act, City Council direct the City Solicitor, together with the City's outside counsel and any

other appropriate City staff and/or outside consultants to appear before the Ontario Land Tribunal to defend the by-law.

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 5, 6 and 7, 2012, City Council adopted the document titled "Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference" (January 2012) for the nomination, studying and planning of Heritage Conservation Districts in Toronto. At the same meeting, City Council directed staff to develop a prioritization system to determine which potential heritage conservation districts should be undertaken first.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG11.5>

On May 13, 2014, Etobicoke York Community Council nominated the Baby Point Area for consideration as a Heritage Conservation District, requesting that the nomination from the community be reviewed and that a study authorization report be brought forward and considered for prioritization should the area demonstrate sufficient cultural heritage value.

<https://secure.toronto.ca/council/agenda-item.do?item=2014.EY33.39>

On March 31, 2015, City Council adopted the amended Council-approved prioritization system and criteria as shown in Attachments 1A-6A to the report (February 3, 2015) from the Chief Planner and Executive Director, City Planning. At the same meeting, City Council authorized the following areas for study as potential Heritage Conservation Districts: Baby Point, Bloor West Village, Cabbagetown Southwest, the Distillery District, and Kensington Market, and identified the areas shown in Attachments 2B-8B to the report (February 3, 2015) from the Chief Planner and Executive Director, as the Heritage Conservation District study areas for each authorized district. City Council also directed the Chief Planner and Executive Director, City Planning, to initiate the study of Baby Point, Bloor West Village, Cabbagetown Southwest and Casa Loma Districts in 2016, as a result of the application of the prioritization criteria.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

On July 12, 2018, the Toronto Preservation Board adopted the report recommending proceeding from the study to the Plan Phase for the proposed Baby Point Heritage Conservation District

<https://secure.toronto.ca/council/agenda-item.do?item=2018.PB36.12>

BACKGROUND

Legislative Framework

Planning Act and Provincial Planning Statement

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. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Planning Statement ("PPS (2024)"). Heritage conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act (the "OHA") and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place. The Planning Act requires that all decisions affecting land use planning matters shall be consistent with the PPS (2024), which positions heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The PPS (2024) is issued under Section 3 of the Planning Act and provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires that municipal and provincial land use planning decisions be consistent with the PPS (2024). The PPS (2024) is intended to be read in its entirety, with relevant policies applied to each situation.

The PPS (2024) states that cultural heritage and archaeology help provide people with a 'sense of place'. The PPS (2024) requires that cultural heritage and archaeological resources, identified as key provincial interests, be conserved. It provides specific direction for the protection of built heritage resources, cultural heritage landscapes, archaeological resources, and areas of archaeological potential, both on development sites and where development is proposed on adjacent properties.

Policy 4.6.1 directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved."

Policy 4.6.2 specifies 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.”

Policy 4.6.3 states, “Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.”

Policy 4.6.4 (b) encourages planning authorities to develop and implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

<https://www.ontario.ca/page/provincial-planning-statement-2024>

Ontario Heritage Act

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the OHA, or designation of districts under Part V of the OHA.

Section 27 of the OHA gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the OHA as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Under Part V of the OHA municipalities are enabled to establish heritage conservation districts where their official plan contains provisions relating to the establishment of such. The City of Toronto's Official Plan supports identification, evaluation and designation of heritage conservation districts. Section 41.1 of the OHA describes the requirements for the HCD Plan, including: a statement of objectives; a statement of district significance explaining the cultural heritage value or interest of the HCD; a description of heritage attributes; policies, guidelines and procedures for achieving the stated objectives; and a description of alterations that may be undertaken by property owners without obtaining a heritage permit. The OHA requires that, prior to the by-law adopting a HCD plan is made, information relating to the proposed HCD plan, including a copy of the plan, is made available to the public, that at least one public meeting is held regarding the HCD plan (Community Council), and that the municipal heritage committee (Toronto Preservation Board) be consulted.

On January 1, 2023, the Province's proposed amendments to the OHA through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. For Heritage Conservation Districts, per Regulation 569/22 of the OHA, at least 25 per cent of the properties within the defined area must satisfy two or more of the nine criteria for determining cultural heritage value or interest.

A municipal heritage register under the Ontario Heritage Act may include properties that have not been designated but Council believes to be of "cultural heritage value or interest" and meet one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The recent amendments to the Act limit listing to a period of two years. If a listed property is not subject to a Notice of Intention to Designate within two years, on and after the second anniversary of the property being Listed in the heritage register, the legislation deems the property be removed from the heritage register after a two-year period and imposes a five-year prohibition on re-including that property in the heritage register, if deemed to be removed.

City of Toronto's Official Plan

The City of Toronto's Official Plan (the "Official Plan") 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. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Official Plan Policy 3.1.6.30 provides for the establishment of HCDs and their designation and conservation. It states, "Potential heritage conservation districts will be identified and evaluated to determine their significance and cultural heritage values, in a Heritage Conservation District study. Heritage Conservation Districts that have been evaluated to be significant for their heritage value will be designated and conserved."

Policy 3.1.6.2 states that properties and HCDs of potential cultural heritage value or interest will be identified and evaluated consistent with provincial regulations and criteria and that the evaluation of HCDs may also consider additional criteria such as social, community, natural and scientific value. Policy 3.1.6.3 directs that HCDs and archaeological sites that are publicly known will be protected by being designated under the OHA and/or included on the Heritage Register. Policy 3.1.6.4 states that properties on the Heritage Register (including those within HCDs) will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Policy 3.1.6.5 provides that development 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."

Section 3.1.6 states that "[t]he conservation of natural heritage is also an important element of heritage conservation in Toronto.

The Official Plan provides for the conservation of Toronto's urban forest, ravines and river valleys in policies protecting the Natural Heritage System contained in Section 3.4 and Map 9 of the Official Plan. The conservation of important heritage resources includes those policies protecting Toronto's Natural Heritage Areas." Toronto Official Plan's Map 14 Land Use Plan, identifies land use designations within the District including lands designated as Neighbourhoods, Natural Areas and Parks.

OPA 583 Official Plan updates in regards to the Environment and Climate Change was adopted by Council in 2022. Once in force and effect, these updates will make changes to Chapters 2-5, Chapter 7, Schedule 3 and updates to Map 9, Map 12A and Map 12B.

Policy 3.1.6.32 states, "Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment..." Policy 3.1.6.33 states, "Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans." Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

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

Heritage Conservation Districts in Toronto: Procedure, Policies and Terms of Reference ("HCDs in Toronto") was adopted by Toronto City Council in March 2012 in order to provide a consistent approach for the studying and planning of HCDs in the city. In addition, the Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines") is the benchmark for recommending conservation treatments and approaches. The Official Plan references the Standards and Guidelines as a key guidance document, requiring that properties on the Heritage Register be conserved and maintained consistent with the Standards and Guidelines.

City of Toronto Archaeological Management Plan

The City of Toronto has an Archaeological Management Plan that is in place to ensure that archaeological resources are appropriately conserved, and that they are adequately considered prior to development or alterations that may affect them. The Archaeological Management Plan identifies general areas of archaeological potential, as well as specific areas of known extant archaeological sites referred to as Archaeologically Sensitive Areas. Archaeologically Sensitive Areas are parts of the City that concentrate interrelated features of considerable scale and complexity. Some of these areas are related to significant periods of occupation or a long-term continuity of use, whereas others may be the product of a variety of changes in use, or association, over time. Most of the District is part of the Teiaiagon Archaeologically Sensitive Area.

City of Toronto Reconciliation Action Plan 2022-2032

City of Toronto Reconciliation Action Plan, adopted by City Council in April 2022, will guide its actions to advance truth, justice and reconciliation for the next 10 years, from 2022 to 2032. It builds on the City's existing commitments to Indigenous peoples and takes them even further through meaningful actions.

<https://www.toronto.ca/legdocs/mmis/2022/ex/bgrd/backgroundfile-222934.pdf>

COMMENTS

Project Background

In Toronto, heritage conservation districts are identified and designated through a phased process which involves completion of an HCD study and then an HCD Plan.

The area was nominated in March 2013 by the Baby Point Heritage Foundation. In May 2014, with the support of the local Councillor, the Etobicoke York Community Council requested that the Acting Manager, Heritage Preservation Services, review the nomination and bring forward a study authorization report should the area demonstrate sufficient cultural heritage value. Staff brought forward an authorization report on March 31, 2015 to City Council recommending that Baby Point be prioritized for study, due to the high degree of development activity, lack of existing heritage protections and the presence of the Archaeologically Sensitive Area (ASA), now known as Teiaiaagon ASA. At the same meeting, City Council directed the study of Baby Point to be initiated in 2016.

City Planning initiated the Baby Point HCD study in December 2016, and retained a team of consultants lead by EVOQ Architecture Inc. in April 2017. The study included a Built Form and Landscape Survey; a Character Analysis; and Planning Analysis of the area. The Survey inventoried each property within the study area, using the City of Toronto's standardized survey form recording each property's height, cladding material, architectural style, and roof types, supplemented with photographs.

The Character Analysis was undertaken to understand the defining features of the study area, and to determine whether those features reflect and support an appreciation for the study area's periods of development. This analysis included the mapping of information collected through the built form and landscape survey, including dates of construction, architectural styles, building typologies and integrity. The analysis of this data enabled the consultant team to identify patterns and trends in the built form of the study area.

The Planning Analysis was completed by Urban Strategies Inc. to review the existing planning framework against the area's prevailing heritage character to understand whether the existing planning controls support or detract from the heritage character of the area, and to subsequently determine appropriate tools to resolve any potential conflict.

As part of the HCD study, ASI Inc. conducted a field assessment of all properties within the study Area and that are included in the ASA in order to refine an understanding of archaeological potential.

The HCD study and its recommendations were endorsed by the Toronto Preservation Board in July 2018.

In the spring of 2021, EVOQ Architecture Inc., in partnership with Lura Consulting, Archaeological Services Inc (ASI), landscape architect Wendy Shearer, and Republic

Urbanism, initiated the HCD plan phase. The team subsequently prepared policies and guidelines and led further community consultation, outlined below.

On January 1, 2023, amendments to the OHA through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. For Heritage Conservation Districts, per regulation 569/22 of the OHA, at least 25 percent of the properties within the defined area must satisfy two or more of the nine criteria for determining cultural heritage value or interest.

City staff and EVOQ Architecture Inc. consultants re-examined all of the properties within the boundary of the District and determined that at least 25 percent of the properties within the District satisfy two or more criteria.

Indigenous Nation Engagement

As articulated in the City's first Reconciliation Action Plan (RAP), the City of Toronto is committed to creating and maintaining meaningful relationships with First Nations, Inuit, and Métis communities. The RAP was developed to map and guide the actions that the City of Toronto will take from 2022 to 2032 and beyond to achieve truth, reconciliation, and justice. Among the "Actions for Justice", the RAP includes actions to support Indigenous place-keeping (action 15), underlining the importance of place-making and place-keeping as being "integral to truth, justice and reconciliation in that it creates and nurtures space, in process and policy, for ceremony, teaching and community; strengthens Indigenous connections with lands and waters; and builds cultural competency and capacity for land-based Indigenous engagement. (RAP, 44). Within this action, it identified a specific action to "[a]dvance historical or heritage designations for sites of Indigenous significance" and a specific action referring to the need to "...review City Planning policies, process and practices, including heritage policies such as, but not limited to Heritage Conservation Districts (HCDs)" (RAP, 46)

Heritage Planning has been engaging with First Nations and Métis communities with rights and interests in the area since the initiation of the HCD Plan project in July 2021, which continued engagement from the previous study phase. As part of initial outreach during the study, Heritage Planning received support from the Six Nations of the Grand River and the Huron-Wendat Nation for the development of an HCD in this area.

In recognition of the unique nature of relationships between municipal and Indigenous governments, it was determined that it would be the responsibility of staff to lead engagement with First Nations and Métis communities for the preparation of the District Plan and represent the City of Toronto in any of these activities, with support from the Consultant team as required. A foundational component of the engagement program was based on building productive relationships with rights-holding First Nations and to establish trust in the HCD process, which requires accountability, listening and learning from those nations the City engages with and whose cultural heritage is to be reflected in the District's designation. The engagement program acknowledged that engagement with First Nations and Métis communities is distinct from the broader public communications and community consultation for the HCD Plan project and must operate in a separate, but integrated, manner. The Indigenous Nation engagement program also acknowledged that the City and Consultant Team would need to remain flexible throughout the project in order to address any requests, accept feedback and

respond to issues as they arise. In particular, it was recognized that the City's approach to engagement with First Nations and Métis communities has evolved since Heritage Planning undertook the Baby Point HCD study in 2017-2018 and that the current engagement program for the Plan phase of the project may include revisiting HCD study conclusions.

Upon commencing the development of the HCD Plan, Heritage Planning proactively engaged with the Haudenosaunee Confederacy Chiefs Council, the Huron-Wendat Nation (Nation Huronne-Wendat), the Métis Nation of Ontario, the Mississaugas of the Credit First Nation, and the Six Nations of the Grand River. In particular, the Six Nations of the Grand River, the Mississaugas of the Credit First Nation, and the Huron-Wendat Nation each identified interest in involvement at the outset of the District Plan project and have continued to provide their perspective and expertise throughout. Heritage Planning actively engaged with First Nations and Métis communities since July 2021, including project introduction letters and meetings, three project updates, circulation and review of all sections of this document, two in-person site visits, four technical meetings, and two workshops. On October 7, 2024, Heritage Planning staff met with representatives from the Six Nations of the Grand River to reflect on the three-year engagement process and work completed for the HCD Plan. At this meeting, attendees from the Six Nations of the Grand River provided positive feedback on the nation's involvement throughout the project and provided verbal support for the HCD Plan and the establishment of an HCD in this area.

This Indigenous Nation engagement undertaken for the HCD Plan was also productive for key deliverables associated with other work programs in Heritage Planning. This included revised historical research carried out as part of the Stage 1 archaeological assessment of the Teiaiagon Archaeologically Sensitive Area as a component of the City of Toronto's Archaeological Management Plan. The completion of this Stage 1 assessment ensured a consistent approach to the conservation of archaeological resources throughout the district. Finally, where feedback was received from First Nations that was not within scope of the HCD Plan project and Heritage Planning services, Heritage Planning informed relevant City divisions so that the comments could be considered as part of their work programs including the City's Indigenous Affairs Office, Commemorative Framework team in Economic Development & Culture, and Parks, Forestry & Recreation.

In summary, the Indigenous Nation engagement program provided an opportunity for Heritage Planning to better understand the unique perspectives of participating First Nations and to ensure that the final HCD Plan reflects what is important to Indigenous Nations. Through the Plan's comprehensive engagement activities, Heritage Planning has built trust with participating First Nations and allowed the City to address engagement gaps within the pre-ceding HCD study. The end result is that the HCD Plan that is more reflective of the unique perspectives and rights of First Nations and Métis communities.

Community Consultation

The HCD study phase of the project included 2 community consultation meetings and 5 community advisory group ("CAG") meetings. City Planning, in collaboration with Lura

Consulting, a sub-consultant facilitator retained to assist with community consultation, undertook these meetings in order to benefit from local expertise and receive community knowledge, views and ideas for consideration as part of the HCD study. The CAG process provided the study team with an opportunity to vet information and ideas and incorporate the community's perspectives and knowledge into the study. The HCD study was presented to and endorsed by the Toronto Preservation Board.

The HCD Plan phase of the project also comprised of significant additional community consultation. For the HCD Plan phase, Lura Consulting was again retained as a sub-consultant to assist with community consultation which provided continuity and excellent customer service level for the project.

The HCD Plan process was initiated in May 2021 when it was again feasible to work effectively with the City's consultants following the onset of the pandemic in March 2020. To ensure the public and owners were informed about the evolving plan and study process, the City distributed two newsletters to homes within the study area boundary. The first newsletter was issued April 2022 and provided a review of the HCD planning process, District heritage attributes, potential types of policies, guidelines, and procedures, and how to get involved. A second project newsletter was hand distributed door to door by LURA in December 2023. This newsletter provided an update on the project, an overview of the Statement of Significance, policies and guidelines for contributing and non-contributing properties, and summary of on Indigenous engagement activities. The newsletter also served to inform the community about upcoming public workshops and promote registration to participate.

Two public virtual sessions were held on February 5, 2024, and February 27, 2024. The first was an information session which presented policy concepts for managing archaeological resources as well as landscape features and the tree canopy. Participants were invited to ask questions and share feedback. The second was a workshop which presented the architectural policy concepts for the District. These policy concepts address how historic building features such as roofs, wall features, windows, doors, porches and entrances can be protected and conserved. Policy concepts were also presented for how alterations and additions can be undertaken. Participants were encouraged to share feedback on policy directions.

On June 17, 2024, the community consultation open house was held at the Old Mill. The project team hosted the open house which provided an overview of the HCD process, District's boundary, cultural heritage value, and heritage attributes. Also presented were the objectives, policy direction for archaeology, landscape, and architecture, and information on heritage permits and grants. The open house provided an opportunity for community feedback in-person. The open house display boards were posted online the same day.

Urban Indigenous Engagement

Following best practice to create culturally safe environments when working with Indigenous communities, the HCD Plan project included a distinct urban Indigenous engagement program that is separate from community consultation and engagement with First Nations governments to address the needs and interests of urban Indigenous

community members living in Toronto, which vary from those of First Nations governments. The engagement program was delivered by Innovation Seven (I7), a team with expertise in Indigenous facilitation and engagement.

Outreach took place from October 2023 to January 2024 via email and phone, and additional outreach was undertaken through social media geared towards urban Indigenous community members and groups from March to April 2024. As a result of the outreach, the team planned engagement activities with urban Indigenous organizations and knowledge keepers with an interest in the study area in March and April 2024. Information about the role of Heritage Planning in the City, the history of the area, the purpose of an HCD plan, and significance of the area were presented, followed by time for questions and answers from participants, as well as questions to the participants to receive input on what is important to urban Indigenous communities about the area. In addition to the planned engagement activities, participants were able to directly contact the project team via email, telephone and mail.

The City of Toronto created a project website and updated the page after certain milestones. The project team will continue to update Indigenous organizations and community members who participated in the engagement sessions up to a Council decision. These steps honour the connections made through this engagement program and respond to the identified interest of participants in being updated on the progress of the project.

HCD Plan

The Teiaiaagon-Baby Point HCD Plan (Attachment 5) is in accordance with Section 41.1(5) of the OHA, which requires that a Heritage Conservation District Plan include the following:

- A statement of the objectives to be achieved in designating the area as a heritage conservation district
- A statement explaining the cultural heritage value or interest of the heritage conservation district
- A description of the heritage attributes of the heritage conservation district and of properties in the district
- Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district
- A description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42

Cultural Heritage Value

Following the analysis of the study area's present-day character, history and evolution, the consultant team evaluated the area against the Criteria for the Determination of Cultural Heritage Value within a Heritage Conservation District, as outlined in Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference and based on Ontario Regulation 9/06. The evaluation determined that a significant portion of the study area exhibits sufficient historic and associative, design and physical, contextual, natural social and community values value to warrant designation under Part V of the Ontario Heritage Act as a heritage conservation district. See Attachment 2 for the Statement of Cultural Heritage Value and Heritage Attributes.

In summary, the District has cultural heritage value based on thousands of years of Indigenous settlement and use, archaeological resources and burials, natural features, and association with Indigenous ways of knowing and being. The District is also a designed cultural heritage landscape, based on its landscape features, street pattern, and built form which reflect the Garden Suburb design.

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 historic location of Teiaiaagon, 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 Indigenous trails that linked Lake Ontario with Lake Simcoe.

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 District has social and community value for Indigenous nations as peoples who have an enduring connection to this land and river from time immemorial. The inherent spirit of this land connects contemporary Indigenous 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 Brulé Park and part of Cashman Park), the Baby Point Gates, the Baby Point Club, and the Humbercrest United Church.

The District has contextual value for its vistas 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 holds specific importance for Indigenous peoples. The District's natural values are based on its picturesque character and landscape *features*. Indigenous 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.

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 design restrictions were put in place to protect the character of the neighbourhood.

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 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. 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.

Statement of Objectives

The OHA requires that HCD plans contain a statement of objectives to be achieved through the designation of the HCD. These objectives are an important link between the values identified in the statement of cultural heritage value and the policies that are intended to conserve those values of the District, including its heritage attributes.

The overall objective of the Teiaiaagon-Baby Point HCD Plan is the protection, conservation and management of its heritage attributes including contributing properties so that the District's cultural heritage value is protected in the long-term. See Attachment 3 for the full Statement of Objectives.

Proposed Boundary

The proposed Teiaiaagon-Baby Point HCD Plan boundary includes the study area that was recommended in July 2018 resulting from the study phase. See Attachment 1 for a map of the District boundary.

Contributing and Non-Contributing Properties

The HCD Plan identifies properties as contributing or non-contributing, in keeping with HCDs in Toronto. In the HCD Plan, heritage attributes associated with contributing and non-contributing properties refer particularly to those evidenced by built form e.g. building(s) and structure(s) on those properties.

Properties within the proposed district were evaluated to determine whether they contribute to the area's identified cultural heritage value. Contributing properties are those that have design, historic and/or associative value and that support the neighbourhood's heritage character. Properties within the proposed district were identified as contributing if they 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 222 properties within the District: 169 properties have been identified as contributing and 53 are identified as non-contributing.

In the Teiaiaagon-Baby Point HCD, all properties will be designated under Part V of the Ontario Heritage Act. The Part V HCD designation will conserve and maintain the cultural heritage value and heritage attributes of the District as a whole.

District Policies and Guidelines

The OHA requires that all HCD plans include "policy statements, guidelines and procedures for achieving the stated objectives and managing change" in the district.

The Teiaiaagon-Baby Point HCD Plan contains policies and guidelines that are intended to manage change within the District in order to meet the objectives of the HCD Plan and to conserve the cultural heritage value and heritage attributes of the District. These policies and guidelines will inform decisions on alterations, additions, new construction and demolition within the District. See Attachment 5 for the HCD Plan.

In the HCD Plan, policies describe what is required when undertaking work on a property within the District. Policies are required components of the designating by-law and are not discretionary, unless otherwise indicated. Guidelines provide suggested ways in which the Plan's policies might be achieved, however there may be other methods for satisfying related policies. Guidelines are useful directions on how to meet the policies of the Plan.

Heritage attributes associated with contributing and non-contributing properties refer particularly to those evidenced by built form e.g., building(s) and structure(s) on those properties. Architectural policies distinguish between contributing and non-contributing properties. Whereas the policies and guidelines pertaining to archaeology and landscape apply to any property located within the District.

Policies and Guidelines for Archaeology

Most of the proposed Teiaiaagon-Baby Point Heritage Conservation District is part of the Teiaiaagon Archaeologically Sensitive Area identified in the Archaeological Management Plan. Archaeological potential is identified by the City of Toronto's Archaeological Management Plan within the District boundaries. The area is the location of a mid- to late-17th century Haudenosaunee Confederacy village named Teiaiaagon. Policies and guidelines for archaeology are applicable to any property located within the District, whether they are contributing or non-contributing. Archaeological policies have been integrated into various sections of the District Plan, including but not limited to policies and guidelines for landscape features, such as trees, as well as architectural policies and guidelines for structures and buildings. As a heritage attribute of the HCD, any actions that will affect the Teiaiaagon Archaeologically Sensitive Area must be completed under a heritage permit issued under Part V of the Ontario Heritage Act. Any work that involves soil disturbance, unless specified in the deemed permit section, will require a heritage permit and an archaeological assessment may be required.

The Archaeologically Sensitive Area is already subject to requirements under the Ontario Heritage Act, and the City of Toronto Archaeological Management Plan. The HCD Plan includes policies and guidelines for archaeology reflecting a concerted and efficient set of tools for the management of archaeological resources within the HCD.

Policies and Guidelines for Landscape

As mentioned above, the policies and guidelines pertaining to landscape features and attributes apply to any property located within the District, as identified in the list of attributes, such as but not limited to, the tree canopy, the natural topography, curvilinear street pattern, pattern of setbacks of the houses, front yards with predominant soft landscaping, historic ornamental stone walls along front yards. The HCD Plan identifies three landscape zones for which landscape policies apply. Zone 1 is the upper level that is dominated by the built heritage features of a Garden Suburb. The landscape components of this zone are made up of a great variety of trees and shrubs of different ages, sizes, and species. Zone 2 is the sloped former riverbank that wraps around the District that is heavily treed with a naturalized collection of mature trees and shrubs that are primarily native species. Public use of this zone is by means of a network of paths and trails that wind through the area and link the riverside parkland with the adjacent neighbourhood street network. Much of this zone is found in the rear yards of residential properties. Zone 3 is the lower level of the Humber River Valley that is dominated by maintained and managed open parkland that contain passive recreational facilities and is well used by the public.

Policies and Guidelines for Parks and Public Realm

The Parks and Public Realm policies and guidelines address Étienne Brûlé Park, Magwood Park and part of Cashman Park, which is located within the District, as well as the District's streets, sidewalks, laneways, privately owned publicly-accessible open spaces, walkways or easements. Within this section is a policy that addresses archaeology and tree maintenance, planting and removal. Also, there are guidelines that encourages the engagement with Indigenous communities when designing improvements or alterations to the District's gateway (Baby Point Gates), wayfinding and signage, and to integrate the history of the Toronto Carrying lace Trail, and the Indigenous village of Teiaiagon. This section also includes policy for the Baby Point Club grounds, vistas, gateway, street network, pedestrian connections, utilities and public works found in the District.

Policies and Guidelines for Contributing Properties

The Official Plan requires that properties on the Heritage Register be conserved and maintained consistent with the Standards and Guidelines, which has been adopted by City Council as the guiding document for the planning, stewardship and conservation of properties on the Heritage Register. An HCD plan gives context-specific guidance on how to achieve consistency.

HCDs in Toronto require that all properties within HCDs be categorized as either contributing or non-contributing to the District's cultural heritage value and heritage attributes. Separate sets of policies and guidelines have been developed for contributing and non-contributing properties to manage change within the District.

The HCD Plan prohibits the demolition and removal of buildings on contributing properties, except in the case of a catastrophic loss and where losses were not the result of demolition by neglect, deferred maintenance or purposeful damage to the property.

The HCD Plan requires that contributing properties be conserved and maintained to ensure the conservation of the District's cultural heritage value, heritage attributes and integrity, based on an understanding of the property and how it contributes to the District. The HCD Plan provides policies and guidelines to inform the conservation of building assemblies for contributing properties (e.g.roofs, windows and doors, exterior walls, entrances and porches, garages and ancillary buildings), as well as the design of compatible alterations and additions.

Policies and Guidelines for Non-Contributing Properties

While non-contributing properties do not individually contribute to the heritage character of the District, their proximity to and evolution alongside contributing properties gives them the potential to significantly impact the heritage character of neighbouring properties and the District as a whole should they be modified or developed. Any aspect of new construction to non-contributing properties, including replacement buildings, additions, or alterations, must comply with the policies and guidelines of this HCD Plan for non-contributing properties.

The HCD Plan requires that new construction, additions and alterations to non-contributing properties be compatible with cultural heritage value and heritage attributes of the District and adjacent contributing properties. The HCD Plan provides policies and guidelines to inform the design of compatible new construction, alterations and additions to non-contributing properties, as well as the design of exterior walls, roofs, entrances and porches, garages and ancillary buildings or structures.

Procedures

The HCD Plan describes the heritage permit process, including categories of work for which no heritage permit is required. The HCD Plan identifies circumstances when a Heritage Impact Assessment and Archaeological Assessment will or may be required, for both contributing and non-contributing properties.

Existing Heritage Status of Properties

The District includes one property located at 68 Baby Point Road that is designated under Part IV Section 29 of the OHA and one property located at 1 Baby Point Road, (including 400 Jane Street) that is listed on the City's Heritage Register. Both properties have been identified as a contributing property. Should the District Plan be appealed and not come into force before January 1, 2027, the listed property will be removed from the Heritage Register unless it is designated. This property may be considered for prioritization for research and evaluation for Part IV designation.

Part IV Designated Property

The *Ontario Heritage Act* allows a property to be designated individually under Part IV as well as included within an HCD and designated under Part V. The designation of an HCD does not preclude designation of individual properties under Part IV, and the policies of the HCD Plan will continue to apply to Part IV designated properties.

As stated above, one property located within the District is also designated under Part IV of the *Ontario Heritage Act*, which protects the cultural heritage value of the individual property and its identified heritage attributes. This property is designated by municipal by-law containing a Statement of Significance that defines its cultural heritage value and heritage attributes as an individual property. Interventions on properties designated under Part IV will also conserve the individual property's cultural heritage value and heritage attributes. Part IV designations may include attributes such as interior features and other detailed attributes that are unique to the property. Where there is a property with a Part IV designation the cultural heritage value and heritage attributes identified in the Part IV designating by-law are to be conserved in accordance with Section 3.1.6 of the Official Plan in addition to the requirements of the HCD Plan.

Recommendations

Recommendations include a review of the HCD Plan within the first 10 years of it coming into force, to consider if any updates are warranted. Additional recommendations include the potential creation of an HCD Advisory Committee to ensure ongoing community-based feedback in the implementation of the HCD Plan and heritage permit process, and the facilitation of heritage awareness within the District.

Unlike appeals under the Planning Act, under Part V of the Ontario Heritage Act an HCD cannot come into force until all appeals have been resolved or dismissed. As such, the Teiaiagon-Baby Point HCD Plan (if it is approved by City Council and appealed to the Ontario Land Tribunal ("OLT")) will not be binding on new development, or other City permit applications until such time as the OLT approves the document as a whole. Thus, individual designation of contributing properties (under Part IV of the OHA) may still be used to protect cultural heritage values and attributes of these properties until the HCD Plan comes into force.

CONCLUSION

The Teiaiagon-Baby Point HCD Plan meets the requirements of the Ontario Heritage Act and other provincial legislation, including all statutory requirements for notification, consultation, study and content. City Planning staff are of the opinion that the HCD Plan is in conformity with the Ontario Heritage Act, Provincial Planning Statement, Official Plan policies, and best practices in heritage planning. Once adopted and in force, the HCD Plan will enable City Council to better conserve the cultural heritage value and heritage attributes of the District and to manage and guide future change.

City Planning staff recommend designation of the Teiaiagon-Baby Point HCD under Part V of the Ontario Heritage Act, including adoption by by-law of the Teiaiagon-Baby Point HCD Plan that will manage change within the District to conserve and maintain the area's significant cultural heritage value for generations to come.

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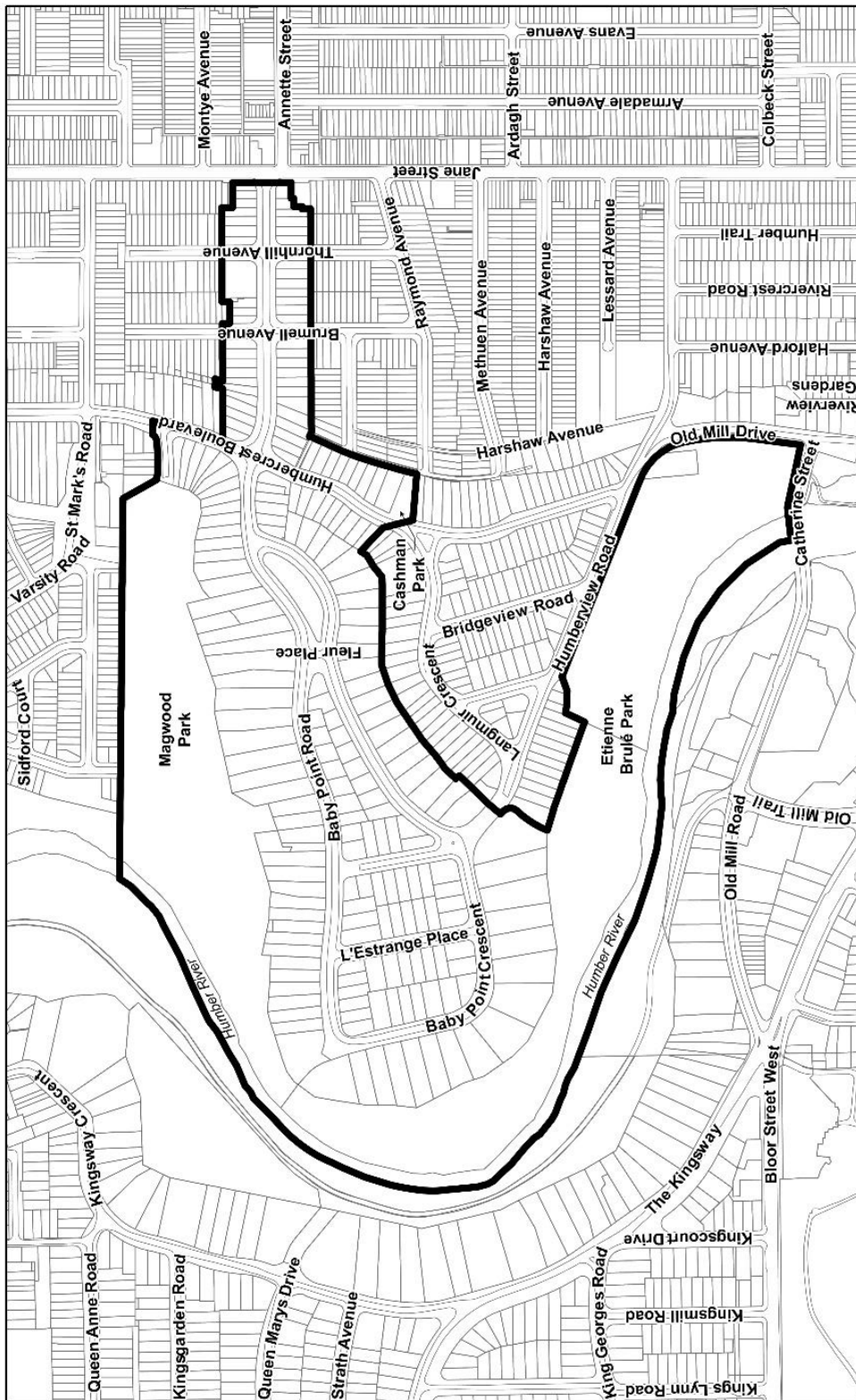
SIGNATURE

Mary L. MacDonald, MA, CAHP
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ATTACHMENTS

Attachment 1 – Teiaiagon-Baby Point Heritage Conservation District – Boundary
Attachment 2 – Statement of Cultural Heritage Value and Heritage Attributes
Attachment 3 – Statement of Objectives
Attachment 4 – Map of Contributing Properties
Attachment 5 – Teiaiagon-Baby Point Heritage Conservation District (HCD) Plan

HERITAGE CONSERVATION DISTRICT - BOUNDARY



Teiaiaagon – Baby Point Heritage Conservation District
HCD Boundary



Not to Scale
7/7/2021

**STATEMENT OF CULTURAL HERITAGE VALUE
AND HERITAGE ATTRIBUTES****Description of Historic Place**

The District is a crescent-shaped area in the west end of Toronto and is bordered by the Warren Park neighbourhood to the north, Jane Street to the east, the Old Millside neighbourhood to the south, and the Humber River to the west and to the south of Étienne Brûlé Park. The District is comprised of a large promontory of land with steep forested slopes that extend into the Humber River Valley. The District's streets are laid out as a curvilinear network that includes Baby Point Road, Baby Point Crescent, L'Estrange Place, Baby Point Terrace, the west side of Humbercrest Boulevard from Langmuir Gardens to Baby Point Road, and both sides of Humbercrest Boulevard from south of Baby Point Road. The District is the historic location of Teiaiagon, the mid-to-late seventeenth century Haudenosaunee village. The District contains 222 properties, including Étienne Brûlé Park, Magwood Park, and part of Cashman Park. The entrance to the District from Jane Street is marked by the Baby Point Gates. Most of the District is part of the City of Toronto's Teiaiagon Archaeologically Sensitive Area (ASA).

Statement of Cultural Heritage Value

The District has cultural heritage value based on thousands of years of Indigenous settlement and use, archaeological resources and burials, natural features, and association with Indigenous ways of knowing and being. The District is also a designed cultural heritage landscape, based on its landscape features, street pattern, and built form which reflect the Garden Suburb design.

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 Indigenous 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 Haudenosaunee Confederacy, and in particular, the Seneca Nation; their village, Teiaiagon, was once home to 500 to 800 people. From its location on the District's promontory, the village 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, and 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 unique features of this type of neighbourhood include their portals or gates that indicate a physical and symbolic separation from the surrounding habitations or businesses, street and landscaping features that are curvilinear and follow natural landscape features as opposed to the gridiron pattern typical of 19th and 20th century city building, an emphasis on setback homes, a valuation of private space and restrictions meant to preserve the natural and built character of the neighbourhood.

The bucolic nature of the District’s setting overlooking the Humber River, its winding streets and varied lot patterns that in large part follow the promontory’s topography, landscaped yards surrounding its early 20th century 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 counter measure 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).

The District has social and community value for Indigenous nations as peoples who have an enduring connection to this land and river from time immemorial. The inherent spirit of this land connects contemporary Indigenous 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 Brulé Park and part of Cashman Park), the Baby Point Gates, the Baby Point Club, and the Humbercrest United Church.

The District has contextual value for its vistas 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 holds specific importance for Indigenous 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 design restrictions were put in place to protect the character of the neighbourhood (see Appendix B). 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.

The District’s natural values are based on its picturesque character and landscape features. Indigenous 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.

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 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. 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 generally larger houses and lots on the promontory.

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 the District 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.

Heritage Attributes

The *cultural heritage value* of the District is expressed through identifiable *heritage attributes*. Although the following *heritage attributes* are numbered, the numeric sequence does not establish a priority:

1. The Humber River– a designated Canadian Heritage River
2. The natural topography, including the Humber River Valley, the ravine lands, and the promontory
3. The vistas (panoramic views) of the promontory from Étienne Brûlé Park, Magwood Park, and the Humber River shores; the vistas of the Humber River from Magwood Park and Étienne Brûlé Park; and the vistas of Magwood Park and Étienne Brûlé Park from the Humber River shores
4. The extensive tree canopy, much of which predates the neighbourhood's residential development, to which Indigenous communities hold a significant connection, and which was purposefully retained and integrated into the Garden Suburb design
5. The mature trees in front yards contributing to the streetscape and the continuous greenery of the park-like setting and the mature trees in the rear yards that are visible from the *public realm* and support the park-like setting of the houses

6. 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 Indigenous communities, and which provide a green edge to the neighbourhood
7. The site of the historic village of Teiaiagon, its associated *archaeological resources* and burials
8. The City of Toronto's Teiaiagon Archaeologically Sensitive Area (ASA), associated with Indigenous uses
9. The historically strategic location of Teiaiagon atop the promontory *adjacent* to and overlooking the Humber River and the southern terminus of the Toronto Carrying Place National Historic Event, also known as the Toronto Carrying Place Trail
10. The plan of the neighbourhood which exemplifies Garden Suburb design principles as envisioned by Robert Home Smith
11. The curvilinear street pattern that follows and reflects the natural topography
12. The *street proportion* which creates the intimate visual character
13. The *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
14. The landscaped front yards, with setbacks and predominance of *soft landscaping*
15. Historic landscape *features* along the front yards, including the ornamental stone walls and associated fencing that are representative of the Garden Suburb design
16. The Baby Point Gates, a gathering place and marker at the entrance of the District
17. 1 Baby Point Road, the former residence of Robert Home Smith and one of the neighbourhood's first houses
18. The Baby Point Club property, a community and social hub founded by the neighbourhood's early residents
19. Humbercrest United Church, an important neighbourhood institution and community landmark
20. The predominantly low-rise scale of houses, generally two to two-and-a-half storeys Tall
21. The predominant use of brick, stone, and traditional stucco

22. The collection of buildings constructed during the Period of Significance representing early 20th century architectural styles, namely English Cottage (with Tudor influence) and Colonial Revival (with Georgian and Edwardian influence)

23. The architectural details of contributing properties, including but not limited to the proportion and rhythm of windows and bays; historic windows, doors, porches, and chimneys; gabled, cross-gabled, and hipped roofs with dormers; and the general use of traditional stucco, half-timbering, brick, and stone

STATEMENT OF OBJECTIVES

The overall objective of the District's HCD Plan is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term. The cultural heritage value of the District consists of its historic, associative, design and physical, contextual, natural, social and community values. The heritage attributes of the District include its built heritage resources, archaeological resources, landscape, tree canopy, parks, and street pattern of a cultural heritage landscape.

Specific objectives of this Plan are set out below. Although the following objectives are numbered, the numeric sequence does not establish a priority.

Objectives

1. Conserve and maintain the cultural heritage values of the District as expressed through its heritage attributes.
2. Conserve and enhance the District's Garden Suburb character as a cultural heritage landscape, including but not limited to its setting, tree canopy, landscaped front yards with setbacks and predominance of soft landscaping, and public realm.
3. Conserve and maintain the District's built heritage resources and landscape of the Home Smith era Period of Significance, reflecting its development as a planned Garden Suburb.
4. Conserve and enhance the pattern of building and siting of houses nestled between mature trees.
5. Ensure that the District's archaeological resources are conserved, respecting their spiritual value to Indigenous communities, including meaningful engagement with Indigenous communities, so that Indigenous perspectives may contribute to the understanding of the District's enduring significance to Indigenous communities.
6. Conserve, support, and enhance the natural, social, cultural and community values of the District, including its value to Indigenous peoples, their spiritual connection to the land, landscape features, vegetation, tree canopy, and connection to the water.
7. Honour and celebrate the area's historic and contemporary Indigenous heritage, and the area's enduring significance to Indigenous communities.
8. Conserve and enhance the managed public parkland, open spaces, and naturalized vegetation on the steep slope that support the Home Smith Company's design of picturesque residential and landscape character, and as a place with an enduring connection to Indigenous communities.
9. Conserve and maintain the curvilinear street pattern and street proportion.

10. Conserve and maintain the District's contributing properties and Part IV designated properties.

11. Manage change to ensure alterations to contributing properties conserve and maintain the heritage attributes of the District.

12. Ensure that new construction, additions, or alterations conserve and maintain the cultural heritage values of the District particularly with respect to the archaeological resources, burials, historic scale, form, massing and materials of its contributing properties, pattern of building, streetscape, and public realm.

13. Encourage compatible, high-quality architecture in the design of new construction, additions, and alterations to conserve the District's cultural heritage value.

14. Ensure compatibility of old and new materials and architectural features, including but not limited to material type, colours, scale, finishes and details.

15. Conserve the District's vistas to maintain and enrich the public's experience and connection with the landscape along the Humber River.

TEIAIAGON-BABY POINT HCD MAP OF CONTRIBUTING PROPERTIES

ATTACHMENT 4

