

Teiaiaagon – alternate spellings include “Taiaiaiko’n”, “Taiaiaagon”, “Teyeyagon”, and “Toioiugon”

The District is the historic location of Teiaiaagon, the mid-to-late seventeenth century Haudenosaunee village associated primarily with the Seneca Nation. The name Teiaiaagon is said to mean “It crosses the stream”¹ which may refer to a natural crossing point in the river or the pronounced promontory that diverts the Humber River in this location.



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Teiaiaagon – Baby Point HCD Plan

1. Robinson, Percy. Toronto During the French Regime: 1615-1793. Toronto: University of Toronto Press, 1933: 243

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i The Purpose of the Plan

The purpose of the Teiaiaagon-Baby Point Heritage Conservation District Plan (the “Plan”) is to establish a framework that will *conserve* the Teiaiaagon-Baby Point Heritage Conservation District’s (the “District”) *cultural heritage value* through the protection, *conservation* and management of its *heritage attributes*. This document and the *policies* and *guidelines* herein will guide the review of development applications and permits within the District and will inform the decisions of City staff and Council.

As per Part V of the Ontario Heritage Act, the purpose of the Heritage Conservation District (HCD) Plan is to:

- create a statement explaining the *cultural heritage value* or interest of the District
- describe the *heritage attributes* of the District
- develop a Statement of Objectives to be achieved in the designation of the District
- develop *policies*, *guidelines*, and procedures for achieving the stated objectives and managing change in the District
- describe the *alterations* or classes of *alterations* that the owner of a property in the District may carry out without obtaining a permit

In addition, the HCD Plan will create a greater awareness of the significant *cultural heritage value* of the District’s area, it will facilitate an enhanced understanding of the benefits of heritage *conservation*, and it will provide access to financial incentives for eligible *conservation* work within the District.

This HCD Plan applies to all properties within the District, regardless of ownership, where specified changes are proposed. The HCD Plan does not compel property owners to proactively make improvements or *alterations* to their properties beyond *maintenance* as required by the City of Toronto Property Standards By-Law, and which can generally be undertaken without a heritage permit.

Encouraging Design Excellence

The Plan includes specific and general *policies* and *guidelines* that support the *conservation* of the District’s *cultural heritage values*. The *conservation* of *contributing properties* and changes to *non-contributing properties* should reflect design excellence and innovation through the use of best practices in heritage *conservation*, high-quality materials, and a sensitive and thoughtful design response to the surrounding context.

How to Read This Plan

The Plan includes information about the District’s *cultural heritage value*, heritage resources and significance, and provides *policies* and *guidelines* to achieve the stated objectives. The Plan includes information about the District’s *cultural heritage value* and significance in sections 1, 3, 4 and 5 while *policies* and *guidelines* can be found in sections 6 through 10.

Property owners within the District are strongly encouraged to familiarize themselves with the entire Plan to understand its scope and intent. While the Plan should be read as a whole, particular attention should be paid to sections 6 through 11 of the Plan which sets out relevant policies based on property type and archaeological, landscape or *public realm* considerations.

Section 1 – Introduction provides background on the Plan, including the City of Toronto’s vision for heritage *conservation* and city building, summary of the Study and Plan process, including Indigenous Nation engagement, community consultation, and urban Indigenous engagement.

Section 2 – Legislative and Policy Framework provides an overview of applicable *policy* and supporting *guidelines* as they relate to heritage *conservation*, as well as an analysis of the planning framework within the District.

Sections 3 and 4 – District Significance and Statement of Objectives provide important, foundational information that applies to all properties within the District. The objectives, statement of *cultural heritage value* and *heritage attributes* are the foundation of the Plan and are referred to throughout the document.

Section 5 – District Boundary and Resources includes a description of the District boundary, building typologies and other heritage resources within the District, including the methodology for their identification and evaluation.

Sections 6 through 10 – Policies and Guidelines provide the *policies* and *guidelines* for managing change within the District in order to meet the objectives of the Plan.

Section 11 – Implementation describes how the Plan will be used, including a description of the heritage permit process and a list of activities that do not require review.

Section 12 – Recommendations provides important information on the financial incentives available to owners of *contributing properties* within the District, and the recommended schedule for periodic review of the Plan.

Defined terms are italicized within the document and definitions can be found in Appendix A.

Policies have been organized into five sections: *Archaeological Resources*, *Landscape*, *Parks and the Public Realm*, *Contributing Properties*, and *Non-Contributing Properties*. Depending on the categorization of each property, and the nature of planned work, different sections should be consulted

to identify applicable *policies*. City staff are available to help you identify which of the sections apply to your property and project.

The maps and figures presented in this Plan, although generally accurate, are intended for illustrative purposes. Maps which require precise boundaries, such the HCD boundary, will be provided by the City of Toronto as an attachment to the by-law adopting this HCD Plan.

Policy Layers

The diagram illustrates the layering of *policies* in the Plan area. Archaeology (brown) and Landscape (green) *policies* affect all properties, *contributing properties* are shown in blue and *non-contributing properties* are grey.

Road Map

The chart below shows how a District property owner can determine which sections of the Plan apply based on a property's classification.

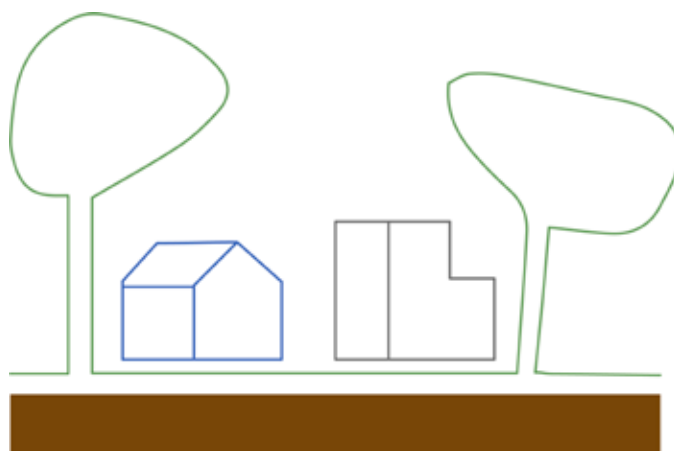


Figure 2: Diagram of policy layering.

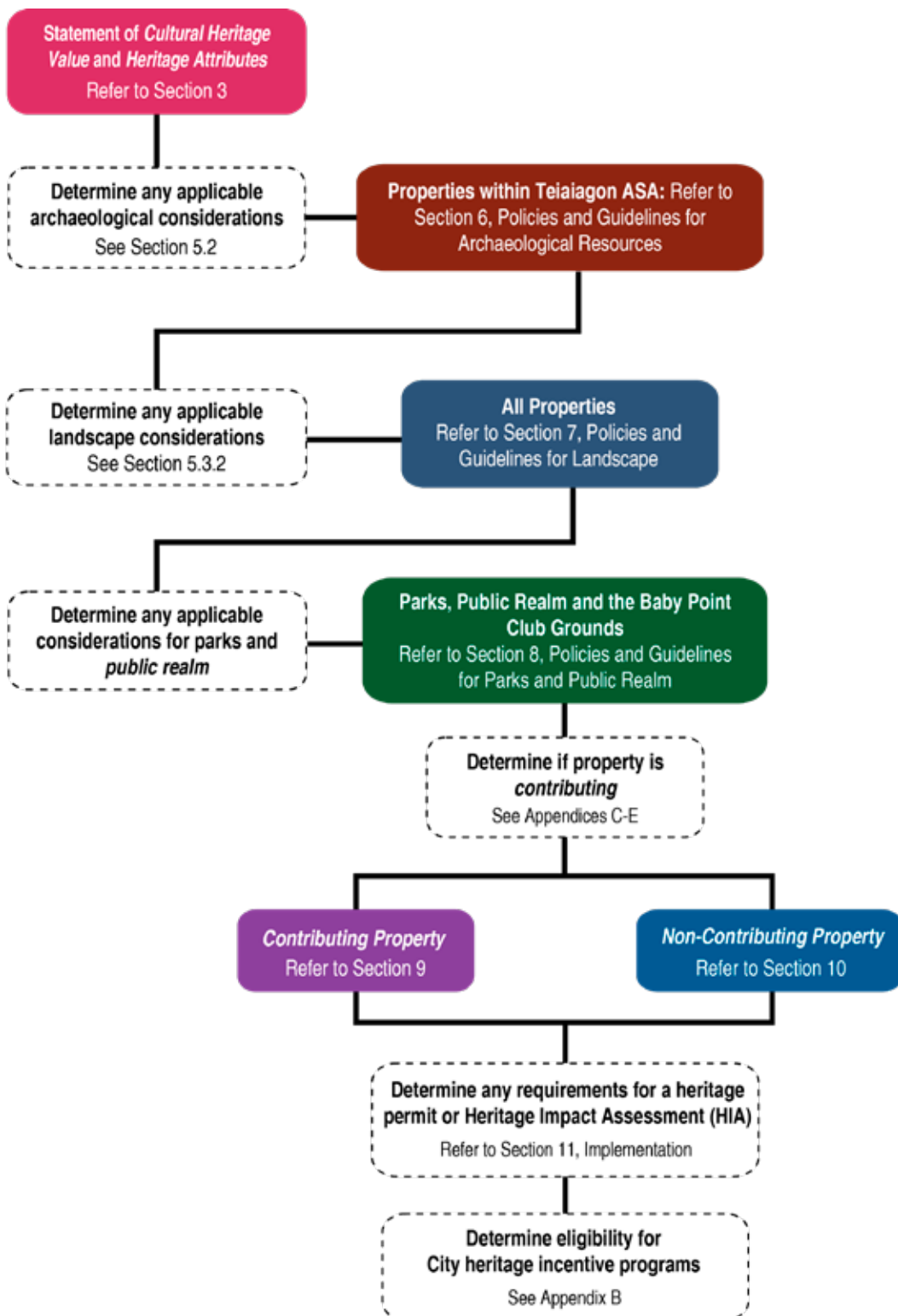


Figure 3: Road map illustrating how to identify applicable *policies* and *guidelines* within this document.

1.0 Introduction

- 1.1 City of Toronto's Vision for HCDs
- 1.2 Project Background
- 1.3 Indigenous Nation Engagement
- 1.4 Community Consultation
- 1.5 Urban Indigenous Engagement

Figure 4: Archival photograph from 1985; two children pedalling around an old-fashioned streetlamp in the middle of a neighbourhood intersection.

1.0 Introduction

1.1 City of Toronto's Vision for HCDs

The City of Toronto recognizes that the rich cultural heritage is an important component of sustainable development. This cultural heritage is expressed in its built form, its neighbourhoods, its parks, its streetscapes, and the diverse traditions and cultural practices that enrich the city.

Toronto City Council takes an active role in the *conservation* of heritage, through a series of regulatory tools, including the designation of individual properties and heritage conservation districts under Part IV and V of the Ontario Heritage Act respectively. These tools are part of a series of complementary tools, including Secondary Plans, Official Plan amendments, Site and Area Specific Policies and its Zoning By-law.

A Heritage Conservation District is a regulatory tool that enables the City to define and identify, evaluate, and designate an area that embodies different layers of Toronto's rich history and cultural expression. Such areas are valued currently, and the planning framework allows for these areas to continue to contribute to anchor a sense of place for future generations. Place-based *policies* and *guidelines* allow for heritage conservation districts to evolve in a way that reflects their *heritage attributes* and their *cultural heritage values*. City Council adopted *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* (HCDs in Toronto). This approach offers a consistent and transparent process that is seated in the Ontario Heritage Act.

1.2 Project Background

The Baby Point HCD study area was identified as a high priority to undertake an HCD Study (the "Study") by Toronto City Council in March 2015. The HCD study area included both the Baby Point neighbourhood and the *adjacent* Old Millside neighbourhood. The objective of the Study was to identify and assess the *cultural heritage values* and *heritage attributes* of the study area and to determine whether all or part of the area merited designation under Part V of the Ontario Heritage Act.

The Study was completed in 2018 and concluded with the recommendation to designate a portion of the study area by revising the boundary to include only the Baby Point neighbourhood. The Study included a detailed history and evolution of the area, an analysis of the existing planning policy framework, summarized the built form and landscape survey, community consultation and advisory group meetings, analysed and evaluated the study area's *cultural heritage values*, and provided recommendations.

As the Plan was developed, a Statement of Cultural Heritage Value or Interest and a Statement of Objectives were drafted, and properties whose buildings and structures represented the identified values were classified as *contributing properties*. A Statement of Contribution was developed for each *contributing property* and is found in Appendix D.

1.3 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)

Due to the City's ongoing commitment to meaningfully engage on projects which could impact Indigenous communities' rights and given the known history of the District's area and its significance to Indigenous communities, input from Indigenous nations is integral to the project. Heritage Planning has been engaging with First Nations and Métis communities with rights and interest in the area since the initiation of the HCD Plan project in July 2021, which continued engagement from the Study phase. As part of initial outreach as part of the Study phase, 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 the 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 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 undertaken acknowledged that engagement with First Nations and Métis communities is distinct from the broader public communications and engagement program 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 deliverables and conclusions which were finalized as part of the earlier Study phase of the project.

As part of the development of the HCD Plan, Heritage Planning has been engaging 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 has undertaken extensive contact 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.

This engagement also led to other deliverables as part of the development of the HCD project or other work programs in Heritage Planning. This includes revised historical research undertaken as part of the HCD Study phase and the undertaking of a Stage 1 archaeological assessment of the Teiaiagon Archaeologically Sensitive Area as a component of the City of Toronto's Archaeological Management Plan in order provide 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, Heritage Planning ensured that relevant divisions at the City were informed so that the comments could be considered as part of their work programs. This includes staff from the City's Indigenous Affairs Office, the Commemorative Framework team, 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 extensive engagement activities, Heritage Planning has built trust with participating First Nations and allowed for the City to address perceived gaps in community engagement during the previous HCD Study. What results is an HCD Plan that is more reflective of the unique perspectives and rights of First Nations and Métis communities.

1.4 Community Consultation

The Ontario Heritage Act (OHA) Part V, Section 41.1 specifies:

(6) Before a by-law adopting a heritage conservation district plan is made by the council of a municipality under subsection 41 (1) or under subsection (2), the council shall ensure that,

- (a) information relating to the proposed heritage conservation district plan, including a copy of the plan, is made available to the public;
- (b) at least one public meeting is held with respect to the proposed heritage conservation district plan; and
- (c) if the council of the municipality has established a municipal heritage committee under section 28, the committee is consulted with respect to the proposed heritage conservation district plan.

To fulfill the requirement to consult and inform the community, a number of consultation and stakeholder engagement activities have been undertaken. All consultation materials were made available on the City's website and the public was able to provide feedback to the study team at any time during the process. A key part of the preparation of the Plan was the engagement with neighbourhood stakeholders. Formally, this process happened from February 2024 to July 2024. Building on the consultation that occurred during the study, the project team developed an engagement strategy to educate stakeholders on the purpose of the Plan, gather local knowledge, and facilitate the implementation of the Plan through stakeholder involvement in the refinement of *policies* and *guidelines*.

In addition to information sessions and consultation exercises, stakeholders were able to directly contact the project team via email, telephone and mail. The City of Toronto updated the project website after certain milestones.

Summary of Community Consultation

The HCD Plan process was initiated in May 2021 with a focus on Indigenous engagement. To ensure the public was 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. The second newsletter was distributed in December 2023 to provide an update on the project, an overview of the Statement of Significance, *policies and guidelines* for *contributing* and *non-contributing properties*, and a summary of Indigenous engagement activities. The newsletter also served to inform the community about upcoming public workshops in early 2024.

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. The open house presented an overview of the District's boundary, properties, *cultural heritage value*, and *heritage attributes*. Also presented were *policy* direction for archaeology, landscape, and architecture, and information on heritage permits and grants. The open house provided an opportunity for in-person community feedback.

On November 28, 2024, the draft Teiaiagon-Baby Point HCD Plan was presented to the Toronto Preservation Board.

1.5 Urban Indigenous Engagement

As mentioned above, 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. The RAP explains that “[c]olonialism, the theft of lands and knowledge, and the many other harms perpetuated by the colonial state have fractured relationships, and make journeying together now down a mutual path very difficult.” (RAP, p. 5). Indigenous histories and heritage include narratives of power, community, strength, and resilience, however, they also encompass experiences of forced assimilation, displacement, and genocide. Sharing and learning from these stories is important, but there is a need to create culturally safe environments when working with Indigenous communities to avoid causing harm or trauma to those involved.

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.



2.0 Legislative and Policy Framework

- 2.1 Ontario Heritage Act
- 2.2 Funeral, Burial and Cremation Services Act
- 2.3 Provincial Planning Statement (2024)
- 2.4 The Toronto and Region Conservation Authority
- 2.5 City of Toronto Official Plan
- 2.6 By-laws
- 2.7 Archaeological Management Plan
- 2.8 Reconciliation Action Plan

Figure 5: Archival photograph from 1925; Jane Street looking east through the Baby Point Gates (City of Toronto Archives).

2.0 Legislative and Policy Framework

The preparation of the HCD Plan considered the current land use planning framework, with a view to establishing a Plan that would remain relevant and attuned to core principles of cultural heritage *conservation* over time.

The District is currently governed by a land use planning framework that includes various provincial and municipal *policy* documents. The provisions of the Planning Act are central to land use planning in Ontario. The purposes of the Act include a land use planning system led by provincial *policy*, while supporting the decision-making authority and accountability of municipal councils as they review development proposals in the context of community-based involvement in the process.

In accordance with the provisions of the Planning Act, decisions with respect to planning matters are required to be consistent with the Provincial Planning Statement, 2024. At the municipal level, development is required to conform to the City of Toronto Official Plan, including Secondary Plans, as well as the applicable zoning by-law(s), which implement the policies of the Official Plan. In addition, land use planning matters that involve cultural heritage resources are addressed in accordance with the provisions of the Ontario Heritage Act. Finally, the City of Toronto Municipal Code, contains a compendium of by-laws arranged by subject, including heritage and other relevant by-laws.

2.1 Ontario Heritage Act

The Ontario Heritage Act (OHA) provides the legislative framework for heritage *conservation*, protection, and *preservation* in the province of Ontario. Part IV of the OHA enables municipal councils to pass a by-law designating an individual property as being of *cultural heritage value* or interest. Part V of the OHA enables municipal councils to pass a by-law designating a defined area as a heritage conservation district where their official plan contains provisions relating to their establishment. The City of Toronto's Official Plan supports identification, evaluation and designation of heritage conservation districts.

Part V, section 41.1 (5) of the Ontario Heritage Act lists the

following as required contents of an HCD Plan:

- a statement of 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; and
- a description of the *alterations* or classes of *alterations* that are minor in nature and that the owner of property in a 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.

This Plan meets the requirements outlined in the OHA for HCD Plans.

The District's *cultural heritage value* and the properties within the District were evaluated according to Ontario Regulation 9/06). At least 25 per cent of the properties within the District satisfy two or more of the following criteria:

- The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
- The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- The properties have historical value or associative

value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.

- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, *maintain* or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.

Part VI of the OHA outlines the *conservation of archaeological resources*.

Section 48 speaks to the fact that only a person licensed by the Minister may:

1. Carry out archaeological fieldwork.
2. Knowing that a site is a marine or other archaeological site, within the meaning of the regulations, *alter* the site or *remove* an artifact or any other physical evidence of past human use or activity from the site.

Part VII of the OHA, Section 69, Offences and *restoration* costs, outlines that any person who furnishes false information or fails to comply with an order direction or requirement of the OHA, or who contravenes the OHA, is liable to a fine and may be subject to *restoration* costs. Fines apply where contravention of the OHA happens on individually designated properties (under Part IV) or properties located in a heritage conservation district designated under Part V.

2.1.1 Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a set of five guides and is the core guidance material for users of the Ontario Heritage Act (OHA). Produced by the Ministry of Citizenship and Multiculturalism (formerly Ministry of Tourism, Culture and

Sport) The Ontario Heritage Toolkit provides guidance on how to conduct HCD studies and plans, identify *cultural heritage value* and *heritage attributes*, determine district boundaries, and prepare a statement of objectives.

2.2 Funeral, Burial and Cremation Services Act

The *Funeral, Burial and Cremation Services Act* (FBCSA) lays out the process to be followed when human remains are encountered. The FBCSA requires anyone discovering human remains to immediately notify the police or coroner and immediately cease any work that could disturb the burial site. Failing to notify the police or coroner, or disturbing the burial site, is an offence under the FBCSA, punishable by a fine, jail time, or both. If the coroner determines that the remains are not of forensic interest, they must notify the Ministry of Public and Business Service Delivery Registrar responsible for administering the FBCSA and its Regulations.

The Registrar will direct the landowner to cause a burial site investigation when required and will articulate appropriate next steps. If a burial site investigation is required, it must be undertaken by an archaeologist who holds a professional class licence in good standing issued under Section 48 of the OHA. The archaeologist must advise the Registrar of the possible cultural origins of the burial site, and must submit a report at the conclusion of the burial site investigation. Based on the archaeologist's report, the Registrar will declare the site to be a burial ground, an Indigenous peoples' burial ground, an irregular burial site or a burial site containing ancestors' remains not in their original or intended resting place. This declaration will direct the determination of the disposition of the site, including any parties with standing to negotiate the disposition.

2.3 Provincial Planning Statement (2024)

The *Provincial Planning Statement*, (the “PPS”) 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. The PPS is intended to be read in its entirety with relevant *policies* applied to each situation.

The PPS 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. The PPS states that cultural heritage and archaeology help provide people with a ‘sense of place’.

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*.

2.4 The Toronto and Region Conservation Authority

Part of the District is regulated by the Toronto and Region Conservation Authority (TRCA) under the Conservation Authorities Act, and Ontario Regulation 41/24. Any development activity within a TRCA Regulated Area may be subject to TRCA’s Living City Policies and require a TRCA permit. Permissions to Enter and other requirements such as archaeological assessments may be applicable to any proposals on TRCA-owned lands. Where applicable, TRCA approval is required prior to the issuance of a municipal building permit.

2.5 City of Toronto Official Plan

The City of Toronto's Official Plan (the "Official Plan") sets out a vision encouraging contextually appropriate growth and intensification which is supported by transit, good architecture, high-quality urban design and a vibrant *public realm*. It recognizes that most new development will occur on infill and redevelopment sites.

Section 3.1.6 of the Official Plan provides policies with respect to heritage resources. Policy 3 of this section provides that heritage properties of *cultural heritage value* or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected through designation under the Ontario Heritage Act and/or included on the City's Heritage Register.

The Official Plan addresses the designation of HCDs and the authority of the OHA in Section 3.1.6 (3):

3) Heritage properties of *cultural heritage value* or interest properties, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

Policy 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." The Toronto Official Plan Map 14 Land Use Plan, identifies the land use designations within the District which includes lands designated as Neighbourhoods, Natural Areas and Parks.

2.5.1 Views

Section 3.1.6 states that "[t]he heritage policies of this Plan not only promote the *preservation* of important heritage buildings and structures but also the public views of them for the enjoyment of Torontonians. Schedule 4 of the Official Plan describes the views identified on Maps 7a and 7b of the Official Plan.

Schedule 4 includes the following view which is related to lands within the HCD and is subject to the policies set out in section

3.1.1 of the Official Plan:

C7. Humber River - The Humber River and natural ravine setting can be viewed clearly from both sides of the Bloor Street West Bridge (looking north and south), the Old Mill Bridge (looking north-west and south) and the Dundas Street West Bridge (looking north-west and south-east).

2.5.2 Natural Heritage

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 Map 9 Natural Heritage System identifies areas within the District that are part of the Natural Heritage System.

OPA 583 Official Plan updates in regards to the Environment and Climate Change was adopted by Council in 2022 and is organized under three key themes: 1) Net Zero and Climate Change; 2) Resilience and Adaptation; and 3) Waste and a Circular Economy. 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.

Toronto Official Plan Map 14 Land Use Plan, identifies the land use designations within the District include lands designated as Neighbourhoods, Natural Areas and Parks.

2.5.3 Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference

Heritage Conservation Districts in Toronto: Procedure, Policies and Terms of Reference (HCDs in Toronto) was adopted by Toronto City Council on March 6, 2012. It was developed to reflect changes to the OHA and to provide a consistent approach for the studying and planning of HCDs in the city. HCDs in Toronto addresses the requirements of the OHA for the creation of an HCD Plan in the following ways:

Policies 8, 9, 10, 11, 12, 13, 14, 15, 16 and Section 2 – Appendix A of HCDs in Toronto address OHA requirements set out in Section 41.1 (5). This section requires an HCD Plan to:

- State the objectives of designating the area as an HCD
- Explain the *cultural heritage value* of the district and the properties within it
- Create *policy* statements, *guidelines* and procedures for achieving the stated objectives of the HCD
- Describe *alterations* or classes of *alterations* that the property owner may carry out without obtaining a permit

The Teiaiaagon-Baby Point HCD Plan meets the requirements of HCDs in Toronto.

2.5.4 Standards and Guidelines for the Conservation of Historic Places in Canada

The Teiaiaagon-Baby Point HCD Plan takes guidance from Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines). This document establishes a consistent and accepted *conservation* approach to heritage resources in Canada, including heritage conservation districts.

The Standards and Guidelines were adopted by Toronto City Council in 2008 as the official framework for planning, stewardship and *conservation* of heritage resources within the City of Toronto. Policies in the Official Plan establish that *conservation* and *maintenance*, as well as adaptive reuse will be consistent with the Standards and Guidelines for properties on the Heritage Register.

Policy 10 of HCDs in Toronto states, "The HCD Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada will apply to any *interventions* to the HCD as a whole and will generally apply to individual properties within an HCD..."

2.6 By-laws

The HCD boundary extends across an area covered by a number of Zoning By-law categories, Design Guidelines and other Master Plan documents.

2.6.1 Zoning By-laws

Zoning regulations are intended to control site development and implement the broader policies set out in the Official Plan. The by-laws provide several standards related to land use, building height, setbacks, built form, gross floor area, parking, and loading, among others. Essentially, zoning translates the higher-level directions of the Official Plan into specific rules that regulate what can be built, where it can be built, the form it can take, and how it can be used. The District is subject to citywide Zoning By-law 569-2013, with a few select properties still subject to the former City of Toronto Zoning By-law 438.86. By-law 569-2013 generally carries forward the zoning from 438-86.

2.6.2 Expanding Housing Options in Neighbourhoods

Expanding Housing Options in Neighbourhoods is a City of Toronto initiative to facilitate more low-rise housing in residential neighbourhoods to meet the needs of our growing city. The City is working to expand opportunities for "missing middle" housing forms in Toronto, ranging from duplexes to low-rise walk-up apartments. All of these housing types can be found in many parts of Toronto today, but have historically been limited in where they can be newly built. Expanding Housing Options in Neighbourhoods is one solution among a range of City initiatives to increase housing choice and access and create a more equitable, sustainable city.

2.6.2.1 Secondary Suites

In March 2019, Council adopted zoning-by law amendments to expand permissions for secondary suites within detached houses and semi-detached houses and in townhouses. Secondary Suites are additional living accommodation located within and subordinate to a dwelling unit in a Detached House, Semi-Detached House or Townhouse.

2.6.2.2 Laneway Suites

In July 2018, City Council expanded permission for laneway suites to low-rise residential zones city-wide. In November 2021, City Council amended these zoning permissions to facilitate their construction. A laneway suite is a self-contained residential unit located in its own building, often in the back yard, on a lot *adjacent* to a public laneway.

2.6.2.3 Garden Suites

On February 2, 2022, Toronto City Council adopted the Garden Suites Official Plan Amendment and Zoning by-law Amendment to allow garden suites in most residential zones across Toronto. A Garden Suite is a self-contained living accommodation located within an ancillary building, usually located in the rear yard, but not on a public lane, and is separate or detached from the primary dwelling on the lot.

2.6.2.4 Multiplexes

In May 2023, City Council adopted Official Plan and Zoning Bylaw amendments to permit multiplexes city-wide in all residential zones. A multiplex is a residential building that contains two, three or four units.

2.6.3 Other Existing Citywide By-laws Affecting Landscape Attributes

Landscape *features* such as topography, natural areas and trees are protected by citywide by-laws with permit processes independent of City's Official Plan policies. Permits are required in protected areas and for protected trees as prescribed via [Municipal Code Chapters 813: Trees](#), [658: Ravine and Natural Feature Protection](#), and [608: Parks](#), commonly referred to as the Street Tree By-Law, Private Tree By-Law, Ravine and Natural Feature By-law and Parks By-law. Contact Toronto Parks, Forestry and Recreation, Urban Forestry for more information.

2.7 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.

2.8 Reconciliation Action Plan

Building on existing commitments to Indigenous Peoples, the City of Toronto adopted its first Reconciliation Action Plan in April 2022 to guide its actions to advance truth, justice and reconciliation for the next 10 years, from 2022 to 2032. The Reconciliation Action Plan establishes 28 meaningful actions that will contribute to the visibility and overall well-being of First Nations, Inuit, and Métis Peoples in Toronto through place-making and place keeping, supporting economic development and prosperity, increasing civic engagement, honouring Indigenous ways of knowing and being, and recognizing rights to self-determination and self-governance.

Among the Values and Principles outlines in the Reconciliation Action Plan, is the following: “Right Relations (Relationships) – The City is committed to actively forming relationships through meaningful engagement, partnership, collaboration and co-development, and power shifting and sharing with Indigenous communities and organization. The City values the truth and importance of the Indigenous phrases ‘nothing about us, without us’ and ‘for Indigenous by Indigenous.’ Righting relations is an obligation to live up to the responsibilities involved when taking part in these relationships—be it to other humans, other species, the land and waters or the climate – and requires respect, reciprocity and just actions.”

Action 15 of the Reconciliation Action Plan specifically identifies that the City will continue to identify opportunities for Indigenous place-making and place keeping initiatives in new development. Furthermore, the City will advance historical or heritage designations for sites of Indigenous significance. Indigenous place-making and place keeping is integral to truth, reconciliation, and justice 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. The outcomes of place-making and place keeping initiatives are varied and all are critical for the health and well-being of Indigenous Peoples.



3.0 Statement of District Significance

- 3.1 Description of Historic Place
- 3.2 Statement of Cultural Heritage Value
- 3.3 Heritage Attributes

Figure 6: 6 L'Estrange Place.

3.0 Statement of District Significance

3.1 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).

3.2 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 Teiaiagon generations before.

Important gathering places in the District also hold social and community values and include the three parks (Magwood Park, Étienne Brûlé 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

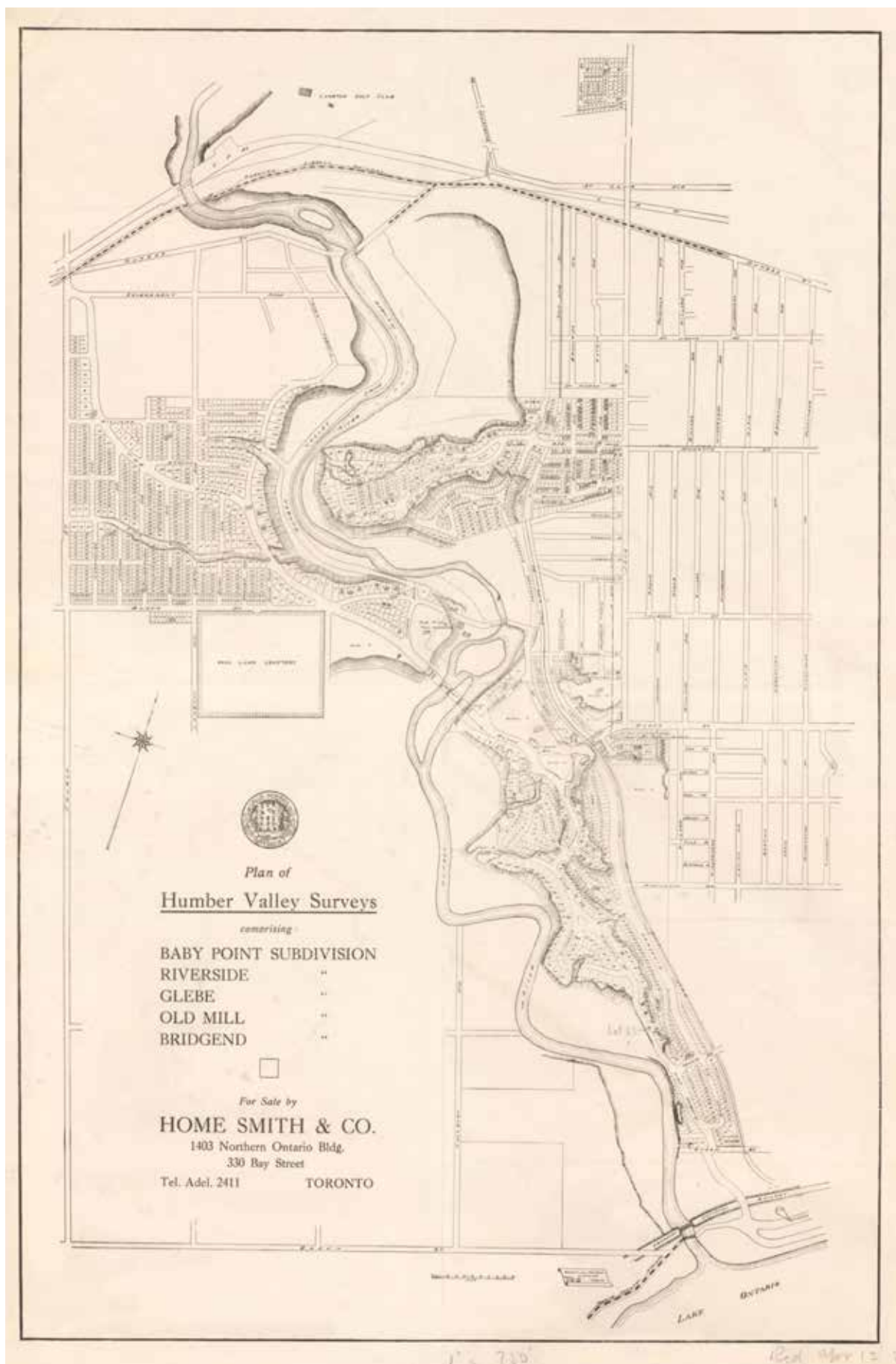


Figure 7: Plan of Humber Valley Surveys, 1929.

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.

3.3 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 Brûlé 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 historic 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 contributes to 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.

4.0 Statement of Objectives

Figure 8: Archival photograph from 1913; 1-3 Baby Point Road, the first two houses constructed in the neighbourhood.

4.0 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.

5.0 District Boundary and Resources

- 5.1 District Boundary
- 5.2 Archaeological Resources
- 5.3 Landscape Resources
- 5.4 Built Heritage Resources
- 5.5 Contributing and Non-contributing Properties

Figure 9: Archival photograph from 1912; Baby Point Gates (City of Toronto Archives).

5.0 District Boundary and Resources

5.1 District Boundary

The District boundary was developed through an iterative process of research, survey and analysis, consultation, and evaluation. The thematic history of the area identified major periods of habitation and development, while the built-form survey and character analysis established the extant physical evidence of these periods. Community consultation also informed the recommended boundaries.

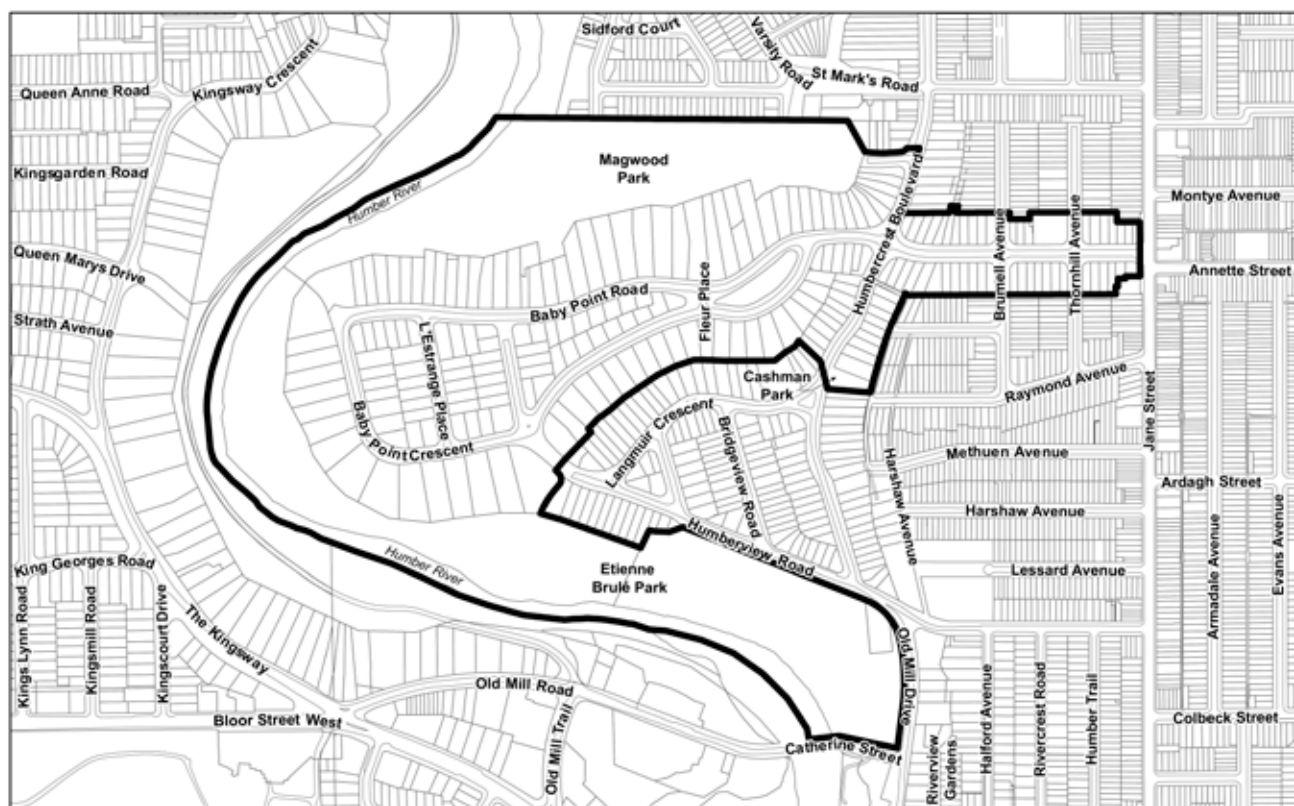
The District boundary was also validated by confirming that it includes 169 properties and 3 parks that reflect the District's *cultural heritage value*.

The District contains part of the historic Toronto Carrying Place Trail, an important trade and transportation route between Lake Ontario and Lake Simcoe that has been designated a National Historic Event by the Government of Canada.¹

The boundary for the District includes:

- The site where the historic Indigenous village of Teiaiaagon was located;
- A substantial portion of the Teiaiaagon Archaeologically Sensitive Area;
- The section of the Toronto Carrying Place Trail, located at the Cashman Park Trail, an important trade and transportation route between Lake Ontario and Lake Simcoe, and a National Historic Event;
- Toronto Carrying Place Trail plaque in the Cashman Park Trail;
- Residential properties that are representative of the Garden Suburb envisioned and developed by Robert Home Smith;
- The three public parks: Magwood Park, Étienne Brûlé Park, and part of Cashman Park; and
- Religious and community institutions including the

¹ https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=1653



Teiaiaagon – Baby Point Heritage Conservation District
HCD Boundary

HCD Boundary

Figure 10: Boundary of the Heritage Conservation District (map not to scale, for illustration purposes only).

¹ https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=1653

5.2 Archaeological Resources

Archaeological resources include artifacts, archaeological sites, and marine archaeological sites. The identification and evaluation of such resources are based on archaeological field work undertaken in accordance with Part VI of the Ontario Heritage Act.

Most of the District is part of the City of Toronto's Teiaiaagon Archaeologically Sensitive Area. Archaeological potential is identified by the City of Toronto's Archaeological Management Plan within the District boundaries.

The history of the District includes a connection with the Toronto Carrying Place Trail, which passed through the area, connecting Lake Ontario to the Upper Great Lakes Country. For millennia, Indigenous people used the Carrying Place Trail, as indicated by the many archaeological sites found in the Humber River Valley as well as the *adjacent* tablelands.

The District was inhabited by the Huron-Wendat Nation and later communities from the Haudenosaunee Confederacy. The Haudenosaunee village of Teiaiaagon was located within the District as of the late-17th century. Understanding what the village looked like requires combining preliminary archaeological work with limited eyewitness accounts, traditional knowledge, and anthropological data about the character of Haudenosaunee villages on the north shore of Lake Ontario during the 17th century. After the Haudenosaunee Confederacy left the region in the 1690s, the Mississaugas of the Credit First Nation settled in the Toronto area, continuing to use the Carrying Place Trail, the Humber River, and the promontory. Given the history of the District and the



Teiaiaagon – Baby Point Heritage Conservation District
Archaeologically Sensitive Area

HCD Boundary
 Teiaiaagon Archaeologically Sensitive Area



Not to Scale

Figure 11: Teiaiaagon Archaeologically Sensitive Area (ASA) (map not to scale, for illustration purposes only).

importance of *archaeological resource* discoveries, there is potential that archaeological remains related to the village of Teiaiagon, or other Indigenous presence on the land, still survive in the neighbourhood.

In the 20th century, the initial development of the neighbourhood was subject to strict controls in terms of permissible landscape *alterations*. The original covenants stated that:

No excavations shall be made on any of the said lots except for the purpose of building on said lot, and at the time when the person holding said lot is commencing such building operations and no sand or earth shall be removed from any of the said lots except as part of such excavations.

Consequently, this may have reduced the types of disturbances that typically result in the destruction of archaeological deposits.

5.3 Landscape Resources

5.3.1 Cultural Heritage Landscape

The District is a significant *cultural heritage landscape* that tells an important story of Indigenous land use and traditional practices and Garden Suburb town planning in the rapid expansion of the City of Toronto and makes an important contribution to our understanding of a multi-layered past. The Provincial Planning Statement (PPS) defines a *cultural heritage landscape* as an area with heritage significance that has been modified by human activities and has value within a community. Furthermore, the PPS states that significant *cultural heritage landscapes* shall be *conserved*.

The District's landscape is a complex resource with many values and is a *heritage attribute* it has many values because of different perspectives. Its significance is tied to its condition as both a designed cultural landscape and a natural landscape.

Garden Suburbs were designed with the intent that houses be nestled in a park-like setting with continuous greenery. The trees and the *tree canopy* are of particular importance in the District, as they not only contribute to the *cultural heritage value* of its streets and properties, but also their presence reflects a design intention. In the case of the District, it is both a designed and evolving *cultural heritage landscape*, as existing landscape *features* were integrated into the original design. These elements have been maintained since the District's development.

As the District was developed, properties were required to keep existing trees and limit excavations and ground disturbances. The *pattern of building* - which was part of the original design intent - the topography of the promontory, and the *tree canopy* contribute to the District's importance as a *cultural heritage landscape*.

Refer to Section 3: Statement of District Significance for a full list of *heritage attributes*.



Figure 12: Landscape Character Zones in the Heritage Conservation District (map not to scale, for illustration purposes only).

5.3.2 District Landscape Zones

The District's landscape resources are ever-changing – the strategy for conserving a living resource is to continually renew it and sustain its visual appearance. The District contains three zones based on the landform or topography of the area, each with a very different visual character.

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. The integration of residential buildings with the existing vegetation collection was a key part of the original Home Smith & Co. Baby Point Subdivision. As a result of this goal, many very mature trees, mainly oaks were saved and integrated in the development of the lot. These mature trees are found in the front and rear yards of many homes, contributing to the *tree canopy*. In addition, plantings were encouraged to create a well-ornamented garden setting for the residences. The visual character of Zone 1 reflects the impact of the trees and varied tree collection that create the garden setting of the *built heritage resources*. Public use of Zone 1 is primarily limited to the city road cross-section. Sidewalks are not consistent throughout the zone and the Baby

Point Club grounds are fenced and limited to residents.

The vegetation collection in the Zone 1 consists of more than sixty-five different species and varieties of trees. Almost half of the trees are trees that are very large at maturity such as more than eight types of oaks, nine types of maple, and beech, linden, horse chestnut, tulip, sassafras, and northern catalpa. The tree collection is a mix of native and introduced historically planted species. These large trees shelter and provide shade to wide areas and even though they may be found in the front yards of *adjacent* residences, the *tree canopies* overhang the street and make a very important contribution to the visual character of the District.



Figure 13: Zone 1, Upper Level.

In addition to this type of large deciduous tree, there are more than twenty different types of small size ornamentals found in the District. Most of this species type are introduced species such as Japanese cherry, crabapple, and mountain ash. Most of these types were introduced in the early twentieth century, reflecting the role of the thriving horticulture industry in Ontario that responded to popular demand in cultivating new and improved varieties of trees and shrubs for designed gardens to complement the District. The smaller trees typically have colourful leaves or blossoms.

The vegetation collection while dominated by deciduous plant materials, does contain more seven different species of conifer. These trees provide year-round colour. One tree, the Colorado Blue Spruce does well in urban conditions and was popularized in the 1920s as a favourite choice for the yard. Other conifers such as Norway spruce and Scots Pine have long been planted in Ontario.

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.



Figure 14: Zone 2, Sloped Former Riverbank.



Figure 15: Zone 3, Lower Level of the Humber Valley.

5.3.3 Tree Canopy and Root Systems

Amongst landscape resources, the *tree canopy* in the District is a predominant *heritage attribute* associated with the District's design as a Garden Suburb. At the outset of its development by Home Smith, the *preservation* of existing mature trees was critical for the establishing the character of the District. Throughout the evolution of the District, the *tree canopy* has been *maintained* and contributes to its *cultural heritage value*. The *tree canopy* is made up of a variety of trees distributed throughout the District's private properties, *public realm*, and parks.

Tree canopy refers to the aggregate of the crowns of trees, composed of all foliage, twigs and fine branches, which form a three-dimensional mass when viewed from below, and a two-dimensional land cover when measured from above. City policies aiming at tree *conservation* often measure *tree canopy* cover, which is a measure of extent of the *tree canopy* as *measured from above*, usually by satellite. This measurement takes a birds-eye view of the overall extent and coverage of the *tree canopy* over the landscape. While *tree canopy* cover provides an important metric for understanding the *tree canopy*, the massing of the tree's branches and crowns when viewed

from below, as seen from the *public realm* in the District, contribute to that *heritage attribute*.

The *root system* is found below grade and plays a critical role in the health of a tree. The roots absorb water and nutrients to feed the tree and anchor the tree making it stable and windfirm. Disturbance such as soil compaction, the addition or excavation within the root zone can endanger the survival of the tree. While a *root system* varies in size and shape for each type of tree and for each situation, the *maintenance* of the root system is critical to the *conservation* of the *tree canopy*, which is a *heritage attribute*.



Figure 16: Example of the *tree canopy* in the Heritage Conservation District.



Figure 17: Baby Point Crescent and the Humber River.

5.4 Built Heritage Resources

5.4.1 Building Typologies

Building typologies refer to the shape and form of the buildings including massing, roof type, height, and number of bays that reflect that *pattern of building*. While building typologies consider architectural styles, it is not the primary determining factor, since details from different styles are often applied as ornament to the same basic house form.

With the exception of the Humbercrest Church, and the Baby Point Clubhouse, all other contributing buildings are houses. There are four principal types of houses in the District:

A is a 2-to-2.5-storey hipped or side gable structure with 3 to 5 bays, a central entrance (usually), and often a symmetrical composition;

B is a 2-storey hipped or side gabled roof structure with 2 bays that can have a central dormer, an off-centre entrance next to a bay or picture window, and an exterior chimney on eaves;

C is a 1-to-2.5-storey hipped or side gable structure with 2 to 3 bays; off-centre entrance next to a bay or picture window, or a central entrance with symmetrical bay or picture windows on either side; exterior chimney on eaves or gable wall; and a predominant and/or protruding front gable bay; and

D is a 2.5-storey hipped structure with 3 to 5 bays; central or off centre entrance next to a (or a series of) bay or picture window(s); exterior chimney on eaves or gable wall, or interior chimney on ridge or slope; has the same or similar ridge height as the main gable or hipped roof and one or more predominant front gable bay(s) with slopes that extend multiple storeys; is usually asymmetrical but can be symmetrical.



Figure 18: Building Typology A.



Figure 19: Building Typology B.



Figure 20: Building Typology C.



Figure 21: Building Typology D.

5.4.2 Architectural Styles

The District includes a variety of early to mid- 20th century architectural styles, interspersed with contemporary buildings which range from traditionalist to modern. While some buildings represent distinct architectural styles, most buildings fall within broader stylistic families which are described below. The Tudor Revival/English Cottage and the Colonial Revival styles are prevalent amongst the District's *contributing properties*.

Tudor Revival/English Cottage

This style drew from rural English Tudor cottages and often incorporated stone and brick-clad walls, projecting upper floors with half timbering, and a variety of steeply pitched gables and cross gables that may be clipped to form a hip-on-gable roof. Typical details include stone window surrounds, stone lintels with carved stone drip moulds, arched windows, and elaborate chimneys.

Colonial Revival

This style can be defined as a hybrid of historic classical styles developed during the 18th and early 19th centuries. The Colonial Revival style combines various forms of the Georgian and Edwardian styles with other classical elements and incorporates elements from the Loyalist and French homes of Upper and Lower Canada. The Colonial Revival style can often be identified by a central entrance that may be accentuated with a pediment sitting on pilasters or extruded to sit on thin columns, and commonly surrounded by a fanlight and/or sidelights.

Bungalow

This style became quite popular for the first half of the 20th century. Bungalows can be defined by their 1-to-1.5-storey height, low pitched roof, extended roof covering a front porch, stone, or bricked chimneys, grouped windows, and little to no ornamentation. While less common than the revival styles, there are some Bungalows in the District.



Figure 22: Example of the Tudor Revival/English Cottage architectural style.



Figure 23: Example of the Colonial Revival architectural style.



Figure 24: Example of the Bungalow architectural style.

5.5 Contributing and Non-contributing Properties

All properties within the District were individually evaluated to determine whether their architectural elements (buildings and structures) contribute to the District's *cultural heritage value*. As such, *contributing properties* are those that have design, historic and/or associative value and that contribute to 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 169 *contributing properties* and 53 *non-contributing properties* within the Plan area. Both types of properties have some shared and some unique *policies* and *guidelines*. All properties within the Plan area are subject to a permit review process for specified building and landscape activities. *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.

Please refer to Appendix D: Index of Contributing Properties and Appendix F: List of Non-Contributing Properties.



Figure 25: Contributing properties in the Heritage Conservation District (map not to scale, for illustration purposes only).



6.0 Policies and Guidelines for Archaeological Resources

- 6.1 Archaeological Resource Requirements
- 6.2 Burial Sites

Figure 26: Archival photograph from 1923; Humber River as viewed from the neighbourhood (City of Toronto Archives).

6.0 Policies and Guidelines for Archaeological Resources

This section contains *policies* and *guidelines* for all properties in the District, whether *contributing* or *non-contributing*, in order to meet the objectives of this Plan. Each sub-section includes an introduction which places the *policies* within a larger *policy* framework and elaborates upon the District's *cultural heritage value* and *heritage attributes*.

The *policies* (in **bold** font) set the direction for the archaeological resource management of the District in a clear and direct manner. The direction provided by the *policies* use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and 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 this Plan.

The definitions of all terms identified in italics can be found in Appendix A: Definitions.

The Standards and Guidelines for the Conservation of Historic Places in Canada provide sound, practical guidance to achieve good *conservation* practice. They establish a consistent, pan-Canadian set of *conservation* principles and *guidelines* that will be useful to anyone with an interest in *conserving* Canada's historic places. The Standards and Guidelines, adopted by Toronto City Council, offer results-oriented guidance for sound decision-making when planning for, intervening on, and using historic places.

Archaeological Assessment Process

The City of Toronto's Archaeological Management Plan identifies general areas of archaeological potential, as well as specific areas of known extant *archaeological resources* referred to as Archaeologically Sensitive Areas (ASAs).

Archaeological potential is assigned on a simple "yes" or "no" basis. Either a property exhibits archaeological potential or it does not. Most of the District is part of The City of Toronto's Teiaiagon Archaeologically Sensitive Area.

When new construction, *additions*, or *alterations* resulting in ground disturbance is proposed for any lands that incorporate archaeological potential, and/or any lands that form part of an Archaeologically Sensitive Area, an archaeological assessment and evaluation process is undertaken to determine whether *archaeological resources* will be adversely affected. Planning approvals are carried out in accordance with the City of Toronto Archaeological Management Plan and applicable provincial regulations. This process is complementary to the heritage permit process outlined in the *policies* and *guidelines* for the District.

A detailed understanding of the land-use history of a property (Stage 1 Background Study and Property Inspection) will identify specific *features* of potential *archaeological resources* to assist in predicting the degree to which resources are likely to have survived land development.

Where the Stage 1 Background Study confirms that there is potential for significant *archaeological resources* on a property, such as those in the HCD, some form of investigation is required (Stage 2 Property Assessment). If *archaeological resources* are found to be present, more extensive investigations may be required (Stage 3 Site-Specific Assessment), but often it is possible at the conclusion of the Stage 2 work to evaluate the *cultural heritage value* of the *archaeological resources* and to develop any required strategies for Stage 4 Mitigation of Development Impacts to minimize or offset the negative effects of the proposed new construction, *additions*, or *alterations*. Such strategies may consist of planning and design measures to avoid the *archaeological resources*, or extensive archaeological excavation and recording of the finds prior to any construction, or some combination of these approaches.

Alterations That Require An Archaeological Assessment

As a *heritage attribute* of the HCD, any actions that will affect the Teiaiagon Archaeologically Sensitive Area must be completed under a heritage permit issued under Part V of the Ontario Heritage Act. As laid out by the City of Toronto's Heritage Conservation Districts in Toronto Procedures Policies



Teiaiagon – Baby Point Heritage Conservation District Archaeologically Sensitive Area



Figure 27: Teiaiagon Archaeologically Sensitive Area (ASA) (map not to scale, for illustration purposes only).

and Terms of Reference, actions within an Archaeologically Sensitive Area that require a heritage permit include, but are not limited to:

- Major landscaping involving subsurface excavation/grade changes or soil disturbances beyond minor gardening, but including tree planting and stump *removal*
- Excavation for below grade private utilities including components of irrigation systems and exterior lighting
- Site grading and fill
- Work on new driveways and sidewalks that requires *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
- *Additions* to existing structures (including below ground *additions*) requiring subsurface disturbances, i.e., patios and deck footings, fences, pools, sheds, and other outbuildings
- New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances
- Foundation repair/*alteration* to existing buildings
- New public service hook-ups or repairs to existing buried public services

Indigenous Engagement

The City of Toronto has committed to create and *maintain* meaningful relationships with First Nations, Inuit, and Métis communities. Due to the archaeological sensitivity of properties in the Teiaiagon Archaeologically Sensitive Area, the known significance of the area to First Nations communities, and the high potential for encountering human remains, any archaeological assessment undertaken on a property located in the Teiaiagon Archaeologically Sensitive Area, regardless of the proponent or proposed *alteration*, will be accompanied by an Indigenous engagement process to the satisfaction of the City.

6.1 Archaeological Resource Requirements

Both *contributing* and *non-contributing properties* in the District fall within the City of Toronto's Teiaiagon Archaeologically Sensitive Area. The City of Toronto's Archaeological Management Plan will continue to evolve and be adjusted as future archaeological assessments are performed, and the understanding of the Teiaiagon Archaeologically Sensitive Area will also evolve in light of the results of these assessments. Archaeological assessments may only be conducted by archaeologists licensed by the Province of Ontario, in accordance with Part VI of the Ontario Heritage Act.

6.1.1 The owner shall confirm the scope and methodologies for *archaeological assessment* with Heritage Planning prior to the submission of a heritage permit application for all properties within the Archaeologically Sensitive Area in the District.

6.1.2 All stages of *archaeological assessment* shall include Indigenous engagement with, at a minimum, Six Nations of the Grand River, the Mississaugas of the Credit First Nation, and the Huron-Wendat Nation (Nation Huronne-Wendat) as outlined in the Provincial Standards and Guidelines for Consultant Archaeologists and supporting bulletins, to the satisfaction of the City.

6.1.3 Heritage Planning shall be notified immediately of any discovery of *archaeological resources* within the District, even relating to *alterations* on *properties* cleared of archaeological concern.

6.2 Burial Sites

Burial sites have been encountered in the Teiaiagon Archaeologically Sensitive Area within the District.

When human remains are encountered, the Funeral, Burial and Cremation Services Act (FBCSA) outlines how these sites are addressed (see Section 2.2). This process involves notification to the police or coroner. The provincial Registrar, Funeral, Burial and Cremation Services Act will declare the site to be one of the following: a burial ground; an Indigenous peoples' burial ground; an irregular burial site; or a burial site containing ancestors' remains not in their original or intended resting place.

As the sites where Indigenous ancestors are buried hold significance to Indigenous nations, engagement will be part of the process.

6.2.1 The owner shall notify Heritage Planning immediately of any discovery of human remains within the District, even relating to *alterations* on properties cleared of archaeological concern.

6.2.2 Should Indigenous human remains constituting a burial site under the Funeral, Burial and Cremation Services Act be encountered within the HCD, the licensed professional archaeologist completing the burial site investigation shall engage with the appropriate Indigenous community or communities, and shall provide documentation of this engagement to the City of Toronto.

6.2.3 Further to 6.2.2, following a Declaration made by the Registrar under the Funeral, Burial and Cremation Services Act with respect to the burial site, the owner shall demonstrate, to the satisfaction of the City of Toronto, that they have incorporated the feedback of the Indigenous community or communities named in the Declaration when establishing the final disposition of the remains, pursuant to a site disposition agreement or otherwise.



7.0 Policies and Guidelines for Landscape (all Zones)

- 7.1 Understanding
- 7.2 Conservation of landscape character and features
- 7.3 Alteration of landscape features
- 7.4 Parking

Figure 28: The mature *tree canopy* around 24 Baby Point Crescent.

7.0 Policies and Guidelines for Landscape (all Zones)

This section contains *policies* and *guidelines* to manage change in **all landscape Zones** within the District to meet the objectives of this Plan. Refer to Section 5.3.2 for a description of District Landscape Zones. Each sub-section includes a statement of introduction which places the *policies* within a larger *policy* framework and elaborates upon the District's *cultural heritage value* and *heritage attributes*. Landscape *policies* and *guidelines* apply to all properties in the District, whether *contributing* or *non-contributing*.

The *policies* (in **bold** font) set the direction for the management of the District in a clear and direct manner. The direction provided by the *policies* use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and 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 this Plan.

The definitions of all terms identified in italics can be found in Appendix A: Definitions.

The Standards and Guidelines for the Conservation of Historic Places in Canada (The Standards and Guidelines), adopted by Toronto City Council, provide sound, practical guidance to achieve good *conservation* practice. They establish a consistent, pan-Canadian set of *conservation* principles and *guidelines* that will be useful to anyone with an interest in conserving Canada's historic places. The Standards and Guidelines offer results-oriented guidance for sound decision-making when planning for, intervening on, and using historic places and they provide the basis for the *policies* and *guidelines* that conserve the District's landscape attributes. The *conservation* approach of the Standards and Guidelines establishes a three-step methodology, which includes Understanding, Planning, and Intervening.

7.1 Understanding

Understanding is the fundamental basis for developing and evaluating appropriate *interventions* that *conserve* the *cultural heritage values* and *heritage attributes* of a heritage property or area.

To determine appropriate *interventions*, consider:

- Contribution of a landscape *feature* to the District's *cultural heritage value* and park-like setting that has resulted from the Garden Suburb design intent, where buildings are subordinate to the landscape
- Changes that have been made to the property's landscaping over time that contribute to the original Garden Suburb character
- The contribution of mature trees in front yards to the streetscape and the continuous greenery of the park-like setting and the contribution of mature trees in the rear yard that are visible from the *public realm* and support the park-like setting of the houses
- The characteristics and condition of built and natural landscape *features* such as vegetation, retaining walls or stone fences



Figure 29: Example of soft landscaping.

7.1.1 Alterations to landscape features that are heritage attributes of the District shall be based on an understanding of how they contribute to the cultural heritage value and heritage attributes of the District.

- In order to develop *compatible interventions*, take into account how vegetation contributes to the extensive *tree canopy* and park-like setting.

- (b) Determine the cause of any distress, damage or deterioration of *heritage attributes* (including *tree canopy* and *root systems*, as well as masonry elements), prior to planning any *interventions*, in order to determine the appropriate scope of work.
- (c) Avoid creating a false sense of the historical evolution and development of the property by adding landscape *features* or components from other places, properties, or historic periods.

7.2 Conservation of landscape character and features

The District is an excellent example of the combined work of nature and human activity, a harmonious landscape in which houses, gardens, streets, and parks were sensitively integrated within the naturalized landscape and is one of Toronto's most comprehensively designed Garden Suburbs.

Tree canopy, *soft landscaping*, and other landscape *features* such as historic ornamental stone walls or fences, are found throughout the district, creating a distinct landscape character and contributing to the high degree of authenticity and *integrity* associated with this *cultural heritage landscape*. Their *preservation* and *maintenance* contributes to the *conservation* of the District's *cultural heritage value*.



Figure 30: Example of ornamental stone walls and fences.

Summary of Zone 1 (upper level) and Zone 2 (sloped area) landscape character to be *conserved*:

- The extensive *tree canopy* consisting predominantly of deciduous trees, much of which predates the neighbourhood's residential development and was purposely *conserved*.

- The natural promontory that is legible through the topography that wraps around the District and is characterised by a heavily vegetated slope extending from the rear yards to the Humber River, defining the limit of the Garden Suburb.
- The curvilinear street pattern that follows the natural topography.
- The pattern of setbacks of the houses is varied and creates an undulating edge from the street that contributes to the park-like setting and streetscape.
- The front yards dominated by *soft landscaping* with ornamental trees and gardens.
- Driveways that are single-car width with a dedicated walkway to the front door.
- Historic ornamental stone walls or fences as noted in the Statements of Contribution, and at 47 Baby Point Crescent and at 47A Baby Point Crescent.

7.2.1 Front yards and side yards shall *preserve* the predominance of *soft landscaping*.

7.2.2 Existing grades and topographical *features* should be *preserved*.

7.2.3 Avoid replacing *soft landscaping* with hardscaping.

7.2.4 The *removal*, destruction or injuring of trees, including injury to the *root systems* of trees on all properties should be avoided.

7.2.5 The extensive *tree canopy* shall be *conserved* and it should remain a predominant landscape *feature*, including all trees contributing to the *tree canopy* visible from the *public realm*.

7.2.6 Trees should be pruned to *maintain* tree health and by pruning branches that are dead or in conflict with a building or utility; avoid placing fill or *removal* of soil within the root protection zone.

7.2.7 Where a tree must be *removed*, due to injury or illness, it shall be replaced with large growing tree that will contribute to the *tree canopy* and is expected to reach maturity within 25 years.

- (a) Coordination with Heritage Planning and satisfaction of archaeological requirements under this plan regarding archaeological impacts for tree planting or stump *removal* is required.

- (b) In Zone 1, a variety of non-invasive tree species, both native and historically planted, as part of the Garden Suburb design and that will contribute to the *tree canopy* are recommended. In Zone 2 and Zone 3, a variety of non-invasive native trees are recommended.
- (c) Plant large growing trees with caliper of 60 to 75 mm DBH (diameter at breast height) depending on the species of tree.
- (d) To minimize excavation, if possible, replant close to the original location.
- (e) Tree selection should be based on an understanding of growing conditions such as sun, soil conditions, and exposure.

7.2.8. New trees requiring new soil excavation within the Archaeologically Sensitive Area shall *conserve archaeological resources* identified by an archaeological assessment.

- (a) Sufficient soil to accommodate the tree root and encourage the establishment of the tree should be provided. Sufficient growing space above and below ground should be provided.

7.2.9 Landscape *features* such as historic ornamental stone walls and associated fencing visible from the *public realm* shall be *conserved*.

7.2.10 Repair rather than replace damaged or deteriorated historic ornamental stone walls and associated fencing.

7.2.11 When the rebuilding of a historic ornamental stone wall and associated fence component is necessary, the replacement component should be *in-kind*, *maintaining* the original composition, materiality, size and assemblies of the original materials.

7.2.12 In Zone 2, vegetation on the slope should be allowed to regenerate to *maintain* the natural character in the District.

7.2.13 In Zone 2, invasive species should be managed to support the sustainability of the existing native vegetation communities on the slope.

7.3 Alteration of landscape features

The District's landscape resources are ever-changing – the strategy for conserving a living resource is to continually renew it and sustain its visual appearance.

Alterations include *interventions* on *heritage attributes* on the property. *Compatibility* with the *cultural heritage values* must be achieved. Visual *compatibility* is achieved with appropriate design while physical *compatibility* speaks to the use of species of trees or types of plants, materials and construction methods that do not negatively impact the *integrity* of the property.

Interventions on landscape *features* must neither affect the *integrity* of the property nor detract from its contribution to the District's *cultural heritage values* and *heritage attributes*.

7.3.1 New construction, additions, and alterations shall conserve the existing landscape character as defined in the Statement of Cultural Heritage Value and Heritage Attributes.

7.3.2 New landscape features such as low ornamental stone walls and associated fencing may be acceptable where they do not negatively impact the continuous Garden Suburb character of the District.

7.3.3 New walkways and paths visible from the public realm should be compatible with the predominantly soft landscapes characteristic of the District.

7.3.4 The planting of new trees should contribute to the canopy when mature.

- (a) In Zone 1, a variety of non-invasive tree species, both native and historically planted, as part of the Garden Suburb design and that will contribute to the *tree canopy* are recommended. In Zone 2 and Zone 3, a variety of non-invasive native trees are recommended.
- (b) Invasive species should not be planted. Non-invasive native species are strongly encouraged.

7.3.5 Anchoring or attaching structures to trees that are *heritage attributes* shall not be permitted unless it is demonstrated that they do not harm the trees.

7.3.6 If re-grading or excavation is required as part of an approved *addition* or *alteration*, the original grade shall be restored upon completion of the work.

7.4 Parking

Driveways within the District have been finished in a variety of materials and are predominantly a single-lane width and are used for parking.

7.4.1 New front yard hardscaping should be avoided.

- (a) On-street parking as a complement to existing off-street parking is encouraged where marked permitted by the City traffic authorities.

7.4.2 New driveways and access to garages shall be at grade. Excavation for access to below-grade level parking shall not be permitted.

7.4.3 Curb cuts should reflect a single-lane width.

7.4.4 If severance of a property occurs, new driveways and walkways shall be *compatible* with the District's *heritage attribute* of predominant *soft landscaping* in the front yards.

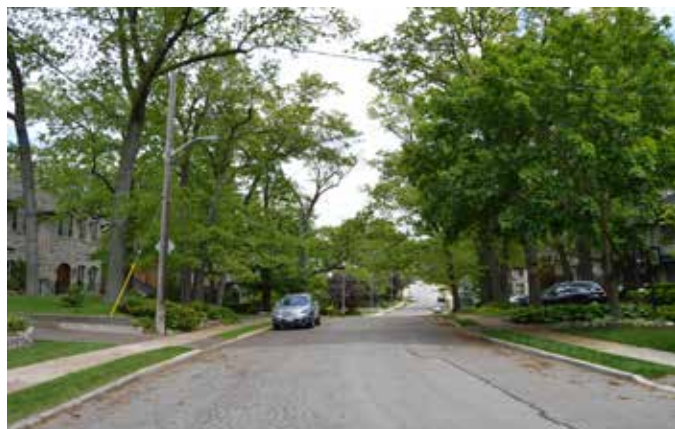


Figure 31: Baby Point Road.

A photograph of a park with large trees and a path. The image shows a grassy area with several large, mature trees. A paved path winds through the park. The background is slightly blurred, focusing on the trees in the foreground.

8.0 Policies and Guidelines for Parks and the Public Realm

- 8.1 Étienne Brûlé Park, Magwood Park, and Cashman Park**
- 8.2 Trees**
- 8.3 Baby Point Club Grounds**
- 8.4 Vistas and Gateway**
- 8.5 Street Network and Pedestrian Connections**
- 8.6 Utilities and Public Works**

Figure 32: Etienne Brulé Park.

8.0 Policies and Guidelines for Parks and the Public Realm

This section contains *policies* and *guidelines* to manage change within the District's parks and *public realm* to meet the objectives of this Plan. Each sub-section within the *policies* and *guidelines* includes a statement of introduction which places the *policies* within a larger *policy* framework and elaborates upon the District's *cultural heritage value* and *heritage attributes*.

The *policies* (in **bold** font) set the direction for the management of the District in a clear and direct manner. The direction provided by the *policies* use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and 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 this Plan.

The definitions of all terms identified in italics can be found in Appendix A: Definitions.

8.1 Étienne Brûlé Park, Magwood Park, and Cashman Park

One of the predominant *features* of the District is its siting on a promontory above the Humber River. The steep topography and rich vegetation around this promontory are composed mainly of Étienne Brûlé Park, Magwood Park, and a portion of Cashman Park. The parkland is composed of two vegetation typologies. Zone 2 is the heavily treed slope. Zone 3 and Cashman Park consists of primarily open turf areas used for passive recreation. The presence of these parks and their natural character constitute a green edge that surrounds the District. These parks are subject to the Ravine and Natural Feature By-law and the Parks By-Law

Zone 2 (heavily treed slope) *policies*:

8.1.1 Vegetation on the slope should be allowed to regenerate to *maintain* the natural character and green edge in the District.

8.1.2 Invasive species should be managed to support the sustainability of the existing native vegetation communities.

Zone 3 (maintained parkland) and Cashman Park *policies*:

8.1.3 New facilities or equipment that support passive recreation, including washrooms, a ceremonial fire pit, trails, and seating areas are permitted.

8.1.4 New facilities or equipment should limit the impact on the existing *tree canopy* and shall comply with Section 6 of this Plan.

8.1.5. New facilities or equipment that support active recreation, including sports fields, are not permitted.

8.1.6. Invasive species should be managed to protect the *integrity* of natural habitats and the *conservation* and survival of native species.

8.2 Trees

Much of the extensive *tree canopy* predates the District's residential development and is an important District *heritage attribute*. The extent of the *public realm* in the District is ample, encompassing streets and sidewalks, parks, pedestrian connections, public road allowances, and other public right of ways. Many of the trees in the District fall within the *public realm*. All trees on City streets are protected by the City of Toronto Street Tree By-law. The Parks By-law and Ravine and Natural Feature, Protection By-law are also applicable to *public realm* areas within the District.

8.2.1 The District's *tree canopy* shall be *conserved*, and opportunities to enhance the *tree canopy* should be identified.

- (a) Ongoing *maintenance* of existing trees, replacement of trees that must be *removed*, and planting of new trees is strongly encouraged.
- (b) In Zone 1, a variety of non-invasive tree species, both native and historically planted, as part of the Garden Suburb design and that will contribute to the *tree canopy* are recommended. In Zone 2 and Zone 3, a variety of non-invasive native trees are recommended.
- (c) Invasive species of trees should not be planted. Non-invasive native species are strongly encouraged.

8.2.2 Where a tree must be *removed*, due to damage or illness, it shall be replaced with a large growing tree that will contribute to the *tree canopy* within 25 years.

- (a) Coordination with Heritage Planning and satisfaction of archaeological requirements under this plan regarding archaeological impacts for tree planting or stump *removal* is required.
- (b) In Zone 1, a variety of non-invasive tree species, both native and historically planted, as part of the Garden Suburb design and that will contribute to the *tree canopy* are recommended. In Zone 2 and Zone 3, a variety of non-invasive native trees are recommended.
- (c) Invasive species of trees should not be planted. Non-invasive native species are strongly encouraged.
- (d) Plant large growing trees, with a caliper of 60 to 75 mm DBH (diameter at breast height) depending on the species of tree.

- (e) To minimize excavation, if possible, replant close to the original location.
- (f) Tree selection should be based on an understanding of growing conditions such as sun, soil conditions and exposure.

8.2.3 New trees or tree *removals* as may be permitted pursuant to the Municipal Code requiring new soil excavation within the Archaeologically Sensitive Area shall *conserve archaeological resources* identified by an archaeological assessment.

- (a) Sufficient soil to accommodate the tree root ball and encourage the establishment of the tree should be provided. Sufficient growing space above and below ground should be provided.

8.3 Baby Point Club Grounds

The Baby Point Club Grounds are a green space with a clubhouse and different outdoor sporting facilities. The club was founded in 1923, and the land on which the clubhouse was built was purchased from Home-Smith in 1930 with a provision that the "land shall not at any time... be used for any other purpose than that of a recreation ground." The Club grounds remain a privately owned space used for community-driven sports and leisure activities. The visual character consists of limited built structures, perimeter trees, and a central open space.

8.3.1 The green spaces on the club grounds shall *maintain a park-like feel that has resulted from the Garden Suburb design intent, where buildings are subordinate to the landscape*.

- (a) Grounds' edges are encouraged to *maintain* views across the central open space.

8.4 Vistas and Gateway

Vistas from the *public realm* contribute to the understanding of the character of the District; gateways communicate entry points and transitions in the urban fabric between surrounding areas and the District.

The District's vistas are the panoramic views of the promontory from Étienne Brûlé Park, Magwood Park, and the Humber River shores; those of the Humber River from Magwood Park and Étienne Brûlé Park; and those of Magwood Park and Étienne Brûlé Park from the Humber River shores.

One gateway is identified in the District, the entry gates at Jane Street and Baby Point Road, marking the historic entrance to the neighbourhood.

8.4.1 The Baby Point Gates shall be *conserved* and shall not be obstructed.

- Limit and avoid visual obstruction of the Baby Point Gates caused by utilities and public works.
- The design of improvements to the District's gateway may function to provide a narrative relating to the District's *cultural heritage values*, and their associated attributes should be considered when developing gateway treatments.
- Engage with Indigenous communities when designing improvements or *alterations* to the District's gateway. Integrate the history of the Toronto Carrying Place Trail and the Indigenous village of Teiaiagon.
- When planning *alterations* or landscape improvements to the gateway within the District, *conserve* the Garden Suburb landscape.

8.4.2 The District's vistas shall be *conserved* and not negatively impacted by *alterations* or new construction.



Figure 33: Gateways in the Heritage Conservation District (map not to scale, for illustration purposes only).



Figure 34: The Baby Point Gates, Baby Point Road at Jane Street, looking west.

8.5 Street Network and Pedestrian Connections

8.5.1 The existing street pattern and *street proportion* shall be *conserved*, including the pedestrian connection between the north end of Baby Point Terrace and Baby Point Road.

- (a) Landscape *alterations* within the public right of way, including *public realm* improvements, greening measures, storm water management infrastructure and lighting, should not obstruct or significantly *alter* the District's street pattern and *street proportion*.
- (b) When planning the integration of traffic mitigation or safety measures, greening measures including the integration of storm water management infrastructure, consider the *cultural heritage value* of the District.
- (c) If redesigning *public realm* landscaping, such as the pedestrian link at the end of Baby Point Terrace, or wayfinding and signage within the District, use of natural materials is encouraged. Contemporary designs may be *compatible* with the District's *cultural heritage values* and *heritage attributes*.
- (d) Engage with Indigenous communities when designing improvements or *alterations* to the District's wayfinding and signage. Integrate the history of the Toronto Carrying Place Trail and the Indigenous village of Teiaiagon.

8.6 Utilities and Public Works

8.6.1 Ongoing public works and utility upgrade requirements are permitted within the District, however, utility companies and City departments are required to consult Heritage Planning staff and complete required archaeological assessments prior to works being undertaken.

8.6.2 Work on existing below grade and above-ground services, and other public works or utilities should limit non-reversible *alterations* of *heritage attributes*, including potential *archaeological resources* and trees that contribute to the *tree canopy*.

8.6.3 Any proposed new below-grade infrastructure shall comply with archaeological assessments and *conserve* landscape *heritage attributes*.

8.6.4 Light standards may be either contemporary or traditional and should provide downlight only; shields or shutoffs directing the light downward should be installed.



9.0 Policies and Guidelines for Contributing Properties

- 9.1 Understanding
- 9.2 Part IV Designation
- 9.3 Demolition
- 9.4 Property Maintenance
- 9.5 Code Compliance, Sustainability Requirements, and Energy Efficiency Standards
- 9.6 Restoration
- 9.7 Alterations
- 9.8 Additions
- 9.9 Massing
- 9.10 Roofs
- 9.11 Exterior Walls
- 9.12 Windows and Doors
- 9.13 Entrances and Porches
- 9.14 Garages and Ancillary Buildings
- 9.15 Non-residential properties

Figure 35: Archival image from 1912; Imagining the English Garden Suburb, from *Humber Valley Surveys*.

9.0 Policies and Guidelines for Contributing Properties

This section contains *policies*, *guidelines*, and best practices to manage change to the District's *contributing properties* to meet the objectives of this Plan. Each sub-section within the *policies* and *guidelines* includes a statement of introduction which places the *policies* within a larger *policy* framework and elaborates upon the District's *cultural heritage value* and *heritage attributes*. The *heritage attributes* referenced in the *policies* and *guidelines* are listed in Chapter 3.

The *policies* (in **bold** font) set the direction for the management of the District in a clear and direct manner. The direction provided by the *policies* use either 'shall' or 'should' language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and 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 this Plan.

Best practices provide recommended actions that can help to ensure *interventions* within the District meet the HCD Plan objectives. While best practices are not mandatory, property owners are encouraged to meet those recommendations to ensure a high quality of *conservation* work.

The definitions of all terms identified in italics in the following section can be found in Appendix A: Definitions. The list of *contributing properties* can be found in Appendix D: Index of Contributing Properties and their Statement of Contribution can be found in Appendix E: Statement of Contribution.

The Standards and Guidelines for the Conservation of Historic Places in Canada provide sound, practical guidance to achieve good *conservation* practice. They establish a consistent, pan-Canadian set of *conservation* principles and *guidelines* that will be useful to anyone with an interest in conserving Canada's historic places. The Standards and Guidelines, adopted by Toronto City Council, offer results-oriented guidance for sound decision-making when planning for, intervening on, and using historic places.

Distinction From Archaeology and Landscape Policies

Heritage attributes associated with *contributing* and *non-contributing properties* refer to 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.

Architectural *policies* only apply to exterior portions of the property that are visible from the *public realm*, except for *alterations* that may require an archaeological assessment.

9.1 Understanding

Understanding is the fundamental basis for developing and evaluating appropriate *interventions* that *conserve* the *cultural heritage values* and *heritage attributes* of the property.

In order to determine appropriate *interventions*, take into account:

- Contribution of the property to the District's *cultural heritage values*
- Historic architectural styles and building typologies
- The original design of the building
- The changes that have been made to the building over time
- The building's current conditions
- The cause of any distress, damage or deterioration of *heritage attributes*

9.1.1 Additions and alterations to a contributing property shall be based on a firm understanding of how the property contributes to the District's *cultural heritage value* and *heritage attributes*.

- (a) In order to develop *compatible interventions*, take into account architectural styles and building typologies.
- (b) Determine the cause of any distress, damage or deterioration of heritage fabric prior to planning any *interventions*, in order to determine the appropriate scope of work.
- (c) Avoid creating a false sense of the historical evolution and development of the property by adding historic building *features* or components from other places, properties or historic periods.

9.1.2 Additions and alterations to a contributing property shall be designed according to recognized *conservation practices* and *conservation treatments*.

9.1.3 Additions and alterations to a contributing property may be permitted only once the *cultural heritage value* and *attributes* of the District, as expressed through the *contributing property*, have been documented, and once the impact of the proposed *alterations* on those *cultural heritage values* and *heritage attributes* has been determined.



Best Practice – The Conservation Process / Conservation Treatments

The Conservation Process consists of Understanding, Planning, and Intervening. Conservation Treatments consist of Preservation, Rehabilitation, and Restoration as described in The Standards and Guidelines of Historic Places in Canada (2010) which have been adopted by the City of Toronto.

9.2 Part IV Designation

All properties located within an HCD are designated under Part V of the Ontario Heritage Act. Properties located within the District may also be designated under Part IV of the Ontario Heritage Act, which protects the *cultural heritage value* of individual properties and their identified *heritage attributes*. These properties are 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 shall also *conserve* the individual property's *cultural heritage value* and *heritage attributes*. Part IV properties in Toronto are included on the City's Heritage Register.

9.2.1 In situations where the requirements of any heritage easement agreement conflicts with the requirements of this Plan, *conservation of the cultural heritage values* and *heritage attributes* specified for the heritage easement property will take precedence over the *conservation of District-wide cultural heritage values* and *heritage attributes*.

9.2.2 In situations where the *cultural heritage value* and *heritage attributes* of a designation by-law enacted pursuant to subsection 29(1) of the Ontario Heritage Act differs from this Plan, *conservation of the cultural heritage values* and *heritage attributes* specified in the individual property's designating by-law will prevail, unless doing so would expressly conflict with this Plan.

9.3 Demolition

The City of Toronto’s Official Plan requires a Heritage Impact Assessment for the proposed *demolition* of a property on the City of Toronto’s Heritage Register. The Heritage Register includes all properties designated under Part V of the Ontario Heritage Act. Article IV of Chapter 103 of the Municipal Code requires that heritage permit applications be submitted for the proposed *demolition* of any property located in a HCD. The Property Standards By-Law protects heritage properties in HCDs from *demolition* by neglect. The Municipal Code and the Property Standards By-Law require that the *demolition* of properties in HCDs may only take place in accordance with the OHA, and the Official Plan requires that the *demolition* of properties in HCDs be in accordance with respective HCD plans.

9.3.1 Buildings or structures that are on *contributing properties* shall be *conserved*; however, applications for the *demolition* of buildings or structures may be considered when:

- the building or structure on a *contributing property* has been determined by the Chief Building Official and Executive Director, Toronto Building to be in a condition that is unsafe and the remedial step(s) necessary to render the building or structure safe in an Order issued under the Building Code Act from the Chief Building Official and Executive Director, Toronto Building require the building to be *demolished*; or
- the heritage *integrity* and the *cultural heritage value* of a *contributing property* to the District for which the *demolition* application has been submitted has been lost, as informed by a Heritage Impact Assessment; and
- the loss of heritage *integrity* and *cultural heritage value* of the *contributing property* is not the result of *demolition* by neglect, deferred *maintenance* or purposeful damage to the property.

- (a) If a *demolition* permit is granted, the classification of the property (i.e. as a *contributing property*) may be reevaluated, as informed by a Heritage Impact Assessment. If the property is determined to be *non-contributing*, future redevelopment of the property will be required to follow all *policies* and *guidelines* in this Plan for *non-contributing properties*.

9.3.2 Subject to Policy 9.3.1, the *demolition* and reconstruction of a building on a *contributing property* shall not be permitted.

9.3.3 As per the City of Toronto’s Property Standards By-law, ensure that *contributing properties* are protected against *demolition* by neglect.

9.4 Property Maintenance

The City of Toronto's Official Plan states that properties on the Heritage Register will be *conserved* and *maintained* consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time-to-time, and as adopted by Council. Ongoing and regular *maintenance* should be based on an assessment and understanding of the current and historical conditions and is essential to *preserving the integrity* of the *contributing property*. Regular inspections and a proactive prevention approach are an integral part of a sound *maintenance* strategy. The principle of minimal *intervention*, as described in Standard 3 of the Standards and Guidelines for the Conservation of Historic Places in Canada, is defined as addressing defects and deteriorations to ensure the long-term survival of the heritage property and the protection of its *cultural heritage values*.

Also refer to Article V (Heritage Property Standards) of the City of Toronto Property Standards By-Law. This by-Law specifies minimum standards for *maintenance* and occupancy of Part IV and Part V designated heritage properties, as well as minimum standards for repairing and replacing *heritage attributes* to ensure that the *cultural heritage value*, visual and structural heritage *integrity* of the building or structure is *maintained*, *preserved*, and protected.

9.4.1 Contributing properties shall be maintained in a manner that will ensure the conservation and integrity of the District's cultural heritage values and heritage attributes.

(a) The *maintenance* of a *contributing property* may include:

- Ongoing *maintenance*, using recognized *conservation* methods;
- The stabilizing of deteriorated *heritage attributes* as required, until repair work can be undertaken;
- Ensuring that the materials and methods used for repairs are *compatible* with and do not negatively impact the life-cycle of the *heritage attributes*;
- Ensuring that water shedding and diversion components are *maintained*.

- (b) Protect *adjacent* properties within the District from accidental damage or exposure to damaging materials during *maintenance* and repair work.
- (c) Aggressive cleaning methods that could compromise the heritage fabric or the *patina* of materials should be avoided.
- (d) Protect trees and landscape components that are *heritage attributes* when undertaking *maintenance*.



Best Practices - Maintenance

Best Practice 1: Keep a maintenance and inspection schedule so that defects and deteriorations can be detected, documented, and resolved early. A record of maintenance and capital improvements may also be beneficial for insurance purposes.

Best Practice 2: Ensure that water-shedding and drainage are functional; that sills, cap stones and other exposed horizontal surfaces are sloped with drip edges; that the ground is sloped away from the foundations to prevent splash back and provide proper drainage; that gutters and downspouts are functional; that sealants and flashing are in good condition; that projecting eaves are maintained; and that masonry joints are sound.

Best Practice 3: When cleaning, use the gentlest means possible to remove soiling while maintaining the patina of the historic materials. Protect adjacent surfaces including the landscaping. Perform mock-ups prior to cleaning to ensure that the chosen method will not negatively impact the historic materials. Sandblasting and high-pressure washing are discouraged.

Best Practice 4: When removing paint, use the gentlest means possible. Select colours for repainting that are compatible with the architectural style, cladding materials and colour of the heritage building.

9.5 Code Compliance, Sustainability Requirements, and Energy Efficiency Standards

The principles of minimal *intervention* and reversibility, as described in Standard 3 (*Conserve* heritage value by adopting an approach calling for minimal *intervention*) of the Standards and Guidelines for the Conservation of Historic Places in Canada, should be considered when undertaking work for code compliance. This means only doing work that is necessary. An understanding of the intent of the codes is essential for developing approaches that meet that intent without negatively impacting the *cultural heritage values* of the *contributing property*. Reviewing alternative compliance strategies and new technological solutions with the authorities having jurisdiction is encouraged.

Before undertaking any sustainability-related *interventions*, assess the inherent sustainable potential (e.g., durability, adaptability) of the property. Review options for minimal *interventions* that would *preserve* the property's *heritage attributes* that contribute to its sustainability before undertaking non-reversible *interventions*. Regular *maintenance* is an essential aspect of sustainability and consideration should be given to the life-cycle analysis, as well as the embodied emissions of the *contributing property*.

Features and components that have the inherent potential to enhance sustainability include, but are not limited to:

- operable windows, which allow for natural airflow and temperature control;
- rear sections of the building that can accommodate energy generating infrastructure;
- *soft landscaping* that can help manage stormwater;
- materials with a long life-cycle; and
- materials that can be repaired rather than replaced.

9.5.1 Codes and standards pertaining to health, safety, security, *accessibility* and sustainability requirements (including energy efficiency standards or sustainable development goals) should be adhered to in a way that does not negatively impact the District's *cultural heritage values* and *heritage attributes*.

9.5.2 When including sustainability considerations when planning *additions* and *alterations* to a *contributing property*, they shall be *compatible* with the District's *cultural heritage values* and *heritage attributes*.

- (a) When planning upgrades or projects that impact different components of a *contributing property*, including landscaping, mechanical or heating systems, and improvements to the energy efficiency, respect the exterior form and minimize impact on *heritage attributes*.
- (b) Ensure that the installation of new technologies is reversible to reflect its rapidly evolving nature.
- (c) Consider visibility from the *public realm* when planning the installation of new equipment or technologies.



Best Practices - Sustainability

Best Practice 1: Prior to undertaking any work on a building, consider the embodied energy in the existing building as well as life cycle costing and analysis.

Best Practice 2: When designing alterations or additions to a building, consider the embodied energy and life cycle of materials, and use materials that can be repaired, rather than replaced.

Best Practice 3: Consider undertaking maintenance and repairs with long-term, rather than short-term, impacts.

Best Practice 4: Ensure that windows and doors are weather-tight.

9.6 Restoration

The Standards and Guidelines define ‘*Restoration*’ as:

“The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value”

A *restoration* project is an appropriate undertaking when the historic significance of a property is tied primarily to a single period of that property’s history. *Restoration* may be appropriate both at the scale of a property or as a secondary treatment for specific *heritage attributes* of a property.

9.6.1 The restoration of a contributing property to an earlier period of that property may be appropriate. Restoration projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered of the property.

- (a) Archival research, including plans and photos can provide valuable information about the past forms of the property.
- (b) In some cases, original heritage fabric may have been covered by more recent layers of cladding, which, when revealed, can provide an indication of historic materials, patterns, and forms of architectural details.

9.6.2 When undertaking a restoration project, reinstate heritage attributes from the restoration period, which have been removed, neglected or obscured.

- (a) It is preferable to repair rather than replace *heritage attributes* from the *restoration* period.
- (b) It is preferable to replace *in-kind* any *heritage attributes* that are missing or deteriorated beyond repair.
- (c) Avoid creating a false sense of historical appearance by adding historic building components from other places, properties, or historic periods.

9.7 Alterations

Alterations include *interventions* on *heritage attributes* as well as on the *contributing property* as a whole. *Compatibility* with the *cultural heritage values* must be achieved on both scales. Visual *compatibility* is achieved with appropriate design, scale, massing, articulation, and proportions; while physical *compatibility* speaks to the use of materials and construction methods that do not negatively impact the *integrity* of the property.

Interventions on *heritage attributes* must therefore prioritize the *preservation* of the property by repairing those building *features* and components rather than replacing them; while *interventions* on the *contributing property* must neither affect the *integrity* of the property nor detract from its contribution to the District’s *cultural heritage values* and *heritage attributes*.

9.7.1 Alterations to a building on a contributing property should repair rather than replace the heritage attributes of the property.

- (a) Where the original cannot be repaired, replace *in-kind* the *heritage attributes*. The replaced building *features* and components should match the form, material and detailing of the original ones based on existing examples or historical research.
- (b) When the *heritage attributes* have been too damaged to determine their original conditions and where there is insufficient historical evidence to establish their original configuration, new building *features* and components should be *compatible* with the *heritage attributes* of the property in form, material and detailing.



Figure 36: Contributing Property - compatible addition (view from street).



Figure 37: Contributing Property - incompatible addition (view from street).

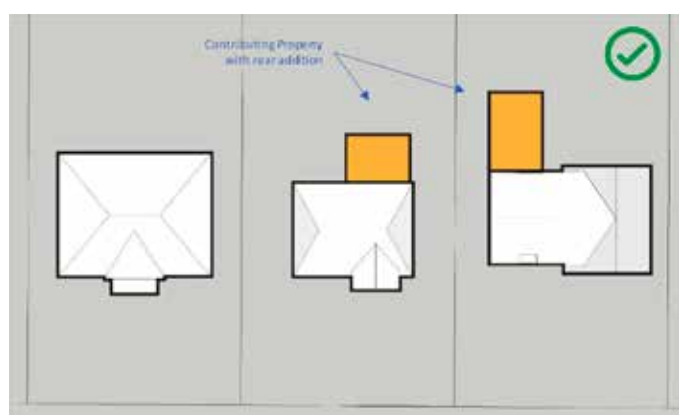


Figure 38: Contributing Property – rear additions (aerial view).



Figure 39: Contributing Property – rear additions (view from street).

9.7.2 Alterations to a building on a contributing property shall be physically and visually compatible with the heritage attributes of the property.

- (a) When planning a *compatible alteration*, consider the architectural style, materials, form, and construction methods of the property's *heritage attributes*.

9.7.3 Alterations to a contributing property shall minimize the loss or removal of heritage attributes.

- (a) Where *heritage attributes* on a *contributing property* are *altered*, ensure that the *cultural heritage value* of the District is not negatively impacted.

9.8 Additions

Houses in the District were designed in architectural styles reflective of trends in early 20th century 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 initial design restrictions (1911 to 1941) remains predominant in the neighbourhood: the majority of houses are clad with brick, stone and concrete (stucco). Many of the later *additions* and infill housing continue to incorporate these materials.

Interventions on contributing properties must start with an understanding of that property's contribution to the *cultural heritage values* of the District. *Additions* must *conserve* the *cultural heritage values* and *integrity* of the District by ensuring that they are differentiated from the *contributing property* while remaining *compatible*. The design of the new work should relate to the architectural expression of the *contributing property* while not mimicking it. *Additions* should not negatively impact *heritage attributes* if they are *removed* in the future.

9.8.1 Additions to a contributing property shall minimize soil disturbances in order to reduce impact on potential archaeological resources.

9.8.2 Additions should conserve archaeological resources on properties that have been identified by an archaeological assessment.

9.8.3 Additions to a contributing property shall be physically and visually compatible with the heritage attributes of the property, with regards to the siting, massing, height, proportions, architectural details, and materiality of the addition.

- (a) Additions behind the primary structure on contributing properties should avoid the introduction of new roof profiles visible from the public realm.
- (b) Where a side setback is large enough to permit an addition, the addition should be set back from the front façade.

9.8.4 Additions to a contributing property, including below-ground additions, may be permitted only where they minimize the loss or removal of heritage attributes which include archaeological resources and trees that contribute to the tree canopy visible from the public realm.

- (a) Where original material is removed to accommodate additions, ensure that the District's cultural heritage value and heritage attributes are not negatively impacted.
- (b) Design additions so that their impact on the form, character, and integrity of the contributing property would not be negatively impacted if the new work is reversed or removed in the future.
- (c) When planning an addition, consider impacts to the root systems of trees that contribute to the tree canopy.

9.9 Massing

Massing addresses the exterior form of a building and its spatial relationship to its immediate context as perceived from the public realm. It encompasses the overall proportions of a building, its relationship to its neighbouring buildings, and its impact on the scale and character of the streetscape. Massing is interrelated to the composition of the streetscape, the roofline, as well as the architectural expression of the buildings.

The majority of buildings in the District are generally houses of 2 to 2.5 storeys tall with articulated roof forms. Notable exceptions include the Baby Point Club and the Humbercrest United Church building, which is the tallest building in the District. The undulating pattern of houses that are set back from the road, results in landscaped yards and contributes to a park-like setting that defines the streetscape. The policies and guidelines presented here aim to reinforce this reading of the scale and massing, and the pattern of building constituted by the contributing properties in the District.

9.9.1 Additions and alterations to a contributing property shall conserve the primary structure, and the three-dimensional integrity, and the street proportion of the contributing property.

9.9.2 Front additions to a contributing property shall not be permitted.

9.9.3 Additions to a contributing property shall be compatible with the façade articulations and architectural expression of the contributing property and should avoid blank walls.

9.10 Roofs

The roof form of a *contributing property* is one of its *heritage attributes* and is often expressed with distinctive *features* that define both the architectural style of the building and the *pattern of building*. It helps define the overall massing, proportions, and scale of a building. The roof types and decorative architectural detailing contribute to the *cultural heritage values* of the District.

Prevailing roof types in the District include hipped, hip and valley, cross gable, and side gable. Many *contributing properties* have combinations of roof *features*, including symmetrical and asymmetrical front gables as well as dormers that contribute to the expression of the architectural styles associated with the Garden Suburb design intentions for the District. Decorative roof *features* found in the District include exposed rafters under eaves, brackets under eaves, and both simple and profiled verge boards.

9.10.1 Additions and alterations shall conserve the roof types, forms, and profiles of contributing properties.

- (a) Avoid changes to rooflines that introduce new slopes or angles to a roof type.
- (b) Base rooflines for *additions* to a *contributing property* on the roof *features* typical of its architectural style.

9.10.2 Repair rather than replace damaged or deteriorated roof components of contributing properties that are heritage attributes.

9.10.3 When the replacement of roofing material is necessary, replacements should be *in-kind*, maintaining the form, profile, appearance, and materiality and detailing of the roof and/or roofline.

9.10.4 The *restoration* of lost or removed roof features and components of contributing properties may be appropriate. Restoration projects should be based on thorough supporting historic documentation of the earlier forms and materials being restored.

- (a) Consult archives and photos for information relating to the form, profile, appearance, and materiality that is being restored.

9.10.5 When the replacement of roofing material that is not a heritage attribute is necessary, replacements should

be physically and visually *compatible* with the building and its architectural style in terms of their form, appearance, materials and detailing, including when integrating drainage and sustainable technologies.

9.10.6 Additions and alterations shall conserve structural and decorative roof features and components of contributing properties.

- (a) The *addition* of new dormers or *alterations* to the size of existing dormers may be acceptable if their scale and composition are *compatible* with the roofline and the roof *features* and components.

9.10.7 Alterations involving new rooftop components (including but not limited to mechanical equipment, vents, drainage, sustainable technologies, energy generation systems, rainwater storage, telecommunications equipment, satellite dishes, skylights, metal chimneys, flues, and decks) should be located out of view of the public realm where technically possible.

- (a) If the location of rooftop components out of view from *public realm* is not possible, ensure that their visual impacts are mitigated. Mitigation measures might include colour or locating them in a way that is less apparent from the *public realm*.
- (b) The *addition* of new drainage equipment should avoid masking roof *features*, such as rafters, and decorative verge boards.
- (c) Ensure that rooftop solar equipment that may be visible from the *public realm* conserves the roof types, forms, and profiles and that the installation is reversible.



Best Practices - Roofs

Best Practice 1: When undertaking roof alterations, replace newer unsympathetic roof features based on appropriate historic documentation.

Best Practice 2: Completely remove existing materials, such as shingles, before applying new roofing materials.

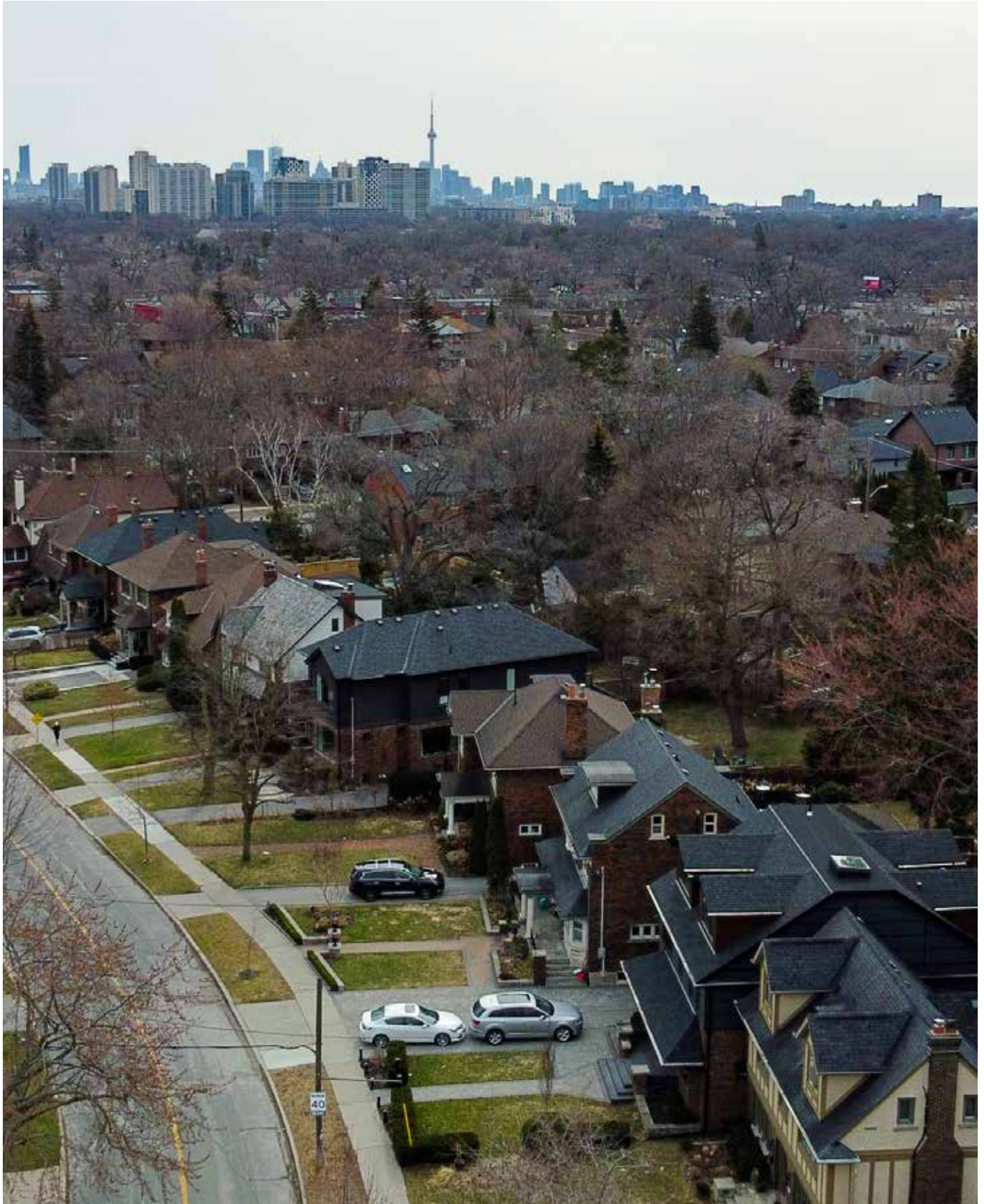


Figure 40: Baby Point Road.

9.11 Exterior Walls

Exterior walls for the purposes of these *policies* are the façades visible from the *public realm*. *Interventions* on exterior walls must be viewed in concert with an ongoing *maintenance* strategy that ensures the long-term service life of the materials. Exterior walls start with the above-ground portions of the foundation, move up towards the roof, and include projecting architectural details.

Almost all of the *contributing properties* within the District are consistent with Home Smith's initial vision of an English garden suburb. The predominant building materials used in the District are brick, stone, stucco, and wood (half-timbering and some cases of shingling), or a combination of finishes. Typical *features* include stone window surrounds, stone lintels, with carved stone drip moulds, voussoirs, carved panels, and elaborate chimneys. These details contribute to the expression of the architectural styles found in the District, as well as to the physical *integrity* of the *contributing properties* and to the richness of the District's streetscapes.

9.11.1 Original or restored exterior wall features, details, materiality, form, style, and proportions of contributing properties shall be conserved.

9.11.2 Repair rather than replace damaged or deteriorated exterior wall components of contributing properties that are heritage attributes.

- (a) New finishes, claddings or coatings that *alter*, obscure or block the appearance of historic materials should not be applied, especially where those finishes are substitutes for the repair of historic materials.
- (b) Covering or obscuring the *patina* of age or irregularities found in older work and materials is not recommended.
- (c) When replacing or adding drainpipes, avoid damaging masonry components of exterior walls, and direct drainage away from the building's foundations.

9.11.3 When the replacement of exterior wall components of a contributing property is necessary, the replacement components should be *in-kind*, maintaining the original composition, materiality, size, finishes, patterns, and colours of the original material.

- (a) Replace only the portions of exterior walls that have deteriorated beyond repair, rather than replacing an entire section or a whole façade.

9.11.4 The restoration of exterior wall features and components of a contributing property may be appropriate. Restoration projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

9.11.5 When the replacement of exterior walls components that are not heritage attributes of the District is necessary, replacements should be physically and visually compatible with the building in terms of their compositions, size, finishes, patterns, tooling and colours.

- (a) Over-cladding is strongly discouraged.
- (b) The use of Exterior Insulating and Finish System (EIFS) is strongly discouraged.

9.11.6 Additions and alterations to a contributing property shall conserve exterior wall components that are heritage attributes of the District.

9.11.7 Additions shall use exterior cladding materials that are physically and visually compatible with the contributing property.

- (a) When using masonry cladding on *additions*, consider *compatible* patterns and colours that reflect the palette of the property.
- (b) Consider the composition of exterior cladding and the placement of *compatible* or secondary material palettes.
- (c) The use of new/contemporary cladding materials may be appropriate where it has been shown that their design and detailing is *compatible* with the *contributing property's* existing cladding.

9.11.8 Conserve wood, masonry, stucco, and metal components that are *heritage attributes* of the District.

- (a) When dealing with any wood building *features* including wood siding, shingles, trim, half-timbering, decorative *features*, railings, stairs, porch columns and finishes, consider the type and species of wood and to repair only what is necessary.
- (b) Avoid cladding wood components in metal, vinyl or other materials.
- (c) Avoid covering stone and brick masonry components in stucco, or composite materials.
- (d) Painting masonry surfaces is not an appropriate treatment. Consider removing paint from masonry surfaces in a manner that does not damage the historic materials.
- (e) Avoid applying water repellent, waterproof, or other transparent coatings to masonry components.
- (f) When repointing masonry, use an appropriate and *compatible* mortar mixture and employ traditional pointing methods that match traditional profiles.
- (g) Regularly inspect and *maintain* historically painted decorative wood or metal components.



Best Practices – Exterior Walls

Best Practice 1: Determine and address the causes of material deterioration prior to developing any maintenance, repair or replacement scope of work.

Best Practice 2: Document the original finishes' texture and colour prior to undertaking any work.

Best Practice 3: Consider the physical characteristics of historic wall components, such as vapour permeability and compressive strength when evaluating replacement materials.

9.12 Windows and Doors

Windows and doors are often a prominent *feature* of a building. They punctuate a façade and establish the horizontal and vertical datum lines that organize and structure a façade. Windows and doors contribute to the legibility of early-20th century architectural styles, namely English Cottage (with Tudor influence) and Colonial Revival (with Georgian and Edwardian influence). Windows and doors express those styles through form and placement.

The District's *contributing properties* include a variety of shapes and compositions of windows and doors, such as rectangular, Tudor arched and segmental arched openings, both in the exterior walls and in dormers. Window and door alignment and grouping, variety, symmetry and asymmetrical balance all support the architectural styles in the District. Finer details include multiple paned window and doors that include stained and leaded glass.

9.12.1 Structural and architectural features of original or restored windows of contributing properties, including form, placement, rhythm, and style of original or restored windows and doors shall be conserved.

9.12.2 New window and door openings may be permitted only where their location, proportions and design are physically and visually compatible with the heritage attributes, including existing openings and architectural style of the contributing property.

- (a) Avoid enlarging existing openings or adding new openings that interfere with the balance and alignment of a building's façade.
- (b) Consider basing designs on the form and composition of existing openings of the property.

9.12.3 Repair rather than replace damaged or deteriorated windows and doors that are *heritage attributes* of the District.

9.12.4 When the replacement of windows and doors that are *heritage attributes* is necessary due to the condition of the window or door, replacements should be *in-kind*, maintaining the form, appearance, materials, operability, glazing patterns, and details of the historic windows and doors.

- (a) Replace only the window and door *features* that have deteriorated beyond repair, rather than replacing an entire window or door.
- (b) Aluminum clad windows may be considered, where the form, appearance, operability and glazing patterns and details can be replicated.

9.12.5 The *restoration* of windows and doors of *contributing properties* may be appropriate. *Restoration* projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

- (a) In addition to historical research, surviving original windows and doors of *contributing properties* based on a similar model or typology may provide information about the composition and detailing from the *restoration* period.
- (b) Windows and doors that are *heritage attributes* may have been partially *altered* (e.g., operability, over-cladding, painting). When planning *restoration* work, consider the windows or doors as a whole, including transoms, sidelights and sashes, and whether it is feasible to repair, rather than replacement *in-kind*, surviving portions.
- (c) The *restoration* of windows may include the storm windows or shutters that are reflective of the period of *restoration*.

9.12.6 *Additions* and *alterations* to *contributing properties* should *conserve* the placement, orientation, size, and proportion of window and door openings that are *heritage attributes*.

- (a) Avoid the *removal*, relocation, or obstruction of historic window and door openings.
- (b) When it is necessary to *remove* or relocate a window or door opening, ensure that infill material is *compatible* with the exterior walls of the *contributing property*, that the work is visually discernable and that it is reversible.
- (c) Refer to a *contributing property's* solid-to-void ratios when planning window and door openings on *additions*.
- (d) *Maintain* the elevation of entrance doors visible from the *public realm*.

9.12.7 *Additions* and *alterations* shall *conserve* window and door *features* that are *heritage attributes* of the District.

- (a) *Maintain* and reuse historic glazing, including leaded glass and coloured or stained-glass components. Replacement glazing may be appropriate when the historic glazing is damaged, or the existing sash or frame is being retrofitted with sealed glazing units or inner storm windows.
- (b) *Maintain* the historic muntin and sash profile and dimensions of windows and doors, even when retrofitting windows with sealed glazing units.
- (c) *Conserve* and *maintain* historically operable windows, where they exist.

9.12.8 When the replacement of windows and doors that are not *heritage attributes* of the District is necessary, replacements shall be physically and visually *compatible* with the *contributing property* in terms of their form, appearance, materials, operability, glazing patterns, and detailing.

- (a) It is recommended for replacement windows and doors to reproduce the profile and detailing of windows and doors that are found on the *contributing property*, or those found on a similar property built in the same architectural style.
- (b) The use of non-historic window materials may be appropriate; however, materials such as fibreglass, PVC (vinyl), or other composites are discouraged.

9.12.9 Windows and doors located on an *addition* to a *contributing property* should be physically and visually *compatible* with its *heritage attributes*.

- (a) When designing windows and doors on an *addition*, consider the proportions and composition of windows and doors of the *contributing property*.



Best Practices - Windows

Best Practice 1: Reinstate historic windows that have been removed or blocked, based on appropriate documentary evidence.

Best Practice 2: Replace newer unsympathetic window or shutter features, based on appropriate documentary evidence.

Best Practice 3: 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. Consider the following alternatives prior to replacing historic windows or designing new windows:

Reinstate exterior storm windows that have been removed. In some cases, the addition of an interior secondary window may be appropriate. A single glazed window with an exterior storm window can be as effective as a sealed window unit.

Retrofit sealed glazing units into the historic sashes as an alternative to replacing the whole window.

Best Practice 4: Replacement glazing should be considered only when the existing glazing is damaged or the historic sash is being retrofitted with sealed glazing units.

Best Practice 5: Replace all damaged weatherstripping to ensure air tightness of window assembly. The performance of single-glazed windows will be significantly improved by proper weatherstripping that reduces air infiltration.

Best Practice 6: Regularly maintain the caulking around the windows. The sills are often the most damaged features of windows, and can be replaced using dutchman repairs, leaving the window frame in place. Sashes can be removed for in-shop repairs.

9.13 Entrances and Porches

Entrances, porches, and porticos are both functional and aesthetic *features* in the District. They function as an extension of the house, providing shelter from the elements. They contribute to the articulation of the façades and expression of the architectural styles found in the District.

Entrance *features* in the District include porches that reflect the different styles. Porticos, porch hoods, first storey roof *features* encompassing a porch and projecting bays, and recessed alcoves are found in the District. Detailed components include wood structural elements such as pilasters, columns, and balusters; masonry components; full or partial glazing; and metal decorative components. Entrances are particularly exposed to the elements and require regular attention to *conserve* their different components.

9.13.1 Additions and alterations to entrances and porches of contributing properties shall minimize soil disturbances in order to reduce impact on potential archaeological resources.

9.13.2 Additions and alterations to entrances and porches of contributing properties should conserve archaeological resources on the property that have been identified by an archaeological assessment.

9.13.3. Original or restored entrances of contributing properties shall be conserved.

9.13.4 Damaged or deteriorated entrances and porches that are heritage attributes on a contributing property shall be repaired rather than replaced.

- (a) When the replacement of damaged or deteriorated components is necessary, replacements should be *in-kind*, *maintaining* their form, appearance, materials, and details.
- (b) Replace only the entrance and porch *features* that have deteriorated beyond repair, rather than replacing an entire system or element.

9.13.5 The restoration of entrances and porches of a contributing property may be appropriate. Restoration projects shall be based on thorough supporting historic documentation of the earlier forms and materials being recovered.

- (a) Entrances and porches that are *heritage attributes* may have been *altered* partially (i.e., new balusters, over-cladding, painting). When planning *restoration* work, consider the entrance or porch as a whole, and evaluate whether it is feasible to repair, rather than replace *in-kind*, the surviving portions.

9.13.6 When the replacement of entrances and porches that are not *heritage attributes* of the District is necessary, replacements shall be physically and visually *compatible* with the building in terms of their form, appearance, materials, and detailing.

- (a) When considering the replacement of entrances or porches, refer to the proportions and form of similar components found on properties that are of the same architectural style.
- (b) Avoid the *addition* of above porch balconies or railings that suggest the presence of such non-original *features*.
- (c) Contemporary replacements based on *compatible* proportions are encouraged. Do not create a false sense of historical development.
- (d) Avoid materials such as fibreglass, PVC (vinyl), or other composites.

9.13.7 *Additions and alterations shall conserve entrances, alcoves and porches that are heritage attributes of the District.*

- (a) Avoid *removing*, relocating or obstructing entrances, porches and alcoves.
- (b) Avoid enclosing open porches.

9.13.8 The *addition* of a new porch shall be physically and visually *compatible* with the *contributing property* in terms of its architectural style, appearance, and materials.

- (a) Avoid the *addition* of above porch balconies or railings that suggest the presence of such non-original *features*.

9.13.9 *Additions and alterations to contributing properties may include second storey balconies on side façades in a design that is compatible with the original building.*

9.13.10 New entrances may be permitted only where their location, proportions and design are physically and visually *compatible* with the *heritage attributes*, including existing openings and architectural style of the *contributing property*.



Best Practices: Entrances, Porches, and Balconies

Best Practice 1: Reinstate historic entrance openings that have been removed or blocked, based on appropriate documentary evidence.

Best Practice 2: Replace newer unsympathetic entrance features based on appropriate documentary evidence.

Best Practice 3: 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.

Best Practice 4: Reinstate historic porches and porticos that have been removed or blocked, based on appropriate documentary evidence.

Best Practice 5: Replace newer unsympathetic porch and portico features based on appropriate documentary evidence.

Best Practice 6: On new porches and porticos, use materials for columns that facilitate proper column design, such as wood, with brick or stone for column bases.

Best Practice 7: When classical architectural elements, including columns and entablatures, are used on new porches or porticos, they should conform to classical proportions.

9.14 Garages and Ancillary Buildings

There are a variety of garages and ancillary buildings on *contributing properties* in the District. Ancillary buildings include sheds, pool houses, and other structures that support the use of the back yards and gardens.

The District's *contributing properties* have three predominant garage types: fully detached and setback from the *primary structure's* main façade, adjoining garages, and fully integrated garages. In the case of detached garages, they often reflect the same material palette as the house, specifically exterior cladding, and doors and windows. Ancillary buildings and structures on *contributing properties* are commonly later *additions*, added to suit the evolution of uses of back yards and gardens. A variety of materials are found in the District, including wood cladding and shingles, stucco and masonry.

9.14.1 Protect and *maintain* garages on *contributing properties* that contribute to the *cultural heritage values* of the District.

9.14.2 *Alterations to, additions to, and new garages and ancillary buildings on a contributing property* shall minimize soil disturbances in order to reduce impact on potential *archaeological resources*.

9.14.3 *Alterations to, additions to, and new garages and ancillary buildings* should *conserve archaeological resources* on the property that have been identified by an archaeological assessment.

9.14.4 *Alterations or additions to garages* shall not negatively impact the *cultural heritage value* and *attributes* of the District.

- (a) When planning an *addition* to a garage, impacts to the *root systems* of trees that contribute to the *tree canopy* should be considered.
- (b) When planning a *rehabilitation* project or an *addition* to a garage, consider the expression of these buildings as secondary structures on a property.
- (c) When designing *additions* to garages or ancillary buildings, avoid damage to the *contributing property*.

9.14.6 Detached garages and ancillary buildings on *contributing properties* may be *removed* or replaced, provided any replacement is subordinate to and *compatible* with the *heritage attributes* of the District.

9.14.7 New garages or ancillary buildings on *contributing properties* shall be subordinate to and *compatible* with the *heritage attributes* of the District and may be permitted only where they minimize the loss or *removal* of *heritage attributes*, including trees that contribute to the *tree canopy* visible from the *public realm*.

- (a) Consider siting the new garages or ancillary buildings so that they are set back behind the main façade of the house.
- (b) When planning a new garage or ancillary building, consider the historic role and expression of these buildings as secondary structures on a property.
- (c) When planning new garages or ancillary buildings, avoid loss or *removal* of *heritage attributes*, including the *root systems* of trees that contribute to the *tree canopy*, as well as satisfy archaeological requirements.

9.15 Non-residential properties

All *contributing properties* within the District are residential, with the exception of the Baby Point Club and The Humbercrest Church. As the uses of privately held community-oriented buildings evolve, changes and the *addition* of new uses could require significant *alterations* to accommodate new programmes.

9.15.1 *Additions and alterations shall be compatible with the District’s cultural heritage value and heritage attributes.*

9.15.2 *Additions to a contributing property shall minimize soil disturbances in order to reduce impact on potential archaeological resources.*

9.15.3 *Additions should conserve archaeological resources on the property that have been identified by an archaeological assessment.*



10.0 Policies and Guidelines for Non-Contributing Properties

- 10.1 Understanding
- 10.2 Demolitions
- 10.3 Alterations and Additions
- 10.4 Massing
- 10.5 Roofs
- 10.6 Exterior Walls
- 10.7 Entrances and Porches
- 10.8 Garages and Ancillary Buildings or Structures

Figure 41: Archival photograph from 1913; construction of Baby Point Road.

10.0 Policies and Guidelines for Non-Contributing Properties

This section contains *policies*, *guidelines*, and best practices to manage change to the District’s *non-contributing properties* to meet the objectives of this HCD Plan. Each subsection within the *policies* and *guidelines* includes a statement of introduction which places the *policies* within a larger *policy* framework and elaborates upon the District’s *cultural heritage value* and *heritage attributes*.

The *policies* (in **bold** font) set the direction for the management of the District in a clear and direct manner. The direction provided by the *policies* use either ‘shall’ or ‘should’ language and are to be interpreted accordingly.

The *guidelines* (in regular font) are not mandatory and 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 HCD Plan.

Best practices provide recommended actions that can help to ensure *interventions* within the District meet the HCD Plan objectives. While best practices are not mandatory, property owners are encouraged to meet those recommendations to ensure a high quality of *conservation* work.

The definitions of all terms identified in italics in the following section can be found in Appendix A: Definitions. The list of *non-contributing properties* can be found in Appendix F: Index of Non-Contributing Properties.

The Standards and Guidelines for the Conservation of Historic Places in Canada provide sound, practical guidance to achieve good *conservation* practice. They establish a consistent, pan-Canadian set of *conservation* principles and *guidelines* that will be useful to anyone with an interest in conserving Canada’s historic places. The Standards and Guidelines, adopted by Toronto City Council, offer results-oriented guidance for sound decision-making when planning for, intervening on, and using historic places.

Distinction From Archaeology and Landscape Policies

Heritage attributes associated with *contributing* and *non-contributing properties* refer to 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.

Architectural *policies* only apply to exterior portions of the property that are visible from the *public realm*, except for *alterations* that may require an archaeological assessment.

10.1 Understanding

New construction, *additions*, or *alterations* to *non-contributing* properties should be designed to respect the *heritage attributes* of the District as a whole by considering *adjacent contributing properties*, *archaeological resources*, and landscape character and *features* such as the *tree canopy* and characteristics associated with its Garden Suburb design. Each project must therefore start with understanding those values. Principally, Parks Canada’s document, Standards and Guidelines for the Conservation of Historic Places, adopted by Toronto City Council, has been used as the guiding document for *conservation* in the City, including Districts. The standards speak to the importance of making new work physically and visually *compatible* with, subordinate to and distinguishable from the historic place.

10.1.1 New construction shall be *compatible* with the *cultural heritage values and attributes* of the District while reflecting its own time.

- (a) Contemporary designs should be based on an understanding of the District’s *contributing properties* with regard to massing, setbacks, horizontal and vertical articulation, solid to void ratios, and materials. New buildings should respond to this understanding in a *compatible* and subordinate manner to its contributing context.
- (b) Avoid replicating historic properties or attempting to design a building to look like it was built in an earlier time period.

10.2 Demolitions

Buildings on *non-contributing properties* do not represent the *cultural heritage values* of the District and can therefore be *demolished* without negatively impacting those values. However, *conserving* and *maintaining* the predominant built form, *pattern of building* and character of the streetscape within the District remains important to *preserving* the overall *cultural heritage value* of the District. *Demolition* should therefore be closely followed by construction. *Demolition* that results in empty lots or other gaps in the urban fabric is discouraged.

10.2.1 The demolition of buildings or structures, including garages and ancillary buildings on a non-contributing property may be permitted, upon satisfaction of Policy 10.2.2 of this Plan.

10.2.2 If permission to demolish a building or structure located on a non-contributing property is granted, demolition activity shall not begin until plans for the replacement building(s) or structure(s) have been submitted and approved by Toronto City Council, and a heritage permit issued by the City.

- Substantial progress should be made in the construction of the replacement building(s) or structure(s) within two years of the *demolition* of the previous building or structure.
- If construction of the replacement building(s) or structure(s) is delayed due to unforeseen circumstances, the City of Toronto may require interim landscape treatment of the site.
- The building or structure has been determined to be in a condition that is a public safety risk by the Chief Building Official and Executive Director, Toronto Building.



Figure 42: Non-Contributing Property - incompatible addition (street view).



Figure 43: Non-Contributing Property - compatible addition (street view).

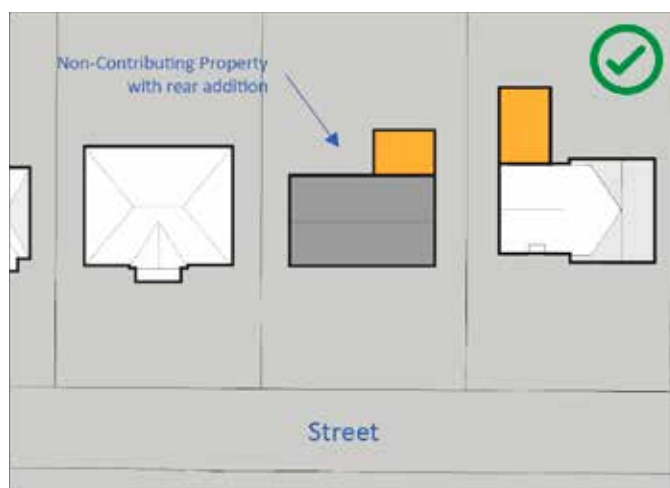


Figure 44: Non-Contributing Property - rear compatible addition (aerial view).



Figure 45: Non-Contributing Property - rear compatible addition (street view).

10.3 Alterations and Additions

Given that the buildings on *non-contributing properties* do not embody the *cultural heritage values* of the District, *additions* and *alterations* are reviewed for their impact on the District as a whole rather than on the specific *non-contributing property*.

The large lot sizes are typical of the Garden Suburb and a *heritage attribute* of the District. These lot sizes are represented in the frontage, massing, and volume of their building.

10.3.1 Alterations and additions to a non-contributing property shall conserve the cultural heritage value and heritage attributes of the District.

10.3.2 Alterations and additions to a non-contributing property shall minimize soil disturbances in order to reduce impact on potential archaeological resources.

10.3.3 Alterations and additions to a non-contributing property should conserve archaeological resources on the property that have been identified by an archaeological assessment.

10.3.4 Additions to a non-contributing property shall be physically and visually compatible with the cultural heritage values and attributes of the District including trees that contribute to the tree canopy visible from the public realm.

- (a) When planning an *addition*, consider impacts to the *root systems* of trees that contribute to the *tree canopy*.

10.4 Massing

Massing addresses the exterior form of a building and its spatial relationship to its immediate context as perceived from the *public realm*. It encompasses the overall proportions of a building, its relationship to its neighbouring contributing buildings, and its impact on the scale and character of the streetscape. Contemporary design should be *compatible* with the *cultural heritage values* of the District. Massing is interrelated to the composition of the *street proportions*, the roof, as well as the architectural expression of the building's openings and façade articulation.

The District houses are low-rise scale and are generally 2-to-2.5 storeys tall with articulated roof forms. The pattern of houses that are set back from the road, results in landscaped yards and contributes to a park-like setting that defines the *street proportions*. The *policies* and *guidelines* presented here aim to reinforce this reading and experience.

10.4.1 New construction and additions to a non-contributing property shall conserve the continuity of the District's pattern of building and street proportions.

10.4.2 New construction and additions to non-contributing properties shall conserve the prevailing front yard and side-yard setbacks of adjacent contributing properties.



Figure 46: Non-Contributing Property - massing of compatible construction.



Figure 47: Non-Contributing Property - massing of incompatible construction.

10.5 Roofs

The roof form of a building helps to define its overall massing, proportions, and scale. Consideration should be given to its expression, and to its junction with the exterior wall. The roofs in new construction that are governed by the *policies* for a *non-contributing property* are roofs that are visible from the *public realm*. Contemporary design should be *compatible* with the *cultural heritage values* of the District. This can be achieved through proportion, scale and massing.

10.5.1 New construction on a *non-contributing property* should reflect the predominant roof forms or rooflines of the District's *contributing properties*.

- (a) Flat roofs for the principal structure are discouraged.

10.5.2 New rooftop components, including but not limited to mechanical equipment, vents, drainage, sustainable technologies, energy generation systems, rainwater storage, telecommunications equipment, satellite dishes, skylights, metal chimneys, flues, and decks should be located out of view of the *public realm* where technically possible.

- (a) In cases where the placement of rooftop components out of view of the *public realm* is not possible, ensure that their visibility is reduced through measures that might include colour, materiality and screens.
- (b) When planning for the installation of sustainable technologies, their integration with the roof form is recommended.
- (c) Consider visibility from the *public realm* when planning the installation of the new equipment or technologies.



Figure 48: *Non-Contributing Property* - roofs of compatible construction.



Figure 49: *Non-Contributing Property* - incompatible new roof infrastructure (view from the *public realm*).



Figure 50: *Non-Contributing Property* - compatible new roof infrastructure (view from rear of property).



Figure 51: *Non-Contributing Property* - roofs of incompatible construction.

10.6 Exterior Walls

Exterior walls for the purposes of these *policies* are the façades visible from the *public realm*. Contemporary design should be *compatible* with the *cultural heritage values* of the District. This can be achieved not only through proportion, scale and massing, but also through a considered use of appropriate materials. The *compatibility* of the exterior wall cladding should consider the materiality of the façades of *adjacent contributing properties*.

10.6.1 Cladding materials used on exterior walls shall be physically and visually *compatible* with the *cultural heritage values* and *heritage attributes* of the District.

- (a) The exterior walls of *contributing properties* in the District are predominantly clad in brick, stone, stucco, and wood (half-timbering and some cases of shingling), or a combination of finishes. These materials may be appropriate for new construction, *additions*, or *alterations* on *non-contributing properties*. Avoid blurring the line between new and existing.



Figure 52 Cladding materials.

10.7 Entrances and Porches

Entrances and porches are both functional and aesthetic *features* in the District. They function as an extension of the house, providing shelter from the elements.

10.7.1 Additions and alterations to entrances and porches of *non-contributing properties* shall minimize soil disturbances in order to reduce impact on potential *archaeological resources*.

10.7.2 Additions and alterations to entrances and porches of *non-contributing properties* should *conserve archaeological resources* on the property that have been identified by an archaeological assessment.

10.7.3 New entrances on *non-contributing properties* shall be physically and visually *compatible* with the architecture of the existing building in terms of location, design and proportions, and shall not negatively impact the *cultural heritage value* of the District.

10.7.4 Additions and alterations to *non-contributing properties* may include second storey balconies on side façades.



Figure 53: *Non-Contributing Property* - *compatible* entrance porch.



Figure 54: Baby Point Road and Humbercrest Boulevard, looking southeast.

10.8 Garages and Ancillary Buildings or Structures

10.8.1 Alterations or additions to garages or ancillary buildings or structures on *non-contributing properties* shall not negatively impact the District's *cultural heritage values* and *heritage attributes*, including trees that contribute to the *tree canopy* visible from the *public realm*.

- (a) When planning *additions* to garages avoid damage to the *tree canopy* and *root systems* of *adjacent* trees that are part of the District's *heritage attributes*.
- (b) When planning a *rehabilitation* project for a garage or ancillary building, consider its expression as a secondary structure.

10.8.2 Alterations to, additions to, and new garages and ancillary buildings on a *non-contributing property* shall minimize soil disturbances in order to reduce impact on potential *archaeological resources*.

10.8.3 Alterations to, additions to, and new garages and ancillary buildings should *conserve archaeological resources* on the property that have been identified by an archaeological assessment.

10.8.4 Where new construction or additions on a *non-contributing property* incorporates an attached garage, it shall be subordinate to the *primary structure*.

- (a) Consider setbacks from the front façade of the *primary structure* for an integrated garage when planning new construction on a *non-contributing property*.

10.8.5 New detached garages or ancillary buildings shall be set back from the front façade of the *primary structure* in order to *maintain the cultural heritage value and heritage attribute* of the District's *pattern of building*.

- (a) When planning new garages or ancillary buildings, avoid loss or *removal* of *heritage attributes*, including the *root systems* of trees that contribute to the *tree canopy*.
- (b) When planning a new detached garage or ancillary building, consider the historic role and expression of these buildings as secondary structures on a property.



Figure 55: Non-Contributing Property - compatible attached garage.

11.0 Implementation

- 11.1 Heritage Permits Deemed to be Issued
- 11.2 Heritage Permit Process
- 11.3 Trees
- 11.4 Archaeological Resources
- 11.5 Heritage Impact Assessment

Figure 56: 6-10 Baby Point Road.

11.0 Implementation

11.1 Heritage Permits Deemed to be Issued

In accordance with Part V of the OHA and with Chapter 103 of the City of Toronto Municipal Code, certain classes of *alterations* are considered minor in nature and may be carried out without applying for a heritage permit. These include:

- Painting of wood, stucco or metal finishes (painting of exterior masonry requires a heritage permit)
- 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 below-grade infrastructure is not required)
- Temporary signage
- *Maintenance* of existing *features*
- Pruning of trees to maintain tree health and pruning of branches that are dead or in conflict with a building or utility (although all necessary permits must be secured pursuant to Municipal Code Chapters 813 and 658)
- Landscaping (hard and soft) that does not require subsurface excavation/grade changes (e.g. seeding)
- Repair of existing above-grade utilities or public works
- Temporary or seasonal installations, such as planters, and seasonal decorations

- Topping and stemming of City-owned trees
- In the event of an *imminently hazardous tree*, cutting down and injuring of that tree is permitted. However, any ground disturbance, such as *removal* of a stump, will require a heritage permit.

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

11.2 Heritage Permit Process

Owners of a property within the District are required to 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 or removal* of a building, structure or *heritage attribute*
- New construction, *alterations* and *additions* to buildings or structures visible from the *public realm*
- Any *alterations* within the Archaeologically Sensitive Area (ASA) that may disturb soils
- *alterations* to landscape *features* that are *heritage attributes*
- *alterations or removal* of trees with *tree canopies* that are visible from the *public realm*.

Section 11.3 of this Plan outlines requirements for properties with general archaeological potential, or those that are located in the Teiaiaagon Archaeologically Sensitive Area.

Proposed *alterations* are reviewed for consistency with this Plan, as well as with any applicable heritage designation by-laws, easement agreements or other heritage protections registered to the individual property. While other heritage protections may apply to specific interior or exterior portions of the property that are not visible from the *public realm*, the Plan does not apply to the *alteration* of interiors of buildings and structures. Architectural *policies* only apply for exterior portions of the property that are visible from the *public realm*, with the exception of *alterations* that may trigger an archaeological assessment (see section 11.3).

Section 11.1 of this Plan includes a list of minor *alterations* that do not require a heritage permit within the Teiaiaagon-Baby Point HCD.

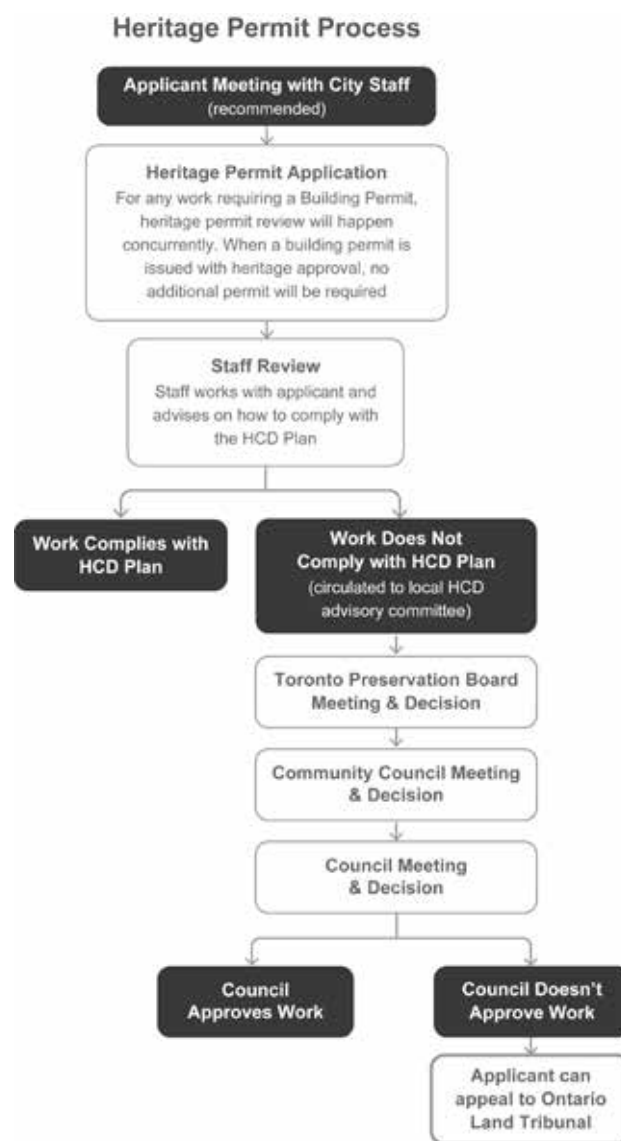


Figure 57: Heritage permit flowchart.

11.3 Trees

As a *heritage attribute* of the District, any *alterations* that will affect the *tree canopy* that is visible from the *public realm* must be completed under a heritage permit issued under Part V of the Ontario Heritage Act. Therefore, for trees in *contributing* and *non-contributing properties*, *alterations* to trees with *tree canopies* that are visible from the *public realm* will require the submittal of a heritage permit application in addition to any permit required under the Municipal Code.

An arborist report must be submitted when applying for a heritage permit and must identify the potential impacts to the *tree canopy* or *heritage attributes* when a tree is being *removed* or *altered*. The heritage permit application to *alter* or *remove* a tree, either as part of a heritage permit application for new construction, *additions*, *alterations* on a property or only related to *alterations* to a tree, shall be accompanied by confirmation that an application to *remove* or injure a tree under the municipal code has been submitted and is under review with Urban Forestry, and a copy of an arborist report submitted with the application under the municipal code, where applicable.

The *removal*, destruction or injuring of trees, including injury to the *root systems* of trees on all properties may constitute a contravention of the Tree Protection By-law, Municipal Code 813 and Municipal Code 658. The City is only authorized to *remove* trees when the tree is dead, structurally hazardous or no longer viable to be maintained in a healthy and/or safe condition.

Trees should be pruned to maintain tree health and in accordance with good arboricultural practices as reflected in the City of Toronto's Tree Protection Policy and Specification for Construction Near Trees, as amended from time to time.

11.4 Archaeological Resources

General Archaeological Potential Areas

For *contributing* and *non-contributing properties* within areas of general archaeological potential, soil disturbance activities associated with large-scale development, such as applications under the Planning Act, will be subject to archaeological review by City staff and an archaeological assessment will be required.

Teiaiagon Archaeologically Sensitive Area

As a *heritage attribute* of the District, any actions that will affect the Teiaiagon Archaeologically Sensitive Area must be completed under a heritage permit issued under Part V of the Ontario Heritage Act. *Interventions* within the Archaeologically Sensitive Area that may disturb soils require a heritage permit. These include, but are not limited to:

- Major landscaping involving subsurface excavation/grade changes or soil disturbances beyond minor gardening, but including tree planting and stump *removal*
- Excavation for below grade private utilities including components of irrigation systems and exterior lighting
- Site grading and fill
- Work on new driveways and sidewalks that requires *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
- *Additions* to existing structures (including below ground *additions*) requiring subsurface disturbances, i.e., patios and deck footings, fences, pools, sheds, and other outbuildings
- New structures/installations in open space areas within other part(s) of the property requiring subsurface disturbances
- Foundation repair/*alteration* to existing buildings
- New public service hook-ups or repair to existing buried public services

Furthermore, proposed small-scale *alterations* to *contributing properties* and *non-contributing properties* within an Archaeologically Sensitive Area will be subject to archaeological review by City staff and an archaeological assessment may be required prior to any on-site work that involves subsurface disturbance.

In addition to obtaining a permit under Part V of the OHA for any archaeological sites or resources identified as *heritage attributes* of the District, the procedures for archaeology identified within the City of Toronto's Archaeological Management Plan must also be adhered to where they apply.

Archaeological Assessment

For properties located in the Teiaiagon Archaeologically Sensitive Area, the scope and methodologies for archaeological assessment shall be confirmed with Heritage Planning. The completion of all necessary archaeological work to the satisfaction of the City is a requirement of a heritage permit application. Archaeological assessments must be undertaken by licensed consultant archaeologists. Any archaeological assessment undertaken on a property located in the Teiaiagon Archaeologically Sensitive Area, regardless of the proponent or proposed *alteration*, will be accompanied by an Indigenous engagement process to the satisfaction of the City.

11.5 Heritage Impact Assessment

The City of Toronto's Official Plan states that a Heritage Impact Assessment may be required for development proposals on any property that is listed on the Heritage Register; this includes any property within the District. A Heritage Impact Assessment will be required to accompany any applications for a zoning by-law amendment, Official Plan amendment, consent to sever or site plan agreement. 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. An arborist report may be required to accompany a Heritage Impact Assessment.

For additions to contributing and non-contributing properties:

The City of Toronto may require heritage impact assessments for *additions to contributing properties* (also for *non-contributing properties*) to determine the impact of the *addition* on the *cultural heritage value* and *heritage attributes* of the District.

For demolitions or removals:

A heritage impact assessment will be required to determine the impact of replacement buildings on the *cultural heritage value* and *heritage attributes* of the District.

For alterations and new construction:

A heritage impact assessment may be required to determine the impact of new buildings and structures on the *cultural heritage value* and *heritage attributes* of the District.

12.0 Recommendations

12.1 Periodic Review

12.2 Public Awareness and Implementation

Figure 58: Baby Point Crescent.

12.0 Recommendations

12.1 Periodic Review

It is recommended that the City undertake a review of the Teiaiagon-Baby Point Heritage Conservation District Plan and its objectives no more than ten years after it has come into force. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its ability to be enforced.

Changes to this Plan must be carefully considered, and only undertaken in the spirit of *conservation* which informed its preparation. Where Council accepts recommended changes to the Plan it will do so through an amendment to this Plan and its by-law.

12.2 Public Awareness and Implementation

It is recommended that, as soon as the Plan is in force and effect, City staff and the community meet to discuss the potential creation of a volunteer HCD Advisory Committee.

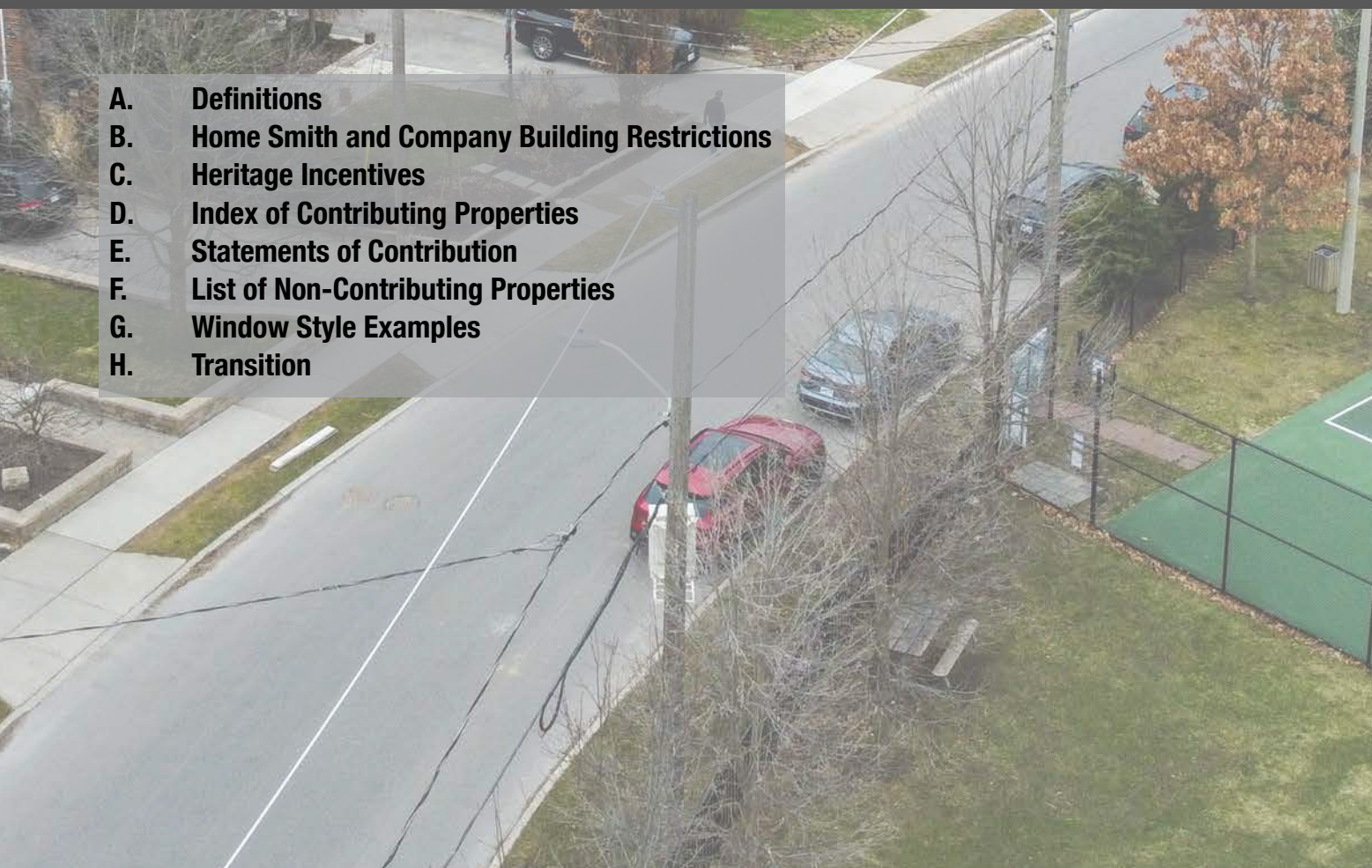
Draft terms of reference for the HCD Advisory Committee will be based upon that provided in HCDs in Toronto, and modified as appropriate to reflect the community of the District.

The enactment of this Plan is an opportunity to facilitate public awareness of the *cultural heritage value* and HCD Plan within the District as it relates to heritage *conservation*.



13.0 Appendices

- A. Definitions**
- B. Home Smith and Company Building Restrictions**
- C. Heritage Incentives**
- D. Index of Contributing Properties**
- E. Statements of Contribution**
- F. List of Non-Contributing Properties**
- G. Window Style Examples**
- H. Transition**



A: Definitions

Accessibility: The degree to which a historic place is easy to access by as many people as possible, including people with disabilities.

Addition: New construction that extends the existing structure, increasing the building's existing volume. This may or may not require the use of additional land.

Adjacent: Lands adjoining a property on the Heritage Register or lands that are directly across from and near to a *contributing property* and separated by land used as a private or public road, street, lane, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these. (City of Toronto Official Plan)

Alteration: To change a property on the Heritage Register in any manner, including *restoration*, renovation, repair or disturbance; or a change, *demolition* or *removal* of an *adjacent* property that may result in any change to a property on the Heritage Register. Alteration and alter have corresponding meanings.

Archaeological Resources: Includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*. (Provincial Planning Statement 2024)

Built Heritage Resource: A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. (Provincial Planning Statement 2024)

Compatibility: In the context of this document refers to the physical and visual impacts of new construction, *alterations* and/or *additions* on existing structures and *contributing properties*. Physical compatibility refers to the use of materials and construction methods that do not negatively impact the *contributing property*, detract from or damage its *heritage attributes*. Visual compatibility refers to designing new work in such a way that it is distinguishable from the historic building, while complementing its design, massing, and proportions. Compatible and compatibility have corresponding meanings.

Conservation: The identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their *cultural heritage value* is retained under the Ontario Heritage Act. Conservation can include *preservation*, *rehabilitation*, *restoration*, or a combination of these *conservation treatments*. For the purposes of archaeological resources, conserve will mean the implementation of the recommendations in an archaeological assessment that have been accepted by the City of Toronto. Conservation and conserve have corresponding meanings.

Conservation Treatments: The actions of *preservation*, *rehabilitation*, and *restoration* as defined by the Standards and Guidelines for the Conservation of Historic Places in Canada to be used individually or in combination when undertaking *conservation* projects.

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

Cultural Heritage Landscape: A defined geographical area that may have been modified by human activity and is identified as having *cultural heritage value* or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (Provincial Planning Statement 2024)

Cultural Heritage Value: The aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present and future generations. The *cultural heritage value* of an historic place is embodied in its *heritage attributes* and its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Demolition: The complete destruction of a heritage structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date. Demolition and demolish have corresponding meanings.

Features: Architectural or landscape elements that combine to form the larger whole of a building or property.

Guideline: In this document, guidelines are not mandatory and 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 this Plan.

Heritage attributes: In relation to real property, and to the buildings and structures on the real property, and the attributes or principal features of the property that contribute to their *cultural heritage value* as described in the District Significance section of this Plan and designation by-law of individual properties (designated under Part IV of the Ontario Heritage Act). These may include the property's built or manufactured elements, as well as natural landforms, vegetation, visual setting, materials, forms, location, spatial configurations, and cultural associations or meanings that contribute to the *cultural heritage value* of an historic place, which must be retained to *conserve* its *cultural heritage value*. They also include the elements, *features* and building components that hold up, support or protect the *cultural heritage values* and *attributes* and without which the *cultural heritage values* and *attributes* may be at risk.

Imminently Hazardous Tree: A destabilized or structurally compromised tree that is in imminent danger of causing damage or injury to life or property. (City of Toronto Municipal Code, Chapter 813, 658)

In-kind: With the same form, material, and detailing as the existing. (Standards and Guidelines for the Conservation of Historic Places in Canada)

Integrity: A measure of the wholeness and intactness of the *cultural heritage values* and attributes of a *contributing property*. Examining the conditions of *integrity* requires assessing the extent to which the property includes all elements necessary to express its *cultural heritage value*; is of adequate size to ensure the complete representation of the *features* and processes that convey the property's significance; and the extent to which it suffers from adverse effects of new construction and/or neglect. *Integrity* should be assessed within a Heritage Impact Assessment. (City of Toronto Official Plan)

Intervention: Any action, other than *demolition* or destruction, that results in a physical change to an element of a historic place or *contributing property*. (Standards and Guidelines for the Conservation of Historic Places in Canada)

Maintenance: Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save. Maintenance and maintain have corresponding meanings. (Standards and Guidelines for the Conservation of Historic Places in Canada)

Non-Contributing Property: In relation to real property, structure, landscape element 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.

Patina: Patina is the natural aging of materials; an organic and superficial surface degradation that is usually not harmful to the material. It can also be caused by use and wear. (Standards and Guidelines for the Conservation of Historic Places in Canada)

Pattern of Building: The repeated physical characteristics of buildings within an area, on a street or block, including the building footprint, organization, and massing. (City of Toronto Design Guidelines Glossary)

Policy: In this document, policies set the direction for management of the District in a clear and direct manner. The direction provided by the policies use either ‘shall’ or ‘should’ language and are to be interpreted accordingly.

Preservation: The action or process of protecting, *maintaining*, and/or stabilizing the existing materials, form, and *integrity* of an historic place, or of an individual component, while protecting its *cultural heritage value*. (Standards and Guidelines for the Conservation of Historic Places in Canada)

Primary Structure: The main structure of a property visible from the *public realm*, excluding rear wings and *additions* that are not visible from the *public realm*.

Public Realm: Any public space, including but not limited to: streets, sidewalks, laneways, parks, and privately owned publicly-accessible open spaces, walkways or easements.

Rehabilitation: The action or process of making possible a continuing or *compatible* contemporary use of an historic place, or an individual component, while protecting its heritage value. (Standards and Guidelines for the Conservation of Historic Places in Canada)

Removal: The complete and permanent dislocation of a *heritage attribute* from its site, including relocation of structures to another property. Remove and removal have corresponding meanings.

Restoration: The action or process of accurately revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its *cultural heritage value*. Restoration and restore have corresponding meanings. (Standards and Guidelines for the Conservation of Historic Places in Canada)

Root system: The underground systems that are necessary for anchoring trees and absorbing the essential mineral elements, nutrients, and water from the soil.

Soft landscaping: an open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants, and that permits water infiltration into the ground. (City of Toronto Design Guidelines Glossary)

Street proportion: The ratio of the height of buildings along the edges of a street and the width of the space between the building faces on each side of the street (including setbacks). (City of Toronto Design Guidelines Glossary)

Tree canopy: the aggregate of the crowns of trees, composed of all foliage, twigs and fine branches, which form a three-dimensional mass when viewed from below, and a two-dimensional land cover when measured from above.

Three-Dimensional Integrity: A building in three dimensions, on all of its sides, including its roof planes.

B: Home Smith and Company Building Restrictions

The following is a copy of the building restrictions in the form of Sale Agreement which shall run with the land and be in force for a period of thirty years from the First of April, 1911:

1. No attached or semi detached house shall be permitted, and one detached dwelling house and no more with or without suitable coach houses, out-houses and stabling of the prime cost (exclusive of the cost of any such coach houses, out-houses or stabling) of not less than [sic] dollars may be erected and standing at any one time on any lot on said plan.
2. The external walls of each of said dwelling houses shall be constructed of stone, brick, or cement, and such building shall be designed by some architect of good standing and the plans of such buildings shall be approved by the Vendor's architect, and all buildings are to be placed on the lands in positions to be approved by the Vendor.
3. In case it is desired to construct such external walls of any other material than stone, brick or cement, then the same shall only be done after first obtaining the written consent of the Vendor, and such dwelling house shall in that case be constructed in conformity in every respect with the plans, elevations, sections and specifications to be first approved of and signed by the Vendor, under the inspection and to the satisfaction of the Vendor or the architect for the time being of the Vendor and at the cost and charges of the applicant.
4. No such building or the land appurtenant thereto shall be used during such period for the purpose of any profession (save of a duly qualified doctor or dentist), business, trade, sport or employment or for any purpose which might be deemed a nuisance, but may be only used for residential purposes, but such residential purposes shall not include an apartment house or houses.
5. No excavations shall be made on any of the said lots except for the purpose of building on said lot, and at the time when the person holding said lot is commencing such building operations and no sand or earth shall be removed from any of the said lots except as part of such excavations.
6. No part of any such dwelling house, or its verandah, porch or steps shall be nearer to the street line than [sic] feet. Without the vendor's consent no front or boundary fence shall be erected within [sic] feet of the street line unless the same is of open construction and not higher than [sic] inches, and no other line fence or obstruction shall be higher than [sic] feet, and the style and character of all fences should be subject to the approval of the Vendor.
7. On any of the bank lots as shown on said plan no trees situate between the summit and bottom of said bank shall be cut down or removed without obtaining the consent of the Vendor thereto in writing.
8. No signs, bill boards or advertising matter of any kind shall be placed upon said property without the consent of the Vendor in writing.
9. The Vendor, his heirs, executors, administrators or the assignee from him of this Agreement may agree to vary or cancel any of the above conditions or substitute other conditions in respect of this or any other Lot on said Plan.
10. The covenants in respect to the above restrictions shall extend and bind and may be taken advantage of by the respective heirs, executors, administrators, successors and assigns of the parties hereto.

C: Heritage Incentives

Incentive programs from all levels of government are critical conservation tools. They can provide funding support for property owners who are conserving their properties, often at considerable expense.

The City of Toronto offers two heritage incentive programs to assist owners of eligible heritage properties with the cost of conservation: the Toronto Heritage Grant Program, and the Toronto Heritage Property Tax Rebate Program. Beyond providing funding support, these programs assist successful applicants in reaching the highest conservation standards possible for their projects.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage conservation work to owners of properties that are designated under Part IV or Part V of the OHA. The program receives stable annual funding; at the time of writing, funding is at just over \$300,000 annually. Revisions to the program in 2015 have updated eligibility for the program to include residential and tax-exempt properties exclusively.

The Heritage Property Tax Rebate Program offers a tax rebate of 40% of taxes paid on the portions of eligible properties that have been identified as heritage attribute in a Heritage Easement Agreement. Revisions to the program in 2015 updated eligibility to include commercial or industrial properties exclusively, including properties within Heritage Conservation Districts (identified as contributing properties). This update included revisions that recalculate rebates to provide matching funds for eligible conservation work. The provincial government shares the cost of rebates with the City according to the education portion of the property taxes.

For more information on the Heritage Grant and Heritage Tax Rebate Programs, please refer to the following link:

Heritage Tax Rebate & Grant Programs – City of Toronto

<https://www.toronto.ca/city-government/planning-development/heritage-preservation/tax-rebates-grants/>

D: Index of Contributing Properties

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
1.	1 Baby Point Crescent	
2.	3 Baby Point Crescent	
3.	5 Baby Point Crescent	
4.	7 Baby Point Crescent	
5.	11 Baby Point Crescent	
6.	15 Baby Point Crescent	
7.	17 Baby Point Crescent	
8.	19 Baby Point Crescent	
9.	21 Baby Point Crescent	
10.	23 Baby Point Crescent	
11.	24 Baby Point Crescent	
12.	26 Baby Point Crescent	
13.	27 Baby Point Crescent	
14.	29 Baby Point Crescent	
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16.	31 Baby Point Crescent	
17.	32 Baby Point Crescent	
18.	33 Baby Point Crescent	
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21.	36 Baby Point Crescent	
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23.	38 Baby Point Crescent	
24.	40 Baby Point Crescent	
25.	42 Baby Point Crescent	
26.	43 Baby Point Crescent	
27.	45 Baby Point Crescent	
28.	46 Baby Point Crescent	
29.	48 Baby Point Crescent	
30.	49 Baby Point Crescent	
31.	50 Baby Point Crescent	52 Baby Point Cres
32.	51 Baby Point Crescent	

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
33.	54 Baby Point Crescent	
34.	56 Baby Point Crescent	
35.	57 Baby Point Crescent	
36.	58 Baby Point Crescent	
37.	60 Baby Point Crescent	
38.	62 Baby Point Crescent	
39.	65 Baby Point Crescent	
40.	67 Baby Point Crescent	
41.	68 Baby Point Crescent	
42.	69 Baby Point Crescent	
43.	70 Baby Point Crescent	
44.	72 Baby Point Crescent	
45.	75 Baby Point Crescent	
46.	76 Baby Point Crescent	
47.	77 Baby Point Crescent	
48.	78 Baby Point Crescent	
49.	79 Baby Point Crescent	
50.	85 Baby Point Crescent	
51.	1 Baby Point Road	400 Jane St
52.	2 Baby Point Road	
53.	3 Baby Point Road	
54.	4 Baby Point Road	
55.	5 Baby Point Road	
56.	6 Baby Point Road	
57.	7 Baby Point Road	
58.	8 Baby Point Road	
59.	9 Baby Point Road	
60.	10 Baby Point Road	
61.	11 Baby Point Road	
62.	12 Baby Point Road	
63.	13 Baby Point Road	
64.	14 Baby Point Road	
65.	15 Baby Point Road	
66.	16 Baby Point Road	
67.	17 Baby Point Road	

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
68.	19 Baby Point Road	
69.	20 Baby Point Road	
70.	22 Baby Point Road	
71.	23 Baby Point Road	
72.	25 Baby Point Road	
73.	26 Baby Point Road	
74.	27 Baby Point Road	
75.	28 Baby Point Road	
76.	29 Baby Point Road	
77.	30 Baby Point Road	
78.	31 Baby Point Road	
79.	32 Baby Point Road	
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82.	35 Baby Point Road	
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86.	40 Baby Point Road	
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96.	51 Baby Point Road	
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98.	53 Baby Point Road	
99.	54 Baby Point Road	
100.	55 Baby Point Road	
101.	56 Baby Point Road	
102.	57 Baby Point Road	

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
103.	58 Baby Point Road	
104.	59 Baby Point Road	
105.	60 Baby Point Road	
106.	62 Baby Point Road	
107.	64 Baby Point Road	
108.	68 Baby Point Road	
109.	70 Baby Point Road	
110.	71 Baby Point Road	
111.	72 Baby Point Road	
112.	74 Baby Point Road	
113.	75 Baby Point Road	
114.	76 Baby Point Road	
115.	77 Baby Point Road	
116.	78 Baby Point Road	
117.	79 Baby Point Road	
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119.	82 Baby Point Road	
120.	83 Baby Point Road	
121.	84 Baby Point Road	
122.	85 Baby Point Road	
123.	86 Baby Point Road	
124.	87 Baby Point Road	
125.	88 Baby Point Road	
126.	92 Baby Point Road	
127.	104 Baby Point Road	
128.	108 Baby Point Road	
129.	124 Baby Point Road	
130.	126 Baby Point Road	
131.	2 Baby Point Terrace	
132.	6 Baby Point Terrace	
133.	7 Baby Point Terrace	
134.	9 Baby Point Terrace	
135.	10 Baby Point Terrace	
136.	38 Humbercrest Boulevard	
137.	40 Humbercrest Boulevard	

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
138.	42 Humbercrest Boulevard	
139.	44 Humbercrest Boulevard	
140.	46 Humbercrest Boulevard	
141.	48 Humbercrest Boulevard	
142.	50 Humbercrest Boulevard	
143.	52 Humbercrest Boulevard	
144.	54 Humbercrest Boulevard	
145.	57 Humbercrest Boulevard	
146.	58 Humbercrest Boulevard	
147.	59 Humbercrest Boulevard	
148.	60 Humbercrest Boulevard	
149.	61 Humbercrest Boulevard	
150.	62 Humbercrest Boulevard	
151.	63 Humbercrest Boulevard	
152.	64 Humbercrest Boulevard	
153.	65 Humbercrest Boulevard	
154.	67 Humbercrest Boulevard	
155.	69 Humbercrest Boulevard	
156.	71 Humbercrest Boulevard	
157.	73 Humbercrest Boulevard	
158.	75 Humbercrest Boulevard	
159.	1 Langmuir Gardens	
160.	1 L'Estrange Place	
161.	2 L'Estrange Place	
162.	3 L'Estrange Place	
163.	4 L'Estrange Place	
164.	5 L'Estrange Place	
165.	6 L'Estrange Place	
166.	7 L'Estrange Place	
167.	8 L'Estrange Place	
168.	9 L'Estrange Place	
169.	10 L'Estrange Place	

E: Statements of Contribution

No.	Primary Address/ Street Name	Statement of Contribution
1.	1 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting across from Baby Point Club Park, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with flared eaves, exterior chimney on eave, brick cladding, segmental arch doorway, flat arch window openings with stone sills, and entrance portico.
2.	3 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting across from Baby Point Club Park, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof with shed dormers, exterior chimney on gable wall, brick and stone cladding, and flat arch window openings with stone surrounds.
3.	5 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting across from Baby Point Club Park, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with hipped dormer, interior chimney, brick cladding, segmental arch doorway, and flat arch window openings with stone lintels and sills.
4.	7 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting across from Baby Point Club Park, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, Side-gable with gable inset dormer with uneven eaves, shed dormer, eave brackets, exterior chimney on gable wall, brick/stucco/wood cladding, half-timbering construction, flat and segmental arch window openings with stone sill and lintels, and entrance portico.
5.	11 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting across from Baby Point Club Park, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, exterior ornamental chimney, brick/stucco/wood cladding, half-timbering construction, segmental arch doorway, and flat arch windows with stone sills.

No.	Primary Address/ Street Name	Statement of Contribution
6.	15 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting across from Baby Point Club Park, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof and lower hip with intersecting gable dormer with parapet, hipped and eyebrow dormers, stone and stucco cladding, segmental arch doorway, central oriel window, flat arch window openings with stone sills, and entrance portico.
7.	17 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting across from Baby Point Club Park, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross gabled roof with uneven eaves and slope, gable dormers, exterior chimney on gable wall, brick/stucco/wood cladding, half-timbering construction, flat arch window openings with stone sills, and covered front porch.
8.	19 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting across from Baby Point Club Park, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross hipped roof with a hexagonal hipped tower, angled turret with an interior chimney on roof slopes, stone cladding, segmental arch window openings with stone sills, and entrance portico.
9.	21 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, Spanish tile roof, eave brackets, stone and stucco cladding, segmental and round arch window openings with stone sills, and entrance portico.
10.	23 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with gable dormers and eave brackets, exterior chimney, brick cladding, flat and round arch window openings with stone sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
11.	24 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, hipped roof with uneven slopes, gable dormers, interior chimneys, brick/stone/stucco cladding, flat arch window openings with stone sills, and entrance portico.
12.	26 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, hipped roof with uneven slopes, exterior chimney on eaves, stone and stucco cladding, flat arch window openings with stone sills, and entrance portico.
13.	27 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with flat dormer, eave brackets, exterior chimneys at the eaves, brick cladding with protruding brick detailing, flat arch window openings with stone sills, and entrance portico.
14.	29 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gabled roof with intersecting gable and uneven eaves, eave brackets, exterior chimneys, brick and stucco cladding, segmental arch doorway with keystone, and flat and segmental arch window openings with stone sills.
15.	30 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, hipped roof with gable dormer, eave brackets, brick cladding, half-timbering details, flat arch window openings with stone sills, and entrance portico.
16.	31 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with gable dormer, stone cladding, segmental arch doorway, and flat arch window openings with stone sills and lintels.

No.	Primary Address/ Street Name	Statement of Contribution
17.	32 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gabled roof with intersecting half-hipped and gable roof and uneven eaves, shed dormer, stucco and stone cladding, segmental arch doorway, and flat arch window openings with stone sills.
18.	33 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gabled roof with intersecting gable and uneven eaves, hipped dormers, decorative chimney, stone cladding, segmental arch doorway, flat arch window opening with stone sills and lintels, and entrance portico.
19.	34 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, exterior chimney on eave, stucco cladding, round arch doorway, and flat arch window openings with stone sills.
20.	35 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, shed dormers, stone/stucco/wood cladding, half-timbering construction, Tudor arch doorway, and flat arch windows with keystone and stone sills.
21.	36 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side Dutch-gable roof with uneven slopes and shed dormers, interior chimney, stucco cladding, flat arch window openings with stone sills, and entrance portico.
22.	37 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gabled roof with intersecting gable and uneven eaves, stone/stucco/wood cladding, half-timber construction, gauged round arch doorway, and segmental arch window openings with stone sills.

No.	Primary Address/ Street Name	Statement of Contribution
23.	38 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and gable dormer, exposed rafters, brick cladding, half timbering details, and flat and segmental arch window openings with stone sills.
24.	40 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gable roof with intersecting gable and uneven eaves, shed dormer, stucco cladding, flat arch window openings with stone sills, and entrance portico.
25.	42 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side-gabled roof, eyebrow dormer, exterior chimneys on gable walls, brick cladding, and flat arch window openings with stone sills.
26.	43 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, hipped roof with intersecting gables and uneven eaves, hipped and shed dormers, stone/stucco/wood cladding, half timbering construction, flat arch window openings with stone sills, stone quoins, and covered front porch.
27.	45 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, <i>soft landscaping</i> , and stone property wall. The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical, cross-gabled roof with uneven eaves, exterior chimneys on gable walls, stone and stucco cladding, round arch doorway, and flat and segmental arch window openings with stone sills and lintels.
28.	46 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof with flat dormer, exterior chimneys on gable walls, brick cladding, flat arch window openings with stone sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
29.	48 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof with flat dormers, exterior chimneys on gable walls, brick and cladding, and flat arch window openings with stone sills.
30.	49 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross hipped roof with intersecting gables, gable and hipped dormers, stone and stucco cladding, stone banding between levels, stone quoins, twisted pillars with decorative cement arches, and flat and round arch window openings. The property has historical and associative value, this residence was commissioned by businessperson Tom McGilivray of Yardley's London Canada.
31.	50 Baby Point Crescent (including 52 Baby Point Cres)	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross-gabled roof with intersecting gable and gable dormer, brick/stucco/wood cladding, half-timbering construction, flat arch window openings with stone sills and surrounds, and covered front porch.
32.	51 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof intersected by side gables and lower gables, eyebrow dormer, exterior chimneys on gable walls, brick/stone/stucco/wood cladding, half-timbering construction, projecting brick pattern, round arch doorways, flat and segmental arch window openings with stone sills, central oriel window, and entrance portico.
33.	54 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven slope, exposed rafters, hipped dormers, stone/stucco/wood cladding, half-timbering construction, segmental arch doorway, and flat and segmental arch window openings with stone sills.

No.	Primary Address/ Street Name	Statement of Contribution
34.	56 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, hipped roof with hipped dormers, brick/stucco/wood/stone cladding, half-timber detailing, brick patterning, Tudor arch doorway, and flat arch window openings with stone sills.
35.	57 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hip and valley roof with intersecting gables and uneven eaves, brick/stone/stucco/wood cladding, half-timbering construction, flat and round arch doorways, flat and round arch window openings with stone sills, and entrance portico.
36.	58 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof with hipped dormer, exterior chimney on gable wall, brick cladding, and flat arch window openings with stone sills.
37.	60 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, exterior chimney on gable wall, brick cladding, flat arch window openings with stone sills, and entrance portico.
38.	62 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, half-hipped roof with intersecting gables, hipped dormers, stone and stucco cladding, segmental arch doorway, and flat arch window openings with stone sills.
39.	65 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, <i>soft landscaping</i> , and stone property wall. The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, gable-on-hip roof with lower gable-on-hip and intersecting gables, hipped dormers, exterior stone chimney, stone cladding, flat/round/segmental arch window openings with stone sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
40.	67 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gable roof with intersecting gables and lower half-hip roof, flat dormer, stone cladding, Tudor arch doorway, and flat arch window openings with stone sills and lintels.
41.	68 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, flat and shed dormers, interior chimney, brick and stucco cladding, round arch doorway, flat arch window openings with brick sills, and entrance portico.
42.	69 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gables slopes, interior chimney, brick/stucco/wood cladding, half-timbering construction, flat arch window openings with stone sills, and entrance portico.
43.	70 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, hipped dormer, exterior chimney, flat arch window openings with stone sills, and entrance portico.
44.	72 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side-gabled roof, brick cladding, exterior chimneys at gable walls, flat arch window openings, and entrance portico.
45.	75 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gabled roof with intersecting gable and gable dormer, exterior chimney on gable wall, stone/stucco/wood cladding, Tudor arch doorway surround, flat arch window openings, and stone surrounds, sills, and lintels. The property has historical and associative value, the one time residence of Mr. Roy C. Hill, President of Canadian Pad & Paper Company, best known for its Hilroy brand envelopes and workbooks.

No.	Primary Address/ Street Name	Statement of Contribution
46.	76 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, hipped dormer, exterior chimney at gable walls, flat arch window openings with stone sills, and entrance portico.
47.	77 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gables, hipped dormers, stone cladding, exterior chimney, flat arch window openings with stone sills and lintels, and entrance portico.
48.	78 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable, gable dormer, brick/stucco/wood cladding, half-timbering construction, Tudor arch doorway, and flat arch window openings.
49.	79 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, side-gabled roof with intersecting gable, flat dormers, exterior chimneys at gable walls, stone cladding, flat arch window openings, and entrance portico. The property has historical and associative value as the former residence of York mayor W.M. Magwood; designed and built circa 1938 by architect Douglas Catto, President of the Ontario Association of Architects in 1961.
50.	85 Baby Point Crescent	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, exterior chimneys on eaves, stucco cladding, flat arch window openings with stone sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
51.	1 Baby Point Road (including 400 Jane St)	The property has contextual value, supporting the District's cultural heritage value as a 20th-century planned Garden Suburb through its siting adjacent to Baby Point Gates, <i>tree canopy</i> , setbacks, <i>soft landscaping</i> , and stone property wall. The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross gable with intersecting gable roof and uneven eaves, stone/stucco/wood/stone cladding, half-timbering construction, segmental arch doorway, and flat and segmental arch window openings with stone sills. The property has historical and associative value; constructed for Robert Home Smith, the developer of the current Baby Point neighbourhood and influential early 20th century Toronto businessperson. The first of two buildings constructed in Baby Point (3 Baby Point Road).
52.	2 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting adjacent to Baby Point Gates, <i>tree canopy</i> , setbacks, <i>soft landscaping</i> , and stone property wall. The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable, exterior chimney, brick/stone/metal cladding, Tudor detailed bracket under eaves, flat arch window openings with stone sills, and entrance portico.
53.	3 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side gable roof with intersecting gable, exterior chimney, stucco and wood cladding, half-timbering construction, segmental arch doorways, and flat arch window openings. The property has historical significance as the first of two buildings constructed in Baby Point (1 Baby Point Road).
54.	4 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof, exterior chimney, brick and stone cladding, Tudor arch doorway surround, and flat and segmental arch window openings with stone sills.
55.	5 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, side gable roof, interior chimney, brick cladding, round arch doorway, flat and segmental arch window openings with stone sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
56.	6 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof with gable dormer, exterior chimney, brick and stone cladding, segmental arch doorway, and flat arch window openings with stone sills.
57.	7 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable, brick and stucco cladding, round and segmental arch doorways, segmental and flat arch window openings, and stone window sills.
58.	8 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof, exterior chimney, brick and stone cladding, flat arch window openings, and covered entrance.
59.	9 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof, exterior chimney, brick and stucco cladding, brick banding between levels, protruding brick quoins, flat arch window openings, stone window sills, and entrance portico.
60.	10 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof, exterior chimney, brick cladding, and segmental arch doorway, flat arch window openings with stone sills.
61.	11 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof, exterior chimneys on eaves, brick cladding, flat and segmental arch stone sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
62.	12 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, exterior chimney, brick cladding, flat arch window openings with stone sills, and entrance portico.
63.	13 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting from Humbercrest United Church, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, exterior chimney, brick cladding, ornamental patterned brick, flat arch window openings, and entrance portico.
64.	14 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting from Humbercrest United Church, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, gable and hipped dormers, exterior chimney, brick and stone cladding, flat arch window openings, and entrance portico.
65.	15 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting from Humbercrest United Church, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, brick/stucco/wood cladding, half-timbering construction, flat arch windows with stone sills and lintels, oriel windows held by brackets, and entrance portico.
66.	16 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks, <i>soft landscaping</i> , and <i>tree canopy</i> . The building also has design value as a Neo-Gothic church. This is evident in its asymmetrical massing, cruciform plan and administration wing, cross-gable roof with intersecting gables, brick cladding and stone banding, stone detailing, gauged stone gothic-arched entries, flat and gothic arch window openings, stone lintels and sills, and stone window and door surrounds. The property has historic and associative value for its use as Humbercrest United (formerly Baby Point Methodist Church). In 1914, construction was begun on this church at Baby Point Road and Thornhill Avenue on a parcel of land purchased from Home Smith & Co. In 1951, an additional wing to the main church was constructed.

No.	Primary Address/ Street Name	Statement of Contribution
67.	17 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting from Humbercrest United Church, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with intersecting gable, eave brackets, exterior chimney, brick cladding, flat arch window openings with stone sills and lintels, and entrance portico.
68.	19 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting from Humbercrest United Church, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof, exterior chimney, brick and stucco cladding, flat arch openings with protruding brick window sills.
69.	20 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting to Humbercrest United Church, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross gable roof, brick/stucco/wood cladding, half-timbering details, exterior chimney at the eave, flat arch window openings with stone sills, and entrance portico. The property has historical and associative value, constructed in the mid-1930's as the "Minister's Residence" for the Humbercrest United Church.
70.	22 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hip and valley roof, exterior chimney, brick and stone cladding, flat arch window openings with stone sills, and covered entrance.
71.	23 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, exposed rafters, exterior chimney, brick and stucco cladding, protruding brick window surrounds and quoins, banding between levels, flat and segmental arch window openings, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
72.	25 Baby Point Road	The property has contextual value, supporting the District’s character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, half-hipped roof with intersecting gable and uneven eaves, exterior chimney, brick/stucco/wood cladding, half-timbering construction, banding between levels, eave brackets, and flat arch window openings with protruding brick window sills.
73.	26 Baby Point Road	The property has contextual value, supporting the District’s character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable, exterior chimney with arched detail, brick/stone/stucco cladding, raised brick detailing, flat and segmental arch window openings, key stones, oriel window, and entrance portico.
74.	27 Baby Point Road	The property has contextual value, supporting the District’s character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, eave brackets, exterior chimney on eave, brick and stucco cladding, half-timbering construction, banding between levels, flat arch window openings with protruding brick sills, and entrance portico.
75.	28 Baby Point Road	The property has contextual value, supporting the District’s character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, exterior chimney on eave, brick and stucco cladding, raised brick detailing, segmental arch doorway, segmental arch window openings, and entrance portico.
76.	29 Baby Point Road	The property has contextual value, supporting the District’s character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, exterior chimney on eave, brick/stucco/stone cladding, brick banding above second floor window, flat arch window openings with protruding brick sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
77.	30 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross gable roof with uneven eaves, shed dormer, eave brackets, exterior chimney on gable wall, brick/stucco/wood/stone cladding, half-timbering construction, raised brick detailing, flat and segmental arch window openings, stone sills, and covered front entrance.
78.	31 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof, exterior chimney on eave, brick and stone cladding, segmental arch doorway, flat arch window openings with brick and stone sills, and entrance portico.
79.	32 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, side gable roof, exterior chimney, stone and stucco cladding, round arch doorway with stone surround, and flat and segmental arch window openings with stone sills.
80.	33 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof, exterior chimney on eave, brick and stone cladding, flat arch window openings with stone sills, and entrance portico.
81.	34 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof, hipped dormer, exterior chimney on eave, brick cladding, flat arch window openings with stone sills, and entrance portico.
82.	35 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Bungalow style low-rise detached house. This is evident in its asymmetrical massing, hipped roof with uneven eaves, hipped dormer, exterior chimney on eave, segmental arched entryway, flat arch window openings with protruding brick sills, and covered front porch. The property is notable for its 250 year old Black Oak Tree, recognized as a Heritage Tree in the Forests Ontario Heritage Tree program.

No.	Primary Address/ Street Name	Statement of Contribution
83.	36 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross gable roof, interior chimney on ridge, brick/stucco/wood/stone cladding, half-timbering detailing, flat arch window openings with stone sills, and covered entrance.
84.	37 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side gable roof with intersecting gable, eave brackets, exterior chimney on eave, brick/stucco/wood cladding, half-timbering construction, flat arch window openings with protruding brick sills, brick quoins, and covered entrance.
85.	38 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, side gable roof, exterior chimney on gable wall, brick and stone cladding, flat arch window openings with stone sills, and entrance portico.
86.	40 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, eave brackets, exterior chimneys on gable walls, flat/round/segmental arch window openings with stone sills, and entrance portico.
87.	41 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable, shed dormer, ornamental cornice and front gable trim, brick and stucco cladding, flat window openings with stone sills, and entrance portico.
88.	42 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, hipped dormer, eave brackets, exterior chimney on eave, brick and stone cladding, Gothic arch entry surround with drip-mould, flat arch window openings with stone lintels and sills, and covered entrance.

No.	Primary Address/ Street Name	Statement of Contribution
89.	43 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its setbacks and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, eyebrow dormer, exterior chimney on gable wall, brick and stone cladding, flat and segmental arch window openings with stone sills, central oriel window, and entrance portico.
90.	44 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof with segmental arched dormer, exterior chimneys on gable walls, brick and stone cladding, decorative trim at eave, flat arch window openings with stone sills, central oriel window, and entrance portico.
91.	46 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gable roof with intersecting gable and uneven eaves, brick cladding, and flat and round arch window openings with stone sills.
92.	47 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, side gable roof, gable and eyebrow dormers, eave brackets, exterior chimney on gable wall, brick/stucco/wood cladding, half-timbering construction, Tudor arch doorway, and flat arch window openings.
93.	48 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with hipped dormer, exterior chimneys on eaves, brick and stone cladding, flat arch window openings, stone window sills, and entrance portico.
94.	49 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross hip-on-gable roof, exterior chimney on eave, brick cladding, and flat arch windows with stone sills and lintels.

No.	Primary Address/ Street Name	Statement of Contribution
95.	50 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, exterior chimneys on gable walls, brick cladding, flat and segmental arch window openings with stone sills, and entrance portico.
96.	51 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross gable roof with gable dormers, eave brackets, exterior chimneys on gable walls, brick cladding, round arch doorway, and flat/round/segmental arch window openings with stone sills and lintels. The property has historical and associative value as the residence of James Gerald McCrea (1898-1953), Canadian Mining Hall of Fame inductee. The home was designed by Earle L. Sheppard, a prominent Toronto architect.
97.	52 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, shed dormers, interior ornamental chimney, exterior chimney on gable wall, brick and stone cladding, stone door surround, flat arch windows with stone sills, and entrance portico.
98.	53 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Bungalow style low-rise detached house. This is evident in its asymmetrical massing, side gable roof, gable and hipped dormers, exposed rafters, interior chimney, brick and stucco cladding, segmental arch doorway opening, flat arch windows, segmental arch windows with stone sills, and covered front entrance.
99.	54 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gabled roof with intersecting gable and uneven eaves, gable dormer, exposed rafters, exterior chimney on gable wall, brick cladding, segmental arch doorway, flat arch windows with stone sills and soldier brick lintels, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
100.	55 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with shed dormer, exterior chimney on eave, brick cladding, flat arch window openings with stone sills, and covered front porch.
101.	56 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with hipped dormer, soffit dentils, exterior chimney on eaves, brick cladding, flat arch window openings with stone sills, and entrance portico.
102.	57 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, cross hipped roof with flat dormer, eave brackets, exterior chimney on eave, brick and stone cladding, flat-arched window openings, and stone window sills.
103.	58 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with hipped dormer, exterior chimneys on eaves, brick cladding, flat-arched window openings, stone window sills, and covered front entrance.
104.	59 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, half-hipped roof, brick and shingle cladding, flat-arched window openings, protruding brick window sills, entrance portico, and second floor balcony.
105.	60 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof with hipped dormer, exterior chimneys on eaves, brick cladding, soldier brick banding between levels, flat-arched window openings, stone window sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
106.	62 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting facing Baby Point Club, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped with intersecting gable and uneven eaves, flat dormer, interior chimney, stucco and brick cladding, flat-arched window openings, and covered front entrance with Tudor arches.
107.	64 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting facing Baby Point Club, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, exterior chimneys on eaves, brick cladding, flat-arched window openings, stone window sills, and entrance portico.
108.	68 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting facing Baby Point Club, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side gable roof with intersecting gable, flat dormer, exposed rafters, interior chimney, stone and stucco cladding, half-timbering details, Tudor arched entry, flat-arched and segmental-arched window openings, window trim with sill brackets, and entrance portico. The home of long-time owner, general manager, and coach of the Toronto Maple Leafs, Conn Smythe. He purchased the property in 1926 and commissioned architect George Roper Gouinlock to design his house.
109.	70 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting facing Baby Point Club, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable with parapet, interior chimney, stone cladding, segmental-arched and flat-arched window openings, and stone window sills.
110.	71 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a vernacular low-rise detached multi-purpose club-house. This is evident in its asymmetrical massing, cross-gabled roof, log-cabin siding, and interior chimney. The property has historical and associative value as part of Robert Home Smith's Garden Suburb design which included reserved greenspaces. The property has social and community value; in the early-to-mid twentieth century, a group of residents founded the Baby Point Club, which raised funds to build a multi-purpose clubhouse, bowling greens and tennis courts. Today, it still maintains its original purpose and is one of the only two neighbourhood owned clubhouses in Toronto.

No.	Primary Address/ Street Name	Statement of Contribution
111.	72 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting facing Baby Point Club, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable, shed dormer, interior chimney, brick/stucco/wood cladding, half-timbering construction, Tudor-arched doorway, flat-arched window openings, and stone window sills.
112.	74 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, <i>soft landscaping</i> , and stone property wall. The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gable roof with intersecting gable and uneven eaves, gable dormer, exterior chimney on gable wall, stone and stucco cladding, segmental-arched and flat-arched windows, stone window sills, and covered front entrance.
113.	75 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable, gable dormer, exterior chimney on gable wall, brick/stucco/wood cladding, half-timbering construction, flat-arched window openings, stone window sills, and entrance portico with brackets.
114.	76 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross gable roof, exterior chimneys on gable walls, brick cladding, arched entry, segmental-arched doorway and surround, flat-arched window openings and keystones, and stone window sills.
115.	77 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable, gable dormer, chimney on gable wall, brick/stucco/wood cladding, half-timbering construction, flat-arched window openings, and stone window sills.
116.	78 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, hipped dormers, exterior chimney on eaves, segmental-arched doorway, flat-arched windows, lintels with keystones, and stone window sills.

No.	Primary Address/ Street Name	Statement of Contribution
117.	79 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, shed dormer, exterior chimney on gable wall, brick cladding, flat-arched window openings stone window sills, and entrance portico.
118.	81 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, hipped dormers, exterior chimney on eave, brick cladding, door surround, flat-arched window openings, and stone window sills.
119.	82 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hip and valley roof with intersecting gable with parapet, interior and exterior chimney, stone cladding, segmental-arched doorway, flat-arched window openings, and stone window lintels and sills.
120.	83 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side Dutch-gable roof with intersecting gable and uneven eaves, hipped dormer, exterior chimney on eave, stone/stucco/wood cladding, half-timbering detailing, round-arched doorway, flat-arched window openings, and stone window sills.
121.	84 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, eave brackets, exterior chimney on gable, stone and stucco cladding, arched entrance, round-arched doorway, flat-arched window openings, and stone window sills.
122.	85 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with uneven slopes, shed dormers, exterior chimneys on eaves, exposed rafters, brick/stucco/wood cladding, half-timbering detailing, segmental-arched doorway, flat-arched window openings, central oriel window, and stone window sills.

No.	Primary Address/ Street Name	Statement of Contribution
123.	86 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, hipped roof with intersecting gables and uneven eaves, shed dormers, interior chimney, eave brackets, brick/stucco/wood cladding, segmental-arched and flat-arched windows, stone window sills, and covered front entrance.
124.	87 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, exterior chimneys on gable walls, brick cladding, flat-arched window openings, stone window sills, and entrance portico.
125.	88 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, hipped roof with intersecting gable and uneven eaves, gable and shed dormers, interior chimney, stone/stucco/wood cladding, half-timbering construction, Tudor arched doorway, flat-arched window openings, and stone window sills.
126.	92 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, brick and stone cladding, hipped roof, hipped dormers, exterior chimney on eave, flat-arched window openings, stone window sills, and covered front entrance.
127.	104 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, <i>soft landscaping</i> , and stone wall. The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, half-hipped roof with intersecting gable, gable dormers, interior chimney, stone cladding, Tudor arched doorway, flat-arched window openings, and stone window sills.
128.	108 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, side gable roof with intersecting gable, exterior chimneys on eaves, brick and stucco chimney, brick/stucco/wood cladding, half-timbering detailing, and flat-arched window openings with protruding brick sills.

No.	Primary Address/ Street Name	Statement of Contribution
129.	124 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, segmental arched dormers, exterior chimneys on gable walls, brick cladding, flat-arched window openings with stone window sills, and ornamental central window covering.
130.	126 Baby Point Road	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, chimney on gable wall, brick and stone cladding, flat arch window openings with stone sills, and covered front entrance.
131.	2 Baby Point Terrace	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, <i>soft landscaping</i> , and stone property wall. The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gable roof with intersecting gable and uneven eaves, exterior chimney on eave, eave brackets, stone cladding, segmental arched windows with stone window sills, and entrance portico with round archways.
132.	6 Baby Point Terrace	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, eave brackets, segmental arched dormers, exterior chimney on eave, brick cladding, flat-arched window openings, stone window sills, and entrance portico.
133.	7 Baby Point Terrace	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, hipped dormers, exterior chimney on eave, brick cladding, flat-arched window openings with stone window sills, and covered front porch.
134.	9 Baby Point Terrace	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, cross gable roof, exterior chimney on gable wall, stone and stucco cladding, half-timbering construction, segmental arched doorway, and flat-arched window openings with stone window sills.

No.	Primary Address/ Street Name	Statement of Contribution
135.	10 Baby Point Terrace	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable with parapet, eave brackets, exterior chimneys on eave and gable walls, flat-arched window openings with stone window sills, and front porch.
136.	38 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting on a steep hill, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side gambrel roof with intersecting gable, shed dormer, exterior chimney on eave, brick/stucco/wood cladding, half-timbering construction, and flat-arched and oriel windows with wood detailing.
137.	40 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting on a steep hill, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof and with hipped dormer, brick/stone/stucco cladding, door, flat-arched window openings, stone and protruding brick window sills, and covered front entrance.
138.	42 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting on a steep hill, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof, gable dormers, brick cladding, round-arched doorway, flat-window openings, and stone window sills.
139.	44 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting on a steep hill, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, exterior chimney on gable wall, stone/stucco/wood cladding, half-timbering details, Tudor-arched doorway, and segmental-arched window openings with stone window sills.
140.	46 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting on a steep hill, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, hipped dormer, exterior chimney on eave, brick cladding, flat-arched window openings with stone window sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
141.	48 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, gable dormer, exterior chimneys on eave, brick and stone cladding, segmental-arched and flat-arched window openings, stone and protruding brick window sills, and entrance portico.
142.	50 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, hipped roof with intersecting gables, eave brackets, shed dormers, stone and stucco cladding, segmental-arched window and door openings, stone window sills, and entrance portico.
143.	52 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof, hipped dormer, exterior chimneys on eave, brick and stone cladding, flat-arched window openings with stone window sills, and entrance portico.
144.	54 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, exterior chimney on eave, brick cladding, flat-arched window openings with protruding brick window sills, and entrance portico.
145.	57 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting on a steep hill, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gables, exterior chimney on eave, brick/stucco/wood/stone cladding, half-timbering details, and flat-arched window openings with wood detailing.
146.	58 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, exterior chimney on eave, brick and stone cladding, flat-arched window openings, stone window sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
147.	59 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting on a steep hill, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable, brick and stone cladding, flat-arched window openings, stone window sills, and covered front entrance with brackets.
148.	60 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, interior chimney, brick cladding, segmental-arched doorway and window openings, flat-arched window openings, stone window sills, and entrance portico.
149.	61 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting on a steep hill, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, hipped dormer, exterior chimney on eave, brick and stone cladding, Tudor-arched doorway, door surround, flat-arched window openings with stone window sills, and entrance portico.
150.	62 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, brick cladding, exterior chimney on eave, eave brackets, flat-arched window openings with stone window sills, and entrance portico.
151.	63 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting on a steep hill, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, exterior chimney on eave, eave brackets, brick and stucco cladding, and flat-arched window openings with stone window sills.
152.	64 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its asymmetrical massing, side-gable roof with intersecting gable, exterior chimneys, brick cladding, flat-arched window openings with stone window sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
153.	65 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its siting on a steep hill, <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hip and valley roof with intersecting gable, hipped dormer, exterior chimney on eave, brick cladding, arched doorway, flat-arched window openings, protruding brick window sills, and covered front entrance.
154.	67 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, hipped dormer, brick and wood shingle cladding, flat-arched window openings, and stone window sills.
155.	69 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, <i>soft landscaping</i> , and stone property wall. The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, hipped roof with uneven eaves, hipped dormer, interior chimney, brick/stucco/wood cladding, half-timbering details, flat-arched window openings, central oriel window, and protruding brick window sills.
156.	71 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, exterior chimneys on gable walls, brick cladding, flat-arched window openings with stone window sills, and entrance portico.
157.	73 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical, hipped roof with intersecting gables and uneven eaves, hipped dormers, eave brackets, exterior chimney on eave, clinker brick and stucco cladding, flat-arched window openings with stone window sills and lintels with keystones, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
158.	75 Humbercrest Boulevard	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, exterior chimney on eave, eave brackets, brick cladding, decorative lintel above doorway, flat-arched window openings with stone window sills, and entrance portico.
159.	1 Langmuir Gardens	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with hipped dormer, eave brackets, exterior chimney on eave, brick cladding, flat-arched window openings with stone window sills, and entrance portico.
160.	1 L'Estrange Place	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof with gable dormer, exterior chimney on eave, stone and stucco cladding, flat-arched window openings, stone window sills, oriel window, and front porch.
161.	2 L'Estrange Place	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, eave brackets, exterior chimney on eave, brick and stone cladding, ornamental door surround, flat-arched window openings with stone window sills, and soldier course brick lintels.
162.	3 L'Estrange Place	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with hipped dormers, eave brackets, exterior chimneys on eaves, brick and stone cladding, flat-arched window openings with stone window sills and lintels, and entrance portico.
163.	4 L'Estrange Place	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof with hipped dormers, exterior chimney on eave, brick and stone cladding, flat-arched window openings with stone window sills, and entrance portico.

No.	Primary Address/ Street Name	Statement of Contribution
164.	5 L'Estrange Place	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gable roof with intersecting gable and uneven eaves, gable dormer, exterior chimney on gable wall, brick/stucco/wood cladding, round-arched doorway, and flat-arched window openings with stone window sills lintels.
165.	6 L'Estrange Place	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, side-gable roof with intersecting gable and uneven eaves, exterior chimney on gable wall, brick/stucco/wood cladding, half-timbering construction, round-arched doorway, and flat-arched window openings with stone window sills.
166.	7 L'Estrange Place	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its symmetrical massing, hipped roof with intersecting gable and uneven eaves, hipped and shed dormers, exterior chimney on eave, eave brackets, brick/stucco/wood cladding, half-timbering construction, ornamental Tudor door surround, and flat-arched window openings with protruding brick window sills.
167.	8 L'Estrange Place	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, hipped roof, shed dormer, exterior chimney on eave, brick cladding, and flat-arched window openings with stone window sills.
168.	9 L'Estrange Place	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Tudor Revival/English Cottage low-rise detached house. This is evident in its asymmetrical massing, hipped roof with intersecting gable and uneven eaves, hipped dormers, exterior chimney on eave, stucco and stone cladding, and flat-arch window openings with stone window sills.
169.	10 L'Estrange Place	The property has contextual value, supporting the District's character as a 20th-century planned Garden Suburb through its <i>tree canopy</i> , setbacks, and <i>soft landscaping</i> . The building also has design value as a Colonial Revival low-rise detached house. This is evident in its symmetrical massing, side gable roof, exterior chimney on gable wall, brick cladding, eaves brackets, and flat-arch window openings with stone window sills and brick lintels with keystones.

F: List of Non-Contributing Properties

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
1.	9 Baby Point Crescent	
2.	47 Baby Point Crescent	
3.	47A Baby Point Crescent	
4.	53 Baby Point Crescent	
5.	55 Baby Point Crescent	
6.	61 Baby Point Crescent	
7.	66 Baby Point Crescent	
8.	71 Baby Point Crescent	
9.	73 Baby Point Crescent	
10.	74 Baby Point Crescent	
11.	81 Baby Point Crescent	
12.	21 Baby Point Road	
13.	24 Baby Point Road	
14.	39 Baby Point Road	
15.	45 Baby Point Road	
16.	66 Baby Point Road	
17.	80 Baby Point Road	
18.	89 Baby Point Road	
19.	90 Baby Point Road	
20.	94 Baby Point Road	
21.	96 Baby Point Road	
22.	98 Baby Point Road	
23.	100 Baby Point Road	
24.	101 Baby Point Road	
25.	102 Baby Point Road	
26.	103 Baby Point Road	
27.	105 Baby Point Road	
28.	106 Baby Point Road	
29.	107 Baby Point Road	
30.	110 Baby Point Road	
31.	112 Baby Point Road	

No.	Primary Address/ Street Name	Structure Address(es)/ Entrance Address(es)
32.	115 Baby Point Road	
33.	116 Baby Point Road	
34.	117 Baby Point Road	
35.	118 Baby Point Road	
36.	119 Baby Point Road	
37.	121 Baby Point Road	
38.	122 Baby Point Road	
39.	123 Baby Point Road	
40.	125 Baby Point Road	
41.	128 Baby Point Road	
42.	130 Baby Point Road	
43.	4 Baby Point Terrace	
44.	5 Baby Point Terrace	
45.	8 Baby Point Terrace	
46.	11 Baby Point Terrace	
47.	12 Baby Point Terrace	
48.	10 Catherine Street	
49.	53 Humbercrest Boulevard	
50.	65A Humbercrest Boulevard	
51.	61 Humberview Road	
52.	12 L'Estrange Place	
53.	2 Pasadena Gardens	

G: Window Style Examples

1. Caming Patterns





2. Metal Windows



3. Wood Windows and Muntin Bars



H: Transition

This Plan does not apply to those approvals identified in Appendix “F” (the “Listed Approvals”). For clarity such Listed Approvals are inclusive of instruments that have been approved in principle, either by a decision of Council or the Ontario Land Tribunal, and of any pending or subsequent site plan applications which implement such approvals.

This Plan also does not apply to any modifications or changes to such Listed Approvals provided that such modifications or changes are substantially in accordance with the Conservation Plan related to the Listed Approval, if a Conservation Plan was required as part of the earlier application. For the purposes of this appendix, “approved in principle” shall mean an approval by City Council or the Ontario Land Tribunal approving a proposal in principle, but does not require bills to have been adopted by Council or a final Order from the Ontario Land Tribunal.

This appendix shall not be interpreted as to exclude or exempt a property from this Plan should a new development application(s) be proposed on a property that is not substantially in accordance with such Listed Approval.

Address & Application Number	Date of Decision	File/Item Number	By-law

