

## **21 Baby Point Crescent - Alterations to a Designated Heritage Property in Teiaiagon-Baby Point Heritage Conservation District**

**Date:** January 20, 2026

**To:** Toronto Preservation Board

Toronto and East York Community Council

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

**Wards:** Parkdale - High Park - Ward 4

### **SUMMARY**

---

This report recommends that City Council refuse the alterations to the designated heritage property at 21 Baby Point Crescent under Section 42 of the Ontario Heritage Act.

This is a contributing property located in the Teiaiagon-Baby Point Heritage Conservation District (HCD). The applicant proposes to construct a vestibule addition on the front of the building.

This alteration does not comply with the Teiaiagon-Baby Point District Plan, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (the official document guiding planning and conservation of heritage properties in the City of Toronto) and the Official Plan. As such, staff are recommending that this application be refused.

### **RECOMMENDATIONS**

---

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

1. City Council refuse the application to alter the designated heritage property at 21 Baby Point Crescent in the Teiaiagon-Baby Point Heritage Conservation District under Part V, Section 42 of the Ontario Heritage Act, to allow for the construction of a front addition, in accordance with the plans dated November 27, 2025, submitted by Starkey Group Architects Inc., on file with the Senior Manager, Heritage Planning.

2. If the owner appeals City Council's decision to refuse the application to alter the heritage property at 21 Baby Point Crescent under Section 42 of the Ontario Heritage

Act, City Council direct the City Solicitor and the appropriate City staff to attend the Ontario Land Tribunal hearing to oppose the appeal.

## **FINANCIAL IMPACT**

---

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

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

## **DECISION HISTORY**

---

On December 17 and 18, 2024, City Council adopted By-law 1367-2024 to designate the Teiaiagon-Baby Point Heritage Conservation District.

<https://www.toronto.ca/legdocs/bylaws/2024/law1367.pdf>

There have been no previous reports to Council regarding the property at 21 Baby Point Crescent.

## **BACKGROUND**

---

The property at 21 Baby Point Crescent is located within the Teiaiagon-Baby Point HCD. It is situated on the south side of Baby Point Crescent at the intersection of Fleur Place and Baby Point Crescent.

21 Baby Point Crescent was constructed in 1917 and has design value as a fine Tudor Revival/English Cottage house. This is evident in its asymmetrical massing, hipped roof with intersecting gable, eave brackets, stone and stucco cladding and segmental and round arch openings with stone sills. It featured an entrance portico and Spanish tiles on its roof but these were removed before the Teiaiagon-Baby Point District Plan came into force and effect.

Permission is required under Section 42 (1) of the Ontario Heritage Act to alter any part of a property, other than the interior of any structure or building on the property, or erect any building or structure on the property or permit the erection of such a building or structure within a heritage conservation district.

According to the plans and supporting material submitted with the application, the applicant is seeking permission to erect a one-storey addition to the front, north elevation of the building.

## **Application History**

On February 15, 2024, a building permit was issued by Toronto Buildings for the construction of rear and side additions, a complete third storey addition, a new rear ground floor terrace, two rear storey balconies, interior alterations, and basement underpinning. This permit did not include a front addition or any changes to the front of the property.

On January 29, 2025, the Committee of Adjustment granted a minor variance approval for increased floor space index and a reduction in the required front yard setback for the proposed front vestibule addition.

On March 19, 2025, Heritage Planning staff were notified of alterations to the property at 21 Baby Point Crescent for which no permit had been applied for nor included in previously approved permits. Following a site visit, Heritage Planning staff confirmed the extent of the alterations relating to the existing masonry on the front of the building and notified the property owner of the violations.

On June 12, 2025, Heritage Planning staff were notified of further alterations to the property at 21 Baby Point Crescent for which no permit had been applied for nor included in previously approved permits. Following another site visit, Heritage Planning staff confirmed the extent of the alterations relating to the removal of the existing masonry on the front of the building and notified the property owner of the violations. The property owners were advised to cease and desist from completing any further work until permission was sought under Section 42 of the Ontario Heritage Act.

On July 10, 2025, the applicant submitted plans and drawings for approval for the demolition of the existing front door opening and surrounding masonry on the front elevation. The proposal included the addition of a one-storey vestibule on the front of the building where the original door opening and surrounding masonry was located. Following review and discussions, Heritage Planning staff noted concerns with the proposal and advised the applicant to seek revisions to bring the proposal in conformity with applicable heritage policies and guidelines.

On January 16, 2025, the property owner applied for permission under Section 42 of the Ontario Heritage Act for the construction of a one-storey addition on the front of the building. That application is the subject of this report.

## **Heritage Policy Framework**

### **Official Plan**

The City of Toronto Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to heritage conservation districts and properties on the Heritage Register:

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

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

3.1.6.33. Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.

### **Standards and Guidelines for the Conservation of Historic Places in Canada**

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

- Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element. (Standard 1)
- Conserve heritage value by adopting an approach calling for minimal intervention. (Standard 3)
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention. (Standard 7)
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference. (Standard 9)
- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future. (Standard 12)

Section 4.3.1 includes guidelines for exterior form. They state the following:

" Exterior form refers to a building's orientation, scale, massing, composition, proportions, colour and texture. A building's exterior form is also related to its surroundings, which includes spatial relationships with adjacent buildings...".

"The exterior form usually expresses ideas on how to locate and plan a building. The location, massing, aesthetics, style, plan form, roof shape and position of entrances may have responded to orientation, topography or functional requirements."

The Standards and Guidelines do not recommend the following:

- Constructing a new addition that obscures, damages or destroys character-defining features of the historic building.
- Designing a new addition that has a negative impact on the heritage value of the historic building.

Section 4.3.5 includes guidelines for windows, doors, and storefronts. They state the following:

" Windows, doors and storefronts are among the most conspicuous of any building's features. They punctuate the façade or, in the case of curtain wall construction, are integral to the exterior wall assembly. In addition to their function-providing light, views, fresh air and access to the building-their arrangement and design is fundamental to the building's appearance and heritage value. Each window, door or storefront is, in itself, a complex assembly whose function and operation must be considered as part of its conservation".

The Standards and Guidelines do not recommend the following:

- Changing the number, location, size, or configuration of windows, doors and storefronts, by cutting new openings, blocking in existing openings, or installing replacement units that do not fit the opening.
- Introducing a new design that is incompatible in size, scale, material, style or colour.

4.3.6 includes guidelines for entrances, porches, and balconies. They state the following:

" Entrances, porches and balconies contribute to a building's aesthetic and retain heat, block sun, or provide natural ventilation".

The Standards and Guidelines do not recommend the following:

- Removing an irreparable entrance, porch or balcony and not replacing it, or replacing it with a new one that does not convey the same appearance or serve the same function.
- Creating a false historical appearance because the new entrance, porch or balcony is incompatible, or based on insufficient physical and documentary evidence.
- Enclosing a porch or balcony in a manner that has a negative impact on the building's heritage value.
- Constructing an addition that requires the loss of a character-defining entrance, porch, or balcony.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

### **Teiaiagon-Baby Point Heritage Conservation District**

A core intent of the Teiaiagon-Baby Point District Plan is to preserve the established physical character of the District and the constituent elements that combine to create a

sense of place. Central to this intent is the preservation of the historic relationship between buildings and the public realm, including defined setbacks, scale, and articulation of principal facades along the street.

This is achieved through the District Plan's objectives, articulated in Section 4.0, which states:

"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".

To this end, the following District Plan objectives apply to this application:

- Conserve and maintain the cultural heritage values of the District as expressed through its heritage attributes.
- Manage change to ensure alterations to contributing properties conserve and maintain the heritage attributes of the District.
- Conserve and enhance the *pattern of building* and siting of housing nestled between mature trees.
- 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.

"Pattern of Building" is defined under the District Plan as the "repeated physical characteristics of buildings within an area, on a street or block, including the building's footprint, organization, and massing". Section 3.3 of the District Plan outlines the remainder of the District's heritage attributes which are to be conserved and maintained as part of the objectives. These include but are not limited to:

- The street proportion which contributes to the intimate visual character.
- 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.
- The landscaped front yards, with setbacks and predominance of soft landscaping.
- The architectural details of contributing properties, including but not limited to the doors, porches, stone masonry.

The historical overview of the early-mid 20th century of development described in Section 3.2 of the District Plan highlights how "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 District Plan aims to conserve and enhance these attributes because it is these constituent elements that contribute to the qualities of a neighbourhood's sense

of place understood at the pedestrian scale and as one would experience it walking down the street.

Section 9.0 - Policies and Guidelines for Contributing Properties contains policies, guidelines, and best practices to manage change to the District's contributing properties to meet the objectives of the District Plan. As such, the following policies and guidelines apply to this application:

#### 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 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.

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

#### 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.

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.

#### 9.12 - 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.

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.

#### 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.

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.

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.

Section 11.2 - Heritage Permit Process states "Owners of a property within the District are required to submit a heritage permit application for the following: New construction, alterations and additions to buildings or structures visible from the public realm".

When the proposal, in the opinion of Heritage Planning staff, does not conform to the respective District Plan, staff will report out to the Toronto Preservation Board and City Council for consideration with their recommendation.

## COMMENTS

---

Constructed in 1917, in the Tudor Revival/English Cottage style, 21 Baby Point Crescent is a significant heritage resource that has design and contextual value, supporting the HCD's cultural heritage value. The applicant is proposing to construct a one-storey vestibule addition on the front of the existing building. Heritage Planning staff are of the opinion that this does not comply with the Teaiagon-Baby Point District Plan, nor does it accord with good conservation practice.

Certain character-defining attributes of the existing building - including the front door and entrance portico - were believed to be original elements but were removed prior to the District Plan coming into force and effect. While the removal of these elements represents a loss of significant architectural features, the review of the current proposal focuses on whether the proposed replacement is consistent with the objectives, policies, and guidelines of the District Plan.

The Teaiagon-Baby Point HCD is defined by qualities including a human scale, articulated front facades, and landscaped front yards with generous setbacks. The District Plan emphasizes the conservation of the historic relationship between buildings and the streetscape and how this relationship is fundamental to the HCD's historic identity. In support of that objective, the District Plan does not permit front yard or front facade additions on contributing properties. Front additions are understood to fundamentally disrupt the cohesive rhythm of the streetscape, undermine the HCD's original development pattern and alter the building's massing and visual hierarchy as seen from the public realm. Even if differentiated through materials or detailing, a front addition diminishes the building's legibility and erodes the bucolic streetscape character the District Plan aims to conserve. By directing additions to the rear and the side of buildings where appropriate, the District Plan balances conservation objectives with an ongoing residential use and ensures that heritage buildings can evolve over time while maintaining their defining form, scale, and orientation as experienced from the public realm.

In addition to undermining the streetscape character of the District, the proposed one-storey front addition will diminish the design value of the contributing property. The addition would obscure key architectural elements, including the original front door opening and surrounding masonry, relegating them to subsidiary features despite their intended role as character-defining attributes. The former entrance portico reflected a predominant architectural feature commonly found on Tudor Revival/English Cottage style homes throughout the District and was sensitively proportioned to complement the original door opening.

In contrast, the proposed front addition would span approximately 4.6 metres (15 feet 2 inches) in width and project approximately 2.1 metres (7 feet) from the existing front wall. This represents a substantial increase in size, scale, and form compared to the original entrance feature. Furthermore, the proposal does not reflect the proportions, massing, or form characteristic of comparable Tudor Revival/English Cottage properties within the District.

Heritage Planning staff are therefore of the opinion that the proposed alteration to the designated heritage property at 21 Baby Point Crescent does not comply with the Teiaiaagon-Baby Point District Plan, the Standards and Guidelines for the conservation of Historic Places in Canada and the Official Plan. As such it is recommended that permission under Section 42 of the Ontario Heritage Act be refused.

## **CONTACT**

---

Amir Nissan  
Heritage Planner, Heritage Planning  
Urban Design, City Planning  
Tel: 416-338-4805  
E-mail: [Amir.Nissan@toronto.ca](mailto:Amir.Nissan@toronto.ca)

## **SIGNATURE**

---

Mary L MacDonald, MA, CAHP  
Senior Program Manager, Heritage Planning  
Urban Design, City Planning

## **ATTACHMENTS**

---

Attachment 1 - Location Map  
Attachment 2 - Teiaiaagon-Baby Point District Plan  
Attachment 3 - Plans and Drawings  
Attachment 4 - Photographs

## LOCATION MAP

## ATTACHMENT 1

### 21 Baby Point Crescent



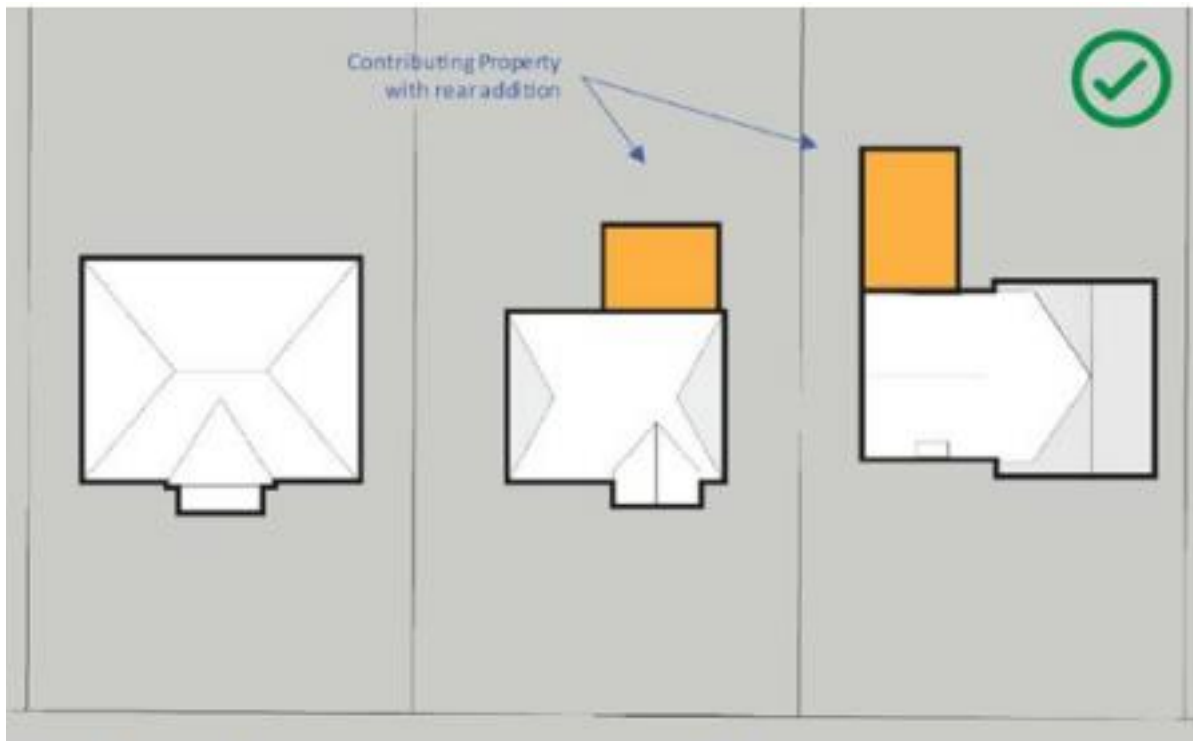
Map showing the subject property's location outlined in red at 21 Baby Point Crescent on the south side of Baby Point Crescent at the intersection of Fleur Place and Baby Point Crescent. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

21 Baby Point Crescent



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

Rendering of what an incompatible addition on a contributing property looks like (City of Toronto, 2025)



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

Rendering of what a compatible addition on a contributing property looks like (City of Toronto, 2025)



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

Rendering of what a compatible addition on a contributing property looks like (City of Toronto, 2025)

**21 Baby Point Crescent**



Photo of the front, north elevation of the existing building at 21 Baby Point Crescent prior to the removal of the preexisting door and entrance portico (Google Maps, 2022).

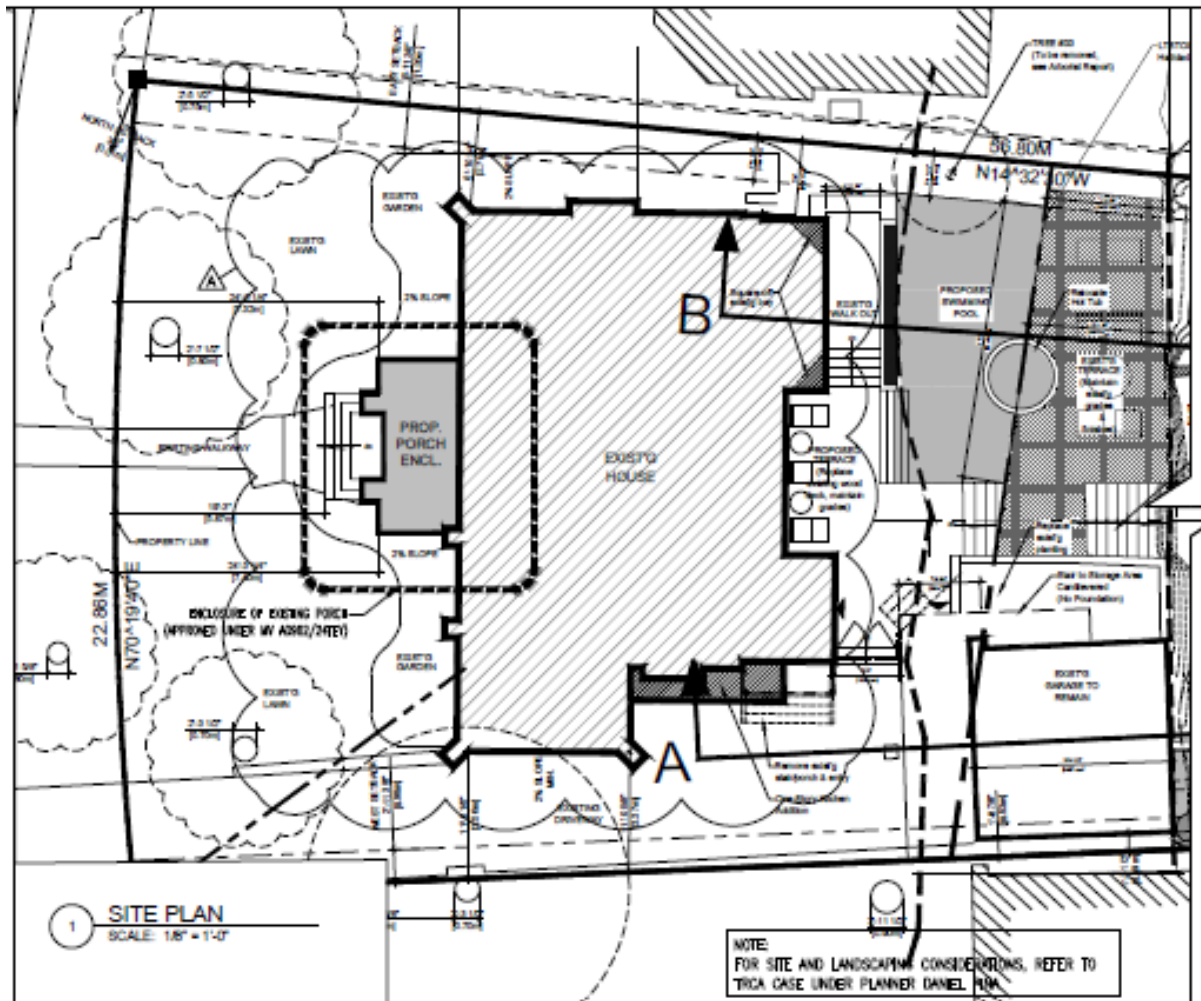


Detailed photo of the front, north elevation of the existing building at 21 Baby Point Crescent prior to the removal of the preexisting door and entrance portico (Starkey Group Architects Inc., 2024).

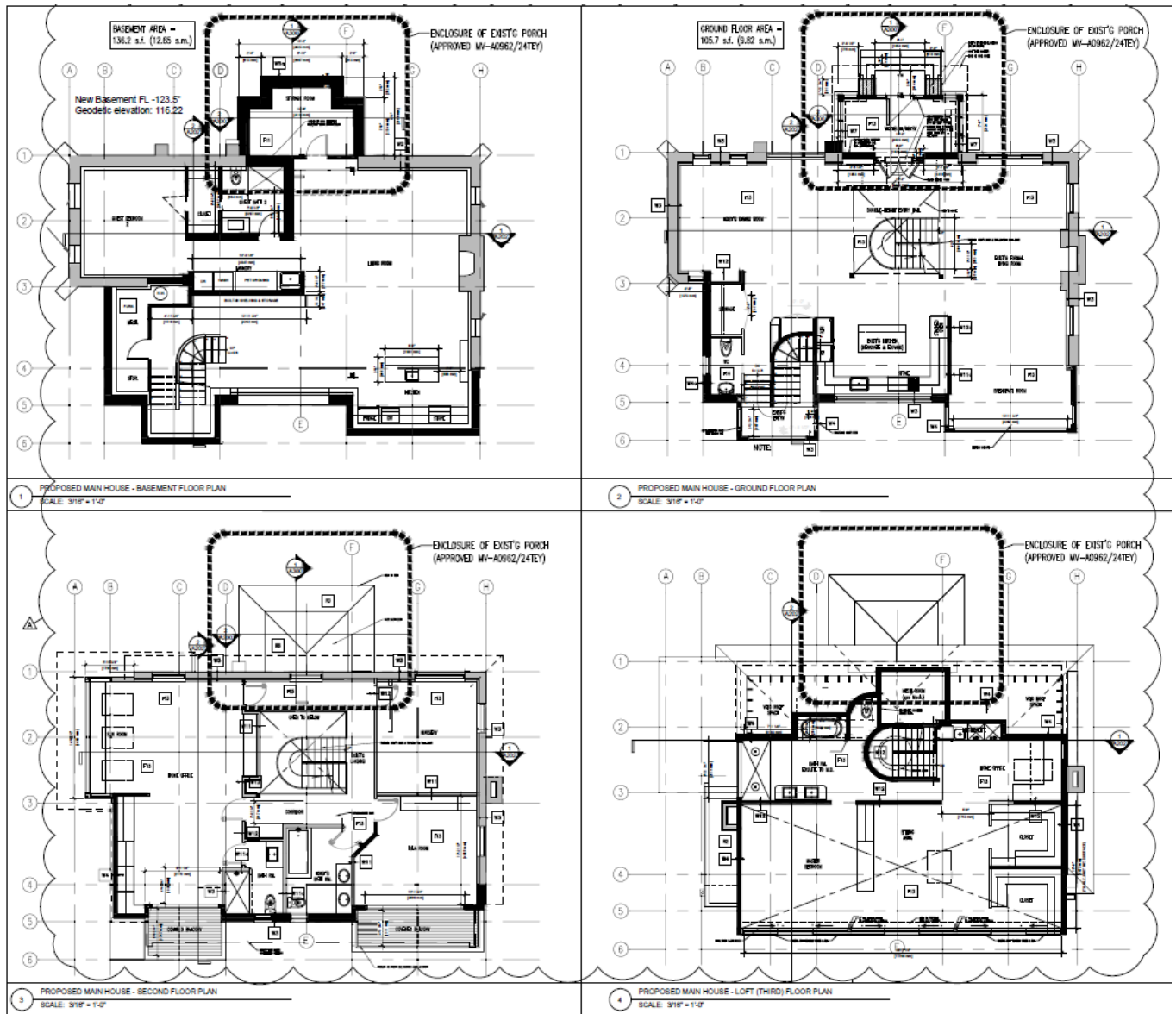


Photo of the front, north elevation of the existing building at 21 Baby Point Crescent after the removal of the preexisting door and entrance portico (City of Toronto, 2025).

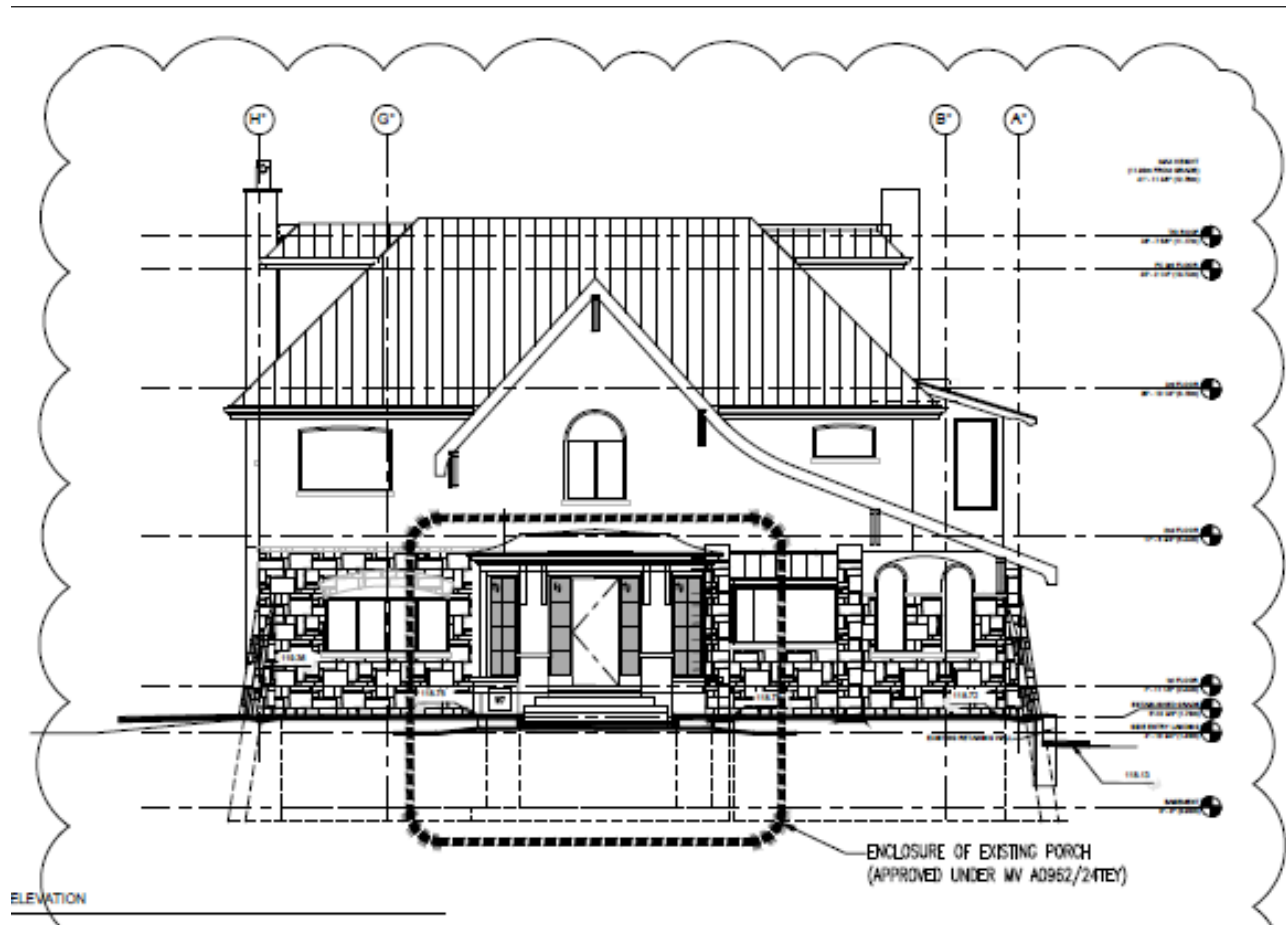
21 Baby Point Crescent



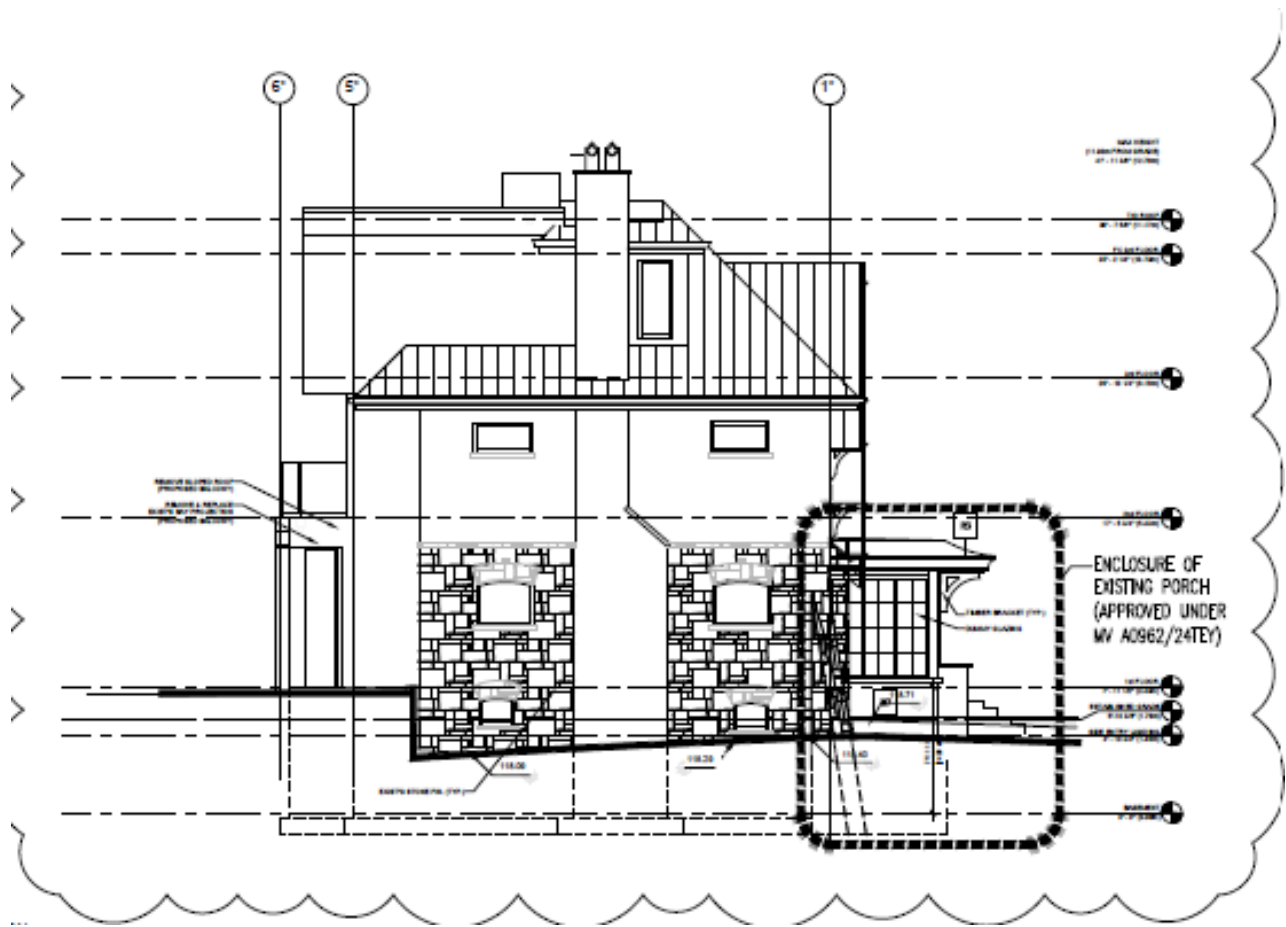
Proposed Site Plan of 21 Baby Point Crescent (Starkey Group Architects Inc., 2025).



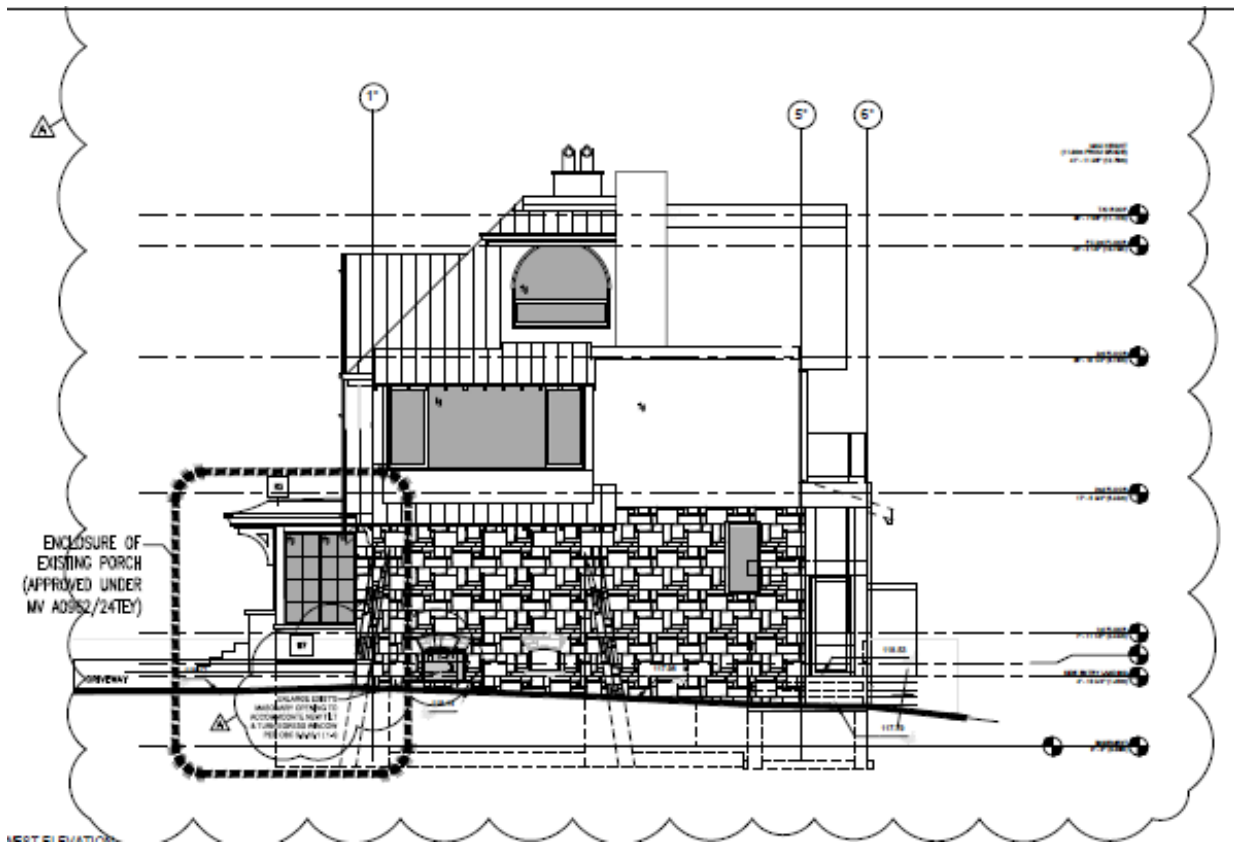
Proposed Floor Plans of 21 Baby Point Crescent (Starkey Group Architects Inc., 2025).



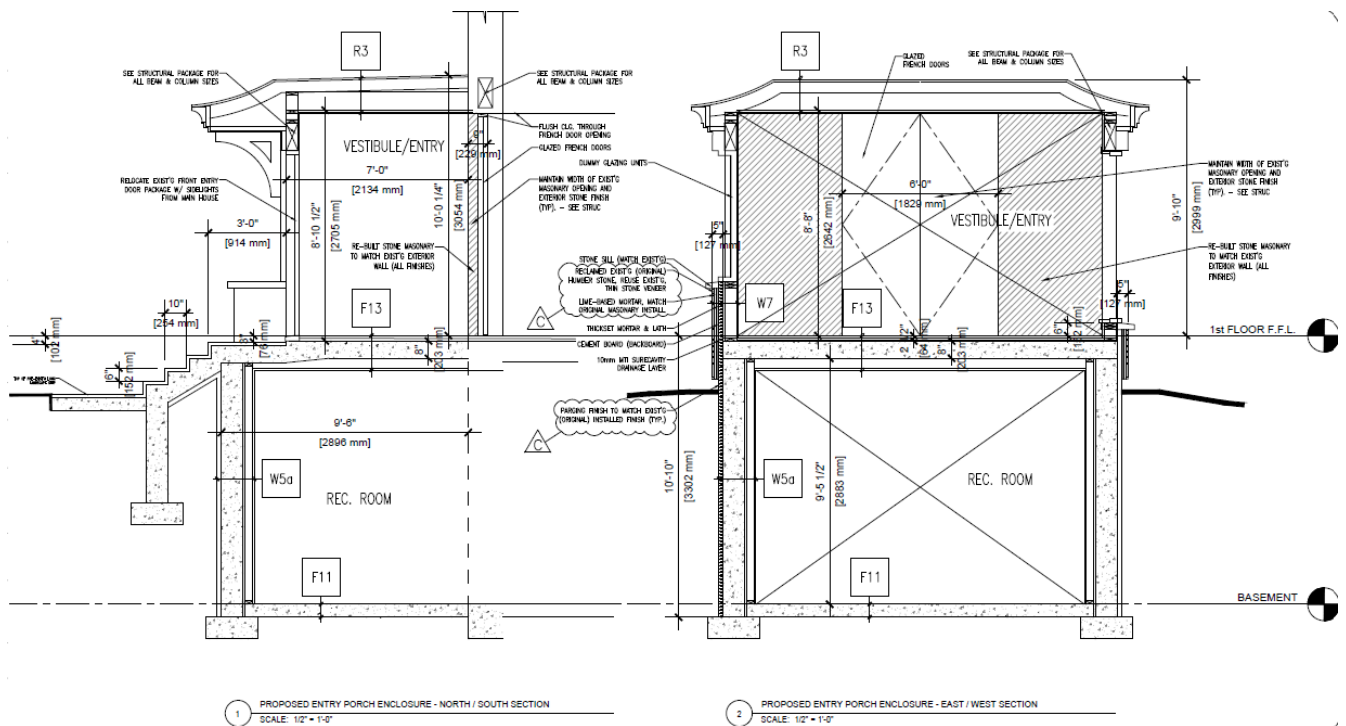
Proposed front, north elevation of 21 Baby Point Crescent (Starkey Group Architects Inc., 2025).



Proposed side, east elevation of 21 Baby Point Crescent (Starkey Group Architects Inc., 2025).



Proposed side, west elevation of 21 Baby Point Crescent (Starkey Group Architects Inc., 2025).



Proposed sectionals of front addition at 21 Baby Point Crescent (Starkey Group Architects Inc., 2025).