

# BABY POINT HERITAGE CONSERVATION DISTRICT PLAN

*Newsletter Issue No. 2*

## Join us for an update on the Baby Point Heritage Conservation District Plan

The City is keen to get input from Baby Point community members through a series of virtual sessions happening in February 2024. We hope to see you at one of the upcoming sessions to discuss this unique historic neighbourhood!

### Session #1: Archaeology & Landscape



February 5, 2024 6:00-8:00 p.m.

This session will present policy concepts for managing archaeological resources as well as for landscape features and tree canopy.

**Format:** Presentation followed by facilitated Question & Answer period.

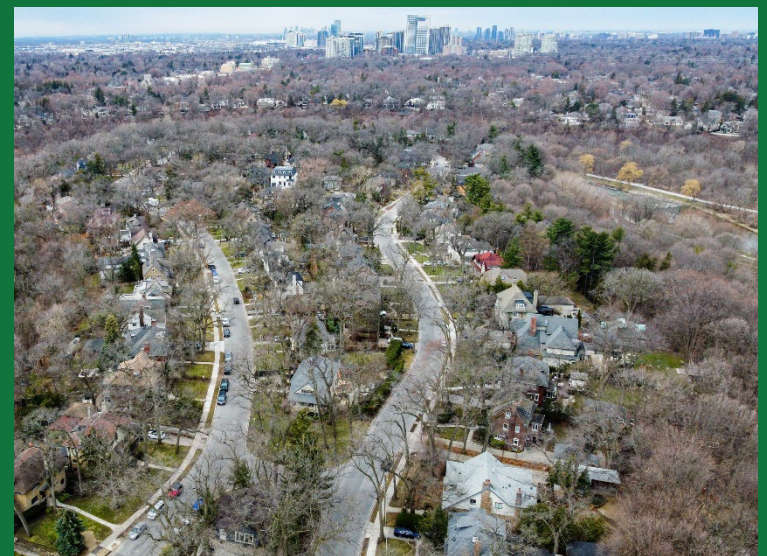
### Session #2: Architectural Policies



February 27, 2024 6:00-7:30 p.m.

This session will present architectural policy concepts for the district. These policies address how historic building features such as roofs, wall features, windows and doors, as well as porches and entrances are protected and conserved. Also, policies for how additions and redevelopment can happen.

**Format:** Presentation followed by facilitated breakout groups to discuss draft policies.



### Register for a session online on the project webpage at

<https://www.toronto.ca/baby-point-heritage-conservation-district-study/>

*Use the camera on your phone or tablet to scan the QR code to access the project webpage conveniently on your device.*

If you require assistance registering please contact [afurneaux@lura.ca](mailto:afurneaux@lura.ca)



## Contact

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## Plan Development Update

City Planning and a team of consultants led by EVOQ, have been working on developing the Heritage Conservation District (HCD) Plan for Baby Point. The project team has been working on the different components of the HCD Plan, including statement of significance, objectives, policies, and guidelines to conserve heritage resources that contribute to Baby Point's character and cultural heritage value.

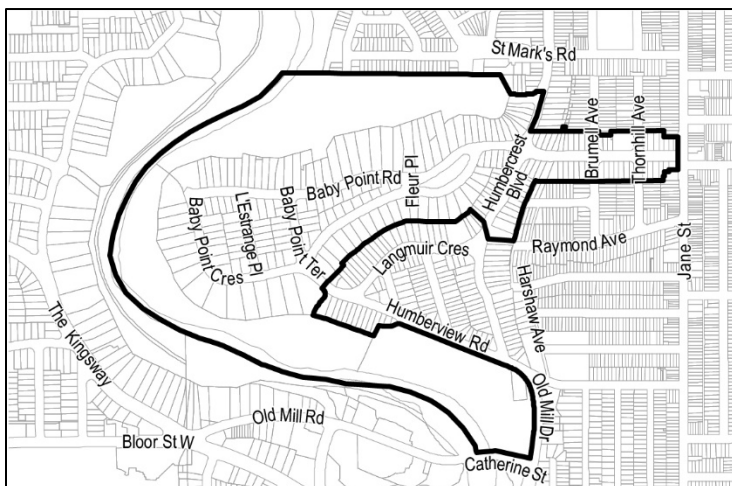
The City has been engaging with First Nations and working to refine understanding of the district's history and its significance, as part of the development of the HCD Plan.

As a parallel and separate study, Stage 1 archaeological assessment is being completed by the City to remove a step of the development application process for properties in the district.

## What is a Heritage Conservation District?

A Heritage Conservation District is an area of the city with cultural heritage value protected by a municipal by-law passed under Part V of the *Ontario Heritage Act*. HCD Plans provide policies that identify, and conserve neighbourhoods with cultural heritage value, while allowing for growth and change. HCD Plans guide and inform the planning and/or building permit process to ensure that changes within the HCD maintain the area's special character by conserving and protecting above and below-ground (archaeological) cultural heritage resources.

**Figure 1. Proposed Heritage Conservation District**



## HCD Area

The HCD Area includes the Baby Point neighbourhood, located on a promontory overlooking the Humber River (see **Figure 1**). The District contains representative examples of early 20<sup>th</sup> century architectural styles chosen to elicit qualities of English country homes. Houses are nestled in between trees on ample lots to enhance the streetscape, and to conserve the mature tree canopy and natural topography.

The promontory is also the location of a mid-to late seventeenth century Haudenosaunee Confederacy village named Teiaiagon.

As one of the larger archaeological sites in Toronto, much of the District also falls within an Archaeologically Sensitive Area identified in the City of Toronto's Archaeological Management Plan.

The District is meaningful to Indigenous communities as they continue to have deep ties to the Humber River and all of the natural landscape within the HCD area, including the promontory, Magwood Park, Etienne Brule Park, and Cashman Park.

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## Baby Point HCD Plan

An HCD Plan includes many elements which influence how heritage features are conserved and managed. Previously recognized archaeological significance is being integrated into the emerging HCD Plan.

## Statement of District Significance

The Statement of District Significance explains the cultural heritage value or interest of the HCD. It was developed during the HCD Study and forms part of the HCD Plan.

The Statement of District Significance has evolved to emphasize the importance of the District to Indigenous communities, given its history and archaeological significance.

## Policies and Guidelines

An HCD Plan includes policies to conserve and manage change that could affect its cultural heritage value and attributes.

### Policies in an HCD Plan may guide:

- Redevelopment of properties with **archaeological potential** or within the Archaeologically Sensitive Area (ASA)
- Landscape alteration and design
- The **massing and setbacks** of a building or structure
- What **materials** can be used on the exterior of a building or structure
- The **design and architectural style** of a building or structure
- **Alterations or demolition** permissions on a property
- Infill construction on non-contributing properties

### Policies that cannot be in an HCD Plan:

Architectural policies that regulate change to either the interior or portions of the building that cannot be seen from the street.

Other policies in the HCD Plan may still apply (i.e. archaeological and landscape policies).

## Contributing and Non-Contributing Properties

**All properties within the HCD are designated under Part V of the Ontario Heritage Act.**

The Baby Point HCD Plan will include policies to conserve and manage change. These policies differ based on whether a property is considered “Contributing” or “Non-Contributing”. All properties within the proposed Baby Point HCD were individually evaluated to determine whether they have features that support the identified cultural heritage value, heritage attributes and integrity of the HCD.

The properties that have these features are “Contributing” properties and those that do not are “Non-Contributing” properties. The majority of the properties in the District are “Contributing”.

Determining whether a property is “Contributing” or “Non-Contributing” is **independent** of its archeological potential and presence of landscape features.

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## Indigenous Engagement

As recently articulated in the City's first Reconciliation Action Plan, the City of Toronto is committed to creating and maintaining meaningful relationships with First Nations, Inuit, and Métis communities.

Baby Point is an archaeologically sensitive area given the known significance of the area to First Nations communities. The City has been engaging with the Six Nations of the Grand River, the Mississaugas of the Credit First Nation, and the Huron-Wendat Nation (Nation Huronne-Wendat) as part of the development of the HCD Plan. These communities are connected to those who lived here in the past and the area continues to hold deep significance given its history as a site used by their ancestors for millennia, including as a place of burial. Through meaningful engagement with these communities, the HCD Plan can incorporate the importance of the District to Indigenous communities.

### Archaeological Assessment in Progress

The Baby Point area has existing heritage protections in place through the definition of the Teiaiagon Archaeologically Sensitive Area in the City's Archaeological Management Plan, which restricts soil disturbance without archaeological oversight. Due to the incredible archaeological sensitivity of the area and the need for a clear and consistent approach to conserving significant archaeological resources, Heritage Planning is concurrently undertaking a Stage 1 Archaeological Assessment of the entire Teiaiagon Archaeologically Sensitive Area.

This Stage 1 Archaeological Assessment will alleviate the need for individual property owners to provide a Stage 1 Archaeological Assessment as part of a future development application. This report will also provide greater transparency about when further work is required and will provide detailed recommendations for consultant archaeologists to follow when working within the area. For further information, please contact Alison Torrie Lapaire, Project Manager Archaeology, at

[alison.torrie-lapaire@toronto.ca](mailto:alison.torrie-lapaire@toronto.ca).

### Notice to Correspondents:

Personal information received at community consultation meetings or contained in correspondence with the City is collected under sections 8 and 136 of the City of Toronto Act, 2006 specifically for creating a public record of information potentially relevant to making an informed decision. Questions about the collection of this information may be directed to the Planner listed on Page 1.