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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO**

RECEIVED
2025/01/09
(YYYY/MM/DD)
Ontario Heritage Trust

**TEIAIAGON-BABY POINT HERITAGE CONSERVATION DISTRICT
NOTICE OF ADOPTION OF BY-LAW 1367-2024**

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that on December 18, 2024, Toronto City Council enacted By-law 1367-2024, which designates the Teiaiagon-Baby Point Heritage Conservation District (area shown on attached map) under Part V of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended. The By-law also adopts the Teiaiagon-Baby Point Heritage Conservation District Plan, dated November 2024 as the district plan for the Teiaiagon-Baby Point Heritage Conservation District.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Any person who objects to the By-law may appeal to the Ontario Land Tribunal by filing a notice of appeal with the Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: RegistrarCCO@toronto.ca no later than February 10, 2025.

A Notice of Appeal must:

1. set out the reasons for the objection to the by-law; and
2. set out the reasons in support of the objection to the by-law; and
3. be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021, in the amount of \$1100.00 for each appeal payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

The By-law will come into force on February 11, 2025, if no notice of appeal is received on or before February 10, 2025.

Who Can File An Appeal:

Only individuals, corporations or public bodies may appeal the decision of Toronto City Council to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

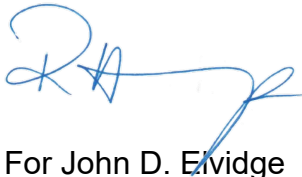
No person or public body may be added as a party to the hearing of the appeal or appeal the heritage conservation district or district plan unless, before the district was designated and the district plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council.

Getting additional information

Additional information is included in the Explanatory Note on the following page. A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the by-law is available from the City of Toronto at: <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE18.9>

Dated at the City of Toronto on January 9, 2025.

A handwritten signature in blue ink, appearing to read 'John D. Elvidge', with a stylized flourish at the end.

For John D. Elvidge
City Clerk

Explanatory note

District Designation By-Law

On December 18, 2024, Toronto City Council adopted By-law 1367-2024 which designated the area shown on the map attached to this note as the Teiaiagon-Baby Point Heritage Conservation District (the District) under Part V of the Ontario Heritage Act (the Act). The By-law also adopts the Heritage Conservation District Plan, dated November 2024.

Alterations to Property

The purpose of By-law 1367-2024 is to maintain the heritage character of the Teiaiagon-Baby Point Heritage Conservation District. This is accomplished by requiring certain alterations to property within the District to conform to District Objectives, Policies and Guidelines which are included in the District Plan., No heritage permit is required for interior work and as noted in the list of heritage permits deemed to be issued included in the HCD Plan. If the proposal conforms to the District Objectives, Policies and Guidelines it can be approved by staff. Applications that do not conform to the District Objectives, Policies and Guidelines will be referred to City Council for consideration.

Demolition and Infill Development

Under By-law 1367-2024, owners of property are required to apply for a heritage permit before demolishing any building in the District. Demolition applications are referred to City Council for consideration. If City Council refuses the permit, the applicant may appeal to the Ontario Land Tribunal. New (infill) construction must contribute to the heritage character of the District, as per the District Plan.

Internet resources

A copy of the District Plan, which includes the District Objectives, Policies and Guidelines.

Links: <https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-conservation-districts-planning-studies/>

Additional Information

Background Information

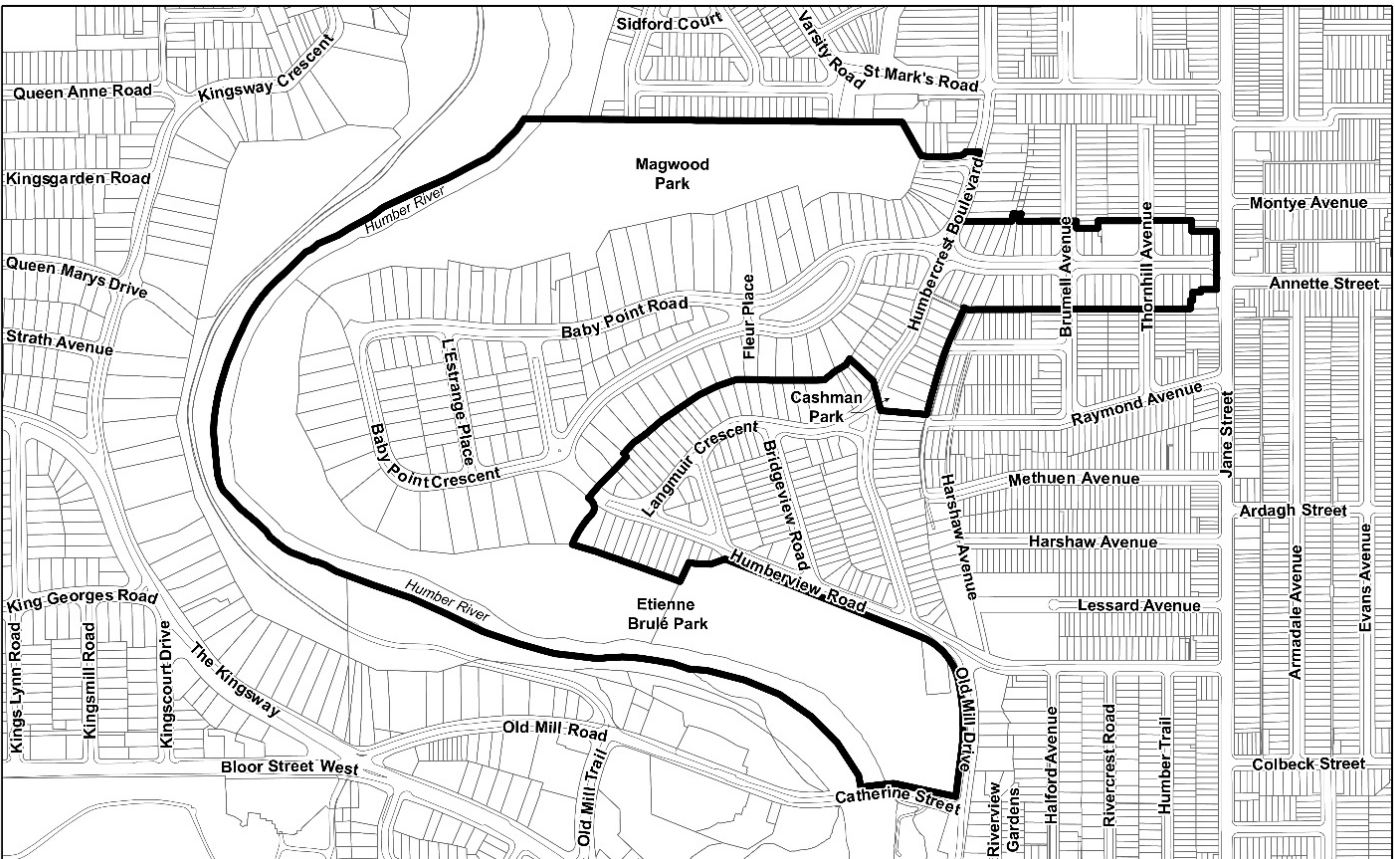
Notice of Adoption of By-law 1367-2024 - Teiaiagon-Baby Point Heritage Conservation District <https://www.toronto.ca/legdocs/bylaws/2024/law1367.pdf>

References

Designation of the Teiaigon-Baby Point Street Heritage Conservation District Plan under Part V of the Ontario Heritage Act

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE18.9>

District Plan, which includes the District Objectives, Policies and Guidelines <https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-conservation-districts-planning-studies/>



Teiaigon – Baby Point Heritage Conservation District
HCD Boundary

 HCD Boundary


Not to Scale
7/7/2021

Authority: Toronto and East York Community Council
TE18.9, as adopted by City of Toronto Council on
December 17 and 18, 2024
City Council voted in favour of this by-law on
December 18, 2024
Written approval of this by-law was given by Mayoral
Decision 26-2024 dated December 18, 2024

CITY OF TORONTO

BY-LAW 1367-2024

To designate the Teiaiagon-Baby Point Conservation District and adopt the Teiaiagon-Baby Point Heritage Conservation District Plan.

Whereas City Council has authorized the establishment of the Teiaiagon-Baby Point Heritage Conservation District and the adoption of the Teiaiagon-Baby Point Heritage Conservation District Plan;

The Council of the City of Toronto enacts:

- 1.** The area outlined by the heavy lines shown on the map attached as Schedule A and comprising the properties listed in Schedule B to this by-law is designated as a heritage conservation district under Part V of the Ontario Heritage Act, to be known as the Teiaiagon-Baby Point Heritage Conservation District.
- 2.** The Teiaiagon-Baby Point Heritage Conservation District Plan, dated November 2024, is adopted as the district plan for the Teiaiagon-Baby Point Heritage Conservation District.
- 3.** A copy of the Teiaiagon-Baby Point Heritage Conservation District Plan is available for inspection at the offices of the City of Toronto Planning Division, Urban Design/Heritage Planning, City Hall, 100 Queen Street West, Toronto, Ontario and on the City's web site at: [Heritage Conservation Districts & Studies – City of Toronto](#)
- 4.** The City Clerk is authorized to cause notice of the passage of this by-law to be served upon the owners of properties located in the Teiaiagon-Baby Point Heritage Conservation District and listed in Schedule B to this by-law, and on the Ontario Heritage Trust, and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.
- 5.** The City Solicitor is authorized to cause a copy of this by-law to be registered against title to the properties listed in Schedule B to this by-law in the proper Land Registry Office upon the coming into force of this by-law.

Enacted and passed on December 18, 2024.

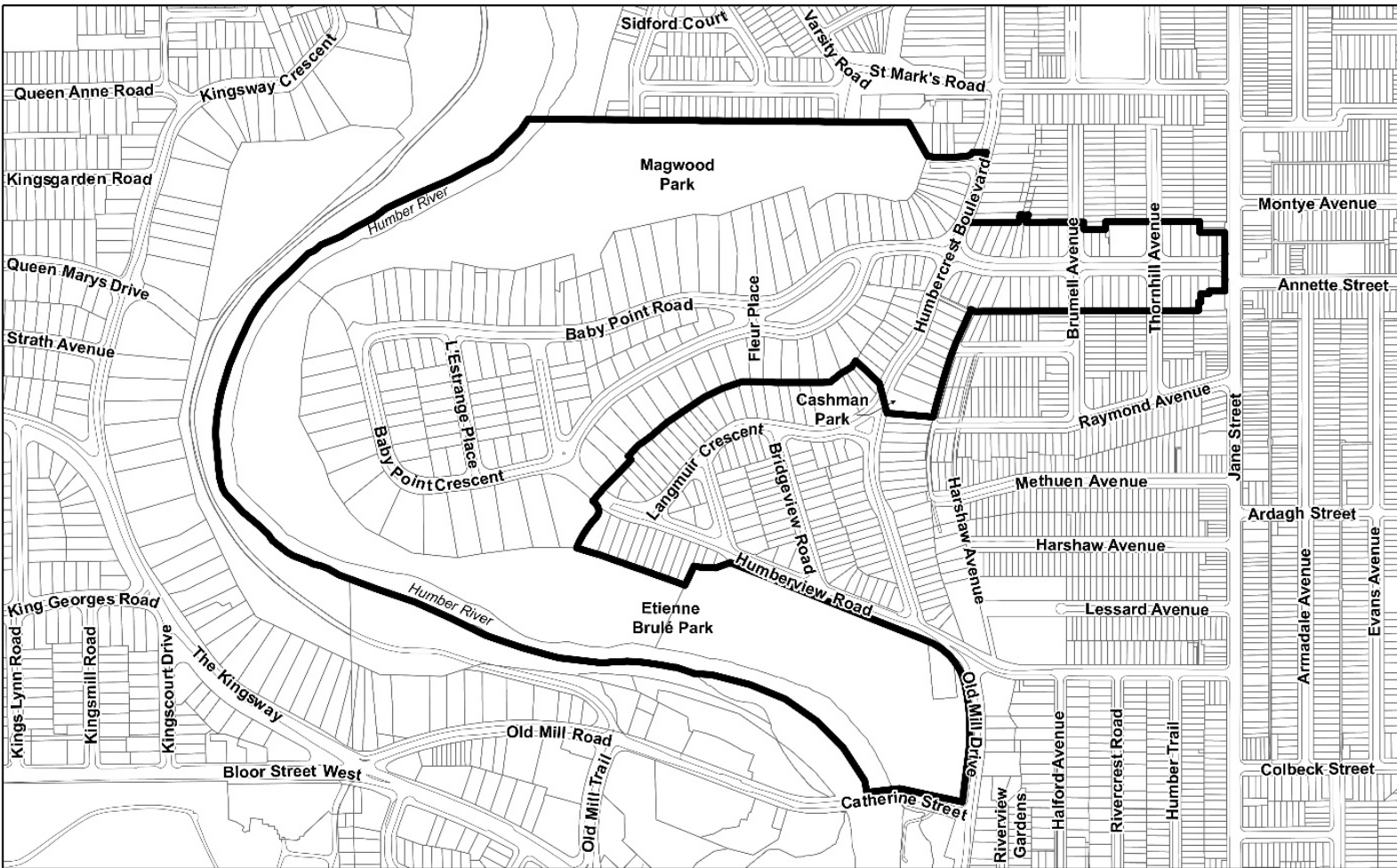
Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk


(Seal of the City)

SCHEDULE A

TEIAIAGON-BABY POINT HERITAGE CONSERVATION DISTRICT BOUNDARY



Teiaiagon – Baby Point Heritage Conservation District
HCD Boundary

 HCD Boundary


Not to Scale
7/7/2021

SCHEDULE B**LIST OF PROPERTIES IN THE TEIAIAGON-BABY POINT HERITAGE
CONSERVATION DISTRICT****List of Properties (Primary Addresses only) – Teiaiagon-Baby Point**

1 Baby Point Crescent
3 Baby Point Crescent
5 Baby Point Crescent
7 Baby Point Crescent
9 Baby Point Crescent
11 Baby Point Crescent
15 Baby Point Crescent
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47A Baby Point Crescent
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48 Humbercrest Boulevard
50 Humbercrest Boulevard
52 Humbercrest Boulevard
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61 Humberview Road
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12 L'Estrange Place
2 Pasadena Gardens