

Alterations to a Designated Heritage Property 68 Baby Point Road

Date: November 30, 2017
To: Toronto Preservation Board
Etobicoke York Community Council
From: Acting Chief Planner and Executive Director, City Planning Division
Wards: 13 - Parkdale-High Park

SUMMARY

This report recommends that City Council approve the proposed alterations to the designated heritage property at 68 Baby Point Road. The property at 68 Baby Point Road is designated under Part IV of the Ontario Heritage Act. The applicant is proposing to modify the secondary (east) elevation with both the introduction of additional windows and the enlargement of some other window openings. City Council's approval of the proposed alterations to the heritage property is required under the Ontario Heritage Act.

RECOMMENDATIONS

The Acting Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage property at 68 Baby Point Road in accordance with Section 33 of the Ontario Heritage Act, to modify the existing east elevation with such alterations substantially in accordance with elevation drawings prepared by Goldsmith Borgal and Company Ltd., Architects (dated November 29, 2017) and on file with the Senior Manager, Heritage Preservation Services (HPS) satisfactory to the Senior Manager, HPS and subject to the provision of building permit drawings, including notes and specifications for the conservation and protective measures including a description of materials and finishes to be prepared by the project architect and qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On October 5, 6 and 7, 2016, City Council stated its intention to designate the property located at 68 Baby Point Road under Part IV Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 68 Baby Point Road (Reasons for Designation) attached as Attachment 3 to the report (August 19, 2016) from the Acting Chief Planner and Executive Director, City Planning.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY16.6>

ISSUE BACKGROUND

The application involves the property at 68 Baby Point Road for which City Council stated its intention to designate on October 5, 6 and 7, 2016 for its cultural heritage value, meeting the criteria for municipal designation in the Province of Ontario for design, associative and contextual value.

In April 2016, the Baby Point Heritage Foundation nominated the property at 68 Baby Point Road for designation under Part IV, Section 29 of the Ontario Heritage Act. The property is located in Baby Point, the planned garden suburb developed by the Home Smith & Company in 1911. It was owned from 1926-1980 by Conn Smythe, the founder and co-owner of the Toronto Maple Leafs, who initiated the construction of Maple Leaf Gardens. The property is located within an Archaeologically Sensitive Area identified in the City of Toronto's Archaeological Management Plan and is part of the registered archaeological site known as AjGu-7 as well as the Baby Point Heritage Conservation District Study area.

A procedural order of the Conservation Review Board ("Review Board") was issued on May 18, 2017, in respect of an objection by the owner to a Notice of Intention to Designate the property at 68 Baby Point Road (Conn Smythe House) in Toronto, Ontario. Counsel for both parties have requested an adjournment of the hearing pending the outcome of the subject application.

The applicant is proposing to alter the existing property by modifying the secondary (east) elevation with both the introduction of additional windows and the enlargement of three other window openings.

Policy Framework

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

Official Plan

The revised heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "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."

3.1.5.5: "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."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

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

In 2008 City Council adopted the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.

The General Standards (1-9) and the Standards for Rehabilitation (10-12) and Restoration (13) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

In order to provide additional daylighting for the interiors, and/or additional views outward from a number of rooms (enclosed by the east elevation) the following window additions/enlargements are proposed:

- 1) Two pairs of casement windows are being introduced flanking the masonry gate feature and emulating the design of the adjacent windows around the corner on the bay window feature of the south elevation. The windows will carry the same horizontal divisions dividing the upper and lower leaded glass sashes that characterizes the front windows.
- 2) A third double hung window is added to the existing pair of ganged double hung windows on the second floor to bring additional light/view potential into that room.
- 3) The two basement windows towards the rear of the house are proposed to be widened from 790 mm to 1185 mm to increase the amount of light that enters the basement.

CONCLUSION

The secondary (east) elevation has a more dominant presence than that of a typical side yard elevation due to the siting of the property along the curve of Baby Point Road.

The increase in fenestration on the east elevation provides additional natural light into the spaces beyond while maintaining a solid to void and asymmetry consistent with its subordinate architectural expression relative to the primary south elevation.

The additional window designs are derived from the existing character of the architecture. Staff are supportive of the applicant's proposed modification and the modest impact that it has on the east elevation. Staff recommend that the expression of the new windows sills be detailed in a manner that makes the alteration legible upon closer inspection (e.g. deviation in the sill detail, elimination of the lead came divisions).

Although the impact is not considered to be negative by HPS staff, the alteration remains beyond that of staff delegated authority to approve, as it constitutes the alteration of a described heritage attribute.

CONTACT

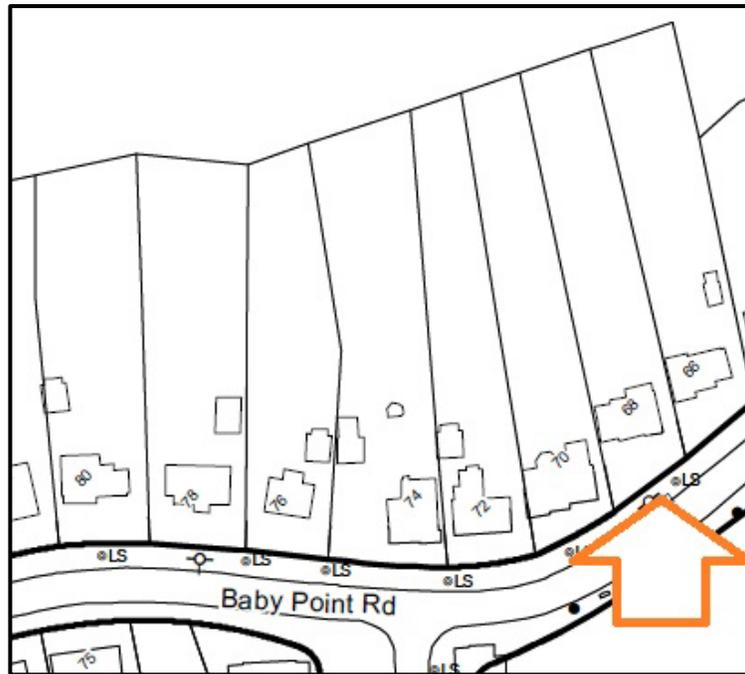
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SIGNATURE

Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – 1981 Site Plan
Attachment 4 – Existing - East Elevation
Attachment 5 – Proposed - East Elevation
Attachment 6 – Reasons for Designation



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrows mark the site.



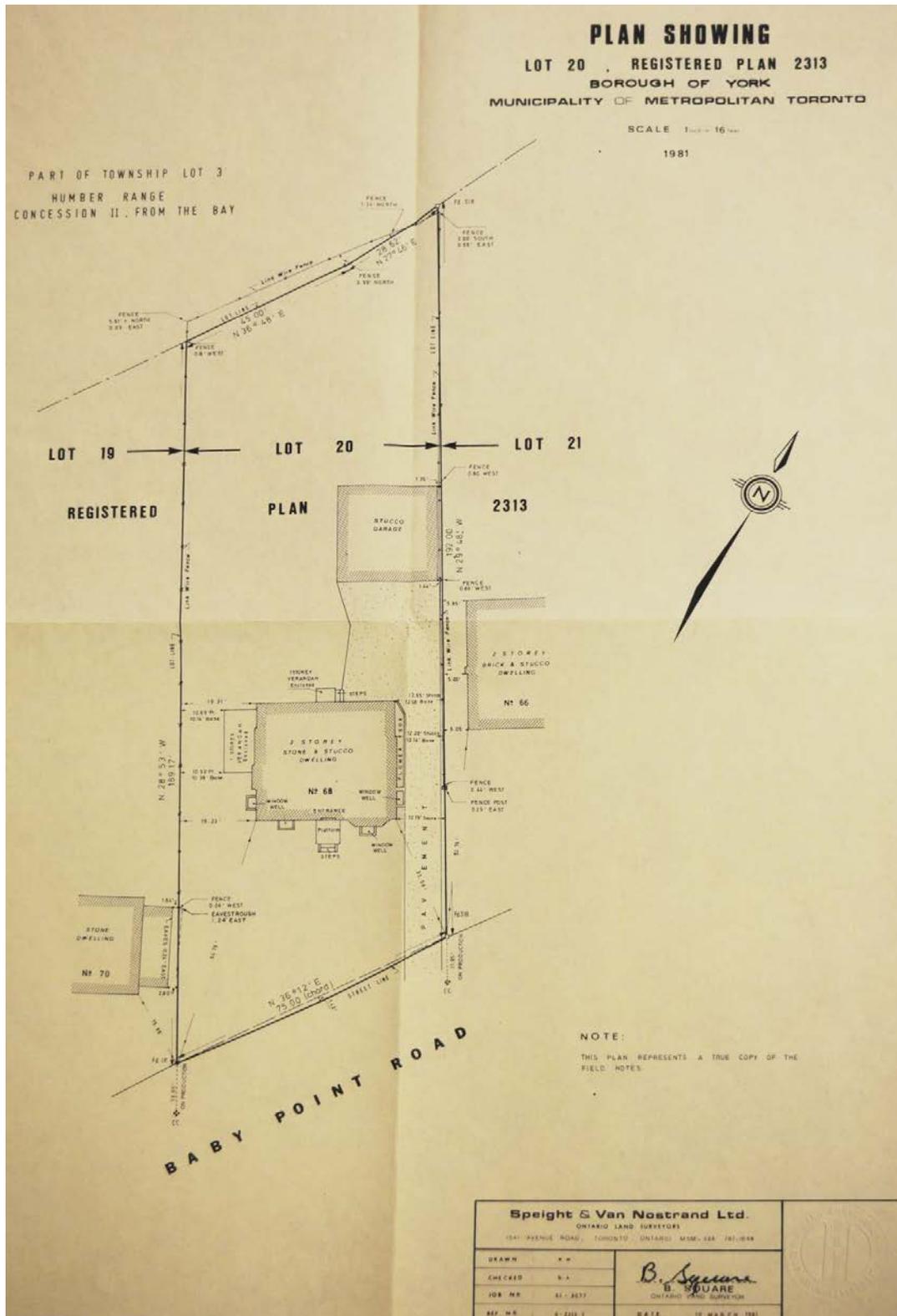
Baby Point Road (South) Elevation



View Looking North-West



View Looking Towards East Elevation



Speight & Van Nostrand Ltd. Ontario Land Surveyors Site Plan (prepared 1981)



Existing East Elevation



-STONE GATE POSTS REMAIN IN PLACE

-NEW WINDOWS IN EXISTING DINING ROOM TO BE SIMILAR IN PROPORTION AND STYLE TO THOSE OF FRONT ELEVATION.

-TOPS OF PROPOSED DINING ROOM WINDOWS AND EXISTING SOUTH FACING BAY WINDOW TO ALIGN

-SILLS OF PROPOSED DINING ROOM WINDOWS TO GENERALLY ALIGN WITH SILLS OF EXISTING SOUTH FACING BAY WINDOW

-2 BASEMENT WINDOWS TO BE INCREASED IN WIDTH

EXISTING WINDOWS TO BE REPLACED : 1

SQ. M. SQ. FT.

	SQ. M.	SQ. FT.
EXISTING EXPOSED BUILDING FACE (EBF)	3.90	795
EXISTING AREAS OF WINDOW OPENINGS	0.67	71.89
ADDITIONAL AREAS OF WINDOW OPENINGS	0.66	71.09
TOTAL AREA OF UNPROTECTED OPENINGS	13.34	143.49
AREA OF UNPROTECTED OPENINGS IN EAST WALL		18.04%

(MAXIMUM ALLOWABLE UNDER ONTARIO BUILDING CODE: 18%)

Proposed East Elevation with Additional Windows and Enlarged Openings

The property at 68 Baby Point Road (Conn Smythe House) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 68 Baby Point Road contains the Conn Smythe House (1926-7), a 2½-storey house form building on the north side of Baby Point Road, west of Humbercrest Boulevard and opposite Baby Point Club Park. It is also located within an Archaeologically Sensitive Area identified in the City of Toronto's Archaeological Management Plan and is part of the registered archaeological site known as AjGu-7.

Statement of Cultural Heritage Value

The Conn Smythe house is valued for its design as a fine and well-crafted representative example of the Arts and Crafts style, combining Tudor Revival Style elements, typical of the houses in the residential enclaves developed by the Humber Valley Surveys along the Humber River. The representative elements of the Arts and Crafts are present in the materials, especially stucco and river stone, the leaded glass casement windows and by the informal and asymmetrical composition of these elements and the building massing. The Tudor Revival is displayed in the half timbering, the composition of the projecting gable-roofed bay and by the main entrance featuring a stone archway with a flattened pointed arch, the heavy panelling of the door and the prominent wrought iron strapping of its hinges and door handle.

The property is valued for its association with its first owner, Conn Smythe, who commissioned the house and owned it until his death in 1980. Smythe is famous for his co-ownership and founding of the Toronto Maple Leafs hockey team, initiating the construction of Maple Leaf Gardens (1931), the Hockey Hall of Fame (1961-62) and Hockey Night in Canada radio broadcasts. Smythe served in both World Wars, was wounded and was also a prisoner of war. He was devoted to promoting the causes of the Ontario Society of Crippled Children and the Ontario Community Centre for the Deaf. The property also has historical value for being built in Baby Point, one of the subdivisions planned by the Humber Valley Surveys, initiated by the developer Robert Home Smith and Home Smith & Company, along the Humber River Valley in 1911.

Situated on the Baby Point peninsula in the Humber River Valley the property is historically linked to Aboriginal use of the site as a stopping and trading point on the Toronto Carrying Place route, to the 17th century Aboriginal village of Teiaiaagon, and subsequent French trading posts and the settlement of the area in the early 19th century by James Baby.

The house is valued for its association with the Toronto architect George R. Gouinlock, who was well-known in the 1920s for his work in the Tudor Revival style. In 1961 Smythe commissioned Allward & Gouinlock, to design the Hockey Hall of Fame at the Canadian National Exhibition.

The property at 68 Baby Point Road also has cultural heritage value related to its contextual importance in maintaining and supporting the picturesque garden suburb character of the Baby Point planned subdivision. Its massing, form and set back along with its informal architectural style and details including stucco and river stone, leaded casement windows and Tudor elements are important to contributors to this character. As one of the original houses built to meet the planning guidelines of the Humber Valley Surveys, the house is valued for its visual and historic link to its surroundings.

Heritage Attributes

The heritage attributes of the property at 68 Baby Point Road are:

- The setback, placement and orientation of the building on the north side of Baby Point Road
- The scale, form and massing of the 2½-storey house above the raised stone base
- The materials, with the stucco cladding and the stone, wood and stucco detailing
- The gable roof with the extended and flared eaves and bargeboards, and the exposed wood rafters, the cross gable roof at the east end of the south façade with a drop pendant, the shed-roof dormer on the south slope, and the stuccoed chimney at the west end.
- The principal (south) elevation of the house, which is divided horizontally by the band course that extends across the side (east) elevation
- In the first (ground) floor of the principal elevation, the main entrance with the stone surround, the panelled wood door with the glazing and wrought iron strap hinges and door handle, and the metal-seamed canopy (over the door) with the flared eaves and chamfered curving wood brackets
- On the principal elevation in the right bay, the single-storey three-sided bay window with the wood detailing, which is surmounted by the projecting gabled jetty with the three-part window opening, with transoms, and the wood half-timbering with the quatrefoil motifs. Above the second floor window, the decorative wood band with a slightly pointed central apex and decorative carved elements
- The remaining fenestration on the principal elevation that consists of flat-headed window openings, with the large four-part window (left of the entrance) with the transoms, quoined stone surround and stone sill, the oriel window (left side, second storey) with the three-part window in the bracketed wood surround, and the two-part window (above the main entrance) with the stone sill
- The leaded glass window glazing on the principal (south) elevation and side (east) elevation
- The exposed side (east) elevation, where the asymmetrically-placed flat-headed openings contain double and triple windows
- The pair of stone gates posts on the east side of the house, one of which is attached to the east elevation

- The west wing, which is slightly set back from the main house and replicates its cladding, roof line, fenestration and detailing
- The lands surrounding the buildings on the property which are part of the archaeological site, identified as Baby Point-Teaiaigon (AjGu-7)

Please note: the north and west elevations and the garage are not identified as heritage attributes.