

Minimal Traditional (1935 – 1950s)

The Minimal Traditional style is a modest style that is only found in Old Millside within the Study Area, with the exception of 53 Baby Point Road. The style is defined by its 1 – 1.5 storey height, small massing, low pitched roof (which is often gabled, but can be hipped with either a small overhang or none at all, and rarely have a dormer), and has very minimal architectural detailing. The style was prominent in the 1940s and is therefore prevalent in Old Millside which saw increased development during that period. It encompasses 15% of Old Millside's extant building stock. A distinct grouping of this style can be found at 17 to 21 Orchard Crest Road (Figure 59).



Figure 59: 17 Orchard Crest Road

Bungalow (1900 – 1945)

The Bungalow style became quite popular for the first half of the 20th century. Bungalows can be defined by their 1 – 1.5 storey height, low pitched roof, extended roof covering a front porch, stone or bricked chimneys, grouped windows, and little to no ornamentation. Only three buildings within the Study Area can identify with this style, 35 Baby Point Road, 5 Humbercrest Boulevard (Figure 60), and 50 Langmuir Crescent. Bungalows are not a prevailing characteristic of either neighbourhood.

In addition to the above styles, the Study Area has a few more hybrid styles that are modern interpretations and amalgams of traditional architectural styles. They do not contribute to the overall character of the neighbourhood and have therefore not been described.

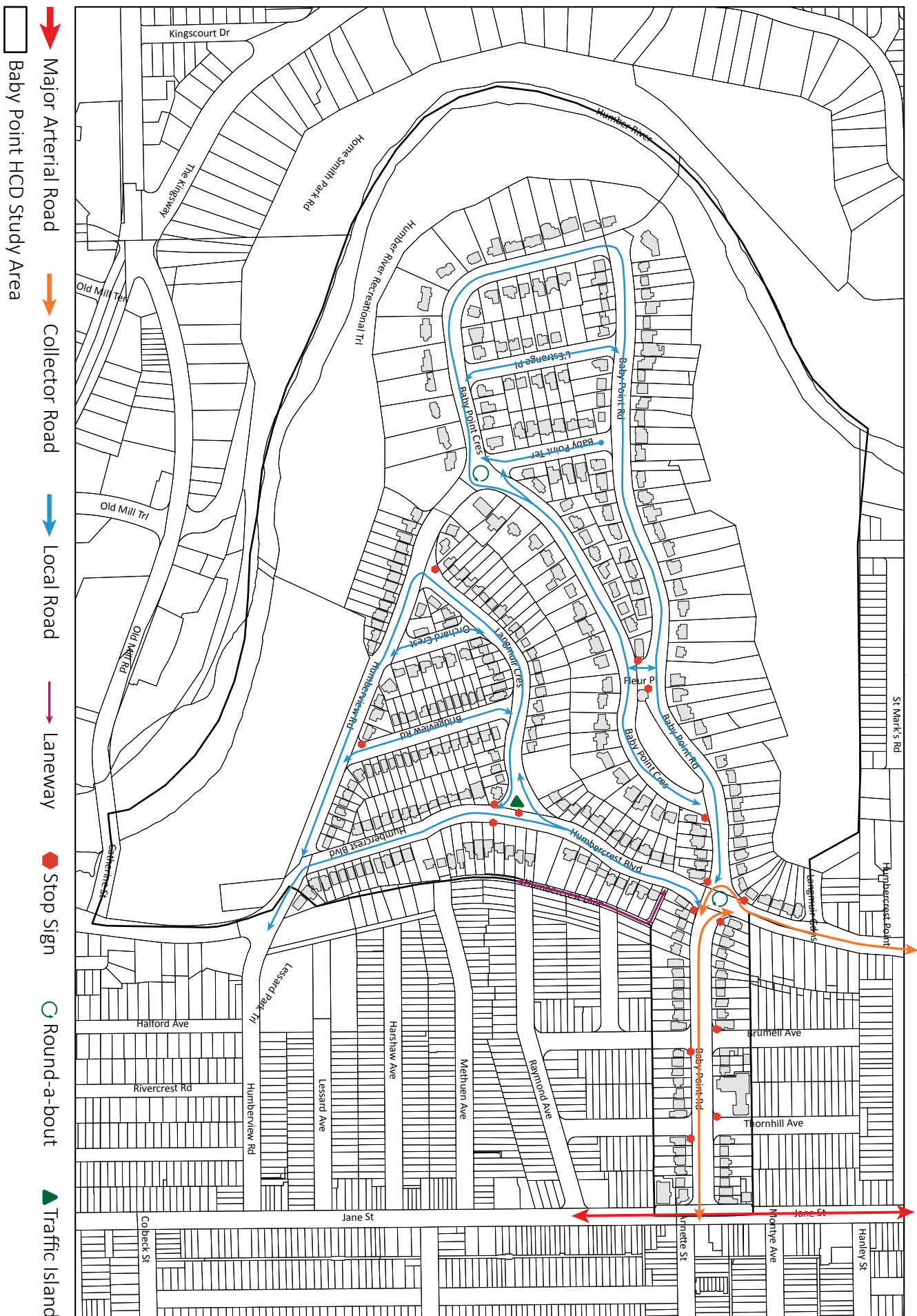


Figure 60: 5 Humbercrest Boulevard

The analysis of architectural styles shows that the Baby Point neighbourhood is fairly consistent in style owing to its substantial development during the Home Smith Building Period (1911-1941) and associated design regulations. Most houses in Baby Point were designed in the English Cottage / Tudor Revival style (34%) or the Colonial Revival style (35%), two architectural styles that were popular in garden suburb neighbourhoods and reflected ideas of domesticity, craftsmanship and the picturesque.

The Old Millside neighbourhood has a greater variety of architectural styles owing to its longer and later period of development (1940s – 1980). The neighbourhood contains examples of both the English Cottage/Tudor Revival and Colonial Revival styles; however, it also has examples of the Minimal Traditional style (15%) that was popular in the post-war period and reflected modern architectural sensibilities.

Figure 61: A Map of the circulation within the Baby Point Heritage Conservation District Study Area



CIRCULATION ANALYSIS

The Study Area contains four different road types as classified by the City's Transportation Services. These include Major Arterial Roads, Collector Roads, Local Roads, and Laneways. Given that the area was planned in accordance to the principles of a Garden Suburb, most of the roads are Local Roads with no through traffic and where street configurations discourage high circulation in favour of a calmer more bucolic setting. Local Roads have a primary function of providing property access for residents, less than 2,500 vehicles per day, low traffic speed, generally no bus routes, cyclist access, and sidewalks on at least one side of the road, and are a low priority for winter maintenance. All are designated as Local Roads with the exception of Jane Street, Baby Point Road east of Humbercrest Boulevard and Humbercrest Boulevard north of Baby Point Road.

The main entrance to the Study Area is off Jane Street, the abutting major arterial roadway. The classification of a major arterial road means its primary function is traffic movement where it sees over 20,000 vehicles and 5,000 bus passengers per day.

Collector Roads in the Study Area allow for traffic movement as well as property access, maintain signalized mobility when intersecting with an arterial road, and see between 2,500 to 8,000 vehicles and less than 1,500 bus passengers per day. Collector Roads within the Study Area include Baby Point Road east of Humbercrest Boulevard, and Humbercrest Boulevard north of Baby Point Road. Although neither of these roads possess bus routes, they are still classified as Collector Roads by the City's Transportation Services.

There is only one laneway within the Study Area, Humbercrest Lane, and is located one property southeast from the intersection of Humbercrest Boulevard and Baby Point Road. This laneway is significant for the properties at 27-47 Humbercrest Boulevard as it provides the only access to these buildings. While these houses have their property frontages along Humbercrest Boulevard, the grade change between the buildings and road are too steep for vehicles, restricting property access to the rear of the building off Humbercrest Lane. This effectively connects these properties to the neighbouring residential area to the east of the Study Area

General circulation through the Study Area is simple given the main purpose of the majority of roads is to enter the neighbourhoods and to access properties. Roundabouts at Humbercrest Boulevard and Baby Point Road, and at Baby Point Crescent and Baby Point Terrace, and the traffic island at Langmuir Crescent and Humbercrest Boulevard help ease circulation within the local neighbourhoods. Initial surveys by Home Smith Company and the later Goad's insurance maps from 1913 and 1924 did not show roundabouts or islands, but instead indicated a connection between Baby Point Crescent with Humberview road between 47A and 49 Baby Point Crescent. The roundabouts and island first appear in the City of Toronto's 1942 Aerial Photographs of Valley Lands and are a character defining element of the Baby Point neighbourhood.

Figure 62: Plan of Humber Valley surveys, May 2, 1914



Figure 63: Plan of Humber Valley surveys, April 12, 1929



LANDSCAPE

The Study Area can be considered a cultural heritage landscape which tells an important story of indigenous land use and traditional practices, European exploration, the settlement of the Town of York, and Garden Suburb town planning. The Provincial Policy Statement defines a cultural heritage landscape as an area with heritage significance that has been modified by human activities and has value within a community. The archaeological potential of the area contributes to its importance as a cultural heritage landscape, as do the street layouts and building placements which reflect the Garden Suburb principles, the topography of the promontory and the mature tree canopy.

Topography

The Study Area has a unique topography with dramatic grade changes and the surrounding Humber River. The Baby Point neighbourhood sits at the highest point of the promontory with a steep grade change around the properties fronting the north side of Baby Point Road (west of Humbercrest Boulevard), and the properties on the south and southwest side of Baby Point Crescent, dropping approximately 30 meters to the neighbouring parks and 15 meters to Old Millside. Old Millside is sited on the lower portion of the promontory, but still remains elevated from the Humber River and Parks. The slope downwards on Humbercrest Boulevard, south of Baby Point Road separates Baby Point and Old Millside as two distinctly different areas, and subsequently different neighbourhoods.

Figure 64: A Map of the location of sidewalks within the Baby Point Heritage Conservation District Study Area

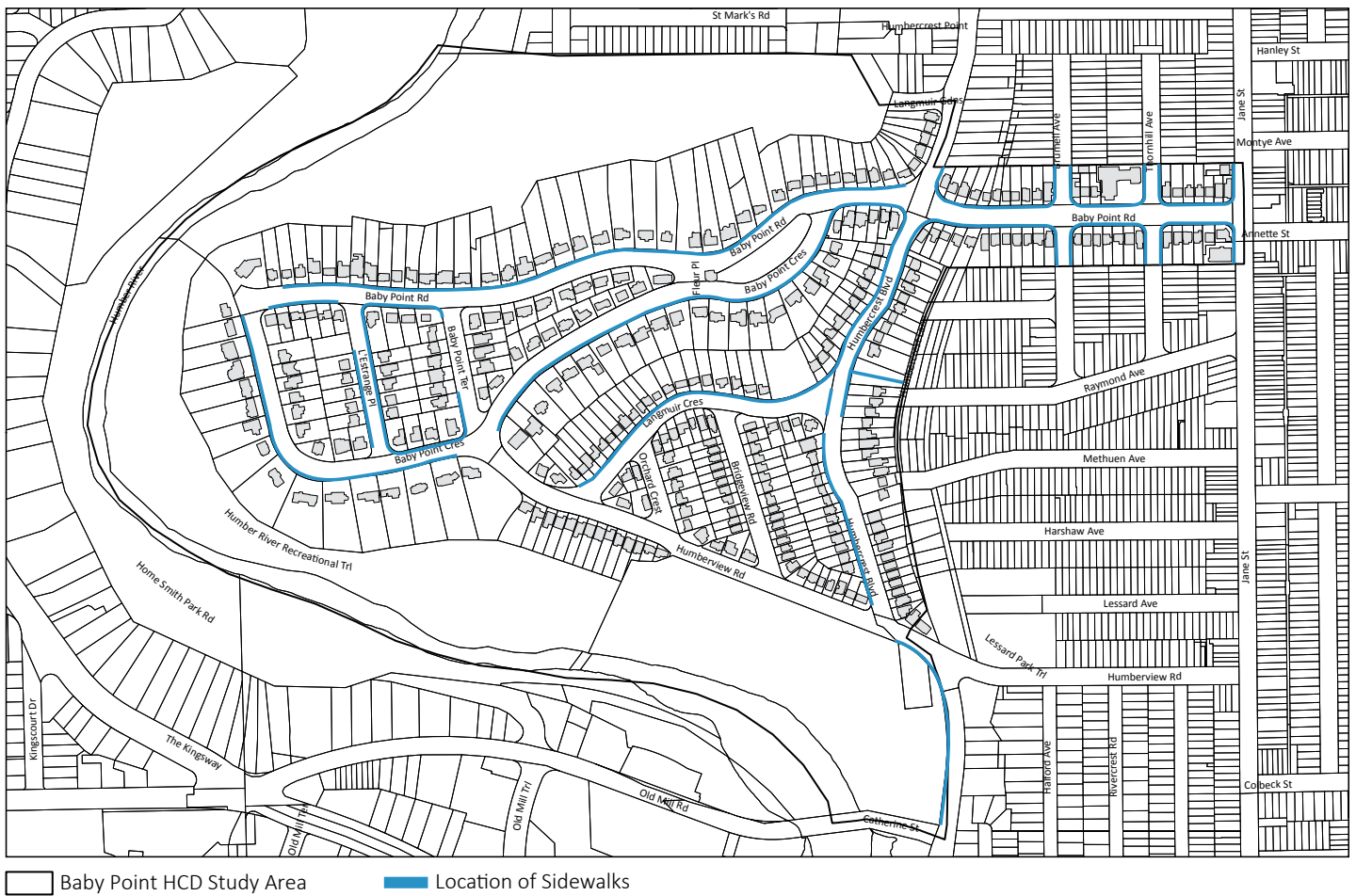


Figure 65: 1942 Aerial image of Baby Point



Parks and Tree Canopy

The Study Area encompasses and is surrounded by a number of large, established parks that help define the character of the area as being very secluded and suburban. Parks within the Study Area include Étienne Brulé Park, at the southern portion of the Study Area and the lowest point of the promontory; Magwood Park, at the northern portion of the Study Area; and Cashman Park (and Cashman Park Island) located at 53 Humbercrest Boulevard and 4 Langmuir Crescent, which contains a small playground and a portion of the historic Toronto Carrying Place Trail with a walkway up to Humbercrest Lane. Home Smith Park is located just outside of the HCD Study Area on the western side of the Humber River. Cashman Park acts as a separator between Baby Point and Old Millside. The break in built fabric at Cashman Park and the levelling out of the grade serves to differentiate the two as separate neighbourhoods. Other open spaces within the Study Area include the Baby Point Gates Parkette; the Humbercrest United Church grounds at 16 Baby Point Road; the paved trail into Magwood Park located at 96 Baby Point Road; and the Baby Point Club Grounds at 71 Baby Point Road, which is used by locals as part of the Club.

One of Home Smith's restrictions was that digging would only be allowed for the construction of basements and foundations. The siting of the houses also had to be approved in order to minimize the removal of trees. This prevented home owners from unnecessarily cutting down trees on their property, which has contributed to the present day mature tree canopy. Baby Point specifically has a much denser tree canopy than Old Millside. Most of the properties within Baby Point were constructed during the Home Smith Building Restrictions period (1911-1941), while the Old Millside properties were developed afterwards and resulted in a more significant impact on the landscape (Figure 65). Lot sizes within the Baby Point neighbourhood are also much larger and allowed for more trees to be preserved.

Public Realm and House Frontages

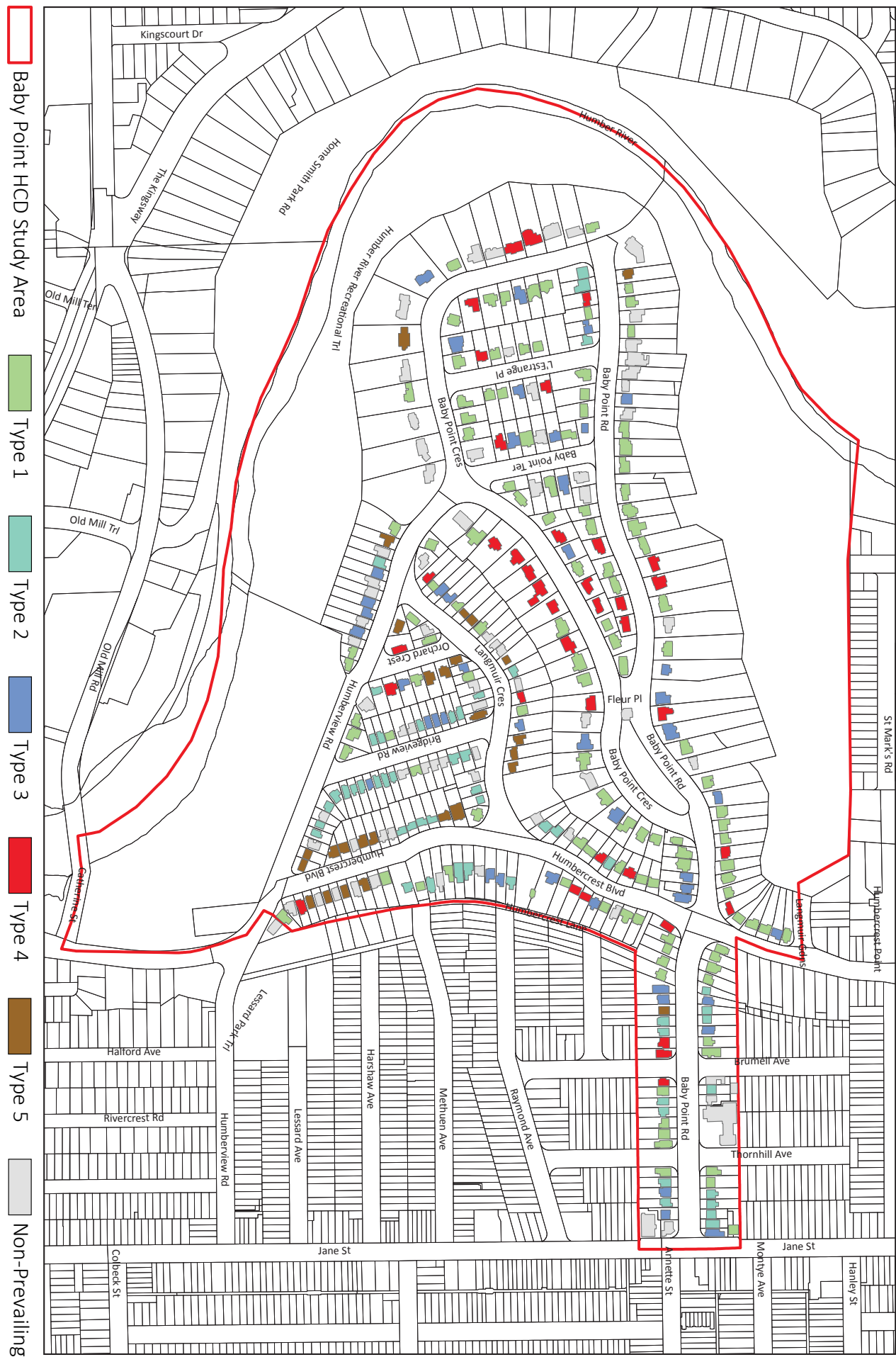
Public realm is used to refer to the space around and between buildings that is publicly accessible (streets, sidewalks, parks). Alongside private landscapes (i.e. front yards), the public realm contributes to a neighbourhood's overall character. The public realm and private landscapes of Baby Point and to a lesser degree Old Millside owe much of their appearance to the Study Area's Garden Suburb roots, where curvilinear roads followed the contours of the land providing new perspectives at each turn, and where buildings have generous front yard setbacks contributing to a perception of expansive and continuous green spaces. Houses that back onto the escarpment tend to have the largest front yard setbacks, whereas houses on properties on inner blocks are set more closely to the road.

In Baby Point, during the Home Smith Building Period, the siting of houses was strictly controlled to limit excavation, landscape modification and tree removal in order to preserve the natural environment, including the topography and mature trees. This resulted in an undulating pattern of houses that contribute to the overall naturalistic park like setting of the area. Baby Point's large front yard setbacks (8m+) are predominantly seen along the south side of Baby Point Crescent; portions of the north side of Baby Point Road, west side of Humbercrest Boulevard; Portions of Humbercrest Boulevard south of Baby Point Road; and the west side of Baby Point Terrace. Smaller front yard setbacks within Baby Point are found in the inner subdivided lots and properties west of Humbercrest Boulevard and on Baby Point Road between Jane Street and Humbercrest Boulevard. Properties that line the promontory east of Humbercrest Boulevard in the Baby Point neighbourhood have exceptional side yard setbacks ranging from a minimum of 2-3m separation from its neighbouring structure. The properties east of Humbercrest Boulevard along Baby Point Road are slightly more fine grain averaging 1-2m apart.

In contrast, Old Millside was developed after the restrictions were lifted, resulting in a more modified landscape with fewer mature trees. Setbacks in Old Millside are generally more homogeneous than in Baby Point. The front yard setbacks within Old Millside range from 4 to 7m, with the exceptions of Langmuir Crescent between Bridgeview and Orchard Crest Roads, and Humbercrest Lane where setbacks are greater than 8 m. Most properties within the Old Millside neighbourhood are closer to each other than in Baby Point with 1-2m side yard setbacks.

The continuity of sidewalks varies throughout the Study Area and emphasizes the difference between the two neighbourhoods. Sidewalks appear on at least one side of the street throughout Baby Point with the exceptions of two-sided sidewalks on Baby Point Road between Jane Street and Baby Point Crescent, Humbercrest Boulevard south of Baby Point Road, L'Estrange Place, and no sidewalks on Baby Point Terrace, except for 2 Baby Point Terrace. There are far fewer sidewalks within the Old Millside neighbourhood. There is only on one side of Langmuir Crescent, continuing from Humbercrest Boulevard, and the west side of Humbercrest Boulevard south of Langmuir Crescent.

Figure 66: A Map of the building typologies within the Baby Point Heritage Conservation District Study Area



TYPOLOGIES

Building typologies are a means of understanding and analyzing the shape and form of the building including its massing, roof type, height, and number of bays to identify patterns of built form in the Study Area. Although the analysis considers 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.

This analysis determined that the built form in the Baby Point area is far more consistent than Old Millside, and that the predominant typologies that characterize each area are different.

Building Typologies

Residential (99.4% of the Study Area)

Built throughout the 20th century and moving into the 21st century, the predominant building type of the Study Area is that of residential buildings. For the first thirty years of building restrictions (1911-1941) and followed by a bylaw within the Baby Point neighbourhood, most buildings constructed within the Study Area were built with similar massing, heights, and materials. Given their prevalence, they have been defined into building typologies with sub-types based on the number of storeys, window placement, number of bays, building massing, and type of roof. A detailed analysis was completed of the principle typologies that characterize the Study Area.

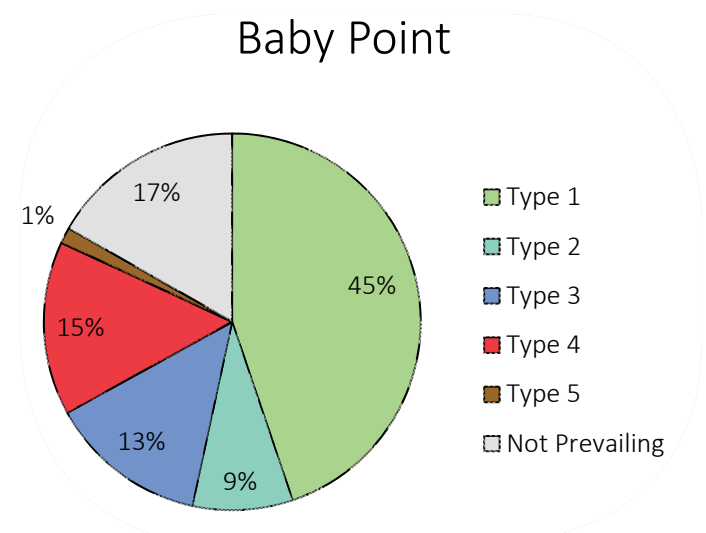


Figure 67: % of Typologies found in Baby Point

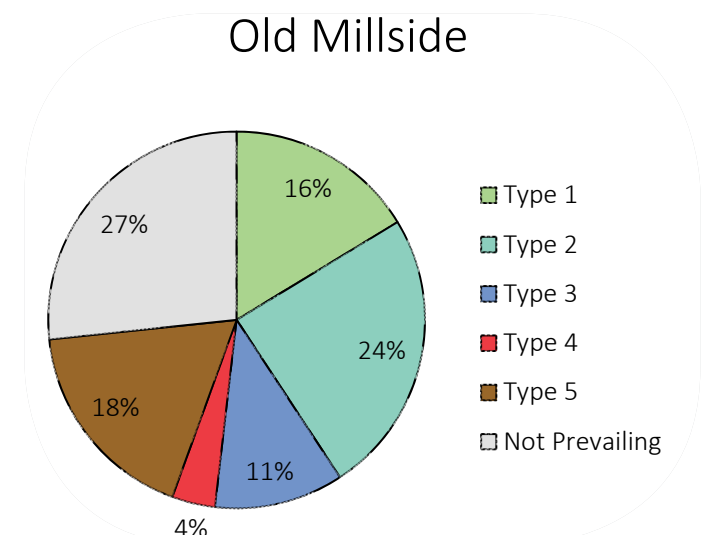


Figure 68: % of Typologies found in Old Millside

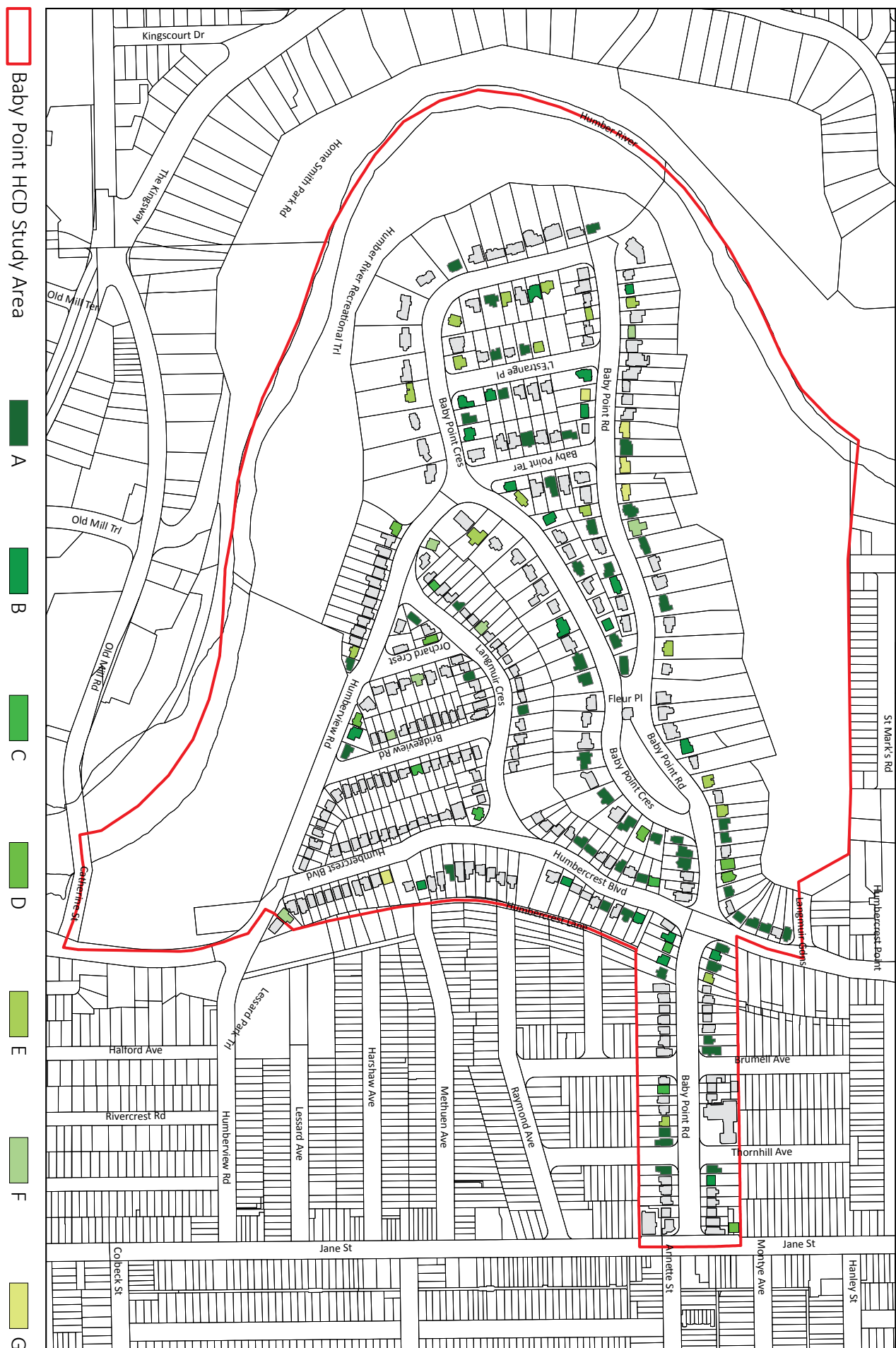


Figure 69: A Map of the location of Residential Type 1 within the Baby Point Heritage Conservation District Study

Residential Type 1

Residential Type 1 is a 2 – 2.5 storey hipped or side gable structure with 3 – 5 bays, central entrance (usually), often a symmetrical composition, and solid to void ratio of 3:1. 82% of Residential Type 1 buildings are found in Baby Point and are far less common in Old Millside. There are seven sub-types within this grouping:

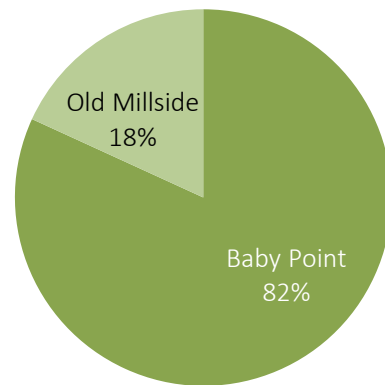


Figure 70: Location of Residential Type 1



Figure 71: Graphics of Sub-Types for Residential Type 1

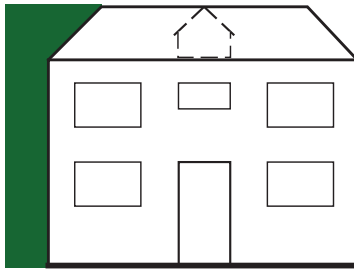


Figure 72: Type 1 A

Type 1 - A

Sub-Type A is a 2 – 2.5 storey hipped roof building with 3 bays, central entrance, a symmetrical composition, a small window above the central entrance, and often a central dormer. The third bay can include an integrated garage. (Figure 73)



Figure 73: 80 Humberview Road

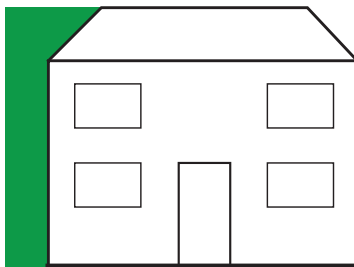


Figure 74: Type 1 B

Type 1 - B

Sub-type B is a 2 – 2.5 storey hipped roof building with 3 bays, central entrance, a symmetrical composition, and may have a central dormer. The third bay can include an integrated garage. This sub-type is a simplified version of the previous sub-type A. (Figure 75)



Figure 75: 23 Baby Point Road

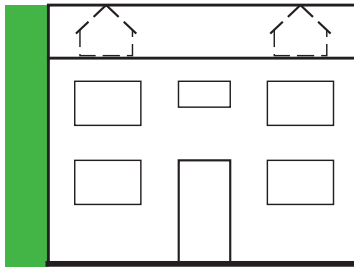


Figure 76: Type 1 C

Type 1 - C

Sub-type C is a 2 – 2.5 storey side gable roofed building with 3 bays, central entrance, a symmetrical composition, a small window above the central entrance, and often two symmetrical dormers or a central dormer. The third bay can include an integrated garage. (Figure 77)



Figure 77: 43 Baby Point Road

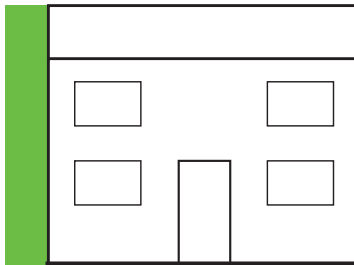


Figure 78: Type 1 D

Type 1 - D

Sub-type D is a 2 – 2.5 storey side gable roofed building with 3 bays, central entrance, a symmetrical composition, and may have two symmetrical dormers or a central dormer. The third bay can include an integrated garage. This sub-type is a simplified version of the previous sub-type of sub-type C. (Figure 79)



Figure 79: 3 Baby Point Crescent

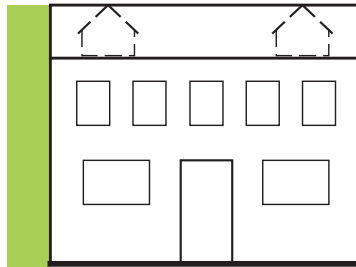


Figure 80: Type 1 E

Type 1 - E

Sub-type E is a 2 – 2.5 storey side gable or hipped roof building with 5 bays, central entrance, a symmetrical composition, a window above the central entrance which may be shorter but have the same width as the other second level windows, and can have a central dormer. The fifth bay can include an integrated garage. (Figure 81)



Figure 81: 10 L'Estrange Place

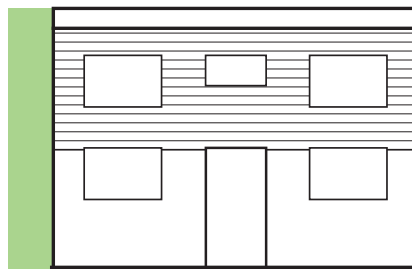


Figure 82: Type 1 F

Type 1 - F

Sub-type F is a 2 – 2.5 storey low pitched side gable roofed building with 3 bays, central entrance (usually), and an asymmetrical composition. The third bay can include an integrated garage. This sub-type is a more recent version of the previous sub-types and incorporates a more contemporary expression of materials and detailing. (Figure 83)



Figure 83: 8 Bridgeview Road

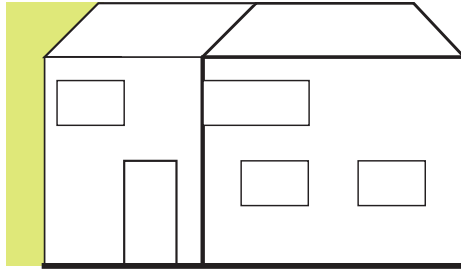


Figure 84: Type 1 G

Type 1 - G

Sub-type G is a 2 – 2.5 storey low hip and valley roofed building with 3 – 5 bays, recessed bays, integrated garage, off centre entrance, and an asymmetrical composition. This sub-type is a more recent version of the previous sub-types and incorporates a more contemporary expression of materials and detailing. (Figure 85)



Figure 85: 98 Baby Point Road

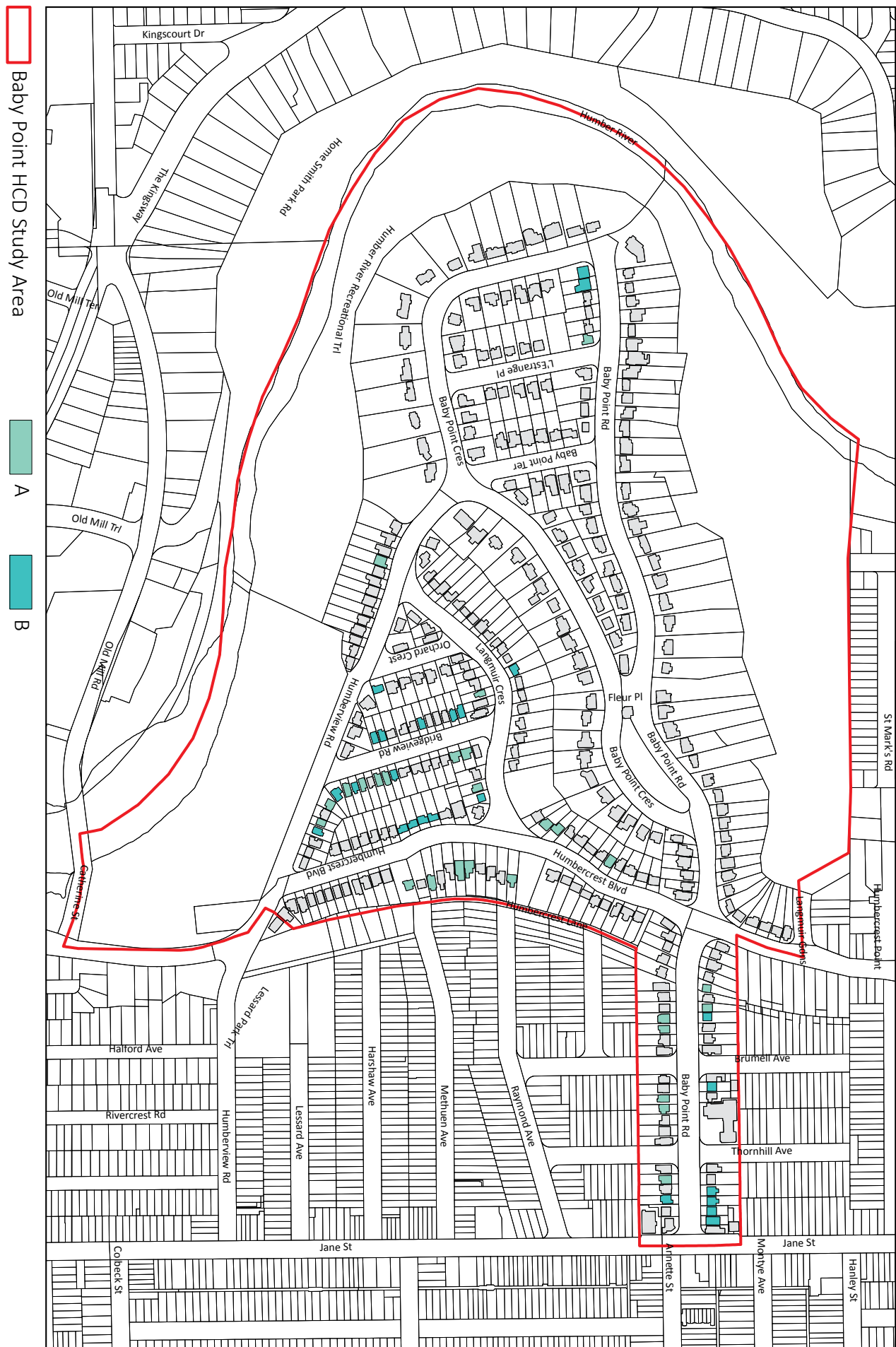


Figure 86: A Map of the location of Residential Type 2 within the Baby Point Heritage Conservation District Study

Residential Type 2

Residential Type 2 is a 2 storey hipped or side gabled roof structure with 2 bays, off centre entrance next to a bay or picture window, exterior chimney on eaves, can have a central dormer, and a solid to void ratio of 3:1. 63% of Residential Type 2 buildings are found in Old Millside and are far less common in Baby Point. Clusters of these buildings can be found along Bridgeview Road and portions of Humbercrest Boulevard within Old Millside. Majority of this typology within Baby Point can be found on the north and south sides of Baby Point Road between Jane Street and Humbercrest Boulevard. There are two sub-types within this grouping:

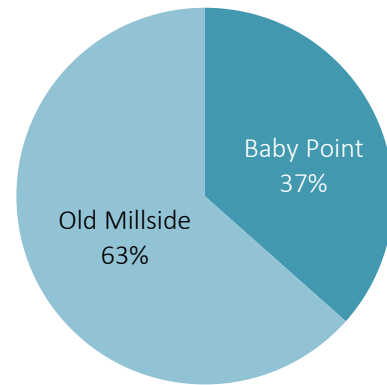


Figure 87: Location of Residential Type 2

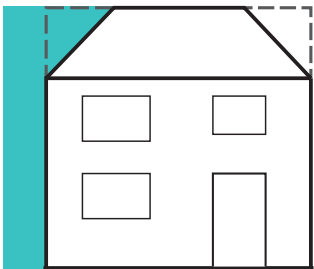
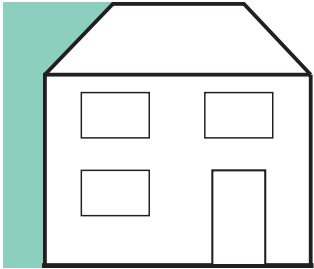


Figure 88: Graphics of Sub-Types for Residential Type 2

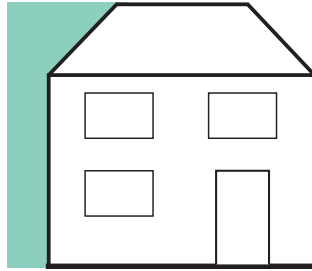


Figure 89: Type 2 A

Type 2 - A

Sub-type A is a 2 storey hipped (or rarely side gable) roof building with 2 bays, off centre entrance next to a bay or picture window, exterior chimney on eaves, a symmetrical composition on the second level, and can have a central dormer. (Figure 90) & (Figure 91)



Figure 90: 34 Baby Point Road



Figure 91: 1 Bridgeview Road

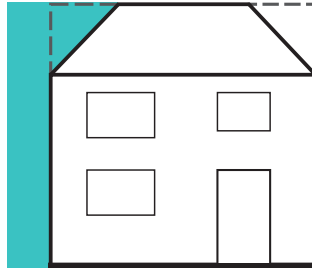


Figure 92: Type 2 B

Type 2 - B

Sub-type B is a 2 storey hipped (or rarely side gable) roof building with 2 bays, off centre entrance next to a bay or picture window, exterior chimney on eaves, an asymmetrical composition, and can have a central dormer. This sub-type differs from the previous by having one smaller window above the entrance compared to the other on the second storey. (Figure 93) & (Figure 94)

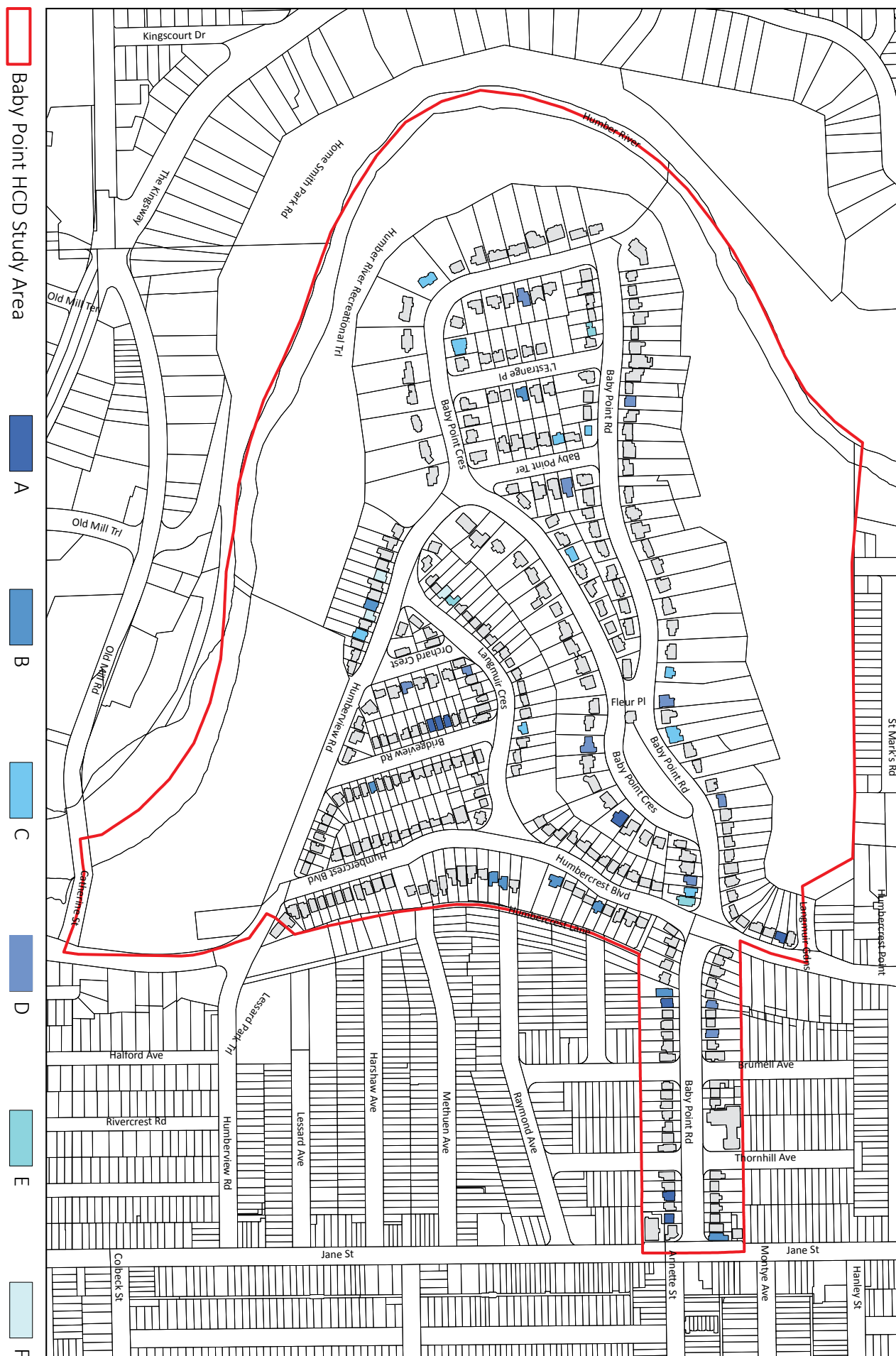


Figure 93: 70 Humberview Road



Figure 94: 15 Bridgeview Road

Figure 95: A Map of the location of Residential Type 3 within the Baby Point Heritage Conservation District Study



Residential Type 3

Residential Type 3 is a 1 – 2.5 storey hipped or side gable structure with 2 – 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; a predominant and/or protruding front gable bay; and a solid to void ratio of 3:1. 67% of Residential Type 3 are found within Baby Point and are less common in Old Millside. This typology can be found throughout both neighbourhoods and do not have any predominant groupings. There are six sub-types within this grouping:

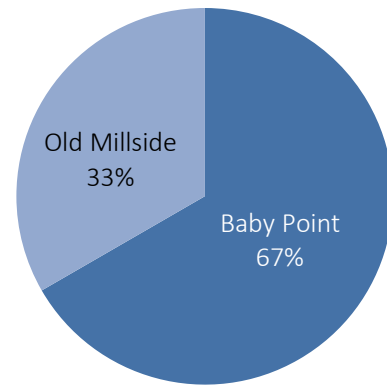


Figure 96: Location of Residential Type 3

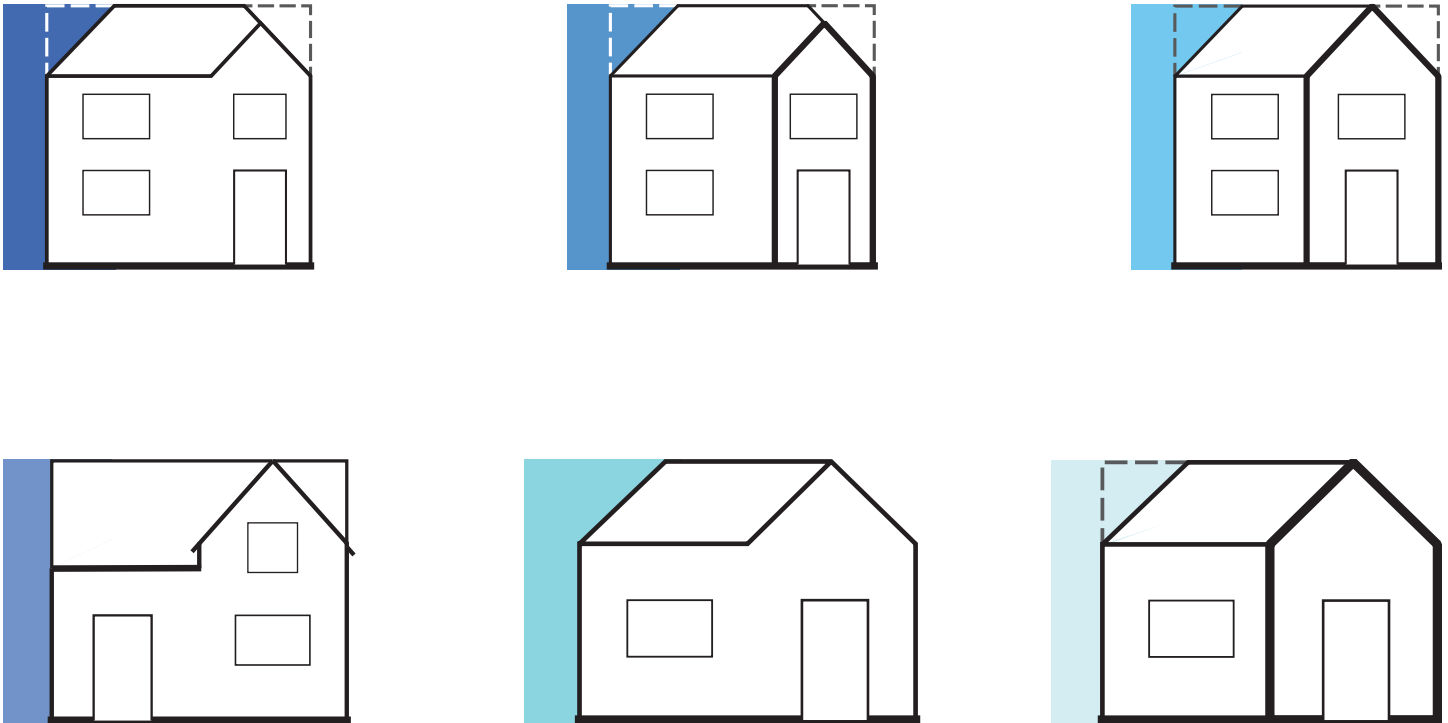


Figure 97: Graphics of Sub-Types for Residential Type 3

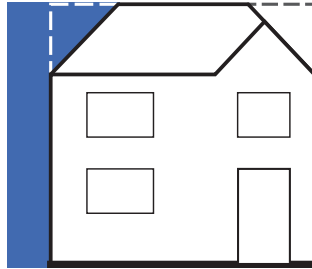


Figure 98: Type 3 A

Type 3 - A

Sub-type A is a 2 storey either hipped or side gable roof building with an off centre intersecting front gable bay, 2 – 3 bays in width, off centre or central entrance next to a bay or picture window, and an exterior chimney on eaves or gable wall. The main differentiating factor of this sub-type is that the intersecting front gable bay has a lower ridge than the main hipped or side gable roof, but meets or slightly extends past the eaves and that the gabled bay does not project past the main facade. (Figure 99) & (Figure 100)



Figure 99: 3 Baby Point Road



Figure 100: 16 Bridgeview Road

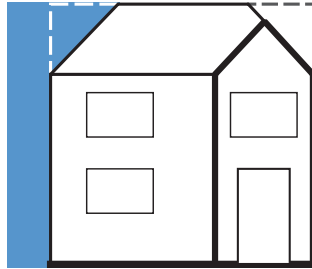


Figure 101: Type 3 B

Type 3 - B

Sub-type B is a 2-2.5 storey hipped or side gable roof building with an off centre protruding front gable bay, 2 – 3 bays in width, off centre or central entrance next to a bay or picture window, and an exterior chimney on eaves or gable wall. The main differentiating factor of this sub-type is that the intersecting front gable bay has a lower ridge than the main hipped or side gable roof but meets or slightly extends past the eaves and that the gabled bay is protruding from the main façade. (Figure 102) & (Figure 103)



Figure 102: 7 Bridgeview Road



Figure 103: 39 Baby Point Road

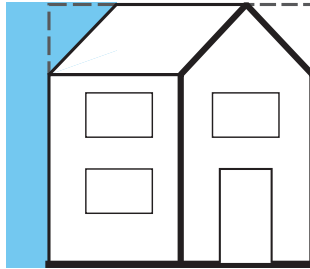


Figure 104: Type 3 C

Type 3 - C

Sub-type C is a 2-2.5 storey hipped or side gable roof building with an off centre protruding front gable bay (or cross gable roofed building with a predominant off centered protruding front gable bay), 2 – 3 bays in width, off centre or central entrance next to a bay or picture window, and an exterior chimney on eaves or gable wall. The main differentiating factor of this sub-type is that the intersecting front gable bay has the same ridge height as the main hipped or side gable roof but meets or slightly extends past the eaves and that the gabled bay is protruding from the main façade. (Figure 105) & (Figure 106)



Figure 105: 10 Baby Point Terrace



Figure 106: 83 Humberview Road

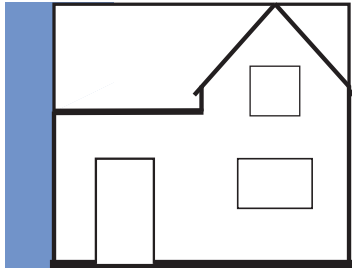


Figure 107: Type 3 D

Type 3 - D

Sub-type D is a 1-2 storey side gabled roof building with an off centre front gable bay (or cross gable roofed building with a predominant off centre protruding front gable bay), 2 – 3 bays in width, off centre or central entrance next to a bay or picture window, and an exterior chimney on gable wall. The main differentiating factor of this sub-type is that the intersecting front gable bay has the same ridge height as the main side gable roof but has higher eaves. While the gabled bay does not project past the main façade, its second storey projects past the main side gable roof line. (Figure 108) & (Figure 109)



Figure 108: 30 Baby Point Road



Figure 109: 5 Orchard Crest Road

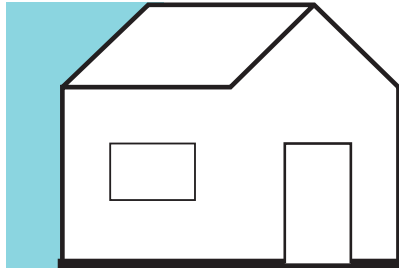


Figure 110: Type 3 E

Type 3 - E

Sub-type E is a 1-1.5 storey hipped roof building with an off centre intersecting front gable bay, 2 – 3 bays in width, off centre or central entrance next to a bay or picture window, and an exterior chimney on eaves. The main differentiating factor of this sub-type is that the intersecting front gable bay has the same ridge height as the main hipped roof but meets the eaves, it is 1-1.5 storeys, and that the gabled bay does not project past the main facade. (Figure 111) & (Figure 112)



Figure 111: 56 Langmuir Crescent



Figure 112: 49 Baby Point Road

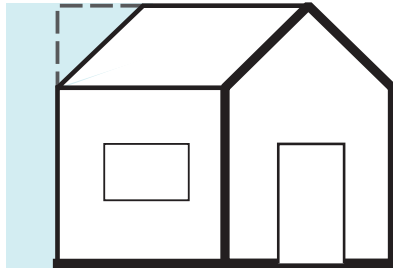


Figure 113: Type 3 F

Type 3 - F

Sub-type F is a 1-1.5 storey hipped roof building with an off centre front gable bay (or cross gable roofed building with a predominant off centre protruding front gable bay), 2 – 3 bays in width, off centre or central entrance next to a bay or picture window, and an exterior chimney on eaves. The main differentiating factor of this sub-type is that the intersecting front gable bay has the same ridge height as the main hipped roof but meted or slightly extends past the eaves, it is 1-1.5 storeys, and that the gabled bay is protruding from the main façade. (Figure 114) & (Figure 115)

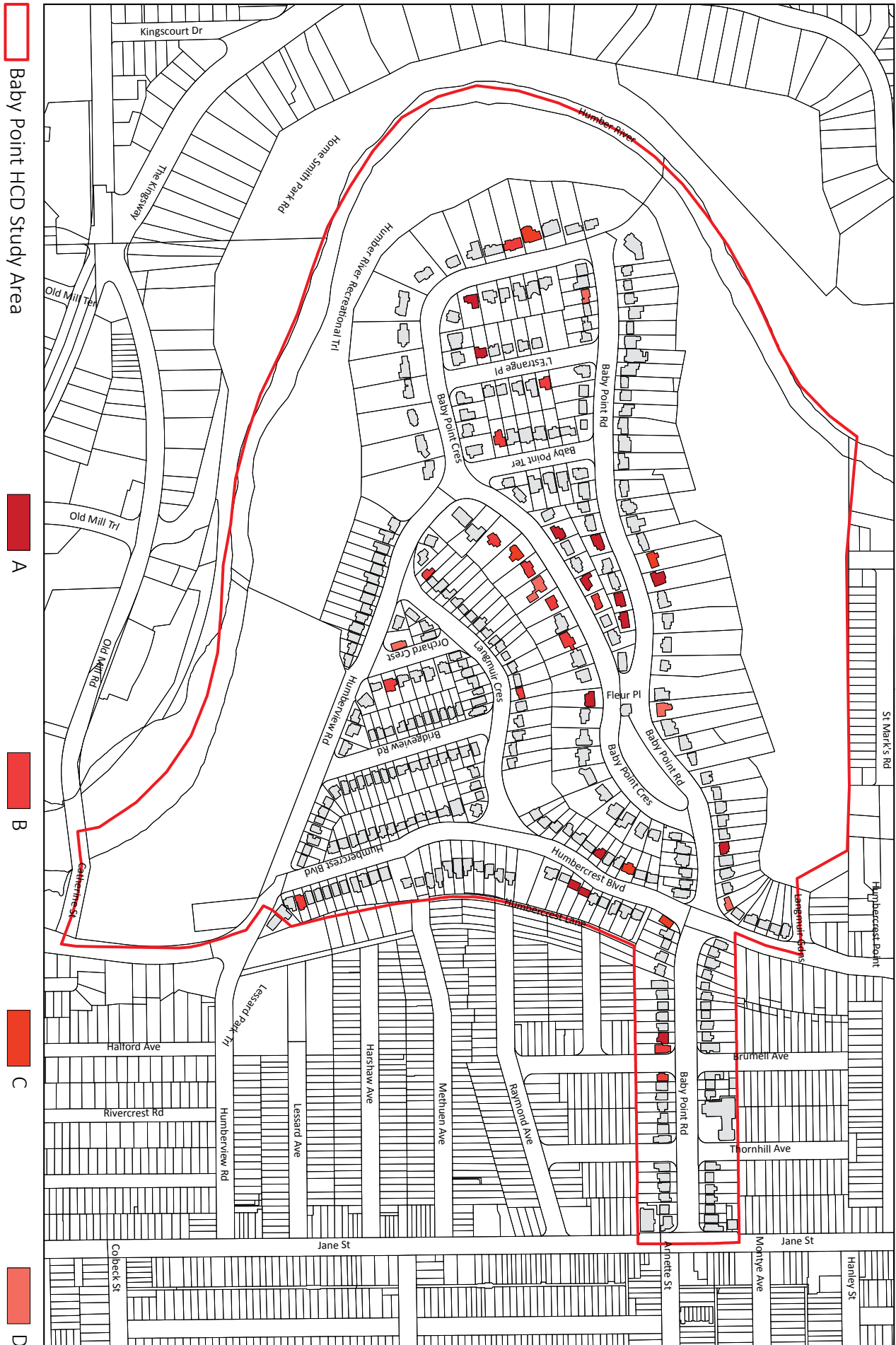


Figure 114: 58 Langmuir Crescent



Figure 115: 87 Humberview Road

Figure 116: A Map of the location of Residential Type 4 within the Baby Point Heritage Conservation District Study



Residential Type 4

Residential Type 4 is a 2.5 storey hipped structure with 3 – 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 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; and a solid to void ratio of 3:1. 87% of Residential Type 4 buildings are found in Baby Point and are far less common in Old Millside. Within Baby Point a large distinct grouping can be found along Baby Point Crescent between Fleur Place and Baby Point Terrace, and are of some of the first buildings constructed within the Study Area. Examples in Old Millside are located sporadically with no specific groupings, and are newer builds constructed after the Home Smith Building Restrictions were lifted (1941). There are four sub-types within this grouping and are differentiated by the number of intersecting gables and their direction:

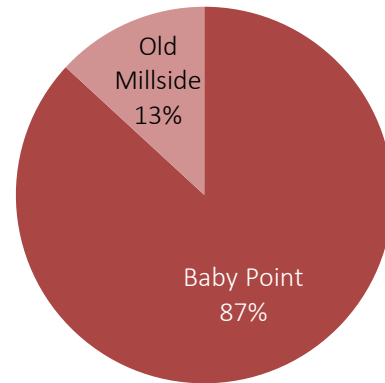


Figure 117: Location of Residential Type 4

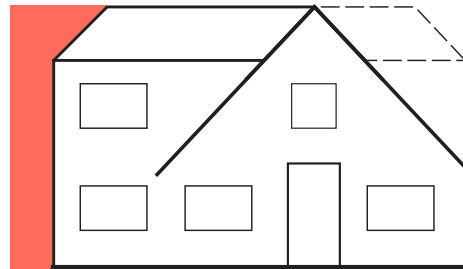
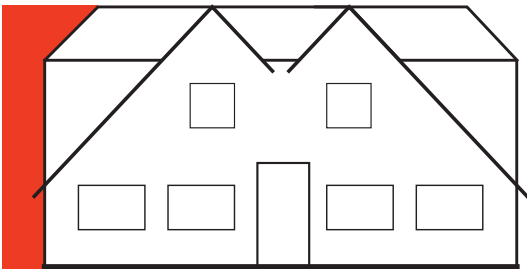
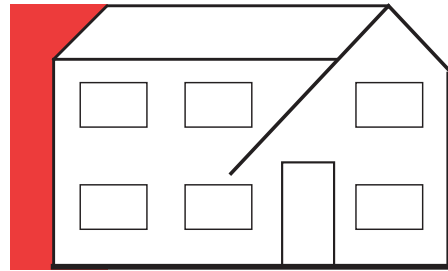
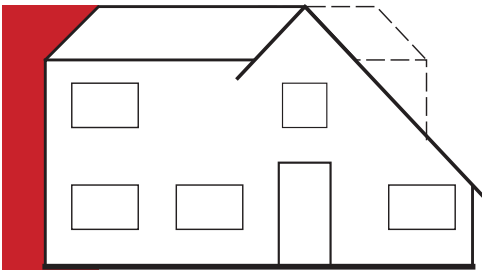


Figure 118: Graphics of Sub-Types for Residential Type 4

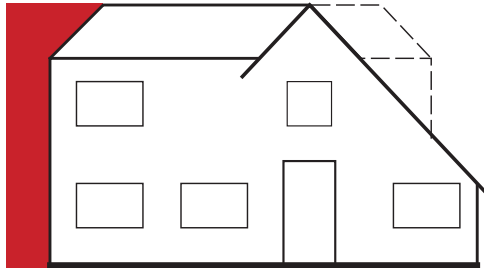


Figure 119: Type 4 A

Type 4 - A

Sub-type A is a 2.5 storey hipped roof building with an off centre intersecting front gable that spans over multiple bays and down multiple storeys, is 3 – 5 bays in width with a 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; and has an asymmetrical composition. The main differentiating factor of this sub-type is that the intersecting front gable has uneven slope legs with the slope directing inwards extends meeting the eaves and the slope directing outwards extends down to the first storey. This sub-type is only found in Baby Point. (Figure 120) & (Figure 121)



Figure 120: 44 Humbercrest Boulevard



Figure 121: 34 Baby Point Crescent

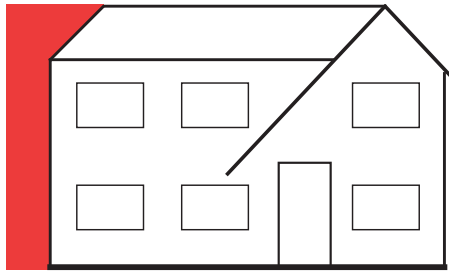


Figure 122: Type 4 B

Type 4 - B

Sub-type B is a 2.5 storey hipped roof building with an off centre intersecting front gable that spans over multiple bays and down multiple storeys, is 3 – 5 bays in width with a 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; and has an asymmetrical composition. The main differentiating factor of this sub-type is that the intersecting front gable has uneven slope legs with the slope directing outwards meeting the eaves and the slope directing inwards extends down to the first storey. (Figure 123) & (Figure 124)



Figure 123: 37 Baby Point Crescent



Figure 124: 2 Baby Point Terrace

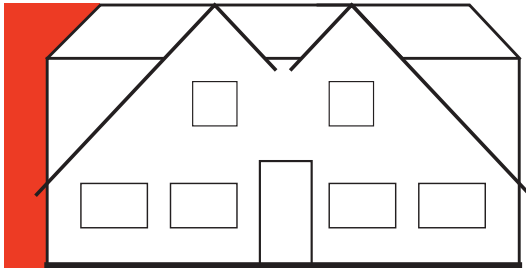


Figure 125: Type 4 C

Type 4 - C

Sub-type C is a 2.5 storey hipped roof building with two symmetrical off centre intersecting front gables that span over multiple bays and down multiple storeys, is 3 – 5 bays in width with a central entrance with a relatively symmetrical façade (sometimes with an integrated garage), exterior chimney on eaves or gable wall, or interior chimney on ridge or slope; and has a symmetrical composition (other than the integrated garage). The main differentiating factor of this sub-type is that there are two front gables that intersect the hipped roof and have uneven legs with their inner slopes meeting the hip roof eaves and their outer ones extending down to the first storey. This sub-type is only found in Baby Point. (Figure 126) & (Figure 127)



Figure 126: 86 Baby Point Road



Figure 127: 73 Humbercrest Boulevard

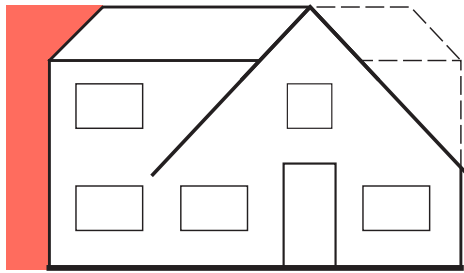


Figure 128: Type 4 D

Type 4 - D

Sub-type D is a 2.5 storey hipped roof building with an off centre intersecting front gable that spans over multiple bays and down multiple storeys, is 3 – 5 bays in width, 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; and has an asymmetrical composition. The main differentiating factor of this sub-type is that the legs of the front gable are equal and that both extend down to the first storey. There is only one of these sub-types found in Old Millside at 2 Orchard Crest Road. (Figure 129) & (Figure 130)



Figure 129: 35 Baby Point Crescent



Figure 130: 2 Orchard Crest Road

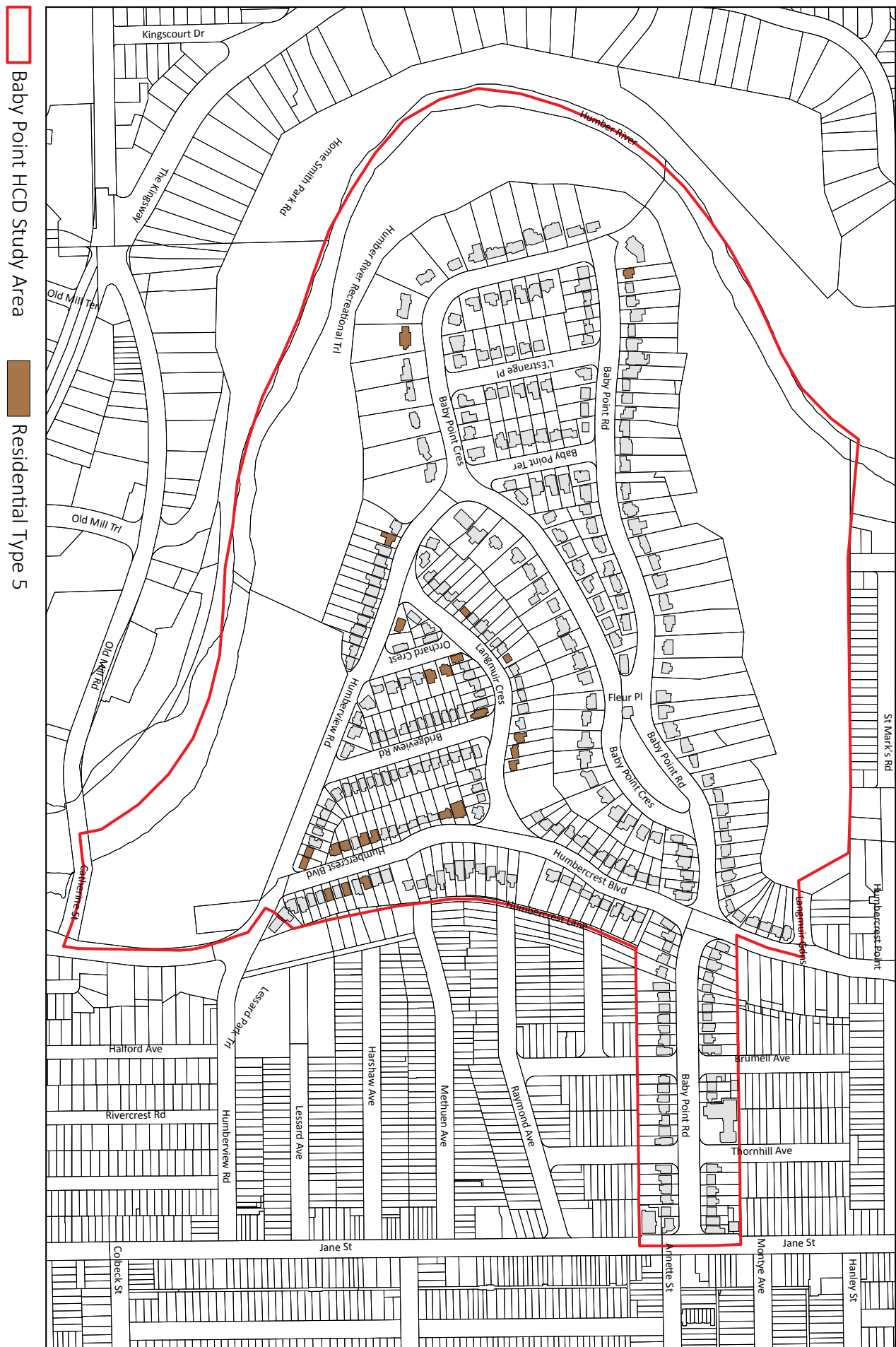


Figure 1.31: A Map of the location of Residential Type 5 within the Baby Point Heritage Conservation District Study

Residential Type 5

Residential Type 5 is a 1 – 1.5 storey hipped structure often with 2 bays, may have a chimney, and can have a dormer on the main façade. The typology is defined by its height and date of construction with almost 90% of the typology being constructed after the Home Smith Building Restrictions (1911-1941) were lifted, and over 60% of those were constructed in the 1940s. 92% of Residential Type 5 is found in Old Millside, accounting for 16% of the buildings within that area. There are only two properties within Baby Point, 61 Baby Point Crescent (Figure 133) and 128 Baby Point Road (Figure 134) that belong to this typology. Within Old Millside, larger groupings of this type can be found at the southern end of Humbercrest Boulevard (Figure 135), and on and around Langmuir Crescent between Bridgeview and Orchard Crest Roads (Figure 136). This grouping does not have any sub-types.

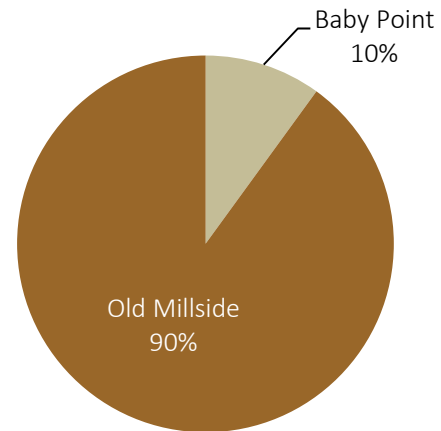


Figure 132: Location of Residential Type 5



Figure 133: 61 Baby Point Crescent



Figure 134: 128 Baby Point Road



Figure 135: 10 Humbercrest Boulevard



Figure 136: 21 Orchard Crest Road

Non-Prevailing Types

Non-prevailing types of buildings refer to a set of building types that are rare within the Study Area and therefore have very limited influence on the overall character. These are the types:

Non-Prevailing Type 1

This sub-type is a 1.5-2.5 storey, often hipped roof structure with 3 bays, a predominant central intersecting front gable bay, central entrance, and often a symmetrical composition. The central bay may be planar to the main façade or project outwards. There are only 14 buildings within the Study Area that fit this typology (9 in Baby Point and 5 in Old Millside). (Figure 137)



Figure 137: 7 L'Estrange Place

Non-Prevailing Type 2

This sub-type is a 1.5-2.5 storey structure with a predominant front gable roof that ranges 1-2 bays in width and has varying entrance locations and may or may not be symmetrical in composition. There are only 8 buildings within the Study Area that fit this typology, and are all located in the Old Millside neighbourhood (Figure 138).



Figure 138: 17 Langmuir Crescent

Non-Prevailing Type 3

This sub-type is a 1.5 storey structure with a predominant front gable roof that has a side intersecting gable with a lower ridge and integrated garage, is 3 bays in width, and has a central entrance with a picture or bay window on one side and a garage opening on the other. There are only 10 buildings within the Study Area that fit this typology, with only one in Baby Point (20 Baby Point Road) (Figure 139).

In addition to the above, there are a few contemporary residential types within the Study Area. They do not however contribute to its overall character.



Figure 139: 20 Baby Point Road

UNIQUE RESIDENTIAL EXAMPLES

The following lists unique buildings that contribute to the heritage character of the area but do not belong to any of the identified building typologies:

- 19 Baby Point Crescent
- 50 Baby Point Crescent
- 65 Baby Point Crescent
- 1 Baby Point Road (Home Smith residence), and the Baby Point Gates
- 2 Baby Point Road, and the Baby Point Gates
- Humbercrest United Church, 16 Baby Point Road
- 38 Humbercrest Boulevard
- 68 Humberview Road
- 91 Humberview Road
- 9 Langmuir Crescent
- 55 Langmuir Crescent
- The Baby Point Clubhouse, 71 Baby Point Road



Figure 142: 9 Langmuir Crescent



Figure 140: 19 Baby Point Crescent



Figure 141: 91 Humberview Road

Figure 143: A Map of the views and gateways within the Baby Point Heritage Conservation District Study

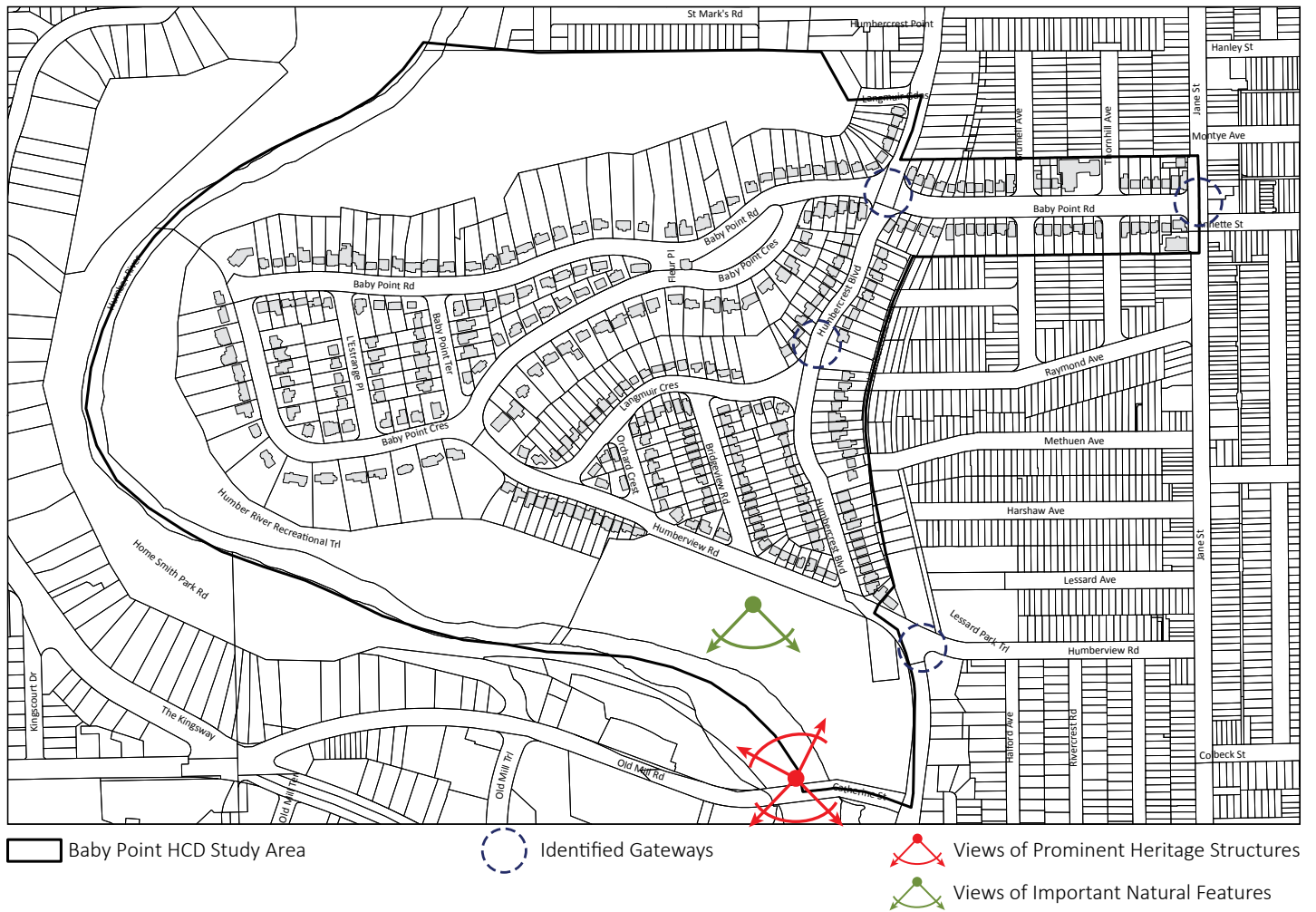


Figure 144: Old Mill Bridge, June 15, 1940

VIEWS AND GATEWAYS

General views were noted and analyzed by the consultant team during the initial site visits and further refined following feedback provided at the advisory group meetings. While no views or vistas were identified, a number of gateways entering and exiting the community were noted. These gateways help define a sense of place by situating the viewer with respect to the immediate surroundings and can create a sense of entrance and transition from one area to another. Important gateways into the Study Area include:

Gateways:

- Baby Point Gates
- Baby Point Road and Humbercrest Boulevard
- North of Langmuir Crescent and Humbercrest Boulevard between the stone walls at approximately 36 and 57 Humbercrest Boulevard
- The Y-intersection of Old Mill Drive merging with Humberview Road, approaching the Humberview Road and Humbercrest Boulevard intersection

The City of Toronto's Official Plan identifies several views from the Public Realm both within and surrounding the Study Area. These views are categorized by Prominent and Heritage Buildings, Structures and Landscapes, as well as Important Natural Features, identified in Map 7a and 7b of the Official Plan. Identified views within and surrounding the Baby Point Study Area include:

Prominent and Heritage Buildings, Structures and Landscapes

- Old Mill Bridge
 - looking south from Étienne Brulé Park (within the HCD Study Boundary); and
 - looking northwest from the Old Mill Tennis Courts.

Important Natural Features

- The Humber River
 - looking north and south from the Bloor Street West Bridge;
 - looking northwest and south from the Old Mill Bridge; and
 - looking northwest and southeast from the Dundas Street West Bridge.



Figure 145: Round-a-bout at the intersection of Baby Point Road and Humbercrest Boulevard



Figure 146: Stone wall indicating a separation between Baby Point Old Millside, at approximately 36 and 57 Humbercrest Boulevard

SIGNIFICANT FEATURES, PAST AND PRESENT

Through archival research and historical analysis of the Study Area, several features within Baby Point have been identified below.

The Toronto Carrying Place Trail

Said to have run north-south along Humbercrest Blvd, The Toronto Carrying Place Trail (also known as le passage de Toronto) is an ancient path of great historical significance. The trail was created by Indigenous people and then subsequently used by French fur-traders, missionaries, explorers and English colonials. During the fur-trade, it was an essential north-south portage route from Lake Ontario to Lake Simcoe and the Upper Great Lakes Country. It was later the approximate route of the Belt Line Railway.

The Humber River

In 1999, the Humber River was deemed a Canadian Heritage River based on its wealth of human heritage and natural recreational values. The Humber provides a wealth of natural beauty to the residents of Baby Point and Old Millside supports diverse communities of plants and animals.

The Urban Forest

Baby Point is notable for its wealth of mature deciduous trees, the canopies of which equal or surpass the heights of many homes in the area. Developer Robert Home Smith attached detailed building restrictions to all the properties he sold at Baby Point.

Baby Point Gates

Constructed by Robert Home Smith in 1911-1912, these stone gates at the intersection of Jane and Annette streets contribute to its unique enclave feel and mark a ceremonial entrance into the neighbourhood.

Humbercrest United Church

Humbercrest United Church has served as a community focal point for decades. Its heritage features include stained glass windows and a vaulted ceiling. Tafelmusik has used Humbercrest United as a recording venue due to its excellent acoustics.

Baby Point Club and Clubhouse

The clubhouse is one of only two neighbourhood owned clubhouses in Toronto. Its heritage significance lies in the variety of community activities it has hosted over the years, including many charity events organized by the women of the neighbourhood.

The Garden Suburb Features of Baby Point

Baby Point was designed in the style of a garden suburb. 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. Baby Point contains all of these typical features of a garden suburb.

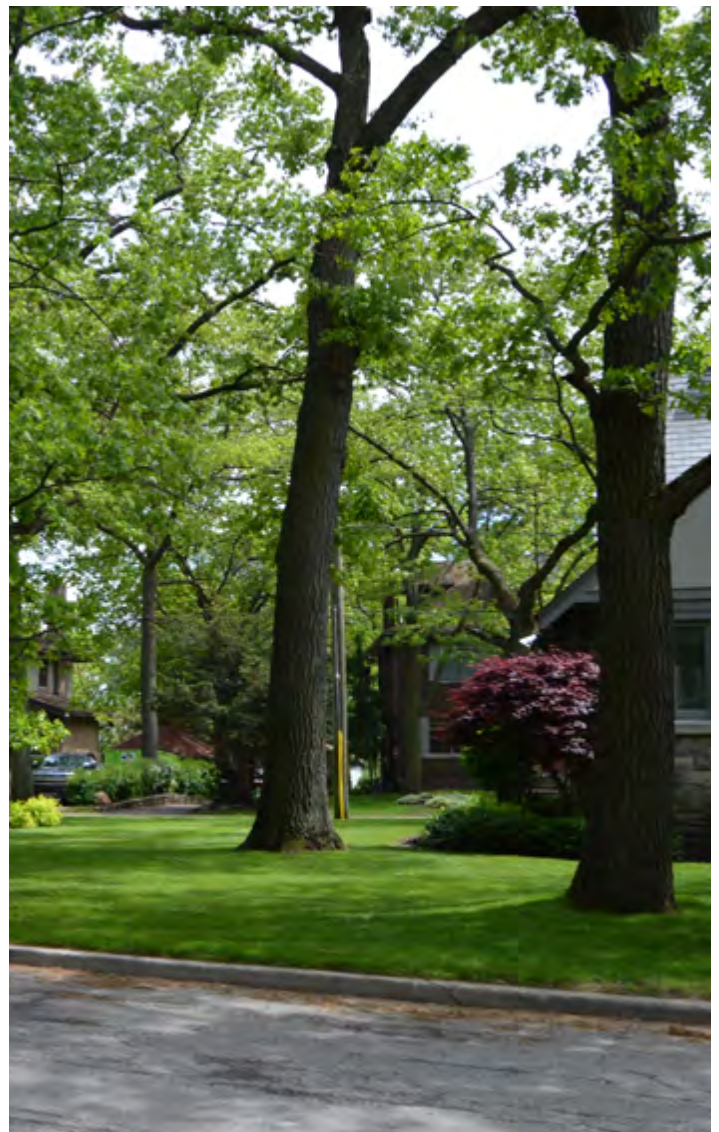


Figure 147: The mature tree canopy around 24 Baby Point Crescent

NOTABLE RESIDENCES

Through archival research and historical analysis of the Study Area, several buildings within Baby Point have been identified below.

1 Baby Point Road

Residence constructed for Robert Home Smith, the developer of the Baby Point neighbourhood and influential early 20th century Toronto businessperson. This property is Designated Part IV under the Ontario Heritage Act.

35 Baby Point Road

This property is notable for its 250 year old Black Oak Tree, designated a Heritage Tree.

39 Baby Point Road

Former home of poet Raymond Souster, known for his free verse poems that captured daily city life.

49 Baby Point Crescent

Built in the Art Deco style of the 1930s, this residence was commissioned by businessperson Tom McGillivray of Yardley's London Canada. Today, it retains many of its original period features.

51 Baby Point Road

This home was the residence of James Gerald McCrea (1898-1953), Canadian Mining Hall of Fame inductee. McCrea was instrumental in building Dome Mines into one of the largest companies in the Canadian mining industry. He served in the RCAF during the First World War and received his degree in mining from Queen's University in 1923. The home was designed by Earle L. Sheppard, a prominent Toronto architect recognized as a pioneer in introducing a streamlined, modernist style to commercial architecture. His best achievement in this respect is the Charles Hanson Laboratory Building at 833 King Street West.

68 Baby Point Road

The home of longtime owner, general manager and coach of the Toronto Maple Leafs, Conn Smythe. This property is designated under Part IV of the Ontario Heritage Act.

75 Baby Point Crescent

The one time residence of Mr. Roy C. Hill, President of the Canadian Pad & Paper Company, best known for its Hilroy brand envelopes and workbooks.

79 Baby Point Crescent

The former residence of York mayor W.M. Magwood. The home was designed and built circa 1938 by architect Douglas Catto, who would become President of the Ontario Association of Architects in 1961.

80 Baby Point Road

According to Percy Robinson, significant Indigenous artifacts were discovered "on the brow of the hill behind the residence" in 1924 by resident Mr. WM Mansell (Mansell was a past president of the Baby Point Club). However, the connection of this discovery to 80 Baby Point Road is only made in an obscure article by Bruce Glassford called "Teiaiaagon and the Toronto Carrying Place Trail" located in the Montgomery Inn Archives.

EXISTING HISTORICAL MARKERS

Through site walkthroughs and historical analysis of the Study Area, two markers within Baby Point have been identified below.

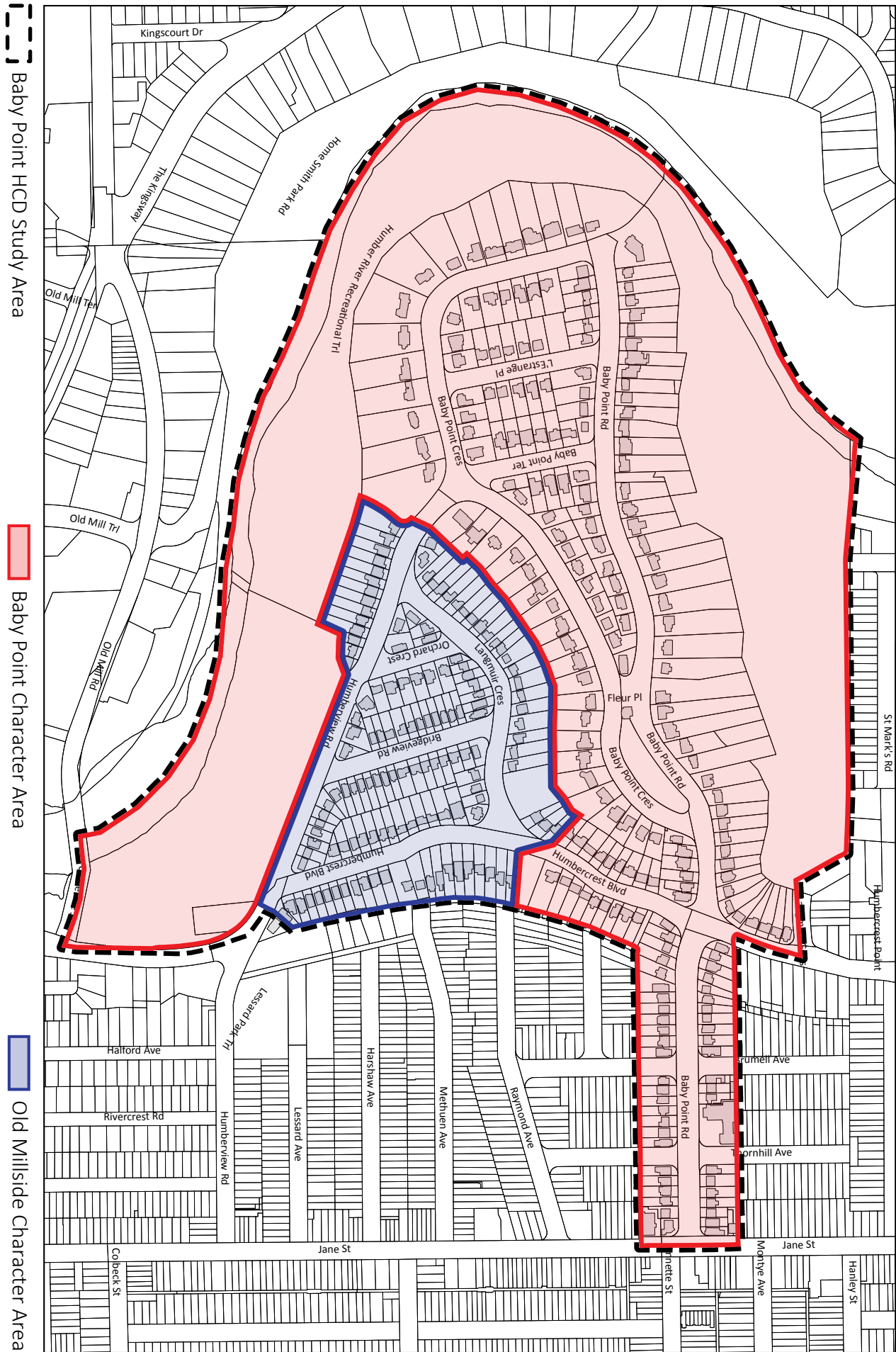
Humbercrest Boulevard at the bottom of the Raymond Avenue Stairs

A historical plaque at the bottom of the stairs leading from Raymond Avenue commemorates the Toronto Carrying Place Trail.

Baby Point Road and Baby Point Crescent

A historical plaque erected by the York Pioneer and Historical Society, the Municipal Corporation and the Board of Education of the Township of York at this location commemorates the village of Teiaiaagon deemed "Iroquois village at the foot of the Toronto Carrying Place Trail (Le Portage de Toronto)." The plaque also commemorates the early French newcomers to the area and makes mention of John Graves Simcoe and Jacques Dupéront Baby Sr.

Figure 148: A Map of the Character Areas within the Baby Point Heritage Conservation District Study



CHARACTER AREAS

Character areas within the Study Area are defined through an iterative process and many lenses of analysis. A character area is a sub-area within the overall Study Area Boundary that carries a distinct character which is predominantly found in one area within the Study Area Boundary. This can be defined through the buildings' date of construction, stylistic influences, massing, and materials. Character areas are identified to ensure that policies and guidelines of a potential HCD Plan can be developed to address the specific characteristics of a sub-area with the larger boundary.

BABY POINT

The Baby Point character area is defined by Baby Point Road, Baby Point Crescent, Baby Point Terrace, L'Estrange Place, the south side of Langmuir Gardens, and Humbercrest Boulevard up to roughly Langmuir Crescent. The area is defined by its predominantly early to mid-20th century residential character, large lots, and extensive setbacks. The buildings lining the edge of the promontory in particular have the largest lots and furthest setbacks. Typologies that dominate this area include Residential Type 1, Type 3, and Type 4. The period of significance most evident in the neighbourhood today is bolded in the list below. The periods of significance prior to the bolded sections are included because of their archaeological importance.

Periods of Significances

- Indigenous Presence (c.9000 BCE – late 18th century)
 - C. 9000 BCE – The Toronto Carrying Place Trail forms
 - C. 1300 CE- C. 1650 CE– The Ancestral Huron-Wendat occupy the lower stretches of the Humber River around Baby Point
 - C. 1670 CE – The Onondaga village of Teiaiaagon is established at Baby Point
 - 1673 – The village of Teiaiaagon first appears on a European map
 - 1674 – The Toronto Carrying Place Trail makes its first known appearance on a European map
 - 1678 – The Jesuit Father Hennepin visits Teiaiaagon
 - 1684 – The explorer René-Robert Cavelier de La Salle visits Teiaiaagon
 - C. 1670- 1680- Mississauga communities move into Southern Ontario
 - 1688 – The village of Teiaiaagon is abandoned by the Onondaga
 - 1702 – The Mississaugas may have established a village on the west bank of the Humber River across from the original site of Teiaiaagon.
 - 1720 – French fur-traders establish the first of several trading posts near the mouth of the Humber River. Referred to as the magasin royal, it was possibly built within the Study Area, although no definitive evidence points to its exact location.
 - 1787 –The Toronto Purchase
- James Baby and Family (c.1820s – 1909)
 - C. 1816-1823 – James Baby purchases 1500 acres of land on the east bank of the Humber River.
 - 1833 – James Baby dies and bequeaths his property to sons Raymond and Frank.
 - 1888 – David Boyle undertakes the first archaeological survey and finds several items of interest created by Indigenous peoples.
 - 1889 – Archaeologist AJ Clark produces the first known sketch of historical Indigenous habitations at The Baby Estate
- 1892 – The western loop of the Toronto Belt Line Railway is constructed through the Baby Point Estate.
- 1909 – The Canadian Government purchases The Baby Point Estate with the intention of constructing a military garrison.
- **Home Smith Building Restrictions (1911 – 1941)**
 - 1911 – Robert Home Smith purchases the Baby Point Estate from the Canadian Government
 - 1912 – Robert Home Smith's company Home Smith & Co. publishes the Humber Valley Surveys
 - 1914 – The Baby Point Methodist Church is constructed at Baby Point Road and Thornhill Avenue.
 - 1923 – A group of area residents founds the Baby Point Club.
 - 1924 – The Baby Point Methodist Church becomes the Humbercrest Methodist Church.
 - 1925 – The Humbercrest Methodist Church becomes the Humbercrest United Church.
 - 1927 – Conn Smythe and family construct a home at 68 Baby Point Road.
 - 1930 – The Baby Point Club purchases the land on which the clubhouse was built from Robert Home Smith.
 - 1941 – Restrictions lifted in April
 - 1941, August 18 – By law
- 20th Century Developments (1942 – present)
 - 1942-onwards – Infill within neighbourhood
 - 1951- Humbercrest United Church undergoes a significant renovation and addition
 - 1999- The remains of a Seneca woman are discovered at a residence on Baby Point Crescent during the installation of a gas line.
 - 2006- The remains of a Seneca woman are discovered at a residence on Baby Point Crescent during gas line maintenance.

Built Form

- Predominantly detached residential with the exceptions of Humbercrest United Church (institutional), Baby Point Club (Recreational), 392 Jane Street (Residential Apartment), and 420-422 Jane Street (Semi-detached)
- Largely built-up by the late 1920s (65%), and 81% prior to the restrictions being lifted in April, 1941.
- Composed of 45% Residential Type 1; 9% Residential Type 2; 13% Residential Type 3; 15% Residential Type 4
- Large lots ranging in 10 to 30 m in frontage
- Has a consistent mix of brick, stone, wood and stucco cladding throughout neighbourhood.
- Large setbacks (8m+) specifically along the south side of Baby Point Crescent, portions of the north side of Baby Point Road, the west side of Humbercrest Boulevard south of Baby Point Road, and the west side of Baby Point Terrace.
- Smaller setbacks on the inner subdivided properties due to smaller lot size and on the north and south sides of Baby Point Road east of Humbercrest Boulevard.
- Predominantly 2 – 2.5 storeys in height with the exception of a few 1 – 1.5 storeys, and one 6 storey building at 392 Jane Street.
- Properties with Associative Value:
 - 1 – 2 Baby Point Road, including the Baby Point Gates;
 - Humbercrest United Church (16 Baby Point Road);
 - Conn Smythe House (68 Baby Point Road);
 - Baby Point Club (71 Baby Point Road);
 - 19 Baby Point Crescent;
 - 50 Baby Point Crescent; and
 - 65 Baby Point Crescent.
- Prevailing architectural styles:
 - English Cottage / Tudor Revival
 - Colonial Revival

Streetscape & Landscape

- Vistas of the sky looking all directions
- Located within in an Archaeological Sensitive Area (ASA), encompassing the entire character area west of Humbercrest Boulevard
- Dramatic grade change (down) around the promontory (south and southwest of Baby Point Crescent and North of Baby Point Road west of Humbercrest Boulevard) and steep grade change (down) on Humbercrest Boulevard south of Baby Point Road.
- The gateway at Jane Street and Baby Point Road leaving the neighbourhood
- Transition area at Humbercrest Boulevard and Langmuir Crescent entering the Old Millside area
- Gateways to the Baby Point neighbourhood include Jane Street and Baby Point Road, Humbercrest Boulevard and Baby Point Road, and Humbercrest Boulevard and Langmuir Crescent.
- Street widths:
 - Baby Point Crescent 8.5m
 - Baby Point Road 8.5m
 - Baby Point Terrace 8.5m
 - Brumell Avenue 7.5m
 - Humbercrest Boulevard 8.5
 - Langmuir Garden 7m
 - L'Estrange Place 7.5m
- Sidewalks on at least one side of all streets with the exception of
 - Baby Point Road between Jane Street and Baby Point Crescent (two-sided);
 - Humbercrest Boulevard south of Baby Point Road (two-sided);
 - L'Estrange Place (two-sided); and
 - Baby Point Terrace (no sidewalk), except for 2 Baby Point Terrace (one-sided).
- Movement
 - Major traffic intersection at Jane Street and Baby Point Road
 - Collector traffic on Humbercrest Boulevard (north of Baby Point Road) and Baby Point Road (east of Humbercrest Boulevard)
 - All other streets are local roads

OLD MILLSIDE

The Old Millside character area is defined by Langmuir Crescent, Bridgeview Road, Orchard Crest Road, Humberview Road up to Humbercrest Boulevard, and Humbercrest Boulevard south of Langmuir Crescent. The area is defined by its predominantly mid-20th century residential character, curvilinear roadways, and surrounding landscape. Typologies that dominate this area include Residential Type 2, Type 3, and Type 5. The period most evident in the neighbourhood today is bolded in the list below. The periods of significance prior to the bolded sections are included because of their archaeological importance.

Periods of Significances

- Indigenous Presence (c.9000 BCE – late 18th century)
 - C. 9000 BCE – The Toronto Carrying Place Trail forms
 - C. 1300 CE- C. 1650 CE– The Ancestral Huron-Wendat occupy the lower stretches of the Humber River around Baby Point
 - C. 1670 CE – The Onondaga village of Teiaiagon is established at Baby Point
 - 1673 – The village of Teiaiagon first appears on a European map
 - 1674 – The Toronto Carrying Place Trail makes its first known appearance on a European map
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 - 1684 – The explorer René-Robert Cavelier de La Salle visits Teiaiagon
 - C. 1670- 1680 – Mississauga communities move into Southern Ontario
 - 1688 – The village of Teiaiagon is abandoned by the Onondaga
 - 1702 – The Mississaugas may have established a village on the west bank of the Humber River across from the original site of Teiaiagon.
 - 1720 – French fur-traders establish the first of several trading posts near the mouth of the Humber River. Referred to as the magasin royal, it was possibly built within the Study Area, although no definitive evidence points to its exact location.
 - 1787 –The Toronto Purchase
- James Baby and Family (c.1820s – 1909)
 - C. 1816-1823 – James Baby purchases 1500 acres of land on the east bank of the Humber River.
 - 1833 – James Baby dies and bequeaths his property to sons Raymond and Frank.
 - 1888 – David Boyle undertakes the first archaeological survey and finds several items of interest created by Indigenous peoples.
 - 1889 – Archaeologist AJ Clark produces the first known sketch of historical Indigenous habitations at The Baby Estate
 - 1892 – The western loop of the Toronto Belt Line Railway is constructed through the Baby Point Estate.
 - 1909 – The Canadian Government purchases The Baby Point Estate with the intention of constructing a military garrison.
- Home Smith Building Restrictions (1911 – 1941)
 - 1911 – Robert Home Smith purchases the Baby Point Estate from the Canadian Government
 - 1912 – Robert Home Smith’s company Home Smith & Co. publishes the Humber Valley Surveys
 - 1916 – The Old Mill Bridge is reconstructed at the southern reach of Étienne Brûlé Park
 - 1941 – Restrictions lifted in April
- **20th Century Developments (1942 – present)**
 - 1942-1949 – Major Development within neighbourhood
 - 1950-onwards – Continuous development within neighbourhood

Built Form

- Primarily detached residential buildings
- No construction until the latter half of the 1920s (Total of 4 properties constructed between 1925-1929. None constructed prior)
- Largely built-up by the late 1940s (79%), and 37% prior to the restrictions being lifted in April, 1941.
- Composed of 16% Residential Type 1; 24% Residential Type 2; 11% Residential Type 3; 4% Residential Type 4; 16% Residential Type 5
- Has a consistent mix of brick, stone, wood and stucco cladding throughout neighbourhood.
- Predominant setbacks of 4 – 7m with the exception of properties along Humbercrest Lane and the south side of Langmuir Crescent between Bridgeview and Orchard Crest Roads (8m+)
- Old Millside is primarily 2 – 2.5 storeys in height, but unlike the Baby Point character area there is still a large inventory of buildings that range between 1 – 1.5 Storeys. These buildings form approximately 22% of the extant buildings within Old Millside and are dispersed throughout the neighbourhood.
- Properties with Associative Value:
 - 38 Humbercrest Boulevard
 - 68 Humberview Road
 - 91 Humberview Road
 - 9 Langmuir Crescent
 - 55 Langmuir Crescent
- Prevailing architectural styles:
 - English Cottage / Tudor Revival
 - Neo English Cottage / Tudor Revival
 - Colonial Revival
 - Neo Colonial Revival
 - Minimal Traditional / Bungalow

Streetscape & Landscape

- Vistas of the sky looking in all directions
- Located within in an Archaeological Sensitive Area (ASA), encompassing the entire character area excluding the east side of Humbercrest Boulevard
- Dramatic grade change (down) on the south side of Humberview Road, grade change (up) on the north side of Langmuir Crescent and travelling north up Humbercrest Boulevard.
- Transition area at Humbercrest Boulevard and Humberview Road leaving the neighbourhood
- Transition area at Humbercrest Boulevard and Langmuir Crescent entering the Baby Point area
- Gateways to the Old Millside neighbourhood include Jane Street/Baby Point Road, Humbercrest Boulevard/ Humberview Road, and Humbercrest Boulevard/ Langmuir Crescent.
- Street widths
 - Bridgeview Road 8.5m
 - Humbercrest Boulevard 8.5
 - Humberview Road 7.5
 - Langmuir Crescent 7.5 – 8m
 - Orchard Crest Road 8m
- No sidewalks on any of the streets with the exception
 - The north side of Langmuir Crescent;
 - Both sides of Humbercrest boulevard until Langmuir crescent; and
 - The west side of Humbercrest boulevard between Langmuir Crescent to Humberview Road
- Movement
 - All streets are local roadways

DISTRICT TYPOLOGY

The Baby Point character area can be categorized as a Designed District. The Baby Point neighbourhood is a comprehensively designed garden suburb. Its curvilinear streets, building placement, and high concentration of early to mid-20th century buildings constructed in an architectural style that resembled rural English cottages and colonial revivals were intentionally planned and regulated to conform to a singular vision. Its history and development can be understood through 4 periods of significance. These periods are elaborated on in *Chapter 06: Heritage Evaluation*.

1. Indigenous Presence (c.9000 BCE – late 18th Century)
2. James Baby and Family (c.1820s – c.1909)
3. Home Smith Building Restrictions (1911 – 1941)
4. 20th Century Developments (1942 – present)

DESCRIPTION OF HERITAGE CHARACTER

Baby Point

The subdivision of the Study Area into the Baby Point character area is defined by Baby Point Road, Baby Point Crescent, Baby Point Terrace, L'Estrange Place, the south side of Langmuir Gardens, and Humbercrest Boulevard up to roughly Langmuir Crescent. Its heritage character stems from its historical and associative importance as a permanent and seasonal settlement for a variety of indigenous communities; its association with the prominent French Canadian and member of the Family Compact James Baby; and the vision of prominent developer Robert Home Smith's designed Garden Suburb. Home Smith's plan of curvilinear streets and restrictions on development can still be seen today from the high concentration of early to mid-20th century buildings; predominantly low-rise scale (2 – 2.5 storeys); substantial front and side yard setbacks; and the use of brick, stone, and half timbering cladding. Residential Types 1 and 4 exemplify the character area's overall physical character and evolution. Other residential typologies, including types 2 and 3, also contribute to the area's character.



6. HERITAGE EVALUATION

Heritage Evaluation

PERIODS OF SIGNIFICANCE

The History and Evolution of the Study Area (Chapter 02) identifies distinct periods of significance in the Baby Point Study Area's past. Extant buildings that represent each of those periods have been mapped, as have historic land uses. This analysis of past and present shaped the analysis of the story and of the overall integrity of Baby Point. The four identified periods of significance in the evolution of the Study Area are:

1. Indigenous Presence (c.9000 BCE – late 18th century)
2. The Baby Estate (c.1820s – 1909)
3. Home Smith Building Restrictions (1911 – 1941)
4. 20th Century Developments (1942 – present)

Indigenous Presence (c. 9000 BCE – late 18th century)

Early Inhabitation of the Study Area can be linked back to around 6000 BCE by the ancestral Wendat, primarily known through archaeological evidence. By the second half of the 17th century, the Five Nations Iroquois had established a number of settlements along the trading routes running inland from Lake Ontario. Teiaiagon was one of these settlements occupied primarily by the Seneca and was located within the Study Area. The village of Teiaiagon likely consisted of 20-30 longhouses that provided shelter for 500-800 people. Due to its strategic location, the village benefitted from an abundance of salmon from the Humber River and crops from neighbouring agricultural fields.

Sometime in the late 17th century, Teiaiagon was visited by French traders and became the most important north shore sites of the Iroquois. The Toronto Carrying Place Trail, a path of great historical significance, was used as an essential north-south portage route for fur-traders, but originally created by the Indigenous people. By the late 1680s, the Iroquois left their north shore settlements due to pressure from the French military on their lands south of Lake Ontario. Soon after the Anishnabeg (a cultural term referring to several communities such as the Mississauga, Ojibwa and Odawa) began to expand their territory and most likely settled in the area of former Teiaiagon. If the area continued to be in use it would have been inhabited until the Toronto Purchase in the late 18th century.

Events and themes from the Indigenous Presence period include:

- C. 9000 BCE- The Toronto Carrying Place Trail forms, an ancient Indigenous trail linking Lake Ontario with Lake Simcoe. For centuries, Indigenous peoples, French fur-traders, explorers, missionaries and British colonials used the trail for purposes of commerce, warfare and proselytization. A section of it traversed the Study Area.
- C. 1300 CE- C. 1650 CE- Ancestral Huron-Wendat occupy the lower stretches of the Humber River. A well-known site of permanent settlement is the Parsons Site near present-day York University.
- C. 1670 CE- The Seneca village of Teiaiagon is established at the Study Area, which is the most extensive known Indigenous use of the site to date. The village was built in the Five Nations Iroquois style, consisting of longhouses encircled by a palisade. Farmlands surrounded the village where corn, beans and squash were grown. The population of the village is estimated at 500-1000 people.

- 1673- The village of Teiaiagon first appears on a European map. Created by explorer Louis Jolliet, it is the first known map to include both “Toronto” (the 17th century European place-name for Lake Simcoe derived from the Mohawk language) and “Teiaiagon” on the same map.
- 1674- The Toronto Carrying Place makes its first known appearance on a European map, signifying the growing importance of the trail to the fur-trade.
- 1678- The Jesuit Father Hennepin visits Teiaiagon. He later mentions his visit in his personal memoir, *New Discovery of a Large Country in America*, published in 1698.
- 1684- The explorer René-Robert Cavelier de La Salle visits Teiaiagon. In remarks appended to a statement of expenditures, La Salle writes of The Carrying Place Trail as “the road which leads to Lake Huron from the village of Teiaiagon.”
- C. 1670- 1680- Mississauga communities move into Southern Ontario
- 1688- The village of Teiaiagon is abandoned by the Seneca, who retreat to their home territory south of Lake Ontario.
- 1702- The Mississauga may have established a village on the west bank of the Humber River across from the original site of Teiaiagon.
- 1720- French fur-traders establish the first of several trading posts near the mouth of the Humber River. Referred to as the *magasin royal*, it was possibly built within the Study Area, although no definitive evidence points to its exact location.
- 1787- The Mississaugas sign an agreement with the British, which is interpreted by the latter as a purchase of all the land that will eventually become the city of Toronto. Known as The Toronto Purchase, this land includes the Study Area.

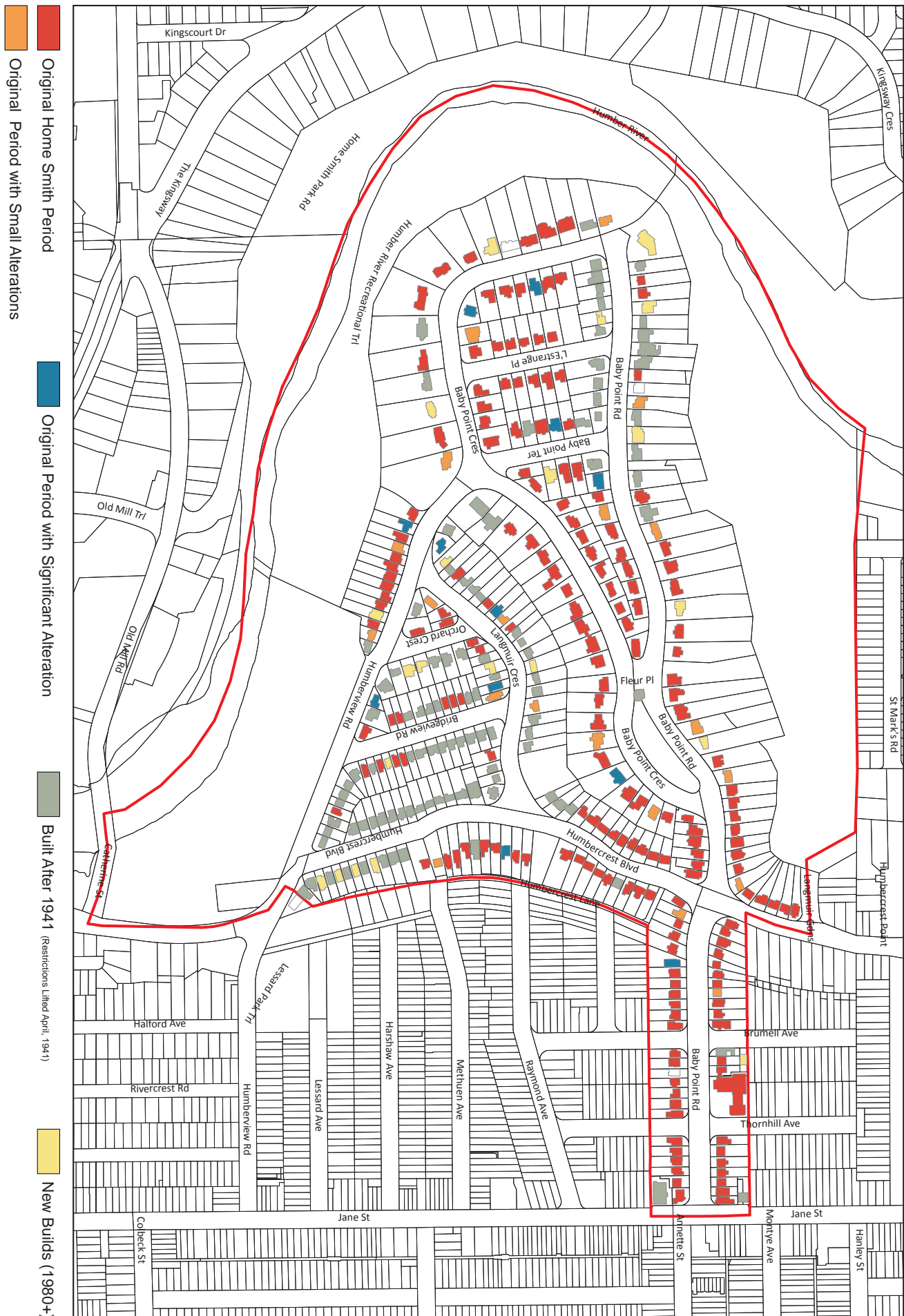
The Baby Estate (c.1820s – 1909)

Born in 1763, James Baby moved from Detroit to the Town of York in 1815 after being appointed Inspector General by John Graves Simcoe. In the early 1820s, Baby acquired a 1500 acre estate on the east side of the Humber River and constructed a house just west of today's Cashman Park. The Baby estate was inherited by James Baby's two sons, Frank and Raymond, after his death in 1833. In the latter half of the 19th century, Baby Point's archaeological importance comes to light when Ontario's first professional archaeologist, David Boyle, provided the first description of the area. A year after Boyle's initial visit and publishing of Baby Point in 1888, Andrew F. Hunter, a vocational archaeologist of the time, was toured around the Site by Mr. Raymond Baby, showing him the former burial grounds on the promontory and lower plateau. Through his site visit, Hunter created a sketch that would identify major areas of the settlement from different periods of time. Archaeological interest persisted on a throughout this period, with another vocational archaeologist, A.J. Clark visiting the site once a year. The lands were sold by the Baby Family to the Canadian government in 1909 with the intention of creating a military garrison; however, it was soon after determined to be an unfitting location due to encroaching residential developments.

Events and themes from the James Baby and Family period include:

- C. 1816-1823- James Baby, son of prominent fur-trader and Indian Agent Jacques Duperont Baby Sr., purchases 1500 acres of land on the east bank of the Humber River. James Baby establishes a homestead and apple orchards on the site.
- 1833- James Baby dies and bequeaths his property to his sons Raymond and Frank.
- 1888- David Boyle undertakes the first archaeological survey of what is now known as The Baby Estate. He finds several items of interest created by Indigenous peoples, including stone gouges, a bird stone and a conical ring. Boyle concludes that "there must have been at one time a considerable Indian population of a stationary character" at Baby Point.
- 1889- Archaeologist AJ Clark produces the first known sketch of historical Indigenous habitations at The Baby Estate. The sketch specifies a burial ground and two distinct sites of historical habitation.
- 1892- The western loop of the Toronto Belt Line Railway is constructed through the Baby Point Estate.
- 1909- The Canadian Government purchases The Baby Point Estate with the intention of constructing a military garrison. The site is deemed insufficient for such purposes shortly thereafter.

Figure 150: Map of the Buildings constructed during the Home Smith Development and Building Restrictions period (1911-1941) that retain their integrity.



Home Smith Building Restrictions (1911 – 1941)

Development within the Study Area began in 1910-1911, when Robert Home Smith purchased the former Baby Estate from the Canadian government. Between 1908 and 1911, Home Smith (along with investors/associates) acquired approximately 3100 acres of land along the Humber River with the intention of developing a series of garden suburbs, referring to the holdings as the Humber Valley Surveys. Home Smith published a promotional pamphlet for the development in 1912. As an anglophile, Home Smith looked to the English model to develop the lands in such a way that would bring a piece of England to Toronto. The Baby Point subdivision was to be one of the most elite and exclusive of these developments.

The Baby Point neighbourhood was separated by a gate from the surrounding neighbourhoods and businesses. Its street and landscaping features followed the natural landscape by favouring curvilinear roads, and its buildings had large setbacks and were set within the existing trees and landscapes. Building restrictions were attached to land covenants and ensured the preservation of the natural landscape for neighbourhood character. These restrictions included that all buildings be constructed of stone, brick or cement (stucco), be a single detached dwelling, be used for residential purposes, have no advertisements or billboards on the property, and maintain the natural landscape, only disturbing the land where basement foundations were to be poured. These restrictions took effect on April 1, 1911 and lasted 30 years (1941).

After the plans of the subdivisions were finalized in 1911, Home Smith directed his attention towards connecting the residential neighbourhoods to the City where people would need to commute to. To accomplish this, Home Smith gave 105 acres of land along the Humber River to the City as parkland in exchange for the construction of The Kingsway, which would provide access from Lake Shore Boulevard to the Humber Valley Surveys.

The Home Smith Development and Building Restriction period saw the construction of 81% of the extant buildings within Baby Point, including the establishments of the Baby Point Club in 1923 and the Humbercrest United Church which was established in 1914.

Events and themes from the Home Smith Building Restrictions period include:

- 1911- Real estate developer and businessperson Robert Home Smith purchases the Baby Point Estate from the Canadian Government as part of a series of land purchases in and around the Humber Valley.
- 1912- Robert Home Smith's company Home Smith & Co. publishes the Humber Valley Surveys, which markets a new Garden Suburb at Baby Point with the slogan "Angliae pars Anglia procul," meaning, "A bit of England far from England."
- 1914- The Baby Point Methodist Church is constructed at Baby Point Road and Thornhill Avenue.
- 1916- The Old Mill Bridge is reconstructed at the southern reach of Étienne Brûlé Park after an ice flow destroys the original steel bridge.
- 1923- A group of area residents founds the Baby Point Club. The group raises funds to build a multi-purpose clubhouse and install bowling greens and tennis courts.
- 1924- The Baby Point Methodist Church becomes the Humbercrest Methodist Church. Shortly thereafter in 1925, it becomes the Humbercrest United Church.
- 1927- Conn Smythe and family construct a home at 68 Baby Point Road. Smythe was the longtime owner, general manager and coach of the Toronto Maple Leafs. He also commissioned the construction of Maple Leaf Gardens.
- 1930- The Baby Point Club purchases the land on which the clubhouse was built from Robert Home Smith. Today, the Baby Point Club is one of only two resident-owned neighbourhood clubs in Toronto.
- 1941 – The Home Smith restrictions are lifted in April
- 1941 – By-Law No. 12056 is enacted in August which enshrined the restrictions for the Baby Point area.

20th Century Developments (1942 – present)

Soon after the restrictions within Baby Point were lifted in April of 1941, the community quickly reacted with the establishment of a new By-law to maintain some of the former restrictions within the area. As 81% of the neighbourhood was constructed prior to this point, many of the buildings constructed afterwards can be understood as infill rather than large developments. Undeveloped pockets of land, such as the area to the west of Baby Point Road (north and south sides of Baby Point Road west of Baby Point Terrace), were built up in the 50s. By the late 1990s, archaeologists begin to uncover remains of Indigenous settlements confirming its archaeological potential.

Events and themes from the 20th Century

Developments period include:

- 1951- Humbercrest United Church undergoes a significant renovation and addition. An impressive sanctuary wing is constructed featuring a vaulted ceiling, stained glass, dove grey stonework and buffed walls.
- 1999- The remains of a Seneca woman are discovered at a residence during the installation of a gas line. Archaeologists discover brass rings, a brass kettle containing a fragment of a fur pelt and a finely made antler comb.
- 2006- The remains of a Seneca woman are discovered at a residence during gas line maintenance. Archaeologists discover a moose antler hair comb styled as a combination of panther, bear, human and possibly rattlesnake.



Figure 151: Aerial Image of the Baby Point HCD Study Area, 1950

THEMATIC ANALYSIS

History of the Study Area can be understood through a number of lenses or themes. In this section, the themes that were comprehensively detailed in Chapter 02: History and Evolution of the Study Area are brought forward, summarized and categorized according to the Parks Canada Thematic Framework. Using the typological and character analysis, examples of extant built forms and landscapes illustrating each theme follow their respective description.

Settlement

Archaeological evidence shows that the early inhabitation of the Study Area can be traced back to around 6000 BCE (Middle Archaic Times) by the ancestral Wendat, although the most intensive period of use on the site occurred near the end of the 17th and into the early 18th century's CE by the Seneca. Due to the Study Area's location along the Humber branch of the Toronto Carrying Place Trail, it was a prime location for a settlement when a number of aboriginal groups were amalgamated after population decreases from European disease and warfare. The village of Teiaiagon was established during this period. Although smaller than settlements on the south side of Lake Ontario, Teiaiagon was important because of its location for fur trade with the northern interior and later French and English outposts. Due to military pressures, the Iroquois abandoned Teiaiagon in the late 1680s and would have been quickly occupied by the Anishnaubeg (a collective term for the Algonquian-speaking groups of the upper Great Lakes). The presence of Anishnaubeg in the Study Area may have been seasonal or year round due to its importance as a fur trading site and their occupation would have likely persisted until the Toronto Purchase in the late 18th century.

In the early 1820s James Baby acquired a 1500 acre estate on the east side of the Humber River and constructed a house just west of today's Cashman Park. The land stayed in the Baby family until 1909 when it was sold to the Canadian government and shortly after purchased by Robert Home Smith in 1910. Construction of residential buildings within the Study Area began in 1913 with the majority of the Baby Point neighbourhood having been built out by the late 1920s, although renovations and redevelopment continues today. Restrictions on building construction throughout the early to late 20th century ensured the preservation of the natural landscape and environment.

Themes and Buildings Related to Settlement include:

- Five Nations of Iroquois Settlement
- Anishnaubeg settlement
- The Toronto Carrying Place
- The Baby Estate

Governing Canada

The Study Area was considered for the construction of a Military garrison by the Canadian government in 1909. Given its proximity to other growing residential neighbourhoods, it was deemed unfit for the area and never constructed.

Building Social and Community Life

Early social and community institutions played a significant role in the Study Area's development and preservation. With Home Smith's strategic design and allocation for parks and recreational spaces, a group of community members came together to develop and maintain the plot of land between Baby Point Road and Crescent and formed a resident-run club known as Baby Point Club (71 Baby Point Road). The original members launched a member campaign in 1927 with plans of building a clubhouse on the property. The community purchased the land in 1930 from the Humber River Real Estate Company and shortly after constructed the clubhouse. The Club has brought the community together for almost a hundred years and continues to provide a strong sense of community through countless activities run for the members, by the members, on a volunteer basis.

In close proximity to the clubhouse, Humbercrest United Church stands at 16 Baby Point Road and is the only church within the Study Area. The property was acquired by the Methodist Union in 1914 and was developed the Sunday school basement first. The congregation moved to the Study Area the same year, naming the church 'Baby Point Methodist Church'. A year later the Humbercrest Public School participated in an extension programme and used the church's basement for teaching, making this location the first and only school within the Study Area. With a growing congregation, the church was extended in 1923 and 1950.

Themes and Buildings Related to Social and Community Life include:

- Baby Point Club and clubhouse
- Humbercrest United Church
- Allocation of the Humbercrest Public School in the church basement

Expressing Intellectual and Cultural Life

Home Smith emphasized a philosophy of an English garden suburb. This is apparent throughout the entirety of the Study Area. The ideals of having recreational facilities within reach of residents are shown in the Baby Point Club where to this day community driven sports and leisure activities are held. Circulation flows through the Study Area aligning with the natural landscape, as do the placement and orientations of homes. This English ideology echoes through the architecture of the neighbourhood: the use of materials, setbacks, massing, and landscape reflect the ideals of the rural English countryside.

Aligning with Home Smith's philosophy, the need for available recreational facilities in close proximity to the residents is echoed through the Baby Point Club. This community run club/organization offers countless sports and leisure activities including tennis tournaments, yoga classes, and an annual Easter egg hunt.

The Humbercrest United Church acts as the spiritual landmark within the district, built up from 1914, the church is the only place of worship within the Study Area and has served the community for over a hundred years.

Themes and Buildings Related to Intellectual and Cultural Life include:

- Home Smith Restrictions
- Baby Point Club and clubhouse
- Humbercrest United Church

Development of Economies

Due to the residential nature of the Study Area, there is currently no economic development and no commercial use; however, the historically this area helped develop the City and Upper Canada as a whole. The region used to be cultivated for growing crops and the location made it ideal for catching salmon. This would have been the main food source and source of trading for the indigenous people inhabiting the area at the time. The Toronto Carrying Place Trail runs through the district and was vital to trade and economic development. When the Five Nations of the Iroquois and later the Anishnaubeg settled within the Study Area, they traded fur with the northern interior and the French and English outpost. The French set up a trading post in or close to the Study Area, until the English took over.

The main transportation route would have been the Toronto Carrying Place Trail until Home Smith finalized his Humber Valley Surveys. He would then turned attention towards connecting the neighbourhoods with the City and did so by donating 105 acres of land to Toronto in return for a roadway to be constructed between the neighbourhoods and Lake Shore Boulevard.

Themes and Buildings Related to Developing Economies include:

- Five Nations of Iroquois Settlement
- Anishnaubeg settlement
- The Toronto Carrying Place

CRITERIA FOR DETERMINATION OF CULTURAL HERITAGE VALUE

Baby Point character area

HISTORICAL AND ASSOCIATIVE VALUE

Criterion	Yes/No	Significance
<i>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	Yes	<p>The Baby Point district has direct associations that are significant to the local community, First Nations and to the history of Toronto. Its associations can be charted against the district's periods of significance:</p> <p>1. Indigenous Presence (c.9000 BCE – late 18th century)</p> <p>The district is associated with early indigenous settlement and trading routes. While the indigenous presence is not visible in the present day fabric of the neighbourhood, archeological findings indicate that evidence of their occupation can still be found below grade.</p> <p><i>The Toronto Carrying Place Trail</i></p> <p>Baby Point marks the approximate location at which the river was no longer navigable by canoe upstream. Baby Point was thus a natural starting place for a trail heading north from Lake Ontario along the banks of the Humber River.</p> <p>For millennia, the Carrying Place Trail was used by Indigenous people, as indicated by the many archaeological sites found in the valley and on the adjacent tablelands. The trail was also critical to early European explorers and missionaries, and provided an avenue for commerce, warfare and proselytization. It features prominently on many early maps.</p> <p><i>The village of Teiaiagon</i></p> <p>The promontory was occupied as early as 6000 BCE by the ancestral Wendat. The Five Nations of the Iroquois eventually settled in the area. Around the 1670s, the village of Teiaiagon, located at the present day site of Baby Point, was occupied by the Seneca, whose homelands were to the west of the Finger Lakes. The village likely consisted of 20-30 longhouses that provided shelter for 500-800 people. Due to its strategic location, the village had an abundance of salmon from the Humber River and crops from neighbouring agricultural fields. The village was abandoned around 1688, but continued to be used as a seasonal camp by the Anishnaubeg.</p> <p><i>Early Colonial Occupation</i></p> <p>French fur-traders may have established a trading post on or close by to the present day site of Baby Point. Called the magasin royal, it consists of a log fort, a small village and a boatyard. The magasin royal is the first permanent European presence within the present day boundaries of the City of Toronto.</p> <p>2. The Baby Estate (c.1820s – 1909)</p> <p>The area is associated with James Baby, (1763-1833) a prominent French-Canadian member of what was dubbed the "Family Compact" of Upper Canada. James Baby was a strong advocate and financier of the original St. Paul's Basilica, Toronto's first Catholic Church building, and oldest congregation. While there is no physical evidence remaining of his occupation of the site, the district still bears his name.</p>

Criterion	Yes/No	Significance
		<p>3. Home Smith Building Restrictions (1911 – 1941)</p> <p>The area is closely associated with charismatic businessperson, real-estate developer and savvy marketer Robert Home Smith, and the physical character of the streets, homes and landscapes reflect his vision. Baby Point was part of the 3100 acres of land that he purchased and subdivided as the Humber Valley Surveys with the intent of creating an exclusive English garden suburb. Born in 1877 in Stratford, Ontario, Home Smith attended Osgoode Hall Law School before turning his attention to a plethora of business and civic interests in the early 20th century. He was a prominent member of the Toronto Guild of Civic Art, a group of businessmen, politicians, architects and artists associated with the City Beautiful Movement, which principles are reflected in the Humber Valley Surveys. He was active in Toronto's politics and urban development serving as president of the Toronto Harbour Commission and championing the creation of the Sunnyside Amusement Park and Bathing Pavilions. His donation of 105 acres of parkland around the Baby Point promontory aligned with Home Smith's advanced preservationist mentality for the natural landscape and the Humber River, and was instrumental in incentivizing the city to construct The Kingsway.</p> <p>The two most influential periods are the <i>Indigenous Presence</i> for its archaeological potential, and the <i>Home Smith Building Restrictions</i> for the influence it had on the built form and landscape character of the area.</p>
<i>Yields, or has the potential to yield, information that contributes to an understanding of the history of a community or area</i>	Yes	<p>The majority of the Study Area is located within an Archaeological Sensitive Area (ASA). Archaeological finds have been located within the Baby Point neighbourhood, and the area has significant potential to provide more information on early indigenous settlements in Toronto, particularly the Seneca Village of Teiaiagon. The building restrictions placed on residential construction during the Humber Valley Survey period (up to 1941) increases the possibility of finds in the area as little ground was disturbed beyond that required for the construction of the residential foundations.</p>
<i>Demonstrates or reflects the work or ideas of a planner, architect, landscape architect, artist, builder, designer or theorist who is significant to a community</i>	Yes	<p>The physical character of the district is a direct reflection of the initial planning and building restrictions dictated by the Humber Valley Surveys. The survey represents Robert Home Smith's vision for an English garden suburb. Rooted in English town planning, the plan of the district was a direct response to the gridiron rigidity of 19th and early 20th century urban development. Baby Point is distinguished by its gates that represent a physical and symbolic separation from the surrounding habitations and businesses; its streets and landscaping features that are conical and follow natural landscape features; an emphasis placed on setback homes; a valuation of private space; and the building restrictions imposed to preserve the natural and built character of the neighbourhood. Home Smith's donation of 105 acres as park land and the City's further expropriation around the Old Mill Bridge ensured that his bucolic suburb was surrounded by nature.</p> <p>The restrictions from the Home Smith period were enshrined by the passing of by-law 12,056 of the Township of York which ensured that the character of the neighbourhood was preserved past the 1941 expiry of those original restrictions.</p>

CONTEXTUAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Possesses a character that defines, maintains or supports the area's history and sense of time and place</i>	Yes	<p>The present day physical character of the Baby Point district reflects its early development as a planned garden suburb maintaining and supporting a unique sense of place. The restrictions placed on development in the area imposed a consistency in the design of the houses, their materials, and their siting. Most of the houses within the district were built during the period the restrictions were enforced with a majority of those built in the latter half of the 1920s. The development reflects the garden suburb as an urban design model for residential areas that was popularized in this period, and Home Smith's interest in the City Beautiful movement and strong anglophile sensibilities.</p>
<i>Contains resources that are interrelated by design, history, use and/or setting</i>	Yes	<p>The built form and landscapes are interrelated by design and exemplify the garden suburb principles. The landscape's historic indigenous use as a settlement and as part of the Carrying Place Trail further contributes to the area's contextual value.</p> <p>In 1923, the Baby Point Club was founded by local residents in one of the multiple green spaces that Robert Home Smith reserved for recreational use. The club house was opened in 1925 and by 1930 the club had purchased the lands with the proviso that the lands could only be used for recreational purposes. The club continues to define a strong sense of community within the area.</p> <p>Humbercrest United Church has served as a focal point within the community since its founding. It was originally organized as the Jane Street Methodist Church under the supervision of Reverend Gilbert Agar at the corner of Jane and Raymond Avenues. In 1914, construction was begun on a new church at Baby Point Road and Thornhill Avenue on a parcel of land purchased from Home Smith & Co. At this time, the name of the church was changed to the Baby Point Methodist Church, Humbercrest Methodist Church in 1924, and then finally the Humbercrest United Church in 1925. In 1951, the church was extensively renovated and an additional wing attached to the main church was constructed.</p>
<i>Is defined by, planned around, or is a landmark</i>	Yes	<p>The district is defined by the Humber River, a Designated Canadian Heritage River, and the promontory upon which it is located. The curvilinear streets respond to the topography and the elevation changes around the district define it as distinct and separate from surrounding neighbourhoods. The large lot sizes and deep house setbacks emphasize its natural setting.</p> <p>Magwood and Étienne Brulé parks frame the north and east boundaries of the district; the change in elevation, its southern one; and the Baby Point gates at Jane Street define its entrance at the east.</p>

DESIGN AND PHYSICAL VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has a rare, unique, representative or early collection of a style, type, expression, materials, or construction method</i>	Yes	<p>The district represents an important period of development in the western residential expansion of the city of Toronto, containing a unique and representative collection of buildings and landscapes that reflect garden suburb principles. The majority of the buildings were constructed in the early to mid-20th century resulting in a consistency of construction methods, architectural styles, details and materials.</p> <p>The restrictions imposed on the original constructions and later continued with By-law 12,056 of the Township of York defined the house types: exclusively single residential; the materials used: stone, brick, cement (parging); and the height: 2 storeys. The architectural styles, siting and the removal of trees were subject to approval. Boundaries and fences were restricted within proximity of the street to preserve the continuous garden-like setting.</p> <p>As a result, the majority of the houses show a great consistency in materials, quality and are either English cottage (Tudor revival influences) or Colonial revival (Georgian and Edwardian influences) in style. This consistency also reflects the material palette and architectural styles regulated by the <i>Home Smith Building Restrictions</i>.</p>
<i>Has a rare, unique, or representative layout, plan, landscape, or spatial organization</i>	Yes	<p>The district's spatial organization provides an excellent example of a garden suburb that is exceptional due to its siting on the Baby Point promontory and within the natural landscape of Magwood and Étienne Brulé parks. The large lots, deep front setbacks, prominent tree-scape, the curvilinear streets and gated entrance exemplify the garden suburb model.</p>
<i>Displays a consistently high degree of overall craftsmanship or artistic merit</i>	Yes	<p>The <i>Home Smith Development and Building Restrictions</i> (1911-1941) imposed a high level of review prior to construction which resulted in high overall quality of craftsmanship of the houses built during that period.</p>

SOCIAL AND COMMUNITY VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Yields information that contributes to the understanding of, supports, or maintains a community, culture or identity within the district</i>	No	While the Baby Point Club and Humberside United Church provide important community functions within the district and the residents have a strong sense of identification and belonging to the area, the district as a whole does not contribute to the understanding, support or maintenance of a community, culture or identity.
<i>Is historically and/or functionally linked to a cultural group, or organized movement or ideology that is significant to a community plays a historic or ongoing role in the practice of recognition of religious, spiritual or sacred beliefs of a defined group of people that is significant to a community</i>	Yes	Indigenous communities continue to view the district as an important part of their history and heritage. The lands around the Humber River are part of their traditional hunting and fishing grounds, and the presence of Teiaiagon and the archaeological findings including burial grounds reinforce and support their identification with the district.

NATURAL AND SCIENTIFIC VALUE

<i>Criterion</i>	<i>Yes/No</i>	<i>Significance</i>
<i>Has a rare, unique or representative collection of significant natural resources</i>	Yes	Magwood and Étienne Brulé parks, the Humber River, and the Humber River Recreation Trail are important natural resources within the City of Toronto. They are part of an interconnected park system that runs from Lake Ontario northward to Highway 407.
<i>Represents, or is a result of, a significant technical or scientific achievement</i>	No	This criterion is not relevant to the area.

Figure 152: Looking west down the Humber River

DISTRICT INTEGRITY – BABY POINT HCD

VISUAL, FUNCTIONAL, OR HISTORICAL COHERENCE

<i>Criterion</i>	<i>Significance</i>
<i>Reflected in the consistency or resource related to the cultural heritage values and character of the district. It can be determined by analyzing resources in a district to understand if there are common thematic, architectural or associative characteristics that unify, relate to, and communicate the cultural heritage values of the district</i>	The district displays a high level of visual, functional and historical coherence. It is a planned residential neighbourhood where most of the buildings were constructed in a narrow time period. The restrictions placed on development by the Humber Valley Surveys imposed a visual consistency to the area expressed in the siting of the buildings, the materials used, and the limited architectural styles and house forms. These restrictions continued in the form of a by-law until 1997 reinforcing the overall character of the area as a bucolic residential development set within a natural landscape.

AUTHENTICITY

<i>Criterion</i>	<i>Significance</i>
<i>A district should retain most of its original or appropriate materials, layout and structures related to its identified values. Where alterations and infills exist they are generally sensitive, compatible and reinforce the cultural heritage values of the district</i>	The district has maintained its original character. Most of the homes developed in the Home Smith Development and Building Restriction Period have had little modifications on their street facing elevations. Alterations and additions are generally sympathetic and compatible with the homes original character.