

Baby Point
Heritage Conservation District (HCD) Study
Engagement Summary Report



Prepared by Lura Consulting for the City of Toronto

June 2018

Baby Point Heritage District Conservation (HCD) Study
Community Engagement Summary Report

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Baby Point Heritage District Conservation (HCD) Study Community Engagement Summary Report

Executive Summary

The Baby Point Heritage Conservation District (HCD) Study was authorized and prioritized by Toronto City Council at its meeting on March 31, 2015 in view of the study area's status as an Archaeologically Sensitive Area (ASA), a high number of development applications, and low degree of heritage protections. The HCD Study was recommended to provide an overall understanding of the area's history and heritage character and to determine if an HCD would be an appropriate heritage planning tool. The Baby Point HCD Study was initiated by City Planning in March 2017, and included a comprehensive property inventory, historic and archival research, a built form survey, character analysis and evaluation of the area's heritage value to determine if the Study Area or portions thereof warrants designation.

City Planning engaged a consultant team, led by EVOQ Architecture with Urban Strategies and ASI Inc. to conduct the Baby Point HCD Study. In parallel, the City retained an independent neutral third-party facilitator, Lura Consulting, to work with the City and consultant team to develop and conduct the community engagement process. The overall objective of the engagement process was to gather community input and feedback to inform the HCD Study. The community engagement process took place between March 2017 and June 2018 and included two Community Consultation Meetings (CCMs) and five Community Advisory Group (CAG) meetings (with separating CAGs representing the Baby Point and Old Millside neighbourhoods).

This Engagement Summary Report outlines the consultation approach and outreach tools used and provides an overview of the key feedback themes heard from consultation participants during the Baby Point HCD Study process.

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1. Introduction

The Baby Point Study Area (Figure 1) overlooks the Humber River north of Bloor Street West and is defined by single family houses on landscaped lots, a mature tree canopy and picturesque setting. The Study Area includes two neighbourhoods – Baby Point, located on a promontory overlooking the river, and Old Millside to the south. The Baby Point Study Area was identified as an Archaeologically Sensitive Area in the City of Toronto’s Archaeological Management Plan. It is the location of the 17th century Indigenous village of Teiaiagon and extensive Indigenous use and is believed to be the location of a French garrison dating to the mid-18th century. It was later the estate of Jacques Baby, an early European settler in Toronto and member of the Family Compact.¹ In the early 20th century it was developed by Robert Home Smith as a picturesque garden suburb, which defines its present-day character.

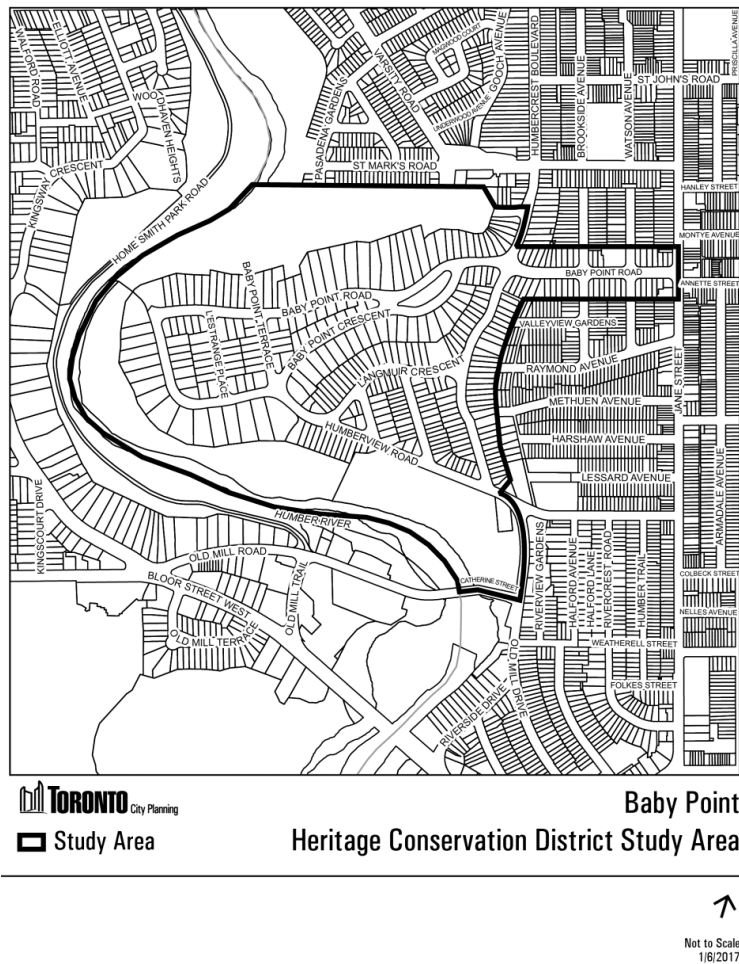


Figure 1: Baby Point HCD Study Area map

¹ <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/baby-point-heritage-conservation-district-study/overview-baby-point-heritage-conservation-district-study/>

2. Overview of the Community Consultation Process

The overall objective of the engagement process was to gather community input and feedback to inform the HCD Study analysis, evaluation and recommendations. The engagement process provided face-to-face and online opportunities for public participation.

Between March 2017 and June 2018, two community consultation events and five community advisory group sessions were held as part of the Baby Point HCD Study engagement process. The dates, locations and number of participants who attended each session are listed in Table 1 below. It is important to note that at the first Community Consultation Meeting (CCM), it was determined that two Community Advisory Groups (CAGs) would best suit the needs of the community, and therefore separate CAGs were established for Old Millside and Baby Point.

Table 1: Baby Point HCD Study Engagement – Session Dates, Locations and Participation

Date		
March 27, 2017	Humbercrest United Church	140 people
May 28, 2018	Old Mill Toronto	60 people
June 27, 2017	Humbercrest United Church	7 members
November 2, 2017	Humbercrest Public School	6 members
April 10, 2018	Humbercrest United Church	7 members

Project updates and notices of engagement opportunities were posted on the City of Toronto’s [blog](#) and [website](#). Notices of the community meetings were also mailed to property owners throughout the HCD Study Area and sent by email to those who provided their contact information. The public also had the ability to reach City staff throughout the study process with any questions, feedback and concerns. Sections 2.1 and 2.2 provide an overview of the engagement tools and process, while Section 3 provides a summary of the feedback provided by community members. Summaries from each Community Consultation Meeting (CCM) and Community Advisory Group (CAG) meeting are provided as appendices to this report.

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2.1. Community Consultation Meetings

The Community Consultation Meetings (CCM) were intended to provide community members with the opportunity to learn about the HCD Study, speak to staff and consultants, and offer their feedback at several key milestones in the study.

The first CCM was conducted as a town hall style with an overview presentation followed by an opportunity to ask questions and share comments pertaining to the information presented.

The second CCM was an open house consisting of various stations for participants to visit at their leisure and speak to consultant team members on a one-on-one basis. City staff and the Ward 13 Councillor were also available to speak with residents during the event. Each station included information relating to a specific HCD Study topic area and included opportunities for participants to provide feedback and share their knowledge of the study area.

Tools used to capture input at the CCMs are described in Table 2.

Table 2: Baby Point HCD Study – CCM Feedback Tools

Tool	Description
Comment Forms	Comment forms were used at both CCMs to enable attendees who may not be comfortable expressing their views in a large group or who may need more time during and after the meetings to submit written feedback on the topics discussed. Attendees were able to complete forms and submit them to City staff and the project team during the event or for two weeks after the meeting. If members of the public were not able to be present at a meeting, comment forms were made available online and all questions mirrored what was asked or presented at the meeting. The online comment forms were also available for two weeks after the meeting.
Interactive Map	An interactive large-scale map of the neighbourhood and study area was available to attendees at the second CCM to refer to specific places and properties to shape discussions of heritage attributes and features. Attendees were invited to place sticky notes on the maps with their feedback.
Frequently Asked Questions (FAQs)	A compilation of ‘Frequently Asked Questions’ (FAQs) was developed based on recurring questions raised by the public and CAG members throughout the HCD Study process. This FAQ document was circulated at the second CCM and was made available online through the City’s website.
Comment/Feedback Station	A comment/feedback station was used at the second CCM to provide a face-to-face option for the public to verbally provide feedback to the neutral third-party facilitators. This tool was also a direct line of communication to those who were filling out paper comment forms to elaborate on their questions and feedback and provide a line of

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Tool	Description
	communication to those who were feeling they wanted to engage in dialogue about the HCD Study rather than in written form.

2.2. Community Advisory Group Meetings

At the first Community Consultation Meeting, it was determined that two Community Advisory Groups (CAG) would best reflect the two distinct neighbourhoods within the Baby Point HCD Study Area, and therefore separate CAGs were established for Old Millside and Baby Point. These groups were established to obtain feedback from a diverse range of residents and interests within the study area throughout the HCD Study process.

Each CAG was comprised of representatives from the neighbourhood and organizations with an interest in the study area. The mandate of the CAGs was to provide local expertise and advice to the consultant team and City staff to inform the HCD Study and its recommendations.

The mandate of the CAGs was to:

- Share perspectives on key issues arising from the project;
- Offer knowledge, views, and ideas for consideration within the study process; and
- Provide the consultant team and City staff with a vetting of information and ideas.

The draft Terms of Reference (TOR) and application form were shared with community members at the first CCM in March 2017. Community members were invited to apply by April 10, 2017 for consideration for inclusion on either CAG. Applicants were encouraged to communicate their interests in open deliberation towards discussions of cultural heritage value within the study area as well as their commitment to participate fully in all meetings and follow-up with online communications. Applicants were also encouraged to provide a description of their skills and experience relating to heritage conservation that could help the group in its work.

Lura Consulting and the City were responsible for reviewing all applications received and recommending the final composition of the Baby Point and Old Millside CAGs. The selection process was intended to ensure the inclusion of a diversity of participant expertise and perspectives that would inform the HCD Study. The two CAGS were composed of both individual residents who expressed interest in participating and representatives of local community groups.

The Baby Point and Old Millside CAGs each consisted of 8 and 7 members respectively (not including City staff and consultants who also attended the meetings).

The Baby Point CAG composition included:

- Unaffiliated local residents (5 representatives);
- Baby Point Heritage Foundation;
- Baby Point Gates Business Improvement Area (BIA); and
- Etobicoke-York Preservation Panel.

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The Old Millside CAG composition included:

- Unaffiliated local residents (6 representatives);
- Old Millside Residents' Association (1 representatives);

The Baby Point CAG met three times during the study process and the Old Millside CAG met twice. Each meeting included a brief overview presentation from City staff and the consultant team about the overall HCD Study process and work completed to date, followed by questions of clarification and facilitated group discussions. The same presentations and core discussion questions were provided to Baby Point and Old Millside CAGs for meetings #1 and #2. The third Baby Point CAG meeting focused on a review and discussion of the recommendation to proceed with an HCD Plan for Baby Point. The facilitated discussions at all CAG meetings were designed to encourage dialogue and feedback around the topics covered in each presentation and update provided. Members were also given the opportunity to submit additional feedback for up to one week following each meeting.

3. Summary of Participant Feedback – ‘What We Heard’

A high-level summary of the participant feedback obtained through the consultations is presented below and organized by each engagement event/session. More detailed summaries of each Community Consultation Meeting (CCM) and Stakeholder Advisory Group (CAG) session are available in the appendices.

3.1. Community Consultation Meeting #1

The first CCM for the Baby Point HCD Study was held on March 27, 2017, from 7:00 to 9:00 p.m. at Humbercrest United Church (16 Baby Point Road). This meeting was attended by approximately 140 people, including the Ward 13 Councillor.

The purpose of this initial event was to:

- Introduce the Baby Point Heritage Conservation District (HCD) Study and process;
- Answer community member questions about the HCD Study process;
- Identify opportunities for community engagement; and
- Highlight next steps for the study.

The format of the meeting consisted of a brief overview presentation followed by an opportunity for members of the public to ask questions and share comments.

At the outset of the meeting, participants received an agenda, study area map, comment form and an HCD Study overview handout. Attendees were invited to provide comments and feedback during the meeting; written comments were collected on-site as well as by mail and e-mail following the event until April 10, 2017.

Participants were asked to provide their input to help shape the following key aspects (where applicable) of the HCD study:

- Neighbourhood qualities and features that they feel should be protected;

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- Differentiating features between Baby Point and Old Millside;
- Concerns regarding the HCD study; and
- Information needs and ways to participate in the study process.

The majority of the meeting time consisted of participants asking questions of the City team in relation to the scope of the study, study process, and archeology. In addition to this Q&A (which was extended at the request of participants), there were nine comment forms submitted.

Participant feedback indicated that the sense of history and presence of natural features in the neighbourhood are important as they contribute to the livability, walkability and property values in the area. As noted by feedback received, neighbourhood qualities and features that should be protected include:

- Tree canopy and green space (parks, ravines) and the wildlife that they support.
- Architectural characteristics (the variety of housing designs with historical, charming character), setbacks, heights, house and lot size ratio, and symmetry of the original neighbourhood design.
- Historic and heritage homes and buildings (e.g., Conn Smythe house, the Baby Point Club).
- Overall feel of the Baby Point neighbourhood and secluded, quiet village character of Old Millside.

Participants also highlighted differentiating factors between Baby Point and Old Millside relating to home and lot sizes, street layouts, architectural styles and ages of homes. Several residents of Old Millside felt strongly that their neighbourhood buildings do not hold any heritage value and suggested that the Old Millside neighbourhood be excluded from the HCD study area boundary. Additionally, a number of residents of Baby Point indicated that the area does not hold heritage value and should not be designated as an HCD.

Participants noted several concerns regarding the HCD Study. The majority of issues were related to homeowners' rights, property values, potential restrictions, and additional bureaucracy associated with undertaken changes to properties within an HCD designated area. Participants were concerned about transparency and how the voices of community members will be heard in the overall Baby Point HCD Study process. Participants who provided feedback noted that they would appreciate additional information about the evaluation process as well as benefits and restrictions to homeowners within an HCD.

The feedback from the first CCM was used to enhance the consulting team's preliminary understanding of the area during the analysis of the HCD Study process and was integrated into the discussions for both CAGs. Feedback helped to inform the archeological team's understanding of common concerns relating to property improvements. In addition, the feedback received was used to ensure that the second CCM included information on the HCD Study process including evaluation of district significance.

The feedback from the first CCM was also used to shape the consultation process by: creating two Community Advisory Groups to reflect the differences in the neighbourhoods noted by community members and by including a balance of unaffiliated residents who are supportive and opposed to HCD designation as part of the CAGs; creating FAQs to address common concerns; and having an open-house

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format at the second CCM to provide participants with an opportunity to ask questions of the consulting team and City staff one-on-one.

3.2. Community Consultation Meeting #2

The second Community Consultation Meeting for the Baby Point HCD Study was hosted by the City of Toronto on May 28, 2018, from 5:30 to 8:30 p.m. at Old Mill Toronto (21 Old Mill Road). This event was attended by approximately 60 people, including the Ward 13 Councillor.

The purpose of this event was to:

- Share information and obtain feedback on Baby Point HCD Study results and recommendations;
- Provide material related to key components of the study (e.g., character analysis, heritage evaluation, archeology, and boundary recommendations, etc.);
- Answer community members' questions about the Baby Point HCD Study results and recommendations; and
- Highlight next steps.

The open house consisted of multiple stations offering community members an opportunity to learn about the HCD study, speak to City staff, the consultant team and facilitators, and share feedback. A Frequently Asked Questions (FAQ) document was provided to all participants as a handout, as was a comment form for those who wanted to provide written feedback.

Many participants asked questions or provided feedback at the meeting and a total of 10 comment forms were received. Participants raised questions about the HCD Study process and subsequent planning process, policies and guidelines associated with a designation for non-contributing and contributing properties, impact on property values, and ways to have individual voices heard in the next steps of the process. Those who expressed support for an HCD designation noted the importance of preserving the heritage character of properties but also questioned the level of protection available to homes between the HCD Study and HCD Plan phase. Those who expressed opposition to a potential HCD designation noted concerns about negative impacts on property values, maintenance restrictions and archaeological assessments.

The feedback received at the second CCM was used to review the evaluation results and proposed recommendations, particularly for intangible cultural heritage values. The feedback will also inform the key messages and information provided to the public in the future if the HCD Study is endorsed by the Toronto Preservation Board and City Council and proceeds as an HCD Plan.

3.3. Old Millside Community Advisory Group #1

The first Old Millside Community Advisory Group Meeting for the Baby Point HCD Study on June 26, 2017 from 7:00 to 9:00 p.m. at Humbercrest United Church (16 Baby Point Road).

The purpose of this meeting was to:

- Review the Baby Point Heritage Conservation District (HCD) Study and process;

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- Review the Terms of Reference and role of the Community Advisory Group;
- Provide an overview of the HCD Study work completed to date;
- Identify and discuss characteristics of the neighbourhood;
- Address questions and concerns from CAG members; and
- Review next steps.

CAG members were asked to define Old Millside as a neighbourhood and identify any features in the neighbourhood that help to define the neighbourhood's overall character.

Through the discussions, members identified a variety of neighbourhood-defining characteristics of Old Millside such as: set-backs, housing styles and designs, lot sizes, tree canopy, and walkability. Several CAG members conveyed that these defining characteristics are not necessarily unique to Old Millside but are shared with other neighbourhoods in the City. As such they do not feel that they warrant identification as heritage features. CAG members raised concerns about trees being removed without permits or notification to neighbours and the loss of homes with specific architectural characteristics. Additionally, multiple members expressed concerns about new developments in the area, while others noted that some renovations and new developments have been a positive change.

CAG members discussed and posed questions around the archaeological review process of the Baby Point HCD Study. City staff confirmed that Baby Point and Old Millside are an Archaeologically Sensitive Area (ASA), that an archaeological review is a required component of all HCD studies and that the HCD study provides an opportunity to refine an understanding of archeological potential within the ASA.

Members also highlighted the need for information about the impacts and benefits of an HCD designation, as this would assist in addressing preliminary concerns and uncertainties associated with a potential HCD in Old Millside.

This CAG feedback was used to inform the character, archeological analysis and evaluation being completed by the consultant team, as well as informed what would be presented at CCM #2.

3.4. Old Millside Community Advisory Group #2

The second Old Millside CAG meeting was held on November 9, 2017 from 7:00 to 9:00 p.m. at Humbercrest United Church (16 Baby Point Road).

The purpose of this meeting was to:

- Provide an update of the HCD Study work completed to date;
- Present findings and analysis of the neighbourhood;
- Present and discuss draft recommendations;
- Address questions and concerns from CAG members;
- Discuss upcoming community engagement; and
- Review next steps.

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Members were asked to provide feedback on the history of Old Millside, its defining features, the proposed HCD boundary, archaeological review, and approaches to engaging the community in the final phase of the HCD Study.

Members did not have any specific information to add to the history of Old Millside but advised that deep set-backs of houses is a defining characteristic. Members also noted that the retaining wall on Humbercrest Boulevard should be maintained and included in the story of the neighbourhood's history, as well as the view to the Humber River from Old Millside.

Members were also supportive of the potential HCD boundary as it relates to Old Millside. The consultant team noted that the direction is to exclude the majority of Old Millside from the recommended Baby Point HCD area as Old Millside has a fundamentally different character in terms of style of houses, streetscape and public realm than those in Baby Point unrelated to Home Smith's garden suburb plan.

The City and consultant team noted there is still a need to consider the archeological potential of Old Millside as well as recommendations for tools or mechanisms to conserve potential archaeological resources.

CAG members also provided suggestions regarding the format for CCM #2. Members expressed an interest in separate meetings for Baby Point and Old Millside and provided suggestions on information that should be presented at the next CCM from an Old Millside perspective. One member suggested that in addition to the information presented, the community would be interested in understanding the difference between the HCD and ASA as it relates to the protection of archaeology, obligations of homeowners in an ASA, how a home is evaluated and cleared of archaeological potential, and where archaeological finds have been in Old Millside.

Feedback from CAG meeting #2 was used to assist in the development of information to help clarify the archeological assessment and how archeology will be addressed in the neighbourhood. The feedback supported the character analysis, evaluation and proposed boundary recommendations as well as developing the key messages and public display information for CCM #2.

3.5. Baby Point Community Advisory Group #1

The first Baby Point Community Advisory Group meeting was hosted by the City on June 27, 2017 from 7:00 to 9:00 p.m. at Humbercrest United Church (16 Baby Point Road). The purpose, presentation and format were consistent with the first Old Millside CAG meeting.

CAG members were asked to define Baby Point as a neighbourhood and identify any changes in the neighbourhood that help to define the neighbourhood's overall character. Responses to discussion questions noted a variety of defining characteristics of Baby Point such as: set-backs, the Baby Point Gates, consistency of housing styles, lot sizes, tree canopy, curvilinear street design and village-like sociability to name a few. A few members raised concerns about the development of new homes that are not consistent with the character of the neighbourhood. One member noted that there are examples of newer homes that are consistent with the neighbourhood's character.

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Similarly to the first Old Millside CAG meeting, members asked about the relationship between the HCD study and archeology. City staff and the consulting team confirmed that all HCD studies include a review of the archeological potential within the area. When describing the archaeological review process, the consultant team noted that two burials have been documented because of two separate Enbridge projects; however, assessments completed on individual properties have not yet resulted in any archaeological discoveries.

CAG members highlighted the need for information about various topics that would assist in addressing preliminary concerns and uncertainties associated with a potential HCD in Baby Point. Some of these topics included financial and insurance implications associated with an HCD, definition and clarity of terms such as “cultural heritage value” and features that will be defined and preserved through an HCD.

During the meeting City staff clarified that within an HCD the district designation is registered on the title of a property. However, any policies and guidelines that result from the HCD are included in the HCD Plan.

This feedback was used to inform the character analysis and evaluation as well as information that would be provided to the public throughout the HCD Study process.

3.6. Baby Point Community Advisory Group #2

The second Baby Point CAG meeting was held on November 2, 2017 from 7:00 to 9:00 p.m. at Humbercrest Public School (14 St. Marks Road). The purpose, presentation and format were consistent with the second Old Millside CAG meeting.

CAG members were given the opportunity to ask questions of clarification and comment on the study results and were asked to provide feedback on: the history of Baby Point; its defining features; the proposed HCD boundary; archaeological review; and approaches to engaging the community. The feedback below reflects perspectives shared at and following the meeting. CAG members posed questions of clarification about the Old Mill Bridge, the history of Baby Point’s development, and how the neighbourhood’s historic character will inform the HCD Plan policies. In addition, there was a request to provide the percentage of properties that have remained unchanged (i.e. not redeveloped or altered) in Baby Point, as well as evidence of a “house style manual’ by Home Smith. Feedback from one member indicated that there is an absence of homogeneity in terms of the architecture and materiality in the neighbourhood (including massing, density, scale, walkways, set backs, building materials, garages, fencing and height).

The majority of CAG members agreed that the housing types and stages of development presented by the consultant team reflect the prevailing heritage character of Baby Point.

CAG members generally agreed that Baby Point’s historic character derives from houses associated with the Home Smith development of the neighbourhood. One member expressed disagreement because they believe that the building materials are significantly varied and alterations have been continuous and reflect improvements made in the adoption of construction materials, techniques and design.

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Members generally agreed with the proposed revised HCD boundary as the properties that have been excluded (i.e. Old Millside) were largely developed at a later date. Some CAG members also agreed that the current distinction between Baby Point and Old Millside is logical and suggested that Humbercrest Boulevard and the stairs should be included in the HCD boundary, but not Humbercrest Lane. One member disagreed with the proposed boundary being informed on the basis of the original Home Smith development as they are of the opinion that there are few homes that remain in their original form.

Feedback from CAG members indicated that views from Magwood Park and the ravine up into the neighbourhood should be considered (i.e., no large walls blocking views from the park). CAG members also noted that trees are important to the neighbourhood's character.

Archaeology was not discussed at the meeting.

Concern was expressed that a designated HCD will create an additional layer of bureaucracy and costs for homeowners where changes are being made to properties.

CAG members also provided suggestions regarding the format for the next CCM. Overall, CAG members conveyed preference for an open house format without a formal presentation; a few members did express interest in a public meeting with a formal presentation. One suggestion was to create a video presentation that could be displayed on a loop at the public meeting or made available prior to the meeting. CAG members advised that the progression of graphic information that illustrated the different building types and styles presented to the CAG is a good way to frame the discussion and the rationale for the proposed HCD boundary. Most members expressed support for separate meetings for Baby Point and Old Millside.

Feedback at (and following) CAG meeting #2 was used to inform the character analysis, evaluation and recommendations as well as developing the key messages and public display information for Community Consultation Meeting #2.

3.7. Baby Point Community Advisory Group #3

The final Baby Point CAG meeting was held on April 10, 2018 from 7:00 to 9:00 p.m. at Humbercrest United Church (16 Baby Point Road). This third CAG meeting was added for Baby Point in view of the emerging study recommendations and inclusion of Baby Point in the recommended HCD boundary.

The purpose of this meeting was to:

- Provide an update on the HCD Study;
- Review and discuss the draft Statement of District Significance and heritage attributes;
- Review and discuss the HCD Plan process and structure;
- Review materials in preparation for CCM #2;
- Address questions and concerns from CAG members; and
- Review next steps.

CAG members were given the opportunity to review a draft Statement of District Significance, ask questions of clarification and provide feedback on the historical content, draft evaluation and

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recommendations presented. Members provided comments and suggestions for additional wording in the Draft Statement of District Significance and Statement of Objectives. City staff noted that the Statement of Objectives will continue to be defined and refined during the HCD Plan process. The majority of CAG members indicated that houses constructed during the Robert Home Smith Building Period (1911-1941) are important historical elements within the neighbourhood. One member noted that they do not see Baby Point as being different from other early 20th century neighbourhoods in Toronto.

Some CAG members noted that the conservation of the beauty and integrity of the neighbourhood as well as limiting investment property development are important objectives.

CAG members were invited to review the draft display boards that the consultant team prepared in advance of the second Community Consultation Meeting (CCM #2). After a high-level overview of each display board, members were asked to provide feedback on the clarity of information and to note if anything was missing. Members noted that additional information could be provided regarding financial impact, restrictions, benefits and potential policies (through more examples of other HCDs) to property owners for both contributing and non-contributing properties.

This feedback was used to review the evaluation and proposed recommendations particularly for intangible cultural heritage values and the Statement of District Significance. The feedback received also supported the development of the key messages, Frequently Asked Questions (FAQs) and public display information for CCM #2.

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Appendix A

Community Consultation Meeting #1 Summary

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Community Consultation Meeting #1 – Summary Report



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This report was prepared by Lura Consulting, the independent facilitator and consultation specialist for the City of Toronto Baby Point Heritage Conservation District Study. If you have any questions or comments regarding this report, please contact:

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Appendix A – Community Meeting Notice

Baby Point Heritage Conservation District Study Community Consultation Meeting #1 – Summary Report

1. Introduction

1.1. Project Background

The Baby Point Heritage Conservation District (HCD) Study was authorized and prioritized by Toronto City Council at its meeting of March 31, 2015 and City Planning initiated the project in March 2017. The Baby Point HCD study area overlooks the Humber River north of Bloor Street West, and is defined by single family houses on landscaped lots, a mature tree canopy and picturesque setting. The study area comprises the extent of the Baby Point Archaeologically Sensitive Area (ASA). This includes the residential neighbourhoods of Baby Point and Old Millside, as well as Etienne Brulé Park and Magwood Park. It is located in Ward 13 Parkdale-High Park.

The Baby Point HCD Study will examine the character and appearance of the study area including buildings, structures, archaeology, public spaces and other features to determine the most appropriate approach to conserving its heritage resources. It will include research, a built form survey, analysis and evaluation of the study area to determine if the area or portions therein warrant designation as a Heritage Conservation District.

More information about HCD's in Toronto can be found on the City's blog: <https://hcdtoronto.wordpress.com/>.

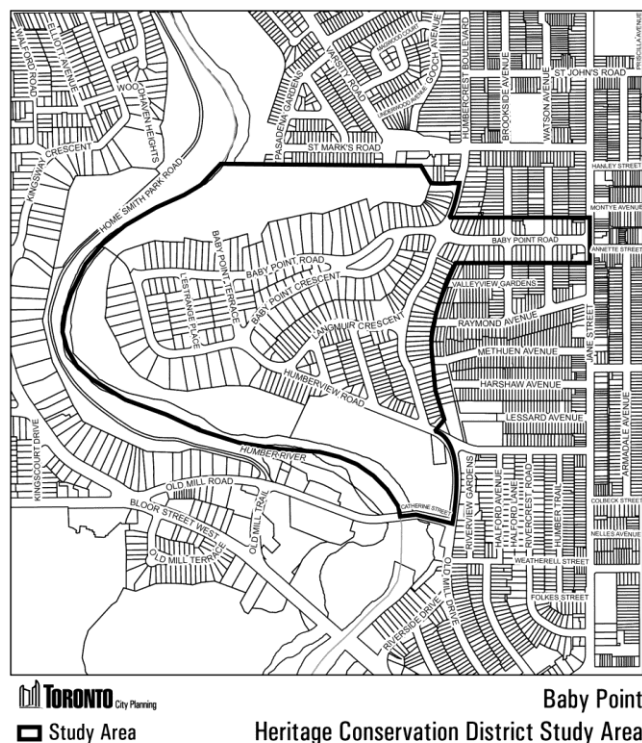


Figure 1. Baby Point HCD Study Area

2. Community Consultation Meeting #1

2.1. Overview

The City of Toronto held the first Community Consultation Meeting for the Baby Point HCD Study on March 27, 2017 from 7:00 p.m. to 9:00 p.m. at Humbercrest United Church.

The purpose of the meeting was to:

- Introduce the Baby Point Heritage Conservation District (HCD) Study and process;
- Answer community member questions about the HCD Study process;
- Identify strategies for community engagement; and
- Highlight next steps.

At the request of meeting participants, the format of the meeting consisted of a brief overview presentation followed by an opportunity to ask questions and share comments. Approximately 140 people attended the meeting, including Ward 13 Councillor Sarah Doucette.

At the outset of the meeting, participants received an agenda, study area map, feedback form and an HCD overview handout. Copies of the draft Terms of Reference and application form to participate on a Community Advisory Group for the HCD Study were also made available.

Community members were encouraged to submit feedback after the meeting until April 10, 2017. All meeting materials were made available on the project website:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=9bcbcef4ebeaa510VgnVCM10000071d60f89RCRD>.

2.2. Presentation

Susan Hall, Lura Consulting, opened the Community Consultation Meeting and described her role as the independent facilitator responsible for keeping the meeting on schedule and moderating discussions. She introduced Liz Nield, Lura Consulting, who would also assist in facilitating the meeting. Susan reviewed the meeting purpose and agenda and introduced Councillor Sarah Doucette, Ward 13, who made opening remarks.

A brief overview of the HCD Study purpose was presented by Tamara Anson-Cartwright, Program Manager, Heritage Preservation Services at City of Toronto. The history of the Baby Point HCD Study area was presented by Alex Corey, Heritage Planner, City of Toronto, followed by an overview of the City's Archeological Management Plan and the Baby Point Archeologically Sensitive Area (ASA), presented by Susan Hughes, Archaeology Project Manager, Heritage Preservation Services, City of Toronto.

The presentation slides were made available on the project website following the meeting.

3. Summary of Feedback

Feedback was obtained through the following methods:

- a) Input during the Community Consultation Meeting;
- b) Feedback forms submitted following the meeting; and
- c) Direct e-mails to City of Toronto staff.

Participants were invited to visit the project website, and to submit comments and/or feedback forms via e-mail or in person following the meeting. Most of the discussion during the meeting consisted of questions, comments and answers. Highlights of the meeting feedback relating to the discussion questions provided are summarized below, in addition to comments submitted following the meeting. The details of the meeting discussion can be found in Appendix A.

3.1. Neighbourhood Qualities and Features that Should be Protected

The following qualities and features of the neighbourhood were suggested to be protected:

- Tree canopy and greenspace (parks, ravines) and the wildlife that they support.
- Architectural characteristics (the variety of housing designs with historical, charming character), setbacks, and height restrictions.
- Historic and heritage homes (e.g. Conn Smythe house).
- House size to lot size ratio and alignment of homes, symmetry of the original neighbourhood design.
- Secluded and quiet village character of Old Millside
- Overall feel of the Baby Point neighbourhood.
- The Baby Point Club.

It was indicated that the sense of history and natural features in the neighbourhood are important as they contribute to the livability, walkability and property values in the area.

It was also noted that the entire neighbourhood is important, however decisions regarding homes on private property should be left to each property owner.

3.2. Differentiating Between Baby Point and Old Millside

Several community members noted that there are differences between the Baby Point and Old Millside neighbourhoods. Residents of Old Millside felt strongly that their neighbourhood buildings do not hold any heritage value and suggested that the Old Millside neighbourhood be excluded from the HCD study area.

Specifically, it was noted that:

- Old Millside homes and lot sizes are smaller and the street layout is more regular.
- The two neighbourhoods are geographically separated by a steep ravine and should be considered separate from each other. Humberview Road is a dead end so the only access to Baby Point is by Humbercrest Boulevard.

Baby Point Heritage Conservation District Study
Community Consultation Meeting #1 – Summary Report

- Architecturally, Old Millside does not have a distinct character. It was developed later than Baby Point. Baby Point homes were built from 1912 on, Old Millside was developed in the 1940s to 1950s.
- Baby Point properties have a higher property value.
- The Baby Point loop is even further differentiated. The loop is a picturesque walk that has a strong community feel. Outside the loop, houses are smaller and streetscapes do not appear overly significant from a historical perspective.

3.3. Concerns Regarding the HCD Study

The following concerns were raised regarding the HCD Study:

- There was a preference for the Old Millside neighbourhood to be excluded from the study area as participants felt that the neighbourhood does not have heritage value.
- There was concern that homeowners will be restricted in undertaking expansions or renovations to their homes with an HCD designation applied to their neighbourhood. Clarification on the specific impacts and potential restrictions was requested. There was also a concern that homeowners will have to face additional bureaucracy in the process of selling or modifying a home.
- There was concern that homes within the study area will decrease in value during the Study process as well as if an HCD designation is applied.
- There was concern that the study area boundary was broadened to include Old Millside without any prior consultation with the community.
- It was noted that the study area map should be corrected to show the dead end at Humberview Road separating the Baby Point and Old Millside neighbourhoods.
- There was concern that there has been a lack of transparency in the Baby Point HCD process and that the voices of community members are not being considered.

3.4. Information Needs and Ways to Participate in the Study Process

Additional information that was requested by community members in order to participate in the HCD Study process included:

- Potential impacts on property values as a result of an HCD designation.
- Restrictions on home renovations and expansions as a result of an HCD designation.
- Benefits to individual homeowners of an HCD designation.
- Methods for assessing heritage and archeological significance on private property during the HCD Study.
- Information regarding the steps in the Study process and the data/parameters that are considered by the City when making the determination to develop an HCD Plan.
- Updates on the HCD Study process as it moves forward, including information gathered by consultants and future meeting notices.

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Participants provided the following feedback regarding ways they would like to participate in the HCD Study process:

- There was a preference to conduct a residents' survey to determine the level of support for an HCD designation, should the HCD Study put forward a recommendation to proceed with an HCD Plan and designation.
- With respect to the Community Advisory Group (CAG) which will be formed as a next step in the HCD Study process, many community members emphasized the importance of having people with diverse views participate on the CAG (i.e., those both in support of and against the Baby Point HCD designation).
- There was a request for two CAGs to be formed – one for Baby Point and one for Old Millside.

4. Next Steps

Community feedback obtained through the first Community Consultation Meeting will be considered as part of the HCD Study. During April/May 2017, the project team will be announcing the heritage consultant undertaking the HCD Study as well as establishing membership of the Community Advisory Groups (note: during the meeting, it was determined that two CAGs would be preferred to reflect the two distinct neighbourhoods within the study area).

The consulting team fieldwork is anticipated to take place during Summer 2017, and the first CAG meeting in June 2017.

Updates on the project will be posted on the website:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=9bcbcef4ebeaa510VgnVCM10000071d60f89RCRD>.

Baby Point Heritage Conservation District Study
Community Consultation Meeting #1 – Summary Report

Appendix A – Community Meeting Notice

TORONTO Community Consultation Meeting

The City of Toronto holds public consultations as one way to engage residents in the life of their city. We invite you to get involved.

BABY POINT HERITAGE CONSERVATION DISTRICT STUDY

City Planning is holding a Community Consultation meeting to initiate the Baby Point Heritage Conservation District (HCD) Study, which will analyze the area's well-known history as a designed garden suburb, the estate lands of early Toronto settler James Baby, and the location of the former First Nations village of Teiaiaagon. This study was authorized by City Council, and will identify any heritage resources including archaeology within the study area and subsequently determine if an HCD or any other heritage protection may be appropriate.

Details are as follows:

Date: Monday, March 27th, 2017

Time: 7:00 – 9:00pm

Place: Humbercrest United Church
Heritage Hall
16 Baby Point Road
Toronto, Ontario

Purpose

This Community Consultation meeting will introduce the community to the Baby Point Heritage Conservation District (HCD) Study. The presentation will provide an orientation to the HCD Study process and scope of work, as well as a historical overview and description of the area's archaeological resources. The meeting will include an opportunity for questions and feedback from the community.

Agenda

The evening will begin with opening remarks and welcome from Councillor Doucette, followed by a presentation by Heritage Preservation Services staff. The presentation will be followed by facilitated roundtable discussions to provide an opportunity for community feedback, explain the City's HCD program, and answer frequently asked questions.

You can contact Alex Corey, Heritage Planner at (416) 338-1092 or alex.corey@toronto.ca

You may also contact Councillor Sarah Doucette, Ward 13, at (416) 392-4072 or councillor_doucette@toronto.ca

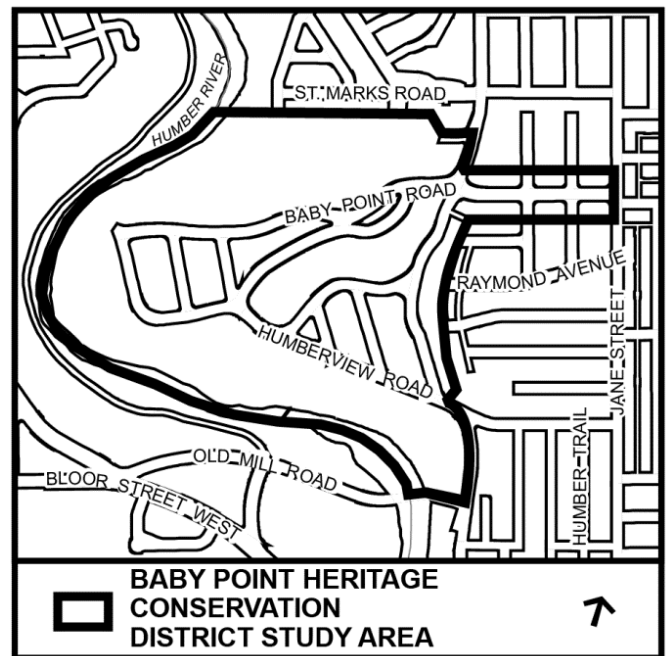
Notice to correspondents:

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

Compliance with City Council policy respecting Notice may result in you receiving duplicate notices.

Attendant Care Services can be made available with some advance notice.

For more information visit our website at www.toronto.ca/heritage-preservation



Baby Point Heritage Conservation District (HCD) Study Engagement Summary Report

Appendix B

Community Consultation Meeting #2 Summary

Baby Point
Heritage Conservation District (HCD) Study
Community Consultation Meeting #2 – Summary Report



This report was prepared by Lura Consulting, the independent facilitator and consultation specialist for the City of Toronto Baby Point Heritage Conservation District Study. If you have any questions or comments regarding this report, please contact: Susan Hall, 416-410-3888, shall@lura.ca.

Baby Point Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

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Baby Point Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

1. Introduction

1.1. Project Background

The Baby Point Heritage Conservation District (HCD) Study was authorized and prioritized by Toronto City Council at its meeting of March 31, 2015 and City Planning initiated the project in March 2017. The Baby Point HCD study area overlooks the Humber River north of Bloor Street West and is defined by single-family houses on landscaped lots, a mature tree canopy and picturesque setting. The study area is illustrated on Figure 1 and comprises the extent of the Baby Point Archaeologically Sensitive Area (ASA). This includes the residential neighbourhoods of Baby Point and Old Millside, as well as Etienne Brulé Park and Magwood Park. It is in Ward 13 – Parkdale-High Park.

The HCD Study was initiated to provide an overall understanding of the area’s history and heritage character and to determine if an HCD would be an appropriate heritage planning tool. The Baby Point HCD Study included a comprehensive property inventory, historic and archival research, a built form survey, character analysis and evaluation of the area’s heritage value to determine if the Study Area warrants designation. Community engagement is also an important component of the HCD Study.

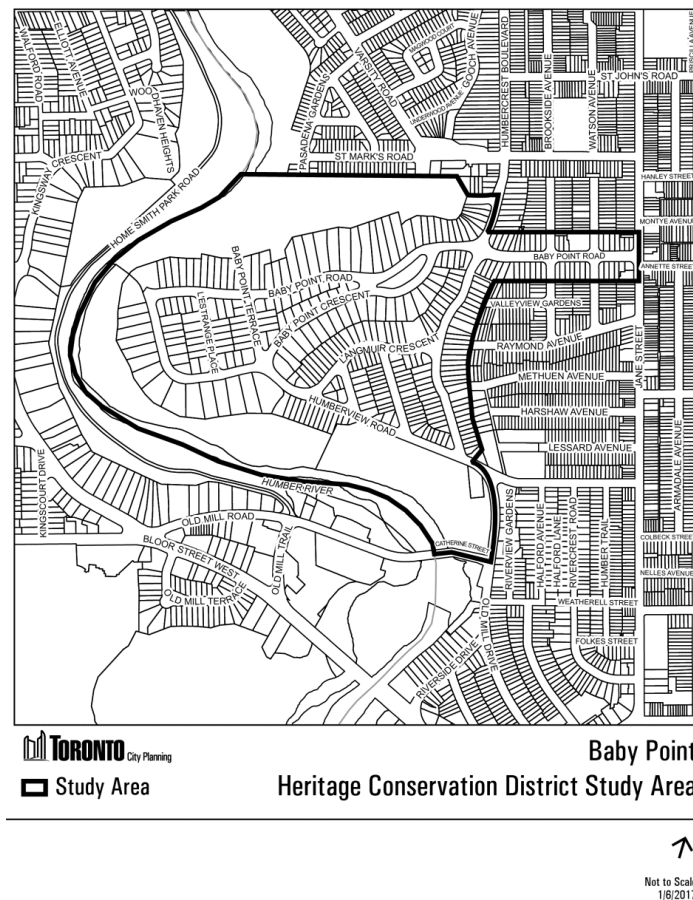


Figure 1. Baby Point HCD Study Area

Baby Point Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

2. Community Consultation Meeting #2

The City of Toronto hosted the second Community Consultation Meeting for the Baby Point HCD Study on May 28, 2018, from 5:30 p.m. to 8:30 p.m. at the Old Mill Inn, Toronto.

The purpose of the meeting was to:

- Share information and obtain feedback on Baby Point HCD Study results and recommendations;
- Present material related to key components of the study (e.g., character analysis, heritage evaluation, archeology, and boundary recommendations);
- Answer community members' questions about the Baby Point HCD Study results and recommendations; and
- Highlight next steps.

The meeting format featured an open house with eight stations offering community members an opportunity to learn about the HCD study, speak to City staff, the consultant team and facilitators, and share feedback. A Frequently Asked Questions (FAQ) document was provided to all participants, as was a comment form for those who wanted to provide written feedback. The eight stations were:

1. Project and Planning Overview/About the Project;
2. History of the Area;
3. Character Analysis;
4. Archaeology;
5. Planning Framework;
6. Evaluation;
7. Comments/Feedback; and
8. Interactive Map.

Feedback was obtained through the following methods:

- a) Input during discussions at the 'Comments/Feedback' station;
- b) Input during discussions and sticky notes at the 'Interactive Map' station;
- c) Feedback forms submitted during, and following, the meeting; and
- d) Direct e-mails to City of Toronto staff.

Participants were invited to visit the project website, and to submit comments and/or feedback forms via mail or e-mail following the meeting or in person during the meeting. For those unable to attend the meeting, a digital comment form was made available on the project website. The digital comment form was available online to the public until June 12th, 2018.

A meeting notice was issued to all homes within the HCD Study area boundary and shared by email with those who had signed up to be on the distribution list. The meeting notice is found in Appendix A. The FAQ is provided in Appendix B. Meeting materials were made available on the project website:

Baby Point Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/baby-point-heritage-conservation-district-study/recommendations/>

Approximately 60 people attended the meeting, including Ward 13 Councillor Sarah Doucette.

3. Summary of Feedback

Many participants asked questions or provided feedback to City staff, the consulting team or facilitators at the meeting and a total of 10 comment forms were received. The majority of the discussion consisted of questions, comments and answers as well as stories about intangible cultural heritage and the history of individual properties. Highlights of the meeting feedback relating to the comment forms and information stations are summarized below, including comments submitted following the meeting.

Participants identified questions about the HCD Study and subsequent HCD Plan process, policies and guidelines associated with a designation for non-contributing and contributing properties, impact on property values, and ways to have individual voices heard in the next steps of the process. Those who expressed support for an HCD designation noted the importance of preserving the heritage character of properties but also questioned the level of protection available to homes between the HCD Study and HCD Plan phase. Those who expressed opposition to a potential HCD designation noted concerns with perceived negative impacts on property values, maintenance restrictions and archaeological assessments. A few attendees also commented and posed questions about a poll of homeowners within the proposed HCD boundary to assess the number of people in favour of a designation. *Note: Policy 16 of the Council-adopted terms of reference for Heritage Conservation Districts states that Heritage Preservation Services will not undertake any polling of residents or owners to determine if designation is appropriate or warranted.*

3.1. Character Analysis

The following is a summary of feedback on the Baby Point HCD Study Character Analysis:

- There were divergent opinions expressed in support and in opposition of the Baby Point HCD Study Character Analysis. One comment noted the Character Analysis was a well-done presentation with lots of quality research while another noted that it was poorly argued.
- One comment noted the importance of landscape and gardens to the Home Smith period and questioned if financial assistance would become available to property owners to restore their front yards if the area moved towards an HCD Plan.

3.2. Heritage Evaluation

There were divergent opinions expressed in support and in opposition of the Baby Point HCD Study Heritage Evaluation. One comment noted the Heritage Evaluation identified significant properties that contribute to the character of the neighbourhood, while another noted that the evaluation is subjective with no evidence except for historical land use of which nothing remains to be preserved except properties built over an initial span of some 30 years and then demolished, re-built, or altered over the past 75 years.

3.3. Proposed HCD boundary

There were divergent opinions raised in support and in opposition of the Proposed HCD Boundary. A few comments noted the Proposed Boundary is logical and appropriate, while others noted that the community was misled over the intent to include Old Millside in the HCD study boundary. *Note: The proposed HCD Plan boundary does not include Old Millside.*

3.4. Archaeology

In general, participants were aware of the Indigenous history of the area and that archeological resources had been found in the neighbourhood. Some participants were also aware of the Baby Point Archaeologically Sensitive Area (ASA). The following points were raised about the archaeology evaluation of the Baby Point HCD Study:

- Most discussions focused on specific “what if” scenarios and requirements for undertaking an archeological assessment (i.e.: what if I repave my driveway?) and an interest in understanding the associated costs and approval processes required.
- A few comments noted the archaeological analysis and field survey done as part of the HCD Study is interesting and informative.
- A number of individuals asked about First Nations interests in Baby Point and Magwood Park, and sought clarity on the input of First Nations in the permit review process
- A few comments noted that the information has failed to provide evidence of archeological significance (it was suggested that there have been no archeology finds associated with any of the studies that have been conducted by property owners in the Baby Point ASA since 2004).

3.5. History

Participants were invited to review the boards as well as share their stories at the interactive map station. One participant was interested in individual property designation for their home in Old Millside, one participant expressed pride in Old Millside being a neighbourhood where everyone knows each other and a couple of participants who are new residents were interested in learning more about the history of the area.

Several comments noted the history of Baby Point is very or extremely interesting, while others suggested that it is cursory, and the Home Smith period does not warrant recognition because he was a developer and not an architect.

Baby Point Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

3.6. Additional Feedback

Additional feedback about the HCD Study results or recommendations provided include:

- A few participants asked about the rationale for identifying contributing and non-contributing properties and about future policies and guidelines for both types of properties.
Note: Contributing properties were identified if there were built during the period of significance (1910-1941), do not appear from the street to have been significantly altered and have maintained their integrity.
- A number of participants asked how the HCD process can be stopped. Several comments indicated the desire for a poll to be conducted of homeowners in the Baby Point HCD Study process to determine the level of community support for proceeding to an HCD Plan.
- One comment noted that there is already a process in place to be followed when homeowners want to renovate their homes and therefore additional municipal rules are not necessary. The commenter suggested individuals should seek heritage designation for their own properties only.
- A few participants posed questions about the permitting process and alternations that can be done to their home without a permit. Some individuals expressed concern with ‘red tape’ associated with HCD designation, or the inability to choose windows or doors based on personal preferences.
- A few attendees posed questions about the First Nations interests in the Baby Point HCD Study and raised concerns about the potential of land claims through this process.
- Several participants indicated the need for information regarding legal impacts, costs and consequences of an HCD, examples of other HCDs, clarification about First Nations interests in the area and impacts on property values and days of listings on the market.

4. Next Steps

The HCD Study Report will be presented to the Toronto Preservation Board on July 12th, 2018. A summary of the engagement process, including all Community Advisory Group Meeting and Community Consultation Meeting summaries, will be included as appendices to this report.

Updates on the project will be posted on the website:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/baby-point-heritage-conservation-district-study/>

Baby Point Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

Appendix A – Community Meeting Notice



Building a great city – together

Call 311

The City Planning Baby Point Heritage Conservation District (HCD) study team is hosting a community consultation (open house) where you can learn about the study, ask questions and share your comments.

Baby Point Heritage Conservation District Study

Community Consultation (Open House)

Join City Planning staff and their consultants to learn about the first phase of the Baby Point HCD Study. Discover the rich history of Baby Point, the site of centuries of indigenous use, of early French history and today a picturesque garden suburb envisioned by the early 20th century entrepreneur Robert Home Smith.



May 28th, 2018

5:30 PM - 8:30 PM

[open house - drop-in anytime]



The Old Mill, Brulé Room “A”

21 Old Mill Road

HCDs are neighbourhoods whose cultural heritage value contributes to a sense of place extending beyond their individual buildings, structures and landscapes. The Baby Point HCD Study involved the research and analysis of the area’s history, evolution and present-day character. The HCD Study community advisory groups (Baby Point and Old Millside) provided their input and feedback to the study team in developing an understanding of the social and community values and an appreciation for the neighbourhoods’ character and heritage resources - built heritage, landscape and archaeology.

The HCD Study analysis and recommendations explain why the Baby Point HCD Plan area merits designation under Part V of the Ontario Heritage Act. Old Millside is not being recommended for designation.

For those unable to attend, or who wish to learn more about the HCD Study analysis and recommendations, please visit the study website:

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

On July 12th, the Toronto Preservation Board will consider the Baby Point HCD Study including its recommendations to proceed to Phase 2 and to develop an HCD Plan to help manage change in the neighbourhood while conserving and enhancing Baby Point’s cultural heritage value.



Alex Corey
Heritage Planner
Heritage Preservation Services
416-338-1092
Alex.Corey@toronto.ca

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

Our public meeting locations are wheelchair accessible. Please contact Alex Corey at 416-338-1092 alex.corey@toronto.ca 72 hours in advance to arrange additional accommodation.

Baby Point Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

Appendix B – Frequently Asked Questions

Heritage Conservation Districts in Toronto Frequently Asked Questions

What is a Heritage Conservation District?

Heritage Conservation Districts are neighbourhoods that are protected by a municipal by-law passed under Part V of the Ontario Heritage Act by City Council. Heritage Conservation Districts are put in place to conserve and enhance the special character of Toronto's historic areas and neighbourhoods.

Why and how are Heritage Conservation District Studies initiated?

Provincial planning policy and the City's Official Plan mandate the City to conserve areas with significant heritage value, wherever they exist. Potential Heritage Conservation Districts can be nominated by community members or can be identified by Staff. Like all planning studies done by the City, Heritage Conservation District studies are conducted by planning professionals, to ensure that the area is worthy of study, evaluate whether it warrants designation, and provide recommendations to the Toronto Preservation Board and City Council.

What are the advantages of being part of a Heritage Conservation District?

Being part of a Heritage Conservation District ensures that changes in your neighbourhood are guided by a clear planning and permit application process, with area specific guidelines. Property owners within Heritage Conservation Districts may also benefit from the Toronto Heritage Grant Program which can assist with the cost of conservation work.

How will being part of a Heritage Conservation District affect my ability to change my property?

Heritage Conservation Districts support changes that enhance a neighbourhood's unique character. Property owners within a District are required to receive a heritage permit for additions, alterations or demolition on their property. Changes to the interior, changes to the exterior that are not visible from the street, and routine maintenance like painting do not require a heritage permit.

Is there a cost for heritage permit applications, and how long is the application process?

Heritage permits are free, and are integrated with the building permit process; only one application is required, and the average time for review of heritage permit applications is three days.

Will being part of a Heritage Conservation District affect the use of my property?

No, designation within a Heritage Conservation District does not affect the use of a property. If an owner would like to change the use of a property, an application is required under the Planning Act. If a change of use requires alterations to the building, the alterations may require heritage permit approval under the Ontario Heritage Act.

Will I have to change my existing windows and doors if the neighbourhood is designated?

No, you will not be required to replace your existing windows and doors. If you choose to replace your existing windows and doors that are visible from the sidewalk, you will need a heritage permit to do so. The Toronto Heritage Grant Program may be able to assist in the cost of repair or restoration of original windows and doors.

Will being part of a Heritage Conservation District affect my property values?

Property values are determined by many factors. Recent studies indicate that property values are most often similar or higher in Heritage Conservation Districts when compared to similar properties in undesignated areas. For more information, see:

- "Heritage Districts Work! – More Stories of Success", 2012. Architectural Conservancy of Ontario, Robert Shipley, University of Waterloo
- "The Economic Value of Heritage Districts: How Assessment Growth in Heritage Conservation Districts Compares With Non-designated Areas in Hamilton", 2016. Urban Insights bulletin, CivicPlan.

Will being part of a Heritage Conservation District affect my insurance premiums?

The provincial Ministry of Tourism, Culture and Sport and the Insurance Bureau of Canada have both confirmed that insurance premiums should not go up as result of heritage designation. Heritage property owners are encouraged to shop around to find the right insurance provider, and should contact the Insurance Bureau of Canada if their insurer has questions regarding designation.

Will residents be polled by City Planning during the Heritage Conservation District Study process?

No, Policy 16 of the Council-adopted terms of reference for Heritage Conservation Districts states that Heritage Preservation Services will not undertake any polling of residents or owners to determine if designation is appropriate or warranted. The study process includes public engagement and consultation. City staff present professional recommendations to Council regarding the eligibility of the proposed district for designation.

How can a resident/owner share their opinion on the HCD Study?

Community consultation meetings are one way for residents to provide input; recommendations can be reviewed online and feedback provided to City Planning. Comments will be included in the summary of community engagement in the appendix of the HCD Study, and a summary of community feedback will be included in the staff report for Toronto Preservation Board. Residents can also write to the Toronto Preservation Board once the agenda and report is posted, or make a deputation at that meeting.

What happens at the end of Phase I of the HCD Study?

To clarify, the HCD Study report and recommendation to develop an HCD Plan for Baby Point is the first phase of a multi-phase project; the area will not be designated until an HCD Plan is developed and the item is approved by Community Council and City Council. If the Toronto Preservation Board endorses the recommendation to move forward, we will be undertaking a new round of consultations in 2019 while the HCD Plan is being prepared and prior to designation.

**Baby Point Heritage Conservation District (HCD) Study
Engagement Summary Report**

Appendix C

Old Millside Community Advisory Group Meeting #1 Summary

Baby Point Heritage Conservation District Study
Old Millside Community Advisory Group Meeting #1 Summary

Baby Point Heritage Conservation District Study

Old Millside Community Advisory Group Meeting #1

Monday, June 26, 2017

Humbercrest United Church, West Hall

16 Baby Point Road, Toronto

7:00 pm - 9:00 pm

Meeting Summary

Agenda Review, Opening Remarks and Introductions

Susan Hall, the facilitator from Lura Consulting, welcomed Community Advisory Group (CAG) members and thanked them for attending the session. Ms. Hall led a round of introductions of CAG members, City of Toronto staff and the project consultants from EVOQ, ASI and Lura Consulting and reviewed the meeting agenda. She explained that the meeting would provide CAG members with the opportunity to learn about, and offer input to, the Baby Point Heritage Conservation District (HCD) Study. Ms. Hall also noted that the study is in the information gathering phase and that no decisions have been made.

Alex Corey, the Heritage Planner from the City of Toronto, also welcomed CAG members. He explained that the purpose of the meeting is to obtain feedback from CAG members to contribute to the information gathering phase of the HCD Study. He also explained that the preliminary research results would be shared and that no decisions or conclusions would be made at the meeting.

Susan facilitated a round of introductions and informed stakeholders that meeting notes were being prepared and would be circulated to the group. The following individuals attended the meeting:

Community Advisory Group Members	Project Team Member
Albert Cohen	Alex Corey, City of Toronto
Jane Craig	Mary MacDonald, City of Toronto
Karene Dumoulin	Dima Cook, EVOQ (Consultant team – lead)
Michael Doody	Reece Milton, EVOQ (Consultant team)
Niki Kavakonis	David Robertson, ASI Heritage (Consultant team – archaeology)
Oleh Leszczyszyn	Susan Hall, Lura Consulting (facilitator)
Peter McBurney (Old Millside Residents Association - HCD Liaison Officer)	Lily D'Souza, Lura Consulting (note-taker)

The meeting agenda is included as Appendix A.

Review of the Community Advisory Group Terms of Reference

Susan reviewed the mandate, roles and responsibilities, code of conduct and terms and conditions of CAG membership as described in the CAG Terms of Reference. She explained that the intent of the CAG is to provide local expertise and advice to the project team to ensure the range of perspectives and priorities in the community are reflected in the HCD Study and its recommendations. She clarified that the CAG is not a decision-making body and that the final decision with respect to the HCD Study will be made by the Toronto Preservation Board.

A copy of the CAG Terms of Reference is available on the [project webpage](#).

Presentations

An overview presentation covering the following topics was provided to CAG members:

- **Baby Point HCD Study Overview and Process**
Alex Corey, City of Toronto
- **HCD Preliminary Research**
Dima Cook, EVOQ
- **Archaeological Framework and Key Considerations**
David Robertson, ASI

The presentation was posted on the [project webpage](#) following the meeting.

Guided Discussion

CAG members were given the opportunity to ask questions of clarification and to contribute to the information gathering phase of the Baby Point HCD Study by sharing their perspectives on the features of their neighbourhood that they consider important, and the types of changes they've seen that they think contribute to or detract from their appreciation of Old Millside. A summary of the guided discussion is presented below. A more detailed account of the discussion can be found in Appendix B.

Study Process and Objectives

Responses to questions raised during the meeting clarified that:

- Separate CAGs were formed for Old Millside and Baby Point, as part of the overall Baby Point HCD Study, based on feedback received at the community meeting in March 2017. All input from both CAGs will inform the Baby Point HCD Study.

Baby Point Heritage Conservation District Study
Old Millside Community Advisory Group Meeting #1 Summary

- An HCD study is initiated to determine if HCD designation is an appropriate tool in order to conserve the heritage value and character of a neighbourhood. Within an HCD there may be houses that are determined to be 'non-contributing' to the heritage value of the area and have a different level of protection.
- The purpose of the HCD Study is to determine if an area warrants designation as an HCD. Preliminary research is undertaken as part of the HCD Study process. A recent HCD Study was completed which did not recommend an HCD for the entire study area; designation is not predetermined.
- The Baby Point HCD Study is in the information gathering phase; the results and any recommendation to proceed with designation as an HCD and the preparation of an HCD will be reported to the Toronto Preservation Board. The HCD Study report will reflect the input of the CAGs, as well as community consultation meetings.
- There are no predefined characteristics for an HCD. The prevailing patterns and trends within the study area are assessed to determine whether certain features are important to the character of the neighbourhood and reflect the area's history of development; a variety of architectural and landscape features (e.g., height, setback, style, etc.) will be analyzed to identify trends.
- The benefits of a HCD designation in part depend on the community and what the community sees as its priorities.
- Redevelopment, including new construction, additions and alterations is permitted within HCDs; the intent is to make sure that development activity maintains the area's heritage character.

Defining Characteristics of Old Millside

CAG members identified the following characteristics as defining features of the Old Millside neighbourhood:

Built Form

- House set-backs from sidewalks
- Variety of housing styles and designs
- Proportion of building size to lot space
- Lot sizes

Public Space

- Mature tree canopy
- Proximity to the Humber River/ravine and wildlife

Landscaping

- Lawn sizes

Community Character

- Proximity to subway and downtown Toronto
- Secluded, private and safe

Baby Point Heritage Conservation District Study
Old Millside Community Advisory Group Meeting #1 Summary

- Low traffic
- Walkable

A number of CAG members conveyed that these defining characteristics are not necessarily unique to Old Millside but shared with other neighbourhoods in the City. As such they do not feel that they warrant identification as heritage features.

Changes in the Neighbourhood

CAG members raised concerns about trees being removed without permits or notification to neighbours and the loss of homes with specific architectural characteristics (i.e., stone cladding). Multiple CAG members expressed concerns about the development of homes that do not respect the character of the neighbourhood (i.e., size, style and set-back), while other CAG members noted that some renovations and new developments have been a positive change.

Archaeology

Responses to questions raised during the meeting clarified that:

- Archaeological review is a required component of all HCD studies. The benefit of integrating archaeology within the HCD process is that it presents an opportunity to refine the current understanding of potential archaeological resources within an area.
- Old Millside is considered part of the Baby Point Archaeologically Sensitive Area (ASA). The HCD Study process provides an opportunity to potentially refine the current understanding of the area's archaeological potential, which may include the identification of properties that have archaeological potential through detailed research, the refinement of existing protections and potentially building in greater flexibility, and the refinement of the approach to archaeological assessments when required by development/permit applications. It was noted that artefacts have not been found in Old Millside.
- The archaeological potential of the area will be reviewed on a property-by-property basis (e.g., evaluating current landscape treatments and/or the development pattern) but will not involve digging or require access to private property.
- Currently all Committee of Adjustment applications for minor variances on properties within an ASA are reviewed by Heritage Preservation Services to determine if the proposed work would impact potential archaeological resources, and requires archaeological assessment.

Information Needed

CAG members highlighted the need for information about the following topics to address concerns and uncertainty associated with a potential HCD in Old Millside:

- Benefits of being designating an HCD to homeowners in Old Millside;
- Impacts of HCD designation on property values;
- Implications of HCD designation on properties that do not contribute to the HCD's heritage value;

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- Limitations on renovations, redevelopments or additions that can result from HCD designation;
- How an HCD can prevent the development of houses that do not fit the character of the neighbourhood; and
- What other planning tools are available to stop these types of developments.

Format/Location for Next Community Conversation

No feedback was received in response to the final discussion question.

Wrap Up and Next Steps

Alex Corey thanked CAG members for attending the meeting and explained that the meeting minutes would be circulated to CAG members before being posted to the project webpage. The next CAG meeting will take place in fall 2017.

Appendix A – Agenda

Baby Point Heritage Conservation District Study

Old Millside Community Advisory Group Meeting #1

Monday, June 26, 2017

Humbercrest United Church, West Hall

16 Baby Point Road, Toronto

7:00 pm – 9:00 pm

AGENDA

Meeting Purpose:

- Review the Baby Point Heritage Conservation District (HCD) Study and process;
- Review the Terms of Reference and role of the Community Advisory Group;
- Provide an overview of the HCD Study work completed to date;
- Identify and discuss characteristics of the neighbourhood;
- Address questions and concerns from CAG members; and
- Review next steps

- 7:00 pm** **Agenda Review, Opening Remarks and Introductions**
- Susan Hall, Lura Consulting, Facilitator
 - Alex Corey, City of Toronto, Heritage Preservation Services
- 7:10 pm** **Review of the Community Advisory Group Terms of Reference**
- Susan Hall, Facilitator, Lura Consulting
- 7:30 pm** **Presentations**
- Baby Point HCD Study Overview and Process – Alex Corey, City of Toronto, Heritage Preservation Services
 - HCD Preliminary Research – Dima Cook, Senior Associate, EVOQ Architecture
 - Archeological Framework and Key Considerations - David Robertson, Partner, ASI
- 8:00 pm** **Guided Discussion**
- Susan Hall, Facilitator, Lura Consulting
- 8:55 pm** **Wrap Up and Next Steps**
- Susan Hall, Facilitator, Lura Consulting
 - Alex Corey, City of Toronto
- 9:00 pm** **Adjourn**

Appendix B – Detailed Summary of Q+A and Guided Discussion

During the guided discussion, participants were asked the following key questions:

- Do you have any questions of clarification about the HCD study?
- Do you have any questions of clarification about the archeological framework presented?
- How would you define your neighbourhood? i.e. What defines Old Millside as a neighbourhood?
- What changes have you seen in the neighbourhood (i.e. recent developments in the neighbourhood)? What do you like? What don't you like?
- Given what we heard at the community meeting and the materials you have received today, what information would the CAG members (and the community) like from us in advance of the next CAG and CCM meetings?
- What are your thoughts on the format/location for the next community conversation?

A summary of the discussion is provided below under various categories. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**. Please note this is not a verbatim summary.

HCD Study and Process

Q. There are two Community Advisory Groups (CAGs) – one for Old Millside and one for Baby Point. Can you explain if this means that two separate studies are being done or if there are two CAGs within the Baby Point Heritage Conservation District study?

A. One Heritage Conservation District (HCD) study is being undertaken. It was communicated by residents at the community consultation meeting on March 27, 2017 that Old Millside and Baby Point residents see their neighbourhoods as being distinct from one another. Based on feedback from the public meeting it was decided that two smaller CAGs would be formed.

C. As I understand, it has been decided that the HCD will be applied to Baby Point, but it may or may not be applied to Old Millside.

A. We have not made any decisions about the HCD at this time.

Post-meeting point of clarification: The HCD study is in the information gathering stage, and a recommendation on whether the study area or portions thereof should be designated as an HCD will be made to the Toronto Preservation Board at the conclusion of the HCD Study.

Q. Will the final HCD Study report attribute CAG members' names to whether we support or oppose the HCD?

A. The CAG meeting summaries will reflect all perspectives expressed by members, include a list of members in attendance, and will be published on the project webpage. Comments will not be attributed to individual members. Members will not be polled on whether they support or opposed any potential HCD.

C. One of the documents sent to CAG members noted that overwhelming support is needed in order for the HCD to move forward.

A. The document you are referring to is the City of Toronto's HCD Terms of Reference which is used to guide HCD studies. Resident support would be a benefit to the study process, but is not required to proceed with designating an HCD. HCD Policy 16 notes that residents will not be polled by City Planning to determine if designation is appropriate or warranted..

C. As I understand it, the HCD study was initiated by a homeowner who was upset with the way another home was redeveloped, even though he had renovated his own home.

A. This HCD study was initiated by the City of Toronto, following review of a nomination submitted by a community organization. The Study Area was authorized and prioritized for an HCD Study by Etobicoke-York Community Council and City Council.

Private Property and Homes

Q. Are you assuming that all the homes are in their original state? Old Millside has some homes that have not evolved much in the last 50-80 years, while other homes have been completely redeveloped, and others have been renovated.

A. No, we are not assuming all homes are in their original state. We do make distinctions based on age, building materials, architectural styles, and renovations, to help us understand the prevailing patterns and trends of the neighbourhood from a historical point of view and whether they are important to supporting the character of the neighbourhood. A house can still contribute to the heritage value of the neighbourhood even if it has an addition (i.e., the original house may have heritage value, while the addition may not). Similarly, a brand new house may not be a heritage house but it can still fit the character of the neighbourhood. We have a map that dates the houses – determining the date of construction and any subsequent additions is part of the survey process.

C. My concern is that Old Millside was included as part of this HCD because it is part of the Baby Point Archaeologically Sensitive Area (ASA). Now it seems as if the homes in Old Millside are being assessed to make them fit the characteristics of an HCD.

A. Undertaking a survey of each property is part of an HCD study, regardless of the property's age, use, or changes made to the house over time– the survey is an objective record of each property in its current state.

A. We do not have a predefined list of characteristics or features that we expect to define the Baby Point and Old Millside neighbourhoods. It's not a check box approach. Each neighbourhood is distinct in its characteristics and features.

Q. If a number of homes do not have any heritage or architectural qualities will they be included in the HCD?

A. These homes may be examples of different characteristics within the neighbourhood.

Post-meeting clarification: Each HCD Study identifies homes that are either contributing or non-contributing to the area's heritage character. While non-contributing homes may not have any heritage

Baby Point Heritage Conservation District Study
Old Millside Community Advisory Group Meeting #1 Summary

or architectural features worth conserving and may be permitted to be demolished, it is important that any new development be designed in a way that is compatible with the prevailing character of the area.

Q. Did the English Garden Suburb [the plan designed by Robert Home Smith] apply to Old Millside?

A. Robert Home Smith developed all of his neighbourhoods [including Baby Point, Old Millside, Riverside Drive, and the Kingsway] based on the English Garden Suburb concept. There are some basic characteristics of Old Millside that originate in the English Garden Suburb concept, including the street pattern. Many of the mature trees can be traced back to the fact that Smith did not permit most trees to be cut down.

Q. The idea that an HCD could be used to avoid the development of “monster” homes has been floated. Have any such homes been developed in Wychwood Park since the area was designated as an HCD [1985]?

A. No, but many HCDs have seen compatible new construction. The intent of HCD designation is to make sure that new development fits in with the existing neighbourhood's heritage character.

Q. What are the issues and impacts of applying an HCD to Old Millside?

A. The Civic Plan document presents objective data about housing prices within HCDs compared to non-designated neighbourhoods. The benefits of an HCD depend on the community and what the community wants. It is difficult to say what those benefits could be without input from the community. Each neighbourhood will have different views.

Archeological Framework

Q. How are you going to complete the ASA?

A. In a sense it will be completed on a property-by-property basis to determine the archaeological potential (e.g., evaluating current landscape treatments or the development pattern). We will not be on your property digging things up. Based on the work completed to date, it appears that the pattern of development in Old Millside was quite different from Baby Point. Except for the foundations, lots were left pretty much intact in Baby Point. As a newer development, different construction practices were most likely used in Old Millside (i.e., grading). This means that any archaeology that may have been there has could been removed. The survey will further evaluate each property to determine the potential disturbance.

Q. What have you found in Old Millside?

A. We have not found anything in Old Millside yet. We are relying on 19th century expert accounts of archaeological finds within the area.

Q. How deep do you have to dig to find any archaeological evidence?

A. We have no plans to do any digging as part of the HCD Study process. The artefacts that have been recovered in Baby Point were found in one to two feet of soil. To clarify, an archaeological assessment is only needed if an addition or renovation requires digging below ground.

Q. Can you clarify the connection between the ASA and the HCD study? If there are already mechanisms in place to review archaeologically sensitive sites why is an HCD needed?

A. There are approximately 50 ASAs in Toronto; some of them are part of HCDs, but most are not. Old Millside is considered part of the Baby Point ASA because of the reports from the 1890s, as well as the various historical activities and uses known to have taken place in and around the area. Every HCD Study includes a review of archaeological potential within the area. The HCD Study is an opportunity to refine and create a more accurate reflection of archaeological potential. The benefit of having archaeology within the HCD Study process is that it provides an opportunity to refine the current understanding of potential archaeological resources within an area.

Q. Is there any impact on what homeowners can do to their properties within an ASA?

A. Committee of Adjustment applications for properties within an ASA are reviewed by Heritage Preservation Services to determine if the proposed work may impact potential archaeological resources. Applications for properties in Baby Point and Old Millside have been and continue to be evaluated based on the existing Baby point ASA, which does not factor in the individual development history of the property.

Q. Would the “monster” home [referring to a new house in Old Millside] have gone through the same process?

A. If the home went through the planning process within the last seven years then it probably would have required an archaeological assessment.

Q. Who pays for an archaeological assessment?

A. The property owner would pay for the assessment.

Q. At the public meeting in March it was mentioned that a burial site in Baby Point was disturbed by utility work. Could I get a copy of the report?

A. The Baby Point ASA report is available on the project webpage.

Defining Neighbourhood Characteristics and Changes in the Neighbourhood

C. I love the mature trees and privacy they offer, the greenery and proximity to the Humber River. For the most part, residents are respectful of the greenery (with the exception of a homeowner that recently cut down all their backyard trees without a permit or informing their neighbours). The changes to some homes have been nice. I also like the set-backs of houses from the street in the neighbourhood; there is one new “monster” home that has not respected the prevailing set-back and it feels like it is on top of the sidewalk.

C. I agree that tree canopy, age of homes, proximity to the Humber River and park, and walkability define Old Millside. There are some houses that are shaped like boxes that do not really fit within the neighbourhood.

C. I've lived here for over 25 years, so I certainly like the area. Old Millside is not as architecturally significant or distinctive as Baby Point. There are a lot of similarities, but they are not identical. Old Millside is removed from busy streets and less hectic, which is a defining feature; however I'm not sure that should be considered part of its heritage character.

C. What makes the neighbourhood are the trees (which should be protected), proximity to the Humber River and ravine, and the fact that kids can play on the street – not the individual buildings. I am struggling with the comparison to Baby Point. The homes are quite different; it would be hard to define certain styles. I like the variety and some of the modern houses. The facts on the ground are that no archaeological resources have been found for a long time. Presumably heritage should be separated from the archaeological side of things.

A. Archaeology takes place in the city regardless of whether it's in an HCD or not. The value of the ASA and HCD processes provide an opportunity to refine archaeological evaluations. Archaeology is a component of an area's heritage value.

C. I agree with previous comments that Old Millside is a secluded, low traffic area, and yet still within walking distance of the subway. While my house is 20 minutes from downtown, I can see deer in the area and from my backyard watch Salmon jump up the Humber River. It is an incredible place to live. However, there is nothing in the homes that is worthy of preserving from a heritage point of view. There is a real mix of architecture. I can see why heritage status would be applied to wartime, pre-fab houses with a distinct character, or Victorian homes in Cabbagetown; however the built structures in Old Millside are not that different from those in other Toronto neighbourhoods. I don't think there is heritage in Old Millside. I think the current process can deal with archaeology. I have a problem with a third party telling me what I can do with my property just because I live in an archaeologically sensitive area.

Q. Is my understanding correct that an area cannot be designated an HCD solely based on its being identified as an Archaeologically Sensitive Area (ASA), and that it must possess cultural heritage value?

A. Archaeological resources may contribute to an area's cultural heritage value, and an area may qualify for designation based on its archaeological resources, however none have to-date.

Post-meeting clarification: HCDs in Toronto: Policies, Procedures and Terms of References states that an area may qualify for designation by demonstrating significance under a single criterion, which may include archaeology. Archaeological resources will be considered when determining whether to proceed with designation.

C. What I love is that the area is so safe (e.g., children can walk to/from school, or residents can ask neighbours for help). I love the locust trees which are indigenous to the area, although some of them are quite old and rotting and need to be cut down. Another great quality about the neighbourhood is that residents take care of the houses to the extent they can. My house was built in 1957/8 and does

not have any important architectural features. Most of the houses have different details. Additions and redevelopments in the neighbourhood have been done with a certain degree of sensitivity to the area. These changes would have to go through the City's planning and permitting process anyway. I disagree that there is heritage in the neighbourhood compared to other areas that have a history to them (e.g., Fort York). It is important to understand how a designation would benefit or impact homeowners.

C. I love the set-backs, green space, lawns, lot sizes, trees, and privacy in the neighbourhood – it's like living in a park. I will note that there are not as many stone houses in the neighbourhood compared to when I first moved here. Many of the new homes are beautiful but don't belong in the neighbourhood and are being flipped by developers. I like that all the homes look different and think this is a unique heritage feature – I don't want my neighbourhood to look like a suburban neighbourhood. I think there is potential for an HCD in the neighbourhood. I understand why some homeowners are concerned about the ability to make decisions about their properties or sell their homes, but I was able to modernize the interior of my home and preserve the exterior.

C. People are up in arms about the HCD and how it will impact them, but we don't know what the limitations are – it's missing from the conversation. The limitations may benefit the neighbourhood (e.g., restrictions about set-backs). I think the zoning issues with the local school boards may have a bigger impact on the neighbourhood than designation as an HCD.

C. It's not clear whether an HCD is going prevent the development of homes that do not fit the character of the neighbourhood. There are other mechanisms in place to stop these types of developments (i.e., attending Committee of Adjustment meetings).

A. Yes, there are other mechanisms that can inform new development; however some of those mechanisms do not provide the same degree of detail as an HCD.

C. You should consider whether this is an appropriate area for an HCD. I am concerned that the preliminary research has not been done to determine if this is a HCD area.

A. The purpose of the HCD Study is to determine if this area warrants designation as an HCD. The preliminary research is being undertaken as part of the HCD Study process. A recent HCD Study was completed which did not recommend an HCD for the entire study area; designation is not predetermined. This review has to be a defensible and rigorous.

Information Needed

Participants did not list information needs directly, however raised a number of points throughout the discussion, including the following:

- How a HCD designation would benefit or impact homeowners;
- Impact of HCD designation on properties with no perceived heritage value;
- Impacts to homeowners' ability to make decisions about their properties;

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- Impacts of HCD designation on property values and ability to sell;
- Types of restrictions/limitations that would be applied to private properties and when they apply; and
- How a HCD can prevent the development of homes that do not fit the character of the neighbourhood. What other mechanisms are there to stop these types of developments.

Format/Location for Next Community Conversation

No feedback was received in response to the final discussion question.

**Baby Point Heritage Conservation District (HCD) Study
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Appendix D

Old Millside Community Advisory Group Meeting #2 Summary

Baby Point Heritage Conservation District Study

Old Millside Community Advisory Group Meeting #2

Thursday, November 9, 2017

Humbercrest United Church, West Hall

16 Baby Point Road, Toronto

7:00 pm - 9:00 pm

Meeting Summary

1. Agenda Review, Opening Remarks and Introductions

Susan Hall, the facilitator from Lura Consulting, welcomed Community Advisory Group (CAG) members and thanked them for attending the session. Ms. Hall led a round of introductions of CAG members, City of Toronto staff and the project consultants from EVOQ, ASI and Lura Consulting and reviewed the meeting agenda. She explained that the meeting would provide CAG members with the opportunity to learn about, and offer input to, the Baby Point Heritage Conservation District (HCD) Study. She explained that the meeting would provide CAG members with an update of the work completed to date, present the findings and analysis for the neighbourhood, as well as the draft recommendations.

CAG members were informed that a summary of the meeting would be circulated to the group. The following individuals attended the meeting:

Community Advisory Group Members	Project Team Member
Albert Cohen	Alex Corey, City of Toronto
Jane Craig	Susan Hughes, City of Toronto
Karene Dumoulin	Dima Cook, EVOQ (Consultant team – lead)
Michael Doody	Reece Milton, EVOQ (Consultant team)
Niki Kavakonis	David Robertson, ASI Heritage (Consultant team – archaeology)
Oleh Leszczyszyn	Susan Hall, Lura Consulting (Facilitator)
Peter McBurney (Old Millside Residents Association - HCD Liaison Officer)	Lily D’Souza, Lura Consulting (Facilitator)

The meeting agenda is included as Appendix A.

2. Presentations

An overview presentation covering the following topics was provided to CAG members:

- **Baby Point HCD Study Overview and Process**
Alex Corey, City of Toronto

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- **HCD Preliminary Research**
Dima Cook, EVOQ
- **Archaeological Framework and Key Considerations**
David Robertson, ASI

The presentation was posted on the [Heritage Conservation Districts in Toronto blog](#) following the meeting.

3. Guided Discussion

CAG members were given the opportunity to ask questions of clarification and comment on the study results and draft recommendations presented. A summary of the CAG feedback is presented below, and organized by the themes and questions used to guide the discussion.

History

Discussion Question: Do you have any comments on or information to add to the history of Old Millside?

CAG members did not have specific information to add to the history of Old Millside. They posed questions of clarification about the Home Smith regulations on new development within the neighbourhood. Key points from the project team's responses are summarized below.

- Home Smith Regulations – Enforcement of the regulations imposed by Robert Home Smith ended around World War II; however a 1941 Township of York bylaw extended the Home Smith regulations. The City is currently tracing the regulation's history to determine whether it applied to Old Millside, and how long it was in force.

CAG members advised that deep set-backs of houses from the front property line are a key part of Old Millside's character and should be retained through policies. They also suggested that the retaining wall on Humbercrest Boulevard should be maintained and included in the story of the neighbourhood's history.

One CAG member provided a revised date of construction of a home from that shown in the presentation.

Landscape

Discussion Question: Are there any individual properties, views, or features within Old Millside that you think are important in defining its character?

CAG members identified the view to the Humber River from Old Millside is significant. It was also noted that the "stairs" provide a gathering spot for neighbourhood children, and that Cushman Park is used for tobogganing in the winter.

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Old Millside Community Advisory Group Meeting #2 Summary

Boundary

Discussion Question: Does the potential HCD boundary accurately reflect your understanding of the HCD research analysis/study results? Are there areas that should be re-considered for inclusion/exclusion?

CAG members were supportive of the potential HCD boundary as it relates to Old Millside. They posed questions of clarification regarding the proposed HCD boundary. Key points from the project team's responses are summarized below.

- The current direction is to exclude the majority of Old Millside from the recommended Baby Point HCD area, as Old Millside has a fundamentally different character in terms of the style and appearance of its houses than Baby Point.
- There is still a need to consider the archeological potential of Old Millside; recommendations for tools or mechanisms to conserve potential archaeological resources are still being determined by the consultant team.

Archaeology

Discussion Question: Do you have any questions or comments about the archaeological review conducted as part of the HCD Study in Old Millside?

CAG members posed questions of clarification about the process of how archaeological potential is determined, mechanisms available to protect archaeological resources, completed archaeological assessments, and the status of archaeology as part of the study process. Key points from the project team's responses are summarized below.

- Process to determine archaeological potential – Early, reputable historical accounts and mapping from the 19th and early 20th centuries provided a starting point. These suggest a long history of use by various First Nations prior to and following European arrival. Criteria developed by the Province (e.g., proximity of land to water within 250 m) were also used to model archaeological potential. The majority of the Baby Point and Old Millside neighbourhoods would be captured based on that criterion alone.
- HCD as a tool to protect archaeology – It is possible for Old Millside to be designated an HCD for archeological reasons exclusively. In this case, the HCD would regulate architecture, housing styles, massing, built form etc.; instead, it would only speak to archaeology (e.g., excavation work on property). It would ensure that when a change is proposed that may impact archaeological resources, appropriate steps are taken to ensure they are identified, documented and removed.
- Tools to protect archaeology – Currently tools to protect archaeology are limited. Staff in Heritage Preservation Services currently monitor applications submitted for properties with archaeological potential to the Committee of Adjustment and building permits, and may request an archaeological assessment be undertaken as a condition of an application. Owners are often unaware that they are required by the Province to undertake an archaeological assessment for certain types of work until they have submitted an application. An HCD, however, would ensure that owners are aware of these requirements, and also ensure that the City is notified when a

Baby Point Heritage Conservation District Study
Old Millside Community Advisory Group Meeting #2 Summary

permit is submitted on these properties. The City is also currently reviewing other potential tools and mechanisms to protect archaeological resources; therefore, the mechanisms may evolve.

- Archaeological assessments completed to date – Four archaeological assessments have been completed on properties in Old Millside; these assessments were triggered through development applications. The assessments completed so far are not however sufficient enough to discount the archeological potential of the area, given the area’s history and past uses.

CAG members commented they would prefer another means to protect archaeological potential than a HCD. One question put forward by a CAG member was if it is possible to require an archaeological assessment via the existing development approvals process (i.e., when digging for other purposes). Another CAG member commented that sufficient tools to protect archaeological potential should be developed and administered using a streamlined approach. It was also noted that more information and communication is needed to ensure residents are aware of the rules/responsibilities pertaining to archaeological assessments.

Community Engagement

Discussion Question: What are your thoughts on the suggested format for the next community meeting? Should there be one meeting, or separate meetings for Baby Point and Old Millside?

CAG members expressed support for separate meetings for Baby Point and Old Millside as this would continue the approach used to consult with residents from each neighbourhood (i.e., independent CAG meetings), and avoid confusion given the results of the overall HCD study and draft recommendations.

There was some range in CAG feedback regarding the format for the community meeting. One suggestion was to consider the purpose and objectives for the next community meeting, and what impact residents’ input will have the study recommendations when making a decision about the format. Another suggestion was for a town hall format based on the information presented at the CAG meeting.

Discussion Question: What information should be presented at the meeting so residents understand the HCD Study results and any recommendations?

CAG members provided the following suggestions:

- Make the presentation and discussion questions available to residents in advance of the community meeting to allow time for information to be absorbed and understood.
- Consider postponing the next community meeting until recommendations for new tools/mechanisms to protect archaeology are available.
- Focus information and materials specific to Old Millside.

In relation to this, additional feedback from a CAG member suggested the following FAQs to help inform and educate residents before the next community meeting.

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Old Millside Community Advisory Group Meeting #2 Summary

- Most of the Old Millside area is to be excluded from the architectural restrictions imposed by the HCD recommendation. What are the options for residents under existing rules if they object to the size of a redevelopment in the area?
- From a homeowner's perspective, what is the difference between a HCD and ASA as it relates to the protection of archaeology?
- Under the existing ASA rules what am I obligated to do as a homeowner, particularly if I want to...
 - build an extension
 - replace an existing extension
 - plant a tree
 - replace a tree
 - plant a bush
 - build a new fence
 - replace an existing fence
 - put in a swimming pool
 - put in a new flower bed
- What are the extra costs to me as it relates to the ASA rules for each of the above (approximate costs or a range)?
- As part of the field assessment, my house is designated as one where "archaeological potential is confirmed". Under what circumstances would that be changed to one designated as "cleared of archaeological potential"?
- What archaeological finds have there been in the Old Millside area (as opposed to Baby Point)? If there are few finds what is the basis for continuing to designate the Old Millside as an ASA?

Additional Discussion

CAG members asked if future consultation will occur once tools to protect archaeological resources have been identified. Key points from the project team's responses are summarized below.

- Future CAG meetings – The timelines presented are in relation to the HCD study. CAG members may be invited to be part of a consultation process to discuss archaeology as part of a future City initiated study.

4. Wrap Up and Next Steps

Alex Corey thanked CAG members for attending the meeting and explained that the meeting summary would be circulated in the near future. He informed CAG members that the second public meeting is anticipated in early 2018.

Baby Point Heritage Conservation District Study
Old Millside Community Advisory Group Meeting #2 Summary

Appendix A – Agenda

Baby Point Heritage Conservation District Study

Old Millside Community Advisory Group Meeting #2

Thursday November 9, 2017
Humbercrest United Church, East Hall
16 Baby Point Road, Toronto
7:00 pm – 9:00 pm

AGENDA

Meeting Purpose:

- Provide an update of the HCD Study work completed to date;
- Present findings and analysis of the neighbourhood;
- Present and discuss draft recommendations;
- Address questions and concerns from CAG members;
- Discuss community engagement; and
- Review next steps

7:00 pm Agenda Review, Opening Remarks and Introductions

- Susan Hall, Lura Consulting, Facilitator
- Alex Corey, City of Toronto, Heritage Preservation Services

7:10 pm Presentation

- Baby Point HCD Study survey and analysis of the Old Millside neighbourhood and draft recommendations – Dima Cook, Senior Associate, EVOQ Architecture

7:45 pm Guided Discussion

- Susan Hall, Facilitator, Lura Consulting

8:55 pm Wrap Up and Next Steps

- Susan Hall, Facilitator, Lura Consulting
- Alex Corey, City of Toronto

9:00 pm Adjourn

**Baby Point Heritage Conservation District (HCD) Study
Engagement Summary Report**

Appendix E

Baby Point Community Advisory Group Meeting #1 Summary

Baby Point Heritage Conservation District Study

Baby Point Community Advisory Group Meeting #1

Tuesday, June 27, 2017

Humbercrest United Church, West Hall

16 Baby Point Road, Toronto

7:00 pm - 9:00 pm

Meeting Summary

Agenda Review, Opening Remarks and Introductions

Susan Hall, the facilitator from Lura Consulting, welcomed Community Advisory Group (CAG) members and thanked them for attending the session. Ms. Hall led a round of introductions of CAG members, City of Toronto staff and the project consultants from EVOQ, ASI and Lura Consulting and reviewed the meeting agenda. She explained that the meeting would provide CAG members with the opportunity to learn about, and offer input to, the Baby Point Heritage Conservation District (HCD) Study. Ms. Hall also noted that the study is in the information gathering phase and that no decisions have been made.

Alex Corey, the Heritage Planner from the City of Toronto, also welcomed CAG members. He explained that the purpose of the meeting is to obtain feedback from CAG members to contribute to the information gathering phase of the HCD Study. He also explained that the preliminary research results would be shared and that no decisions or conclusions would be made at the meeting.

Stakeholders were informed that a summary of the meeting would be circulated to the group. The following individuals attended the meeting:

Community Advisory Group Members	
Ariel Blais	Alex Corey, City of Toronto
Danica Loncar (Baby Point Gates BIA)	Tamara Anson-Cartwright, City of Toronto
Frank Serafini (Etobicoke-York Community Preservation Panel)	Dima Cook, EVOQ (Consultant team – lead)
Maria Subtelny	Reece Milton, EVOQ (Consultant team)
Mary Anne De Monte-Whelan (Baby Point Heritage Foundation)	David Robertson, ASI Heritage (Consultant team – archaeology)
Paul Millar	Susan Hall, Lura Consulting (Facilitator)
Sandhya Kohli	Lily D’Souza, Lura Consulting (Note-taker)

The meeting agenda is included as Appendix A.

Review of the Community Advisory Group Terms of Reference

Susan Hall reviewed the mandate, roles and responsibilities, code of conduct and terms and conditions of CAG membership as described in the CAG Terms of Reference. She explained that the intent of the CAG is to provide local expertise and advice to the project team to ensure the range of perspectives and priorities in the community are reflected in the HCD Study and its recommendations. She clarified that the CAG is not a decision-making body and that the final decision with respect to the HCD will be made by Toronto City Council.

A copy of the CAG Terms of Reference is available on the [project webpage](#).

Presentations

An overview presentation covering the following topics was provided to CAG members:

- **Baby Point HCD Study Overview and Process**
Alex Corey, City of Toronto
- **HCD Preliminary Research**
Dima Cook, EVOQ
- **Archaeological Framework and Key Considerations**
David Robertson, ASI Archaeology

The presentation was posted on the [project webpage](#) following the meeting.

Guided Discussion

CAG members were given the opportunity to ask questions of clarification and to contribute to the information gathering phase of the Baby Point HCD Study by sharing their perspectives on the features of their neighbourhood that they consider important, and the types of changes they've seen that they think contribute to or detract from their appreciation of Baby Point. A summary of the guided discussion is presented below. A more detailed account of the discussion can be found in Appendix B.

Study Process and Objectives

Responses to questions raised during the meeting clarified that:

- Every HCD Study includes a review of archaeological potential within the area. The HCD Study is an opportunity to refine and create a more accurate reflection of archaeological potential. The

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benefit of reviewing the archaeological potential within the HCD Study process is that it provides an opportunity to refine the current understanding of archaeological resources within an area.

- The HCD Study is in the information gathering phase; no decisions have been made at this stage.
- The intent of HCDs is to provide contextual policies and guidelines to conserve and enhance the historical character of the neighbourhood; they do not impose homogeneity. Each HCD Plan is unique, and responds to its neighbourhood.
- No research to-date has indicated that property values are negatively impacted by HCD designation.
- In an HCD the district designation is registered on title of a property. However, any restrictions that result from the HCD are included in the HCD Plan; they are not included on the title of the property itself.

Defining Characteristics of Baby Point

CAG members were asked to identify features within Baby Point that they feel define the neighbourhood. While some characteristics were agreed upon by the group as a whole, there were differences in opinions on others. The following characteristics were identified through the course of discussion:

Built Form

- House setbacks from side-walks
- Consistency of architectural styles
- Massing of homes
- Large lot sizes
- The Baby Point Gates

Public Space

- Mature tree canopy and number of trees
- Curvilinear street design
- Neighbourhood views
- Proximity to the Humber River and parks

Landscaping

- Limited or few fences in front of or between properties

Community Character

- Village-like sociability and atmosphere
- Safe and walkable community

Changes in the Neighbourhood

A few CAG members expressed concerns about the development of new homes that are not consistent with the character of the neighbourhood (i.e., scale, massing, size, building materials, and architectural design). The concern is that over time these developments will change the character of the

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neighbourhood and impact the root structure of the neighbourhood trees. In relation to this, a few CAG members noted that there are examples of newer homes and alterations to older homes that are consistent with the neighbourhood's character. It was noted that homes need to be able to incorporate new building materials and techniques to increase energy efficiency. One member noted that stone homes are being taken down and this is a loss for the neighbourhood in terms of character and heritage.

A few CAG members also agreed that change and revitalization should be encouraged in Baby Point, as long as the neighbourhood's defining characteristics are maintained, and that an HCD would be a useful tool to support compatible new development and renovations.

Archaeology

Responses to questions raised during the meeting clarified that:

- The Archaeologically Sensitive Area (ASA) concept emerged during the development of the City of Toronto's Archaeological Management Plan; the conservation of archaeological resources has legislative authority under the Ontario Heritage Act.
- An archaeological assessment includes reviewing and evaluating changes to the landscape of a property (e.g., movement of soil, excavations, etc.) as well as natural features (e.g., slopes). A visual survey would be completed to inform if and where any archaeological assessment would be needed in cases of development/redevelopment.
- Two burials have been documented as a result of two separate Enbridge projects within Baby Point, however assessments completed on individual properties have not yet resulted in any archaeological discoveries, likely due to changes in the landscape of the properties in the past 50-60 years.

Information Needed

CAG members highlighted the need for information about the following topics to address concerns and uncertainty associated with a potential HCD in Baby Point:

- The number of completed archaeological assessments and confirmation that no artefacts have been discovered;
- The results of the survey and research in quantifiable terms where possible;
- The financial and insurance implications, if there are any, associated with an HCD;
- A definition of the "cultural heritage value" of Baby Point;
- The features that will be defined and preserved through the HCD (i.e., building materials, frontages, architectural styles, etc.), if designation is determined to be appropriate;
- The rationale for designating the area an HCD and whether existing tools and mechanisms already reinforce the neighbourhood character;
- Clarity on the existing planning layers and tools in place;
- If there is a mechanism to exclude an individual home from an HCD; and
- The benefits and positive aspects of completing an HCD study.

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Format/Location for Next Community Conversation

No feedback was received in response to the final discussion question directly. Members noted it is important to have the factual information available, and determine format at the next meeting.

Wrap Up and Next Steps

Alex Corey thanked CAG members for attending the meeting and explained that the meeting minutes would be circulated to CAG members before being posted to the project webpage. The next CAG meeting will take place in fall 2017.

Appendix A – Agenda

Baby Point Heritage Conservation District Study

Baby Point Community Advisory Group Meeting #1

Tuesday, June 27, 2017

Humbercrest United Church, West Hall

16 Baby Point Road, Toronto

7:00 pm – 9:00 pm

AGENDA

Meeting Purpose:

- Review the Baby Point Heritage Conservation District (HCD) Study and process;
- Review the Terms of Reference and role of the Community Advisory Group;
- Provide an overview of the HCD Study work completed to date;
- Identify and discuss characteristics of the neighbourhood;
- Address questions and concerns from CAG members; and
- Review next steps

- 7:00 pm Agenda Review, Opening Remarks and Introductions**
- Susan Hall, Lura Consulting, Facilitator
 - Alex Corey, City of Toronto, Heritage Preservation Services
- 7:10 pm Review of the Community Advisory Group Terms of Reference**
- Susan Hall, Facilitator, Lura Consulting
- 7:30 pm Presentations**
- Baby Point HCD Study Overview and Process – Alex Corey, City of Toronto, Heritage Preservation Services
 - HCD Study Preliminary Research – Dima Cook, Senior Associate, EVOQ Architecture
 - Archeological Framework and Key Considerations - David Robertson, Partner, ASI
- 8:00 pm Guided Discussion**
- Susan Hall, Facilitator, Lura Consulting
- 8:55 pm Wrap Up and Next Steps**
- Susan Hall, Facilitator, Lura Consulting
 - Alex Corey, City of Toronto
- 9:00 pm Adjourn**

Appendix B – Detailed Summary of Q+A and Guided Discussion

During the guided discussion, participants were asked the following key questions:

- Do you have any questions of clarification about the HCD study?
- Do you have any questions of clarification about the archeological framework presented?
- How would you define your neighbourhood? i.e. What defines Baby Point as a neighbourhood?
- What changes have you seen in the neighbourhood (i.e. recent developments in the neighbourhood)? What do you like? What don't you like?
- Given what we heard at the community meeting and the materials you have received today, what information would the CAG members (and the community) like from us in advance of the next CAG and CCM meetings?
- What are your thoughts on the format/location for the next community conversation?

A summary of the discussion is provided below under various categories. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**. Please note this is not a verbatim summary.

HCD Study and Process

Q. What is the significance of an Archaeologically Sensitive Area (ASA) within the Heritage Conservation District (HCD) study process?

A. Every HCD Study includes a review of archaeological potential within the area. The HCD Study is an opportunity to refine and create a more accurate reflection of archaeological potential, by reviewing individual properties. The benefit of reviewing the archaeological potential within the HCD Study process is that it provides an opportunity to refine the current understanding of archaeological resources within an area.

Q. How many homes in the area have a heritage designation? What percentage of properties in the area have a common aesthetic/style? There have been a lot of changes over time.

A. There is one home with heritage designation in the neighbourhood – 1 Baby Point Road. This is not uncommon in a residential area. We will present the results of our analysis on defining features of the area at the next advisory group meeting (e.g., architectural styles, building heights, roof types, garage types, etc.).

Post meeting clarification: On October 20, 2016 City Council stated its intention to designate the property at 68 Baby Point Road under Part IV of the Ontario Heritage Act.

C. My concern is that the HCD plan will be used as a style manual and prescribe how things should look.

A. The intent of the HCD (should the area be recommended for designation) is to provide contextual policies and guidelines to conserve and enhance the historical character of the neighbourhood; it is not

intended as a rulebook to impose homogeneity. New development should be designed to be of its time, and not replicate historical styles.

Q. Did property taxes change in Rosedale after the HCD designation was applied there? Is there any compensation to property owners for maintaining the heritage value of their home?

A. There is no heritage tax classification and therefore no change in property tax as a result of the HCD designation in Rosedale. The Municipal Property Assessment Corporation (MPAC) does not assess property values based on heritage designations. Property owners within an HCD have access to a heritage grant program through the City of Toronto; the home would have to be a contributing property of the HCD and the grant is for conservation-related work on the exterior of the home.

Q. Are there examples of what the guidelines could be?

A. HCD Plan guidelines are unique to each neighbourhood. The HCD Study process is being undertaken to identify the area's defining characteristics. It is too early to say what the guidelines may be as it has not been determined what defines Baby Point and if an HCD is appropriate.

Q. Could Robert Home Smith's guidelines regarding building materials, etc. be incorporated in the HCD?

A. An HCD does not require proactive work for existing homes to conform to policies and guidelines. The specific policies and guidelines that may be included in any HCD Plan are developed during the Plan phase.

Q. Will the built form survey include an analysis of city data on the number and type of alterations made to individual homes within the study area?

A. No, the survey does not include research into the history of applications, however additions and alterations visible from the street to the original house will be noted.

Private Property and Homes

Q. How are freehold interests and property rights restricted by a heritage designation? The concern is that new residents may be deterred from moving to the neighbourhood if there are restrictions on the property title. Will an independent evaluation of the potential impact of designation on the value of properties in the HCD be conducted?

A. In an HCD the district designation is registered on title. However, any restrictions that result from the HCD are included in the HCD plan; they are not included on the title of the property itself. The district designation does not restrict property rights. The HCD Study process does not include the evaluation of the potential impacts of designation on the value of properties.

Q. Will an HCD designation affect the saleability of a property?

A. Rosedale is a great example of a community where the HCD has not affected the saleability of homes, and has provided predictability in the neighbourhood in regards to additions and new development.

Note: One member noted that heritage designation can attract buyers to the district.

C. A heritage designation does not obligate you to do something you do not want to do, but it does place restrictions on things you may want to change on your property. Amending a zoning bylaw would be a similar example of the process.

Archaeological Framework

Q. What documentation is available on actual archaeological finds? What is the relationship between excavations and finds?

A. In recent years, two burials have been documented as a result of two separate Enbridge projects. Since 2005, any redevelopment in the area has generally been preceded by an archaeological assessment. These assessments have not yet resulted in any archaeological discoveries, likely due to changes in the landscape of the properties in the past 50-60 years.

Q. When was Baby Point designated as an ASA?

A. The City began developing an Archaeological Management Plan in 2003. The ASA concept emerged from that planning process. ASAs are considered to be “living organisms” and are often modified and refined through processes like this HCD Study.

Q. The Baby Point landscape has been modified significantly (e.g., roads, terracing) in the past. How are these changes considered in an archaeological assessment of a property (i.e., before installing a pool)?

A. An archaeological assessment includes reviewing and evaluating changes to the landscape of a property (e.g., movement of soil, excavations, etc.) as well as natural features (e.g., slopes). A visual survey would be completed to inform if and where any digging would be needed.

Q. What happened to the unmarked cemetery behind Magwood Park?

A. There are reports of a burial mound at Magwood Park. There is however no archaeological evidence to support the reality of a burial mound. No artefacts have been found on or near the mound that the City is aware of.

Q. What is your definition of an artefact (i.e., indigenous tool, horse shoe)?

A. Artefacts are context specific; the term refers to any item reflective of past use. Artefacts related to the Seneca and pre-Seneca occupation would be of particular interest in this area. The Baby homestead would be another significant archaeological site if discovered.

Defining Neighbourhood Characteristics and Changes in the Neighbourhood

C. I love the street design, setbacks, gardens, ample yards and beautiful trees. I understand that the architecture varies, but there is some consistency in architectural styles. My concern is when a new homeowner levels the property and develops a new structure that is alien to the existing styles in the neighbourhood (i.e., different building materials, minimalist architectural design). If this continues the entire area will change dramatically, changing the historical character of the neighbourhood.

C. Several features stand out that work together to make the area special, including the architecture, massing, Baby Point Gates, street arrangement, and generous lot sizes. A prevalent feature of the new construction in the area is the massing of the buildings, which is out of character and scale compared to other properties. This also puts mature trees at risk by interfering with the root structure.

C. I agree with the previous points. My concern is that neighbourhoods should be encouraged to change over time as long as certain defining characteristics are maintained (e.g., tree canopy, setbacks, etc.).

C. I agree that the mature tree canopy and curvilinear road are defining characteristics of the neighbourhood.

C. There is a need to encourage some level of revitalization in Baby Point while preserving the neighbourhood's defining characteristics. The HCD could provide a template or guidelines to preserve the historical character of the neighbourhood without discouraging revitalization. It would be advantageous to have a plan going forward based on expert analysis of the area's heritage.

C. There is a need to consider newer homes built in the 1960s as part of the heritage conservation district. I am also concerned that some of the heritage homes in the area have been renovated in such a way that the architectural integrity has been compromised.

A. To clarify, if a house is not currently listed or designated as a heritage property there are no restrictions in place to prevent the property owner from making changes to the exterior of the home that do not conserve its heritage or architectural integrity. Some property owners may do it voluntarily to maintain the character of the home, or to "grandfather" certain historical features into a home.

C. Baby Point has a "je ne sais quoi" atmosphere to it. The neighbourhood has ready access to the river and parks. The configuration of the neighbourhood promotes sociability which is hard to find in Toronto. There is a feeling of being in a village or private club. It also boils down to aesthetics – there are old homes that are hideous and do not fit the character of the neighbourhood and there are newer homes built in the last 10 years that are gorgeous and consistent with the neighbourhood's character. This is to say that it is possible to have new developments within Baby Point that support its character.

C. Another defining feature of the neighbourhood is that there are no fences in front or between properties, contributing to a park like setting.

Information Needed

C. I understand that Baby Point is an ASA and that there is provincial legislation in place that requires individuals to complete an archaeological assessment prior to any redevelopment and to report the

discovery of buried artefacts. Residents should be made aware that no artefacts have been discovered.

C. In other countries that have mature heritage laws (e.g., England) onerous responsibilities are placed on owners of heritage properties. It is important to be clear if there will/will not be any financial implications of an HCD here.

C. More information is needed about the features that will be defined and preserved through the HCD (i.e., building materials, frontages, architectural styles, etc.), and how many homes have been renovated and completely altered.

A. That is part of what we are doing now. It is important to note that HCDs only focus on what can be seen from the street. There is a distinction between alterations and maintenance – we do recognize that things change over the lifespan of a house. We will be looking at the age of houses but will not be doing a permit search to determine when homes were renovated and additions made.

C. Many area residents will want their extensively renovated homes to be excluded from the HCD.

A. An extensive renovation does not negate the heritage value of a building, or necessarily impact its ability to contribute to any potential HCD.

C. Another key issue for residents is insurance; it is unclear if insurance rates will increase if a heritage designation is applied.

A. We have been assured by insurance companies that insurance rates are not assessed based on a heritage designation. They may consider the building age and materials, but not the heritage designation.

C. It is critical to treat this [designation as an HCD] as positive change – it can influence people's attitudes and perceptions.

C. There are already significant restrictions on residential construction (e.g., tree permit requirements, massing, roof height etc.). It is important for residents to understand the difference between the existing planning and development system and potential restrictions from the HCD. The HCD should only incur restrictions if there are no other tools or mechanisms in place to protect the neighbourhood's defining features (i.e., the City will need to provide a rationale for the HCD policies and guidelines).

A. A sub-consultant has been retained to review the existing planning tools in-force within Baby Point and determine whether any of the planning tools (secondary plans, zoning by-law, site and area specific policies, etc.) support the neighbourhood's defining characteristics identified through the HCD study.

C. There are existing rules in place, beyond heritage, that restrict development in the neighbourhood (i.e. tree protection bylaw). It is very important for residents (and realtors) to understand the existing framework, especially if the existing restrictions have nothing to do with heritage.

Q. Is there a mechanism to exclude homes from the HCD if it were to be established?

A. We will add that to the list of items that require clarification, however the study area and any potential plan area boundaries are recommended by Staff and must be approved by City Council. Appeals of the HCD Plan can be made to the Ontario Municipal Board if it is adopted by City Council.

C. Consideration needs to be given about how the concerns of the larger group can be assuaged.

A. We would appreciate your input on how best to communicate with residents (e.g., posted letters, e-blast).

C. I would recommend you highlight the benefits and positive aspects of completing an HCD study in a letter that is mailed to each resident in the study area (i.e., circulate fact-based information).

C. There is a need to define what “cultural heritage value” is to help residents understand the intent and benefit of the HCD, or they will focus on restrictions and saleability.

A. The HCD Study report will include a statement of cultural heritage value for any area recommended for designation. The criteria for determining cultural heritage value is included in *Heritage Conservation Districts in Toronto – Procedures, Policies and Terms of Reference*, which was circulated to CAG members and is available online

Format/Location for Next Community Conversation

No feedback was received in response to the final discussion question directly; however members noted that the community conversation needs to focus on fact-based information. Members noted a discussion on the community conversation would be beneficial at the next advisory group meeting.

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Appendix F

Baby Point Community Advisory Group Meeting #2 Summary

Baby Point Heritage Conservation District Study

Baby Point Community Advisory Group Meeting #2
Thursday, November 2, 2017
Humbercrest Public School
14 St. Marks Road, Toronto
7:00 pm - 9:00 pm

Meeting Summary

1. Agenda Review, Opening Remarks and Introductions

Susan Hall, the facilitator from Lura Consulting, welcomed Community Advisory Group (CAG) members and thanked them for attending the session. Ms. Hall led a round of introductions of CAG members, City of Toronto staff and the project consultants from EVOQ, ASI and Lura Consulting and reviewed the meeting agenda. She explained that the meeting would provide CAG members with an update of the work completed to date, present the findings and analysis for the neighbourhood, as well as the draft recommendations.

CAG members were informed that a summary of the meeting would be circulated to the group. The following individuals attended the meeting:

Community Advisory Group Members	Project Team Member
Ariel Blais	Alex Corey, City of Toronto
Danica Loncar	Dima Cook, EVOQ (Consultant team – lead)
Frank Serafini	Reece Milton, EVOQ (Consultant team)
Maria Subtelny	Susan Hall, Lura Consulting (Facilitator)
Mary Anne De Monte-Whelan	Lily D’Souza, Lura Consulting (Facilitator)
Greg Marlatt	

The meeting agenda is included as Appendix A.

2. Presentations

An overview presentation covering the following topics was provided to CAG members:

- **Baby Point HCD Study Process and June**
Alex Corey, City of Toronto
- **HCD Study Survey and Analysis of the Baby Point Neighbourhood and Draft Recommendations**
Dima Cook, EVOQ

The presentation was posted on the [Heritage Conservation Districts in Toronto blog](#) following the meeting.

3. Guided Discussion

CAG members were given the opportunity to ask questions of clarification and comment on the study results and draft recommendations presented. A summary of the CAG feedback is presented below, and organized by the themes and questions used to guide the discussion.

History

Discussion Question: Do you have any comments about the information presented about Baby Point's history?

CAG members posed questions of clarification about the Old Mill Bridge, the history of Baby Point's development, and how the neighbourhood's historic character will inform the Heritage Conservation District (HCD) Plan policies. Key points from the project team's responses are summarized below.

- History of the Old Mill Bridge – A bridge has crossed the Humber River at this point prior to the development of the Baby Point neighbourhood. The existing bridge is contemporaneous with the initial development of the neighbourhood.
- Development of the Baby Point Neighbourhood – Baby Point was one of several neighbourhoods located on the former Belt Line Railway corridor and developed around the time when Toronto's upper middle-class was migrating away from the downtown core in the early 20th century. The development of Baby Point opened up the surrounding area, particularly the business area on Jane Street and the South Kingsway neighbourhood.
- Baby Point's historic character and HCD Plan policies – Baby Point's historic character will inform the details of the HCD Plan policies. An HCD can provide guidelines and non-mandatory information; it is both a policy tool and information tool.

Planning

CAG members posed several questions of clarification relating to the potential HCD Plan policies and how it would interact with planning tools. Key points from the project team's responses are summarized below.

- Ability of an HCD to protect neighbourhood character – The policies and guidelines of an HCD Plan depend on the findings from the HCD Study. This may include policies that inform the conservation of certain properties, and complementary new development.
- Additional points made included:
 - The HCD policies would prevail if there is a conflict between the HCD and a bylaw. If a bylaw is updated, it is required to conform to the policies in the HCD.
 - The HCD Study will identify potential inconsistencies between the historic character of the area and the existing zoning bylaw.

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Baby Point Community Advisory Group Meeting #2 Summary

- An HCD can include provisions for changes that would not require a building permit but would require a heritage permit under the HCD. This could include replacement windows, new roofing material, skylights, re-cladding an exterior wall, etc.
- The designation of an HCD and City Council decisions on alterations within an HCD may be appealed to the Ontario Municipal Board (OMB).
- Appeal of non-contributing status – Properties within an HCD are identified as either contributing or non-contributing to the district during the HCD study process. Non-contributing properties may be demolished. Owners can appeal their inclusion within an HCD if the area is designated by City Council.
- Alterations to contributing properties – Each HCD Plan contains policies and guidelines that inform compatible additions and alterations to contributing properties. An HCD Plan anticipates that properties will change overtime.

Types of Buildings

Discussion Question: Do the house types identified adequately reflect the prevailing heritage character of Baby Point? Why or why not?

Overall, CAG members agreed that the housing types and stages of development presented reflect the prevailing heritage character of Baby Point. Key comments also included:

- The building date of a home should be a more significant consideration than its architectural style when creating rules for maintaining the character of the neighbourhood.
- Newer homes built in the 1960s should also be considered as part of the neighbourhood's history; many of these homes respect the neighbourhood's character.
- Many renovations and some new developments have respected the neighbourhood's historical character. However there are also examples of renovations and new developments that received a variation from the existing zoning bylaw, which has resulted in building styles and massing that are not in line with the neighbourhood's character.

Discussion Question: Are there other types of houses or features within Baby Point that contribute to its heritage character that you feel are not represented?

CAG members identified the following features, housing types and building materials as being representative of the neighbourhood, and suggested they should be included in the HCD if relevant:

- | | |
|---|--------------------------------|
| ● Density | ● Massing |
| ● Detached garages at the rear of houses | ● Scale |
| ● Existing fences (e.g., stone, wrought iron) | ● Set-backs (incl. side yards) |
| ● Height | ● Front walkways |
| ● Masonry (stone) cladding | |

Landscape

Discussion Question: What are the most important views within the Baby Point neighbourhood that should be captured in the study?

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Feedback from CAG members indicated that views from Magwood Park and the ravine up into the neighbourhood should be considered (i.e., no large walls blocking views from the park). CAG members also noted that trees are important to the neighbourhood's character.

Boundary

Discussion Question: Does the potential HCD boundary accurately reflect your perception of Baby Point's historic character area? Are there areas that should be re-considered for inclusion/exclusion?

CAG members generally agreed that Baby Point's historic character derives from houses associated with the Home Smith development of the neighbourhood. They agreed with the proposed revised HCD boundary as the properties that have been excluded from it were largely developed at a later date. CAG members also agreed that the current distinction between Baby Point and Old Millside is logical, and suggested that Humbercrest Boulevard and the stairs should be included in the HCD boundary, but not Humbercrest Lane.

Archaeology

Discussion Question: Do you have any comments about the archeology in Baby Point?

Archaeology was not discussed at the meeting. Archaeological information was included in the combined Baby Point and Old Millside CAG presentation available on the [Heritage Conservation Districts in Toronto blog](#).

Community Engagement

Discussion Questions: What are your thoughts on the suggested format for the community meeting?

Overall, CAG members conveyed preference for an open house format without a formal presentation; a few members did convey interest in a public meeting with a formal presentation. One suggestion was to create a video presentation that could be displayed on a loop at the public meeting or made available prior to the meeting.

Discussion Question: Should there be one meeting, or separate meetings for Baby Point and Old Millside?

CAG members agreed that two separate meetings should be held for Baby Point and Old Millside. The meeting should be held at a neutral venue (i.e., school, church or Lambton House).

Discussion Question: What information should be presented at the meeting so residents understand the HCD Study results and any recommendations?

CAG members advised that the progression of graphic information that illustrated the different building types and styles presented to the CAG is a good way to frame the discussion and the rationale for the proposed HCD boundary. To improve the presentation, CAG members suggested depicting the location

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Baby Point Community Advisory Group Meeting #2 Summary

of housing styles by era, followed immediately by historic and current photos of houses within the neighbourhood to illustrate what the neighbourhood looked like compared to today.

4. Wrap Up and Next Steps

Alex Corey thanked CAG members for attending the meeting and explained that the meeting summary would be circulated. He informed CAG members that the second public meeting is anticipated in early 2018.

Appendix A – Agenda

Baby Point Heritage Conservation District Study

Baby Point Community Advisory Group Meeting #2

Thursday November 2, 2017
Humbercrest Public School
14 St. Marks Road, Toronto
7:00 pm – 9:00 pm

AGENDA

Meeting Purpose:

- Provide an update of the HCD Study work completed to date;
- Present findings and analysis of the neighbourhood;
- Present and discuss draft recommendations;
- Address questions and concerns from CAG members;
- Discuss community engagement; and
- Review next steps

7:00 pm Agenda Review, Opening Remarks and Introductions

- Susan Hall, Lura Consulting, Facilitator
- Alex Corey, City of Toronto, Heritage Preservation Services

7:10 pm Presentation

- Baby Point HCD Study survey and analysis of the Baby Point neighbourhood and draft recommendations – Dima Cook, Senior Associate, EVOQ Architecture

7:45 pm Guided Discussion

- Susan Hall, Facilitator, Lura Consulting

8:55 pm Wrap Up and Next Steps

- Susan Hall, Facilitator, Lura Consulting
- Alex Corey, City of Toronto

9:00 pm Adjourn

**Baby Point Heritage Conservation District (HCD) Study
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Appendix G

Baby Point Community Advisory Group Meeting #3 Summary



Baby Point Heritage Conservation District Study

Baby Point Community Advisory Group Meeting #3
Tuesday, April 10, 2018
Humbercrest United Church
16 Baby Point Road Toronto
6:30 pm - 8:30 pm

Meeting Summary

1. Agenda Review, Opening Remarks and Introductions

Susan Hall, the facilitator from Lura Consulting, welcomed Community Advisory Group (CAG) members and thanked them for attending the session. Ms. Hall led a round of introductions of CAG members, City of Toronto staff and the project consultants from EVOQ, ASI and Lura Consulting and reviewed the meeting agenda. She explained that the meeting would provide CAG members with an update on the Heritage Conservation District Study and recommendations, as well as time to review and discuss materials in preparation for the next public open house meeting. CAG members would also hear a brief presentation about the Heritage Conservation District Plan process and structure.

CAG members were informed that a summary of the meeting would be circulated to the group. The following individuals attended the meeting:

Community Advisory Group Members	Project Team Member
Paul Miller	Alex Corey, City of Toronto
Greg Marlatt	Tamara Anson-Cartwright, City of Toronto
Mary Anne De Monte-Whelan	Susan Hughes, City of Toronto
Maria Subtelny	David Robertson, Archaeological Services Inc
Danica Loncar	Matthew Kelling, Urban Strategies Inc
Ward 13 Executive Assistant Chris Haskim	Dima Cook, EVOQ (Consultant team – lead)
Councillor Sarah Doucette	Reece Milton, EVOQ (Consultant team)
	Susan Hall, Lura Consulting (Facilitator)
	Zoie Browne, Lura Consulting

The meeting agenda is included as Appendix A.

2. Presentations

An overview presentation covering the following topics was provided to CAG members:

- **Baby Point HCD Study Update and Timeline**
Alex Corey, City of Toronto
- **HCD Study Draft Statement of District Significance, Objectives, Evaluation and Recommendations**
Dima Cook, EVOQ

3. Guided Discussion

CAG members were given the opportunity to read the draft Statement of District Significance, ask questions of clarification and provide feedback on the historical content, draft evaluation and recommendations presented.

A summary of the CAG feedback is presented below and organized by questions used to guide the discussion.

Draft Statement of District Significance, Objectives, Evaluation and Recommendations

Discussion Question: Does the Draft Statement of District Significance adequately reflect your opinion of Baby Point's heritage value? Why or why not?

Overall, CAG members indicated that houses constructed during the Robert Home Smith Building Period (1911-1941) are important historical elements within the neighbourhood. Some participants noted that the story of Baby Point's heritage value and its historical significance could be expressed more strongly through the Draft Statement of District Significance, in particular that Baby Point is an authentic and well-defined enclave. One member expressed that they do not see Baby Point as being different from other early 20th century neighbourhoods in Toronto.

Discussion Question: What feedback do you have on the Draft Statement of Objectives? What are your thoughts about social and community values as well as long-term values and attributes in Baby Point?

The group was asked to specifically consider the meaning of the word conserve and to elaborate on what they would like to be conserved in the long-term, and CAG members noted the following:

- A few members noted that the conservation of the beauty and integrity of the neighbourhood should be an important objective of the proposed HCD Plan.
- Some members mentioned that an objective should be to limit investment property development (i.e. the flipping of properties by developers) within Baby Point.
- One member noted that the objectives need to be as precise as possible.

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City staff noted that the Statement of Objectives will continue to be defined and refined during the HCD Plan process.

Discussion Question: Is there anything that should be added or changed in the draft Statement of District Significance or Statement of Objectives?

CAG members noted the following as topics that could be added or changed in the Draft Statement of District Significance:

- Members noted that the character analysis identified that approximately 80% of homes in Baby Point are original and have minor exterior alterations, indicating a high degree of integrity within the neighbourhood, however the Draft Statement of District Significance does not adequately reflect this.
- One member noted that the Statement does not capture or reflect the story of Baby Point and could be improved.
- A few members indicated that Baby Point's significance as an early example of a planned Garden Suburb needs to be stressed and highlighted more, as well as its significance to indigenous communities.
- One member expressed interest in including more statistical information in the Statement, particularly the ratio of homes associated with the Home Smith Building Period (1911-1941). City staff and consultants clarified that statistics are not typically included in a Draft Statement of District Significance but can be included in the information for the Public Open House.

Proposed Boundary

Discussion Question: Any questions of clarification?

CAG members posed no questions of clarification regarding the proposed boundary as it had not changed from the previous meeting.

Contributing and Non-contributing Properties

Discussion Question: Any questions of clarification?

Some CAG members indicated that they are generally uncomfortable with the terms contributing and non-contributing properties. Key questions and/or concerns include:

- Concern for financial impact of HCD designation on contributing properties. What would property owners be allowed to do / not allowed to do? What would be the potential financial implications (i.e. buying/selling, maintenance, renovations)?
- Participants were interested in understanding what types of policies would be prepared for non-contributing properties.

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Other Questions from CAG

Q: Is there an arborist study being conducted as part of the HCD that will identify the age of trees?

A: The City confirmed that an arborist study is beyond the scope of an HCD, however the HCD study does examine landscape features including the tree canopy more generally.

Q: Will construction surveyor reports be considered?

A: The City confirmed that construction surveyor reports are not included in the HCD Study process.

Public Open House Material

Susan Hall invited CAG members to review the draft display boards that EVOQ has prepared in preparation for the next public open house. CAG members were asked to review the information and provide feedback on the clarity of information and if anything is missing. Dima Cook provided a high-level overview of each display board. CAG members indicated that the following information should be included on boards at the next public open house:

- Definitions for HCD terminology (i.e. contributing/non-contributing);
- Statistics to show the integrity of homes in Baby Point;
- Information on architectural styles that prevail in Baby Point;
- Families of houses and building types identified by EVOQ (shown in previous meetings);
- The potential impact of designation on property values and cost implications for renovations;
- Examples of guidelines for contributing and non-contributing properties (i.e. what property owners can or cannot alter to the exterior of the home); and
- An analysis of the existing zoning by-laws that may contribute to heritage conservation in Baby Point.

4. Wrap Up and Next Steps

Alex Corey gave a brief review of HCD Study to HCD Plan process and informed members that there is an opportunity for all community members to submit feedback to the Toronto Preservation Board (TPB) following the next public open house. He asked CAG members to submit any additional feedback based on the information provided at the CAG to his attention or to Lura Consulting by April 17th, 2018.

City staff and consultants thanked CAG members for attending the meeting and explained that the meeting summary would be circulated before posting online. Alex Corey informed CAG members that the second public open-house is to be scheduled in Spring 2018. The project team will post study documents online, including the recommendations discussed with the CAG, prior to the meeting date.

Appendix A – Agenda



Baby Point Heritage Conservation District Study Baby Point Community Advisory Group Meeting #3

Tuesday, April 10th, 2018

Humbercrest United Church, East Hall

16 Baby Point Road, Toronto

6:30 pm – 8:30 pm

AGENDA

Meeting Purpose:

- Provide an update of the HCD Study
- Review and discuss the draft Statement of Cultural Heritage Value and heritage attributes
- Review and discuss the HCD Plan process and structure
- Review materials in preparation for Public Open House
- Address questions and concerns from CAG members
- Review next steps.

- 6:30 pm Agenda Review, Opening Remarks and Introductions**
- Alex Corey, City of Toronto, Heritage Preservation Services
 - Susan Hall, Lura Consulting, Facilitator
- 6:40 pm Presentation of HCD Study Evaluation and Recommendations**
- Alex Corey – HCD Terminology
 - Dima Cook, EVOQ, Results of Evaluation and Recommendations
- 7:20 pm Guided Discussion**
- 7:45 pm Overview of Next Steps**
- Alex Corey – HCD Plan process and structure
- 8:10 pm Public Open House Approach and Materials**
- Susan Hall, Facilitator, Lura Consulting
- 8:25 pm Wrap Up and Next Steps**
- 8:30 pm Adjourn**