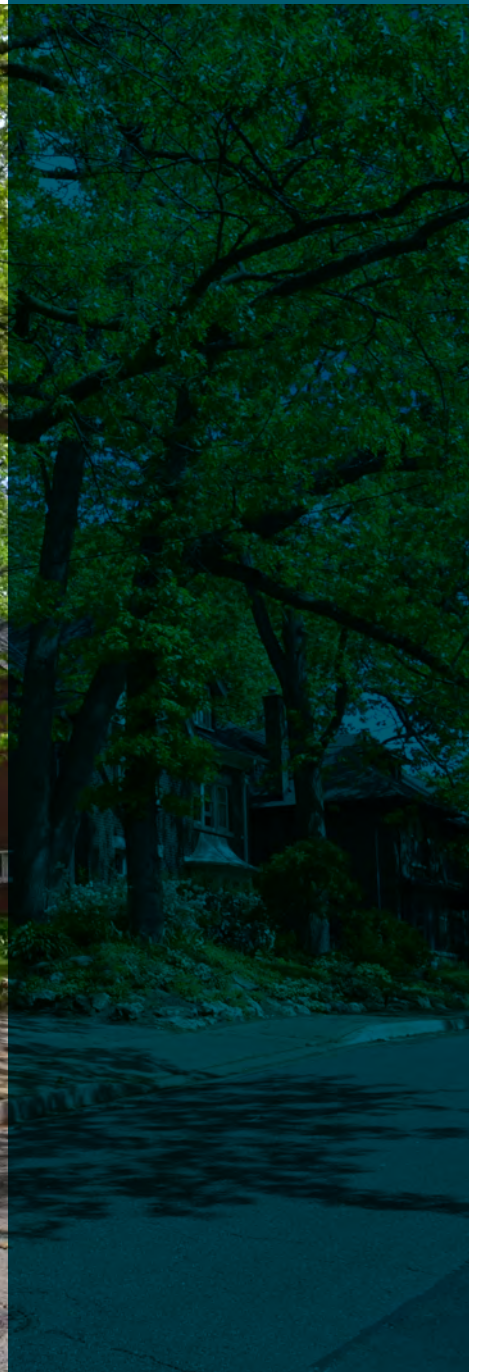




REPORT

# Baby Point Heritage Conservation District Study

CITY OF TORONTO  
JULY 2018



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Figure 1: Streetscape view of L'Estrange Place  
(Cover Photo)

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Figure 2: Baby Point Road looking east to Jane Street, 1925



## EXECUTIVE SUMMARY





## Executive Summary

The Baby Point Heritage Conservation District (HCD) Study Area was identified as a high priority area for an HCD Study by Toronto City Council in March, 2015. The boundary of the Study Area overlaps that of the Archaeological Sensitive Area (ASA) and includes the Baby Point and Old Millside neighbourhoods. The objective of the Study is to identify and assess the potential heritage values and attributes of the Baby Point HCD Study Area and to determine whether the study area or portions therein meet the criteria in *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference* for designation under Part V of the Ontario Heritage Act. The HCD Study was prepared to inform a recommendation from City Planning to the Toronto Preservation Board.

City Planning initiated the Baby Point HCD Study in December 2016, and in April 2017 retained EVOQ as prime consultants, with Eric Wright, ASI and Urban Strategies as sub-consultants. The City of Toronto retained LURA Consulting as a third party facilitator for the community engagement process. The Study was carried out in accordance with *Heritage Conservation Districts in Toronto: Policies, Procedures and Terms of Reference*, and the Ontario Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit- Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act.

This report contains a detailed history and evolution of the area (Eric Wright); highlights the archaeological potential and Archaeological Sensitive Area (ASI); analyses of the existing planning policy framework and any contradictions there may be with the identified heritage character of the area (Urban Strategies); summarizes the built form and landscape survey (EVOQ); summarizes the community consultation and community advisory group meetings (LURA); details the analysis of the existing heritage character (EVOQ); evaluates the Study Area's Cultural Heritage Values (EVOQ); and provides recommendations (EVOQ).

This report concludes with the recommendation to designate the Baby Point neighbourhood as an HCD and to develop an HCD Plan to conserve and enhance the area's cultural heritage value. The Old Millside area was determined not to merit designation as an HCD, however individual properties have been recommended for further research. Additional recommendations have been provided to consider further protections for properties within the Baby Point ASA.

Figure 3: Two children pedal around an old-fashioned street lamp at the intersection of Baby Point Crescent and Terrace, 1985



## 1. INTRODUCTION

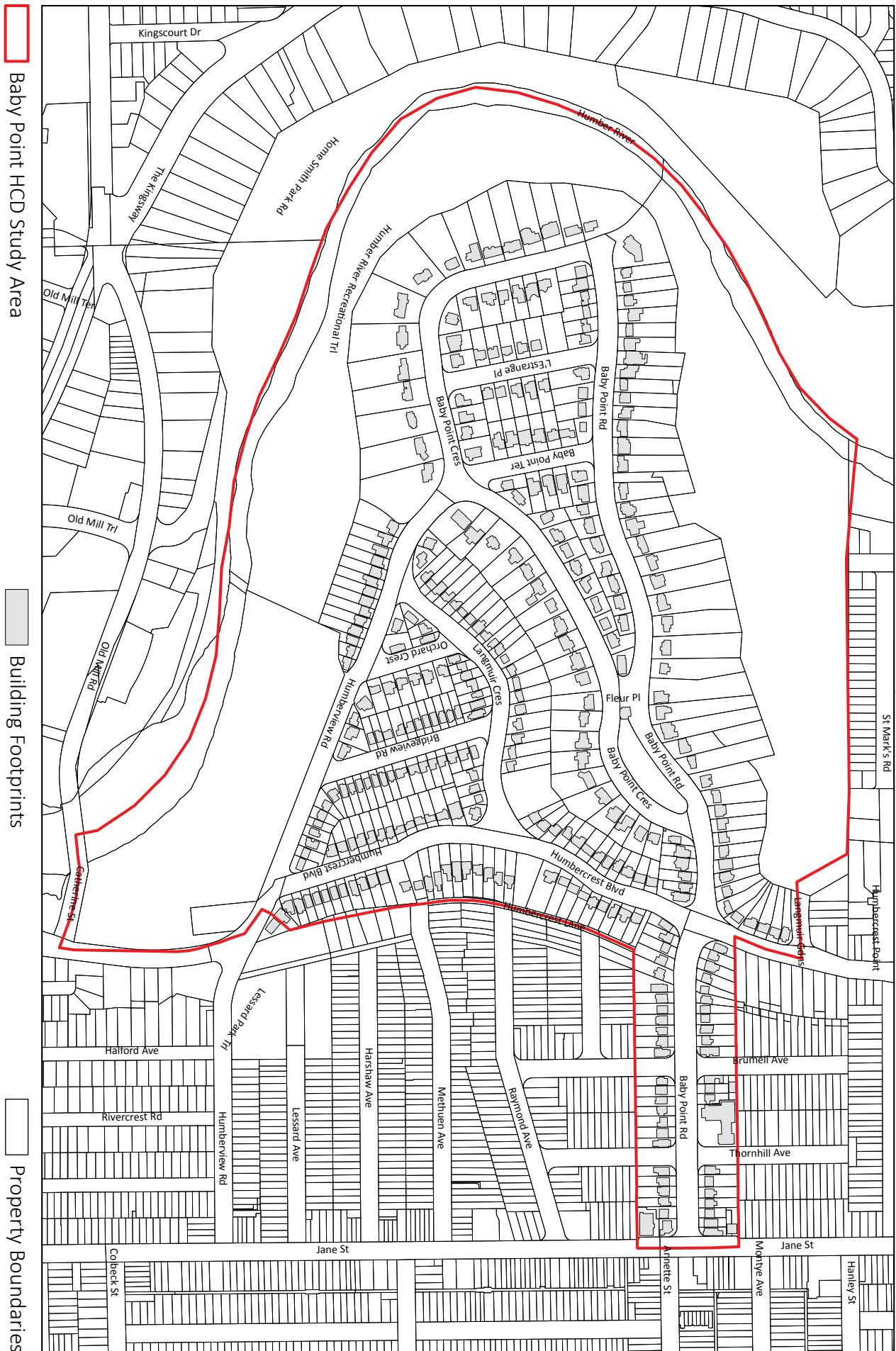


Figure 4: Map of the Baby Point Heritage Conservation District (HCD) Study Area



## Introduction

### THE HCD STUDY AREA

The Baby Point Heritage Conservation District Study Area (Figure 4) includes both the Baby Point and Old Millside neighbourhoods. It was nominated to the Etobicoke-York Community Council in May of 2014 and was authorized and prioritized as an HCD Study Area in March 2015 by Toronto City Council.

### PROCESS

City Planning initiated the Baby Point HCD Study in December 2016, and held the first community consultation meeting in March 2017, facilitated by Lura Consulting. The consultant team, led by EVOQ, began work on the HCD Study in May, 2017. The information gathering of Phase 2: History and Evolution, which developed the thematic history and evolution of the Study Area, occurred concurrently with Phase 3: Built Form and Landscape Survey. In Phase 4: Archaeology, the Baby Point Archaeological Sensitive Area (ASA) was refined to provide a more accurate identification of where archaeological assessment will be required in advance of redevelopment (ASI). Phase 1: Communications and Stakeholder Engagement began with the first community consultation meeting on March 27, 2017. Following feedback from the meeting, the decision was made to create two community advisory groups, one for Baby Point and one for Old Millside, instead of a single one for the whole Study Area. Members were chosen from a list of applicants by the City in collaboration with LURA, based on criteria provided in the community advisory group terms of reference. The first community advisory group meetings were held on June 26 and 27, 2017, to present preliminary findings from the information gathering phase, and to receive key local input, opinions, and feedback from the residents.

The history alongside the built form and landscape survey data was analyzed in Phase 5: Character Analysis, where the characteristics of extant buildings, including land uses, construction dates, building height, architectural styles, and typologies were mapped. An archaeological assessment of the area was conducted in parallel. In Phase 6: Analysis of Official Plan and Current Zoning Provisions, the boundary was reviewed alongside the City's Official Plan and other zoning provisions. In Phase 7: Heritage Evaluation and Determination of Part V Designation, the heritage character was defined through an iterative evaluation of the built form analysis and historic themes. The Study determined that the Baby Point area merits designation as an HCD, and the Statement of District Significance for this area was subsequently developed through an analysis of its heritage values. The recommendations for the HCD Plan were developed in Phase 8: Recommendations, including the proposed boundary and objectives. The proposed HCD boundary and objectives were cross-referenced with the existing planning frameworks to resolve any potential conflicts.

The second round of CAG meetings took place on November 2nd and 9th, 2017. The analysis of the neighbourhood's history, evolution, and built form as well as preliminary boundary recommendations for an HCD were presented. A third CAG meeting with the Baby Point Advisory Group was held on April 10th, 2018, to review the Statement of District Significance and final boundary recommendations before going out for the second community consultation meeting. The second community consultation meeting was an open house format held on May 28th, 2018, to present the final recommendations prior to the HCD Study being presented to the Toronto Preservation Board.

## CONSULTANT TEAM

The consultant team was composed of Architecture EVOQ Inc. (EVOQ), Archaeological Services Inc. (ASI), Urban Strategies Inc. (USI), and Eric Wright (Historian). The facilitation was conducted by LURA Consulting who were retained directly by the City of Toronto.

### *Lead Conservation Architects: EVOQ*

EVOQ is a full-service architecture firm recognized for quality interventions and site-sensitive design solutions. The firm, formerly known as FGMDA, was first established in 1996, following the merger of two offices both founded in 1983. In January 2016, the firm incorporated and changed its name to EVOQ Architecture. The company is managed by architects Alain Fournier, Julia Gersovitz, Rosanne Moss and Georges Drolet, John Diodati, Éric Moutquin and Dima Cook. Based in Montreal with a regional office in Toronto and site support in Ottawa, EVOQ has over 90 employees and projects across Canada. The multi-disciplinary team includes conservation architects, materials experts, architects, architectural historians, interior designers and technologists.

EVOQ offers a comprehensive and integrated approach to the conservation of heritage buildings and heritage planning based on Parks Canada's Standards and Guidelines for Historic Places in Canada. The firm has developed a series of innovative techniques and rigorous methodologies that have been proven over time. EVOQ is recognized for the quality of its studies including Historic Structure Reports, Heritage Impact Assessments, Building Condition Reports and State of Good Repair Reports, Feasibility Studies and Accessibility Retrofit Programs. The firm is specialized in Heritage Conservation District Studies and Plans and Cultural Resource Assessments.

EVOQ is a leader in the science of materials conservation, with in-depth understanding of the root causes of problems, and proven remediation strategies that address long-term durability. The firm is committed to the advancement of best practices within the field, assuming leadership roles in the Association of Preservation Technology (APT) and the Canadian Association of Heritage Professionals (CAHP). Several EVOQ architects have long standing positions on design review panels, as well as teaching positions at universities and colleges. Culture, history and technology are all part of the discourse, contributing to the overall philosophy of the practice.

### *Archaeological Consultant: Archaeological Services Inc. (ASI)*

Established in October 1980 in Toronto, Ontario with offices in Toronto and Burlington. With 43 FTE employees, ASI provides heritage consulting services (archaeology, built heritage, and cultural heritage landscapes); research, inventory, evaluation, consultation and conservation planning and mitigation development for above and below ground cultural heritage resources across the Province of Ontario.

ASI works with public sector agencies, including federal, provincial, and municipal governments, private landowners, engineering consortiums, and non-profit organizations to provide a variety of services, including: complete heritage resource assessments; large scale heritage planning studies; the documentation of archaeological and built heritage features within proposed developments; and the salvage excavation of archaeological sites. ASI provides the highest quality consulting services in cultural heritage conservation, planning, and management. They do so through the provision of exceptional services that achieve or exceed the highest standards in professional ethics, principles, and practice. The following provides a brief description of relevant services and products offered to their extensive client base:

- Heritage conservation district studies and plans
- Cultural heritage evaluation reports
- Statement of Significance writing
- Streetscape and public realm heritage evaluation and analysis
- Thematic, archival, and oral historical research
- Environmental landscape research
- Geo-coded/GIS-ready building and cultural heritage landscape inventories
- Cultural landscape policy development
- Policy analysis and development for Official Plans, Master Plans, and Secondary Plans
- Stakeholder consultation program development and implementation
- Archaeological management plans, such as municipal master plans
- Archaeological potential modeling
- Archaeological resource assessment and mitigation

### *Planning Consultants: Urban Strategies*

Urban Strategies Inc. is a planning and urban design firm that offers a wide range of services to public and private clients in North America, Europe, and Asia. The firm's fourteen Partners, two Principals, twelve Associates and large complement of Planners and Designers come from diverse backgrounds, including architecture, economics, landscape architecture, planning, public administration and the visual arts. The firm is wholly owned by its practicing Partners, and operates out of one office, in Toronto. Since the firm's founding in 1986, Urban Strategies' work has earned over 100 awards and an international reputation.

Urban Strategies breadth and depth of planning related work in Toronto and around the GTA has given the firm a comprehensive and detailed understanding of planning policy and emerging trends and best practices. They regularly perform policy analysis as part of a wide variety of project types and propose policy and design guidelines for these projects, including work for both the public and private sector.

Urban Strategies brings a tested ability to quickly understand issues, challenges and the important values of a place to develop solutions that are grounded in the realities and opportunities of a particular context. Urban Strategies' process is one of shaping and managing change in a collaborative process to improve built and natural environments, capture new social and economic opportunities, enhance quality of life and provide a greater range of opportunities and experiences for people.

### ACKNOWLEDGEMENTS

The consultant team thanks and acknowledges the advice and direction given by the community and the Baby Point and Old Millside Community Advisory Group members, including:

#### Baby Point Community Advisory Group

- Ariel Blais, resident
- Danica Loncar, Baby Point Gates BIA
- Frank Serafini, Etobicoke-York Community Preservation Panel
- Maria Subtelny, resident
- Mary Anne De Monte-Whelan, Baby Point Heritage Foundation
- Paul Miller, resident
- Sandhya Kohli, resident

#### Old Millside Community Advisory Group

- Albert Cohen, resident
- Jane Craig, resident
- Karene Dumoulin, resident
- Michael Doody, resident
- Niki Kavakonis, resident
- Oleh Leszczyszyn, resident
- Peter McBurney, Old Millside Residents Association

Figure 5: The Humber River from Baby Point, 1923





## 2. HISTORY AND EVOLUTION



## History and Evolution

### NATURAL HISTORY

#### *Introduction*

The Study Area is located in the Iroquois Plain physiographic region, which is a sloping plateau made up of well-drained sandy loam soils deposited by glacial Lake Iroquois. At Baby Point, the Humber makes a natural oxbow formation, giving rise to the peninsula-like shape of the Point (ASI 2016, 3).

The Study Area is situated in the west end of the City of Toronto. It includes the Baby Point neighbourhood, located on a 30 metre high plateau bordered by the Humber River to the west, and the Old Millside neighbourhood, which rests upon the southern slopes of the plateau at a lower elevation than Baby Point.

#### *Creation of the Landform*

The present land formation formed at the close of the last ice age around 12,500 years ago. At this time, the Ontario Ice Lobe, which was an extension of the larger Wisconsin Continental Glacier, covered the Study Area. As the Ontario Ice Lobe began to retreat around 12,500 years ago, Lake Iroquois formed in the basin it had scoured out of the landscape. It was located in the same place as the present day Lake Ontario, except its shoreline was considerably higher. In Toronto, this ancient shoreline reached as far north as Casa Loma. During the time of Lake Iroquois, the Study Area would have been submerged under its icy waves (MacDonald 2008, 11-24).

Around 10,000 years ago, the Ontario Ice Lobe retreated sufficiently to the north and east to allow for a water outlet to form through the St. Lawrence River Valley. As a result, the lake's water level dropped to sea level-- substantially below the present day water levels. At this time, the Study Area emerged from under the water of ancient Lake Iroquois.

As the long sloping Iroquois Plain emerged from under Lake Iroquois, the rivers that had formerly terminated at the ancient high shoreline gradually cut steep draws in the mostly glacial sand and silt that had been deposited by those same rivers and glacial features for thousands of years. The oxbow shape of the Humber River at Baby Point formed gradually from around 10,000 to 5000 years ago, as the river cut through the ancient lake bed deposits. It was the Humber River's erosion of the land surrounding Baby Point that created its peninsular form.

By around 5000 years ago, the lake waters rose to attain their modern levels due to the isostatic rebound of the land from the immense weight of the overlying glaciers (MacDonald 2008, 16). This lake is now known as Lake Ontario.

In the wake of the Ice Age, the Study Area was first colonized by tundra vegetation. As the climate continued to gradually warm, it was overtaken by boreal forest vegetation like pine and spruce. By 7500 years ago, deciduous species arrived at Baby Point (MacDonald 2008, 21-22). Today, the Study Area, like the rest of Toronto, falls within the Carolinian Ecological Zone, which is characterized by an abundance of deciduous species, great biodiversity and rare species of flora and fauna (Carolinian Canada 1994).

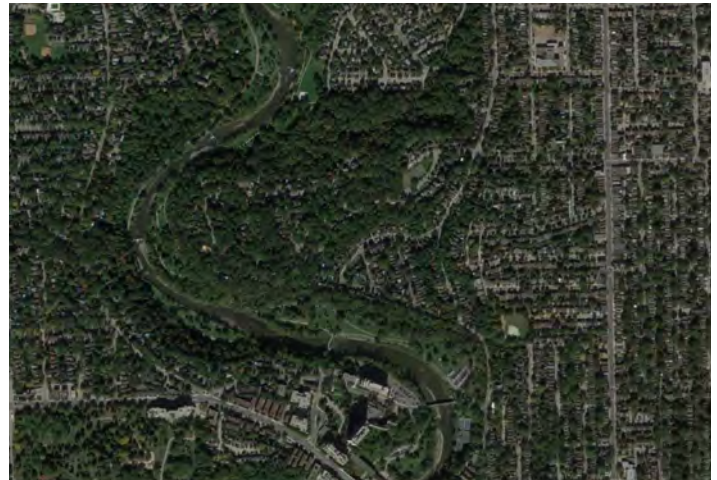


Figure 6: Baby Point Aerial View, c.2016 (Google Maps)

#### *The Humber River*

The Study Area borders the Humber River, one of Toronto's most historically and geographically significant watersheds. Historically, the river's lower reaches were home to American eel, Atlantic salmon, lake whitefish and lake trout. Throughout the year, brown bullhead, northern pike, sunfish, yellow perch and suckers made their home in the Humber (MacDonald 2008, 23). The river is designated as a Canadian Heritage River due to its storied human and natural history. It provides a wealth of natural beauty to the residents of the Study Area and supports diverse communities of plants and animals.



## THE INDIGENOUS HISTORY OF BABY POINT

### *Introduction*

The land upon which the Study Area sits has been traversed, used and occupied by Indigenous peoples for centuries. The history of these peoples, both before and after contact with Europeans in the seventeenth century, is complex and dynamic. The lands along the north shore of Lake Ontario, like much of the Great Lakes region, were occupied shortly after the retreat of the glaciers approximately 10,000 years ago. Highly mobile communities of related families moved through very large territories on a seasonal basis, establishing small camps for only brief periods of time. As the millennia passed, and the natural environment evolved, communities increased in size and the territories that each moved through shrank, but in general life still consisted of an annual cycle of movement based on the seasonal availability of plants, fish and game.

The annual round of travel involved occupying two major types of sites. Small inland camps occupied by small groups of related families during the fall and winter, and larger spring and summer settlements located near river mouths where many groups of families came together to exploit rich aquatic resources such as spawning fish, to trade, and to bury their dead, sometimes with elaborate mortuary ceremonies and offerings.

Around 500 CE, maize and squash were introduced into the lower Great Lakes area through trade. The appearance of these plants initiated a gradual transition to agriculture and village life, a process which was complete by around 1300 CE. Along the north shore of Lake Ontario, the people occupying these villages were the ancestors of the Huron-Wendat.

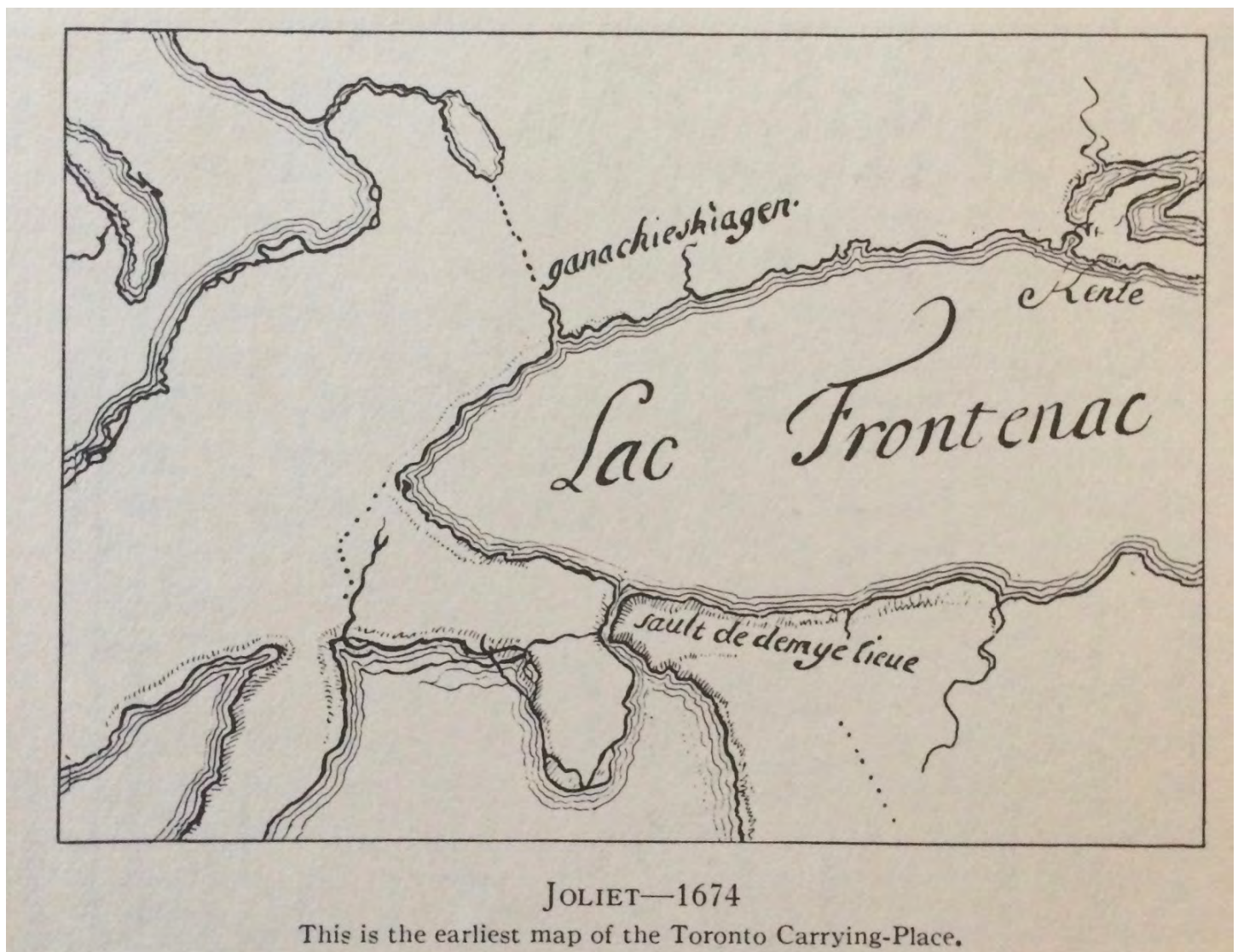


Figure 7: The earliest known European map of The Carrying Place Trail, 1674 (Robinson, 21)

Most of the Lake Ontario north shore communities had moved northward by the late 1500s CE, joining with other groups in Simcoe County to form the Petun and Huron-Wendat confederacies, or westward to join other ancestral groups of the Neutral, who were situated around the west end of Lake Ontario and in the Niagara Peninsula. While this movement of communities took place over many generations, the final impetus was conflict with communities comprising the Five Nations Iroquois (also known as the “Haudenosaunee” or “Iroquois”), whose homelands were south of Lake Ontario in present-day New York State. Intertribal warfare with Five Nations Iroquois communities during the first half of the seventeenth century, exacerbated by the intrusion of Europeans, ultimately resulted in the collapse, and dispersal of the three Ontario confederacies – the Huron-Wendat, the Petun, and the Neutral.

### ***The Toronto Carrying Place Trail***

*“In the centuries when all travel was by canoe and trail, the Carrying-Place Trail was the link between Lake Ontario and the upper lakes.” (Robinson 1933, 1)*

The Humber River valley was historically home to the Toronto Carrying Place Trail (referred to hereafter as the Carrying Place Trail), an important Indigenous travel route that linked Lake Ontario to the Upper Great Lakes Country via the Holland Marsh and Lake Simcoe (Figure 7). Baby Point marks the approximate location at which the river was no longer navigable by canoe upstream. Baby Point was thus a natural starting place for a trail heading north from Lake Ontario along the banks of the Humber River.

For millennia, the Carrying Place Trail was used by Indigenous people, as indicated by the many archaeological sites found in the valley and on the adjacent tablelands. It was later also important to European fur traders and missionaries and features prominently on many early maps (ASI 2016, 4). To a degree, the Carrying Place Trail can be understood as Toronto’s first iteration of a north-south trade route that has culminated today in Yonge Street and Highway 400. Its presence was one of the reasons Governor Simcoe chose what he called York as the location for the capital of Upper Canada (Turner 2015, 23, 51).

Today, traces of the Carrying Place Trail can be found in the Study Area. One archaeologist believes the route ran “along the line of Humberview Road and Humbercrest Boulevard to put travellers directly in line with Baby Point to the immediate west.” (Austin 1995).



### *The Village of Teiaiaagon*

Archaeological evidence reveals that Baby Point saw occupation at least as early as 6000 BCE by the ancestors of the Huron-Wendat (ASI 2016, 10). In the second half of the seventeenth century, communities from the Five Nations Iroquois established a series of settlements at strategic locations along the routes inland from the north shore of Lake Ontario. The main reason for these Five Nations Iroquois expansions was to gain access to inland fur-hunting grounds (Robinson 1933, 16), (Konrad 1981, 134).

One of these Five Nations Iroquois villages was Teiaiaagon, located within the present-day Study Area. It was inhabited by the Seneca people (a Five Nations Iroquois community), whose homelands were to the west of the Finger Lakes in upstate New York (Konrad 1981, 133). The name “Teiaiaagon” is said to mean “It crosses the stream.” (Robinson 1933, 33) The village was probably established shortly after 1673 (Konrad 1981, 133).

The Study Area was not subject to systematic archaeological investigation before the establishment of the current neighbourhoods, nor was it described in much detail by Europeans who visited it in the 17th century.

Thus, any account of what the village looked like requires synthesizing limited eyewitness accounts, preliminary archaeological work and anthropological data about the character of Seneca villages in the 17th century.

The village of Teiaiaagon likely consisted of 20-30 longhouses that provided shelter for 500-800 people (Konrad 1981, 134) (Figure 8). The village was fed by the abundant salmon in the lower reaches of the Humber River and by the surrounding agricultural fields, some of which probably stood on Baby Point itself, and some in the adjacent lowlands across the Humber River. In these fields, women cultivated corn, squash and beans (also known as the three sisters staples that were essential to Indigenous agriculture in this region). Most likely a significant feature of the village was a palisade. Most permanent settlements were fortified by wooden palisades, and this becomes even more likely in the case of Teiaiaagon due to the village’s frontier status. In the 19th century, an archaeologist discovered the remains of a palisade in the Baby Point area, but it was unclear whether it was from the period of Seneca inhabitation (Robinson 1933, 30). Further discussion of the archaeology of Baby Point is provided in *Chapter 3: Archaeological Potential*.

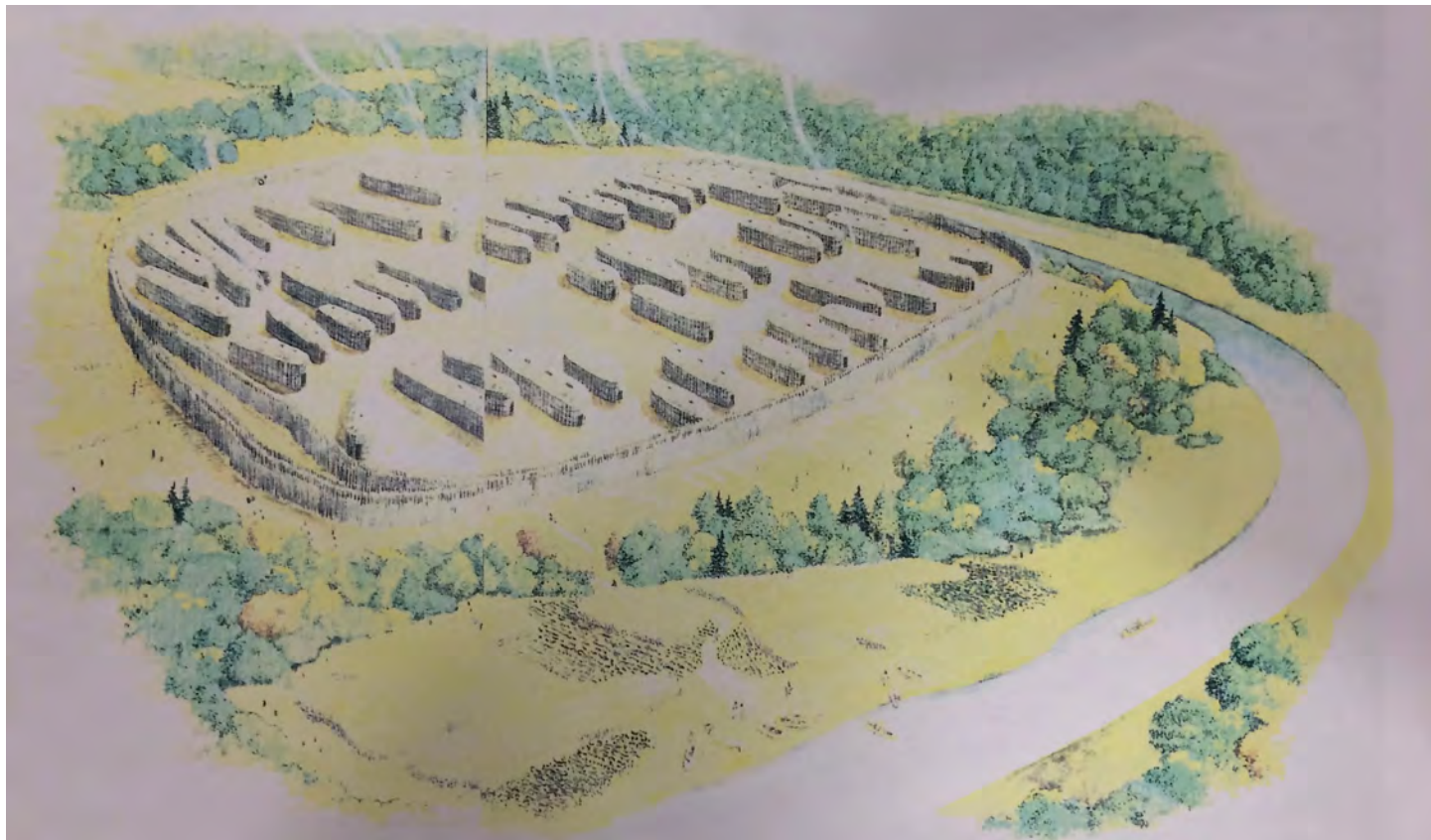
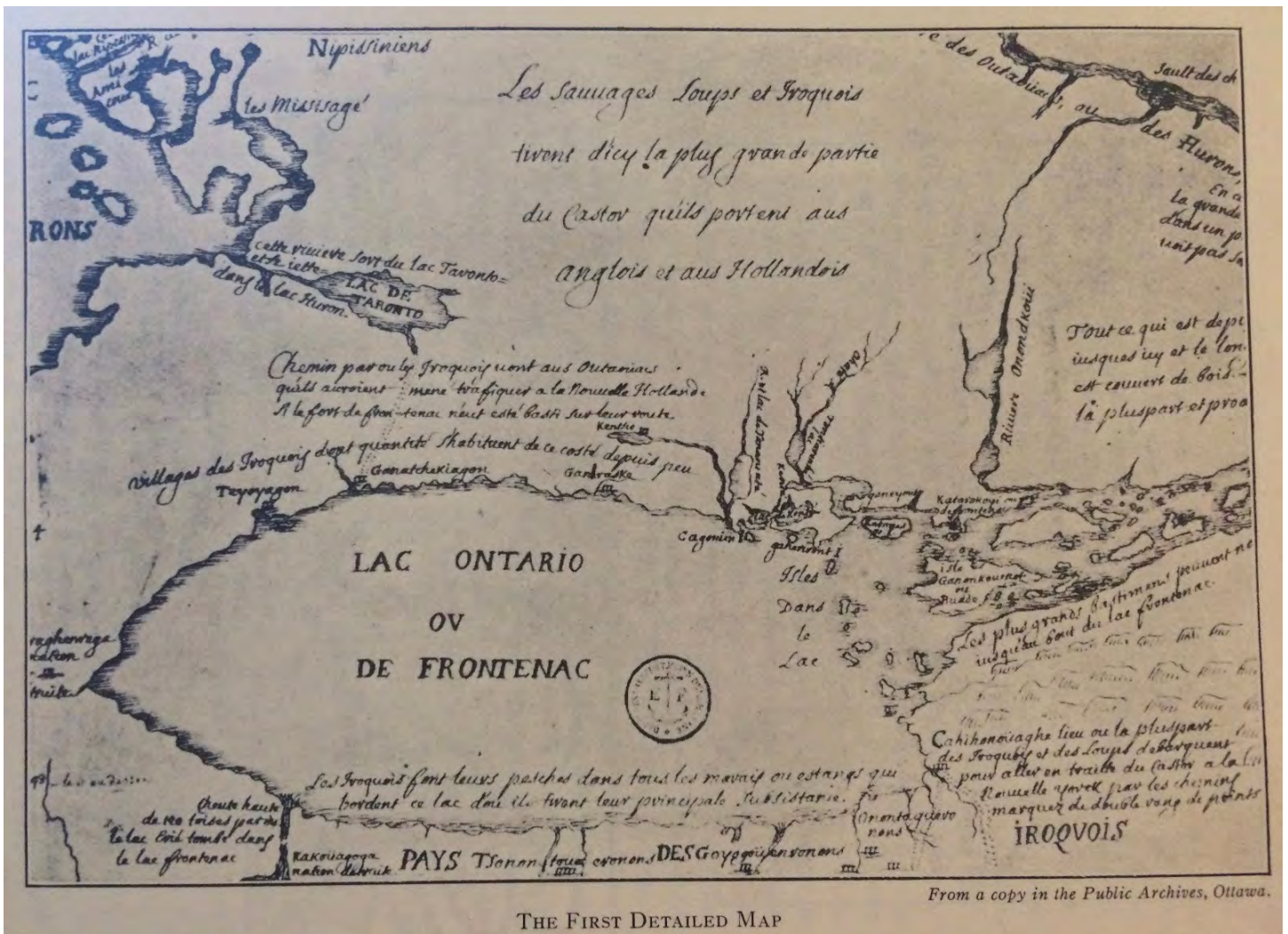


Figure 8: What The village of Teiaiaagon may have looked like

Sometime in the 1670s a party of French traders from Cataraqui (present day Kingston) who were employed by Cavalier René-Robert La Salle are believed to have visited Teiaiagon. The Recollet missionary and explorer Father Louis Hennepin is known to have spent three weeks at the settlement in the late autumn of 1678, while La Salle himself spent time there in the summer of 1680 and perhaps on two occasions in 1681 (Robinson 1933, 31, 37-39). By the early 1680s, Teiaiagon appears to have emerged as the most important of the Five Nations Iroquois' north shore sites. The Sulpician missionary Abbé Mariet set up a subsidiary mission at Teiaiagon (Konrad 1981, 140).

Due in part to increased military pressure from the French upon their homelands south of Lake Ontario, the Five Nations Iroquois abandoned their north shore frontier settlements by the late 1680s, although they did not relinquish their interest in the resources of the area, as they continued to claim the north shore as part of their traditional hunting territory (Lytwyn, 1997). The specific Seneca presence at Teiaiagon ended in 1688 (Konrad 1981, 141).



From a copy in the Public Archives, Ottawa.

Figure 9: First known European map with place name “Teyeyagon,” in the location of Baby Point, 1673 (Robinson, 21)



**Mississauga Occupation of Baby Point**

In the later seventeenth-century, Anishinaubeg communities (a cultural term referring to several communities such as the Mississauga, Ojibwa and Odawa) had begun to expand their territory southwards and eastwards from their homelands in the upper Great Lakes country. Communities settled at various locations, including, seemingly, at least some of the former Five Nations Iroquois north shore settlements. Amongst these communities were the Mississauga, who are referenced in a number of documentary sources as settling on the lower Humber River in the early 1700s (ASI 2016, 8). Given the continuing importance of the Carrying Place Trail to inland travel and trade, it is probable that the former site of Teiaiagon was occupied by small communities of the Mississauga people on a seasonal, if not year-round basis.

**POSSIBLE FRENCH PRESENCE AT BABY POINT -- THE MAGASIN ROYAL**

The French, at various times beginning in the 18th century, constructed fortified establishments on the lower Humber River. Percy Robinson in *Toronto During the French Regime* claimed that the French constructed a trading post (referred to as a magasin) in the environs of the Lower Humber River as early as 1720. He further speculated that the magasin was possibly located at Baby Point within the Study Area (Figure 10). However, no documentary or archaeological evidence exists to definitively prove that the French constructed a trading post within the Study Area (Robinson 1933, 61-92).

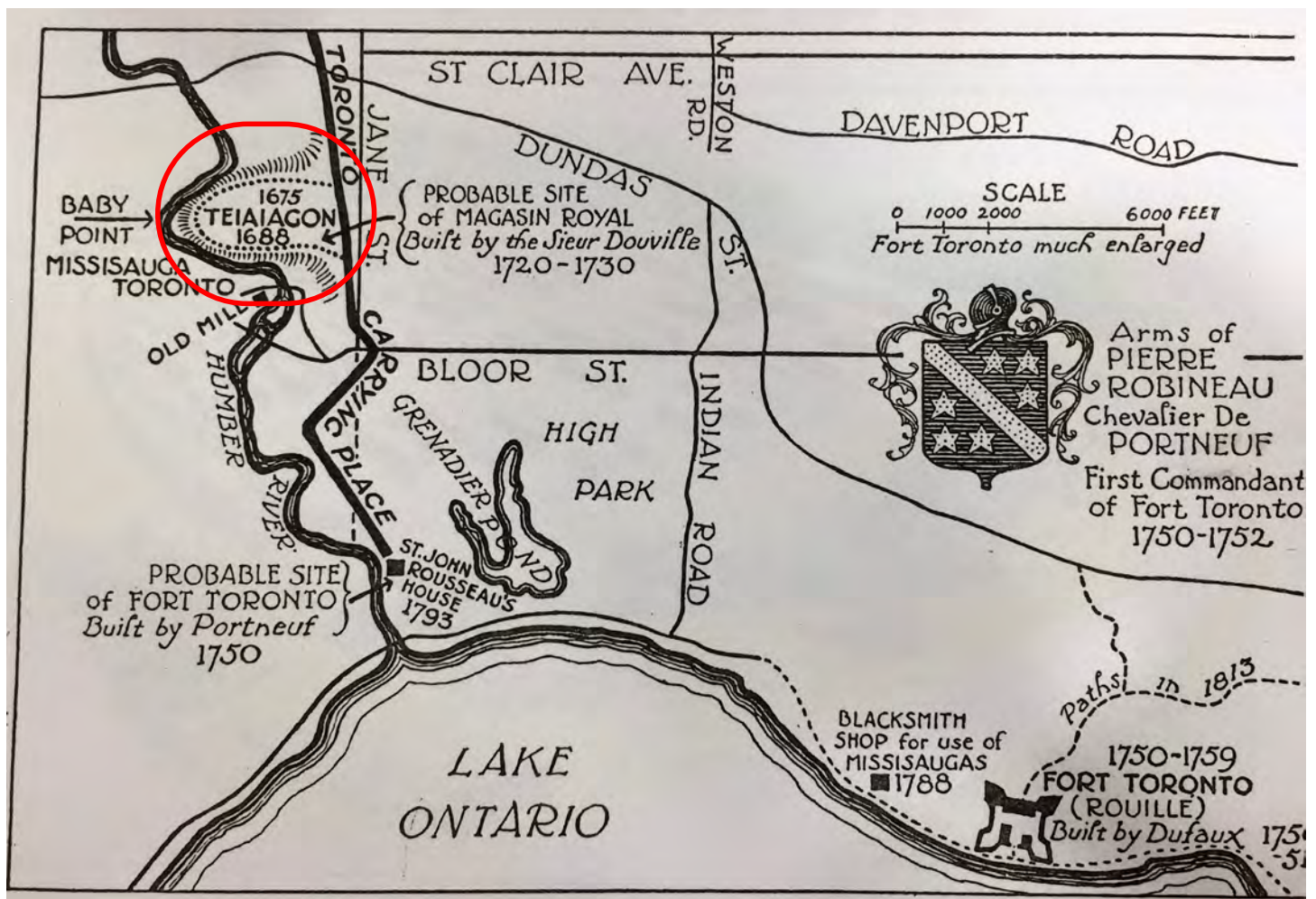


Figure 10: Map showing the three 18th century French posts in Toronto area. Both Teiaiagon and the magasin royal are shown on the map (Robinson, 111)

## BABY POINT IN THE 19TH CENTURY: THE ESTATE OF JAMES BABY

Baby Point takes its name from James Baby, (1763-1833) a prominent French-Canadian member of what was dubbed the “Family Compact” of Upper Canada.

Before the English conquest of Canada, James Baby came from a mercantile French-Canadian family stationed in the pays d'en haut, a term coined by French fur-traders meaning “upper country” referring to the lands upriver from Montreal, (White 1991, X). His father, Jacques Dupéront Baby Sr., was an entrepreneurial fur-trader operating in what were considered frontier regions at the time such as the Ohio Valley, Detroit and Pennsylvania. Following the defeat of France to Britain in 1760, Jacques Dupéront Baby Sr. at first refused to swear allegiance to King George III of England and planned to return to France. Yet, upon travelling to Montreal, he realized that trading prospects were good, and swore allegiance to King George



Figure 11: Honourable James Baby, 1763-1833

III. Jacques Dupéront Baby Sr.'s decision to extend loyalty to the conquering British secured the Baby family a prominent place in the forming society of Upper Canada (Dictionary of Canadian Biography n.d.).

James Baby was born in 1763 at Detroit. Throughout his life, he benefited from his father's decision to ally with the British Crown, and the family's subsequent reputation of loyalty. One such example is his appointment in 1792 to the Executive and Legislative Councils of Upper Canada, which made him a member of the governing “Family Compact.”

The “Family Compact” was a term popularized by reformer and journalist William Lyon Mackenzie that described a small clique of unelected, mostly English-speaking Anglican men who governed the Province of Upper Canada from around 1810-1840. The “Family Compact” consisted of the governor, other imperial appointees and prominent businesspeople. Politically speaking, they were Tories who opposed democratic reforms, which they saw as destabilizing and associated with the rival United States. They promoted economic development, close relations between the state and business and were staunch British Imperialists (Mills n.d.).

As a Catholic French-Canadian, James Baby's membership in this exclusive club of powerful Anglo-protestant men owed to his family's reputation of loyalty to the English crown and his political usefulness to the British, who in conquering New France in 1760 came into possession of a territory populated by a significant population of French-Canadians. Baby's appointment to the executive council of Upper Canada in 1791 by Governor Simcoe helped lend a sense of legitimacy to the British authorities who now found themselves governing a multi-ethnic and religiously diverse Canadian populace, many of whom were French-speaking and Catholic.

Like other members of the Family Compact, James Baby held a number of political, military and judicial appointments throughout his lifetime. In 1793, Baby accepted an appointment as judge of the Surrogate Court for the Western District, comprised of present day Essex, Kent, and Lambton Counties in southwestern Ontario. During the war of 1812, Baby commanded the First Kent Militia and participated in the battle of Moraviantown. And in 1815, Baby was appointed Inspector General of Upper Canada-- a position for which he was required to move to York (later called Toronto) (Dictionary of Canadian Biography n.d.). It is here that his story intersects with the Study Area.



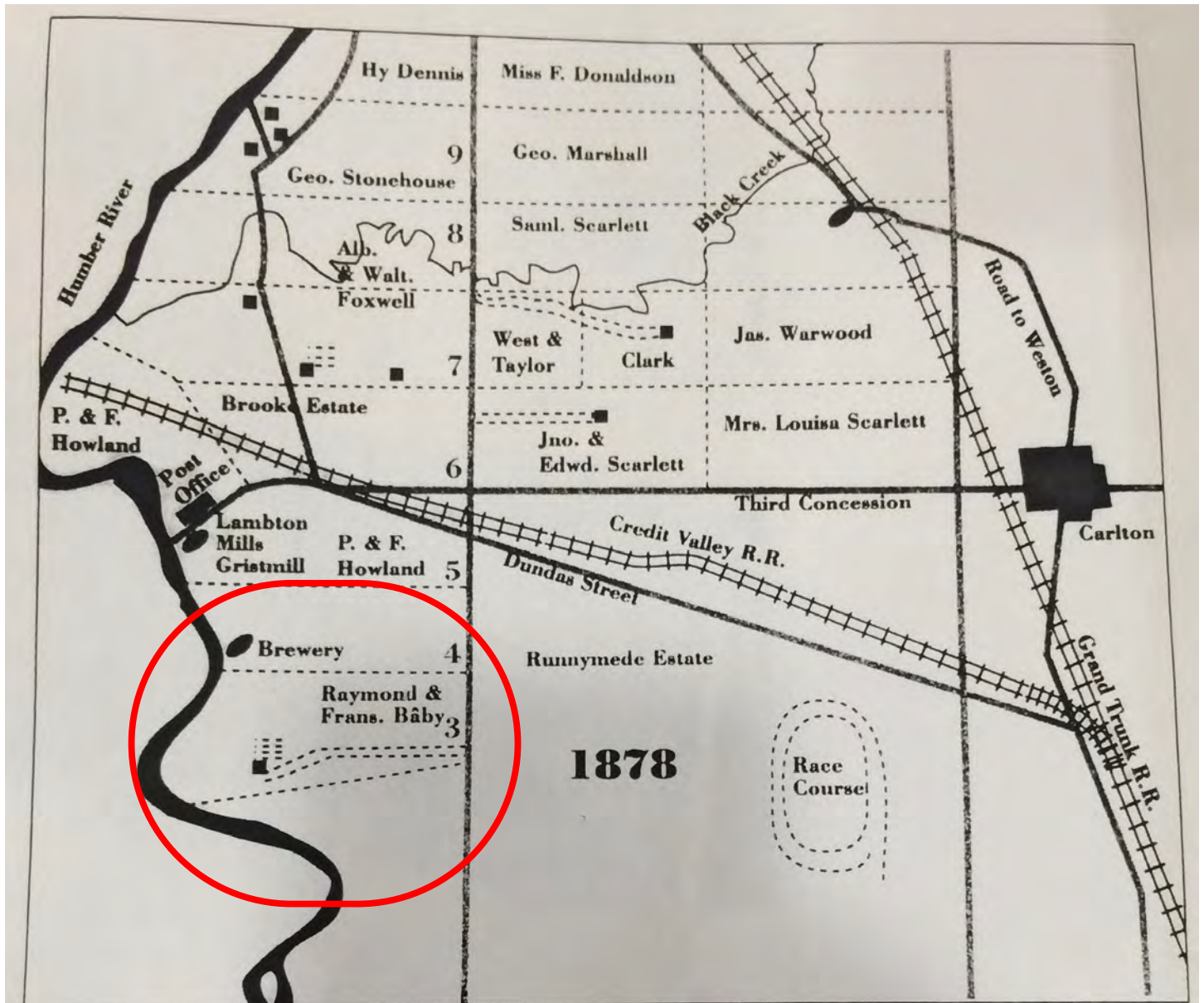


Figure 12: A 1878 Map reproduced from -Memories of Lambton Park- by John Gell, showing the rough location of the Baby Estate. (Montgomery Inn Collection)



### *The Baby Estate*

In the early 1820s, James Baby purchased a 1500 acre estate on the east bank of the Humber River that included the Study Area (Figure 12). He constructed a house on the southern section of the point, located just to the west of today's Cashman Park and planted most of the surrounding area with fruit trees (Figure 13) (Keith Spark Fonds n.d.).

As a member of the "Family Compact," James Baby socialized with the male elites of York, many of whose names are memorialized in other Toronto place names today. These included Bishop John Strachan and John Beverley Robinson (Keith Spark Fonds n.d.).

John Strachan, one of the most influential members of the so-called "Family Compact" commented that James Baby was "[a] Christian without guile, affable and polished in his manners, courteous in his conversation, dignified in his deportment, warm in his affections, steady in his friendships and unshaken in his principles." (Dooner 1933)

### JAMES BABY AND ST PAUL'S

One of James Baby's enduring legacies to Toronto is his advocacy for and financing of the construction of Old St Paul's, Toronto's first Catholic Church. Completed in 1824 near the intersection of Queen and Power Streets, Old St. Paul's was constructed of red brick in the Gothic style.

Baby was clearly very proud of his role in the building of St. Paul's. In 1824, he wrote to his colleague Bishop McDonnell about the building:

*"[It is] the neatest building of its kind in Upper Canada - the roof, steeple, a neat gallery, a beautiful arched ceiling with cornices all in plaster of Paris complete and painted."* (Dooner 1933)

In 1889 the present-day Italian Renaissance style church was opened at the site. The original red brick church became a Parish Hall before it was demolished in 1904 to make way for a new rectory (Lost Rivers n.d.).

In 1833, James Baby died, whereupon his properties in the Study Area transferred to his sons Raymond and Frank. Baby had for many years resided in town, but he had held on to his property in the Study Area as an investment and for recreation.

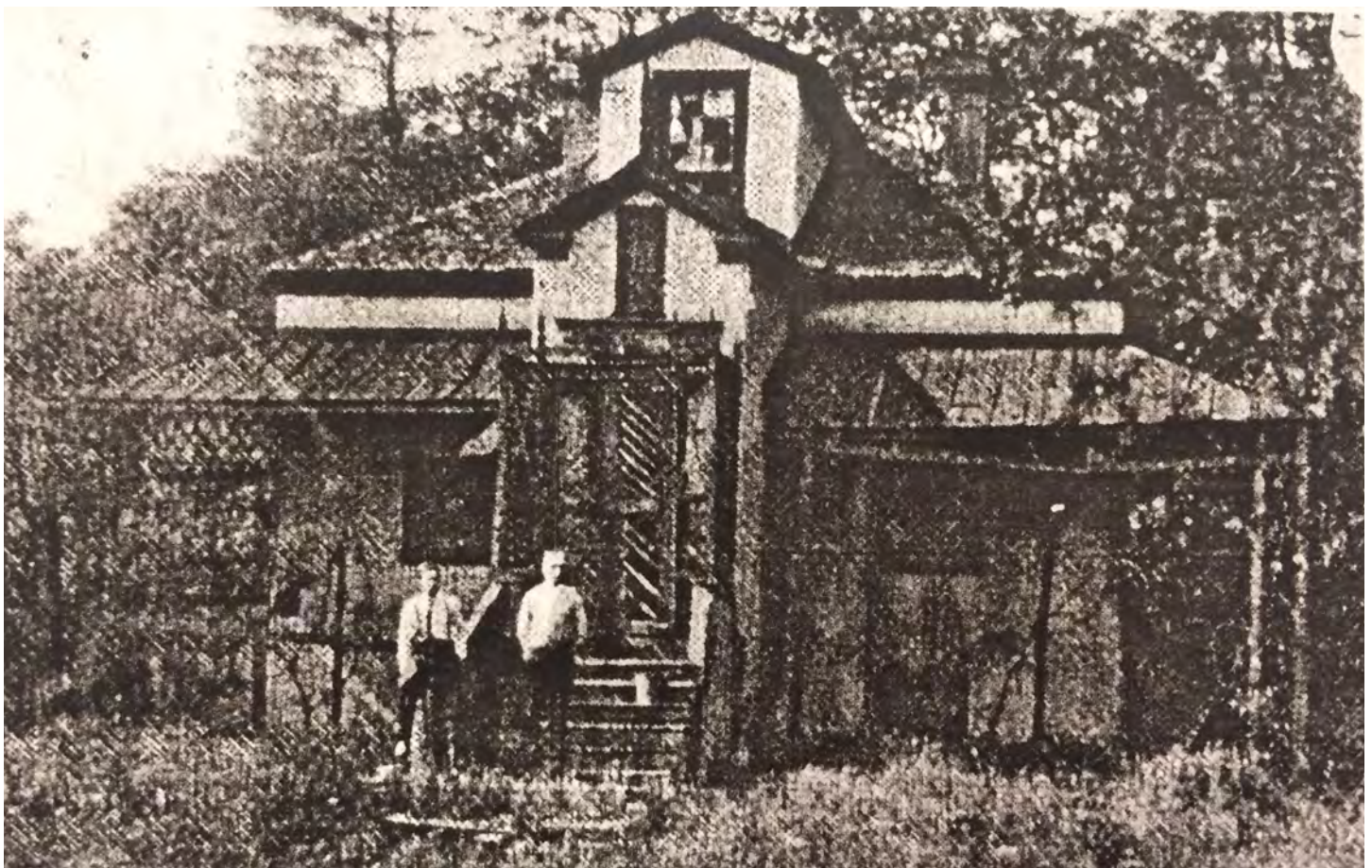


Figure 13: Photo of the Baby Estate, 1885. Presumably Raymond and Frans Baby in the photo. (Montgomery Inn Collection)



**1892: THE TORONTO BELT LINE RAILWAY CROSSES THE STUDY AREA**

In 1892 a portion of the western loop of the short lived Toronto Belt Line Railway (closed in the mid-1890s) was constructed in a north-south direction through the Study Area (Figure 14). The western loop line ran north from Sunnyside on the shores of Lake Ontario to St. Clair Avenue, where it joined with another rail line.

Moving from south to north, the belt line ran up today's Humbercrest Lane, crossed Baby Point Road at about house number 43, then curved slightly to the west at about 83 Humbercrest Boulevard. From there, it continued north on the same alignment of Humbercrest Road (Glassford n.d.), (Lyman 1948, 47-48).



Figure 14: The Belt Line Route Through Baby Point. (Montgomery Inn Collection)





Figure 15: Remnants of Belt Line Railway. G.T.R. Belt Line, looking south from north of Harshaw Ave. to Humberview Rd., east of Humbercrest Blvd., Toronto, Ont. 1953



Figure 16: Remnants of Belt Line Railway. G.T.R. Belt Line, looking north from north of Humberview Rd. to Methuen Ave., east of Humbercrest Blvd., Toronto



Humber Valley looking south-west from above belt line track, showing the Old Mill **c. 1908**

Figure 17: Humber Valley looking southwest from above belt line track, showing the Old Mill. View from Halford Drive. (Montgomery Inn Collection)



**BABY POINT AND CREATION OF THE GARDEN SUBURB: 1910 TO PRESENT DAY.**

*Robert Home Smith: Anglicizing the Garden Suburb*

*“There is no better tonic for the modern business man than the relaxation offered by the quiet and beauty of a country home.” -- Humber Valley Surveys, promotional brochure, c. 1940.*

Between 1910 and 1950, the Study Area was remade into an exclusive garden suburb at the behest of the charismatic businessperson, real-estate developer and savvy marketer Robert Home Smith (Figure 18). Born in 1877 in Stratford, Ontario, Home Smith attended Osgoode Hall Law School before turning his attention to a plethora of business and civic interests in the early 20th century.

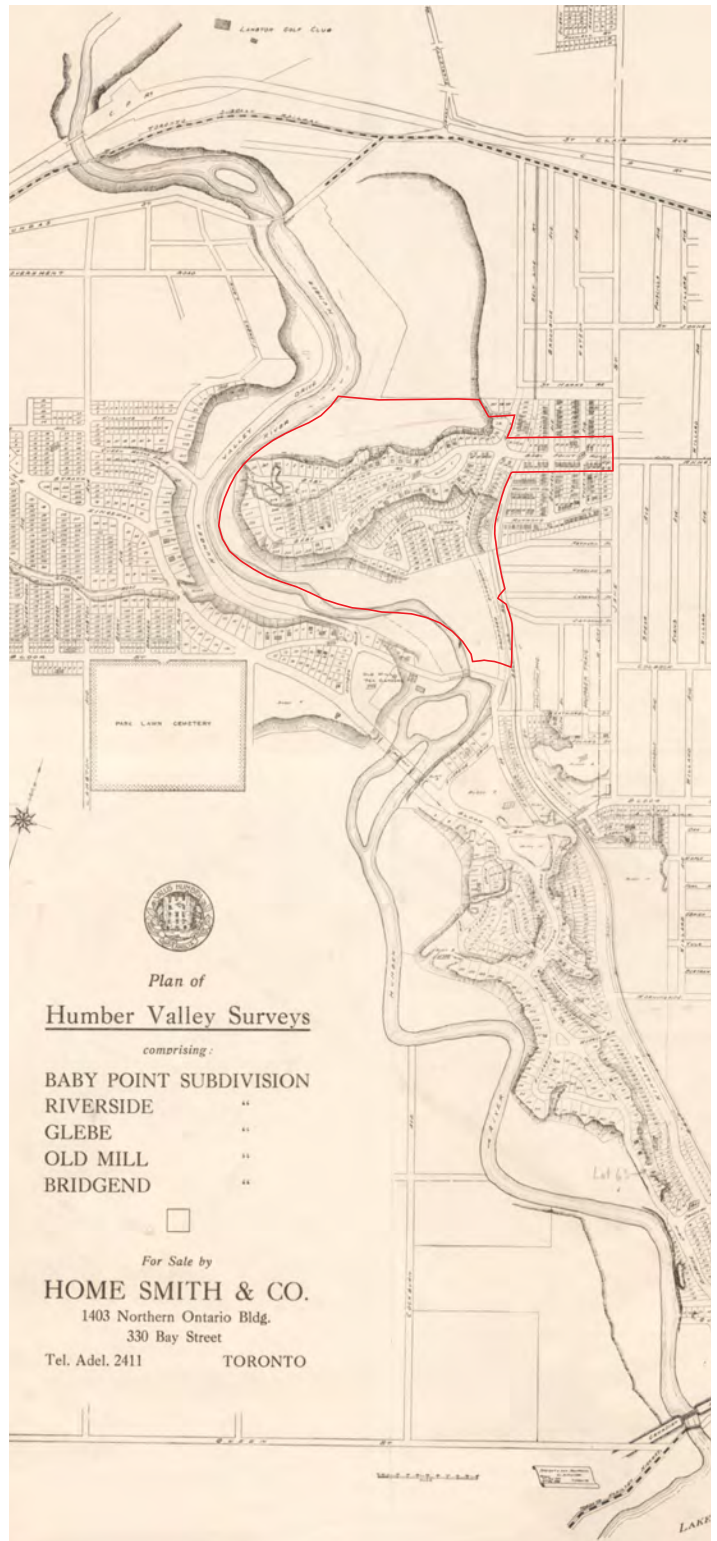


Figure 19: Plan of Humber Valley surveys, 1929



Figure 18: Robert Home Smith in front of his home at 28 Edenbridge, circa 1932. (Montgomery Inn Collection)

Home Smith was a prominent member of the Toronto Guild of Civic Art, a group of businessmen, politicians, architects and artists associated with the City Beautiful Movement. The group championed grand civic construction schemes and proposed a comprehensive plan for the City of Toronto that envisioned public squares, landscaped parkways, a robust park system and grandiose buildings (Plummer 2010). Reflective of his interest in urban development, Home Smith served on the Toronto Harbour Commission from 1911 until 1923, acting as president from 1921 onwards. While at the Harbour Commission, Home Smith championed plans to create Lakeshore Drive as well as the Sunnyside Amusement Park and Bathing Pavilions. In 1914, Home Smith's Old Mill Tea Garden opened on the west bank of the Humber immediately adjacent to the Study Area.

One of Home Smith's greatest legacies in Toronto is his vision for the development of residential suburbs in the southern reaches of the Humber Valley. Aided by his associates, between 1908 and 1911 Home Smith acquired roughly 3100 acres of land holdings around the mouth of the Humber. He acquired these properties quietly, often requiring agents to hold the properties until he was ready to develop them. In this way, he avoided setting off speculative land booms. Home Smith called this collection of land holdings around the Humber River "The Humber Valley Surveys." (Keith Spark Fonds Notes n.d.) (Figure 19) In 1912, Home Smith published the Humber Valley Surveys, an illustration rich pamphlet that promoted his ambitious plan to transform his 3100 acres of land holdings around the mouth of the Humber River into a series of garden suburbs catering to Toronto's business and political elite (Figure 20).

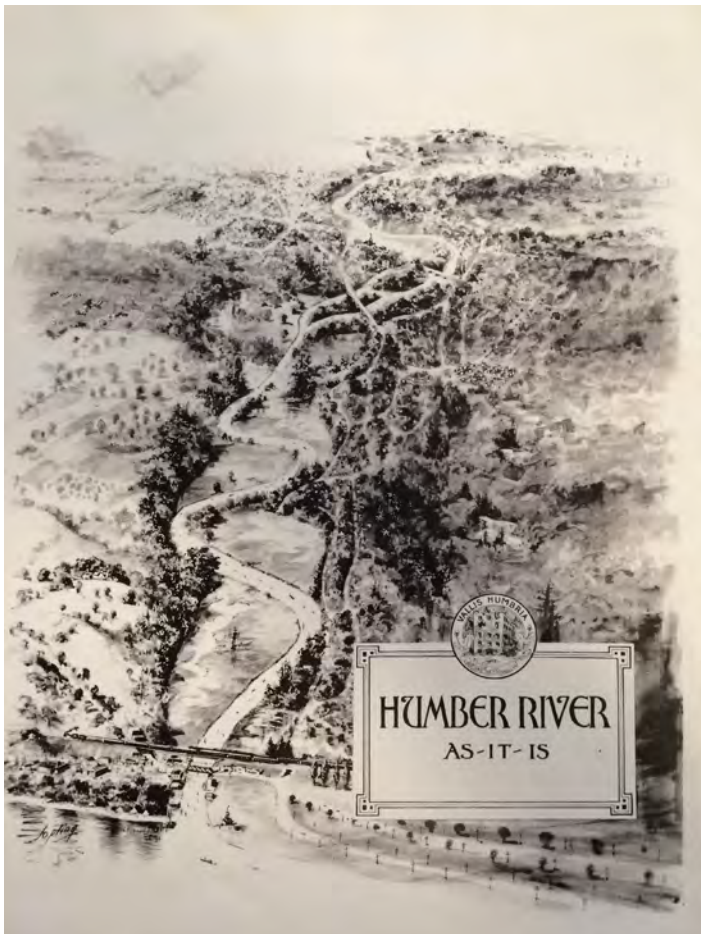


Figure 20: "Humber River as-it-is", Promotional material created by Home Smith & Co., c. 1912. (Montgomery Inn Collection)

The Baby Point subdivision within the Study Area was amongst the most exclusive of these developments. The Canadian government had acquired the Baby Estate in 1909 with the intention of constructing a military garrison; however, this would never come to fruition due to encroaching residential development. Instead, Home Smith purchased the Baby Estate from the government in 1910 as part of this series of purchases around the mouth of the Humber River.





Figure 21: Imagining the English Garden Suburb. Toronto, Ont. From Humber Valley Surveys. 1912.

Home Smith's vision for the Baby Point subdivision drew upon the established model of the garden suburb, which had achieved prominence in urban design in the United States during the latter half of the 19th century. Rooted in English town planning, garden suburbs such as Llewellyn Park in New Jersey became a model that was replicated in growing industrial cities across the U.S. They were distinguished by their portals or gates that indicated a physical and symbolic separation from the surrounding habitations or businesses, street and landscaping features that were curvilinear and followed natural landscape features (as opposed to the gridiron pattern typical of 19th and 20th century city building), an emphasis on setback homes, a valuation of private space and restrictions meant to preserve the natural and built character of the neighbourhood (Stern 2013, 48-52). Home Smith's design of Baby Point included all of these standard features of the garden suburb (Figure 21).

Home Smith's proposal to create the garden suburb of Baby Point can be seen as a logical outgrowth of a burgeoning city that was beginning to grapple with its industrial and environmental footprint. In the early 20th century, Torontonians viewed the growth of the industrial city as a double edged sword. They believed it to be inevitable and a sign of progress, yet at the same time, lamented the environmental destruction and excessive focus on commerce it seemed to entail.

Home Smith's inclusion of restrictive covenants attached to land sales that preserved the natural and built environment of Baby Point spoke to a larger society-wide worry at the time about the environmental and social consequences of a rapidly growing Toronto. Essentially preservationist, these restrictions both defined the character of the neighbourhood and sought to keep it that way. Restrictions included the following: that all houses should be constructed of stone, brick or cement, that no residents should be permitted to display billboards or advertising, and that trees not be removed on certain lots. These restrictions, a copy of which is included at the end of this chapter, were to remain in force for thirty years from the date of sale of each property.



### Marketing Baby Point

One of the most interesting stories in the creation of the Baby Point neighbourhood concerns Home Smith's savvy marketing campaign. He cleverly packaged what was essentially a garden suburb patterned after an Anglo-American style of urban design in the motifs and language of "old England." This was reflected in the slogan he chose for the Baby Point development (and all the suburbs he created around the Humber): "A little bit of England far from England." This slogan, which opened his 1912 promotional pamphlet *Humber Valley Surveys* in both Latin and English, appealed to the Canadian upper class' sense of Britishness, as well as their larger sense of lineage within the western tradition. But this slogan was no mere marketing ploy: Home Smith was genuinely an ardent anglophile, whose residences contained collections of British art and antiquities.

Home Smith was an innovative marketer in other ways: he printed *Humber Valley Surveys* on the most expensive glossy paper available. It was designed by his aunt Kathleen Lizars Smith, who not uncoincidentally published a separate full length monograph of historical research called *The Valley of the Humber: 1615-1913* in 1913. Ostensibly a disinterested historical study, the book was to a degree part and parcel of Home Smith's marketing strategy: a discreet placement of the *Humber Valley Survey's* logo on the final page of the book made this clear (Lizars 1913, 163).

### Constructing Baby Point

By 1911, Home Smith had finalized his plans for the creation of the Baby Point suburb within the Study Area. He now turned his attention to connecting the suburb to Toronto. If Baby Point were to succeed as a community, it had to be connected to the urban core where its prospective home buyers worked. Home Smith's strategy was to gift 105 acres along the Humber River to the city for parkland. In exchange, the city would construct a new roadway from Lake Shore Boulevard north to the *Humber Valley Surveys*. Additionally, the city would also expropriate land at the mouth of the Humber and around the Old Mill Bridge that Home Smith could not acquire through purchase. These would then be turned into parklands to complete his pastoral vision for the *Humber Valley Surveys* (Glassford n.d.). Initially, this plan also included provision for an electric railway, but that was later abandoned as the automobile became the predominant form of transportation.

Construction of homes began at Baby Point in 1913 (Figure 22) and continued through that decade into the 1920s. The original plan for Baby Point called for the creation of Baby Point Road and Crescent, Baby Point Terrace and L'Estrange Place. By 1923, 13 houses had been constructed (Keith Spark Fonds "Historic Baby Point" n.d.).



Figure 22: Construction of homes at Baby Point, 1913



Figure 23: Construction of Baby Point Road



Figure 24: Construction of Baby Point Road (2)

During the construction of homes at Baby Point, human remains stemming from the Indigenous habitation of the site were frequently unearthed. These findings engendered local reports in the press. A 1920 Globe & Mail article (Figure 25) reported the finding of a skeleton three feet below the ground during pavement work at Baby Point. According to a source quoted in the article, the skeleton was disinterred and buried in another part of the district (The Globe 1920). Historians Esther Heyes and Percy Robinson also make mention of the location of gravesites during the construction of the Baby Point neighbourhood (Heyes 1974, 6-7), (Robinson 1933, 33).

# INDIAN BONES ARE UNEARTHED

**Found by Workmen on  
Pavement Work in Baby  
Point District**

A human skeleton in a fair state of preservation was unearthed yesterday morning by workmen employed in the pavement work for York township in the Baby Point district on the Humber River. The skeleton was only partly uncovered, and was viewed by residents of the locality last night.

"I was told to-day that skeletons were also found while excavations were being made for some of the dwellings in the district," said Foreman James Orr of Geoffrey street. "The history of the neighborhood is that an Indian cemetery was located on the banks of the river when Toronto was York, and it is altogether probable that the remains are those of an Indian."

The skeleton was found about three feet below the surface of the ground. Its head had been uncovered by the workmen before they left their work for the day. It will be disinterred to-day and the bones buried in another part of the district, Mr. Orr said.

Figure 25: Indian Bones are Unearthed-Found by Workmen on Pavement Work in Baby Point District, The Globe 1844-1936



*The Old Mill Bridge*

In 1915, a steel pony truss bridge crossing the Humber at Old Mill within the Study Area was swept away by an ice jam. Almost immediately, the York County Council voted to replace the bridge (Figure 26). Home Smith’s political connections undoubtedly played a role in expediting York County Council’s decision to swiftly replace the bridge (Old Mill Inn n.d.), (Wencer 2013).

Completed in 1916, the replacement bridge across the Humber River is a structure of rich and layered heritage value which is designated under the Ontario Heritage Act (Figure 27). It is the last of several different bridges that have existed at this location since 1837. The location had also been a crossing-point of the Humber for generations.



Figure 26: Old Mill Road looking west showing the bridge across the Humber River and Gamble mill, 1918



Figure 27: Old Mill Rd., looking west to bridge (built 1916) across Humber River. Viewed between Catherine Street & Old Mill Road

The Old Mill Bridge was one of the first concrete bridges built in Ontario. From an engineering standpoint, the bridge demonstrated a superior degree of technical achievement due to its high arches and triangular shaped wedges at their bases, which encouraged ice and debris to flow under the bridge. It is a testament to the design of the bridge that it has survived for over 100 years, whereas those before it at the same location all succumbed to debris and ice flows (Wencer 2013).

The Old Mill Bridge was designed by Frank Barber who was a leader in introducing concrete bridge construction in Ontario. Barber is responsible for one of the first concrete bridges constructed in Ontario, the Middle Road Bridge (1909) (Historicbridges.org n.d.). Between 1909 and 1918, he had constructed twenty concrete bridges in southern Ontario, mostly in Peel, York and Ontario Counties (PTBO Canada n.d.). Notable other examples of Barber's work in Toronto are the Lambton Dundas Bridge (1929) and the Leaside (Confederation) Bridge in East York (1927) (Enros n.d.).

Barber's forward-looking and innovative construction method found an interesting pairing in the ornate beaux-arts style of the bridge's architect Alfred Hirschfelder Chapman. Chapman was one of the most influential architects in Toronto in the first half of the 20th century, designing iconic buildings such as the Sterling Tower, the Maple Leaf Stadium, the Princes' Gates and Holy Blossom Temple. He was also a close business associate of Robert Home Smith, who worked on his Humber Valley Surveys and designed the Old Mill Tea Room on the west bank of the Humber near the Old Mill Bridge (Plummer 2013). It was Chapman who was responsible for the stone facade of the Old Mill Bridge, which referenced the period from 1850-1880 in Ontario, during which stone was a primary material for bridge construction in many market towns (Toronto and Region Conservation Authority & Humber Watershed Alliance 2011).

The Old Mill Bridge nicely symbolizes the Baby Point neighbourhood and the overall vision of Robert Home Smith's Humber Valley Surveys. Just as the bridge combined (what was considered at the time) a highly modern form of concrete construction with a reference to a bygone time in its stone facade, so Home Smith conceived of Baby Point as a neighbourhood imbued with all the modern conveniences, yet created in ornate and sometimes nostalgic forms of architecture and urban design.

### *Additional Bridges Adjacent to the Study Area*

In the 1920s, two new road bridges were constructed across the Humber River north and south of the Old Mill Bridge. These were the Bloor Street Bridge to the south and the Lambton Bridge (also known as the Dundas Street Bridge) to the north.

Completed in 1924, the Bloor Street Bridge is a steel-spandrel, three-pinned truss arch bridge. Its main impact on the Study Area was to decrease the amount of through traffic over the Old Mill Bridge, originally the main crossing used by automobiles travelling on Bloor Street. The overall effect of the new bridge was to have a traffic calming effect on the Study Area: most passages of the Old Mill Bridge henceforth were local traffic (Toronto and Region Conservation Authority & Humber Watershed Alliance 2011).

Completed in 1929, the Lambton Bridge was constructed from pre-stressed concrete beams on reinforced concrete piers. The Dundas Street Bridge facilitated higher volumes of automobile traffic on Dundas Street. Along with the Bloor Street Bridge built to the south, this bridge facilitated the growth of Toronto's suburbs by providing an at-grade connection between the city and its growing residential suburbs (Toronto and Region Conservation Authority & Humber Watershed Alliance 2011).



Figure 28: Dundas Street West, bridge over Humber River looking east, during construction, 1928 (Toronto Public Library)



### *Slowing of home sales in the Study Area*

The First World War (1914-1918) and the Great Depression (1930s) impacted Home Smith's ability to sell lots at Baby Point. Moving into the 1940s, Home Smith and Company continued to market Baby Point and his other subdivisions around the mouth of the Humber including Riverside, Bridgend and Old Mill (collectively referred to as the Humber Valley Surveys.) An advertisement from the period emphasized Baby Point's convenient location along existing transit lines and roadways, its restrictive building covenant and its access to exceptional recreation opportunities like golf, swimming, canoeing, tennis, lawn bowling and equestrian activities.

### *The Baby Point Club*

Robert Home Smith's design of Baby Point reserved multiple green spaces, over which he retained ownership. In November 1923, a group of area residents founded the Baby Point Club, which raised funds to build a multi-purpose clubhouse, bowling greens and tennis courts on one of the sites Home Smith had set aside at the intersection of Baby Point Road and Baby Point Crescent within the Study Area.

In May 1925, the club was officially opened with a great day of festivities. The *Globe* reported that during the festivities, a tennis match between former national champion W. Leroy Rennie and junior national champion Gilbert Nunns took place on the newly opened courts (*The Globe* 1925). Lawn bowling groups from High Park and other nearby neighbourhoods participated in a tournament, during which "tea was served in a large marquee on the lawn." In the years following, the club would maintain the tradition of an annual opening day of festivities (Figure 29).

In 1930, the Baby Point Club purchased the land on which they had constructed their club for \$4,500 from the Humber River Real Estate Company, one of Robert Home Smith's many incorporated businesses. Home Smith included in the sale a provision that the "land shall not at any time... be used for any other purpose than that of a recreation ground." This echoed the spirit of the provisions he had attached to the sale of residential lots at Baby Point.

The significance of the Baby Point Club lies in the great variety of social functions it has hosted over the years in the community. These include luncheons, Christmas parties, child care services, bridge nights, activity nights, seminars, fundraisers and commemorations of war dead.

Many of these early social events were by and for the women of Baby Point. For example, the York Township Victorian Order of Nurses Auxiliary hosted their annual tea of 1939 at the club house, "decked with autumn flowers." (*The Globe* 1939). In 1940 the Women's Auxiliary of the YMCA held a bridge tournament at the clubhouse (*The Globe* 1940). Undoubtedly in an era when many women were not able to fully access the paid workforce, the Baby Point Club provided an essential social outlet.

The clubhouse at times hosted events that explored the history of Baby Point. In 2003, the community hosted a reception for a few living descendants of the Baby family, who shared their family history (Keith Spark Fonds "Baby Point Club Special Event" Flyer 2003). Today the Club remains a focal point for community activities.



Figure 29: Group photo taken during the inaugural day at the Baby Point Club, May 1925. (Montgomery Inn Collection)

### *Humbercrest United Church*

Humbercrest United Church was originally organized as the Jane Street Methodist Church at the corner of Jane Street and Raymond Avenue. In 1914, construction was begun on a new church at Baby Point Road and Thornhill Avenue on a parcel of land purchased from Home Smith & Co. At this time, the name of the church was changed to the Baby Point Methodist Church, and then the Humbercrest Methodist Church in 1924 (Keith Spark Fonds “Baby Point Club Special Event” Flyer 2003).

In 1951, the church was given a significant renovation and an additional wing attached to the main church was constructed. This wing ran north-south, and intersected with the original building at the northeast corner (Figure 30). It was constructed of brick walls, and featured a vaulted ceiling, stained glass and dove grey stonework (Rogers Media 2011).

Humbercrest United Church has served as a community focal point for decades. From the early days of the creation of the garden suburb, residents found solace there in troubled times. A booklet printed on the occasion of a 1951 renovation pointed out that the church “served this community during a period which was perhaps the most unstable of any recorded in the annals of history.” (Baldwin Collection “Dedication services of Humbercrest United Church : Sunday, October 21, 1951, Baby Point Rd.,” 1951). This was the period of two world wars as well as the interwar economic depression.

Humbercrest United is noted for its excellent acoustics: Tafelmusik has even used Humbercrest United as a recording venue.

### *Preserving Baby Point’s Unique Character*

In 1941, the Township of York passed a by-law that aimed to maintain the residential nature of the Baby Point neighbourhood and preserve the unique character of its housing stock (following the expiration of the 30 year restrictive covenant). By-law number 12,056 of the Township of York was entitled as following: “To restrict the use of land and the erection or use of buildings; and to regulate the construction of buildings on lands abutting on certain highways in that district in the Township of York known as Baby Point.” The by-law mirrored many of the provisions in Home Smith’s original covenants (City of York Fonds “By-law 12,056” 1941).



Figure 30: Humbercrest United Church, 1951. (City of Toronto Archives)



Robert Gray and George Harvey, The Deputy Reeve and Councillor for Ward Three in the former Township of York, were the catalysts behind by-law 12056. Gray lived at 22 Thornhill Avenue, adjacent to the Study Area but within the general area of Baby Point. Harvey also lived near Baby Point at 1 Warren Crescent (City of York Fonds “Council Meeting Minutes, 1941” 1941). Together, Gray and Harvey brought forth a resolution to instruct the Township Engineer to present to council a by-law “improving Building Restrictions on the Baby Point Area.” On 18 August 1941, by-law 12,056 was passed.

An appendix to the by-law located in the City of Toronto Archives contains a list of people residing at Baby Point as well as several companies, presumably the holdings of individuals on this same list. It can be speculated that this list represents a record of community members who supported the passing of by-law 12,056. Whether these community members signed a petition or registered their support in some other way to their councillors is not known. Notable names on this list include Conn Smythe, the former owner and coach of the Toronto Maple Leafs, and Vincent Massey, the former Governor General of Canada.

The main features of this by-law were the following: built form was restricted to detached private dwelling houses set back from the road. They were to be a minimum of two storeys in height, with no more than 50% of each property allotted for dwelling construction. Dwellings were not to abut property lines, to ensure a spacious feel to the neighbourhood, and were to be constructed of brick, portland cement, concrete, stone, concrete blocks, tile or concrete blocks or terra cotta covered with stucco (City of York Fonds “By-law 12,056” 1941).

The practical consequence of this by-law was to ensure that the original style of housing stock remain the only form of dwelling permitted at Baby Point.

As per the City of Toronto Act of 1997, by-laws on the books of the former independent municipalities which amalgamated to become Toronto, remain in effect until explicitly repealed. Thus, by-law 12056 most likely still remains in effect today, although it is doubtful that anyone would seek to enforce it. Regardless, the by-law demonstrates that a preservationist ethos with respect to land use and architectural character is a recurring theme in the history of the garden suburb of Baby Point located within the Study Area.

### *Rediscovering the Indigenous Presence at Baby Point*

In the late 20th and early 21st centuries, routine excavations associated with normal municipal infrastructure maintenance unearthed the remains of Indigenous people who lived in the Study Area.

In 1999, the remains of a Seneca woman were discovered at a residence during the installation of a gas line. The owner of the house at the time had commissioned an archaeological investigation in the backyard of the house during renovations because she knew of the area’s extensive history of Indigenous settlement. However, during this initial work, nothing was discovered. It was not until the routine installation of a gas line at the front of the house that same year that a woman’s grave was discovered (The Globe & Mail 2007). At the grave site, archaeologists discovered brass rings, a brass kettle containing a fragment of a fur pelt and a finely made antler comb (ASI 2016, 14). The woman’s remains were reburied along the Humber River.

Again in 2006, a similar gravesite was discovered at a residence on Baby Point Crescent during gas line maintenance. At this site, archaeologists discovered a moose antler hair comb styled as a combination of panther, bear, human and possibly rattlesnake (ASI 2016, 14-15).

## BUILDING RESTRICTIONS

*The following is a copy of the building restrictions in the form of Sale Agreement which shall run with the land and be in force for a period of thirty years from the First of April, 1911:*

1. No attached or semi detached house shall be permitted, and one detached dwelling house and no more with or without suitable coach houses, out-houses and stabling of the prime cost (exclusive of the cost of any such coach houses, out-houses or stabling) of not less than

dollars may be erected and standing at any one time on any lot on said plan.

2. The external walls of each of said dwelling houses shall be constructed of stone, brick or cement, and such building shall be designed by some architect of good standing and the plans of such buildings shall be approved by the Vendor's architect, and all buildings are to be placed on the lands in positions to be approved by the Vendor.

3. In case it is desired to construct such external walls of any other material than stone, brick or cement, then the same shall only be done after first obtaining the written consent of the Vendor, and such dwelling house shall in that case be constructed in conformity in every respect with the plans, elevations, sections and specifications to be first approved of and signed by the Vendor, under the inspection and to the satisfaction of the Vendor or the architect for the time being of the Vendor and at the cost and charges of the applicant.

4. No such building or the land appurtenant thereto shall be used during such period for the purpose of any profession (save of a duly qualified doctor or dentist), business, trade, sport or employment or for any purpose which might be deemed a nuisance, but may be only used for residential purposes, but such residential purposes shall not include an apartment house or houses.

5. No excavations shall be made on any of the said lots except for the purpose of building on said lot, and at the time when the person holding said lot is commencing such building operations and no sand or earth shall be removed from any of the said lots except as part of such excavations.

6. No part of any such dwelling house, or its verandah, porch or steps shall be nearer to the street line than \_\_\_\_\_ feet. Without the vendor's consent no front or boundary fence shall be erected within \_\_\_\_\_ feet of the street line unless the same is of open construction and not higher than \_\_\_\_\_ inches, and no other line fence or obstruction shall be higher than \_\_\_\_\_ feet, and the style and character of all fences shall be subject to the approval of the Vendor.

7. On any of the bank lots as shown on said plan no trees situate between the summit and bottom of said bank shall be cut down or removed without obtaining the consent of the Vendor thereto in writing.

8. No signs, bill boards or advertising matter of any kind shall be placed upon said property without the consent of the Vendor in writing.

The Vendor, his heirs, executors, administrators or the assignee from him of this Agreement may agree to vary or cancel any of the above conditions or substitute other conditions in respect of this or any other Lot on said Plan.

The covenants in respect to the above restrictions shall extend and bind and may be taken advantage of by the respective heirs, executors, administrators, successors and assigns of the parties hereto.

Figure 31: Building Restrictions attached to the sale of lots at Baby Point. From The Humber Valley Surveys.

## HOME SMITH BUILDING RESTRICTIONS

*Building Restrictions*

The following is a copy of the building restrictions in the form of Sale Agreement which shall run with the land and be in force for a period of thirty years from the First of April, 1911:

1. No attached or semi detached house shall be permitted, and one detached dwelling house and no more with or without suitable coach houses, out-houses and stabling of the prime cost (exclusive of the cost of any such coach houses, out-houses or stabling) of not less than [sic] dollars may be erected and standing at any one time on any lot on said plan.
2. The external walls of each of said dwelling houses shall be constructed of stone, brick, or cement, and such building shall be designed by some architect of good standing and the plans of such buildings shall be approved by the Vendor's architect, and all buildings are to be placed on the lands in positions to be approved by the Vendor.
3. In case it is desired to construct such external walls of any other material than stone, brick or cement, then the same shall only be done after first obtaining the written consent of the Vendor, and such dwelling house shall in that case be constructed in conformity in every respect with the plans, elevations, sections and specifications to be first approved of and signed by the Vendor, under the inspection and to the satisfaction of the Vendor or the architect for the time being of the Vendor and at the cost and charges of the applicant.
4. No such building or the land appurtenant thereto shall be used during such period for the purpose of any profession (save of a duly qualified doctor or dentist), business, trade, sport or employment or for any purpose which might be deemed a nuisance, but may be only used for residential purposes, but such residential purposes shall not include an apartment house or houses.
5. No excavations shall be made on any of the said lots except for the purpose of building on said lot, and at the time when the person holding said lot is commencing such building operations and no sand or earth shall be removed from any of the said lots except as part of such excavations.
6. No part of any such dwelling house, or its verandah, porch or steps shall be nearer to the street line than [sic] feet. Without the vendor's consent no front or boundary fence shall be erected within [sic] feet of the street line unless the same is of open construction and not higher than [sic] inches, and no other line fence or obstruction shall be higher than [sic] feet, and the style and character of all fences should be subject to the approval of the Vendor.
7. On any of the bank lots as shown on said plan no trees situate between the summit and bottom of said bank shall be cut down or removed without obtaining the consent of the Vendor thereto in writing.
8. No signs, bill boards or advertising matter of any kind shall be placed upon said property without the consent of the Vendor in writing.
9. The Vendor, his heirs, executors, administrators or the assignee from him of this Agreement may agree to vary or cancel any of the above conditions or substitute other conditions in respect of this or any other Lot on said Plan.
10. The covenants in respect to the above restrictions shall extend and bind and may be taken advantage of by the respective heirs, executors, administrators, successors and assigns of the parties hereto.

## TIMELINE

## Legend

C. = *circa*

BCE- Before Common Era

CE- Common Era

- C. 10,500 BCE- The melting of the Laurentide Ice Sheet creates Lake Iroquois in the present day location of Lake Ontario. The Study Area is at this time submerged under Lake Iroquois.
- C. 10,000 BCE- The Study Area emerges from under Lake Iroquois as the water level of the lake drops. The land is colonized by tundra vegetation. As the climate warms, boreal forest species arrive followed by deciduous species like oak and elm.
- C. 10,000 BCE- The Humber River begins to cut a steep draw through the now exposed glacial sands and silts of the former Lake Iroquois lakebed. The erosive power of the Humber River creates the distinctive bluffs that surround present day Baby Point.
- C. 9000 BCE- The Toronto Carrying Place Trail forms, an ancient Indigenous trail linking Lake Ontario with Lake Simcoe. For centuries, Indigenous peoples, French fur-traders, explorers, missionaries and British colonials used the trail for purposes of commerce, warfare and proselytization. A section of it traversed the Study Area.
- C. 1300 CE- C. 1650 CE- Ancestral Huron-Wendat occupy the lower stretches of the Humber River. A well-known site of permanent settlement is the Parsons Site near present-day York University.
- C. 1670 CE- The Seneca village of Teiaiagon is established at the Study Area, which is the most extensive known Indigenous use of the site to date. The village was built in the Five Nations Iroquois style, consisting of longhouses encircled by a palisade. Farmlands surrounded the village where corn, beans and squash were grown. The population of the village is estimated at 500-1000 people.
- 1673- The village of Teiaiagon first appears on a European map. Created by explorer Louis Jolliet, it is the first known map to include both “Taronto” (the 17th century European place-name for Lake Simcoe derived from the Mohawk language) and “Teiaiagon” on the same map.
- 1674- The Toronto Carrying Place Trail makes its first known appearance on a European map, signifying the growing importance of the trail to the fur-trade.
- 1678- The Jesuit Father Hennepin visits Teiaiagon. He later mentions his visit in his personal memoir, *New Discovery of a Large Country in America*, published in 1698.
- 1684- The explorer René-Robert Cavelier de La Salle visits Teiaiagon. In remarks appended to a statement of expenditures, La Salle writes of The Carrying Place Trail as “the road which leads to Lake Huron from the village of Teiaiagon.”
- C. 1670- 1680- Mississauga communities move into Southern Ontario.
- 1688- The village of Teiaiagon is abandoned by the Seneca, who retreat to their home territory south of Lake Ontario.
- 1702- The Mississauga may have established a village on the west bank of the Humber River across from the original site of Teiaiagon.
- 1720- French fur-traders establish the first of several tradings posts near the mouth of the Humber River. Referred to as the *magasin royal*, it was possibly built within the Study Area, although no definitive evidence points to its exact location.
- 1787- The Mississaugas sign an agreement with the British, which is interpreted by the latter as a purchase of all the land that will eventually become the city of Toronto. Known as The Toronto Purchase, this land includes the Study Area.
- C. 1816-1823- James Baby, son of prominent fur-trader and Indian Agent Jacques Dupéront Baby Sr., purchases 1500 acres of land on the east bank of the Humber River. James Baby establishes a homestead and apple orchards on the site.
- 1833- James Baby dies and bequeaths his property to his sons Raymond and Frank.



- 1888- David Boyle undertakes the first archaeological survey of what is now known as The Baby Estate. He finds several items of interest created by Indigenous peoples, including stone gouges, a bird stone and a conical ring. Boyle concludes that “there must have been at one time a considerable Indian population of a stationary character” at Baby Point.
- 1889- Archaeologist AJ Clark produces the first known sketch of historical Indigenous habitations at The Baby Estate. The sketch specifies a burial ground and two distinct sites of historical habitation.
- 1892- The western loop of the Toronto Belt Line Railway is constructed through the Baby Point Estate.
- 1909- The Canadian Government purchases The Baby Point Estate with the intention of constructing a military garrison. The site is deemed insufficient for such purposes shortly thereafter.
- 1911- Real estate developer and businessperson Robert Home Smith purchases the Baby Point Estate from the Canadian Government as part of a series of land purchases in and around the Humber Valley.
- 1912- Robert Home Smith’s company Home Smith & Co. publishes the Humber Valley Surveys, which markets a new Garden Suburb at Baby Point with the slogan “Angliae pars Anglia procul,” meaning, “A bit of England far from England.”
- 1914- The Baby Point Methodist Church is constructed at Baby Point Road and Thornhill Avenue.
- 1916- The Old Mill Bridge is reconstructed at the southern reach of Étienne Brûlé Park after an ice flow destroys the original steel bridge.
- 1923- A group of area residents founds the Baby Point Club. The group raises funds to build a multi-purpose clubhouse and install bowling greens and tennis courts.
- 1924- The Baby Point Methodist Church becomes the Humbercrest Methodist Church. Shortly thereafter in 1925, it becomes the Humbercrest United Church.
- 1927- Conn Smythe and family construct a home at 68 Baby Point Road. Smythe was the longtime owner, general manager and coach of the Toronto Maple Leafs. He also commissioned the construction of Maple Leaf Gardens.
- 1930- The Baby Point Club purchases the land on which the clubhouse was built from Robert Home Smith. Today, the Baby Point Club is one of only two resident-owned neighbourhood clubs in Toronto.
- 1941 – The Home Smith restrictions are lifted in April
- 1941 – By-Law No. 12056 is enacted in August which enshrined the restrictions for the Baby Point area.
- 1951- Humbercrest United Church undergoes a significant renovation and addition. An impressive sanctuary wing is constructed featuring a vaulted ceiling, stained glass, dove grey stonework and buffed walls.
- 1999- The remains of a Seneca woman are discovered at a residence during the installation of a gas line. Archaeologists discover brass rings, a brass kettle containing a fragment of a fur pelt and a finely made antler comb.
- 2006- The remains of a Seneca woman are discovered at a residence during gas line maintenance. Archaeologists discover a moose antler hair comb styled as a combination of panther, bear, human and possibly rattlesnake.

### *Periods of Significance*

Four periods of significance have been identified through the looking at the Study Area’s History and Evolution:

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

Figure 32: A view of the Baby Point Gates, 1912.



### 3. ARCHAEOLOGY





## Archaeological Potential

### THE ARCHAEOLOGY OF BABY POINT

The 2014 Planning Act Policy Statement defines “archaeological resources” (Section 6.0, Definitions) as including “artifacts, archaeological sites and marine archaeological sites.” Individual archaeological sites (that collectively form the archaeological resource-base) are distributed in a variety of settings across the landscape, being locations or places that are associated with past human activities, endeavours, or events. These sites may occur on or below the modern land surface, or may be submerged under water. The physical forms that these archaeological sites take in an urban context consist of subsurface soil layers that are of human origin, or incorporate cultural deposits; the remains of structural features; or a combination of these attributes.

Conserving and managing archaeological remains has become especially important, where change brought about by redevelopment has been occurring at an ever increasing rate, resulting in extensive losses of the non-renewable resources. In recognition of this reality, the City of Toronto has developed an Archaeological Management Plan (AMP) to identify general areas of potential for the presence and survival of archaeological sites and specific areas of known archaeological deposits referred to as “Archaeologically Sensitive Areas” (ASAs). Baby Point is one of the larger ASAs recognized by the Archaeological Management Plan.

The intent of the management plan is to ensure that archaeological sites are adequately considered and studied prior to any form of development or land use change that may affect them. Heritage Conservation Districts provide complementary opportunities to address this objective and the Baby Point HCD study process includes consideration of the distribution of archaeological potential throughout the Study Area.

While usually invisible, archaeological sites are important contributors to the heritage character of any Study Area. The buried artifacts and features that together make up an archaeological site reveal much about the past lives and experiences that are the history of the area and which have contributed to its present form.

In 1888, David Boyle, Ontario’s first professional archaeologist, provided the first description of the archaeology of Baby Point:

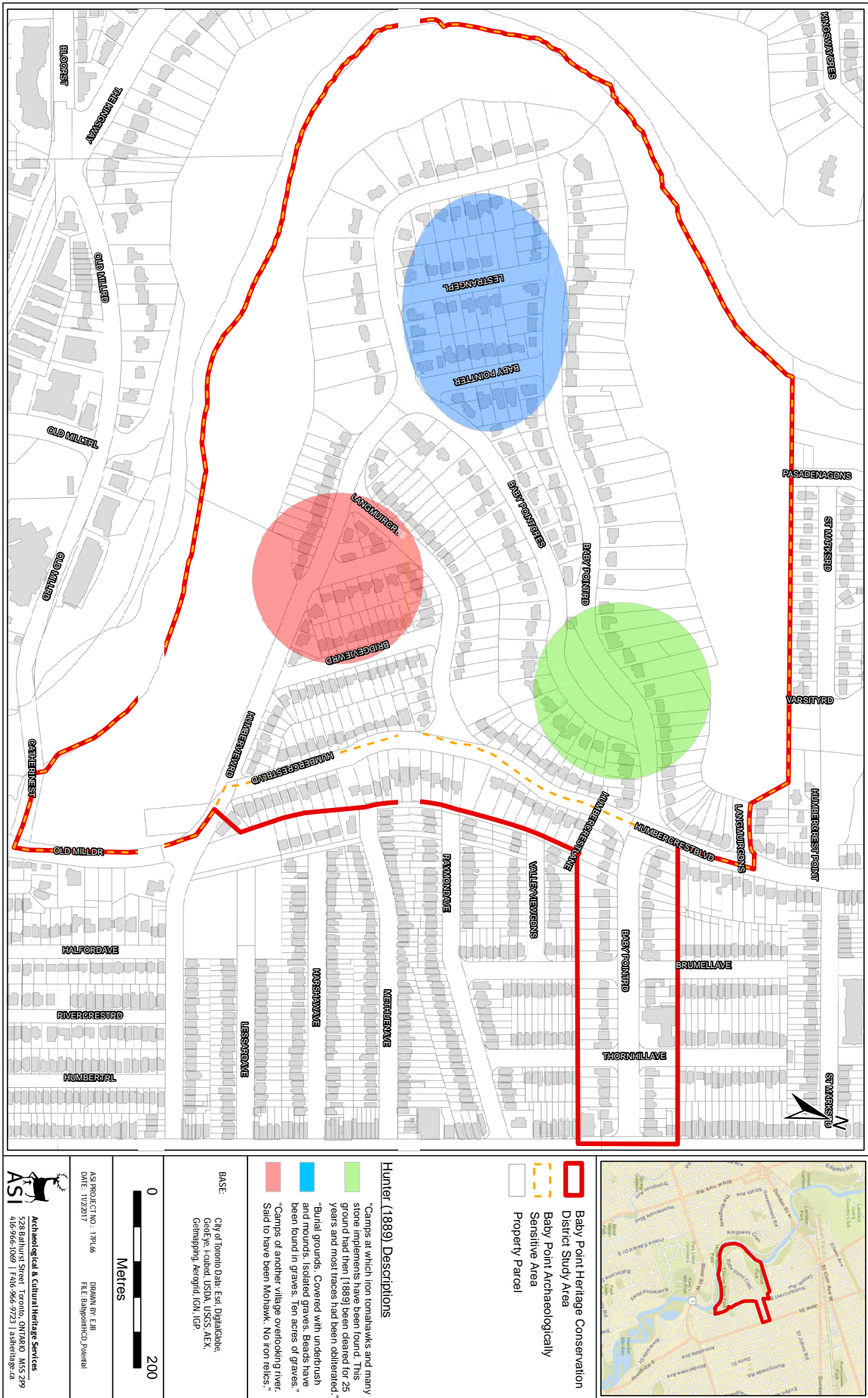
Within easy distance of Toronto is the Village of Lambton Mills, on the River Humber. This locality has long been noted as one rich in Indian relics. An old trail to Lake Simcoe and the Georgian Bay followed the valley of this river for a good many miles, and here and there throughout its course are found indications of the old encampments and potteries.

A little south of Lambton Mills, on the Baby Estate, there must have been at one time a considerable Indian population of a stationary character as it was possible for the nature and habits of the aborigines to permit.

On the summit of a club-shaped plateau, having an area of about ten acres, and being fully one hundred feet above the bed of the Humber, a number of native burial pits have been opened at various times, and much valuable material taken from them. It is quite certain that when this portion of the farm is freed from underbrush further interesting discoveries will be made.

On the flats to the south of this elevation, and facing the Baby residence, Mr. Raymond Baby pointed out a camping ground, or village site, as indicated by remains still turned up by the plough, and I am quite sure that inspection of the corresponding flats to the north would reveal even more numerous proofs of old time habitation (Boyle 1888:12).

Figure 33: A Map of Clark's reproduction of Hunter's sketch map identifying four major areas if archaeological finds





Boyle's initial report reproduces two Middle Archaic (Laurentian) ground stone gouges that date to circa 6,000-5,000 BCE. These items were donated to the Royal Canadian Institute by Mr. James Kirkwood, "an enthusiastic collector". Boyle also provides a description of a Late Archaic birdstone (circa 3,000 BCE) that "has been ingeniously shaped from a piece of richly grained slate as to make an oval mark containing a dark spot, take the place of the eye." The next year, Boyle published an illustration of a finely made Conical Ring type ceramic smoking pipe Kirkwood recovered from the site. This item reflects ancestral Huron-Wendat activity at the site, circa 1500 CE.

In 1889, Andrew F. Hunter, a talented avocational archaeologist and to some degree a rival of Boyle's, visited the site. Mr. Raymond Baby showed Hunter "the burial ground" on the promontory and the site on the lower plateau. "Mr. Hunter viewed them as being really two camping grounds, independent of one another" (Clark n.d.). Hunter also reported that Mr. Baby "knew of no iron relics having been found" although his map indicates an area where "iron tomahawks and many stone implements have been found." Hunter's field notes and sketch map were later summarized by A.J. Clark, another talented avocational archaeologist who was active in the early twentieth century.

Clark's reproduction of Hunter's sketch map, and the accompanying key, identifies four major areas of archaeological finds in the Study Area:

Camps at which iron tomahawks and many stone implements have been found. This ground had then (1889) been cleared for 25 years and most traces had been obliterated.

Burial grounds. Covered with underbrush and mounds. Isolated graves. Beads have been found in graves. Ten acres of graves.

Camps of another village overlooking river. Said to have been Mohawk. No iron relics.

The information provided on the sketch maps have been overlaid on the modern street network as (Figure 33).

Clark first visited Baby Point in 1916, when he found a gouge or scraper made from recycled European metal. He visited the site on an annual basis for the next 18 years. These visits do not appear to have involved active investigations, or at least there are no records for any resultant discoveries.

After Clark's time, archaeological interest in Baby Point, if it had not waned, did not seem to involve further fieldwork. In the 1920s and 1930s, the Baby property was subdivided and the new residential neighbourhood was built. First Nation artifacts and burials were recorded during the construction of many of the houses, some of which may have been reported in the local press. At about the time, however, Percy Robinson produced the most enduring descriptions of Baby Point or Teiaiaagon, summarizing the earlier reports and introducing some new anecdotes:

On this site all kinds of relics of the aborigines have been found, indicating very ancient occupation; there are traces of all tribes, and iron implements have been discovered showing occupation after the coming of the white man [a footnote states that "relics have been discovered by Mr. R.J. Dilworth, Mr. A.J. Clark and others"]. Hundreds of graves have been opened and are still encountered when excavations are made. Traces of a palisade were observed by Mr. A.F. Hunter in 1889. At least four distinct village sites have been discovered on Baby Point and there is an area of nine or ten acres full of mounds and isolated graves (Robinson 1933:33).

The Baby Point site has much to offer those who like to reconstruct the past... On the opposite side of the stream [from Baby Point] and just above the "Old Mill", has been placed the site of the Mississauga village of Toronto of Sir William Johnson's time. The Old Mill itself is, no doubt, on the site projected in 1751 by the Marquis de la Jonquière.

Whether the relics discovered by Mr. Wm. Mansell in 1924 on the brow of the hill behind his residence on Baby Point belonged to the Senecas of Teiaiaagon or to the Mississaugas of Mississauga Toronto would be difficult to determine. These relics, which consisted of a large number of iron trade axes bearing the usual markings, some nondescript fragments of metal and two broken clay pipes of European manufacture, are proof that the site was occupied by the aborigines since the coming of the white man. The tomahawks were found on the crest of the hill where it overlooks the Humber sweeping down from Lambton Mills. At the foot of the hill there is a stretch of swampy land; the slope is still well-wooded and intersected with numerous paths. Quantities of bone of every description, found on the slope of the hill, jawbones of deer, ribs of bears, and fragments of partridge bones, indicate that the inhabitants of the village found the slope of the hill a convenient place for the disposal of refuse. Eight of the iron tomahawks discovered in 1924 were found in a cluster or circle.



Only in the early 1970s did the site receive renewed attention from an archaeological perspective. As part of his effort to develop a comprehensive inventory of archaeological sites in the Toronto Region, Victor Konrad, of York University reviewed the available documentation concerning Baby Point, and registered four separate sites within the Ontario Archaeological Site Database maintained by the Ministry of Tourism, Culture and Sport. Two of these sites fall within the Study Area.

The Baby Point or Baby Point 1 site (AjGu-6) was said to be located on Baby Point Road, on a slope at the rear of a residential property. It was said to be an ossuary that “has been known to local residents for over 50 years, although no material has recently been reported.” This location approximates that reported by Hunter/Clark as the area of “camps at which iron tomahawks and many stone implements have been found”.

The Baby Point 2 or Baby Point Taiaigon (AjGu-7) was assigned to the historic Seneca and Mississauga village “north of Humberview Road... on the expansive plateau overlooking the east bank of the Humber River.” This location corresponds to Hunter/Clark’s “camps of another village overlooking river” (Figure 33).

Despite the fact that the significance of the archaeological resources of Baby Point have been recognized for over a century, the first detailed investigations completed there were carried out by Historic Horizon Inc. in 1999. This work, which took place at a property on Baby Point Crescent, initially entailed a Stage 1-2 archaeological assessment conducted in advance of the construction of an addition to the side and rear of the existing house at that address. Test pitting in the areas to be affected by the construction project did not result in any discoveries as these areas proved to be heavily disturbed. It was noted that the front lawn of the house, however, appeared to be largely intact and exhibited potential for the presence of archaeological deposits. As this portion of the property was not to be impacted by the construction, it was not investigated at that time. Historic Horizon’s conclusions regarding the front yard were confirmed when, a few months later, backhoe excavation of a trench for a new gas line through the front yard of the property disturbed a human burial. This feature was registered in the Ontario Archaeological Site Database as the Baby Point 4 site (AjGu-40).

The remains were those of a woman in her twenties. She was buried with a number of items: three brass finger rings, a small brass kettle containing a fragment of a fur pelt, and a finely made antler comb. The grave goods are all consistent with a date of the mid- to third quarter of the seventeenth century. The antler comb, which bore a carved openwork motif of two human figures wearing European style clothes, was consistent with a Seneca affiliation.

In 2006, a second burial was found under similar circumstances when improvements to natural gas services to properties on portions of Baby Point Road, Baby Point Crescent, L’Estrange Place, Baby Point Terrace, and Jane Street were subject to archaeological monitoring. The burial was located on city owned lands on the street frontage of a Baby Point Crescent property. The remains were those of a woman aged between 35 and 60 or older. She was accompanied by a suite of grave goods consistent with a date of the mid- to third quarter of the seventeenth century, including a brass pot containing an ash wood bowl which in turn contained squash, acorn and grapes, an moose antler hair comb, two iron awls, an iron knife, and an iron axe. The basic form of the antler comb was openwork carving of a complex combination of panther, bear, human and possibly rattlesnake. The animals on the comb are all highly significant in First Nations ideology. Secondary decoration in the form of fine incised motifs included linear, spherical and geometric designs on the bodies of the animal figures. Taken together, these various symbols represent a complex amalgam of concepts related to spiritual power, shape-shifting and medicine (ASI 2007). This comb also suggests a Seneca identity.



## PLANNING FOR THE ARCHAEOLOGICAL RESOURCES OF BABY POINT

Given the history of finds at Baby Point, and the recent discoveries of human burials in particular, it is clear that archaeological remains related to the occupation of Teiaiagon still survive in the neighbourhood and that they represent planning and heritage concerns. It was on this basis, together with the fact that the initial development of the neighbourhood was subject to strict controls in terms of permissible landscape alterations, which minimized the types of disturbances that typically result in the destruction of archaeological deposits (see *Chapter 6: Heritage Evaluation* for discussion of the Home Smith Building Restrictions period), that the Baby Point ASA was established as part of the City's overall Archaeological Management Plan (AMP).

When redevelopment is proposed for any lands that form part of an Archaeologically Sensitive Area, it triggers an archaeological assessment and evaluation process to determine whether archaeological resources will be adversely affected. Where it is determined that there is a possibility that significant archaeological resources may be present, test excavations are required. If the results of the excavations are positive, it becomes necessary to develop a "mitigation" strategy to minimize or offset the negative effects of the proposed redevelopment to the archaeological resource. Such strategies may consist of planning and design measures to avoid the archaeological remains, archaeological monitoring during construction, or extensive archaeological excavation and recording of the finds in the field, or some combination of these approaches. Archaeological monitoring and excavation work on site is followed by comparative analyses of the archaeological data that have been recovered ("salvaged") and the interpretation of those data. The identification of the most appropriate form of Stage 4 mitigation requires close consultation between the consulting archaeologist, the development proponent and their agents and contractors, and the planning approvals and regulatory authorities and must be carried out in accordance with the City of Toronto Archaeological Management Plan and applicable provincial regulations.

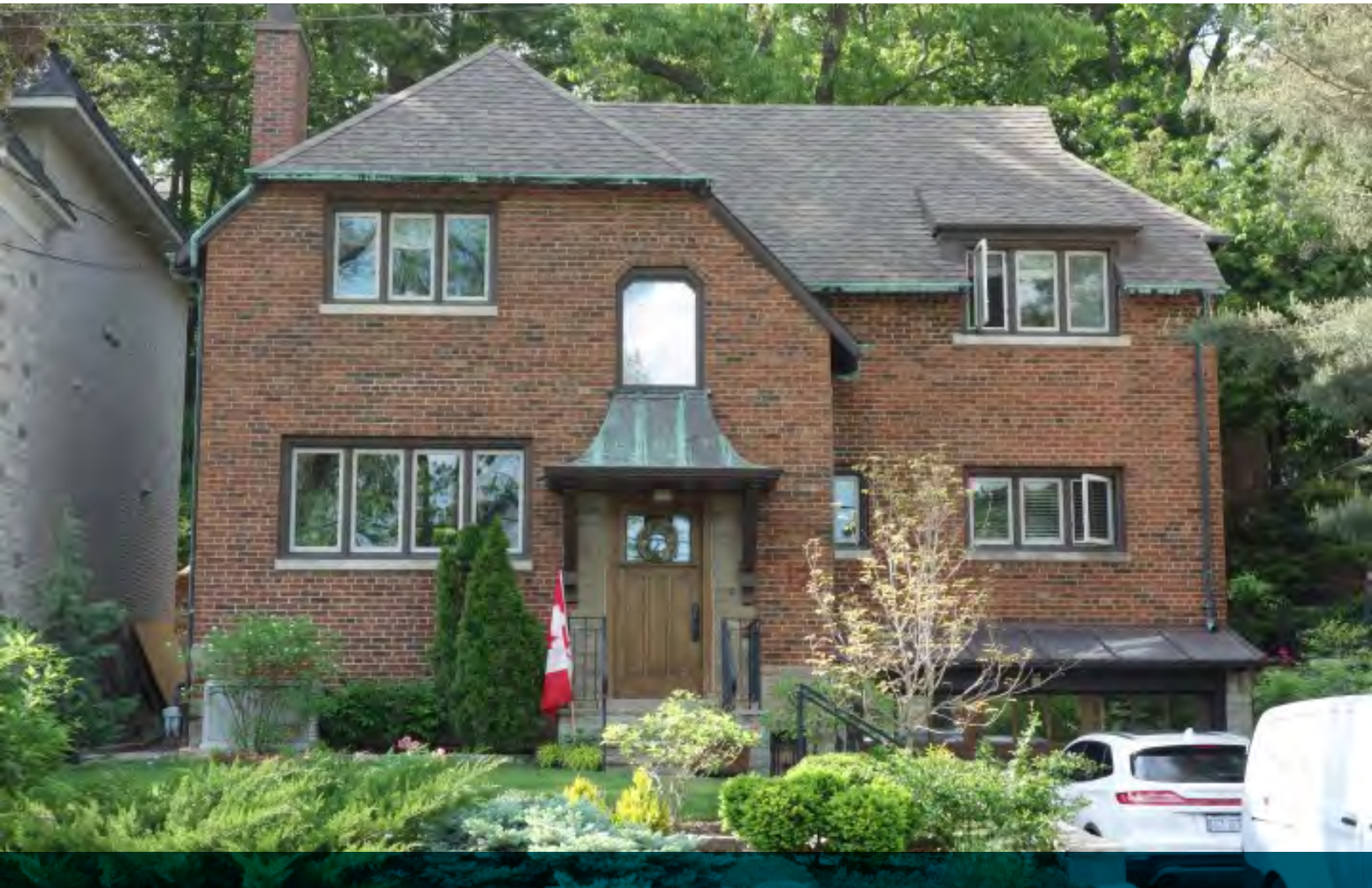
The HCD study has provided an opportunity to refine the original definitions of the extent of archaeological potential within the Baby Point ASA to provide a more accurate identification of where archaeological assessments will be required in advance of any redevelopment and where there should be no archaeological requirement.

Figure 35: 16 Langmuir Crescent

This refinement proceeded on the basis of a review of the earliest aerial photography available for the area (1937-1953) to identify areas that were subject to thorough disturbance during the development of the neighbourhood. Given that the photography dates to the final phases of development of Baby Point, it was only useful for the Old Millside portion of the Study Area. Properties that were clearly impacted by extensive cutting and grading are no longer considered to exhibit potential for the presence of archaeological resources.

The photographic review was followed by a field review, on a property-by-property basis, conducted from the streets, so that, generally, only front yard areas that were visible could be evaluated. In many cases, particularly in the Old Millside portion of the Study Area, it was also difficult to differentiate between natural or essentially unaltered topography and areas of heavy modification to create building envelopes. Therefore, the removal of the archaeological potential rating from individual properties was undertaken conservatively. In cases where yards had complex landscape treatments, for instance, there was a presumption that these have had only superficial impacts and where achieved through filling rather than cutting of the original grade. The refined potential mapping for the Baby Point ASA/Study Area is shown on (Figure 34). This mapping also incorporates properties on which archaeological assessments carried out in advance of redevelopment have been completed and have recommended clearance of any further concerns.

As a result of the HCD field review, 13 properties within the Baby Point neighbourhood are no longer considered to have archaeological potential (not including those properties that have already been subject to assessment for a development application or permit). Within the Old Millside neighbourhood, 47 properties, in whole or in part, are no longer considered to have archaeological potential (excluding those that have already been assessed for a redevelopment application or permit).



## 4. BUILT FORM AND LANDSCAPE SURVEY





## Built Form and Landscape Survey

One of the important requirements of the Baby Point HCD Study was to survey and assess all built and landscape resources within the Study Area. An inventory sheet was prepared for each property within the Study Area following the City of Toronto Building Inventory Template. Each inventory sheet contained detailed data about the history, architecture, context, surrounding landscape and streetscape of a given property, as well as a photograph of the building's main elevation and side street elevation if applicable. The findings of the Built Form and Landscape Survey provided a comprehensive tool for understanding the history and evolution of the current built fabric in the Study Area. The survey sheets complemented the History and Evolution of the HCD Study (Chapter 2).

### *Establishing the Address List*

A GIS dataset for the Study Area, which included location data on heritage properties, primary addresses, and convenience addresses, was provided by the City to establish a list of properties to survey. Several site walkthroughs clarified discrepancies in addresses and allowed the consultant team to establish a working list of addresses and property groupings. In the case where one property has a number of convenience addresses, the primary address was used in the inventory sheet for the property as a whole.

### *Inventory Sheet Template and Record Management System*

All the fields of the Microsoft Excel inventory sheet template provided by the City of Toronto were transferred to a Microsoft Access database where the information could be recorded and analyzed in a table format. This database information was linked to the GIS mapping that was used for the built form analysis. The database was formatted to print out PDFs of the individual inventory sheets in a similar format to the City's inventory sheets.

### *Implementation and Review*

Through the summer and fall of 2017 the consultant team used site visits, archival and online research, and photographs to document the history, architecture, and current condition of individual properties. The completed inventory sheets were then reviewed by the Project Manager and the consultant team.

After editing the inventory sheets database, completing missing or incomplete data, and re-taking missing and obscured photographs, the consultant team compiled all 355 inventory sheets, which together created the Built Form and Landscape Survey of the Baby Point HCD Study.

The completed Built Form and Landscape Survey provides both a long-term resource for the City of Toronto to track and analyze individual properties within the Baby Point Study Area. For the consultant team, the inventory served as the foundation for the Character Analysis presented in *Chapter 05: Character Analysis*.

A summary of some key categories of the Built Form and Landscape Survey can be found in *Appendix B: Table of Property Survey Data*.



CITY OF TORONTO, CITY PLANNING DIVISION, HERITAGE PRESERVATION SERVICES

# Built Form and Landscape Survey Form

1. PROPERTY INFORMATION		
<b>Property Address:</b>	<b>Neighbourhood:</b>	
<b>Ward:</b>	<b>Current Use:</b>	
<b>Current Heritage Status:</b>	<b>Heritage Easement Agreement:</b>	
2. HISTORICAL INFORMATION		
<b>Architect/Designer:</b>	<b>Date of Construction:</b>	<b>Date(s) of Alterations:</b>
<b>Previous Use(s):</b>	<b>Previous Owner(s):</b>	
<b>History:</b>		
<b>Information Sources:</b>		
3. ARCHITECTURAL INFORMATION		
<b>Roof Type:</b>	<b>Roof Cladding:</b>	<b>Exterior Cladding:</b>
<b>Architectural Style:</b>	<b>Door Type:</b>	<b>Window Type:</b>
<b>Height/Storeys:</b>	<b>Structure Type:</b>	<b>Porch/Balcony:</b>
<b>Special Notes or Features:</b>		
<b>Information Sources:</b>		


<b>4. LANDSCAPE/STREETSCAPE</b>			
<b>Sidewalk and Driveway Paving:</b>		<b>Vegetation:</b>	
<b>Landscape/Streetscape Type:</b>		<b>Designer:</b>	
<b>Walls / Landscape Features:</b>		<b>Front and Side Yard Setbacks:</b>	
<b>Special Notes or Features:</b>			
<b>Information Sources:</b>			
<b>5. CONTEXT AND SETTING</b>			
<b>Additional Structures or Features:</b>		<b>Tree Canopy:</b>	
<b>Information Sources:</b>		<b>Views and Vistas:</b>	
<b>6. ADDITIONAL INFORMATION</b>			
<b>Other Notes (related buildings, notable features, etc.):</b>			
<b>7. RECORDER INFORMATION</b>			
<b>Name:</b>		<b>Date:</b>	
<b>8. PICTURE</b>			
			

Figure 36: Example of a Survey Sheet for the Baby Point HCD Study



Figure 37: 103 Humberview Road



## 5. CHARACTER ANALYSIS

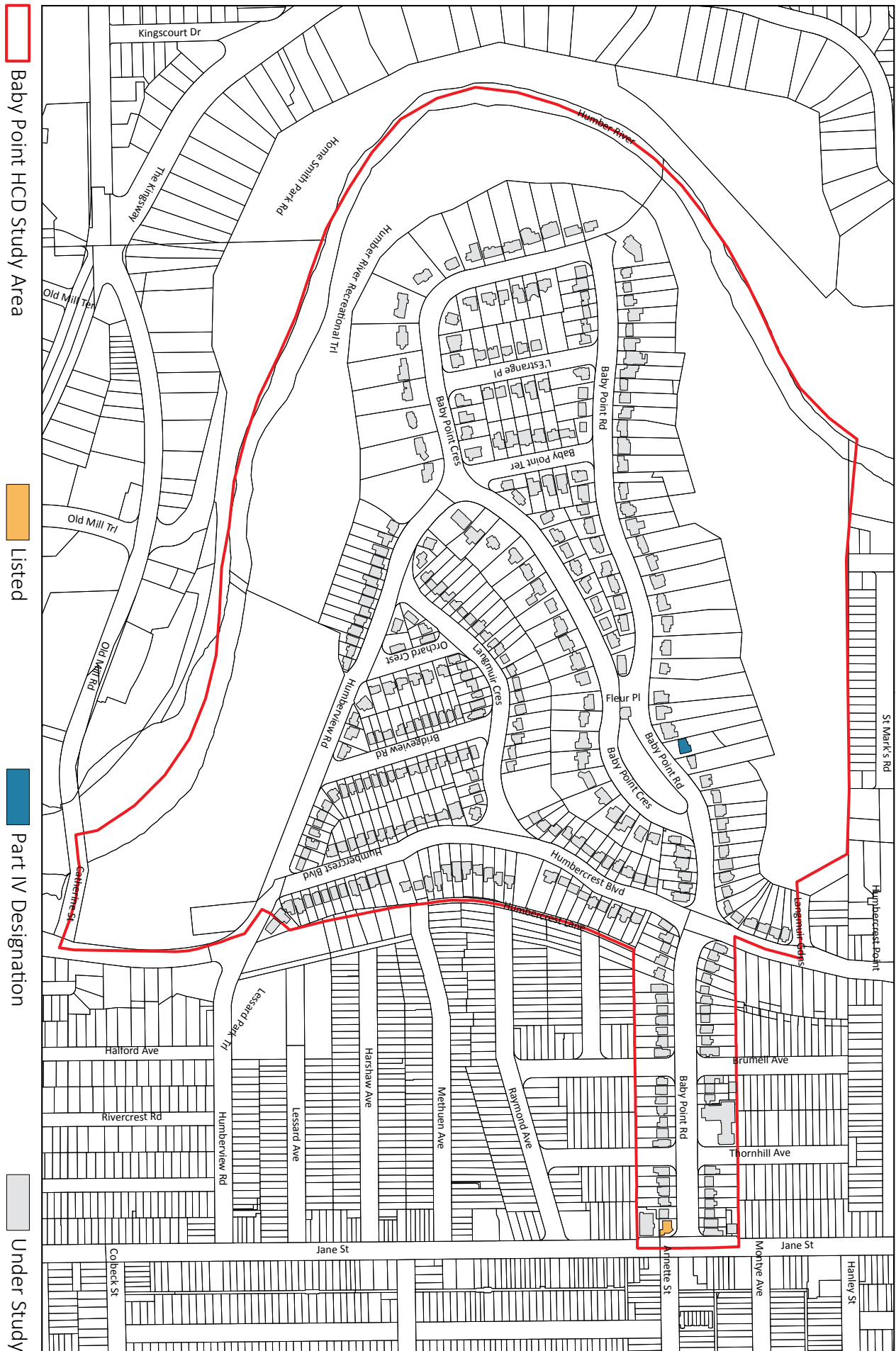


Figure 38: A Map of the Current Heritage Status within the Baby Point Heritage Conservation District Study Area



## Character Analysis

In the original planned suburb shown in Home Smith's Humber Valley Surveys, Baby Point is described as encompassing all the land within the Study Area Boundary. Today, the Study Area is understood as two separate neighbourhoods: Baby Point, defined by Baby Point Road, Baby Point Crescent, Baby Point Terrace, L'Estrange Place, the south side of Langmuir Gardens, and Humbercrest Boulevard up to roughly Langmuir Crescent; and Old Millside, defined by Langmuir Crescent, Bridgeview Road, Orchard Crest Road, Humberview Road up to Humbercrest Boulevard, and Humbercrest Boulevard south of Langmuir Crescent. The neighbourhoods can also be defined geographically, with Baby Point on the promontory and Old Millside below. These delineations are carried forward in this report when referring to each neighbourhood and are expanded in the Character Area section at the end of this chapter.

### BUILT FORM

The Character Analysis of the Study Area was conducted in two stages. The first stage consisted of the visual documentation of buildings, streets and landscapes. The data recorded on the building inventory sheets database was mapped and analyzed. This data included the heritage status, date of construction, building height, land use, stylistic influences, and building material components. Further analysis of the built form resulted in the identification and mapping of different building typologies, as well as the buildings constructed during the Home Smith Building Restriction period (1911-1941). The built form analysis was overlaid and mapped with the dates of construction and the period of building restrictions. Gaining more insight throughout the process, the maps were continuously updated with new information, further analysis, and input from all parties involved.

### EXISTING PROTECTIONS

The Study Area contains one property listed on the City of Toronto's Heritage Register (1 Baby Point Road) (Figure 39) and one property designated under Part IV of the OHA (68 Baby Point Road) (Figure 40). Other existing protections within the Study Area include the designation of an Archaeological Sensitive Area (ASA) discussed in *Chapter 03: Archaeological Potential*.



Figure 39: 1 Baby Point Road



Figure 40: 68 Baby Point Road



**DATES OF CONSTRUCTION**

The dates of construction of the existing building stock within the Study Area ranges between 1911 to the present day. All residential buildings constructed in the early 20th century (up to 1919) were concentrated in the Baby Point neighbourhood, specifically along Baby Point Crescent with the exception of two properties along Baby Point Road (1 Baby Point Road – constructed in 1911; and 3 Baby Point Road – constructed in 1919). Between 1920 and 1929, 134 of the 355 buildings (38%) surveyed within the Study Area were constructed. All but four of these buildings were constructed within Baby Point and define 65% of the neighbourhood’s existing building stock (Figure 42). Following the intensive development of the 1920s, construction throughout the 1930s in Baby Point began to slow due to the Great Depression, and by 1934 Baby Point was 77% built out. This period of development aligns with the time during which designs for new houses had to be approved by the Robert Home Smith Company (1911-1941) and had to abide by certain design restrictions. This supported high quality house designs that were compatible with the neighbourhood and its park-like setting in terms of materiality, architectural style, placement and landscaping. By the 1950s, 84% of the properties in Baby Point had been built, with the rest being completed between 1950 and 1980 including the lots that had been left undeveloped at the western point of Baby Point Road between Baby Point Crescent and Terrace.

In contrast, construction in Old Millside peaked in the late 1940s (built out 76% by 1949), after the design restrictions that were put in place by the Robert Home Smith Company expired. This later peak of development is reflected in the more regular placement of houses in Old Millside, which are generally smaller and resulted in greater land disturbance than houses in Baby Point.

In conclusion, this analysis shows that Baby Point was primarily developed during the Home Smith Building Restrictions Period (1911-1941) and was closely associated with the garden suburb model established by Home Smith and the Humber Valley Surveys.. Old Millside’s development peaked after the restrictions were lifted (1941-onwards) and is more closely associated with a post-WWII development period rather than with the Humber Valley Surveys. The construction dates of the Study Area’s existing buildings reflect the history of a 20th century residential development.

**Peaks of Development**

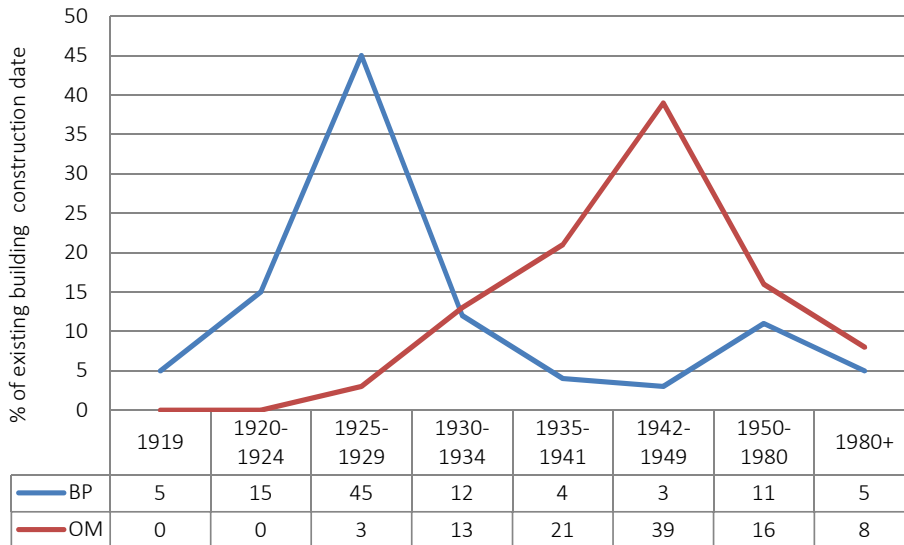


Figure 42: Peaks of Development within Baby Point and Old Millside



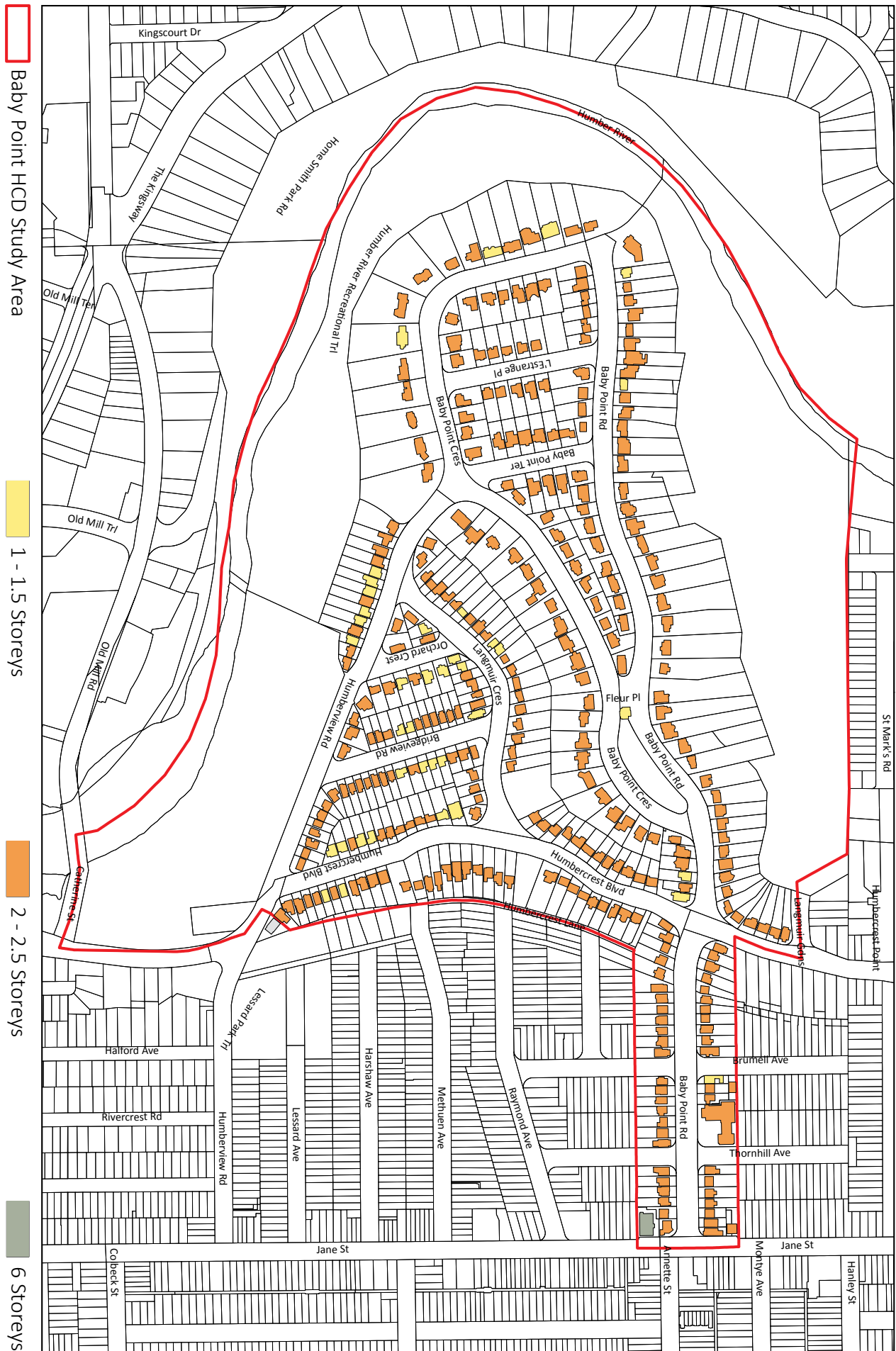


Figure 43: A Map of the building heights (in storeys) within the Baby Point Heritage Conservation District Study Area

## HEIGHTS

Building heights in the Study Area range from 1 to 2.5 storeys with the exception of the 6-storey apartment at 392 Jane Street (Figure 44). Baby Point and Old Millside are dominated by low-rise (1-2.5 storeys) structures. These low-rise buildings were constructed throughout the 20th and into the 21st century and comprise 354 out of the 355 (99%) buildings surveyed.

The majority of 1-1.5 storey buildings are located in Old Millside encompassing 30 of the 135 buildings (22%) (Figure 45) and were constructed primarily after WWII.

Baby Point has nine 1-1.5 storey buildings representing only 4% (9 of 220) of its building stock (Figure 46). This limited number is due to a by-law passed after the Home Smith Building Restrictions were lifted which stated that homes would need to be at least 2 storeys tall. An amendment to the by-law permitted a 1.5 storey building at 61 Baby Point Crescent.

Most properties within the Study Area are 2-2.5 storeys. Buildings of this height are more predominant in Baby Point with 210 of the 220 buildings (95%). In Old Millside, while the 2-2.5 storeys represent the predominant height with 105 of the 135 buildings (78%), the 1-1.5 storey buildings are a part of the character of the neighbourhood.



Figure 44: 392 Jane Street



Figure 45: 85-87 Humberview Road



Figure 46: 24 Baby Point Road





### BUILDING CLADDING

The predominant building materials used in the Study Area are brick, stone, stucco, and wood (half-timbering), or a combination. Other materials found within the Study Area include shingles and metal or vinyl siding.

209 of the buildings (95%) within the Baby Point neighbourhood are consistent with Home Smith's vision of an English garden suburb using only stone, brick, or cement (stucco) on external walls. Only 11 buildings (5%) deviate from it. These buildings can be found interspersed throughout the Baby Point neighbourhood except for a small cluster located along the south side of Baby Point Crescent, west of L'Estrange Place. They were all built either after Home Smith's Building Restrictions were lifted or have been heavily altered since their original construction.

While most buildings constructed in the Old Millside neighbourhood conform to the Home Smith's restrictive cladding requirements (73%), a higher proportion (27%) don't conform than in the Baby Point neighbourhood.



LAND USE

The Study Area is a residential neighbourhood between Jane Street, a main arterial road with commercial uses, and the Humber River. Almost all the properties within the Study Area are used for residential purpose. Specifically, 99% of the buildings are detached houses. All buildings in Old Millside are detached houses.

The Baby Point area includes other land uses: an apartment building at 392 Jane Street (Figure 44), a semi-detached house at 400-420 Jane Street (Figure 51), the Baby Point Club at 71 Baby Point Road (Figure 49), and the Humbercrest United church at 16 Baby Point Road (Figure 51). 71 Baby Point Road maintains its recreational use since 1925 as the Baby Point clubhouse and tennis courts. 16 Baby Point Road opened as a church in 1914, was used as a school in 1915 while Humbercrest Public School was under construction, making this property the first and only church and school within the Study Area. In 1925, the church changed its name to Humbercrest United Church and maintained its religious use. There are also six vacant properties in the area.



Figure 49: The Baby Point Clubhouse (71 Baby Point Road)



Figure 50: Humbercrest United Church (16 Baby Point Road)



Figure 51: Semi-detached housing (420-422 Jane Street)





## ARCHITECTURAL STYLES

The Study Area includes a variety of early to mid-20th century architectural styles, interspersed with contemporary buildings which range from traditionalist to modern. While some buildings represent distinct architectural styles, most buildings fall within broader stylistic families which are described below.



Figure 53: 21 Baby Point Crescent

### *English Cottage / Tudor Revival (1900 – present)*

Under the broader term of period revivals, the English Cottage / Tudor Revival style was one of the most popular in Ontario in the early 20th century. This style drew from rural English Tudor cottages and often incorporated stone and brick-clad walls, projecting upper floors with half-timbering, and a variety of steeply pitched gables and cross gables that may be clipped to form a hip-on-gable roof. Typical details include stone window surrounds, stone lintels with carved stone drip moulds, arched windows, and elaborate chimneys. Within the Study Area, approximately 85% of the buildings categorized as this style have at least one predominant front gable. A strong representative grouping of this style can be found at 33 to 45 Baby Point Crescent (Figure 53) and 85 to 95 Humberview Road (Figure 54).



Figure 54: 85-91 Humberview Road

Newer builds and altered buildings constructed with this stylistic influence have been classified as Neo-English Cottage / Tudor Revival style. These buildings are built in a similar aesthetic and sensibility, but use modern materials, may have a different scale, and incorporate simpler stylistic elements. A series of these can be found at 21 to 29 Bridgeview Road (Figure 55), where all properties were constructed in the 1940s.



Figure 55: 23-25 Bridgeview Road

The English Cottage / Tudor Revival style is more prevalent in Baby Point, encompassing 34% of the neighbourhood's extant buildings, and only 9% in the Neo-English Cottage / Tudor Revival style. In contrast, Old Millside has a larger proportion of the Neo-English Cottage / Tudor Revival (21% of the buildings) while only 15% are of the original style.



**Colonial Revival (1900 – present)**

The Colonial Revival style can be defined as a hybrid of historic classical styles developed during the 18th and early 19th centuries. The Colonial Revival style combines various forms of the Georgian and Edwardian styles with other classical elements and incorporates elements from the Loyalist and French homes of Upper and Lower Canada. The Colonial Revival style can often be identified by a central entrance that may be accentuated with a pediment sitting on pilasters or extruded to sit on thin columns, and commonly surrounded by a fanlight and/or sidelights. Massing and windows are often symmetrical, with double-hung multi-pane at times in pairs. Simpler Colonial Revival houses have an Edwardian foursquare composition. These modest versions have two bays, are asymmetrical with an off centre entrance, and usually have symmetrical fenestrations on the second level. Strong groupings of this style can be found at 4 to 14 Baby Point Road (Figure 56) and 58 to 64 Humbercrest Boulevard.

Newer builds and altered buildings constructed with this stylistic influence have been recorded as Neo-Colonial Revival. These buildings are built in a similar aesthetic and sensibility, but use modern materials, may have a different scale, and incorporate old and new stylistic elements. A series of these can be found at 16 to 22 Humbercrest Boulevard (Figure 58), where all properties were constructed in the 1940s.

Colonial Revival is more prevalent in Baby Point, encompassing 35% of the neighbourhood’s extant buildings, and only 8% are Neo-Colonial Revival. Comparatively, Old Millside has a more equal distribution of Neo-Colonial Revival and Colonial Revival, with 13% of its building stock in the later variant and 18% in the original.



Figure 56: 6-10 Baby Point Road



Figure 57: 4 L’Estrange Place



Figure 58: 18-22 Humbercrest Boulevard