

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 68 Baby Point Road

Date:	August 19, 2016
To:	Toronto Preservation Board Etobicoke York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Parkdale-High Park – Ward 13
Reference Number:	P:\2016\Cluster B\PLN\EYCC\EY16105

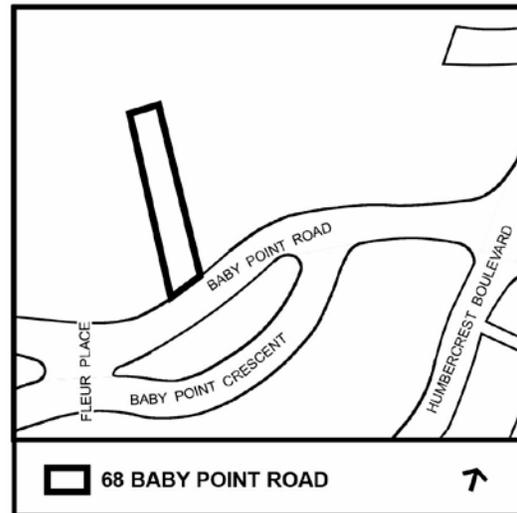
SUMMARY

This report recommends that City Council state its intention to designate the property at 68 Baby Point Road (the Conn Smythe House) under Part IV, Section 29 of the Ontario Heritage Act.

The property is located in the Baby Point subdivision which has been identified in the City's Archaeological Management Plan as an Archaeologically Sensitive Area.

Following research and evaluation, it has been determined that the property at 68 Baby Point Road meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The inclusion of the property at 68 Baby Point Road on the City of Toronto's Heritage Register and its designation under Part IV, Section 29 of the Ontario Heritage Act would ensure that all of the heritage values and attributes of the site are identified and conserved.



RECOMMENDATIONS

1. City Council state its intention to designate the property at 68 Baby Point Road under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 68 Baby Point Road (Reasons for Designation) attached as Attachment No. 3 to the report (August 19, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

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

DECISION HISTORY

At its meeting of March 31, 2015, City Council adopted PG2.8 "Toronto Heritage Conservation District (HCD) Study Prioritization and authorized the study of Baby Point as a potential Heritage Conservation District in 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

ISSUE BACKGROUND

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

COMMENTS

Following research and evaluation, staff have determined that the property at 68 Baby Point Road (Conn Smythe House) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act and meets the criteria for municipal designation prescribed by the Province of Ontario, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

The design value of 68 Baby Point Road is evident as a fine representative example of an Arts and Crafts Movement-Tudor Revival Style house that typifies the architecture of the Humber Valley Surveys development.

It has significant associative value with Conn Smythe, who owned the property between 1926 and 1980. Smythe was a Hockey Hall of Fame member, the coach of Canada's gold-medal Olympic hockey team in 1928, the co-owner and founder of the Toronto Maple Leafs, the man who initiated the building of Maple Leaf Gardens, the Hockey Hall of Fame (1961-2) and Hockey Night in Canada radio broadcasts. The property is also valued for its association with the Toronto architect George Roper Gouinlock, who was commissioned by Smythe to design the house and later, with his partner Hugh Allward, the Hockey Hall of Fame.

The property is associated with the significant pre-contact history of the Humber River Valley, the Aboriginal Toronto Carrying Place route and with the 17th century Seneca Village of Teiaiagon. The Baby Point neighbourhood has been identified as an Archaeologically Sensitive Area in the City's Archaeological Management Plan. The entire Baby Point subdivision west of Humbercrest Boulevard is a registered Archaeological Site known as AjGu-7 and includes two additional registered sites, AjGu-6 and AjGu-40.

Contextually the property contributes to the English Garden suburb character of the Baby Point neighbourhood, one in a sequence of neighbourhoods, known as the Humber Valley Surveys planned by Home Smith & Company in 1911 and important in its conservation of the natural beauty of the Humber Valley landscape.

A location map (Attachment No. 1) and photographs (Attachment No. 2) and the Heritage Property Research and Evaluation Report (Attachment No. 4) are attached.

The Statement of Significance (Attachment No. 3) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report