



## 7. RECOMMENDATIONS

## Recommendations

### GENERAL RECOMMENDATIONS

The Baby Point neighbourhood merits designation as a Heritage Conservation District under Part V of the *Ontario Heritage Act* based on an analysis of its history, character and appearance. It is recommended that a Heritage Conservation District Plan be prepared for the area, and that additional stakeholder consultation be undertaken, to manage change within the neighbourhood in order to conserve its cultural heritage values.

The Old Millside neighbourhood was determined not to merit further study for Part V designation based on an analysis of its history, character and appearance. It is recommended, however, that City Planning continue to explore alternative means to further refine an understanding of and safeguard the neighbourhood's archaeological resources and to foster further dialogue with First Nations and the community to find appropriate options for archaeological protections and commemorations.

### STATEMENT OF DISTRICT SIGNIFICANCE

#### *Baby Point Heritage Conservation District*

Baby Point's cultural heritage values are based on its historic importance as the location of the Seneca settlement of Teiaiaagon and its associative importance with James Baby and Robert Home Smith; its physical character relating to its development as one of Toronto's earliest designed garden suburbs, which is reflected in its curvilinear streets, its large lots with deep front setbacks and tree-scape, and a significant concentration early 20th century houses; and the contextual, social and community importance of its institutions and landmarks, such as the Baby Point Club, Humbercrest United Church, the Toronto Carrying Place Trail and its parks: Magwood, Etienne Brulé and Cashman.

#### *Description of Historic Place*

Baby Point is a well-known picturesque residential enclave overlooking the Humber River that was designed and developed by the Toronto entrepreneur Robert Home Smith in the early 20th century according to garden suburb principles. It is the historic location of the village of Teiaiaagon, and was subsequently the estate of James Baby. The neighbourhood is an excellent example of the combined work of nature and human activity, a harmonious landscape in which houses, gardens, streets and parks were sensitively integrated within the natural landscape and is one of Toronto's most comprehensively designed garden suburbs, retaining a high degree of authenticity and integrity. The neighbourhood includes Baby Point Road, Baby Point Crescent, L'Estrange Place, Baby Point Terrace, the west side Humbercrest Boulevard from Langmuir Gardens to Baby Point Road, and both sides of Humbercrest Boulevard from south of Baby Point Road to Langmuir Gardens. The area is bordered by the Old Millside neighbourhood to the south, Jane Street to the east, and the Warren Park neighbourhood to the north.

The neighbourhood is defined by a collection of predominantly 2 storey early 20th century houses situated on curvilinear streets in a park-like setting. It also includes a number of important institutions and landmarks, such as the Baby Point Club, Humbercrest United Church, Magwood, Etienne Brulé, and Cashman pars, and the vestige of the Toronto Carrying Trail. It is part of the Baby Point Archaeologically Sensitive Area, and has produced archaeological evidence of thousands of years of Indigenous use, including the 17th century village of Teiaiaagon.



### *Cultural Heritage Value*

Baby Point's Cultural Heritage Value is based on its historical and associative importance as a permanent and seasonal settlement for a variety of indigenous communities; its association with the prominent French Canadian and member of the Family Compact James Baby and the prominent developer Robert Home Smith, and its design and physical value as an excellent representation of an early and comprehensively designed garden suburb.

Baby Point's historical and associative values are derived from significant events that occurred within the neighbourhood, and individuals who have had a significant impact upon its present-day character. Baby Point has a long history of Indigenous settlement and seasonal use dating back to at least 6000 BCE and documented during archaeological excavations, including the discovery of burial sites associated with the village of Teiaiagon, one of the few known permanent settlements located in the present-day City of Toronto. The area's name is derived from its association with James Bay, a prominent French-Canadian member of the "Family Compact" of Upper Canada whose family owned the land for over a century and who built a recreational house on the southern slopes of the promontory surrounded by orchards. Baby Point owes much of its picturesque character and natural landscape to Robert Home Smith, a prominent Toronto developer and businessman who purchased Baby Point in the early 20th century in order to develop a bucolic garden suburb for the growing city's upper middle class.

The district has historic value as an early and representative example of a garden suburb in Toronto, an urban planning method that was popularized as a reaction against growing industrial cities and facilitated through transportation improvements that allowed the mobile upper middle class to live outside the urban centre. The bucolic nature of Baby Point's setting overlooking the Humber River and its period revival homes that reflect an earlier time period aimed to provide a counter measure to Victorian urban industrialized life. While marketed as being "A bit of England, far from England", Baby Point and the garden suburb movement are more closely related to North American precedents, including Llewellyn Park (New Jersey), Riverside (Illinois), Lawrence Park (Toronto) and Forest Hills Gardens (NY).

Baby Point is a rare example of a planned garden suburb in Toronto, and reflects an important part of the narrative of urban residential development in the early 20th century. The neighbourhood is a well-known area admired for the quality of its architecture, picturesque streetscapes, unique geography and setting overlooking the Humber River, and the high integrity of its houses that date from the initial period of development.

The district's design and physical values stem from the significant intact collection of early 20th century residential buildings that reflect the popular revival styles that were built as part of the planned garden suburb of Baby Point, which was itself part of the larger Humber Valley Surveys, a collection of garden suburb neighbourhoods along the Humber River. The design and placement of the homes reflect the regulations established by the Home Smith Company that dictated their style, materials and siting to preserve the neighbourhood's picturesque and bucolic character. The overall scale of the district is defined by a predominance of 2 to 2.5 storey houses, with more modestly sized houses on Baby Point Road between Jane Street and Humbercrest Boulevard, and larger houses on the promontory. The district has a unique layout and spatial organization consisting of a straight road (Baby Point Road) leading in from Jane Street and which subsequently splits into curvilinear streets west of Humbercrest Boulevard, reinforcing a perception of a transition in to nature and reflecting garden suburb design principles.

Houses in Baby Point were designed in architectural styles reflective of trends in early 20th century upper-middle class housing, and are primarily English Cottage (with Tudor influence) and Colonial Revival (with Georgian and Edwardian influence) in style. The material palette imposed by the restrictions remains the predominant one in the neighbourhood: the majority houses are constructed of or clad with brick, stone and concrete (stucco), and many of the later additions and infill housing continue to incorporate these materials.

The district's contextual value as a designed garden suburb is reflected in its homes that date from the Home Smith Building Period (1911-1941), during which design restrictions were put in place to advance garden suburb principles and protect the character of the neighbourhood. These restrictions ensured the construction of single family homes built of high quality material and the conservation of the area's park-like setting. The neighbourhood's early residential development as a garden suburb remains evident today, with many homes in their original condition or with complementary renovations. Architectural styles that predominant include English Cottage and Colonial Revival, with many houses retaining original features or having been sensitively replaced. The streetscape of Baby Point as envisioned by Robert Home Smith remains as well, with curvilinear streets that follow the promontory's natural topography as defined in the Humber Valley Survey, a mature tree canopy and the adjacent parks and river valley. The neighbourhood's context is further defined by the Baby Point Gates, which mark a physical and symbolic transition from the commercial stretch of Jane Street into the residential neighbourhood.

Important landmarks, parks and gathering places contribute to the heritage character and identity of Bay Point. These anchors help reinforce the contextual values by creating a strong sense of place interlinked through history and use. They include the Baby Point Club and Humbercrest United Church that have long served the community, as well as the park system that defines the area and gives it a distinct identity: Magwood, Etienne Brulé and Cashman parks and the Humber River.

The area also retains social and community value for Indigenous communities due to its long history of occupation and settlement, and the archaeological finds that have occurred within the neighbourhood. The deliberate siting of houses in Bay Point and limited excavation that was permitted during their construction resulted in a landscape with minimal disturbance and which has archaeological potential relating to centuries of known indigenous use and settlement, including the village of Teiaiaagon, as well as later occupation by French explorers and the Baby family.

Baby Point's natural value is defined by its park-like setting, supported by and reflected in the large front yard setback of houses from the street, the siting of houses that were positioned so as to preserve the mature tree canopy and natural topography, surrounding parks and the Humber River.

### *Heritage Attributes*

Heritage attributes are the physical, spatial and material elements within the district that convey its heritage character and that should be conserved. Historical and associative attributes are features that convey the history of the district, from its indigenous use through to its development as a planned garden suburb. Contextual, social and community attributes support a sense of place, defining the context of Baby Point and its community values. Design and physical attributes reflect the design of Baby Point as a garden suburb, guided by a set of principles that informed the streetscape and architecture of the neighbourhood. Natural attributes represent valued and unique natural resources that reflect the history of the district and contribute to a sense of place.

Heritage attributes include buildings, streets and open spaces that are a collective asset to the community. Heritage attributes can range from physical features, such as building materials or architectural motifs, to overall spatial patterns, such as street layout and topography.

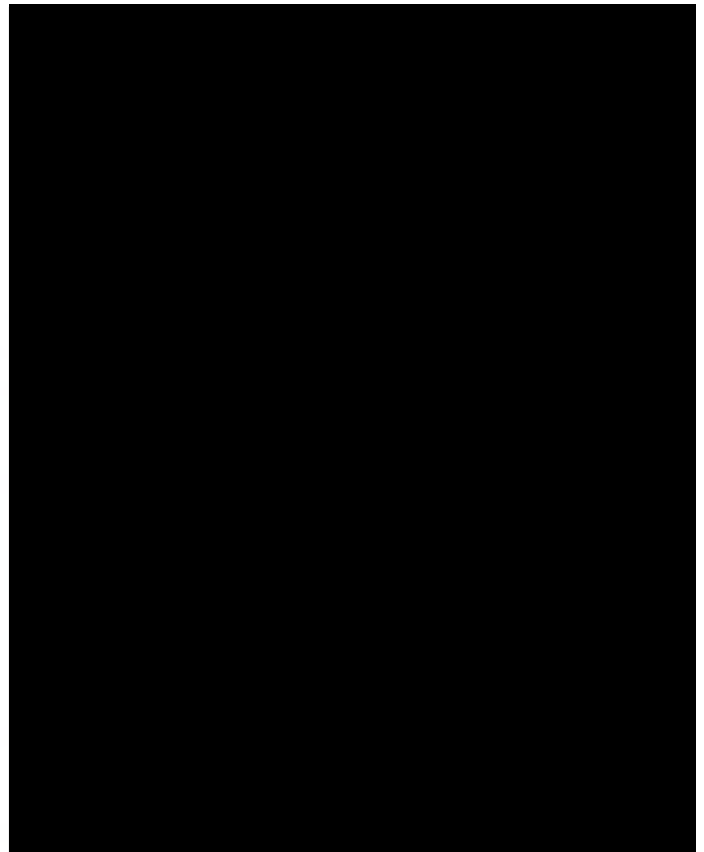


Figure 153: Moose antler comb found at a property within the Baby Point

### *Historical and Associative Attributes*

*These attributes are important features that convey the history of the district, from its indigenous use through to its development as a planned garden suburb*

- The plan of the neighbourhood which exemplifies garden suburb design principles as envisioned by Robert Home Smith
- The Baby Point Archaeologically Sensitive Area, associated with the district's ancient indigenous and later European uses
- The historic Indigenous village of Teiaiaagon and its potential archaeological remains

### *Contextual, Social and Community Attributes*

*These attributes support a sense of place, defining the context of Baby Point and its community values*

- The district's historically strategic location atop a promontory adjacent to and overlooking the Humber River
- The Baby Point Gates, which mark a formal entrance into the neighbourhood from Jane Street
- 1 Baby Point Road, the former residence of Robert Home Smith and one of the neighbourhood's first houses
- The Baby Point Club, a community and social hub founded by the neighbourhood's early residents
- Humbercrest United Church, an important neighbourhood institution and community landmark



Figure 154: Detail of brick, wood and stucco as building cladding

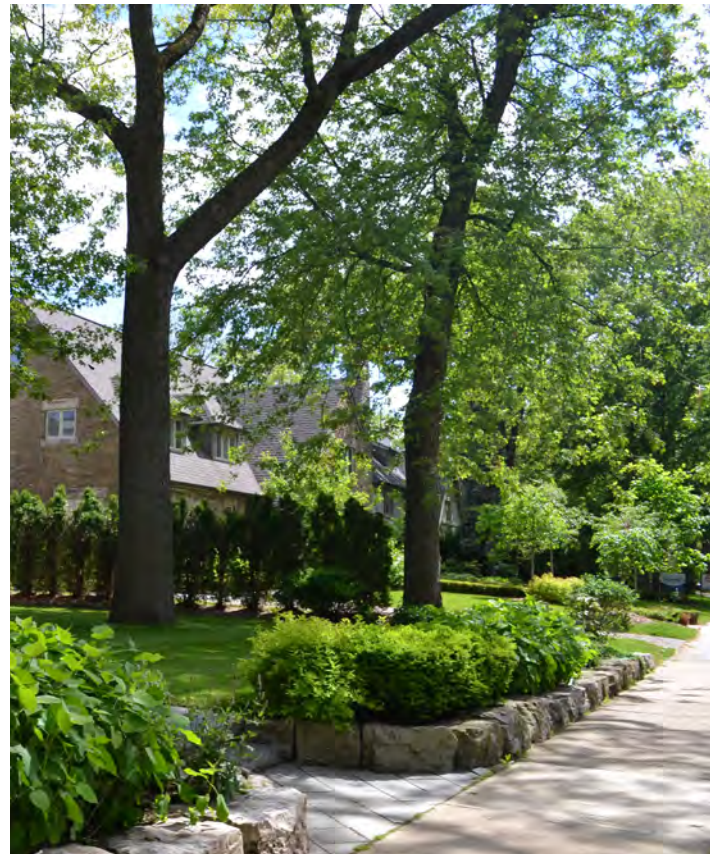
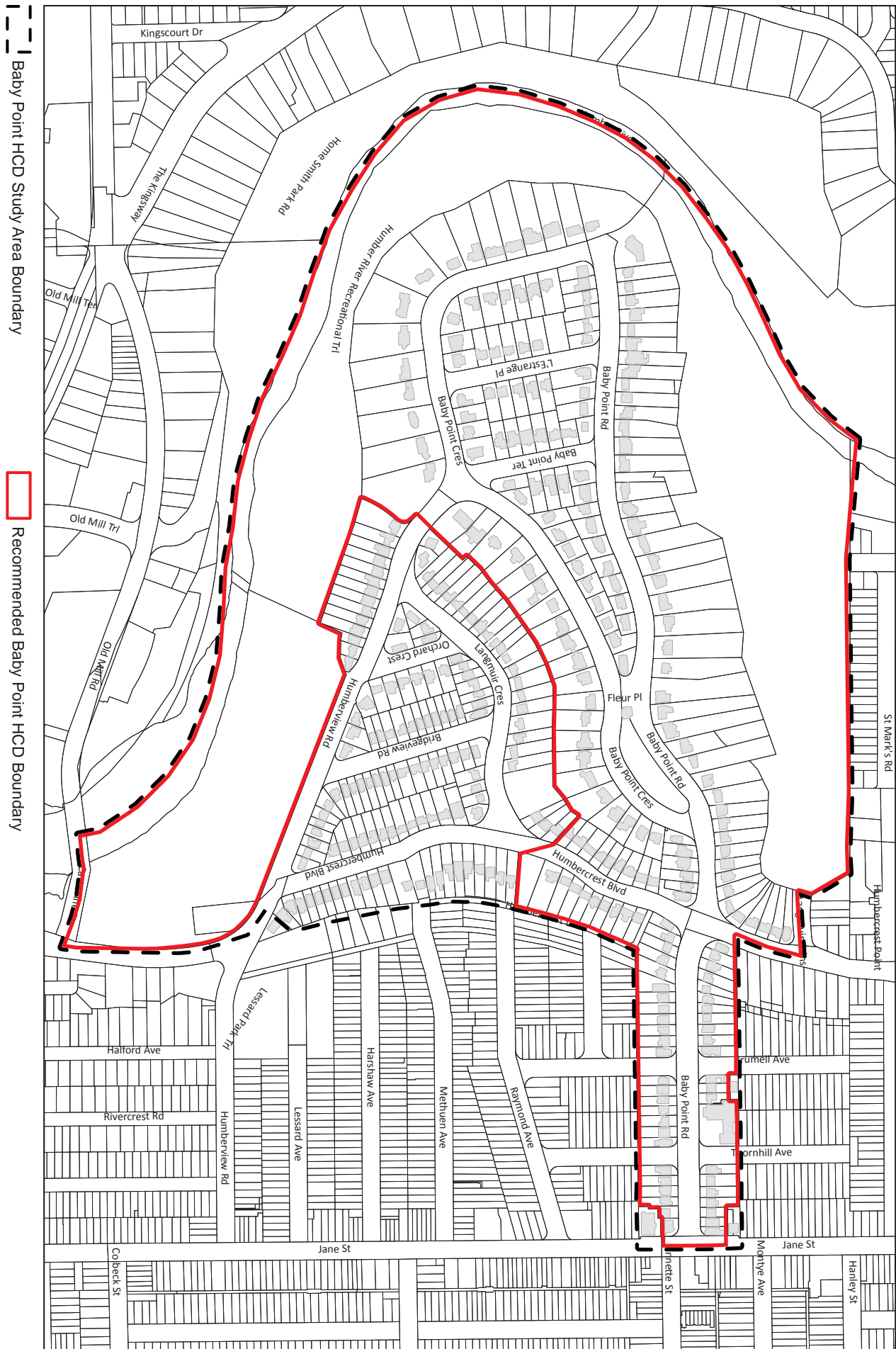


Figure 155: View of mature tree canopy, deep setbacks, and landscaped front yards



Figure 1.56: Map of the Proposed Baby Point Heritage Conservation District Boundary



### *Design and Physical Attributes*

*These attributes reflect the design of Baby Point as a garden suburb, guided by a set of principles that informed the streetscape and architecture of the neighbourhood*

- The curvilinear street pattern, that follows and reflects the natural topography
- The undulating pattern of houses that are sited and setback from the road, resulting in large landscaped yards and contributing to a park-like setting
- The predominantly low-rise scale of houses, generally 2-2.5 storeys tall
- The general use of brick, stone and stucco
- The consistency of early 20th century architectural styles, namely English Cottage (with Tudor influence) and Colonial Revival (with Georgian and Edwardian influence)

### *Natural Attributes*

*These attributes represent valued and unique natural resources that reflect the history of the district and contribute to a sense of place*

- Magwood, Étienne Brulé and Cashman Parks, and the Humber River – a designated Canadian Heritage River – which provide a green edge to the neighbourhood
- The landscaped front yards, with deep setbacks and extensive soft landscaping
- The extensive mature tree canopy, much of which predates the neighbourhood's residential development and was purposefully conserved

### PROPOSED BOUNDARY

The results of the Character Analysis (Chapter 5) and Evaluation of Significance (Chapter 6) established that the heritage character of the Baby Point area closely reflects the Home Smith Building Restriction Period (1911-1941) which defined the development in the area.

The proposed Baby Point HCD boundary encompasses the Baby Point neighbourhood, an area that retains a high degree of integrity and is representative of the planned garden suburb envisioned and developed by Robert Home Smith.

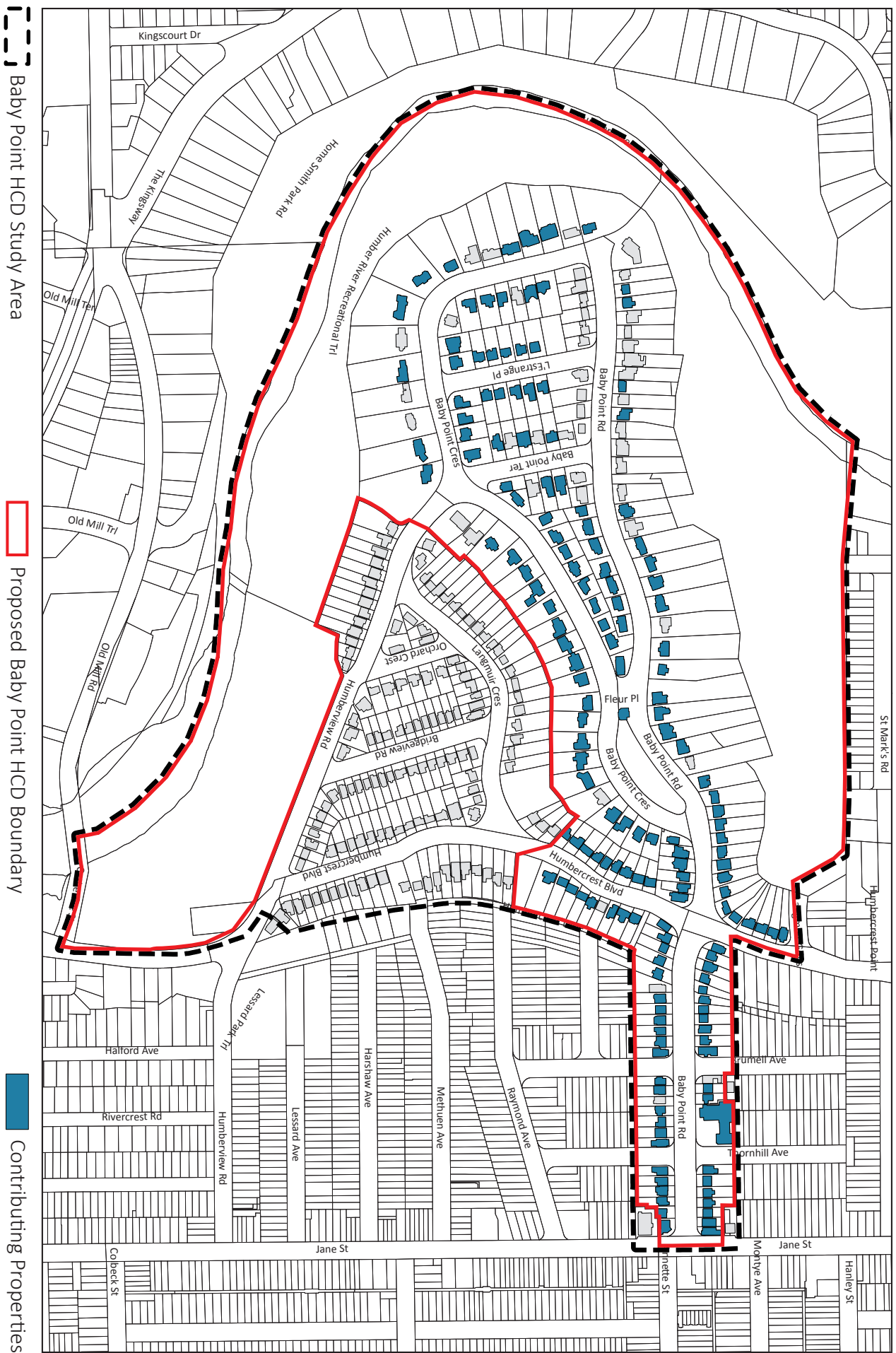
Baby Point was the site of indigenous use dating back thousands of years, including the village of Teiaiaagon – one of the few known indigenous villages within present-day Toronto. The Toronto Carrying Place Trail, an important trade and transportation route between Lake Ontario and Lake Simcoe and a National Historic Event, is associated with this site.

Baby Point also has strong associations with Toronto's French history – French explorers and missionaries are known to have visited Teiaiaagon and used the Carrying Place Trail, an early French trading post may have been built on the site, and the point was later the estate of Jacques Baby, a prominent land owner and government official.

The boundary includes 220 properties and 3 City-owned parks that were donated by Home Smith to provide ample green space for the residents of Baby Point along the banks of the Humber River.

The Old Millside neighbourhood is not being recommended for designation.

Figure 157: Map of the Contributing properties within the Proposed Baby Heritage Conservation District Boundary





### POTENTIALLY CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

Properties within the proposed Baby Point HCD were individually evaluated to determine whether they contribute to the neighbourhood's heritage value. Contributing properties are those that have design, historic and/or associative value and that contribute to the neighbourhood's heritage character. Properties were identified as contributing if they satisfied the following criteria:

- Constructed during the Home Smith Building Restrictions Period (1911 – 1941); and
- maintain their integrity and have not been significantly altered as seen from the street

There are 174 contributing and 46 non-contributing properties.

In addition to the built form of the district, the curvilinear streets and property lot divisions have also been identified as a contributing feature to its cultural heritage value. The block patterns and difference in property size are distinctive and unique – and as such, are considered to be an important character-defining feature of the district.

Please refer to Appendix D for a list of Contributing, and Non-Contributing Properties.

## OBJECTIVE FOR HCD PLAN

The City of Toronto's Terms of Reference for Heritage Conservation Districts in Toronto states in HCD Policy 8:

The primary objective for every Heritage Conservation District is the protection, conservation and management of the attributes and heritage resources of the district so that the area's historic significance, cultural heritage values and character, as identified in the HCD Study and Plan, are protected in the long-term.

In keeping with HCD Policy 8, the following objectives were developed from the understanding and analysis of the district's history and character to ensure that the resulting HCD Plan is able to conserve and enhance its cultural heritage values.

### *Statement of Objectives*

1. Conserve, maintain and enhance the cultural heritage values of the District as expressed through its heritage attributes, contributing properties, public realm and archaeological resources.
2. Conserve and enhance the legibility of the District's Home Smith era period of significance expressed through its built form, streetscape and public realm and reflecting its development as a planned garden suburb.
3. Conserve and enhance the District's Part IV designated and listed properties.
4. Conserve the rhythm and siting of houses, including their front yard setbacks.
5. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes within the District.
6. Ensure that new development and additions conserve and enhance the cultural heritage values of the District particularly with respect to the historic scale, form, massing and materials of its contributing properties, streetscape and public realm.
7. Encourage high quality architecture in the design of new development and additions that is complementary to the District's cultural heritage value.
8. Ensure harmony of old and new materials and architectural features, including material type, colours, scale, finishes and details.
9. Ensure that the District's archaeological resources are protected.
10. Conserve and enhance the District's garden suburb character, particularly in respect to its natural setting, including its tree canopy and landscaped front yards with extensive gardens and softscaping.
11. Conserve and enhance the parks and open spaces within the District that support its bucolic residential and natural character and reflect its design as a garden suburb.
12. Conserve and enhance the gateways into the District.
13. Conserve, support and enhance the social, cultural and community values of the District, including its value to Indigenous peoples.
14. Ensure that development and alterations adjacent to the District conserve its cultural heritage value.

## RECOMMENDATIONS FOR INCLUSION ON THE TORONTO HERITAGE REGISTER

The Study Area currently includes one property that is listed in the City of Toronto's Heritage Register, and one property that is designated under Part IV of the Ontario Heritage Act.

By analyzing the built form survey and thematic history, a number of significant buildings were identified that are recommended for further research to determine whether listing or Part IV designation is warranted.. Please Refer to Appendix E for a list of properties recommended for inclusion on the City of Toronto's Heritage Register.

## RECOMMENDATIONS FOR THE BABY POINT ARCHAEOLOGICALLY SENSITIVE AREA

Except on those properties that have been identified in this study as no longer having archaeological potential, the current requirements of the Baby Point Archaeologically Sensitive Area, in terms of site alterations and permitting, will remain in effect in both the Baby Point and Old Millside neighbourhoods, regardless of whether or not they are located within the recommended Baby Point HCD. The broad types of activities that require review by City staff, who may identify the need for an archaeological assessment are summarized in Table 1.

**Table 1: Archaeological Review Required for Properties with Archaeological Potential Located in the Baby Point Archaeologically Sensitive Area (ASA)**

<b>Development/Alteration Type</b>
Additions to existing structures requiring subsurface disturbances subject to permit applications
New structures/installations subject to permit applications in open space areas within other part(s) of the property requiring subsurface disturbances
Foundation repair/alteration to existing buildings subject to permit applications
New service hook ups to buildings originating from the adjacent right-of-way subject to City approvals
Landscape alterations requiring subsurface excavation/grade changes (excluding minor or ongoing gardening activities)
City tree planting operations within City-owned lands
Any other City initiatives or public/private utilities upgrades within City-owned lands

If site alterations on properties that have been cleared of further archaeological concern (either through the work of this study or an archaeological assessment carried out for the purposes of a permit application) result in the discovery of archaeological resources, City of Toronto Heritage Preservation Services should be notified.

Finally, it is recommended that further archaeological testing be undertaken within select City-owned lands within the Baby Point neighbourhood to inform the future Baby Point HCD Plan.



Figure 158: 2 Orchard Crest Road



## 8. ANALYSIS OF OFFICIAL PLAN AND CURRENT ZONING PROVISIONS

## Analysis of Official Plan and Current Zoning Provisions

### INTRODUCTION

The existing framework for the proposed HCD boundary of Baby Point includes several different layers of policy that intend to ensure the area remains a low-rise community of large single-detached homes on spacious lots. The purpose of this analysis is to identify any potential conflicts between current policy and the historic built form, public realm, and archaeological resources within the Study Area.

The following section reviews the various planning policies in effect within the proposed HCD boundary. It describes the key elements of the Provincial Policy Statement 2014, the City of Toronto Official Plan, and Zoning By-laws 569-2013 and 438-86. There are no applicable Secondary Plans, Site and Area Specific Policies, or Special Policy Areas. Finally, there will be a brief analysis of how several key built form attributes of the neighbourhood's housing stock compare to the zoning restrictions.

### PROVINCIAL POLICY STATEMENT

Land use planning in Ontario is governed by the Planning Act. It provides clear direction to include cultural heritage conservation as part of municipal and provincial decision making. The Provincial Policy Statement, 2014 (PPS), issued under Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires municipal and provincial land use planning decisions to be consistent with the PPS. It is intended to be read in its entirety and the relevant policies applied to each situation. The current PPS came into effect on April 30, 2014 and applies to planning decisions made on or after that date.

The PPS seeks to balance appropriate development with the protection of resources of provincial interest, public health and safety, and the quality of the natural environment. Ontario's long-term economic prosperity, environmental health, and social wellbeing are considered to be dependent on the protection of these resources. In 1.7.1.d the PPS encourages a 'sense of place' through well-designed built form and cultural planning, and "by conserving features that help define character, including built heritage resources and cultural heritage landscapes".

The PPS provides specific direction (Section 2.6) for the protection of built heritage, cultural heritage landscapes, archaeological resources and areas of archaeological potential, both on a development site and where development is proposed on an adjacent property. Policy 2.6.1 states that: "Significant built heritage resources and significant cultural heritage landscapes shall be conserved". Policy 2.6.2 directs that: "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved." Similarly, the PPS (2.6.3) does not permit development and site alteration on properties adjacent to protected heritage property except where the proposal has been evaluated and demonstrated that the heritage attributes will be conserved. Adjacency is defined in the City's Official Plan. Policy 2.6.4 identifies archaeological management plans and cultural heritage plans as potential tools in protecting these resources. Policy 2.6.5 is of particular interest for the Study Area, requiring planning authorities to "consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources".



## CITY OF TORONTO OFFICIAL PLAN

The Official Plan for the City of Toronto implements the Province's policies and establishes the City's long-term vision for Toronto as a whole and the intention for a property or a district as well as decision-making criteria for zoning changes.

The Official Plan consists of seven major sections: Chapters One through Five contain broad guiding policies for planning and development, and objectives to advance physical, environmental, social and economic well-being. Chapter Four, in particular, addresses the specific land use categories and outlines the desirable development patterns and forms for each land use. Chapter Six includes Secondary Plans which provides more specific policies to guide growth and change in specifically defined areas. Chapter Seven outlines Site and Area Specific Policies that reflect unique conditions for approval that must be recognized for specific sites. There are currently no Secondary Plans nor Site and Area Specific Policies that are applicable to the Study Area.

### Urban Structure

The Official Plan implements an Urban Structure that manages future growth in the City. As identified in the Official Plan Map 2, the entirety of the developed land within the proposed HCD boundary is designated as a Healthy Neighbourhood, a stable area of the city. Despite this, Chapter 2 indicates that some change may occur over time in the form of property enhancements, additions, and infill housing. The Official Plan directs that new development in Neighbourhoods must respect the existing physical character of the area, including the character of buildings, streetscapes and open space patterns. Development in areas that are targeted for growth – such as Mixed Use Areas or Avenues – must ensure compatibility with the character of adjacent Healthy Neighbourhoods.

The remainder of land within the proposed HCD boundary is designated as part of the Green Space System, an interconnected web of natural heritage features that stretch across the city. The Official Plan directs that the Green Space System should be preserved and enhanced, discourages the disposal of publicly owned lands, and encourages a balance between public access and environmental conservation.

### Heritage Resources

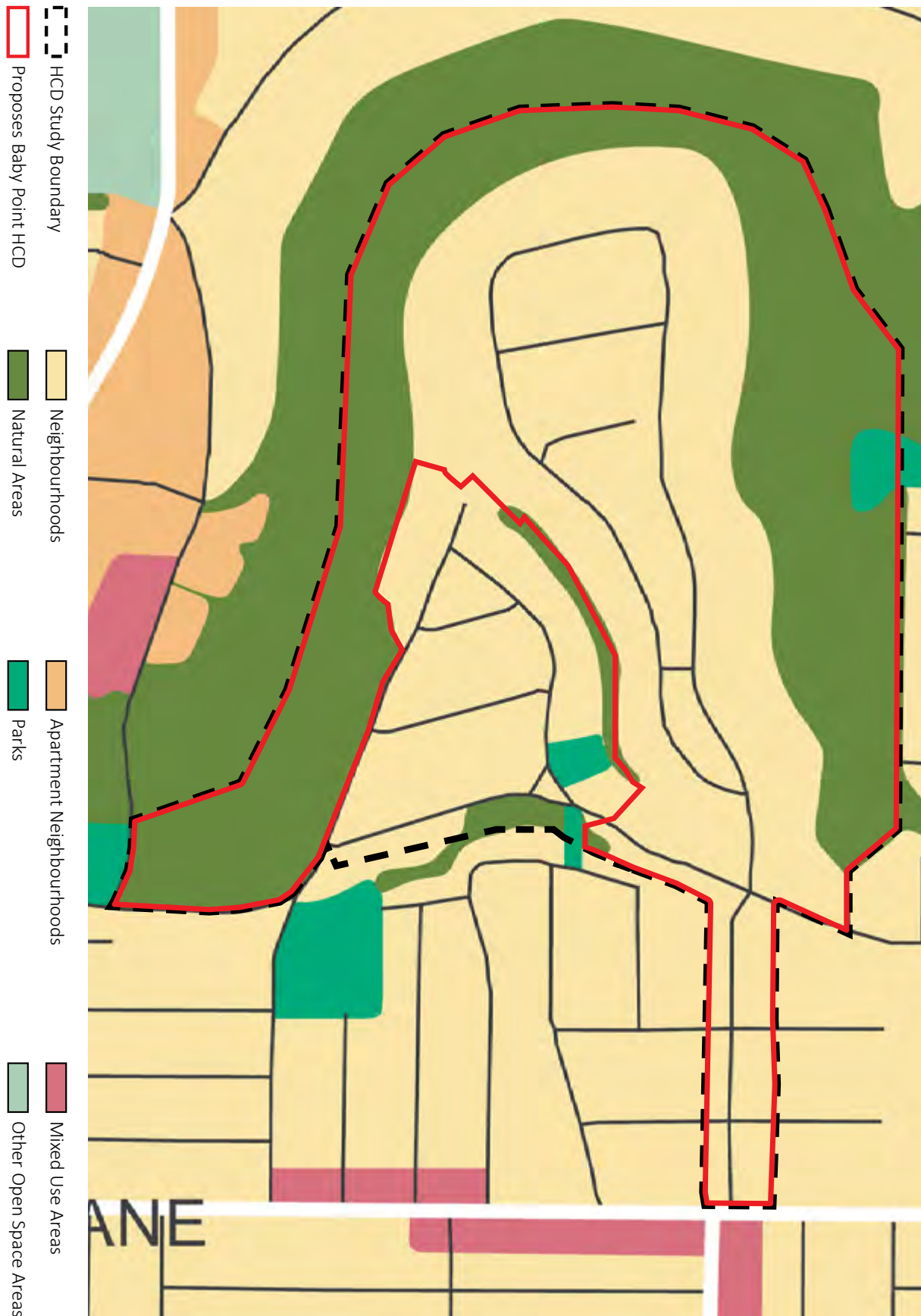
Chapter 3 –Building a Successful City– contains policies to guide decision making based on the Plan's goals for the human, built, economic and natural environments. Section 3.1.5 Heritage Conservation contains policies for the conservation of Heritage Resources. The Official Plan emphasizes the importance of heritage for our collective identity and sense of place, and indicates the increased desirability and value that accompany conservation. There is additional focus placed on protecting properties and *cultural heritage landscapes*, archaeological sites and artifacts with interest to First Nations or Métis.

Policy 3.1.5.2 directs that significant heritage resources will be conserved by designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character. The policy also emphasizes that “the evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value”.

Policies 3.1.5.30 to 3.1.5.33 relate specifically to Heritage Conservation Districts. Policy 3.1.5.30 states that a Heritage Conservation District study will be undertaken to determine the significance and cultural heritage value of a potential Heritage Conservation District. Criteria for evaluating this potential value are included in *Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference*. “Heritage Conservation Districts that have been evaluated to be significant for their cultural heritage value will be designated and conserved.” Policy 3.1.5.31 indicates the content of HCD studies and plans, including: adherence to Council guidelines, periodic amendment, and “provisions addressing the relationship between the Heritage Conservation District Plan and the Official Plan and provincial policy within the context of the Heritage Conservation District Plan's directions for conserving the cultural heritage values and character of the Heritage Conservation District, its attributes, and the properties within it, including but not limited to identifying any required changes to the Official Plan and zoning by-law.”

As explained in Policy 3.1.5.32, any development or improvements within or adjacent to a HCD will be evaluated through a Heritage Impact Assessment to ensure that the “integrity of the districts' heritage values, attributes, and character are conserved”.

Figure 159: Map 14 from City of Toronto Official Plan showing Land Use Designations



## LAND USE

Chapter 4 –Land Use Designations sets out land use designations to implement the Official Plan. Each land use designation establishes general uses that are provided for in each designation. Map 14: Land Use designates the built up area as a Neighbourhood, while Baby Point Club Park and the natural heritage landscapes are identified as Park and Natural Areas, respectively. As per Section 4.1, Neighbourhoods are considered physically stable areas that contain a full range of residential uses within lower rise buildings, parks, schools, local institutions such as libraries and places of worship, and small-scale services serving the local community.

The Official Plan describes a set of development criteria to guide change in Neighbourhoods. Policy 4.1.5 directs that development will “respect and reinforce the existing physical character of the neighbourhood, including in particular:

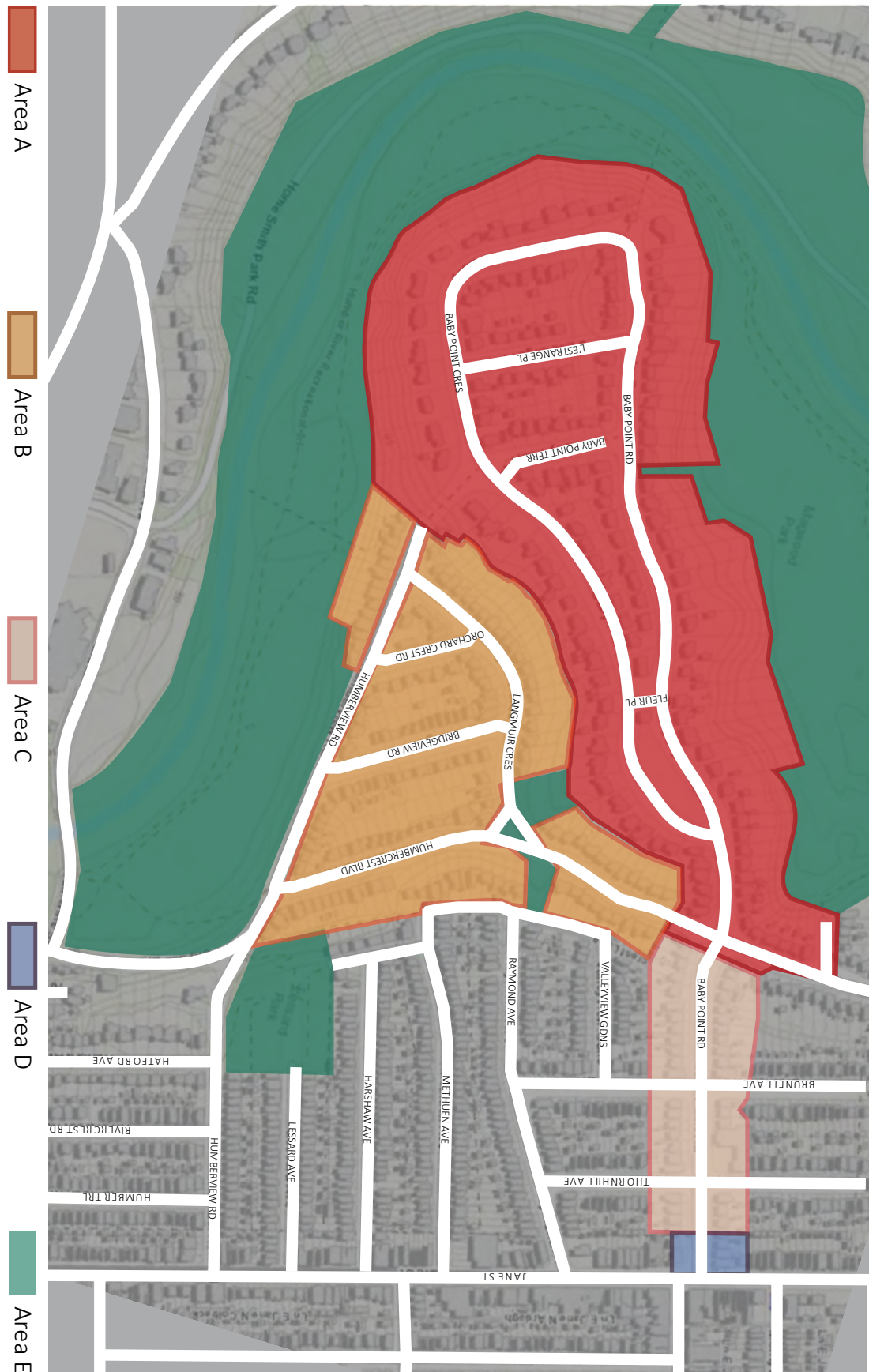
- A. patterns of streets, blocks and lanes, parks and public building sites;
- B. size and configuration of lots;
- C. heights, massing, scale and dwelling type of nearby residential properties;
- D. prevailing building type(s);
- E. setbacks of buildings from the street or streets;
- F. prevailing patterns of rear and side yard setbacks and landscaped open space;
- G. continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- H. conservation of heritage buildings, structures and landscapes.”

Intensification of major streets in Neighbourhoods is discouraged. Infill development that varies from the prevailing local pattern must meet a series of criteria, including compatible heights and massing, adequate provision of sunlight and privacy for neighbouring properties, front onto existing public street, and minimize servicing impact.

Parks and Open Spaces areas generally prohibit development except for specific related uses such as recreational or cultural facilities. Any development must protect or enhance existing features and link parks to create open space corridors where possible. Development should expand public access, “except where access will damage sensitive natural heritage features or areas, or unreasonably restrict private property rights”. Natural Areas are to be preserved in their natural state except for compatible uses or uses in which there is no reasonable alternative location.



Figure 160: Map of the Zoning Categories



## ZONING BYLAWS

Zoning regulations are intended to control site development and implement the broader policies set out in the Official Plan. The By-laws provide a number of standards related to land use, building height, setbacks, built form, gross floor area, parking and loading, among others. The study area is subject to the former York Zoning Code No. 1-83 and the new city-wide Zoning By-law 569-2013 until such time as By-law 569-2013 is in full force and effect. By-law 569-2013 generally carries forward the zoning from 1-83; as such, only By-law 569-2013 is reviewed below.

Per By-law 569-2013, the proposed HCD boundary contains four zones – *Residential (R)*, *Residential Detached (RD)*, *Residential Multiple Dwelling (RM)*, and *Open Space – Natural Zone (ON)*. The vast majority of properties within Baby Point are zoned *Residential Detached*, which generally only permits detached houses and parks; other complementary uses are permitted with conditions. *Residential* and *Residential Multiple Dwelling* zones are located at the eastern edge of the Study Area, just west of Jane Street. These areas permit a larger variety of residential dwelling types. *Open Space – Natural Zone* consists of the lands surrounding Baby Point's built up area, adjacent to the Humber River Valley. The permitted uses in *Open Space – Natural Zones* are restricted to a few public services, such as ambulance depot and transportation use, along with parks.

To better understand the zoning restrictions, the properties within the proposed HCD boundary can be divided into five general areas (Figure 160):

- Area A includes the majority of the lands within the proposed HCD boundary west of Humbercrest Boulevard, as well as north of Baby Point Road along Humbercrest Boulevard.
- Area B includes the area south of Baby Point Road along Humbercrest Boulevard and throughout Old Millside
- Area C includes the majority of the lands within the proposed HCD boundary east of Humbercrest Boulevard
- Area D includes the homes just west of Jane Street along Baby Point Road.
- Area E includes the predominantly naturalized open space surrounding Baby Point.

The following are the most relevant policies for this study:

### *Lot Frontage and Area*

Lot frontage is the width at the front of a property. Lot area is the size of lot.

### *Setbacks*

A setback is the distance from the lot line to the nearest part of a building or structure. The front yard setback is measured from the lot line dividing a lot from the street. The rear yard setback is measured from the lot line opposite the front lot line. The side yard setback is measured from the lot lines other than the front and rear lot line.

### *Height*

Heights is the distance between the established grade and the elevation of the highest point of the building

### *Gross Floor Area*

The Gross Floor Area (GFA) is the sum of the total area of each level of a building, above and below the ground.

### *Lot coverage*

Lot coverage is the amount of the property covered by a building or structure. ]

Table Matrix of Zoning Requirements per Area

	<i>Area A</i>	<i>Area B</i>	<i>Area C</i>	<i>Area D</i>	<i>Area E</i>
<i>Minimum lot area</i>	That which existed on the day of the enactment of By-law 569-2013	That which existed on the day of the enactment of this By-law 569-2013	370 square metres	370 square metres	n/a
<i>Minimum lot frontage</i>	That which existed on the day of the enactment of this By-law 569-2013	That which existed on the day of the enactment of this By-law 569-2013	12.0 metres	12 m for detached home 15 m for both parts of semi detached house (or 7.5m for each half if on different lots) 18m for duplex	n/a
<i>Minimum front yard setback</i>	Average of neighbouring lots (unless neighbouring building is >15m from subject site, in which case 6.0 m)	Average of neighbouring lots (unless neighbouring building is >15m from subject site, in which case 6.0 m)	Average of neighbouring lots (unless neighbouring building is >15m from subject site, in which case 6.0 m)	Average of neighbouring lots (unless neighbouring building is >15m from subject site, in which case 6.0 m)	3.0 m
<i>Minimum side yard setback</i>	0.45 metres if the lot frontage is less than 12.0 metres; 0.75 metres if the lot frontage is 12.0 metres or more	0.3 metres if the lot frontage is less than 12.0 metres; 0.45 metres if the lot frontage is 12.0 metres or more	1.2 metres	Depends on building type	3.0 m
<i>Maximum lot coverage</i>	50%	n/a	50%	n/a	n/a
<i>Maximum height</i>	11 metres or 3 storeys	11 metres or 3 storeys	11 metres or 3 storeys	11 metres or 3 storeys	15.0 metres
<i>Minimum GFA</i>	That which existed on the day of the enactment of By-law 569-2013  The second storey GFA must be at least 70% of the gross floor area of the first floor	That which existed on the day of the enactment of By-law 569-2013  The second storey GFA must be at least 50% of the gross floor area of the first floor	n/a	n/a	n/a



***Exemptions from zone regulations***

If a lawfully existing building or lot does not reflect the current zoning regulations, the existing building is still considered to conform to the By-law. However, any future addition, extension or building replacement, with some exceptions, must comply with the current in-force regulation for that zoning category.

***Other notable policies***

Exception 1019 of By-law 569-2013 applies to the property upon which the Baby Point Club is located. It permits a building used for recreation uses to be expanded or rebuilt if the maximum gross floor area of the building is less than twice the gross floor area of the building existing on April 1, 1962 and the building continues to be used for recreation uses serving the local residents.

There are a few properties that are also regulated by individual, site-specific By-laws.

**HERITAGE BUILT FORM VS. ZONING**

In determining whether zoning is an effective tool to preserve and reinforce the heritage character of the proposed HCD, it is important to compare policy with practice. The following is an analysis that contrasts the built form of the 180 *contributing* properties within the proposed HCD boundary with the zoning regulations most relevant to a heritage study. *Contributing* properties are those that help define and preserve the heritage character of the area.

***Lot Frontage***

There are 16 properties with lot frontages that are narrower than the minimum requirement of the zoning by-law, all within Areas C and D (Baby Point Road east of Humbercrest Boulevard). (Figure 161)

***Lot Area***

A single property does not adhere to its minimum lot area requirement.

***Setbacks***

There are 78 buildings with front yard setbacks that are smaller than the minimum requirement of the zoning by-law. These are somewhat evenly distributed throughout the Study Area. (Figure 162)

There are 111 buildings with side yard setbacks that are smaller than the minimum requirement of the zoning by-law. Although these properties are scattered throughout the Study Area, it is notable that there is conflict with nearly every home along Baby Point Road east of Baby Point Crescent (part of Area A, along with all of Areas C and D).

***Height***

Only one property does not adhere to its minimum height requirement. No properties exceed the height limit.

***Summary***

Many of the By-law provisions appear to reinforce the historic built form character of the neighbourhood. Large homes and large lots are reinforced repeatedly with regulations respecting lot frontage, lot area, heights, GFA, and lot coverage, amongst others. In particular, there is a strong emphasis on maintaining the lot and housing size that existed prior to the passing of the by-law. However, there are some regulations, particularly the front and side setbacks, that show a degree of conflict with the area's heritage character.

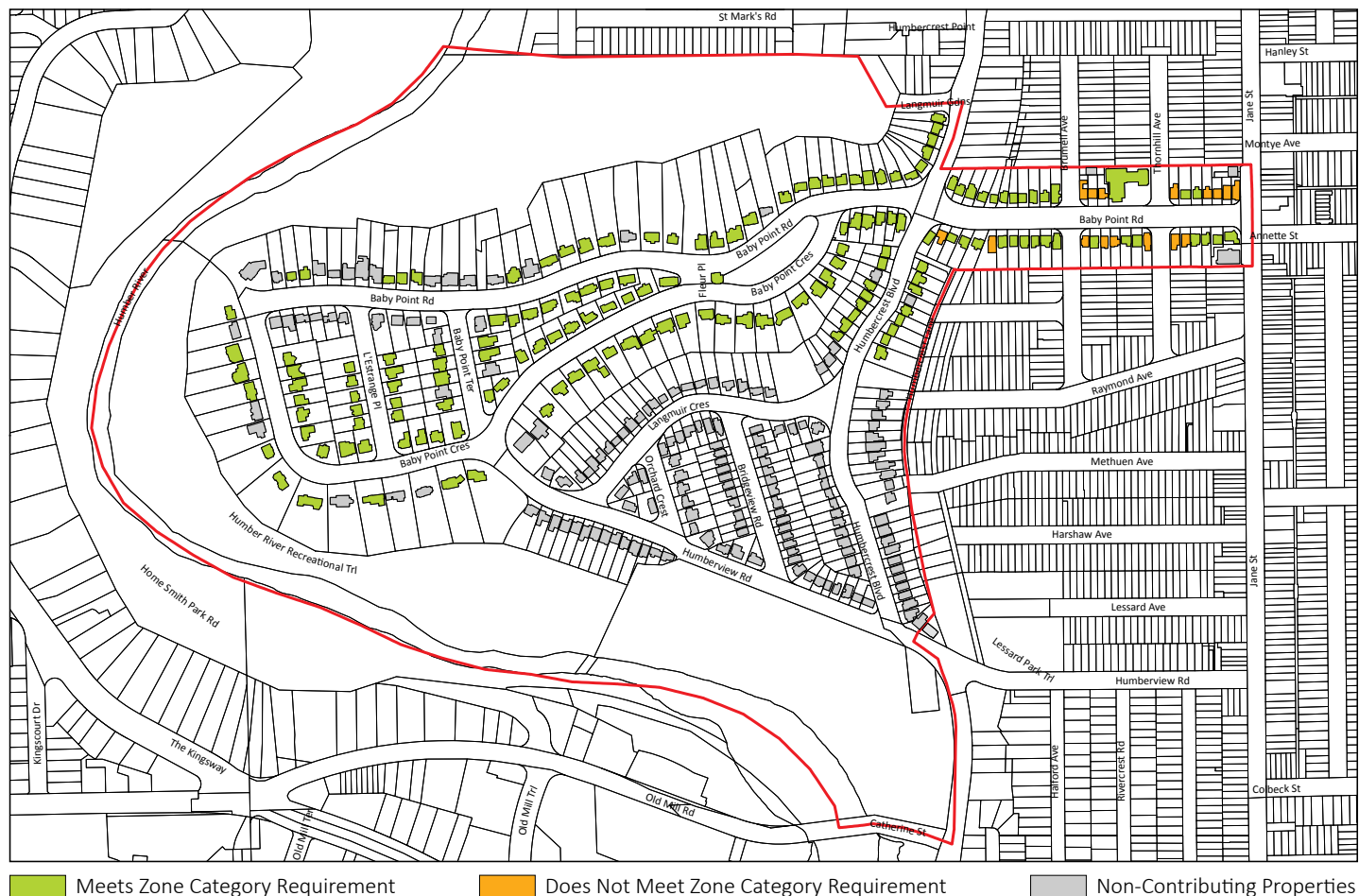
## SUMMARY

Baby Point is an enclave of large detached homes on large lots, many with the same character as when they were originally constructed. The Official Plan designates the entirety of the built-up area as a Healthy Neighbourhood, described as stable, but with some changes to be expected. The Plan directs that new development in Neighbourhoods must respect the existing physical character of the area, including: the patterns of streets; size and configuration of lots; heights, massing, scale and dwelling type; setbacks of buildings from the street or streets; continuation of special landscape or built-form features; and conservation of heritage buildings, structures and cultural heritage landscapes.

Many of the City of Toronto Zoning By-law 569-2013 provisions reflect the historic built form character of the neighbourhood. Large homes and large lots are reinforced with regulations respecting lot frontage, lot area, heights, GFA, and lot coverage, amongst others. In particular, there is a strong emphasis on maintaining the lot and housing size that existed prior to the passing of the by-law.

However, there are a substantial number of contributing properties which currently do not adhere to specific aspects of this by-law. In particular, a majority of homes do not meet the minimum side yard setback, and over 40% do not meet the minimum front yard setback.

Figure 161: Map of Lot Frontage Conformity within the Proposed Baby Point HCD Boundary





buildings that were constructed prior to the current By-law; these buildings have been grandfathered, and are considered to conform. However, new construction or additions to existing buildings must adhere to the current By-law, potentially modifying the historic building-to-site configurations and altering the character of neighbourhood over time.

The existence of a variable minimum setback has an additional effect. If the neighbouring home is rebuilt with a different setback, the required setback for the subject site will change. This would force potential future development on that site to establish a setback that conforms to the new average. This may cause a shifting of setbacks over time. If a particular front yard depth is important to the integrity of the Study Area's character, this is a cause for concern.

Upon reviewing the number of contributing properties whose setbacks (front and/or side) do not meet the By-law requirements, it is clear that the zoning does not reflect the spatial complexity and diversity of the neighbourhood. For these setback criteria, zoning as currently written is a blunt tool and does not adequately protect the historic character of Baby Point.

## CONCLUSION

Zoning is an ineffective tool – on its own – to preserve the heritage character of Baby Point. While some of the inconsistent built form attributes can be appropriately respected with modified zone regulations, others will resist any attempt at codification due to the specificity of the building to site configurations on each individual property. Furthermore, it is important to recognize that zoning mechanisms can only control a limited set of neighbourhood features, having little regard for the protection of qualitative elements and relationships. Through both public consultation and heritage and design analysis undertaken as part of this study, it is clear that many of the elements recognized as heritage attributes do not fall within the scope of zoning, such as materiality.

Therefore, along with potential amendments to existing zoning, alternative policy tools should be applied that are consistent with Baby Point's quality of place and the original intentions of the Home Smith Surveys. Referencing the interplay between built form, landscape, and place making, policies should promote the picturesque setting and feel of the neighbourhood.

Although a more thorough design analysis will need to be undertaken, our preliminary work suggests that the key areas of focus for further policy development should include:

1. Preservation of key views and view corridors;
2. Protection of significant trees and canopy;
3. Landscape features, including topography and setting;
4. Site organization and planning; and
5. Building massing and orientation.

Working together with other layers of the planning framework, policies will help ensure that development is both contextually-sensitive and responds to the overall character of Baby Point.



## Appendix A: Bibliography

### Works Cited

- "Appreciating the Uniqueness of Carolinian Canada." Carolinian Canada's Website. July, 1994. [https://caroliniancanada.ca/legacy/FactSheets\\_CCUniqueness.htm](https://caroliniancanada.ca/legacy/FactSheets_CCUniqueness.htm).
- ASI Archaeological & Cultural Heritage Services. "The Archaeology and History of Teiaiaagon, Baby Point (Public)." (2016).
- Austin, S.J., "The Toronto Carrying-Place Trail Today." Newsletter of the Toronto Chapter of the Ontario Archaeological Society, no. 14[1]: 5 (1995).
- "Dedication services of Humbercrest United Church : Sunday, October 21, 1951, Baby Point Rd.," (1951), pamphlet, Baldwin Collection, Toronto Public Library, Toronto.
- Dictionary of Canadian Biography, s.v. "James Baby," accessed Dec 1, 2017, [http://www.biographi.ca/en/bio/baby\\_james\\_6E.html](http://www.biographi.ca/en/bio/baby_james_6E.html).
- Dooner, Alfred. "The Honourable James Baby, First Catholic Member Of The Executive Council Of Upper Canada "A Forgotten Loyalist." Remarks to the Canadian Catholic Historical Association, 1933. [http://www.umanitoba.ca/colleges/st\\_pauls/ccha/Back%20Issues/CCHA1933-34/Dooner.html](http://www.umanitoba.ca/colleges/st_pauls/ccha/Back%20Issues/CCHA1933-34/Dooner.html)
- Enros, Phillip. "Agar's Bridge." Etobicoke Historical Society's Website. N.d. <http://www.etobicokehistorical.com/agars-bridge.html>
- Glassford, Bruce. "Robert Home Smith." Etobicoke Historical Society's Website. N.d. <http://www.etobicokehistorical.com/robert-home-smith.html>
- Heyes, Esther. Etobicoke: from furrow to borough. Etobicoke: The Borough of Etobicoke, 1974. <https://www.oldmilltoronto.com/about-us/history/>
- "History of Old Mill." Old Mill Inn's Website. N.d. <https://www.oldmilltoronto.com/about-us/history/>
- "Home Of The Week Art Deco Beauty In Baby Point." The Globe & Mail, March 30, 2007.
- "Indian Bones are Unearthed: Found by Workmen on Pavement Work in Baby Point District." The Globe, Aug. 7, 1920.
- Konrad, Victor. "An Iroquois Frontier: The North Shore of Lake Ontario during the Late Seventeenth Century." Journal of Historical Geography, Volume 7, Issue 2 (April 1981).
- Lizars, K.M. The Valley of the Humber: 1615-1693. Toronto: Coles Publishing Limited, 1913.
- "Lost Rivers: St. Paul's Catholic Church." Lost Rivers Website. N.d. <http://www.lostrivers.ca/points/stpaulrc.htm>.
- Lyman, Jackes. Tales of North Toronto. Toronto: Canadian Historical Press, 1948.
- Lytwyn, Victor. "A Dish with One Spoon: The Shared Hunting Grounds Agreement in the Great Lakes and St. Lawrence Valley Region." Papers of the 28th Algonquian Conference held at University of Manitoba Winnipeg (1997).
- MacDonald, Robert (ed. Ronald F. Williamson), Toronto: An Illustrated History of its first 12,000 Years. Toronto: James Lorimer & Company Ltd., 2008.
- "Middle Road Bridge." Historicbridges.org Website. N.d. <http://historicbridges.org/bridges/browser/?bridgebrowser=ontario/midldroadsherwaydrive/>
- Mills, David. "Family Compact." In The Canadian Encyclopedia. Accessed Dec 1, 2017, <http://www.thecanadianencyclopedia.ca/en/article/family-compact/>.
- "New Play Centre Serves Baby Point: Tennis, Bowling And Kindred." The Globe (1844-1936), May 25, 1925.
- "Peterborough Canada: Engineering Marvel: The Amazing Story of the Hunter Street Bridge" PTBO Canada Website. N.d. [www.ptbocanada.com/journal/2016/1/28/how-the-hunter-street-bridge-was-built](http://www.ptbocanada.com/journal/2016/1/28/how-the-hunter-street-bridge-was-built).

Plummer, Kevin "A Monument to his Dreams." *Torontoist*, May 8, 2010.

Plummer, Kevin. "Historicist: Beau Arts Eclecticism: Chapman and Oxley's architectural impact on Toronto." *Torontoist*, October, 2013.

Robinson, Percy. *Toronto During the French Regime: 1615-1793*. Toronto: University of Toronto Press, 1933.

Stern, Robert A.M., Fishman, David, Tilove, Jacob. *Paradise Planned: The Garden Suburb and the Modern City*. New York: Monacelli Press, 2013.

Structures: episode 7, Baby Point. Toronto: Rogers Media, 2011. DVD.

Toronto and Region Conservation Authority & Humber Watershed Alliance, Heritage Subcommittee. "The Humber River Heritage Bridge Inventory." 2011. <http://www.trca.on.ca/dotAsset/134187.pdf>

Township of York, "By-law 12,056," (1941), City of York Fonds, City of Toronto Archives, Toronto.

Township of York, "Council Meeting Minutes, 1941," (1941), City of York Fonds, City of Toronto Archives, Toronto.

Turner, Glenn. *The Toronto Carrying Place: Rediscovering Toronto's Most Ancient Trail*. Toronto: Dundurn Press, 2015.

Wencer, David. "Historicist Column: Water Over The Bridge," *Torontoist*, Feb., 2013. <https://torontoist.com/2013/02/historicist-water-over-the-bridge/>

White, Richard. *The Middle Ground: Indians, Empires, and Republics in the Great Lakes Region, 1650-1815*. Cambridge: Cambridge University Press, 1991.

"Y.M.C.A. Auxiliary Party Held at Baby Point Club." *The Globe* (1844-1936), Feb 14, 1940.

"York V.O. Nurses' Baby Point Tea: New And Old Fashions In Infants' Wear Display." *The Globe* (1844-1936), Sep 29, 1939.

## ARCHIVAL SOURCES

Baldwin Collection. Toronto Public Library, Toronto.

City of York Fonds. City of Toronto Archives, Toronto.

Denise Harris Personal Collection. Montgomery's Inn Museum Collection, Etobicoke (Toronto).

Keith Spark Fonds. Montgomery's Inn Museum Collection, Etobicoke (Toronto).

## WORKS CONSULTED

Fairburn, Jane. *Along the shore : rediscovering Toronto's waterfront heritage*. Toronto: ECW Press, 2013.

Home Smith & Co. *Humber Valley surveys : Riverside subdivision, Baby Point subdivision, Glebe subdivisions, Bridge End subdivision, Old Mill subdivision*. Toronto, 1912.

Slaughter, Pamela M., *Baby Point : the place where we live*. San Francisco: Blurb Self Publishing, 2013.

Williamson, R. F. *Toronto : a short illustrated history of its first 12,000 years*. Detroit: The University of Michigan, 2008.

## ACKNOWLEDGMENT

Denise Harris of the Etobicoke/York Community Preservation Panel provided support in the creation of this report. She assisted in the location of relevant material at the Montgomery's Inn Museum Collection, answered questions about the material and suggested additional research leads.

## Appendix B: Table of Property Survey Data

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
<b>1 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1925	Colonial Revival	Under Study
<b>3 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2	1917	Neo Colonial Revival	Under Study
<b>5 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1925	Colonial Revival	Under Study
<b>7 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1912	English Cottage / Tudor	Under Study
<b>9 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	Neo Colonial Revival	Under Study
<b>11 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1930	English Cottage / Tudor	Under Study
<b>15 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	Neo English Cottage / Tudor	Under Study
<b>17 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1914	English Cottage / Tudor	Under Study
<b>19 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1917	English Cottage / Tudor	Under Study
<b>21 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1917	English Cottage / Tudor	Under Study
<b>23 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1925	Colonial Revival	Under Study
<b>24 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
<b>26 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
<b>27 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1922	Colonial Revival	Under Study
<b>29 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1919	English Cottage / Tudor	Under Study
<b>30 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
<b>31 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1926	Colonial Revival	Under Study
<b>32 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1927	English Cottage / Tudor	Under Study
<b>33 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1918	English Cottage / Tudor	Under Study
<b>34 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1932	English Cottage / Tudor	Under Study
<b>35 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
<b>36 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
<b>37 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
<b>38 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
<b>40 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1922	English Cottage / Tudor	Under Study
<b>42 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
<b>43 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
<b>45 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1923	English Cottage / Tudor	Under Study

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
<b>46 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
<b>47 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2	1967	Other	Under Study
<b>47A Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2	1968	Other	Under Study
<b>48 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	Colonial Revival	Under Study
<b>49 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1930	Neo English Cottage / Tudor	Under Study
<b>50 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1914	English Cottage / Tudor	Under Study
<b>51 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
<b>52 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential			English Cottage / Tudor	Under Study
<b>53 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	2010	Neo English Cottage / Tudor	Under Study
<b>54 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1917	English Cottage / Tudor	Under Study
<b>55 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1953	Neo Colonial Revival	Under Study
<b>56 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
<b>57 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1930	English Cottage / Tudor	Under Study
<b>58 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
<b>60 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
<b>61 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	1.5	1948	Bungalow	Under Study
<b>62 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1930	Neo English Cottage / Tudor	Under Study
<b>65 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1927	Neo English Cottage / Tudor	Under Study
<b>66 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1927	Neo Colonial Revival	Under Study
<b>67 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1935	English Cottage / Tudor	Under Study
<b>68 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
<b>69 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1921	English Cottage / Tudor	Under Study
<b>70 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1926	Colonial Revival	Under Study
<b>71 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2	2017	Other	Under Study
<b>72 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1931	Colonial Revival	Under Study
<b>73 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	1.5	1948	Other	Under Study
<b>74 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	Neo English Cottage / Tudor	Under Study
<b>75 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1931	English Cottage / Tudor	Under Study



Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
<b>76 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
<b>77 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1937	English Cottage / Tudor	Under Study
<b>78 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
<b>79 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	1.5	1937	English Cottage / Tudor	Under Study
<b>81 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2	1952	Other	Under Study
<b>85 Baby Point Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1931	Neo Colonial Revival	Under Study
<b>1 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1911	English Cottage / Tudor	Part IV Designation
<b>2 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1931	English Cottage / Tudor	Under Study
<b>3 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1919	English Cottage / Tudor	Under Study
<b>4 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1931	Colonial Revival	Under Study
<b>5 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2	1930	Colonial Revival	Under Study
<b>6 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	Colonial Revival	Under Study
<b>7 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2	1922	Colonial Revival	Under Study
<b>8 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1930	Colonial Revival	Under Study
<b>9 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1924	Colonial Revival	Under Study
<b>10 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1930	Colonial Revival	Under Study
<b>11 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1924	Colonial Revival	Under Study
<b>12 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1930	Colonial Revival	Under Study
<b>13 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1922	Colonial Revival	Under Study
<b>14 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1930	Colonial Revival	Under Study
<b>15 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1920	Colonial Revival	Under Study
<b>16 Baby Point Rd</b>	13	Parkdale-High Park	Institutional	2	1924	Other	Under Study
<b>17 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1922	Colonial Revival	Under Study
<b>19 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1922	Colonial Revival	Under Study
<b>20 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1935	English Cottage / Tudor	Under Study
<b>21 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1923	Neo Colonial Revival	Under Study
<b>22 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1936	English Cottage / Tudor	Under Study
<b>23 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1923	Colonial Revival	Under Study

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
24 Baby Point Rd	13	Parkdale-High Park	Detached Residential	1	1953	Other	Under Study
25 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1921	English Cottage / Tudor	Under Study
26 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1926	English Cottage / Tudor	Under Study
27 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1926	English Cottage / Tudor	Under Study
28 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1924	Colonial Revival	Under Study
29 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1926	English Cottage / Tudor	Under Study
30 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1930	English Cottage / Tudor	Under Study
31 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1926	Colonial Revival	Under Study
32 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1930	Neo Colonial Revival	Under Study
33 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1925	Colonial Revival	Under Study
34 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
35 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1923	Bungalow	Under Study
36 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2	1929	English Cottage / Tudor	Under Study
37 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1924	English Cottage / Tudor	Under Study
38 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1930	Colonial Revival	Under Study
39 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1927	Neo Colonial Revival	Under Study
40 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
41 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1929	Colonial Revival	Under Study
42 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1929	Colonial Revival	Under Study
43 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1929	Colonial Revival	Under Study
44 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
45 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1924	Colonial Revival	Under Study
46 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1932	Neo English Cottage / Tudor	Under Study
47 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1928	Neo English Cottage / Tudor	Under Study
48 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1926	Colonial Revival	Under Study
49 Baby Point Rd	13	Parkdale-High Park	Detached Residential	1.5	1926	English Cottage / Tudor	Under Study
50 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
51 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1925	Neo English Cottage / Tudor	Under Study

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
52 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1926	Colonial Revival	Under Study
53 Baby Point Rd	13	Parkdale-High Park	Detached Residential	1.5	1920	Bungalow	Under Study
54 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1927	English Cottage / Tudor	Under Study
55 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
56 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1926	Colonial Revival	Under Study
57 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1923	Colonial Revival	Under Study
58 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
59 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1924	Colonial Revival	Under Study
60 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1925	Colonial Revival	Under Study
62 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1926	English Cottage / Tudor	Under Study
64 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
66 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	2015	Neo English Cottage / Tudor	Under Study
68 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1925	Neo Colonial Revival	Intention to Designate
70 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1925	English Cottage / Tudor	Under Study
71 Baby Point Rd	13	Parkdale-High Park	Recreational	1	1974	Other	Under Study
72 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1924	English Cottage / Tudor	Under Study
74 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1922	English Cottage / Tudor	Under Study
75 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
76 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1930	English Cottage / Tudor	Under Study
77 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
78 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1929	Colonial Revival	Under Study
79 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
80 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	2008	Other	Under Study
81 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1924	Colonial Revival	Under Study
82 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1932	Neo English Cottage / Tudor	Under Study
83 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
84 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1926	English Cottage / Tudor	Under Study
85 Baby Point Rd	13	Parkdale-High Park	Detached Residential	2.5	1927	English Cottage / Tudor	Under Study

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
<b>86 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
<b>87 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
<b>88 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1940	English Cottage / Tudor	Under Study
<b>89 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1937	Neo English Cottage / Tudor	Under Study
<b>90 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2	1947	Other	Under Study
<b>92 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1930	Colonial Revival	Under Study
<b>94 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2	1950	Other	Under Study
<b>96 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	0	0	Other	Under Study
<b>98 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1954	Other	Under Study
<b>100 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1990	Other	Under Study
<b>101 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1951	Other	Under Study
<b>102 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2	1954	Other	Under Study
<b>103 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1952	Neo Colonial Revival	Under Study
<b>104 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1937	Neo English Cottage / Tudor	Under Study
<b>105 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2	1952	Other	Under Study
<b>106 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1937	Neo English Cottage / Tudor	Under Study
<b>107 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1952	Other	Under Study
<b>108 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	1.5	1941	English Cottage / Tudor	Under Study
<b>110 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1947	Other	Under Study
<b>112 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1945	Other	Under Study
<b>115 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1951	Neo Colonial Revival	Under Study
<b>116 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2	1952	Other	Under Study
<b>117 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	2009	Neo English Cottage / Tudor	Under Study
<b>118 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1950	Neo Colonial Revival	Under Study
<b>119 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1952	Neo Colonial Revival	Under Study
<b>121 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1952	Neo English Cottage / Tudor	Under Study
<b>122 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	2007	Other	Under Study
<b>123 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2	1956	Other	Under Study



Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
<b>124 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1926	Colonial Revival	Under Study
<b>125 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2	1965	Other	Under Study
<b>126 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1930	Colonial Revival	Under Study
<b>128 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	1.5	1948	English Cottage / Tudor	Under Study
<b>130 Baby Point Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	2008	Other	Under Study
<b>2 Baby Point Ter</b>	13	Parkdale-High Park	Detached Residential	2.5	1926	English Cottage / Tudor	Under Study
<b>4 Baby Point Ter</b>	13	Parkdale-High Park	Detached Residential	2.5	1951	Neo English Cottage / Tudor	Under Study
<b>5 Baby Point Ter</b>	13	Parkdale-High Park	Detached Residential	2.5	1982	Other	Under Study
<b>6 Baby Point Ter</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
<b>7 Baby Point Ter</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	Colonial Revival	Under Study
<b>8 Baby Point Ter</b>	13	Parkdale-High Park	Detached Residential	2	1928	Other	Under Study
<b>9 Baby Point Ter</b>	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
<b>10 Baby Point Ter</b>	13	Parkdale-High Park	Detached Residential	2.5	1929	Neo English Cottage / Tudor	Under Study
<b>11 Baby Point Ter</b>	13	Parkdale-High Park	Detached Residential	2.5	1954	Other	Under Study
<b>12 Baby Point Ter</b>	13	Parkdale-High Park	Detached Residential	2.5	1955	Neo Colonial Revival	Under Study
<b>1 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1931	Colonial Revival	Under Study
<b>3 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1942	Colonial Revival	Under Study
<b>4 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1932	Colonial Revival	Under Study
<b>5 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1931	Colonial Revival	Under Study
<b>6 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1931	Colonial Revival	Under Study
<b>7 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	2013	Other	Under Study
<b>8 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2	1947	Neo Colonial Revival	Under Study
<b>9 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1932	Colonial Revival	Under Study
<b>10 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	1.5	1942	English Cottage / Tudor	Under Study
<b>11 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1931	Colonial Revival	Under Study
<b>12 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	1.5	1942	Neo English Cottage / Tudor	Under Study
<b>14 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1943	Colonial Revival	Under Study
<b>15 Bridgeview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1951	Colonial Revival	Under Study

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
16 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	2.5	1931	English Cottage / Tudor	Under Study
17 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	1.5	1946	Neo English Cottage / Tudor	Under Study
18 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	2.5	1932	English Cottage / Tudor	Under Study
19 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	2.5	1947	Neo Colonial Revival	Under Study
20 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	2.5	1932	English Cottage / Tudor	Under Study
21 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	1.5	1942	Neo English Cottage / Tudor	Under Study
22 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	2.5	1953	Colonial Revival	Under Study
23 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	1.5	1942	Neo English Cottage / Tudor	Under Study
24 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	2.5	1946	Colonial Revival	Under Study
25 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	1.5	1942	Neo English Cottage / Tudor	Under Study
27 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	2	1943	Neo English Cottage / Tudor	Under Study
29 Bridgeview Rd	13	Parkdale-High Park	Detached Residential	2.5	1943	Neo English Cottage / Tudor	Under Study
31 Brumell Ave	13	Parkdale-High Park	Detached Residential	2	1982	Neo English Cottage / Tudor	Under Study
10 Catherine St	13	Parkdale-High Park	Vacant			Other	Under Study
1 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	1942	Other	Under Study
2 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	1	1952	Bungalow	Under Study
3 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	2004	Neo English Cottage / Tudor	Under Study
4 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	1	1942	Bungalow	Under Study
5 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	1942	Bungalow	Under Study
6 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	1942	Neo English Cottage / Tudor	Under Study
7 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	2017	Other	Under Study
8 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	1	1942	Bungalow	Under Study
9 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	1	1942	Bungalow	Under Study
10 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	1	1950	Bungalow	Under Study
11 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	2017	Neo English Cottage / Tudor	Under Study
12 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	1950	Neo English Cottage / Tudor	Under Study
14 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1950	Other	Under Study
15 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	1	1942	Bungalow	Under Study

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
16 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1947	Neo Colonial Revival	Under Study
17 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	2002	Other	Under Study
18 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1947	Neo Colonial Revival	Under Study
19 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	1942	Bungalow	Under Study
20 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1946	Neo Colonial Revival	Under Study
21 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	1955	Other	Under Study
22 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1948	Neo Colonial Revival	Under Study
23 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	1955	Other	Under Study
27 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1931	English Cottage / Tudor	Under Study
28 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	1.5	1949	Bungalow	Under Study
29 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1930	Colonial Revival	Under Study
30 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	1	1944	Bungalow	Under Study
31 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1930	Colonial Revival	Under Study
33 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	1937	English Cottage / Tudor	Under Study
34 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1955	Other	Under Study
35 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	1937	Colonial Revival	Under Study
36 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1954	Other	Under Study
37 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1965	Other	Under Study
38 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
39 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2	1931	Neo English Cottage / Tudor	Under Study
40 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
41 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
42 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
43 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1929	Neo English Cottage / Tudor	Under Study
44 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1927	English Cottage / Tudor	Under Study
45 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1930	Neo English Cottage / Tudor	Under Study
46 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
47 Humbercrest Blvd	13	Parkdale-High Park	Detached Residential	2.5	1930	Neo English Cottage / Tudor	Under Study

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
<b>48 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1925	Colonial Revival	Under Study
<b>50 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1924	English Cottage / Tudor	Under Study
<b>52 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1924	Colonial Revival	Under Study
<b>53 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	0		Other	Under Study
<b>54 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1924	Colonial Revival	Under Study
<b>57 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1925	English Cottage / Tudor	Under Study
<b>58 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1926	Colonial Revival	Under Study
<b>59 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1926	Colonial Revival	Under Study
<b>60 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
<b>61 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1926	English Cottage / Tudor	Under Study
<b>62 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1924	Colonial Revival	Under Study
<b>63 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1925	English Cottage / Tudor	Under Study
<b>64 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1926	Colonial Revival	Under Study
<b>65 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1923	English Cottage / Tudor	Under Study
<b>65A Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2	1959	Neo Colonial Revival	Under Study
<b>67 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2	1924	English Cottage / Tudor	Under Study
<b>69 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1925	English Cottage / Tudor	Under Study
<b>71 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1925	Colonial Revival	Under Study
<b>73 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2.5	1923	English Cottage / Tudor	Under Study
<b>75 Humbercrest Blvd</b>	13	Parkdale-High Park	Detached Residential	2	1927	Colonial Revival	Under Study
<b>61 Humberview Rd</b>	13	Parkdale-High Park	Vacant	0		Other	Under Study
<b>62 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2	1967	Neo Colonial Revival	Under Study
<b>64 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1951	Other	Under Study
<b>66 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2	1948	Bungalow	Under Study
<b>68 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1942	Other	Under Study
<b>70 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1941	Colonial Revival	Under Study
<b>72 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1943	Colonial Revival	Under Study
<b>74 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1955	Other	Under Study



Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
<b>76 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1955	Neo Colonial Revival	Under Study
<b>77 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1978	Neo English Cottage / Tudor	Under Study
<b>78 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1944	Other	Under Study
<b>79 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2	1936	Colonial Revival	Under Study
<b>80 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1940	Colonial Revival	Under Study
<b>81 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	1.5	1937	English Cottage / Tudor	Under Study
<b>82 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1947	Colonial Revival	Under Study
<b>83 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	2012	Neo English Cottage / Tudor	Under Study
<b>85 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	1.5	1936	English Cottage / Tudor	Under Study
<b>86 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1940	Neo English Cottage / Tudor	Under Study
<b>87 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	1.5	1936	English Cottage / Tudor	Under Study
<b>88 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2	1951	Bungalow	Under Study
<b>89 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2	1936	English Cottage / Tudor	Under Study
<b>90 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1973	Other	Under Study
<b>91 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	1.5	1936	English Cottage / Tudor	Under Study
<b>93 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	1.5	1936	English Cottage / Tudor	Under Study
<b>95 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	1.5	1936	English Cottage / Tudor	Under Study
<b>97 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1937	Colonial Revival	Under Study
<b>99 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1937	Bungalow	Under Study
<b>101 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1937	Bungalow	Under Study
<b>103 Humberview Rd</b>	13	Parkdale-High Park	Detached Residential	2.5	1933	English Cottage / Tudor	Under Study
<b>392 Jane St</b>	13	Parkdale-High Park	Residential Apartments	6	1958	Other	Under Study
<b>420 Jane St</b>	13	Parkdale-High Park	Semi-Detached Residential	2.5	1943	Neo Colonial Revival	Under Study
<b>422 Jane St</b>	13	Parkdale-High Park	Semi-Detached Residential	2.5	1943	Neo Colonial Revival	Under Study
<b>1 Langmuir Cres</b>	13	Parkdale-High Park	Detached Residential	2	1945	Neo Colonial Revival	Under Study
<b>2 Langmuir Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1960	Other	Under Study
<b>3 Langmuir Cres</b>	13	Parkdale-High Park	Detached Residential	2.5	1943	Neo Colonial Revival	Under Study

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
4 Langmuir Cres	13	Parkdale-High Park	Detached Residential			Other	Under Study
5 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1942	Neo Colonial Revival	Under Study
6 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2	1949	Neo Colonial Revival	Under Study
8 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2	1949	Neo Colonial Revival	Under Study
9 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2	1925	Colonial Revival	Under Study
10 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1946	Other	Under Study
11 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2	1946	Other	Under Study
12 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1926	Neo English Cottage / Tudor	Under Study
14 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1946	Other	Under Study
15 Langmuir Cres	13	Parkdale-High Park	Detached Residential	1	1938	Neo English Cottage / Tudor	Under Study
16 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1946	Neo English Cottage / Tudor	Under Study
17 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1938	Other	Under Study
18 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	2017	Other	Under Study
19 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2	1944	Colonial Revival	Under Study
21 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2	2017	Other	Under Study
33 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1948	Neo Colonial Revival	Under Study
38 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1949	Colonial Revival	Under Study
40 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1946	Bungalow	Under Study
41 Langmuir Cres	13	Parkdale-High Park	Detached Residential	1.5	1936	Neo English Cottage / Tudor?	Under Study
42 Langmuir Cres	13	Parkdale-High Park	Detached Residential	1.5	1949	English Cottage / Tudor	Under Study
44 Langmuir Cres	13	Parkdale-High Park	Detached Residential	1.5	1936	English Cottage / Tudor	Under Study
46 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2	1936	Neo English Cottage / Tudor	Under Study
48 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1932	Neo Colonial Revival	Under Study
50 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2	1936	English Cottage / Tudor	Under Study
52 Langmuir Cres	13	Parkdale-High Park	Detached Residential	1.5	1944	Bungalow	Under Study
54 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1945	Neo Colonial Revival	Under Study
55 Langmuir Cres	13	Parkdale-High Park	Detached Residential	1.5	1936	Neo English Cottage / Tudor	Under Study
56 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1945	Neo English Cottage / Tudor	Under Study

Property Address	Ward	Neighbourhood	Current Use	Height (Storeys)	Date of Construction	Architectural Stylistic Influence	Current Heritage Status
57 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1930	Colonial Revival	Under Study
58 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	1936	English Cottage / Tudor	Under Study
60 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2	1949	English Cottage / Tudor	Under Study
62 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2.5	2012	Neo English Cottage / Tudor	Under Study
64 Langmuir Cres	13	Parkdale-High Park	Detached Residential	2	1937	Neo English Cottage / Tudor	Under Study
1 Langmuir Gdns	13	Parkdale-High Park	Detached Residential	2.5	1927	Colonial Revival	Under Study
1 L'Estrange Pl	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
2 L'Estrange Pl	13	Parkdale-High Park	Detached Residential	2.5	1928	English Cottage / Tudor	Under Study
3 L'Estrange Pl	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
4 L'Estrange Pl	13	Parkdale-High Park	Detached Residential	2.5	1928	Colonial Revival	Under Study
5 L'Estrange Pl	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
6 L'Estrange Pl	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
7 L'Estrange Pl	13	Parkdale-High Park	Detached Residential	2.5	1929	English Cottage / Tudor	Under Study
8 L'Estrange Pl	13	Parkdale-High Park	Detached Residential	2.5	1931	Colonial Revival	Under Study
9 L'Estrange Pl	13	Parkdale-High Park	Detached Residential	2.5	1931	English Cottage / Tudor	Under Study
10 L'Estrange Pl	13	Parkdale-High Park	Detached Residential	2.5	1932	Colonial Revival	Under Study
1 Orchard Crest Rd	13	Parkdale-High Park	Detached Residential	2.5	1969	Other	Under Study
2 Orchard Crest Rd	13	Parkdale-High Park	Detached Residential	2	1936	English Cottage / Tudor	Under Study
3 Orchard Crest Rd	13	Parkdale-High Park	Detached Residential	2.5	1943	Other	Under Study
5 Orchard Crest Rd	13	Parkdale-High Park	Detached Residential	2.5	2009	Neo English Cottage / Tudor	Under Study
7 Orchard Crest Rd	13	Parkdale-High Park	Detached Residential	1.5	2009	Bungalow	Under Study
8 Orchard Crest Rd	13	Parkdale-High Park	Detached Residential	2	1936	Bungalow	Under Study
15 Orchard Crest Rd	13	Parkdale-High Park	Detached Residential	2	1942	Neo Colonial Revival	Under Study
17 Orchard Crest Rd	13	Parkdale-High Park	Detached Residential	1	1957	Bungalow	Under Study
19 Orchard Crest Rd	13	Parkdale-High Park	Detached Residential	1	1948	Bungalow	Under Study
21 Orchard Crest Rd	13	Parkdale-High Park	Detached Residential	1	1936	Bungalow	Under Study
2 Pasadena Gdns	13	Parkdale-High Park	Vacant			Other	Under Study



## Appendix C: Communications and Engagement Strategies

The engagement summary report prepared by Lura consulting is included as a separate attachment.





## Appendix D: Contributing and Non-Contributing Properties

### Baby Point HCD Potential Contributing Properties




- 1 Baby Point Cres
- 3 Baby Point Cres
- 5 Baby Point Cres
- 7 Baby Point Cres
- 11 Baby Point Cres
- 15 Baby Point Cres
- 17 Baby Point Cres
- 19 Baby Point Cres
- 21 Baby Point Cres
- 23 Baby Point Cres
- 24 Baby Point Cres
- 26 Baby Point Cres
- 27 Baby Point Cres
- 29 Baby Point Cres
- 30 Baby Point Cres
- 31 Baby Point Cres
- 32 Baby Point Cres
- 33 Baby Point Cres
- 34 Baby Point Cres
- 35 Baby Point Cres
- 36 Baby Point Cres
- 37 Baby Point Cres
- 38 Baby Point Cres
- 40 Baby Point Cres
- 42 Baby Point Cres
- 43 Baby Point Cres
- 45 Baby Point Cres
- 46 Baby Point Cres
- 48 Baby Point Cres
- 49 Baby Point Cres
- 50 Baby Point Cres
- 51 Baby Point Cres
- 52 Baby Point Cres
- 54 Baby Point Cres
- 56 Baby Point Cres
- 57 Baby Point Cres
- 58 Baby Point Cres
- 60 Baby Point Cres
- 62 Baby Point Cres
- 65 Baby Point Cres
- 67 Baby Point Cres
- 68 Baby Point Cres
- 69 Baby Point Cres
- 70 Baby Point Cres
- 72 Baby Point Cres
- 75 Baby Point Cres
- 76 Baby Point Cres
- 77 Baby Point Cres
- 78 Baby Point Cres
- 79 Baby Point Cres
- 85 Baby Point Cres
- 1 Baby Point Rd
- 2 Baby Point Rd
- 3 Baby Point Rd
- 4 Baby Point Rd
- 5 Baby Point Rd
- 6 Baby Point Rd
- 7 Baby Point Rd
- 8 Baby Point Rd
- 9 Baby Point Rd
- 10 Baby Point Rd
- 11 Baby Point Rd
- 12 Baby Point Rd
- 13 Baby Point Rd
- 14 Baby Point Rd
- 15 Baby Point Rd
- 16 Baby Point Rd
- 17 Baby Point Rd
- 19 Baby Point Rd
- 20 Baby Point Rd
- 22 Baby Point Rd
- 23 Baby Point Rd
- 25 Baby Point Rd
- 26 Baby Point Rd
- 27 Baby Point Rd
- 28 Baby Point Rd
- 29 Baby Point Rd
- 30 Baby Point Rd
- 31 Baby Point Rd
- 32 Baby Point Rd
- 33 Baby Point Rd
- 34 Baby Point Rd
- 35 Baby Point Rd
- 36 Baby Point Rd
- 37 Baby Point Rd
- 38 Baby Point Rd
- 40 Baby Point Rd
- 41 Baby Point Rd
- 42 Baby Point Rd
- 43 Baby Point Rd
- 44 Baby Point Rd
- 45 Baby Point Rd
- 46 Baby Point Rd
- 47 Baby Point Rd
- 48 Baby Point Rd
- 49 Baby Point Rd
- 50 Baby Point Rd
- 51 Baby Point Rd
- 52 Baby Point Rd
- 53 Baby Point Rd
- 54 Baby Point Rd
- 55 Baby Point Rd
- 56 Baby Point Rd
- 57 Baby Point Rd
- 58 Baby Point Rd
- 59 Baby Point Rd
- 60 Baby Point Rd
- 62 Baby Point Rd
- 64 Baby Point Rd
- 68 Baby Point Rd
- 70 Baby Point Rd
- 71 Baby Point Rd
- 72 Baby Point Rd
- 74 Baby Point Rd
- 75 Baby Point Rd
- 76 Baby Point Rd
- 77 Baby Point Rd
- 78 Baby Point Rd
- 79 Baby Point Rd
- 81 Baby Point Rd
- 82 Baby Point Rd
- 83 Baby Point Rd
- 84 Baby Point Rd
- 85 Baby Point Rd
- 86 Baby Point Rd
- 87 Baby Point Rd
- 88 Baby Point Rd
- 92 Baby Point Rd
- 96 Baby Point Rd
- 104 Baby Point Rd
- 108 Baby Point Rd
- 124 Baby Point Rd
- 126 Baby Point Rd
- 2 Baby Point Ter
- 6 Baby Point Ter
- 7 Baby Point Ter
- 9 Baby Point Ter
- 10 Baby Point Ter
- 10 Catherine St
- 38 Humbercrest Blvd
- 40 Humbercrest Blvd
- 42 Humbercrest Blvd
- 44 Humbercrest Blvd
- 46 Humbercrest Blvd
- 48 Humbercrest Blvd
- 50 Humbercrest Blvd
- 52 Humbercrest Blvd
- 53 Humbercrest Blvd
- 54 Humbercrest Blvd
- 57 Humbercrest Blvd
- 58 Humbercrest Blvd
- 59 Humbercrest Blvd
- 60 Humbercrest Blvd
- 61 Humbercrest Blvd
- 62 Humbercrest Blvd
- 63 Humbercrest Blvd
- 64 Humbercrest Blvd
- 65 Humbercrest Blvd
- 67 Humbercrest Blvd
- 69 Humbercrest Blvd
- 71 Humbercrest Blvd
- 73 Humbercrest Blvd
- 75 Humbercrest Blvd
- 1 Langmuir Gdns
- 1 L'Estrange Pl
- 2 L'Estrange Pl
- 3 L'Estrange Pl
- 4 L'Estrange Pl
- 5 L'Estrange Pl
- 6 L'Estrange Pl
- 7 L'Estrange Pl
- 8 L'Estrange Pl
- 9 L'Estrange Pl
- 10 L'Estrange Pl

**Baby Point HCD Potential Non-Contributing Properties**





- 9 Baby Point Cres
- 47 Baby Point Cres
- 47A Baby Point Cres
- 53 Baby Point Cres
- 55 Baby Point Cres
- 61 Baby Point Cres
- 66 Baby Point Cres
- 71 Baby Point Cres
- 73 Baby Point Cres
- 74 Baby Point Cres
- 81 Baby Point Cres
- 21 Baby Point Rd
- 24 Baby Point Rd
- 39 Baby Point Rd
- 66 Baby Point Rd
- 80 Baby Point Rd
- 89 Baby Point Rd
- 90 Baby Point Rd
- 94 Baby Point Rd
- 98 Baby Point Rd
- 100 Baby Point Rd
- 101 Baby Point Rd
- 102 Baby Point Rd
- 103 Baby Point Rd
- 105 Baby Point Rd
- 106 Baby Point Rd
- 107 Baby Point Rd
- 110 Baby Point Rd
- 112 Baby Point Rd
- 115 Baby Point Rd
- 116 Baby Point Rd
- 117 Baby Point Rd
- 118 Baby Point Rd
- 119 Baby Point Rd
- 121 Baby Point Rd
- 122 Baby Point Rd
- 123 Baby Point Rd
- 125 Baby Point Rd
- 128 Baby Point Rd
- 130 Baby Point Rd
- 4 Baby Point Ter
- 5 Baby Point Ter
- 8 Baby Point Ter
- 11 Baby Point Ter
- 12 Baby Point Ter
- 65A Humbercrest Blvd

## Appendix E: Recommended Properties for Further Research

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
19 Baby Point Crescent	Date of Construction: 1917	
49 Baby Point Crescent	Built in the Art Deco style of the 1930s, this residence was commissioned by businessperson Tom McGillivray of Yardley's London Canada. Today, it retains many of its original period features.	
50 Baby Point Crescent	Date of Construction: 1914	
65 Baby Point Crescent	Date of Construction: 1927	
75 Baby Point Crescent	The one time residence of Mr. Roy C. Hill, President of the Canadian Pad & paper Company, best known for its Hilroy brand envelopes and workbooks.	

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
79 Baby Point Crescent	The former residence of York mayor W.M. Magwood. The home was designed and built circa 1938 by architect Douglas Catto, who would become President of the Ontario Association of Architects in 1961.	
16 Baby Point Road	Humbercrest United Church  Basement constructed in 1914; main structure built in 1924; and west wing addition completed in 1951.	
51 Baby Point Road	This home was the residence of James Gerald McCrea (1898-1953), Canadian Mining Hall of Fame inductee. McCrea was instrumental in building Dome Mines into one of the largest companies in the Canadian mining industry. He served in the RCAF during the First World War and received his degree in mining from Queen's University in 1923. The home was designed by Earle L. Sheppard, a prominent Toronto architect recognized as a pioneer in introducing a streamlined, modernist style to commercial architecture. His best achievement in this respect is the Charles Hanson Laboratory Building at 833 King Street West.	



<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
71 Baby Point Road	<p>The Baby Point Clubhouse.</p> <p>The clubhouse is one of only two neighbourhood owned clubhouses in Toronto. Its heritage significance lies in the variety of community activities it has hosted over the years, including many charity events organized by the women of the neighbourhood.</p>	
85 Humberview Road	Date of Construction: 1936	
87 Humberview Road	Date of Construction: 1936	
91 Humberview Road	Date of Construction: 1936	

<i>Property Address</i>	<i>Information</i>	<i>Photograph</i>
93 Humberview Road	Date of Construction: 1936	
95 Humberview Road	Date of Construction: 1936	
103 Humberview Road	Date of Construction: 1933	
2 Orchard Crest Road	Date of Construction: 1936	