

# Baby Point Heritage Conservation District (HCD) Study

## Community Consultation Meeting #1 – Summary Report



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

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

**Table of Contents**

1. Introduction .....	1
1.1. Project Background.....	1
2. Community Consultation Meeting #1.....	1
2.1. Overview.....	1
2.2. Presentation.....	2
3. Summary of Feedback .....	2
3.1. Neighbourhood Qualities and Features that Should be Protected .....	2
3.2. Differentiating Between Baby Point and Old Millside.....	3
3.3. Concerns Regarding the HCD Study .....	3
3.4. Information Needs and Ways to Participate in the Study Process .....	4
4. Next Steps .....	4

Appendix A – Community Meeting Notice

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

## 1. Introduction

### *1.1. Project Background*

The Baby Point Heritage Conservation District (HCD) Study was nominated in 2008 by a neighbourhood community organization. The nomination was re-submitted in 2014 to Etobicoke York Community Council. The study area, which was revised from the nomination to include the entire Baby Point Archaeologically Sensitive Area, was subsequently authorized and prioritized by Toronto City Council at its meeting of March 31, 2015, and City Planning initiated the project in March 2017.

The Baby Point HCD study area overlooks the Humber River north of Bloor Street West, and is defined by single family houses on landscaped lots, a mature tree canopy and picturesque setting. The study area comprises the extent of the Baby Point Archaeologically Sensitive Area (ASA). This includes the residential neighbourhoods of Baby Point and Old Millside, as well as Etienne Brulé Park and Magwood Park. It is located in Ward 13 Parkdale-High Park.

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

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

## 2. Community Consultation Meeting #1

### *2.1. Overview*

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

The purpose of the meeting was to:

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

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

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

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

Community members were encouraged to submit feedback after the meeting until April 10, 2017. All meeting materials were made available on the project website:  
<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=9bcbcef4ebeaa510VgnVCM10000071d60f89RCRD>.

## ***2.2. Presentation***

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

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

The entire presentation was made available on the project website following the meeting, including slides that were not presented.

## **3. Summary of Feedback**

Feedback was obtained through the following methods:

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

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

### ***3.1. Neighbourhood Qualities and Features that Should be Protected***

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

- Tree canopy and greenspace (parks, ravines) and the wildlife that they support
- Architectural characteristics (the variety of housing designs with historical, charming character), setbacks, and height restrictions

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

- Historic and heritage homes
- House size to lot size ratio and alignment of homes, symmetry of the original neighbourhood design
- Secluded and quiet village character of Old Millside
- Overall feel of the Baby Point neighbourhood
- The Baby Point Club

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

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

### ***3.2. Differentiating Between Baby Point and Old Millside***

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

Specifically, it was noted that:

- Old Millside houses and lot sizes are smaller and the street layout is more regular.
- The two neighbourhoods are geographically separated by a steep ravine and should be considered separate from each other. Humberview Road is a dead end so the only access to Baby Point is by Humbercrest Boulevard.
- Architecturally, Old Millside does not have a distinct character. It was developed later than Baby Point. Baby Point homes were built from 1912 on, Old Millside was developed in the 1940s to 1950s.
- Baby Point properties have a higher property value.
- The Baby Point loop is even further differentiated. The loop is a picturesque walk that has a strong community feel. Outside the loop, houses are smaller and streetscapes do not appear overly significant from a historical perspective.

### ***3.3. Concerns Regarding the HCD Study***

The following concerns were raised regarding the HCD Study:

- There was a request for the Old Millside neighbourhood to be excluded from the study area as some participants felt that the neighbourhood does not have heritage value.
- There was concern that homeowners will be restricted in undertaking expansions or renovations to their homes with an HCD designation applied to their neighbourhood. Clarification on the specific impacts and potential restrictions was requested. There was also a concern that homeowners will have to face additional bureaucracy in the process of selling or modifying a home.

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

- There was concern that homes within the study area will decrease in value during the Study process as well as if an HCD designation is applied.
- There was concern that the study area boundary was broadened to include Old Millside without any prior consultation with the community.
- It was noted that the study area map should be corrected to show the dead end at Humberview Road separating the Baby Point and Old Millside neighbourhoods.
- There was concern that there has been a lack of transparency in the Baby Point HCD process and that the voices of community members are not being considered.

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

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

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

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

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

## **4. Next Steps**

Community feedback obtained through the first Community Consultation Meeting will be considered as part of the HCD Study. During April/May 2017, the project team will be announcing the heritage consultant undertaking the HCD Study as well as establishing membership of the Community Advisory Groups (note: during the meeting, it was determined

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

that two CAGs would be preferred to reflect the two distinct neighbourhoods within the study area).

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

Updates on the project will be posted on the website:

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



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

Appendix A – Community Meeting Notice



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

**BABY POINT HERITAGE CONSERVATION DISTRICT STUDY**

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

Details are as follows:

**Date:** Monday, March 27<sup>th</sup>, 2017  
**Time:** 7:00 – 9:00pm  
**Place:** Humbercrest United Church  
Heritage Hall  
16 Baby Point Road  
Toronto, Ontario

**Purpose**

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

**Agenda**

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

You can contact Alex Corey, Heritage Planner at (416) 338-1092 or [alex.corey@toronto.ca](mailto:alex.corey@toronto.ca)  
You may also contact Councillor Sarah Doucette, Ward 13, at (416) 392-4072 or [councillor\\_doucette@toronto.ca](mailto:councillor_doucette@toronto.ca)

**Notice to correspondents:**

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

Compliance with City Council policy respecting Notice may result in you receiving duplicate notices.  
Attendant Care Services can be made available with some advance notice.

For more information visit our website at [www.toronto.ca/heritage-preservation](http://www.toronto.ca/heritage-preservation)

