

Baby Point Heritage Conservation District Study

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

Meeting Summary

1. Agenda Review, Opening Remarks and Introductions

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

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

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

The meeting agenda is included as Appendix A.

2. Presentations

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

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

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

3. Guided Discussion

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

History

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

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

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

Planning

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

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

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

Types of Buildings

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

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

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

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

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

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

Landscape

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

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

Boundary

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

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

Archaeology

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

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

Community Engagement

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

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

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

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

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

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

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

4. Wrap Up and Next Steps

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

Appendix A – Agenda

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AGENDA

Meeting Purpose:

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

7:00 pm Agenda Review, Opening Remarks and Introductions

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

7:10 pm Presentation

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

7:45 pm Guided Discussion

- Susan Hall, Facilitator, Lura Consulting

8:55 pm Wrap Up and Next Steps

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

9:00 pm Adjourn