



Baby Point Heritage Conservation District Study

Baby Point Community Advisory Group Meeting #3
Tuesday, April 10, 2018
Humbercrest United Church
16 Baby Point Road Toronto
6:30 pm - 8:30 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 on the Heritage Conservation District Study and recommendations, as well as time to review and discuss materials in preparation for the next public open house meeting. CAG members would also hear a brief presentation about the Heritage Conservation District Plan process and structure.

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
Paul Miller	Alex Corey, City of Toronto
Greg Marlatt	Tamara Anson-Cartwright, City of Toronto
Mary Anne De Monte-Whelan	Susan Hughes, City of Toronto
Maria Subtelny	David Robertson, Archaeological Services Inc
Danica Loncar	Matthew Kelling, Urban Strategies Inc
Ward 13 Executive Assistant Chris Haskim	Dima Cook, EVOQ (Consultant team – lead)
Councillor Sarah Doucette	Reece Milton, EVOQ (Consultant team)
	Susan Hall, Lura Consulting (Facilitator)
	Zoie Browne, Lura Consulting

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 Update and Timeline**
Alex Corey, City of Toronto
- **HCD Study Draft Statement of District Significance, Objectives, Evaluation and Recommendations**
Dima Cook, EVOQ

3. Guided Discussion

CAG members were given the opportunity to read the draft Statement of District Significance, ask questions of clarification and provide feedback on the historical content, draft evaluation and recommendations presented.

A summary of the CAG feedback is presented below and organized by questions used to guide the discussion.

Draft Statement of District Significance, Objectives, Evaluation and Recommendations

Discussion Question: Does the Draft Statement of District Significance adequately reflect your opinion of Baby Point's heritage value? Why or why not?

Overall, CAG members indicated that houses constructed during the Robert Home Smith Building Period (1911-1941) are important historical elements within the neighbourhood. Some participants noted that the story of Baby Point's heritage value and its historical significance could be expressed more strongly through the Draft Statement of District Significance, in particular that Baby Point is an authentic and well-defined enclave. One member expressed that they do not see Baby Point as being different from other early 20th century neighbourhoods in Toronto.

Discussion Question: What feedback do you have on the Draft Statement of Objectives? What are your thoughts about social and community values as well as long-term values and attributes in Baby Point?

The group was asked to specifically consider the meaning of the word conserve and to elaborate on what they would like to be conserved in the long-term, and CAG members noted the following:

- A few members noted that the conservation of the beauty and integrity of the neighbourhood should be an important objective of the proposed HCD Plan.
- Some members mentioned that an objective should be to limit investment property development (i.e. the flipping of properties by developers) within Baby Point.
- One member noted that the objectives need to be as precise as possible.

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City staff noted that the Statement of Objectives will continue to be defined and refined during the HCD Plan process.

Discussion Question: Is there anything that should be added or changed in the draft Statement of District Significance or Statement of Objectives?

CAG members noted the following as topics that could be added or changed in the Draft Statement of District Significance:

- Members noted that the character analysis identified that approximately 80% of homes in Baby Point are original and have minor exterior alterations, indicating a high degree of integrity within the neighbourhood, however the Draft Statement of District Significance does not adequately reflect this.
- One member noted that the Statement does not capture or reflect the story of Baby Point and could be improved.
- A few members indicated that Baby Point's significance as an early example of a planned Garden Suburb needs to be stressed and highlighted more, as well as its significance to indigenous communities.
- One member expressed interest in including more statistical information in the Statement, particularly the ratio of homes associated with the Home Smith Building Period (1911-1941). City staff and consultants clarified that statistics are not typically included in a Draft Statement of District Significance but can be included in the information for the Public Open House.

Proposed Boundary

Discussion Question: Any questions of clarification?

CAG members posed no questions of clarification regarding the proposed boundary as it had not changed from the previous meeting.

Contributing and Non-contributing Properties

Discussion Question: Any questions of clarification?

Some CAG members indicated that they are generally uncomfortable with the terms contributing and non-contributing properties. Key questions and/or concerns include:

- Concern for financial impact of HCD designation on contributing properties. What would property owners be allowed to do / not allowed to do? What would be the potential financial implications (i.e. buying/selling, maintenance, renovations)?
- Participants were interested in understanding what types of policies would be prepared for non-contributing properties.

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Other Questions from CAG

Q: Is there an arborist study being conducted as part of the HCD that will identify the age of trees?

A: The City confirmed that an arborist study is beyond the scope of an HCD, however the HCD study does examine landscape features including the tree canopy more generally.

Q: Will construction surveyor reports be considered?

A: The City confirmed that construction surveyor reports are not included in the HCD Study process.

Public Open House Material

Susan Hall invited CAG members to review the draft display boards that EVOQ has prepared in preparation for the next public open house. CAG members were asked to review the information and provide feedback on the clarity of information and if anything is missing. Dima Cook provided a high-level overview of each display board. CAG members indicated that the following information should be included on boards at the next public open house:

- Definitions for HCD terminology (i.e. contributing/non-contributing);
- Statistics to show the integrity of homes in Baby Point;
- Information on architectural styles that prevail in Baby Point;
- Families of houses and building types identified by EVOQ (shown in previous meetings);
- The potential impact of designation on property values and cost implications for renovations;
- Examples of guidelines for contributing and non-contributing properties (i.e. what property owners can or cannot alter to the exterior of the home); and
- An analysis of the existing zoning by-laws that may contribute to heritage conservation in Baby Point.

4. Wrap Up and Next Steps

Alex Corey gave a brief review of HCD Study to HCD Plan process and informed members that there is an opportunity for all community members to submit feedback to the Toronto Preservation Board (TPB) following the next public open house. He asked CAG members to submit any additional feedback based on the information provided at the CAG to his attention or to Lura Consulting by April 17th, 2018.

City staff and consultants thanked CAG members for attending the meeting and explained that the meeting summary would be circulated before posting online. Alex Corey informed CAG members that the second public open-house is to be scheduled in Spring 2018. The project team will post study documents online, including the recommendations discussed with the CAG, prior to the meeting date.

Appendix A – Agenda



Baby Point Heritage Conservation District Study Baby Point Community Advisory Group Meeting #3

Tuesday, April 10th, 2018

Humbercrest United Church, East Hall

16 Baby Point Road, Toronto

6:30 pm – 8:30 pm

AGENDA

Meeting Purpose:

- Provide an update of the HCD Study
- Review and discuss the draft Statement of Cultural Heritage Value and heritage attributes
- Review and discuss the HCD Plan process and structure
- Review materials in preparation for Public Open House
- Address questions and concerns from CAG members
- Review next steps.

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| 6:30 pm | Agenda Review, Opening Remarks and Introductions <ul style="list-style-type: none">• Alex Corey, City of Toronto, Heritage Preservation Services• Susan Hall, Lura Consulting, Facilitator |
| 6:40 pm | Presentation of HCD Study Evaluation and Recommendations <ul style="list-style-type: none">• Alex Corey – HCD Terminology• Dima Cook, EVOQ, Results of Evaluation and Recommendations |
| 7:20 pm | Guided Discussion |
| 7:45 pm | Overview of Next Steps <ul style="list-style-type: none">• Alex Corey – HCD Plan process and structure |
| 8:10 pm | Public Open House Approach and Materials <ul style="list-style-type: none">• Susan Hall, Facilitator, Lura Consulting |
| 8:25 pm | Wrap Up and Next Steps |
| 8:30 pm | Adjourn |