

Existing Planning Framework

THE OFFICIAL PLAN

The Official Plan for the City of Toronto implements the Province’s policies and sets the City’s long-term vision for how and where communities should grow.

Baby Point is a Stable Neighbourhood

New development must respect and reinforce the existing physical character of the area, including the massing and dwelling type of buildings, prevailing setbacks, and conservation of heritage.

Cultural and Natural Heritage is to be Protected

Areas with a concentration of heritage resources will be designated as Heritage Conservation Districts; conservation and design guidelines will be adopted to maintain and improve their character.

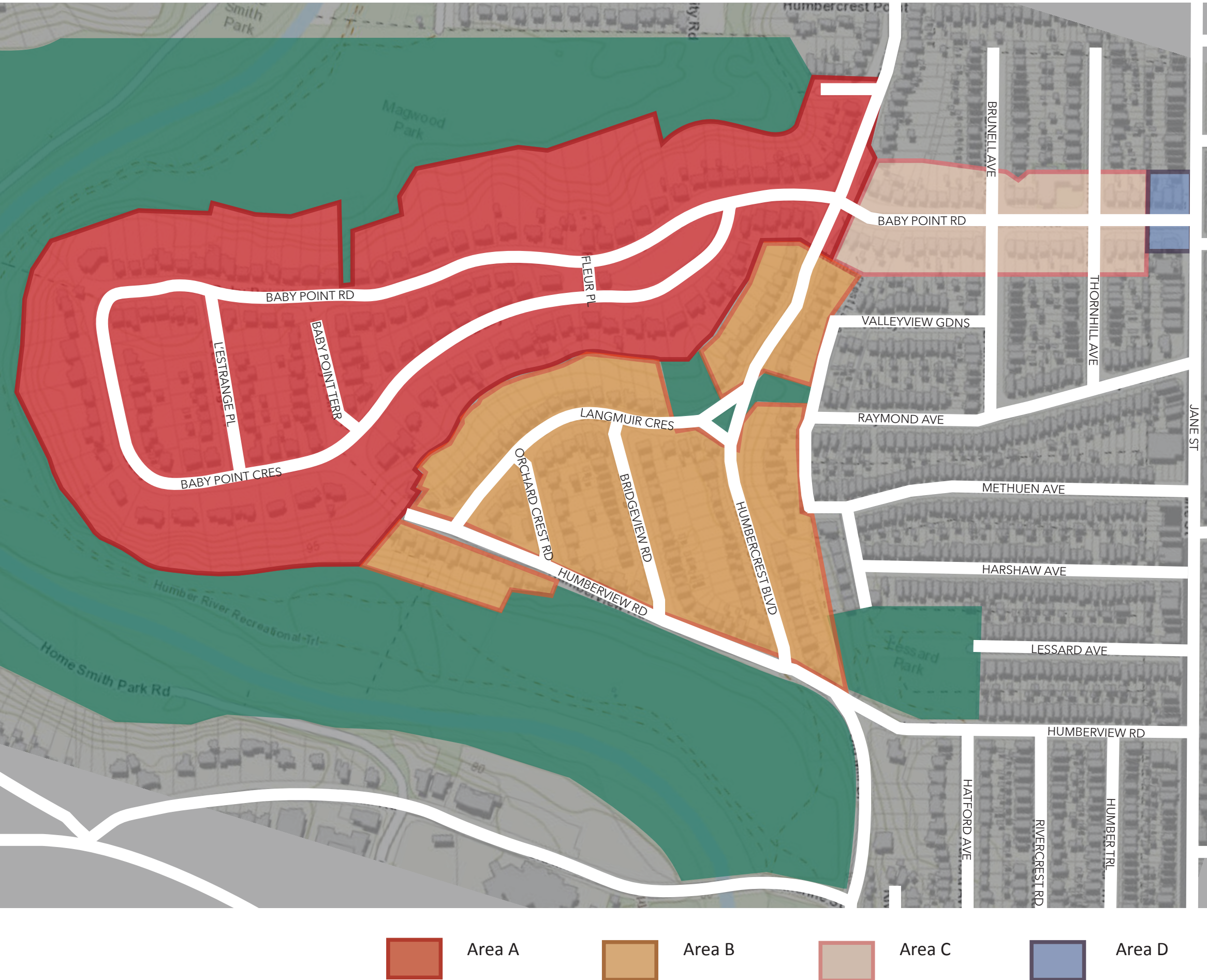
Views from the Public Realm are to be Protected

The view of Old Mill Bridge looking south from Etienne Brule Park and looking north-west from Old Mill Tennis Courts is protected in the Official Plan.

ZONING BY-LAWS

Toronto’s Zoning By-laws translate the Official Plan’s high level vision into rules that regulate what can be built, where it can be built, the form it can take, and how it can be used.

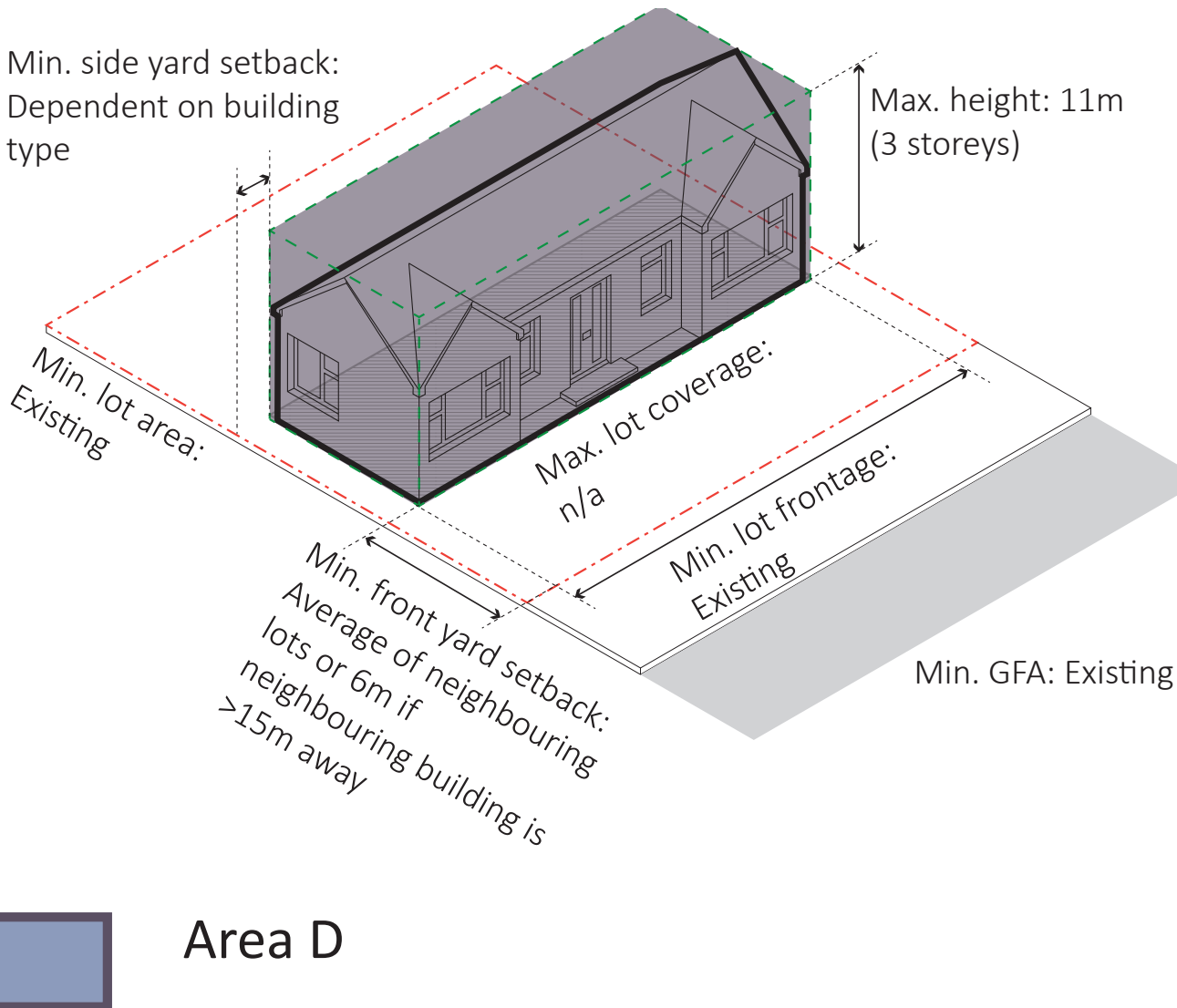
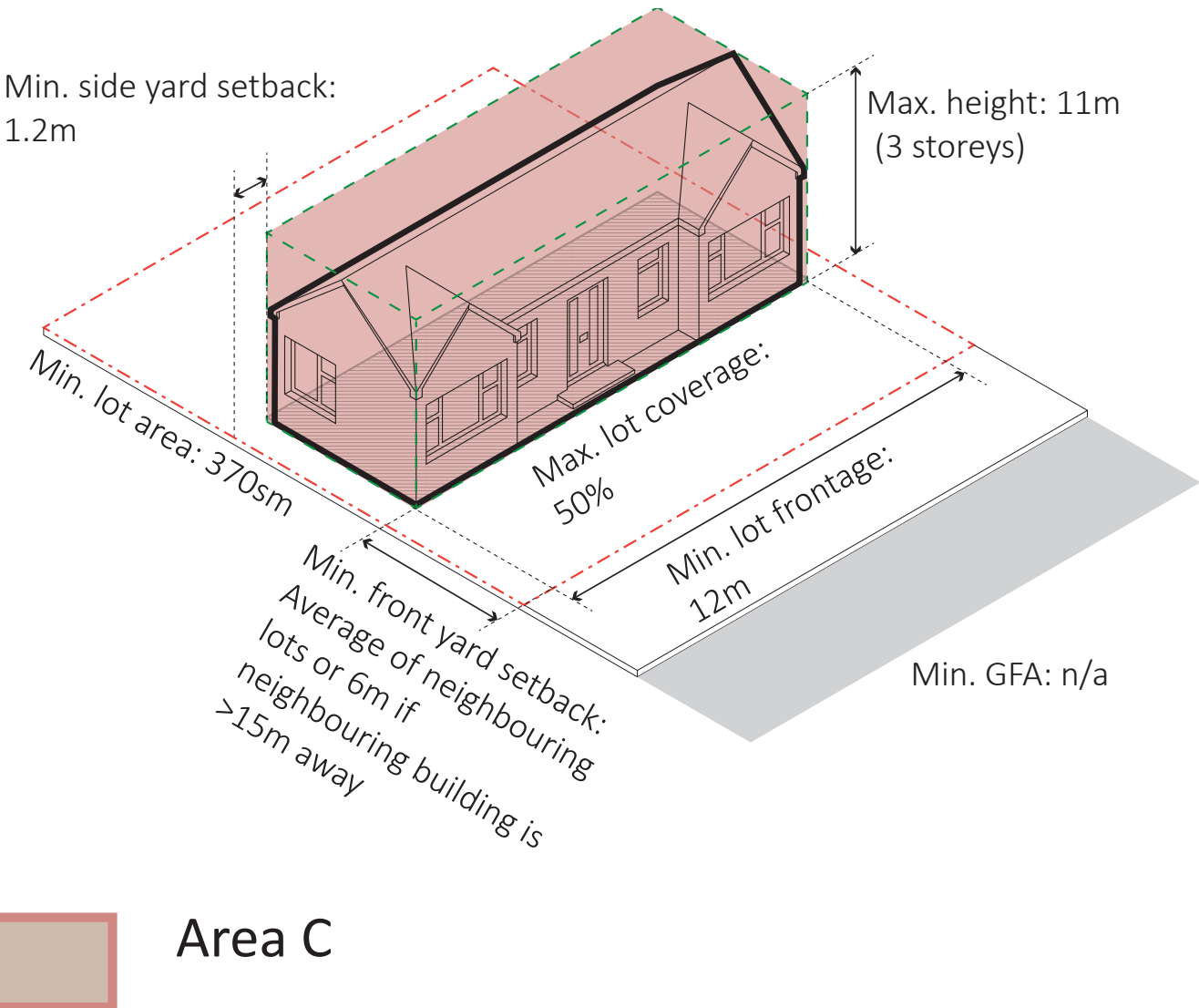
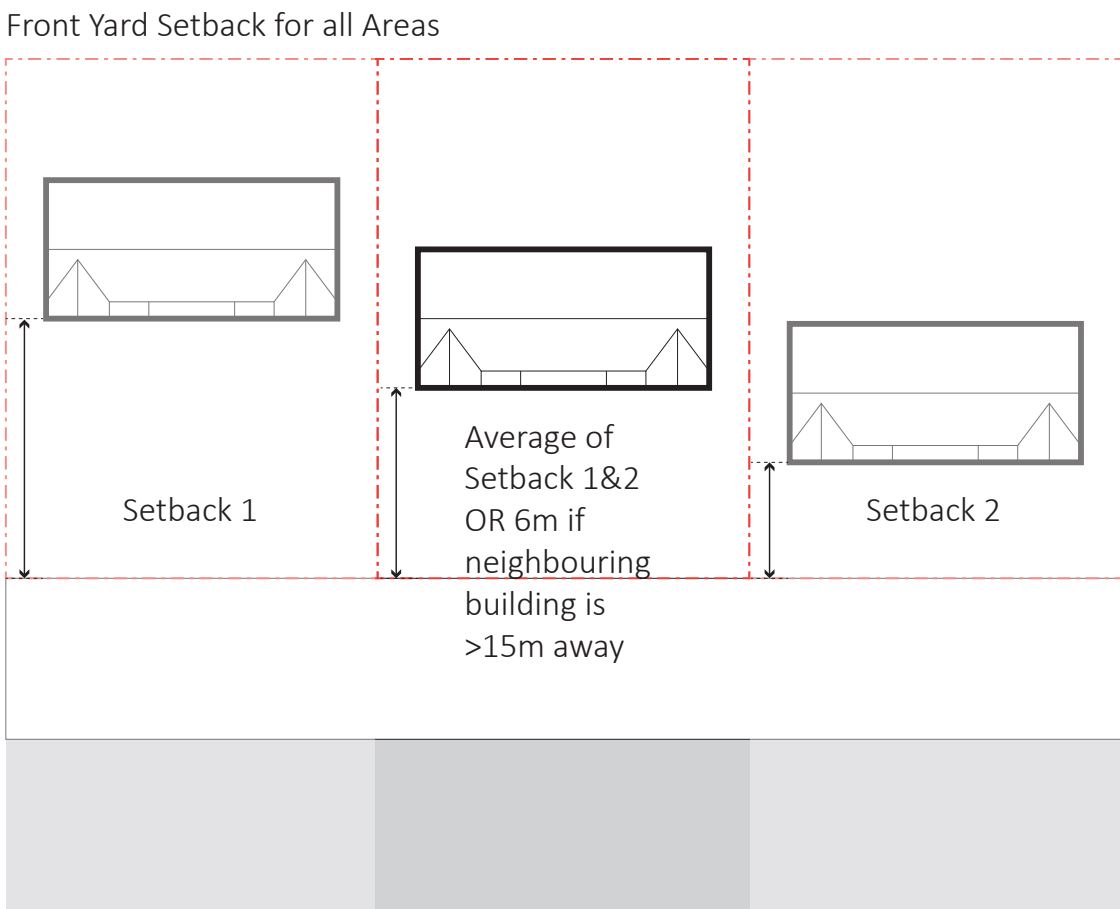
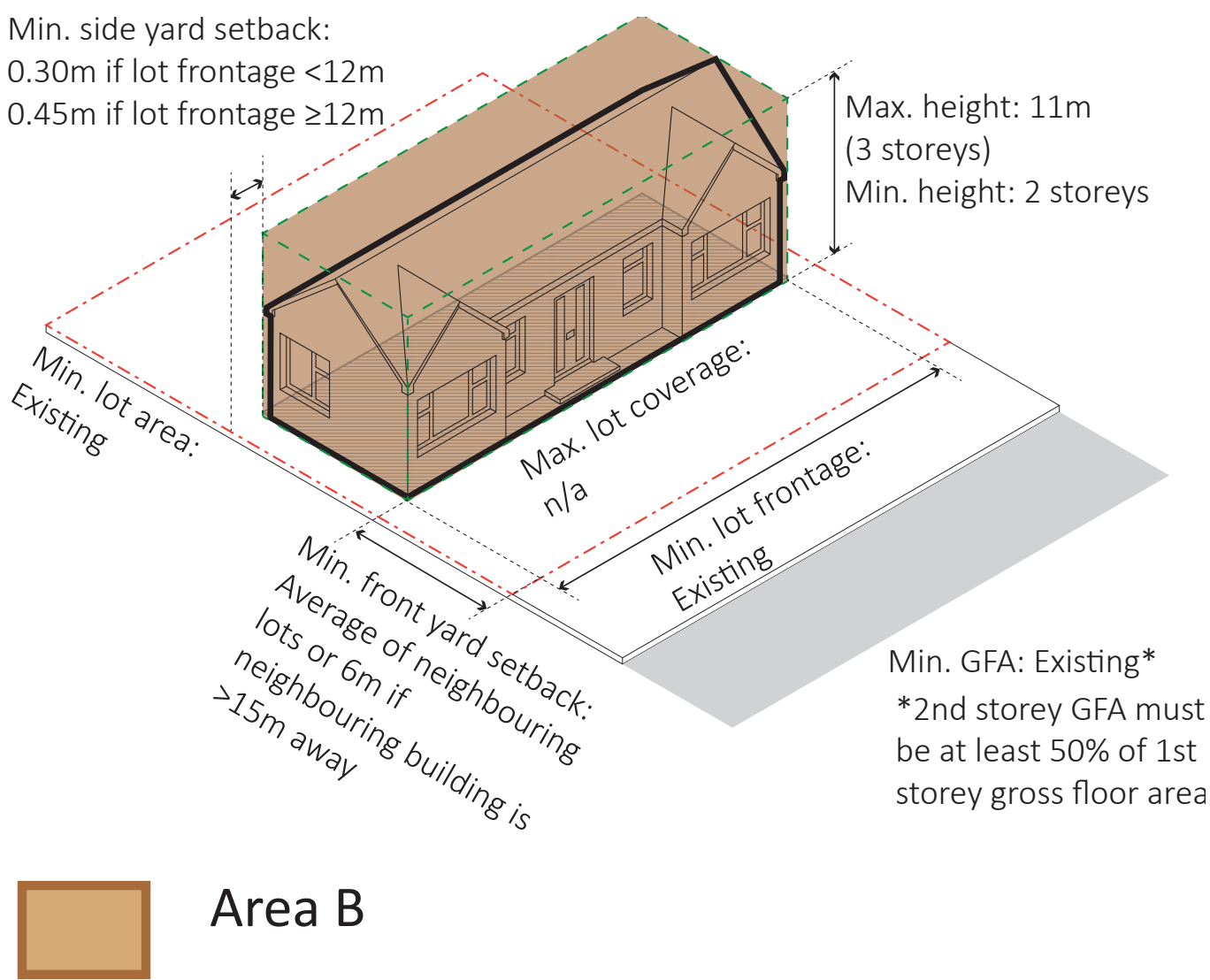
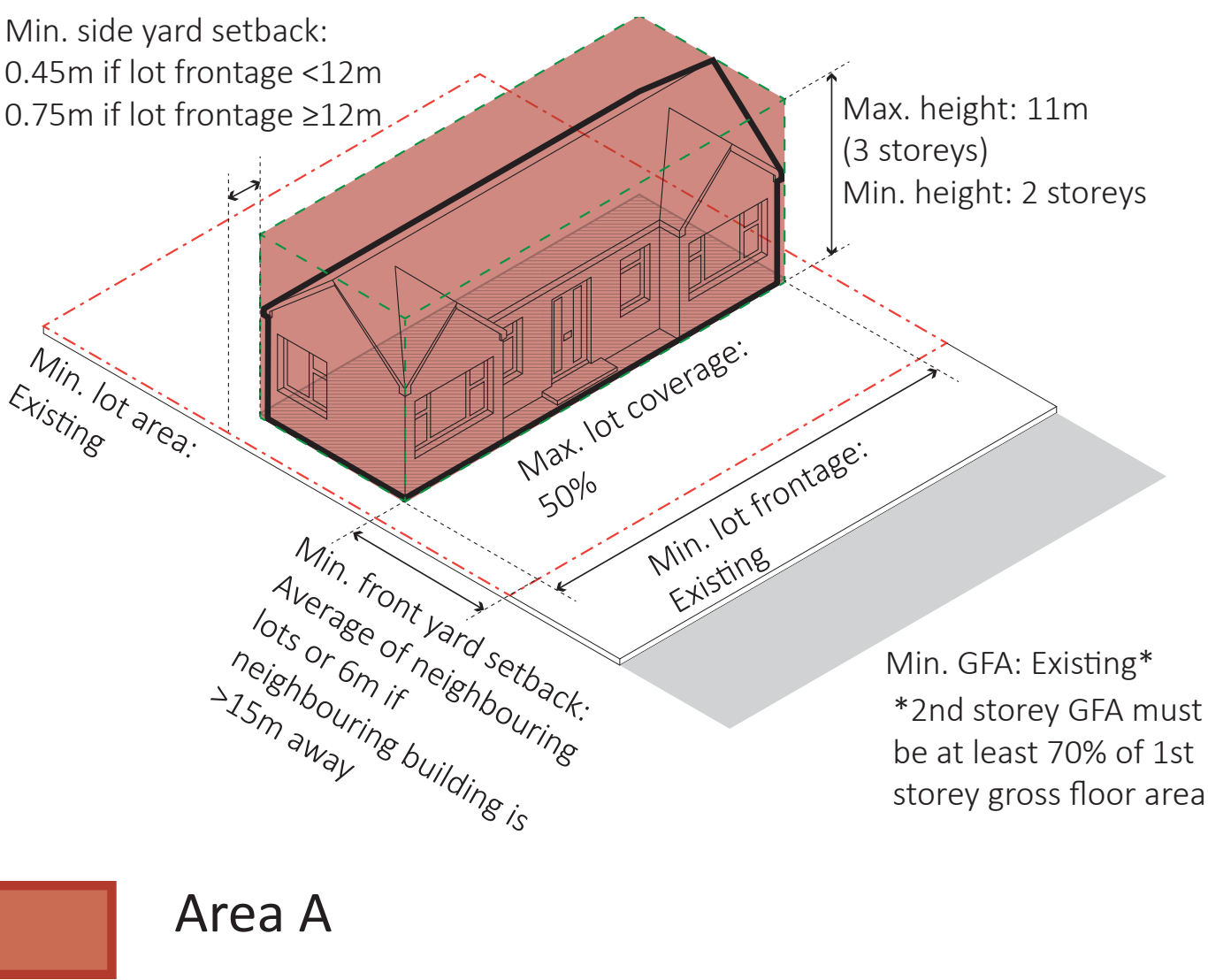
Baby Point’s residential areas can be divided in four general zoning categories that provide for slight variation in built form and site configuration.



REGULATIONS PER ZONING CATEGORY

These diagrams illustrate the permitted housing location and configuration in each of the four categories.

The zoning generally supports the continuation of large homes on large lots, discouraging severances and (with the exception of Area D) only permitting detached houses.



Comparative Analysis of Zoning & Heritage Character

CURRENT BUILT FORM VS. ZONING

The following is an analysis that contrasts the built form of the 180 contributing properties within the Study Area with their lot frontage and setback regulations. When there is conflict between heritage built form and zoning, the zoning may not effectively reflect and protect the heritage character of the neighbourhood.

Lot Frontage

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

Setbacks

There are 78 properties, somewhat evenly distributed throughout the proposed HCD Plan area, with **front yard setbacks** that are smaller than the minimum requirement of the zoning by-law.

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

Please note: If a lawfully existing building does not reflect the current zoning regulations, the existing building is still considered to conform.

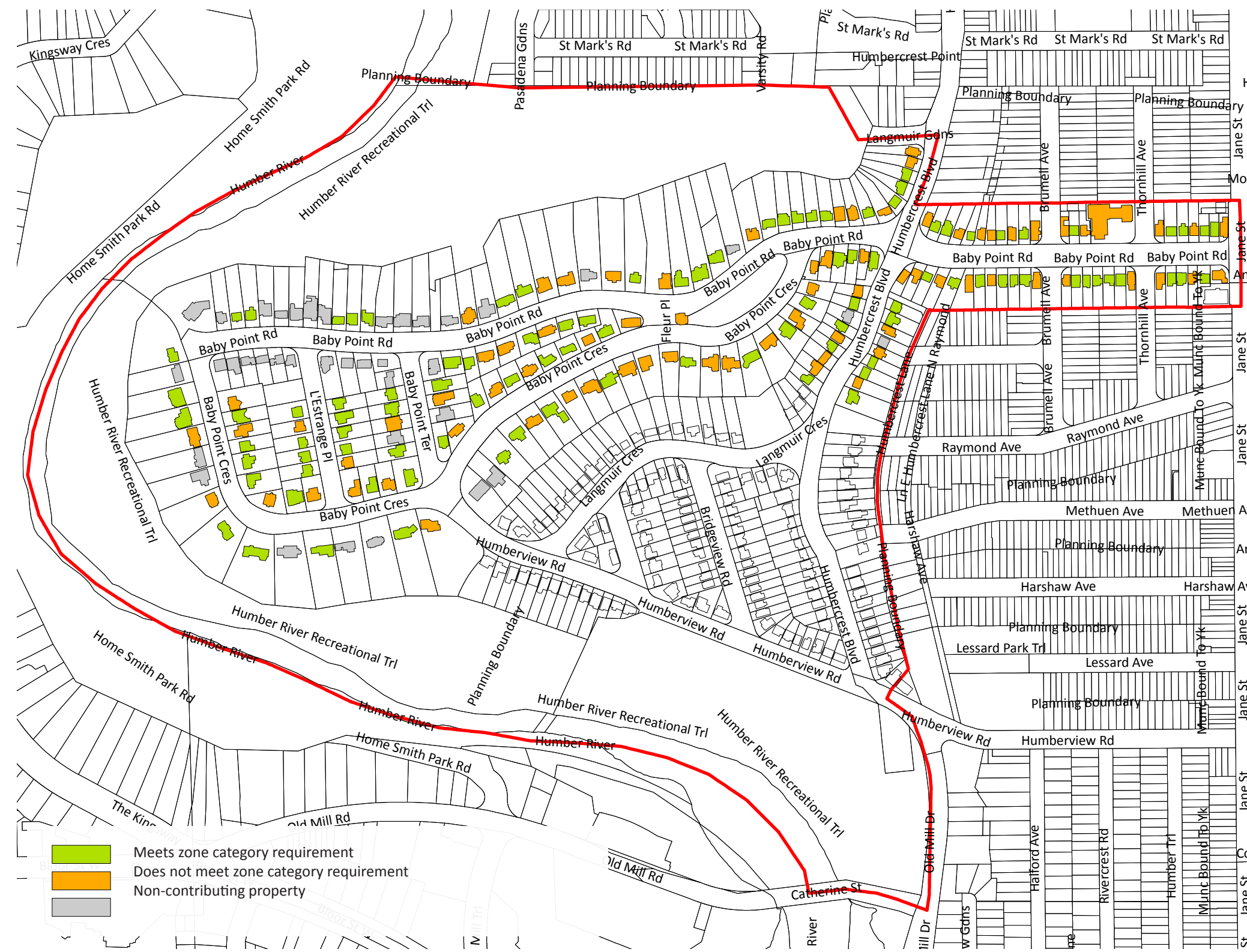
DISCUSSION

- Many of the City of Toronto Zoning By-law 569-2013 provisions reflect the historic built form character of the neighbourhood.
- However, there is frequent inconsistency with regard to building setbacks and lot frontages.
- The residential subdivision as established by Robert Home Smith in 1911 intentionally contained a diversity of building-to-site configurations. This diversity is a nuanced yet important condition that is part of Baby Point’s unique quality of place, but is not reflected in the prevailing Zoning By-laws.
- New construction or additions to existing buildings must adhere to this prevailing By-law, potentially modifying the historic character of the neighbourhood over time.

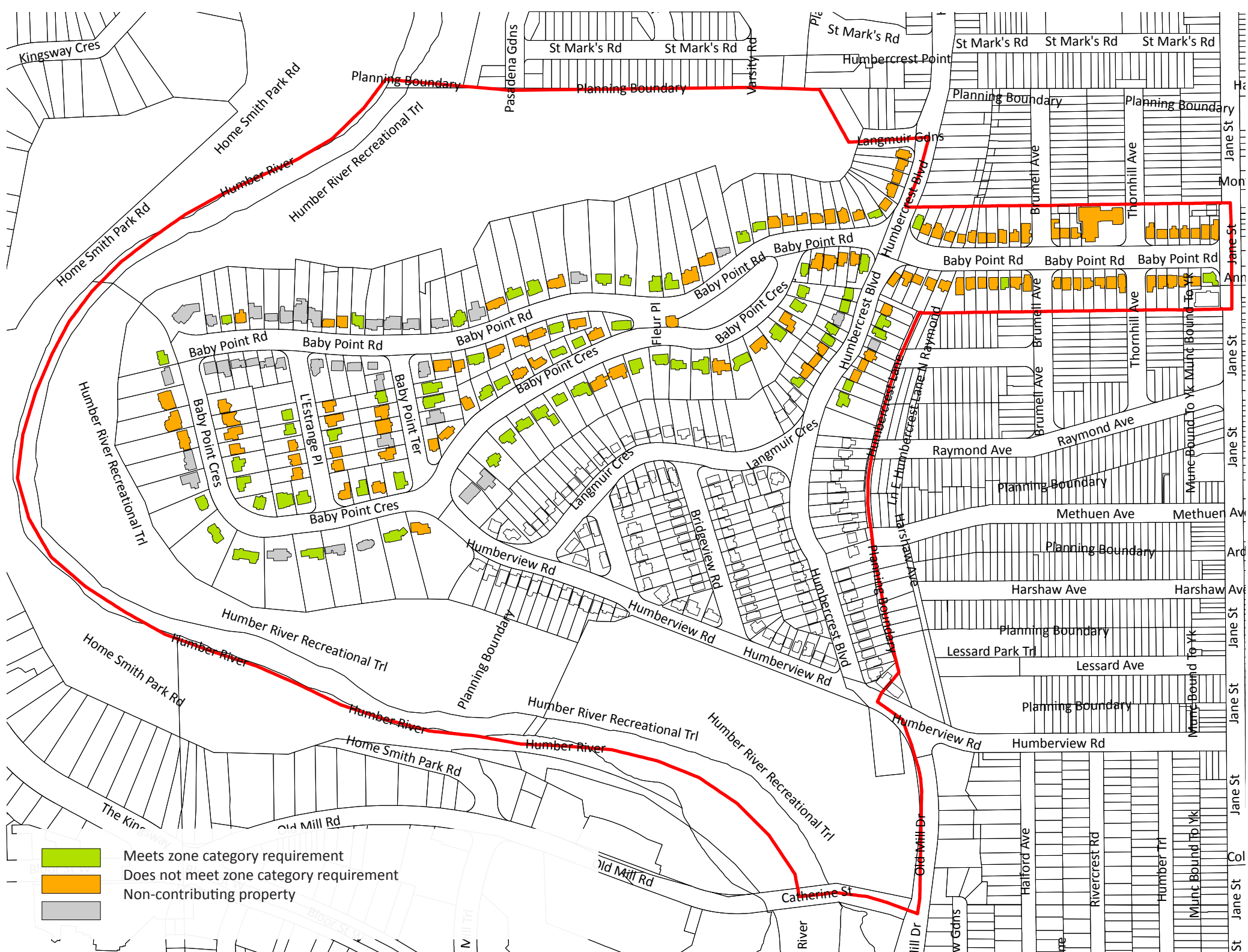
Along with potential amendments to the existing zoning, alternative policy tools should be applied that are consistent with Baby Point’s quality of place and the original intentions of the Home Smith Surveys. Referencing the interplay between built form, landscape, and place making, the picturesque setting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



Lot Frontage



Front Yard Setback



Side Yard Setback