

**Baby Point
Heritage Conservation District (HCD) Study
Community Consultation Meeting #2 – Summary Report**



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: Susan Hall, 416-410-3888, shall@lura.ca.

Baby Point Heritage Conservation District Study
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Table of Contents

1. Introduction	1
1.1. Project Background.....	1
2. Community Consultation Meeting #2.....	2
3. Summary of Feedback.....	3
3.1. Character Analysis.....	3
3.2. Heritage Evaluation.....	4
3.3. Proposed HCD boundary.....	4
3.4. Archaeology	4
3.5. History	4
3.6. Additional Feedback.....	5
4. Next Steps	5
Appendix A – Community Meeting Notice	6
Appendix B – Frequently Asked Questions.....	7

1. Introduction

1.1. Project Background

The Baby Point Heritage Conservation District (HCD) Study was 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 is illustrated on Figure 1 and 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 in Ward 13 – Parkdale-High Park.

The HCD Study was initiated to provide an overall understanding of the area's history and heritage character and to determine if an HCD would be an appropriate heritage planning tool. The Baby Point HCD Study included a comprehensive property inventory, historic and archival research, a built form survey, character analysis and evaluation of the area's heritage value to determine if the Study Area warrants designation. Community engagement is also an important component of the HCD Study.

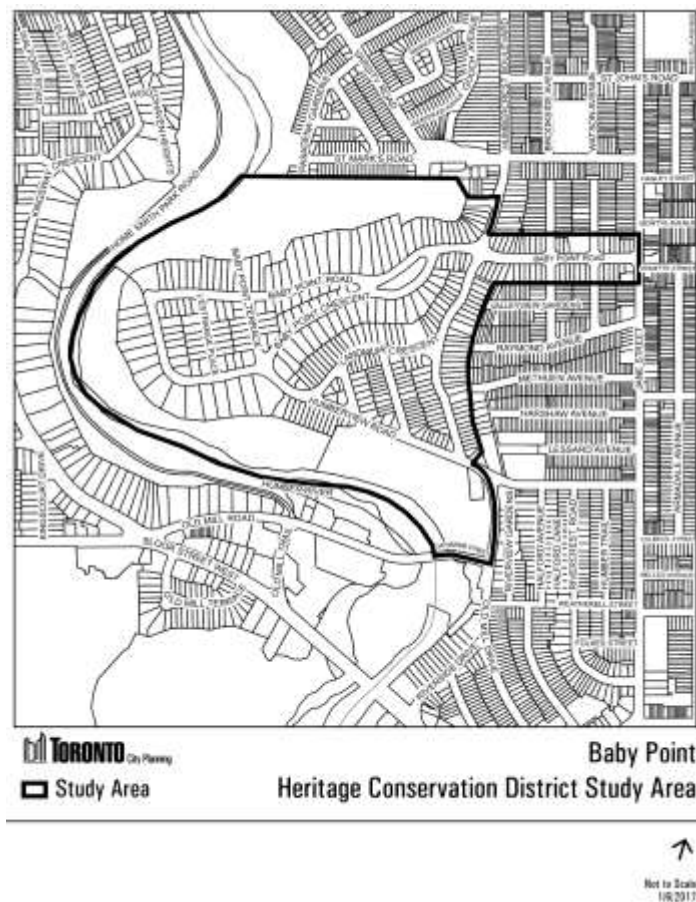


Figure 1. Baby Point HCD Study Area

Baby Point Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

2. Community Consultation Meeting #2

The City of Toronto hosted the second Community Consultation Meeting for the Baby Point HCD Study on May 28, 2018, from 5:30 p.m. to 8:30 p.m. at the Old Mill Inn, Toronto.

The purpose of the meeting was to:

- Share information and obtain feedback on Baby Point HCD Study results and recommendations;
- Present material related to key components of the study (e.g., character analysis, heritage evaluation, archeology, and boundary recommendations);
- Answer community members' questions about the Baby Point HCD Study results and recommendations; and
- Highlight next steps.

The meeting format featured an open house with eight stations offering community members an opportunity to learn about the HCD study, speak to City staff, the consultant team and facilitators, and share feedback. A Frequently Asked Questions (FAQ) document was provided to all participants, as was a comment form for those who wanted to provide written feedback. The eight stations were:

1. Project and Planning Overview/About the Project;
2. History of the Area;
3. Character Analysis;
4. Archaeology;
5. Planning Framework;
6. Evaluation;
7. Comments/Feedback; and
8. Interactive Map.

Feedback was obtained through the following methods:

- a) Input during discussions at the 'Comments/Feedback' station;
- b) Input during discussions and sticky notes at the 'Interactive Map' station;
- c) Feedback forms submitted during, and following, the meeting; and
- d) 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 mail or e-mail following the meeting or in person during the meeting. For those unable to attend the meeting, a digital comment form was made available on the project website. The digital comment form was available online to the public until June 12th, 2018.

A meeting notice was issued to all homes within the HCD Study area boundary and shared by email with those who had signed up to be on the distribution list. The meeting notice is found in Appendix A. The FAQ is provided in Appendix B. Meeting materials were made available on the project website:

Baby Point Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/baby-point-heritage-conservation-district-study/recommendations/>

Approximately 60 people attended the meeting, including Ward 13 Councillor Sarah Doucette.

3. Summary of Feedback

Many participants asked questions or provided feedback to City staff, the consulting team or facilitators at the meeting and a total of 10 comment forms were received. The majority of the discussion consisted of questions, comments and answers as well as stories about intangible cultural heritage and the history of individual properties. Highlights of the meeting feedback relating to the comment forms and information stations are summarized below, including comments submitted following the meeting.

Participants identified questions about the HCD Study and subsequent HCD Plan process, policies and guidelines associated with a designation for non-contributing and contributing properties, impact on property values, and ways to have individual voices heard in the next steps of the process. Those who expressed support for an HCD designation noted the importance of preserving the heritage character of properties but also questioned the level of protection available to homes between the HCD Study and HCD Plan phase. Those who expressed opposition to a potential HCD designation noted concerns with perceived negative impacts on property values, maintenance restrictions and archaeological assessments. A few attendees also commented and posed questions about a poll of homeowners within the proposed HCD boundary to assess the number of people in favour of a designation. *Note: Policy 16 of the Council-adopted terms of reference for Heritage Conservation Districts states that Heritage Preservation Services will not undertake any polling of residents or owners to determine if designation is appropriate or warranted.*

3.1. Character Analysis

The following is a summary of feedback on the Baby Point HCD Study Character Analysis:

- There were divergent opinions expressed in support and in opposition of the Baby Point HCD Study Character Analysis. One comment noted the Character Analysis was a well-done presentation with lots of quality research while another noted that it was poorly argued.
- One comment noted the importance of landscape and gardens to the Home Smith period and questioned if financial assistance would become available to property owners to restore their front yards if the area moved towards an HCD Plan.

3.2. Heritage Evaluation

There were divergent opinions expressed in support and in opposition of the Baby Point HCD Study Heritage Evaluation. One comment noted the Heritage Evaluation identified significant properties that contribute to the character of the neighbourhood, while another noted that the evaluation is subjective with no evidence except for historical land use of which nothing remains to be preserved except properties built over an initial span of some 30 years and then demolished, re-built, or altered over the past 75 years.

3.3. Proposed HCD boundary

There were divergent opinions raised in support and in opposition of the Proposed HCD Boundary. A few comments noted the Proposed Boundary is logical and appropriate, while others noted that the community was misled over the intent to include Old Millside in the HCD study boundary. *Note: The proposed HCD Plan boundary does not include Old Millside.*

3.4. Archaeology

In general, participants were aware of the Indigenous history of the area and that archeological resources had been found in the neighbourhood. Some participants were also aware of the Baby Point Archaeologically Sensitive Area (ASA). The following points were raised about the archaeology evaluation of the Baby Point HCD Study:

- Most discussions focused on specific “what if” scenarios and requirements for undertaking an archeological assessment (i.e.: what if I repave my driveway?) and an interest in understanding the associated costs and approval processes required.
- A few comments noted the archaeological analysis and field survey done as part of the HCD Study is interesting and informative.
- A number of individuals asked about First Nations interests in Baby Point and Magwood Park, and sought clarity on the input of First Nations in the permit review process
- A few comments noted that the information has failed to provide evidence of archeological significance (it was suggested that there have been no archeology finds associated with any of the studies that have been conducted by property owners in the Baby Point ASA since 2004).

3.5. History

Participants were invited to review the boards as well as share their stories at the interactive map station. One participant was interested in individual property designation for their home in Old Millside, one participant expressed pride in Old Millside being a neighbourhood where everyone knows each other and a couple of participants who are new residents were interested in learning more about the history of the area.

Several comments noted the history of Baby Point is very or extremely interesting, while others suggested that it is cursory, and the Home Smith period does not warrant recognition because he was a developer and not an architect.

Baby Point Heritage Conservation District Study
Community Consultation Meeting #2 – Summary Report

3.6. Additional Feedback

Additional feedback about the HCD Study results or recommendations provided include:

- A few participants asked about the rationale for identifying contributing and non-contributing properties and about future policies and guidelines for both types of properties.
Note: Contributing properties were identified if there were built during the period of significance (1910-1941), do not appear from the street to have been significantly altered and have maintained their integrity.
- A number of participants asked how the HCD process can be stopped. Several comments indicated the desire for a poll to be conducted of homeowners in the Baby Point HCD Study process to determine the level of community support for proceeding to an HCD Plan.
- One comment noted that there is already a process in place to be followed when homeowners want to renovate their homes and therefore additional municipal rules are not necessary. The commenter suggested individuals should seek heritage designation for their own properties only.
- A few participants posed questions about the permitting process and alternations that can be done to their home without a permit. Some individuals expressed concern with ‘red tape’ associated with HCD designation, or the inability to choose windows or doors based on personal preferences.
- A few attendees posed questions about the First Nations interests in the Baby Point HCD Study and raised concerns about the potential of land claims through this process.
- Several participants indicated the need for information regarding legal impacts, costs and consequences of an HCD, examples of other HCDs, clarification about First Nations interests in the area and impacts on property values and days of listings on the market.

4. Next Steps

The HCD Study Report will be presented to the Toronto Preservation Board on July 12th, 2018. A summary of the engagement process, including all Community Advisory Group Meeting and Community Consultation Meeting summaries, will be included as appendices to this report.

Updates on the project will be posted on the website:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/baby-point-heritage-conservation-district-study/>

Appendix A – Community Meeting Notice





The City Planning Baby Point Heritage Conservation District (HCD) study team is hosting a community consultation (open house) where you can learn about the study, ask questions and share your comments.

Baby Point Heritage Conservation District Study

Community Consultation (Open House)

Join City Planning staff and their consultants to learn about the first phase of the Baby Point HCD Study. Discover the rich history of Baby Point, the site of centuries of indigenous use, of early French history and today a picturesque garden suburb envisioned by the early 20th century entrepreneur Robert Home Smith.

 **May 28th, 2018**
5:30 PM - 8:30 PM
[open house - drop-in anytime]

 **The Old Mill, Brulé Room "A"**
21 Old Mill Road

HCDs are neighbourhoods whose cultural heritage value contributes to a sense of place extending beyond their individual buildings, structures and landscapes. The Baby Point HCD Study involved the research and analysis of the area's history, evolution and present-day character. The HCD Study community advisory groups (Baby Point and Old Millside) provided their input and feedback to the study team in developing an understanding of the social and community values and an appreciation for the neighbourhoods' character and heritage resources - built heritage, landscape and archaeology.

The HCD Study analysis and recommendations explain why the Baby Point HCD Plan area merits designation under Part V of the Ontario Heritage Act. Old Millside is not being recommended for designation.

For those unable to attend, or who wish to learn more about the HCD Study analysis and recommendations, please visit the study website:

<https://www.toronto.ca/baby-point-heritage-study>

On July 12th, the Toronto Preservation Board will consider the Baby Point HCD Study including its recommendations to proceed to Phase 2 and to develop an HCD Plan to help manage change in the neighbourhood while conserving and enhancing Baby Point's cultural heritage value.



Alex Corey
Heritage Planner
Heritage Preservation Services
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Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

Our public meeting locations are wheelchair accessible.

Please contact Alex Corey at 416-338-1092 alex.corey@toronto.ca 72 hours in advance to arrange additional accommodation.

Appendix B – Frequently Asked Questions



Heritage Conservation Districts in Toronto Frequently Asked Questions

What is a Heritage Conservation District?

Heritage Conservation Districts are neighbourhoods that are protected by a municipal by-law passed under Part V of the Ontario Heritage Act by City Council. Heritage Conservation Districts are put in place to conserve and enhance the special character of Toronto's historic areas and neighbourhoods.

Why and how are Heritage Conservation District Studies initiated?

Provincial planning policy and the City's Official Plan mandate the City to conserve areas with significant heritage value, wherever they exist. Potential Heritage Conservation Districts can be nominated by community members or can be identified by Staff. Like all planning studies done by the City, Heritage Conservation District studies are conducted by planning professionals, to ensure that the area is worthy of study, evaluate whether it warrants designation, and provide recommendations to the Toronto Preservation Board and City Council.

What are the advantages of being part of a Heritage Conservation District?

Being part of a Heritage Conservation District ensures that changes in your neighbourhood are guided by a clear planning and permit application process, with area specific guidelines. Property owners within Heritage Conservation Districts may also benefit from the Toronto Heritage Grant Program which can assist with the cost of conservation work.

How will being part of a Heritage Conservation District affect my ability to change my property?

Heritage Conservation Districts support changes that enhance a neighbourhood's unique character. Property owners within a District are required to receive a heritage permit for additions, alterations or demolition on their property. Changes to the interior, changes to the exterior that are not visible from the street, and routine maintenance like painting do not require a heritage permit.

Is there a cost for heritage permit applications, and how long is the application process?

Heritage permits are free, and are integrated with the building permit process; only one application is required, and the average time for review of heritage permit applications is three days.

Will being part of a Heritage Conservation District affect the use of my property?

No, designation within a Heritage Conservation District does not affect the use of a property. If an owner would like to change the use of a property, an application is required under the Planning Act. If a change of use requires alterations to the building, the alterations may require heritage permit approval under the Ontario Heritage Act.

Will I have to change my existing windows and doors if the neighbourhood is designated?

No, you will not be required to replace your existing windows and doors. If you choose to replace your existing windows and doors that are visible from the sidewalk, you will need a heritage permit to do so. The Toronto Heritage Grant Program may be able to assist in the cost of repair or restoration of original windows and doors.

Will being part of a Heritage Conservation District affect my property values?

Property values are determined by many factors. Recent studies indicate that property values are most often similar or higher in Heritage Conservation Districts when compared to similar properties in undesignated areas. For more information, see:

- "Heritage Districts Work! – More Stories of Success", 2012. Architectural Conservancy of Ontario, Robert Shipley, University of Waterloo
- "The Economic Value of Heritage Districts: How Assessment Growth in Heritage Conservation Districts Compares With Non-designated Areas in Hamilton", 2016. Urban Insights bulletin, CivicPlan.

Will being part of a Heritage Conservation District affect my insurance premiums?

The provincial Ministry of Tourism, Culture and Sport and the Insurance Bureau of Canada have both confirmed that insurance premiums should not go up as result of heritage designation. Heritage property owners are encouraged to shop around to find the right insurance provider, and should contact the Insurance Bureau of Canada if their insurer has questions regarding designation.

Will residents be polled by City Planning during the Heritage Conservation District Study process?

No, Policy 16 of the Council-adopted terms of reference for Heritage Conservation Districts states that Heritage Preservation Services will not undertake any polling of residents or owners to determine if designation is appropriate or warranted. The study process includes public engagement and consultation. City staff present professional recommendations to Council regarding the eligibility of the proposed district for designation.

How can a resident/owner share their opinion on the HCD Study?

Community consultation meetings are one way for residents to provide input; recommendations can be reviewed online and feedback provided to City Planning. Comments will be included in the summary of community engagement in the appendix of the HCD Study, and a summary of community feedback will be included in the staff report for Toronto Preservation Board. Residents can also write to the Toronto Preservation Board once the agenda and report is posted, or make a deputation at that meeting.

What happens at the end of Phase I of the HCD Study?

To clarify, the HCD Study report and recommendation to develop an HCD Plan for Baby Point is the first phase of a multi-phase project; the area will not be designated until an HCD Plan is developed and the item is approved by Community Council and City Council. If the Toronto Preservation Board endorses the recommendation to move forward, we will be undertaking a new round of consultations in 2019 while the HCD Plan is being prepared and prior to designation.