

Baby Point

Heritage Conservation District (HCD) Plan

Policy Concepts Community Sessions – Summary Report



Landscape Policy Concepts Session February 5th, 2024, 6:00-8:00 p.m.

Architectural Policy Concepts Session February 27th, 2024, 6:00-7:30 p.m.

Prepared by LURA Consulting for the City of Toronto



Introduction

Project History

The Baby Point Heritage Conservation District (HCD) is defined by single-family houses on landscaped lots with a mature tree canopy and a picturesque setting. The area was part of Robert Home Smith's Humber Valley Surveys, with Baby Point developing according to the garden suburb model. The study area contains representative examples of domestic revival architecture, picturesquely situated to emphasize the ample lot sizes and conserve the mature tree canopy and natural topography. The area is also of particular significance to Indigenous communities, given its known history as a site used by their ancestors for millennia. The promontory is perhaps best known as the location of a well-documented, mid-to-late seventeenth-century Haudenosaunee village named Teiaiaagon, which may represent one of the largest archaeological sites in Toronto. The area has been identified as an Archaeologically Sensitive Area in the City of Toronto's Archaeological Management Plan.

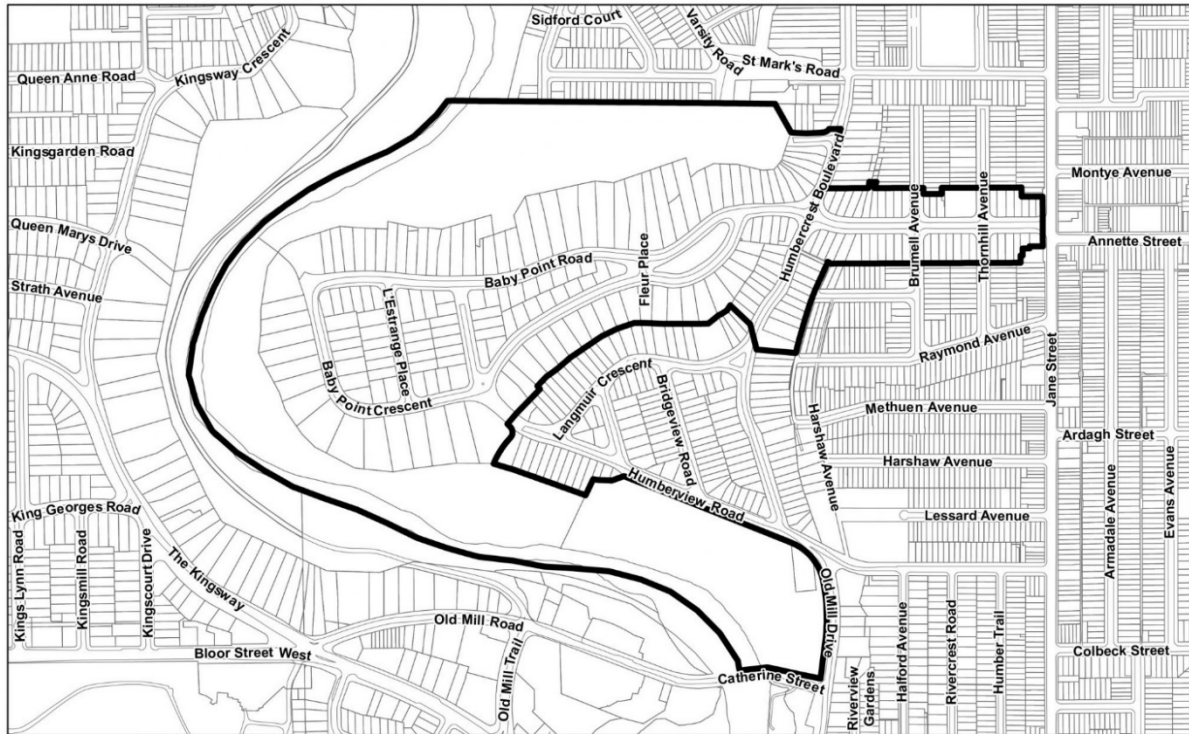
In the Spring of 2021, City Planning staff initiated the HCD Plan phase. This phase includes preparing policies and guidelines to conserve the HCD's cultural heritage value as well as community consultation and engagement with Indigenous communities with rights and interests in the project area, we focused on understanding the Indigenous Presence in the area prior to proceeding with the community consultation. The City held a series of consultations with First Nations whose Treaty or Traditional Territory encompasses Baby Point. The City has been engaging with the Six Nations of the Grand River, the Mississaugas of the Credit First Nation, and the Huron-Wendat Nation (Nation Huronne-Wendat) as part of the preparation of the HCD Plan. These communities are connected to those who lived here in the past. The area continues to hold deep significance given its history as a site used by their ancestors for millennia, including as a place of burial. With its consultants Innovation 7, the City also facilitated engagement sessions to gather input from urban Indigenous communities. A community consultation meeting will take place followed by final HCD report, which is anticipated to be presented to the Toronto Preservation Board, Community Council, and City Council once finalized.

Recommended HCD Boundary

The District boundary includes properties on the following streets:

- Baby Point Road (All properties)
- Baby Point Crescent (All properties)
- L'Estrange Place (All properties)
- Fleur Place (All properties)
- Humbercrest Boulevard (South to where the boulevard meets Langmuir Crescent, and north to Langmuir Gardens. Only properties on the west side of Humbercrest Boulevard north of Baby Point Road to Langmuir Gardens are included in the proposed HCD Plan.)

Baby Point Heritage Conservation District (HCD) Plan Policy Concept Community Sessions – Summary Report



Proposed Baby Point HCD Plan Area

▭ Proposed Baby Point HCD

↑
Not to Scale
7/7/2021

Figure 1. Proposed Baby Point HCD Plan Area – Not to scale, for illustration purposes only

Policy Concepts Community Sessions

Community engagement is an important component of the HCD Planning process. The City of Toronto hosted two sessions to discuss policy concepts of the proposed HCD Plan area.

A hand-delivered newsletter advertised the two sessions to all properties in the proposed HCD Plan area. The City's Baby Point project website has a copy of the newsletter. [Read the newsletter here.](#)

Posters advertising the sessions were displayed in high foot traffic areas in the HCD Plan area.

Meeting Purpose and Objectives

The purpose and objectives of the two meetings were to:

- Introduce the Baby Point HCD Plan's in-progress content to the community
- Present the boundary of the proposed HCD
- Present the draft Statement of Objectives and Heritage Attributes
- Provide an update on the policy concepts being considered for the Baby Point HCD Plan
- Answer questions about the HCD Plan process and policy concepts
- Document feedback on the HCD policy concepts

Archaeology and Landscape Policy Concept Session – February 5th, 2024, 6:00-8:00 p.m.

A virtual community session was held on Zoom to discuss Archaeology and Landscape Policy Concepts. City staff and their consultants provided presentations on the City's HCD preparation process and project context, landscape policy concepts, and archaeology policy direction. Following each presentation, LURA Consulting facilitated a Question-and-Answer period for participants to ask questions and provide comments to the project team.

Twenty-six (26) people attended this session.

Summary of Feedback and What We Heard

The following summarizes the feedback from comments and questions received during the **Archaeology and Landscape Policy Concepts session** or via email to the City's project lead after the sessions. Community input will be reviewed by the project team and assessed systematically. The final HCD Plan recommendations will be based on a range of information sources and analysis, including reviewing community inputs. A copy of the presentation slides from the session is posted on the City's Baby Point project website.

[Presentation from the February 5th, 2024, Archaeology and Landscape Policy Concepts Session](#)

Feedback on Landscape Policy Concepts

- Interest in ensuring new trees are native to the area, including species found in the Black Oak Savannah biome. A few participants suggested working towards replacing non-native species with native ones and improving awareness and information available about plantings.
- Participants identified the need to protect the woodland marsh in the Magwood Sanctuary.

Feedback on Archaeology Policy Concepts

- Educate and build awareness of the Indigenous significance of the area as a means of encouraging collaboration and respect.

Questions and Responses

The project team received the following questions during the archeology and landscape policy session or by email. The questions have been grouped thematically, and answers are provided below.

Q1.1: Where can I read more information on the HCD Plan?

A: More information about the HCD Plan preparation process, including the staff report for proceeding from the HCD Study to the HCD Plan phase, which the Toronto Preservation Board endorsed, is available on the [Information & Reports page](#) of the Baby Point HCD Plan webpage.

Q1.2: Regarding exterior lighting, beyond "trendy," lighting is also used for security. This should be considered when establishing a lighting policy. Will the City be considering this? Could a 'modern' HCD meet stylistic policies while fulfilling desires for enhanced security?

A: Policies are focused on the physical and visual impact of installing a light fixture or system rather than measuring the amount or colour of the light being emitted. The installation of lighting that requires alterations to heritage attributes would be reviewed. Lighting installed at the rear of the property where it is not visible from the public realm and when it does not require soil disturbance will be considered a 'Deemed Permit'. Landscape policies in the HCD Plan will provide details on installing lighting that is not attached to the property's structure. The HCD Plan will not include policies and guidelines for patio or exterior seasonal lights.

Q1.3: Regarding hardscape, particularly driveways, will the policy dictate the nature of the hardscape that can be used - asphalt vs. stone, patterns of stones, etc.?

A: Driveways and pathways are considered in the landscape and archaeological policies. The pattern and rhythm of the materials are considered, as is the amount of surface area covered by hardscape to maintain the Garden Suburb aesthetic.

Q1.4: Will the HCD Plan require planting native trees/biomes such as Black Oak Savannah and protecting the marsh?

A: Policies will not indicate specific species to plant. The focus will be on what the tree will do (such as contribute to the canopy of the area) versus what species the tree is. There are some concerns in Black Oak Savannah with oak rot. Direction within the Plan will complement City goals to combat invasive species and prioritize planting native or historically planted species.

Q1.5: Is the HCD Plan looking to create guidelines on design and planting for front yard gardens?

A: The HCD will not regulate shrubs or herbaceous plants; however, the City has existing guidelines identifying invasive species that should not be planted. Most front yard space should remain green with diverse plant materials and heights. Historically, many lawns and low-lying specimens created a bucolic setting in the front yard to preserve the aesthetic from the sidewalk. We want to encourage this aesthetic. The focus of the HCD is more on the overall composition of the front yard, which is dominated by soft landscapes versus hard landscapes, but hard landscaping can still be present.

Q1.6: Do any policies address property fence material and height?

A: The policies for fences in the HCD plan do not define materiality and height. The fences must be designed so as not to impact the continuous park-like character of the district. Fences that create a visual obstruction would not be permitted. This policy would be applicable to fencing visible from the public realm, and not at the rear of the property.

Q1.7: Does the City recommend certain contractors for heritage restorations?

A: The City does not endorse certain contractors for heritage restorations. In other HCDs, resident associations often crowdsource contractors.

Q1.8: What is deemed complementary or consistent with styles and the streetscape can be subjective. Who decides whether the modern materials/changes reflect the historic aesthetic?

A: The HCD Plan provides policies and guidelines on appropriate and compatible built form, massing and materials. The property owner's architect would review the proposed design with Heritage Planning.

Q1.9: Regarding conserving park-like settings and ornamental features, will the city replace the missing light standard at L'Estrange and consider removing the unsightly roundabout signs?

A: Issues with street signage and lighting should be identified to Councillor Perks' office by email to councillor_perks@toronto.ca so these can be forwarded to the appropriate City division to obtain information.

Q1.10: What support will there be for the French Presence even at the time of the First Nations, for example, La Salle, for over a month in 1680?

A: Broader storytelling of the area's history is out of scope for this project. The HCD Plan will look for opportunities to support storytelling; however, no specific directions for placemaking or interpretation in the area are provided.

Q1.11: This direction [of the proposed policy concepts] potentially adds an incredible delay to any alterations involving the excavation of properties. What process or protocols are you looking at to ensure timely and due process?

A: The HCD is located within the Teiaiagon Archaeologically Sensitive Area (ASA), which has been in place in the Baby Point neighbourhood for over 15 years. Through the City of Toronto's Archaeological Management Plan, requirements for archaeological assessment, including Indigenous engagement, are already established in the Baby Point area. The City is undertaking a Stage 1 Archaeological Assessment of the Teiaiagon ASA, which means that property owners will only be responsible for undertaking any additional assessment (Stage 2-4) required. The inclusion of archaeological policies in the HCD Plan will provide clarity about archaeological requirements in the District. Archaeological requirements will be integrated with the City's existing heritage permit process to ensure the streamlined review of permit applications. An archaeological assessment may be required as part of the heritage permit application.

Some activities are considered "deemed" and don't require heritage permits and/or archaeological assessments. It is best to clarify with the City what the heritage and archaeological requirements are for your property, as this will vary on a property-by-property basis.

Q1.12: Since the HCD is undertaking a stage one archaeological assessment, will each permit application require a stage two archeological assessment? Would such a requirement be district-wide or on a property-by-property basis?

A: The City is undertaking a Stage 1 Archaeological Assessment as a separate project from the preparation of the HCD Plan. This work is happening concurrently with an opportunity to inform the HCD Plan.

Baby Point Heritage Conservation District (HCD) Plan
Policy Concept Community Sessions – Summary Report

The Stage 1 Assessment is currently underway and will determine where there are additional archaeological assessment requirements within the ASA. This will give the City and homeowners a clearer picture of the extent of any further archaeological assessment required for their property. The Stage 1 Archaeological Assessment is expected to be completed in the summer, submitted to the Ministry of Citizenship and Multiculturalism, and entered into a public registry. The City anticipates being able to share the completed Stage 1 archaeological assessment for the area on the City's website.

Q1.13: When will the Stage 1 Archaeological assessments be completed, and will the residents get the results for their properties upon completion? How long do you expect the Ministry to review the Stage 1 results? I'm concerned about the timeline for disclosure to residents.

A: Residents can review the City's map of the Teiaiaagon ASA and areas of archaeological potential online on the City's interactive mapping platform. The model of archaeological potential is regularly updated as new information becomes available or assessments are undertaken. The mapping will be updated to reflect the Stage 1 Assessment once the assessment is completed. The Stage 1 Assessment is expected to be submitted to the Ministry by the end of this summer. The exact timeline for review and entry into the public register is subject to the Province's review time. The City has worked with the Ministry from the beginning of the Stage 1 Assessment, ensuring they are apprised of this work as it progresses.

Q1.14: Has the French Heritage Society of Toronto participated in discussions related to the Humber, the carrying place and the fur trade in the area? They have been active contributors in the past.

A: The French aspects of the area's history were gathered in the HCD Study Phase, and the site's evolution, including the French history, was included in the HCD Study.

Q1.15: Are decisions regarding additions negotiated with the City or unilaterally imposed on the property owner?

A: The HCD Plan provides information on the Heritage Permit process, including for alterations such as additions.

Architectural Policy Concept Session – February 27th, 2024, 6:00-7:30 p.m.

A virtual community session was held on Zoom to discuss Architectural Policy Concepts. City staff and their consultants provided presentations on the City's HCD process, project context, and architectural policy concepts. Following the presentations, participants were separated into two breakout groups for facilitated discussions led by LURA Consulting to gather feedback on the architectural policy concepts.

Eighteen (18) people attended this session.

Summary of Feedback and What We Heard

The following summarizes the feedback from comments and questions received during the **Architectural Policy Concepts session** and received after the sessions via email to the City's project lead. Community input will be reviewed by the project team and assessed systematically. The final HCD Plan recommendations will be based on a range of information sources and analysis, including reviewing community inputs. A copy of the presentation slides from the session is posted on the City's Baby Point project website.

[Presentation from the February 27th, 2024, Architectural Policy Concepts Session](#)

Feedback on Contributing Property Policy Concepts

- Consider that additions to the rear of properties should have some demarcation between the addition and the original structure. This could be achieved by not making the addition flush with the original structure or requiring different materials.
- Consider opportunities to permit dormer additions to roofs. It may be possible to add dormers onto some properties with compatible accessible styles.
- Participants generally supported ensuring exterior walls maintain the original palette of materials.
- Participants generally agreed that architectural features such as rooflines, exterior walls, windows, doors, and porches contribute to the character of Baby Point and should be managed to some extent. Participants wished to balance policy objectives and opportunities for property owners to update/modernize their homes over time.
 - Some participants expressed concerns about window and door replacement policies. Consider approaches that allow replacement with closely replicated options that accommodate homeowners' everyday practicalities, such as improved energy efficiency.
 - Consider preparing a Style Guide of approved window and door profiles specific to a home's architectural style for residents to use when updating homes. There was concern that a strict conservation policy for windows and doors may create anger or resentment towards the HCD Plan.
 - Some residents have preserved their original windows by encasing them in glass.
 - Consider ease of replacement when critical features such as roofs require replacement.
- Some participants expressed support for the direction of the policy concepts; however, concerns were raised about applying policies about preservation, rehabilitation, and restoration. Feedback noted that many factors influence homeowner decision-making about changes to their property, including energy efficiency, aesthetics, security, and cost.

Feedback on Non-Contributing Property Policy Concepts

- Some are concerned about losing non-contributing properties, such as a 1940s modernist property (address not provided).
- Some participants expressed support for the criteria for non-contributing properties. They appreciated the opportunity to have new builds complement the existing character of Baby Point.

General Feedback on Architectural Policy Concepts

- A participant noted that some Baby Point Crescent homes were subdivided into multiple units and then restored to single-unit dwellings.
- A participant indicated that York Township had a zoning by-law about garage setbacks, and they identified these dates as being from the 1920s. While the Town of York's zoning by-law will not be reinstated, the existing Zoning-By-law 569-2013 has site-specific requirements for the Baby Point area, which has stricter regulations on the scale and location of buildings. Architectural policies with a similar impact may be incorporated into the HCD Plan to reinforce the area's character.

Other Feedback

- Consider how lighting impacts security for property owners – some participants noted safety concerns associated with break and enters. They indicated lighting can help serve as a deterrent.
- Concern that what is complementary or consistent with styles and the streetscape can be subjective.
- Consider being very specific about what homeowners need to meet criteria when looking to reconstruct or restore a historic structure. This includes conducting thorough research and including recommended sources of evidence.
- Request restoration of the original light standard (lantern style) at the roundabout at Baby Point Road and Humbercrest Boulevard. A participant noted the roundabout was modified in the 2000s to mitigate the risk of drivers running into it.
- Information regarding the history of the Baby family, notably the distinctions between the legacies of Jacques Dupéron Bâby (1731–1789) and his son and namesake of Baby Point, Jacques (James) Baby (1763–1833), was shared with the project team.

Questions and Responses

The project team received the following questions during the architectural policy concepts session or by email. The questions have been grouped thematically, and answers are provided below.

Q2.1: Why does a garden suite require a Heritage Permit if it is in the back of a home and not visible

A: Construction of Accessory Dwelling Units (ADUs) such as garden suites require a heritage permit because their construction will involve extensive soil disturbance, which may impact archaeological resources that are an attribute of the HCD.

Q2.2: How does the City's Expanding Housing Opportunities in Neighbourhoods (EHON) zoning impact the HCD area?

A: Heritage properties can accommodate multiplexes, for example, through conversions with interior divisions and/or additions. Policies in the HCD Plan will direct how additions and other changes can be made to heritage properties in alignment with conservation best practice and maintaining their heritage value and character. Heritage planning staff will review and advise on applications such as multiplexes in the HCD. For more information on EHON, please visit [Expanding Housing Options in Neighbourhoods – City of Toronto](#)

Q2.3: On smaller, non-contributing properties, like bungalows, owners may want to consider extra height (a second storey). Would this fit into the character?

A: Yes, the addition's built-form and massing would need to be designed to be compatible with the character of the District.

Q2.4: If windows require replacement, do they have to be replaced with the same material, or can they be restored with modern materials if they look like the original?

A: Original windows on contributing properties that are visible from the public realm will be reviewed. The HCD Plan will include policies, guidelines, and best practice information for windows of contributing buildings that are cultural heritage attributes visible from the public realm. Reasonable effort shall be taken to repair rather than replace original architectural elements of contributing buildings, such as windows, unless it can be demonstrated that they are beyond reasonable repair through expert opinion and assessment. If the windows require replacement, the new windows should match the existing in-kind in style, type (operability), material, glazing patterns, dimensions and detailing. Aluminum-clad windows may be considered where they otherwise match the original in all other respects. If the windows being replaced are not original, they should match the existing architectural style of the building and be based on documentary evidence when available.

Q2.5: Are stained glass windows considered a heritage element?

A: Stained glass windows original to the property must be conserved if visible from the public realm and on a contributing property.

Q2.6: Does replacing a roof in spring 2024 require a Heritage permit, given that Baby Point has still not been designated an HCD?

A: A heritage permit is not required until the HCD Plan is in effect. Roof replacement still requires a building permit.

Q2.7: Can you please provide examples of appropriate roofing materials? Specifically, our roof was replaced about 20 years ago, obviously with modern materials. If it is replaced with the exact materials again, does that require a heritage permit?

A: Replacement in kind for roof cladding material – for example, existing asphalt shingles with new of the same design– the work does not require a heritage permit. Appropriate roofing materials depend on the architectural style of the house.

Q2.8: The presentation notes that contributing property policies should "Conserve the roof types, forms, types, profiles, and structural and decorative roof features and components." Can an asphalt roof on a contributing home be replaced with asphalt?

A: Yes – replacement in kind is permitted.

Q2.9: When does the HCD Plan come into effect?

A: The HCD Plan must be approved first by the Toronto Preservation Board and then City Council before coming into effect. If City Council approves, the HCD Plan will come into effect if no appeals are filed. If external parties file an appeal, these must be resolved before the HCD Plan comes into effect.

Q2.10: Can you please clarify the City of Toronto's HCD Terms of Reference Policy 13: "The reconstruction or restoration of historic structures within the district will only be permitted with thorough supporting research"? Are residents or City staff responsible for completing supporting research? How will you define what the City means by 'thorough' research?

A: Restoration is defined as returning a property to a specific period. This requires research that shows what the lost stylistic elements used to look like. The property owner and their architect would be responsible for undertaking this work so that a lost element's design is accurately reflected in a completed proposed design.

Q2.11: Are EV charger additions to garages compatible with HCD policies?

A: Their location and installation would be reviewed. Once the HCD is in force, they will require a heritage permit. If the installation requires soil disturbance within the ASA, an archaeological assessment may be required. The aim is to conserve archaeological resources and minimize the appearance from the public realm while supporting environmentally sustainable technologies.

Q2.12: Solar panels are optimal on south-facing surfaces. Does this rule out their use on some properties if they cannot be placed on the street-facing side?

A: The installation of solar panels on street-facing elevations may be deemed inconsistent with the objectives and policies outlined in an HCD Plan if there is a negative impact on heritage attributes or resources in the HCD. For example, adding solar panels can negatively impact roofs' composition and profile and accompanying features, such as chimneys, dormers, gables, etc. Solar panels will generally be permissible if installed so that they are not visible from the public realm as much as possible and in a way that conserves the property's heritage attributes. Additionally, solar panels will be a challenge in Baby Point generally due to the extensive tree

canopy, which creates significant limitations on the effectiveness of solar panels. The project team will review the language to use permissive language when framing certain policies that are City priorities, such as clean energy.

Q2.13: Given its placement near the ravine edge, is the vacant lot at 12 L'Estrange Place subject to the same residential zoning requirements as the rest of the street?

A: 12 L'Estrange Place is subject to the same residential zoning requirements as the rest of the street. The property also falls within the TRCA regulation limits and the Ravine and Natural Feature Protection (RNFP) limits. The owners are permitted to build a residential home on the site according to the zoning by-law, but they would have to demonstrate that they meet both TRCA and RNFP requirements, including obtaining a TRCA permit and an RNFP permit.

Next Steps

The project team will review the feedback received and consider it as one of many inputs to inform the Heritage Conservation District (HCD) Plan for Baby Point. A Community Consultation Meeting will be held in 2024 to share components of the draft HCD Plan before it is shared with the Toronto Preservation Board.