

# Baby Point Heritage Conservation District (HCD) Plan

## Community Consultation Open House – Summary Report



Monday, June 17, 2024, 5:30-7:30 p.m.

Old Mill - 21 Old Mill Road, Toronto, Ontario

Prepared by LURA Consulting for the City of Toronto



## Introduction

### Project History

The Baby Point Heritage Conservation District (HCD) Study Area is defined by single-family houses on landscaped lots with extensive 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 Teiaiagon, 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 and consulting team initiated the HCD Plan phase following the endorsement of the HCD study by the Toronto Preservation Board. This phase includes preparing policies and guidelines to conserve the proposed HCD's cultural heritage value and manage change, community consultation, and engagement with Indigenous communities with rights and interests in the study area; we focused on understanding the Indigenous presence in the area before proceeding with the community consultation. With its consultants Innovation 7, the City facilitated engagement sessions to gather input from urban Indigenous communities.

The community consultation included two virtual Policy Concepts sessions and an in-person Community Consultation Open House. The [project webpage](#) includes information from the Landscape & Archeology Information Session (February 5, 2024), the Architecture Workshop (February 27, 2024) and the display boards from the Community Consultation Open House (June 17, 2024).

The City has been engaging with First Nations whose Treaty or Traditional Territory encompasses the District. 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 since time immemorial, including as a place of burial. Engagement is ongoing.

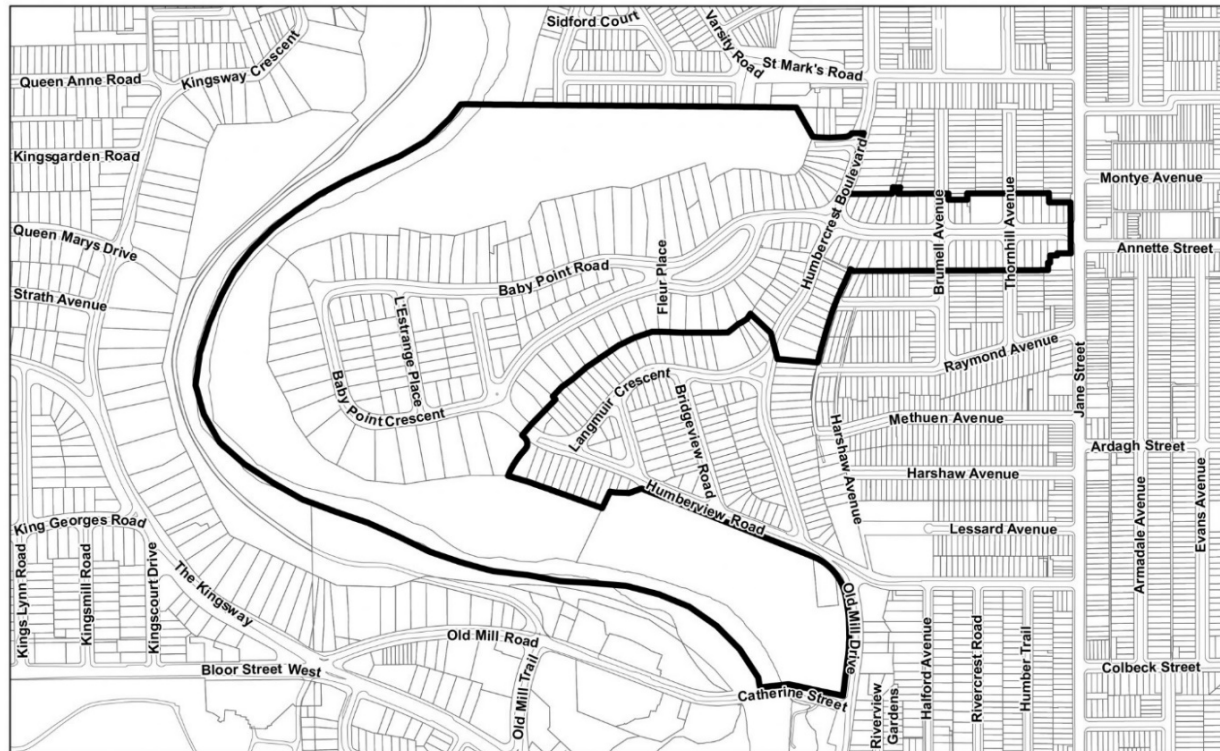
City staff are now preparing the HCD report for Council's consideration, which will be presented to the Toronto Preservation Board, Toronto and East York Community Council, and City Council.



## Recommended District Boundary

The District boundary includes properties along the following streets:

- Baby Point Road (All properties)
- Baby Point Crescent (All properties)
- L'Estrange Place (All properties)
- Fleur Place (All properties)
- 1 Langmuir Gardens
- Humbercrest Boulevard (properties 53 to 75 on the east side and 38 to 64 on the west)



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.

## Community Consultation Open House

### Open House Purpose and Objectives

Community engagement is an important component of the HCD Planning process. The City of Toronto hosted the Baby Point Community Consultation Open House on Monday, June 17, 2024. The purpose of the community consultation was to:

## Baby Point Heritage Conservation District (HCD) Plan Community Consultation Open House- June 17, 2024 – Summary Report

- Re-introduce the Baby Point HCD Plan's in-progress content to the community,
- Provide an update on the policy concepts prepared for the Baby Point HCD Plan.
- Answer questions about the HCD Plan process and policy concepts.
- Document feedback on the HCD policy concepts.

### Consultation Format

The Community Consultation Open House was an in-person event held on Monday, June 17, 2024, from 5:30 to 7:30 p.m. at the Old Mill (21 Old Mill Road). Display boards allowed community members to learn about the HCD Plan, speak to the project team, ask questions, and share feedback.

The City of Toronto staff were present and supported by the EVOQ consulting team and LURA Consulting (Facilitators).

Twenty-two (22) people attended the open house, and nine (9) participants shared their feedback through a comment form, while others shared it in the listening section with a staff or consultant. Two (2) additional email responses were provided following the meeting. Comments were received until July 15, 2024.

### Summary of Feedback – What We Heard

The following summarizes the feedback from comments and discussions received during the Community Consultation Open House or via email afterward. Community input will be reviewed by the project team and assessed systematically. The final HCD Plan recommendations will be based on various information sources and analysis, including reviewing community inputs. A copy of the display boards from the community consultation is available on the [project webpage](#).

### General Comments

- Overall, participants who attended the consultation or submitted comments via email strongly support maintaining the neighbourhood's charm and preserving its heritage character.
- Many participants supported the HCD Plan direction and felt comments from previous consultations had been addressed.
- Divergent perspectives were shared about the Baby name for the HCD Plan. Many participants understood that considering renaming the neighbourhood was separate from the HCD Plan.
- Many participants support the HCD Plan direction, want to proceed quickly, and are eager to see its completion.
- Many participants commented that the event was very well done and that the staff was helpful and supportive in getting information.

### Approach to the Conservation of Architectural Features

- The policy directions for contributing properties identify conserving the place, orientation, size, features and components of heritage windows and doors. Many participants noted that windows in their homes are 60-100 years old and made of wood. A few participants want to keep this in mind within the policy directions for contributing properties if there is a focus on restoring rather than replacing windows.
- A few participants would like flexibility for windows and door replacement at the end of the window's lifecycle with new windows that match existing heritage. There was an interest in allowing flexibility for windows and doors for operability and security reasons.
- A comment was received indicating that residents are looking for resources/information on contractors with expertise in repairing walls or other heritage attributes.

### Public Realm Policy Directions

- A few participants noted the condition of the Baby Point gates is deteriorating. They also felt the lamp style was not consistent with the heritage of the neighbourhood.
- People referred to the Baby Point neighbourhood as an oasis within the city, with many rich outdoor spaces and birds around the area.

### Landscape Policy Directions

- A few participants noted that plantings are not always consistent with homes' architectural style.
- A few participants were interested in a list of permitted trees.
- Several comments about Magwood Park, within the HCD boundary, and the adjacent lands were received. There were concerns that the wooded area had deteriorated due to overuse and that there was a wetland to be protected in that area. There was a suggestion that guidance is needed for City staff on how best to maintain the Magwood Park natural features in the area adjacent to the HCD.

### Heritage Permits

- Participants recommend that there are ways to make the permitting process less time-consuming and more streamlined. They suggested identifying if there are "pre-clearance" aspects for things that are known to adhere to the criteria of the HCD Plan or if it is possible to reduce the number of reviewers needed.

### Timeframes and Financial Implications

- A few participants raised concerns about the implications of an HCD Plan on property values.
- A few participants are concerned with the time and financial implications of the archeology process.

- A few participants raised concerns over insufficient funding from Grant Programs, as many HCDs are designated.

## Requests for Additional Clarification

The following questions were raised during or following the consultation. Responses have been provided by the project team below. Questions are noted as 'Q,' and responses as 'A.'

**Q: Can buildings that are contributing or non-contributing be replaced or redeveloped?**

A: For contributing and non-contributing properties, alterations and additions are permitted as long as the proposals do not conflict with the HCD Plan, are not contrary to the objectives of the HCD Plan and are compatible with the HCD Plan policies and guidelines. Contributing buildings are to be conserved. Non-contributing buildings may be replaced, provided the proposal complies with the HCD Plan.

**Q: What is the process if the existing windows are at the end of their life? Is there flexibility for windows and doors for operability and security reasons?**

A: The HCD Plan will include policies, guidelines, and best practice information for windows of contributing buildings. Reasonable effort shall be taken to repair rather than replace historical 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.

**Q: What is the archaeological potential in the area? How much potential is there?**

A: Residents can review the City's map of the Teiaiagon Archaeologically Sensitive Area 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.

**Q: What is the difference between Indigenous Nation and Urban Indigenous engagement?**

A: Indigenous Nation engagement typically involves a government-to-government relationship between the City and First Nations. Urban Indigenous engagement is a form of community consultation that engages with a diverse urban Indigenous population within the City of Toronto.

**Q: How does permitting work? What requires a permit, and what is the process for getting one?**

A: Property owners in the District are encouraged to contact City staff in Heritage Planning to discuss their contemplated property changes before submitting a Heritage Permit

Baby Point Heritage Conservation District (HCD) Plan  
Community Consultation Open House- June 17, 2024 – Summary Report

application. The HCD Plan will contain a diagram explaining the heritage permit process, such as the one shown on the display board at the Open House titled "Heritage Permits." Property owners in the District must submit a heritage permit application to the City for the following:

- All Official Plan amendments, zoning by-law amendments, site plan approval, plan of subdivision, and variance and consent applications
- Demolition or removal of a building, structure or heritage attribute
- New construction, additions, and alterations to buildings or structures visible from the public realm
- Any alterations within the Archaeologically Sensitive Area (ASA) that may disturb soils
- Alterations to landscape features that are heritage attributes
- Alterations to trees with tree canopies that are visible from the public realm.

Proposed alterations are reviewed for consistency with the HCD Plan, applicable by-laws, easement agreements, and other legislation and policies applicable to the individual property.

**Q: What will happen to the access point to Magwood Park from Baby Point Road, which is closed?**

A: Heritage planning staff directed the person who submitted this question to the appropriate City staff.

## Comment Period

The comment period was left open after the Open House. Comments were submitted regarding stone walls, windows, and utilities related to heritage in Baby Point. The project team will review the feedback received during and following the Open House and consider it one of many inputs to inform the Heritage Conservation District (HCD) Plan for Baby Point.