



Decision Letter

Toronto Preservation Board

Meeting No. 30

Meeting Date Tuesday, April 1, 2025

Start Time 9:30 AM

Location Committee Room 2, City Hall/Video Conference

Contact Tanya Spinello, Committee Administrator

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Chair Julia Rady

PB30.4	ACTION	Adopted		Ward: 20
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1 Fallingbrook Road - Alterations to a Designated Heritage Property Under Section 33 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the heritage property at 1 Fallingbrook Road, under Section 33 of the Ontario Heritage Act, and with such alterations substantially in accordance with plans and drawings prepared by Richard Wengle Architects Inc., dated October 1, 2024, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and the Heritage Impact Assessment, prepared by ERA Architects Inc., dated March 28, 2023, and revised February 7, 2025, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, and subject to the following conditions:

a. that prior to the issuance of any permit for all or any part of the property at 1 Fallingbrook Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owner the owner shall:

1. provide building permit drawings, including a description of materials and finishes, to be prepared by the project architect to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning; and

2. obtain all planning permissions as may be necessary including, but not limited to, obtaining a Minor Variance.

2. City Council direct the Senior Manager, Heritage Planning, Urban Design, City Planning to report back to Council on any amendment to the May 7, 1986 Scarborough City Council Designation By-law 21571 as may be required in accordance with Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

Decision Advice and Other Information

Neil MacKay, Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 1 Fallingbrook Road - Alterations to a Designated Heritage Property Under Section 33 of the Ontario Heritage Act.

Origin

(March 14, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on April 1, 2025 the Toronto Preservation Board considered Item [PB30.4](#) and made recommendations to City Council.

Summary from the report (March 14, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for 1 Fallingbrook Road (known as Edgemon, Edgmont, Fallingbrook, and the Winstanley House) in connection with a proposal to alter the existing building by constructing a contemporary addition at the north and east elevations.

The subject property at 1 Fallingbrook Road is designated under Part IV, Section 29, of the Ontario Heritage Act. The subject property contains a two-and-one-half-storey house, constructed in the Queen Anne Revival style. The house is of clapboard frame construction with wood flared eaves and decorative corbels at the gables.

On November 18, 2024, a Heritage Permit application was made to allow for alterations to the heritage building on the subject site. A Heritage Impact Assessment (HIA), prepared by ERA Architecture Inc., dated March 28, 2023, and revised February 7, 2025, was submitted to support the development application. Heritage Planning staff are satisfied that the proposed alterations conserve the subject heritage property and are consistent with the existing policy framework. The heritage impacts of the proposal are appropriately mitigated through the overall conservation strategy.

Background Information

(March 14, 2025) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 1 Fallingbrook Road - Alterations to a Designated Heritage Property Under Section 33 of the Ontario Heritage Act

<https://www.toronto.ca/legdocs/mmis/2025/pb/bgnd/backgroundfile-253589.pdf>

Staff Presentation on 1 Fallingbrook Road - Alterations to a Designated Heritage Property

Under Section 33 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-254234.pdf>)