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J.W. Nigh, A.M.C.T., C.M.C.
City Clerk

S.F. Brickell, A.M.C.T.
Deputy City Clerk

R. Wintrip
296-7000

150 Borough Drive
Scarborough, Ontario
Canada M1P 4N7

May 9th, 1986.

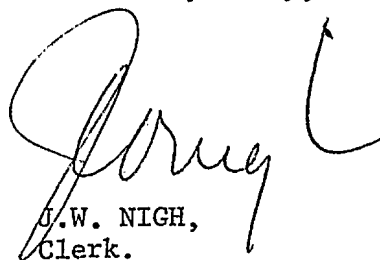
Winstanley House

1 Fallingbrook Road,
SCARBOROUGH, Ontario. M1N 2T3

Dear [REDACTED]:

As required by Section 29 of the Ontario Heritage Act, we are enclosing one copy of By-law No. 21571 to designate Winstanley House at 1 Fallingbrook Road, as being of historical and architectural value.

Yours very truly,


J.W. NIGH,
Clerk.

RW:db
Enclosure

cc: Ontario Heritage Foundation
77 Bloor St. West,
Toronto, Ontario. M5S 1M2



THE CORPORATION OF THE
CITY OF SCARBOROUGH

BY-LAW NUMBER 21571

to designate Winstanley House at 1 Fallingbrook Road, in the City of Scarborough, as being of historical and architectural value.

WHEREAS the Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Scarborough has caused to be served upon the owners of the lands and premises known as Winstanley House at 1 Fallingbrook Road, and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out in Schedule "B" hereto;

AND WHEREAS no notice of objection to the said proposed designation has been served upon the Clerk of the municipality;

THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF SCARBOROUGH ENACTS AS FOLLOWS;

1. That there is designated as being of architectural value or interest the real property more particularly described in Schedule "A" hereto, known as the Winstanley House at 1 Fallingbrook Road.
2. That the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Scarborough.

FIRST, SECOND and THIRD readings, May 7th, 1986.

GUS HARRIS

Mayor

J.W. NIGH

Clerk

TYPE: Designation under the
Heritage Act

By-law 21571

SCHEDULE "A"

FIRSTLY:

In the City of Scarborough, in the Municipality of Metropolitan Toronto (originally in the Township of Scarborough, in the County of York), and Province of Ontario, being composed of part of Lot Number 34 in Concession A of the said Township, part of the water lot in front of said Lot Number 34, and a part of the allowance for road between the said Lot 34 and Lot 35 in the said Concession A, the said parcel being more particularly described in three parts as follows:

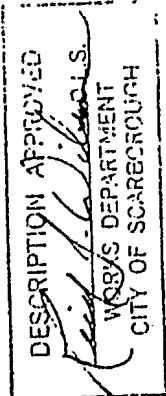
PREMISING that the easterly limit of Fallingbrook Road has a bearing of north sixteen degrees west and relating all bearings herein thereto;

PART 1:

COMMENCING at a point in the easterly limit of Fallingbrook Road where is is intersected by the southerly limit of Fallingbrook Crescent as shown on a plan registered as Number 2826 in the Land Registry Office for the Registry Division of Toronto Boroughs (No. 64), such point being distant 165 feet measured northerly along the easterly limit of said Fallingbrook Road from the production easterly of the northerly limit of Queen Street East as shown on a plan registered as Number 958 in the said Land Registry Office;

THENCE on a course north seventy-four degrees east, being along the said southerly limit of Fallingbrook Crescent 100 feet;

THENCE southerly along a line drawn parallel to the said easterly limit of Fallingbrook Road and distant 100 feet easterly therefrom



measured at right angles thereto to a point in the average high water mark of Lake Ontario and being a point in the northerly limit of the said water lot;

THENCE south-westerly following the said northerly limit of the said water lot to the point of intersection thereof with the westerly limit of said Lot Number 34, being also the said easterly limit of Fallingbrook Road;

THENCE north sixteen degrees west along the last mentioned limit 506 feet 4 inches more or less to the point of commencement;

PART 2:

being that part of the original allowance for road between said Lots Numbers 34 and 35 in Concession A, more particularly described as the easterly 30 feet of the said allowance for road lying between the southerly limit produced of Queen Street East (as now travelled and as shown on Plans Number 619, 958 and 1085, on record in the Land Registry Office for the Registry Division of Toronto Boroughs (No.64)) and the high water mark on the north shore of Lake Ontario;

PART 3:

being that part of the said water lot shown on a plan of survey made by Messrs. H. J. and W. A. Browne, Ontario Land Surveyors, dated at Toronto the 12th day of February, 1890, on record in the Ontario Ministry of Natural Resources (formerly the Department of Lands and Forests), more particularly described as follows:

COMMENCING at the north-westerly angle of the said water lot, being a point in the said average high water mark of Lake Ontario; THENCE southerly along the westerly limit of the said water lot 660 feet to the south-westerly angle of the said water lot;

THENCE north-easterly along the most southerly limit of the said water lot to the point of intersection with a line drawn parallel to the said westerly limit of water lot and distant 100 feet easterly therefrom, measured at right angles thereto;

THENCE northerly along the line drawn as aforesaid, 660 feet more or less to the northerly limit of the said water lot being the said average high water mark of Lake Ontario;

THENCE south-westerly following the said northerly limit to the

point of commencement.

SUBJECT to an easement of right of way in so far as it may be valid in law over that part of the said lands consisting of a strip of beach land 20 feet more or less in width running parallel with the said average high water mark of Lake Ontario, and bounded thereby on the north, such easement being defined and set forth in instrument registered in the said Land Registry Office as Number 48015 Scarborough and modified by instrument registered in the said Land Registry Office as Number 50752 Scarborough.

SECONDLY:

In the City of Scarborough, in the Municipality of Metropolitan Toronto (originally in the Township of Scarborough, in the County of York), and Province of Ontario, being composed of part of Lot 34 in Concession A of the said Township of Scarborough, and of a part of the water lot in front of the said Lot 34, the boundaries of the said parcel of land being described as follows:

COMMENCING at a point in the southerly limit of Fallingbrook Crescent as shown on a plan filed in the Land Registry Office for the Registry Division of Toronto Boroughs (No.64) as Number 2826 where the same would be intersected by a line drawn parallel to the easterly limit of Fallingbrook Road being the westerly limit of said Lot 34 in the said Concession A, and distant 100 feet easterly therefrom, measured at right angles thereto; THENCE southerly along the said parallel line to the south-easterly limit of the said water lot in front of the said Lot 34; THENCE north-easterly along the said south-easterly limit to a point therein where the same would be intersected by the production southerly of a line drawn parallel to the said easterly limit of Fallingbrook Road and distant 105 feet easterly therefrom measured at right angles thereto;

THENCE northerly along the last mentioned parallel line to the intersection thereof with the south-easterly limit of Fallingbrook Crescent;

THENCE south-westerly along the said south-easterly limit of Fallingbrook Crescent 6 feet 3½ inches more or less to the point of commencement.

AND SUBJECT to an easement of right of way in so far as it may be valid in law over that part of the said lands consisting of a strip of beach land 20 feet more or less in width running parallel with the average high water mark of Lake Ontario and bounded thereby on the north such easement being defined and set forth in Instrument registered in the said Land Registry Office as Number 48015 Scarborough and modified by instrument registered in the said Land Registry Office as Number 50752 Scarborough. AND TOGETHER WITH the benefit of the easement defined and set forth in the said instruments in so far as it may be valid in law.

Being all of the lands in Instrument 441562, Scarborough.

SCHEDULE "B"

REASONS FOR THE DESIGNATION OF
"WINSTANLEY HOUSE" AT 1 FALLINGBROOK
ROAD.

The "Winstanley Home" is recommended for designation for architectural reasons. It was constructed about 1907 and is an excellent example of the Queen Anne Revival style in Canadian architecture. The large two and a half storey house of frame construction is topped with a gable roof. Twenty-five over two pane, double hung sash windows filled with clear leaded glass are found throughout the structure. Bays are found on both the first and second storey of this home which contributes to the irregularity of the building's structural massing. A frame summer gazebo is included with this designation.