

CITY OF TORONTO

Bill 1115

BY-LAW -2026

To designate the property at 328 Bellamy Road North as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 328 Bellamy Road North as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 328 Bellamy Road North and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 328 Bellamy Road North, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 328 Bellamy Road North at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 328 Bellamy Road North

Reasons for Designation

The subject property at 328 Bellamy Road North is located on the west side of Bellamy Road North, south of Lawrence Avenue East, within the Golfdale-Cedarbrae-Woburn neighbourhood of Scarborough. Constructed in 1867, the property contains a two-and-a-half-storey bank style farmhouse, with later additions constructed in 1959 and 1983. The subject property served as a residence prior to its conversion into a community space related to the Bendale Bible Chapel, which it continues to serve as today.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 328 Bellamy Road North has design and physical value as a representative example of a farmhouse constructed in the bank style. The bank style of architecture was a vernacular form of rural construction that was adapted for both residential and agricultural purposes. Bank barns and homesteads are present throughout Europe, including the United Kingdom from where many settlers within Upper Canada immigrated from, and would have brought local vernacular variations to Canada and the United States. Whether applied to a residence or barn, the bank style is readily identified by the structure being built into a slope, or embankment, allowing direct ground-level access to both the lower and second floors. A third floor accessed via internal circulation, may be present. 328 Bellamy Road North is an excellent representative example of a bank style residence, with the second floor accessed on the primary (north) façade, and the lower floor accessed from the south façade facing towards West Highland Creek. From the north, the structure presents as a vernacular side gable Ontario cottage with symmetrical façade, while from the south it presents as a larger agricultural building reflecting the historic use of the house for both residential and agricultural purposes.

Historical and Associative Value

The property at 328 Bellamy Road North has historical and associative value due to its association with John Perryman Wheler, a prominent resident within Scarborough Township through the mid-to-late nineteenth century. Wheler purchased the property from King's College in 1845. Wheler had settled on the property in 1830, marrying Jane Devenish of Scarborough in 1835 and constructing their home in 1867, at which time he was a major figure in Scarborough's agricultural and political landscape. Wheler was elected to Scarborough Township's first Council in 1850 and served as Reeve eighteen times between 1851 and 1875 while concurrently operating a highly successful saw and grist mill on the property. Wheler was President of the Reform Association of Scarborough Township and served as the Township's License Inspector for establishments selling alcohol. Wheler died in 1883, and the property was sold in 1889, however the Wheler family continued to reside in Scarborough and was active in local politics, including J.P. Wheler's grandson, A.P. Wheler, who served as Reeve in 1946.

Heritage Attributes**Design and Physical Value**

Attributes that contribute to 328 Bellamy Road North being a representative example of the vernacular bank style of architecture:

- The scale, form, and massing of the subject property, containing a detached two-and-a-half-storey house form building built into the embankment on the west side of Bellamy Road North to the north of West Highland Creek.
- The side gable roof, punctured by brick chimneys at either end of the roof ridge and with traces of the historic wood bargeboard on the west gable eaves and the wooden finial at the roof ridge.
- The brick cladding, comprising red brick with buff brick detailing present at the corner quoins and the window surrounds and lintels.
- The rear (south) façade, presenting as two-and-a-half storeys with two door openings on the ground level and a single door opening and multiple window openings above.
- The front (north) façade, presenting as one-and-a-half storeys, with a central entrance and the two window openings on the west side of the entrance.
- The side (west) façade, presenting as two-and-a-half storeys with a door opening on the ground level bound by window openings on either side.
- The embankment which presents a negative slope from north to south and is visible on the west façade.

SCHEDULE B
LEGAL DESCRIPTION

PIN 06365-0041 (LT)

PART OF LOT 21, CONCESSION D, AS IN INSTRUMENT SC240068 GEOGRAPHIC
TOWNSHIP OF SCARBOROUGH, CITY OF TORONTO
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)