

328 Bellamy Road North - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: May 15, 2026

To: Toronto Preservation Board

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 21 - Scarborough Centre

SUMMARY

This report recommends that City Council state its intention to designate the property at 328 Bellamy Road North under Part IV, Section 29 of the Ontario Heritage Act ("the Act") for its cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1.

The subject property at 328 Bellamy Road North, historically known as the John Perryman (J.P.) Wheler House, is located on the west side of Bellamy Road North, south of Lawrence Avenue East, in the Golfdale-Cedarbrae-Woburn neighbourhood of Scarborough. It contains a two-and-a-half-storey brick "bank" house situated to the rear of the Bendale Bible Chapel which fronts onto Bellamy Road North. A location map and current photograph of the heritage property are found in Attachment 2.

The property contains a two-and-a-half-storey brick "bank" house built in 1867 and designed in a vernacular style with Gothic elements emblematic of Ontario's rural residential architecture from the early to mid-nineteenth century. The bank-style Wheler House was built into the side of a hill, rising above West Highland Creek and presents from the south side as a two-and-a-half-storey building, and from the north as a single-storey plus attic residence. J.P. Wheler, a local agriculturalist, mill owner, and politician, was a prominent figure within Woburn and Scarborough Township, serving as reeve 18 times between 1851 and 1875. Though partially obscured from the public realm since the c. 1959 construction of the Bendale Bible Chapel, which is attached to the J.P. Wheler House along its east façade, the subject property remains a strong historic reminder of Woburn and Scarborough's rural, agrarian, past.

The subject property at 328 Bellamy Road North was listed on the City of Toronto's Heritage Register on September 27, 2006.

This property is one of eighteen pre-1870 listed properties citywide that were identified as candidates for designation through the City's implementation of Bill 23 amendments

to the Act, and its ongoing prioritization strategy for listed properties that must be designated or removed from the Heritage Register by January 1, 2027.

Part of the City's strategy for the review of listed properties on the Heritage Register includes the procurement of qualified heritage consultants to research, evaluate, and prepare heritage evaluation reports for a subset of listed properties prioritized for designation. City Planning retained the services of Alex Corey Heritage Consulting ("the Consultant") to research and evaluate a citywide group of eighteen pre-1870 listed properties which includes the subject property at 328 Bellamy Road North. The Consultant evaluated the subject property and determined that it meets the provincial criteria.

The Consultant's research on the subject property is included in Attachment 3 of this report. The research, analysis, and evaluation contained within Attachment 3 reflect the Consultant's professional expertise and opinion. Staff have independently reviewed the Consultant's research and heritage evaluation and concur with the determination that the property at 328 Bellamy Road North has cultural heritage value and meets two of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

In accordance with 3.1.6.50 of the Official Plan and the City's Protocol for the Identification and Review of Heritage Places of Worship, Heritage Planning staff consulted members of the Bendale Bible Chapel to determine if any of the heritage attributes identified in the Statement of Significance and in a future designating by-law were liturgical elements, and therefore not subject to regulation while the property remained in use by the congregation. The Bendale Bible Chapel confirmed that while the structure is used for liturgical purposes none of the identified attributes were liturgical elements.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends:

1. City Council state its intention to designate the property at 328 Bellamy Road North under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 328 Bellamy Road North (Reasons for Designation) attached as Attachment 1 to the report (May 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject property at 328 Bellamy Road North on the City of Toronto's Heritage Register on September 27, 2006.

On October 30, 2024, the Planning and Housing Committee received for information the item 2024.PH16.9 - Updates on Implementation of Bill 23 Amendments to the Ontario Heritage Act regarding phase two of the City's response to Bills 23 and 200. This report outlined the citywide prioritization framework developed to prioritize subsets of listed properties located within areas where growth is anticipated for designation under the Act and described the proactive strategy under development that will be used to monitor the listed properties that are deemed removed from the Register after January 1, 2027.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Bill 23, the More Homes Built Faster Act and Bill 200, the Homeowner Protection Act

Through Bill 23, the More Homes Built Faster Act, 2022 ("Bill 23") and again through Bill 200, the Homeowner Protection Act, 2024 ("Bill 200"), the Province of Ontario made amendments to the Ontario Heritage Act. These amendments have had implications for non-designated ("listed") properties included on the City's Heritage Register. Listed properties may now only remain on the Register for two years. Properties that were listed prior to January 1, 2023, must be either designated or removed from the Register by January 1, 2027. Once removed, Council may not relist a property for five years. Further, Council is prohibited from designating a property that is subject to specified Planning Act applications once the Clerk has provided notice that the City has received a complete application.

The City is currently implementing the Bill 23 and Bill 200 changes to the Act and an update on implementation was provided to the Planning and Housing Committee at their October 30, 2024, meeting.

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted by the Consultant on the property at 328 Bellamy Road North (see Attachment 3). The research and heritage evaluation was reviewed by staff, who concur with the Consultant's determinations of cultural heritage value that provides the rationale for the recommendations found in this report.

The property at 328 Bellamy Road North meets the following two out of nine criteria:

- **Criterion 1:** the property has design and physical value because it is a representative example of a style and type.
- **Criterion 4:** the property has historical and associative value because it has direct associations with a person that is significant to a community.

For more detailed explanations of how each criterion is met, see Attachments 1-3 for the Statement of Significance; Location Map and Current Photograph; and Research,

Evaluation & Visual Resources for the property at 328 Bellamy Road North, as these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have independently reviewed the research and heritage evaluations prepared by the Consultant and agree with the determination that the property at 328 Bellamy Road North meets two of the nine criteria as outlined by Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Therefore, the property merits designation and staff recommend that Council designate this property.

This report was prepared in accordance with 3.1.6.50 of the Official Plan and the City's Protocol for the Identification and Review of Heritage Places of Worship and reflects the Bendale Bible Chapel's determination of which heritage attributes are to be identified as liturgical elements.

The Statement of Significance: 328 Bellamy Road North (Reasons for Designation) included as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

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Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

328 BELLAMY ROAD NORTH
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 1

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.

328 Bellamy Road North

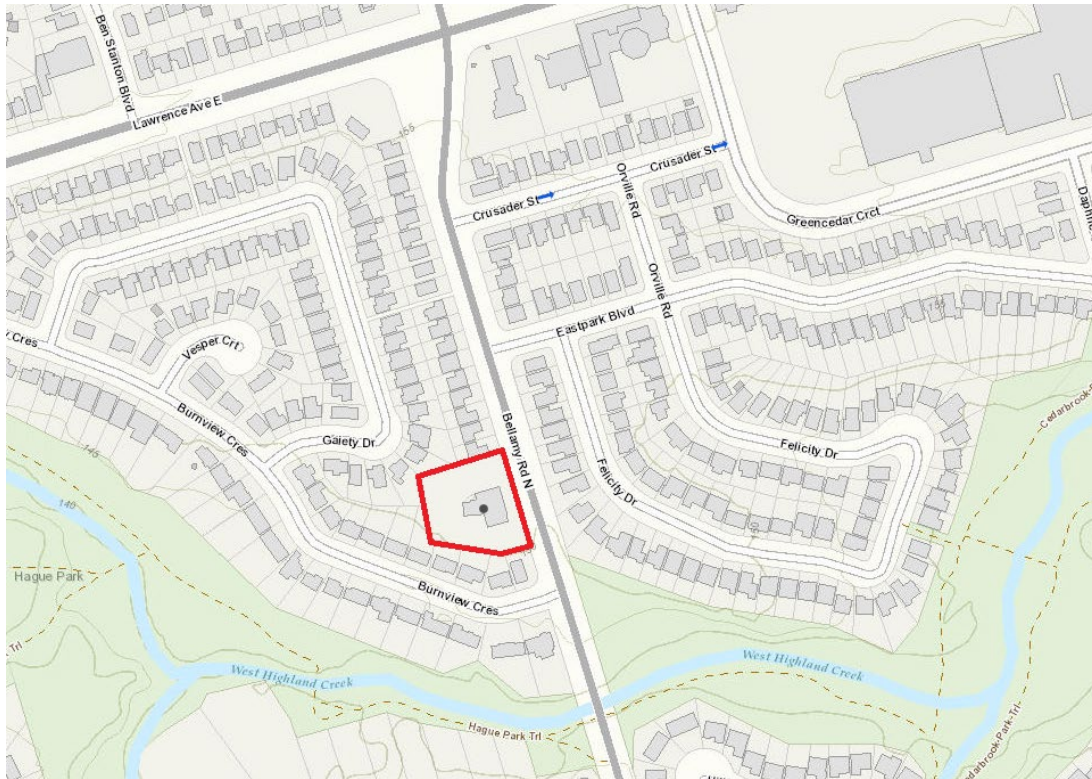


Figure 1. This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline depicts the location of the subject property (City of Toronto iView Mapping, 2025).



Figure 2. 328 Bellamy Road North, J.P. Wheler House (Alex Corey, September 2025).

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Figure 3. 328 Bellamy Road North, J.P. Wheler House (Alex Corey, September 2025).

1. DESCRIPTION

328 BELLAMY ROAD NORTH (JOHN PERRYMAN WHELER HOUSE)	
ADDRESS	328 Bellamy Road North
WARD	21 - Scarborough Centre
NEIGHBOURHOOD/COMMUNITY	Golfdale-Cedarbrae-Woburn
CONSTRUCTION DATE	1867
ORIGINAL USE	Residential

CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Community Space
ARCHITECT/BUILDER/DESIGNER	Unknown
ADDITIONS/ALTERATIONS	Bendale Bible Chapel (c. 1959); addition (1983)
LISTING DATE	September 27, 2006

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 328 Bellamy Road North for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

328 Bellamy Road North - J.P. Wheler House

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N/A
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N/A
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

Indigenous Communities

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

1 With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

2 <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

3 Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

Scarborough Township and Woburn

Located to the east of the old City of Toronto and the former Town of York, Scarborough Township was a rural community settled in 1796. Through the nineteenth and into the early twentieth century, Scarborough was a primarily rural and agricultural community comprising a collection of towns, villages, and settlements stitched together by roads running along concession lines and interspersed with farms, market gardens, and undeveloped land.

The first recorded settler to establish a homestead in Scarborough Township was David Thomson, along with his wife, Mary. Scottish immigrants who arrived in York in 1796, David and Mary were soon joined by David's brothers, both employed in the building trades, who built homes for their respective families and are credited with the construction of the Township's early fieldstone cottages and barns.⁴ However, many of the early and later homes were built of simple wood framing with clapboard siding, a more economic building material requiring less skilled trades.

The history of Woburn as a formally recognized community within Scarborough Township dates to 1856, soon after the establishment of Scarborough's incorporation in 1850. A post office was established in Dowswell's Inn on Markham Road at Painted Post Road, the geographic centre of Scarborough Township. The name "Woburn" derived from a small town north of London, England, near where the inn's proprietor, Thomas Dowswell, lived before immigrating to Upper Canada.⁵

Like much of Scarborough Township, Woburn was a primarily rural and agricultural community, with a post office and school providing essential services but few other establishments. The community's primary purpose, besides postal delivery, was to serve as the central seat of municipal governance, a role it held until 1922 when Scarborough Council relocated to Birch Cliff. The former inn was destroyed by fire in 1927 and is commemorated by a monument and plaque at the corner of Markham Road and Painted Post Drive. The name continues to be used in reference to the present-day neighbourhood.

John Perryman Wheler

John Perryman Wheler (1810-1883) emigrated to Canada at the age of 19 from Devonshire, England in 1829, settling in Scarborough Township the following year on lot 21, Concession D, south-west of the present-day intersection of Lawrence Avenue East and Bellamy Road North. Lot 21 was patented by King's College (the precursor to the University of Toronto) as part of a 200-acre holding in 1828, and in 1845, King's College sold 100 acres to John Wheler for 100 pounds.⁶

The lot afforded Wheler access to the west branch of Highland Creek, and soon after settlement he constructed a sawmill to harness the creek's power, followed by a flour

4 Ontario Heritage Trust. "The Thomson Settlement." Accessed August 14, 2025. <https://www.heritagetrust.on.ca/plaques/thomson-settlement>.

5 Woburn. Scarborough Historical Society, <https://scarboroughhistorical.ca/local-history/communities/woburn/>. Accessed August 17, 2025.

6 Ontario Land Registry. Concession D Lot 21. Accessed August 17 2025.

mill. In 1835, John Wheler married Jane Devenish (1815-1857), daughter of early Scarborough settler William Devenish, whose stone house still stands at 1355 Victoria Park Avenue. Wheler later married Jane's sister Nancy Devenish (1818-1908) following Jane's death, and it was with Nancy whom he constructed the subject property.

In 1867, Wheler built a brick "bank" style house on the rise of land above (north) and to the east of the creek. The "bank" style of house was so-named as the structure was built into the side of a bank, or hill, affording ground-level access to two floors from two sides. The parlour and bedrooms were entered from a front door located at ground level at the top of the bank, while the kitchen, dining, and living rooms were accessed from the rear, or lower down the bank, also via ground level. Not only would this method of construction afford ample light and ventilation for the bedrooms and parlour, but it provided ease of access into the kitchen and working rooms of the house from the yard, barns, and sheds.⁷

By the time of construction, Wheler was a prominent fixture within Scarborough Township, having been elected a member of the first Council (1850), and serving as Reeve eighteen times between 1851 and 1875.⁸ Posthumous records celebrate Wheler as "one of the most prominent [names] in all agricultural matters,"⁹ a life member of the Agriculture and Arts Association of Ontario, President of the first regularly constituted Reform Association in Scarborough Township, and the Township's License Inspector for establishments selling alcohol following passage of the Crooks Act, in 1876.

John Wheler died in 1883, and his 100-acre lot was willed to his son, Frederick Tucker Wheler. In 1889, the Wheler family sold the property to Thomas Young, a farmer, and his wife, Martha Dickson. It subsequently transferred ownership several times prior to being sold to the current owners. The Wheler family continued to reside within Scarborough through the late nineteenth and twentieth centuries with members of the family remaining active in the local economy and political landscape, including Allan Perryman Wheler (1884-1954), grandson of John Perryman Wheler, who served as Reeve for Scarborough Township in 1946.

Bendale Bible Chapel

In 1959, the Bendale Bible Chapel purchased the property coinciding with the suburban residential development that came to characterize much of the present-day community of Bendale. The evangelical non-denominational church constructed a modern brick building on the east and north elevations of the Wheler House, with an entrance foyer connecting the chapel and the house on the north façade.

In September 1967, a fire that is believed to have been started within the Wheler House destroyed much of the interior and damaged the 1959 addition to the north façade.¹⁰

7 Rural Roots: Pre-Confederation Buildings of the York Region of Ontario. 216.

8 Robert R. Bonis. A History of Scarborough, 65.

9 David Boyle. The Township of Scarboro 1796 – 1896, 50.

10 "Fire Guts 100-year-old Scarboro Building". The Globe and Mail, September 13, 1967, p.5.

An addition was built in 1983 onto the south elevation of the Bendale Bible Chapel, at which time a 1-storey addition previously constructed on the west side of the Wheler house was removed, and the parking lot expanded.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The Wheler House is a two-and-a-half-storey brick bank house designed in a vernacular style incorporating some Gothic elements such as decorative bargeboard and a lancet gable window and is emblematic of rural residential architecture from the early to mid-nineteenth century. The structure is minimally visible from Bellamy Road North owing to the construction of the c.1959 modernist brick Bendale Bible Chapel on the house's east and north facades.

The Wheler House was constructed into the side of a hill, rising above West Highland Creek. From the south, the house presents as a two-and-a-half-storey building, with an at-grade entrance leading into the first floor. An exterior staircase provides access to the second storey from the rear. From the north, the house presents as a single storey plus attic structure with a raised entrance leading into the second storey.

The Wheler House is clad in red brick and features buff brick detailing around segmental arch window openings, and buff brick quoins. The high peaked side gable roof is clad in asphalt shingles, with a chimney rising from the roof peak.

The distinctive landscaping emblematic of the bank style of residential architecture remains present, with the structure built into a gradual hill. The rear (south) façade presents as a two-and-a-half-storey structure, featuring two doors on the lower level with splayed brick lintels, and five windows on the second storey with buff brick quoins. A metal fire escape that was added after the building's conversion to a community space provides access to a single door that would have originally led out to the wraparound porch. The easternmost lower-level entrance opening has been partially infilled to accommodate a smaller door.

The side (west) façade presents as two-and-a-half storeys, with an entrance on the lower level bound by two windows, a singular window at centre on the second floor, and a fire escape entrance and window on the third (attic) storey. Remnants of gingerbread detailing and a drop pendant remain on the exposed ends of the gabled roof. The attic level fire escape entrance appears to have been inserted within a previous window opening, with buff brick quoins remaining. Concrete blocks have been used to square off the exposed ends of the bank, or hill, on the rise.

Historic photographs of the south façade suggest an asymmetrical arrangement of windows and entrances, with the former porch that extended around the east, south and west facades having been removed at an unknown date. Historic photographs of the north façade show that the cross-gable dormer window above the primary entrance with

pointed gable window was removed following the fire of 1967. The design and condition of the enclosed east (side) façade is unknown.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8, or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 328 Bellamy Road North.

The Wheler House at 328 Bellamy Road North is located within a residential suburban landscape, south of Lawrence Avenue East and west of Bellamy Road North. The property is built into the side of a hill rising from West Highland Creek and overlooks a post-war suburban residential neighbourhood comprised of bungalow and side-split detached houses. Bellamy Road North south of Lawrence Avenue East is residential in character and features a landscaped road verge on both sides of the street. Most properties along this section of Bellamy Road North front onto side streets, affording the street a more arterial and boulevard character than a standard residential road.

To the south of the subject property is West Highland Creek, a natural waterway over which a bridge carries Bellamy Road. The creek passes through Hague Park into Cedar Brook Park to the east, with public trails and parks affording access. There are no recognized heritage resources within the immediate vicinity of 328 Bellamy Road North.

4. VISUAL RESOURCES



Figure 4. Photograph of the north (front) facade of the Wheler House, date unknown. Scarborough Historical Society.



Figure 5. Photograph of the south-east (rear) facade of the Wheler House, date unknown. Scarborough Historical Society.



Figure 6. Photograph of the southwest (rear) facade of the Wheler House, date unknown. Scarborough Historical Society.



Figure 7. Photograph showing damage to Bendale Bible Chapel with the Wheler House at rear following a fire. The Globe and Mail, September 13, 1967.

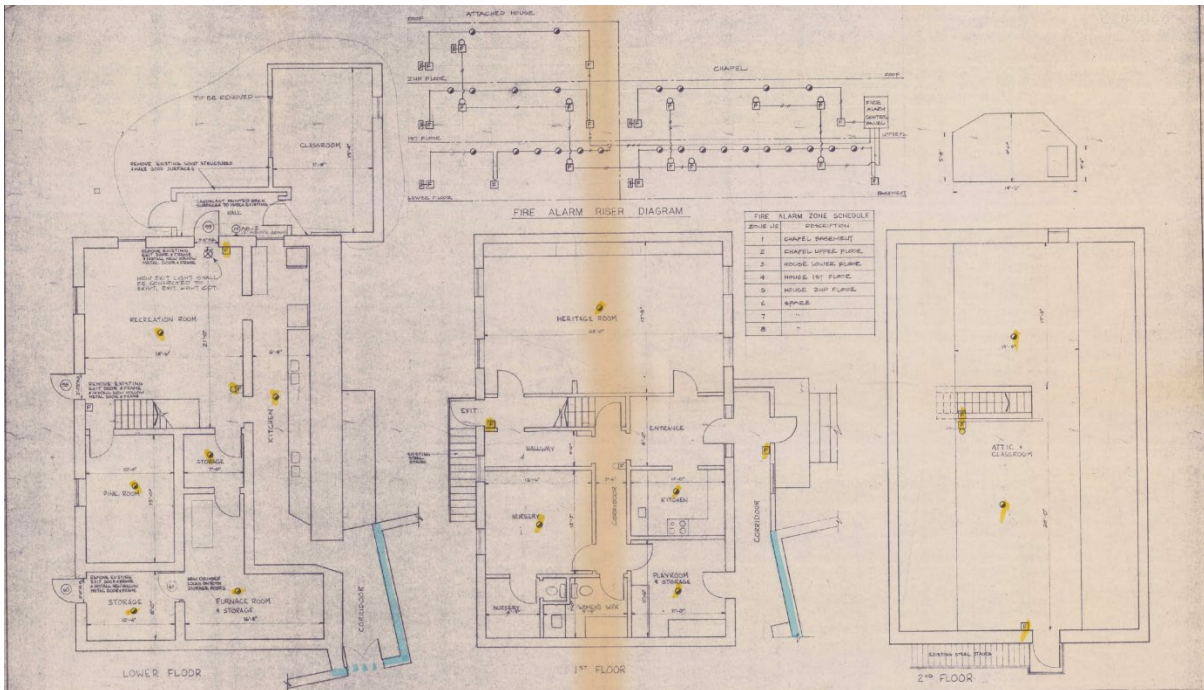


Figure 8. Fire alarm plan for the Wheler House showing first, second and attic floors. 1983. Toronto Building Records.



Figure 9. Bendale Bible Chapel and the Wheler House, looking southwest from Bellamy Road North (Alex Corey, August 2025).



Figure 10. The Wheler House, north (front) facade, looking southwest from Bellamy Road North (Alex Corey, August 2025).



Figure 11. The Wheler House, north-west facade showing the existing bank (Alex Corey, September 2025).



Figure 12. The Wheler House, southwest façade (Alex Corey, September 2025).



Figure 13. The Wheler House, south façade (Alex Corey, September 2025).



Figure 14. The Wheler House. northwest facade showing the existing bank and relation to Bendale Bible Chapel (Alex Corey, September 2025).



Figure 15. Bellamy Road North, looking south from 328 Bellamy Road North (Alex Corey, August 2025).



Figure 16. Bellamy Road North, looking north from 328 Bellamy Road North (Alex Corey, August 2025).



Figure 17. West Highland Creek, Hague Park, looking northeast towards 328 Bellamy Road North (Alex Corey, August 2025).

5. LIST OF SOURCES

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