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THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 32-2008

A by-law to designate the Lakehurst Villa Knee Wall, in the City of Burlington, in the Regional Municipality of Halton, to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act* (R.S.O. 1990, chapter O.18, as amended).

File: 502-02-34.2

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the municipal heritage committee (Heritage Burlington) supports the designation of the property described herein; and

WHEREAS a Notice of Intention to Designate has been published in the Burlington Post on February 1, 2008 and served, by registered mail, in accordance with the Act; and

WHEREAS no Notice of Objection has been served on the City Clerk of the City of Burlington; and

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

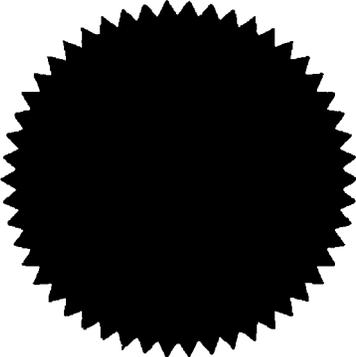
1. THAT the Lakehurst Villa Knee Wall, being part of PIN 07043-0090, City of Burlington, Regional Municipality of Halton, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act*.
4. THAT this by-law shall take effect on the date of its passing

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 32-2008

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ENACTED AND PASSED THIS 17th of March, 2008

  
Cam Jackson MAYOR  
Cam Jackson

Kim Phillips CITY CLERK  
Kim Phillips

## SCHEDULE "A"

### Description and Reasons for Designation: Lakehurst Villa Knee Wall, Burlington

*The property known as the Lakehurst Villa Knee Wall, located along Lakeshore Road within the City's road allowance, in the City of Burlington, is recommended for designation pursuant to Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Cultural Heritage Value or Interest.*

### Legal Description:

Part of Lakeshore Road, lying between Hart Avenue and Rossmore Boulevard, being Forced Road (formerly known as Toronto and Hamilton Highway and as King's Highway Number 2) through part of Lot 15, Concession 4 South of Dundas Street, being part of Pin 07043-0090.

### Description of Property:

The subject property is located within the Roseland community of Burlington on the south side of Lakeshore Road, east of Guelph Line. The structure is a fieldstone and mortar knee wall, extending approximately 120 metres from east to west along the frontages of 3064, 3072, 3080, and 3088 Lakeshore Road. The wall measures approximately 1 metre in height. The wall was constructed in 1910 during construction of the former Lakehurst Villa. The wall was slightly modified in the 1990's when several new homes were constructed south of the wall and new openings were created to facilitate access to these homes.

### Statement of Cultural Heritage Value or Interest:

The Lakehurst Villa Knee Wall was built circa 1910 for W. D. Flatt as part of the Lakehurst Villa estate. The cultural heritage value of the subject property lies in its historical and contextual value.

The Knee Wall derives its historical value through its association with the 20<sup>th</sup> century lakeside developer W. D. Flatt, developer of the Pine Cove Survey. In particular, the family of W. D. Flatt was well known in the Burlington area and had a street, Flatt Road in Burlington and Waterdown, named after them. The property was later sold to John Moodie, one of Burlington's most esteemed residents.

There is an architectural relationship between the fieldstone knee wall, in particular the buildings at 3077 and 3083 Lakeshore Road. The wall is a landmark along this stretch of Lakeshore Road, one of Burlington's most celebrated roads.

Character Defining Elements/Heritage Attributes:

Important to the preservation of the Lakehurst Villa Knee Wall are the following character-defining elements/heritage attributes:

- architectural character of the Arts and Crafts Movement
- wall built of local uncut rubble stone and mortar laid in random fashion
- the wall measures approximately 120 metres in length and 1 metre in height