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July 10, 2025

Ontario Heritage Trust
Attn: Provincial Heritage Registrar
10 Adelaide Street East
Toronto, ON M5C 1 J3

RECEIVED
2025/07/10
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Provincial Heritage Registrar:

Re: Notice of Intention to Designate 18 Properties on the Bill 23 – Heritage Designation Shortlist, Burlington under Part IV of the *Ontario Heritage Act*

Please take notice that in the matter of the *Ontario Heritage Act*, and in the matter of 18 properties in the City of Burlington, notice is hereby given that the City of Burlington intends to designate the below-noted properties under section 29 of the *Ontario Heritage Act*, known municipally as:

1. 380 Brant St., PLAN 92 BLK Y LOT 7 PT LOT 6;
2. 2437 Dundas St., CON 1 NDS PT LOT 16;
3. 451 Elizabeth St., PLAN 92 BLK K PT LOT 1;
4. 461 Elizabeth St., PLAN 92 BLK G PT LOTS 6,7;
5. 482 Elizabeth St., PLAN 92 BLK F LOT 3 PT LOT 2;
6. 490 Elizabeth St., PLAN 92 BLK F PT LOTS 1,2;
7. 550 Hurd Ave., PLAN 117 LOTS 101,102 RP 20R6545 PARTS 1,2 RP 20R13261 PARTS 1,2 SAVE AND EXCEPT PLAN 117 LOT 101 RP 20R6545 PART 2 RP 20R13261 PART 1;
8. 2066 Kilbride St., PLAN 58 PT LOT 7 RP 20R6575 PART 2;
9. 1421 Lakeshore Rd., PLAN 74 PT LOTS 9,10;
10. 472 Locust St., PLAN 74 PT LOT 52;
11. 562 Maple Ave., PLAN 99 PT LOT 34;
12. 451 Nelson Ave., PLAN 65 PT LOT 8;
13. 2280 No. 2 Side Rd., CON 2 NDS PT LOT 18;
14. 242 Plains Rd. E., CON BF PT LOT 5;
15. 444 Plains Rd. E., CON BF PT LOT 3;
16. 1134 Plains Rd. E., PLAN 99 PT LOT 14 RP 20R6130 PARTS 1 TO 5,8,10,12 TO 18 RP 20R10061 PARTS 1,2,3,4 RP 20R17102 PARTS 6,7,8,9,10;
17. 6414 Walker's Line, CON 4 NS PT LOT 8; and,
18. 2022 Victoria Ave., PLAN 79 BLK B PT LOTS 1 2 4 TO 7 PLAN 99 PT LOT 88 RP 20R6519 PART 3 RP 20R11860 PARTS 1 4 TO 6 8 TO 11 RP 20R20823 PARTS 1 AND 2 RP 20R20824 PART 1.

Please find attached the Statement of Cultural Heritage Value or Interest prepared for the 18 subject properties, including descriptions of the properties and descriptions of their heritage attributes.

Notices of Intention to Designate the subject properties were also published on the City of Burlington's Public Notices web page on July 10, 2025.

Any person may, within 30 days after the date of the publication of this notice on the City of Burlington's Public Notices web page, serve written notice of objection to the proposed designation, together with a statement for the objection and all relevant facts to the City Clerk, The Corporation of the City of Burlington, 426 Brant St., P.O. Box 5013, Burlington, Ontario, L7R 3Z6, by August 11, 2025.

If you have any questions regarding this Notice of Intention to Designate, please contact me at: Phone: 905-335-7600 ext. 7427, Email: Chloe.Richer@burlington.ca.

Sincerely,



Chloe Richer MCIP RPP, CAHP
Senior Planner, Heritage

Attach.

cc: Mayor Marianne Meed Ward
Councillor Kelvin Galbraith, Ward 1
Councillor Lisa Kearns, Ward 2
Councillor Rory Nisan, Ward 3
Councillor Shawna Stolte, Ward 4
Councillor Paul Sharman, Ward 5
Councillor Angelo Bentivegna, Ward 6
Jamie Tellier, Director of Community Planning
Nick Anastasopoulos, Director of Building Services & Chief Building Official
Dio Ortiz, Deputy Chief Building Official/Manager, Building Permits

4.2 Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 380 Dundas Street in the City of Burlington, Ontario. The property is located on Plan 92, Block Y, Lot 7 and Part Lot 6, in the former Township of Nelson. The property is situated on the west side of Brant Street, approximately 60 meters south of Elgin Street and contains a three storey commercial structure.

Cultural Heritage Value

Design/Physical Value

The property is representative of an early, evolved, mid-to-late-19th century Ontario vernacular hotel building. The original portion of the building was built in 1860 as a simple two storey Ontario vernacular frame hotel structure. This original structure was a box structure with rectangular windows and doors and wood cladding. When the hotel was renovated in 1894-1897, it was turned into a more elaborate hotel structure with an additional storey, red brick cladding and detailing (including brick dentils at the eaves, brick drip moulds on front façade windows, and quoins), and large full-width porch and balcony. The historic integrity of the structure (dating to the late 19th century alterations) is retained through its brick exterior, segmental and arched window and door openings, and red brick detailing including brick dentils, quoins, and drip moulds.

Historic Value

The property is historically associated with the theme of growth and development of Wellington Square (now Burlington) in the 1860s. The original portion of the former hotel was constructed on the property in 1860 by James Taylor. The hotel was built during a period of economic boom in the 1860s in the village associated with the lumber industry. The village at this time could also be accessed by the railway travellers along the Great Western Railway line. In 1864 the hotel and property were sold to Elias de Garmo and family who operated Burlington Hotel until 1894. It was then when it was sold to James Roderick, who was responsible for the renovation of the hotel in the 1890s into its existing three storey brick-clad structure. Under Roderick the hotel was referred to as Hotel Raymond and remained as such into the early 20th century. By 1987, the property became Coronation House and operated as such until the late 20th century.

Heritage Attributes

The following heritage attributes were identified for 380 Brant Street:

- Attributes that contribute to the design value of the property include:
 - Three storey structure with a flat roof and two brick chimneys on the north elevation
 - Red brick exterior cladding
 - Front (east) façade



- Brick dentils under roofline
- Third storey symmetrically placed windows with semi-circular transoms, brick drip moulds, and stone sills
- Second storey segmental window and door openings
- Brick quoins
- Segmental window openings with brick voussoirs and stone sills (north and south elevations)
- Stone foundation
- Attributes that contribute to the historical value of the property include:
 - Its construction at 380 Brant Street during the 1860s economic and development boom in Wellington Square
 - Its historic use as a hotel from 1860 until the late 20th century, including Burlington Hotel, Hotel Raymond, and Coronation House

