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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](mailto: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 at 451 Nelson Avenue is located on the north side of Nelson Avenue near the intersection of Nelson Avenue and Elgin Street in the City of Burlington, Ontario. The property was initially part of Lot 8 part of Plan 65, in the former Nelson Township. The property contains a one and one half storey late-19<sup>th</sup> century residence.

### Cultural Heritage Value

#### Design/Physical Value

The property at 451 Nelson Avenue contains a representative example of a late 19<sup>th</sup> century Ontario vernacular residence with Victorian architecture design influences. The Victorian design influences are seen in the fish scale shingles in the front gable, decorative wood trim on the gable, porch, and window and door surrounds, turned porch posts and spindlework. Based on land registry records and archival material the residence was likely built between 1894 and 1895 by Charles Coleman. While vernacular buildings typically make use of local forms and materials, the residence also displays a high degree of craftsmanship as it contains more ornate and finely crafted wood details than would be typically found on the standard vernacular residence.

#### Historic/Associative Value

The structure at 451 Nelson Avenue is historically associated with the ownership of Charles Coleman and was built by the Coleman Brothers, who were prolific builders in Burlington at the end of the 19<sup>th</sup> century. The Coleman Brothers built several residences in Burlington, many of which display similar Victorian architectural influence and well crafted decorative elements such as turned porch posts and spindlework, wood trim, bargeboard, or brackets. The Coleman Brothers built the Brant Inn in Burlington which was a popular dance hall in the early to mid 20<sup>th</sup> century that drew both Canadian and American tourists and featured live music from popular artists of the time. The Coleman Brothers were also responsible for building notable buildings outside of the city including buildings at the Canadian National Exhibition Grounds, Shea's Hippodrome in Toronto, and Convocation Hall at the University of Toronto, the Westminster Hospital in London, Ontario, and some of the buildings at the Fort Erie Race Track.

#### Contextual Value

The residence located at 451 Nelson Avenue shares visual, physical, and historical links to the adjacent residences at 447 Nelson Avenue and 455 Nelson Avenue. These structures, all located in a row are visually linked as they share similar massing, materials, and design styles. They are historically linked through their construction by the Coleman brothers, and physically linked through their proximity alongside each other.



## Heritage Attributes

The following heritage attributes have been identified for the property at 451 Nelson Avenue.

- Attributes that contribute to the design value of the property include:
  - One and one half storey height and front facing gable roof
  - Horizontal wood siding located throughout the residence
  - Spindework and turned porch posts located on the southwest façade
  - Fish scale shingles located in the gable on the southwest façade
  - Carved or finely worked wood detailing on the gable banding (with circular and floral motif), and porch, window and door surrounds located on the southwest façade
  - Red brick chimney located on the southwest façade
- Attributes that contribute to the historic value of the property include:
  - The property is historically associated with Charles Coleman who owned the property in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Charles Coleman was part of the builders the Coleman Brothers who were prolific in Burlington in the late 19<sup>th</sup> and early 20<sup>th</sup> century.
  - The residence was constructed by the Coleman Brothers
- Attributes that contribute to the contextual value of the property include:
  - The residence's location at 451 Nelson Avenue with visual, historical, and physical links to adjacent residences at 447 Nelson Avenue and 455 Nelson Avenue

