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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 RP20R17102 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.

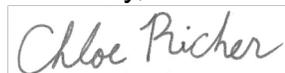
[426 Brant Street](#) • [P.O Box 5013](#) • [Burlington](#) • [Ontario](#) • [L7R 3Z6](#) • [www.burlington.ca](#)

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 1421 Lakeshore Road in the City of Burlington, Ontario. The property is historically part of Lots 9 and 10 of Plan 74 in the former Nelson Township. The property is situated on the north side of Lakeshore Road, between Burlington Avenue and Locust Street. It is situated across the roadway from Lake Ontario and Spencer Smith Park. The property contains a late 19th century residence.

Cultural Heritage Value

Design/Physical Value

The property contains a representative late 19th century Ontario vernacular residence with Victorian design influences. The residence displays Victorian influences through its cross gable roof; its front facing gable with decorative shingles, dentils, vergeboard, and inverted finial; its covered full-width front porch with dentils and decorative work; its entrance transom and sidelight; and its east façade bay window.

Historic/Associative Value

The residence on the property demonstrates the work of builder Alfred Brigham Coleman, who was significant to the late 19th and early 20th century development of Burlington. The residence was constructed in 1894 by Alfred B. Coleman, a building contractor, who also worked with his brother Charles Coleman, a painter, and James Coleman, a carpenter. The Coleman Brothers were prominent builders in Burlington in the late 19th century and constructed several other houses in the local area. Alfred B. Coleman was also influential in Burlington for the development of the Indian Point neighbourhood, and Brant House Hotel in the early 20th century.

Contextual Value

The property is historically linked to other Coleman Brothers structures in the City on Burlington Avenue, Nelson Avenue, and Ontario Street, through its construction date, architectural style, and decorative woodwork. The residence at 1421 Lakeshore Road was built during the 1890 to 1900 period, when the Coleman Brothers were constructing residences in the City using similar Victorian designs, with front facing gables, decorative gable peaks, and decorative woodwork porches. The residence at 1421 Lakeshore Road retains these original Coleman Brothers design elements historically connecting it to similar Coleman Brothers constructed structures in the City along Burlington Avenue, Nelson Avenue, and Ontario Street. The property is also historically and visually linked to 415 Burlington Avenue, built for property owner William Graham's son Henry by the Coleman Brothers. The property is historically linked to 431 Burlington Avenue, the first residence built for property owner William Graham and family in Burlington in 1887. The Graham family lived at 431 Burlington Avenue until 1907, when they moved to 1421 Lakeshore Road.



1421 Lakeshore Road, City of Burlington, Ontario – Cultural Heritage Evaluation Report
4 Evaluation
January 9, 2025

Heritage Attributes

The following heritage attributes were identified for 1421 Lakeshore Road:

- Attributes that contribute to the design value of the property as an Ontario vernacular residence with Victorian design influences include:
 - One and one half storey structure with high-pitched cross gable roof and centre red brick chimney
 - Clapboard siding exterior on all elevations
 - Front (south) facing gable peak with decorative shingles, dentils, vergeboard, and inverted finial
 - Front (south) entrance transom with stained glass and single sidelight
 - Front (south) covered full width porch with dentils and decorative wood spindle work
 - Bay window with 1/1 wood windows on east elevation
 - Side entrance stained glass transom on east elevation
- Attributes that contribute to the historical and associative value of the property:
 - Its association with notable builder Alfred B. Coleman
- Attributes that contribute to the contextual value of the property:
 - Its historical connection with other Coleman Brothers structures along Burlington Avenue, Nelson Avenue, and Ontario Street
 - Its historical and visual connection with 415 Burlington Avenue
 - Its historical property ownership connection with 431 Burlington Avenue

