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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.

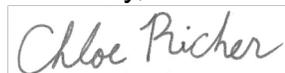
[426 Brant Street](#) • [P.O Box 5013](#) • [Burlington](#) • [Ontario](#) • [L7R 3Z6](#) • [www.burlington.ca](#)

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 2280 No. 2 Side Road in the City of Burlington, Ontario. The property is situated on the north side of Dundas Street, approximately 1000 meters southwest of Guelph Line and contains a one-and-one-half storey stone residence built between 1820 and 1840, and a barn.

Design/Physical Value

The property located at 2280 No. 2 Sideroad was likely built between 1820 and 1840 and consists of a rare and representative example of an Ontario vernacular residence with Regency design influences built of stone in the City of Burlington. While the use of stone and the design style was common at the time the residence was constructed, the residence today is a rare example as few other Regency style stone structures remain in the City of Burlington. An addition to the residence dates to the mid 19th century. Regency design influences include the overall one-and-one-half storey massing of the structure, lowpitched hip roof, and the symmetrical window layout. Vernacular elements include the stone construction and use of shaped stone in voussoirs and quoins. The gable roof barn on the west side of the property and its relationship to the stone dwelling is representative of the property's historic use as a farmstead.

Historic/Associative Value

The property has historical and associative value for its connection to the Freeman family through the ownership of Joseph Freeman, who purchased the property in 1865. He then passed the property to his son, Edwin Freeman, in 1869. Joseph Freeman was a farmer and also owned other properties in the Plains Road and Brant Street area, known as Freeman Village, where several other Freeman family members lived and owned property. Edwin Freeman was a farmer who lived at the property with his wife and children. The Freeman family were prominent market gardeners in Burlington throughout the 19th century and into the 20th century. The area around Brant Street and Plains Road East was known as Freeman Village, named for Edwin's grandfather, Joshua Freeman. The Freeman family lived in Freeman Village for several decades.

Heritage Attributes

The following heritage attributes were identified for 2280 No. 2 Side Road:

- Exterior attributes on the stone structure that contribute to the design and physical value of the property:
 - One-and-one-half storey stone dwelling
 - Stone construction located throughout the residence
 - Stone voussoirs located above windows on the northwest façade

- Stone quoins located at the corners of the original structure on the northwest façade



- Symmetrical layout of windows and central door on the original portion of the northwest façade
- One storey massing with mid-to-late 19th century addition that becomes two storeys with the change in topography
- Low pitched hip roof
- Rubble stone foundation located on the original structure and addition
- Barn
 - Cut stone foundation
 - Gable roof
 - Placement west of the stone residence
 - Attributes that contribute to the historical and associative value of the property:
- Associations with the Joseph Freeman and with the Freeman family who were prominent landowners and market gardeners in Burlington

