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Community Planning
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October 2, 2025

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

RECEIVED
2025/10/02
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Provincial Heritage Register:

Re: Notice of Passing of By-law Number 60-2025 to Designate 3044 Lakeshore Road under Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the "*Ontario Heritage Act*")

Please take notice that the Council of The Corporation of the City of Burlington passed By-law Number 60-2025 on September 16, 2025, to designate lands and premises municipally known as 3044 Lakeshore Road, in the City of Burlington, in the Regional Municipality of Halton, Province of Ontario, as a property of cultural heritage value or interest under Part IV, Section 29 of the *Ontario Heritage Act*. A copy of By-law Number 60-2025 is **enclosed**.

Any person who objects to By-law Number 60-2025 may appeal under Part IV, Section 29 of the *Ontario Heritage Act* by submitting a Notice of Appeal to the Ontario Land Tribunal and City Clerk within thirty (30) days after the date of publication of this Notice of Passing, which is November 3, 2025. The Notice of Appeal must set out the objection to By-law Number 60-2025, the reasons in support of the objection, and be accompanied by the fee charged by the Ontario Land Tribunal.

Should you have any questions regarding this Notice of Passing, please contact the undersigned at 905-335-7600 ext. 7427 or Chloe.Richer@burlington.ca.

Sincerely,

A handwritten signature in cursive script that reads "Chloe Richer".

Chloe Richer MCIP RPP, CAHP
Senior Planner, Heritage
Community Planning Department

Encl.

cc: Councillor Shawna Stolte, Ward 4
Jamie Tellier, Director of Community Planning
Andrea Peebles, Deputy Corporation Counsel

The Corporation of the City of Burlington

City of Burlington By-law 60-2025

A by-law to designate 3044 Lakeshore Road, 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: DGM-22-25

Whereas section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended (the "*Ontario Heritage Act*"), authorizes 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 authority was granted by Council of The Corporation of the City of Burlington ("Council of the City of Burlington") to designate the property at 3044 Lakeshore Road as being of cultural heritage value or interest; and

Whereas Council of the City of Burlington has caused to be served upon the owners of the lands and premises known as 3044 Lakeshore Road and upon the Ontario Heritage Trust, Notice of Intention to Designate the property, and has caused the Notice of Intention to Designate to be posted on the City of Burlington's website in accordance with notice requirements under the *Ontario Heritage Act*; and

Whereas the Heritage Burlington Advisory Committee supports the designation of the property at 3044 Lakeshore Road; and

whereas no Notice of Objection was served upon the Clerk of the City of Burlington within the prescribed time under the *Ontario Heritage Act*; and

Whereas the reasons for designation are set out in Schedule "A" to this By-law;

Now therefore Council of the City of Burlington hereby enacts as follows:

1. The property at 3044 Lakeshore Road, more particularly described in Schedule "B" to this By-law, is 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 "B" 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 at 3044 Lakeshore Road and upon the Ontario Heritage Trust and to cause

notice of this By-law to be published on the City of Burlington's website in accordance with notice requirements under the *Ontario Heritage Act*.

4. This By-law comes into force on the date of its passing.

Passed this 16th day of September, 2025.

Mayor Marianne Meed Ward

Deputy Clerk Lisa Palermo

Schedule “A”

Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 3044 Lakeshore Road in the City of Burlington. The property is located on the south side of Lakeshore Road, near the intersection of Lakeshore Road and Hart Avenue. The property contains an early 20th century, two-and-a-half- storey Tudor Revival style residence, also known as the W. D. Flatt House/Roseland Terrace.

Cultural Heritage Value

Design/Physical Value

The early 20th century dwelling at 3044 Lakeshore Road (the W. D. Flatt House/Roseland Terrace) demonstrates physical and design value as a representative example of a two-and-a-half-storey masonry structure in the Tudor Revival style with stretcher-bond brick at the lower level and weave-patterned buff brick between the exposed timbers of the upper level. The offset gable roof has an elongated eave joining the line of the gabled roof verandah. The front entrance has a distinctive design combining half and full sidelights adjacent to a Gothic-style wood door. The verandah's slightly arched cornice is supported by paired brackets on brick bases. Windows are wood sash with intricate multi-paned leaded glass and several prominent windows include insets of stained glass in the form of shields. A projecting rounded solarium or sunroom on the west side overlooks Lake Ontario and Lakeshore Road. The tall brick chimneys, on both the east and west end of the roof, contribute to the balanced asymmetry of the front elevation. Within the mature landscaping of the backyard is a cobblestone gazebo.

Historic/Associative Value

The property demonstrates historic and associative value for its connection to William Delos (“W.D.”) Flatt, who lived in the dwelling with his wife Rhoda Margaret (nee Richardson) and their son Willie, until W. D.’s passing in 1936. W. D. Flatt was a prominent real estate developer in the cities of Burlington and Hamilton, including in the Port Nelson area of Burlington. Flatt played a key role in the paving of the former King’s Highway #2 (Lakeshore Road), helping to connect the City of Burlington with the City of Hamilton to the west and the City of Toronto to the east. In addition, Flatt was a member of the Flatt family, considered one of the most noteworthy families of West Flamborough Township in the fields of business, lumbering, importing, real estate and politics.

Contextual Value

The property demonstrates contextual value as it maintains and supports the character of the surrounding lakeshore neighbourhood, Roseland Park. The property is visually and historically linked to Roseland Park, in particular, to “Lakehurst Villa” Lodge at 3057

Lakeshore Road, "Cliffrest"/the James Moodie Jr. Summer House/the Latham House at 227 Green Street (formerly 2358 Lakeshore Road) and the remaining knee wall of the former "Lakehurst Villa" located in front of present-day 3064, 3072, 3080 and 3088 Lakeshore Road, as the Flatt family owned "Lakehurst Villa" prior to building "Roseland Terrace". It is visually linked to the dwellings at 3077 and 3083 Lakeshore Road due to similar architectural features of the Arts and Crafts style, such as the use of local uncut rubble stone and mortar, which may be observed in the existing gazebo and the remaining garden wall, west of the driveway, at "Roseland Terrace".

Heritage Attributes

The following heritage attributes have been identified for the property at 3044 Lakeshore Road.

- Exterior attributes that contribute to the design or physical value of the property, including:
 - Two-and-a-half-storey masonry structure with stretcher-bond brick at the lower level and weave-patterned buff brick between the exposed timbers of the upper level;
 - Offset gable roof with an elongated eave joining the line of the gabled roof verandah;
 - Front entrance with a distinctive design combining half and full sidelights adjacent to a Gothic-style wood door;
 - The verandah's slightly arched cornice supported by paired brackets on brick bases;
 - Wood sash windows with intricate multi-paned leaded glass and several prominent windows including insets of stained glass in the form of shields;
 - Projecting rounded solarium or sunroom on the west side overlooking Lake Ontario and Lakeshore Road;
 - Tall brick chimneys, on both the east and west end of the roof; and,
 - Mature landscaping of the backyard with a cobblestone gazebo.
- Attributes that contribute to the historical or associative value of the property, including:
 - Historical association with owner William Delos ("W. D.") Flatt, who was a prominent real estate developer in the cities of Burlington and Hamilton, and a member of the noteworthy Flatt family.
- Attributes that contribute to the contextual value of the property, including:
 - The dwelling's location on the south side of Lakeshore Road along the shoreline of Lake Ontario.

Schedule "B"
Legal Description

1. Municipal Address: 3044 Lakeshore Road

Legal Description: LTS 30 & 31, PL 136, T/W PT OF WATER LT IN FRONT OF
LTS 30 & 31, PL 136 AS IN 405471; CITY OF BURLINGTON

Roll Number: 2402070709074000000