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Community Planning
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E-mail: Chloe.Richer@burlington.ca

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 62-2025 to Designate 1421 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 62-2025 on September 16, 2025, to designate lands and premises municipally known as 1421 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 62-2025 is **enclosed**.

Any person who objects to By-law Number 62-2025 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 62-2025, 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,

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

Encl.

cc: Councillor Lisa Kearns, Ward 2
Jamie Tellier, Director of Community Planning
Andrea Peebles, Deputy Corporation Counsel

The Corporation of the City of Burlington

City of Burlington By-law 62-2025

A by-law to designate 1421 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-10-25

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 1421 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 1421 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 1421 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 1421 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 1421 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 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.

Statement of Cultural Heritage Value or Interest

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.

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

Schedule "B"
Legal Description

1. Municipal Address: 1421 Lakeshore Road

Legal Description: Pt Lts 9 & 10, PL 74, as in 625746; s/t 215201, 842716;
Burlington; Being all of PIN 07082-0142 (LT)

Roll Number: 2402060605031000000