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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



Dear Provincial Heritage Register:

Re: Notice of Passing of By-law Number 69-2025 to Designate 451 Nelson Avenue 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 69-2025 on September 16, 2025, to designate lands and premises municipally known as 451 Nelson Avenue, 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 69-2025 is **enclosed**.

Any person who objects to By-law Number 69-2025 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 69-2025, 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 69-2025

A by-law to designate 451 Nelson Avenue, 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 451 Nelson Avenue 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 451 Nelson Avenue 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 451 Nelson Avenue; 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 451 Nelson Avenue, 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 451 Nelson Avenue 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 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-19th century residence.

Cultural Heritage Value

Design/Physical Value

The property at 451 Nelson Avenue contains a representative example of a late 19th century Ontario vernacular residence with Victorian architecture design influences. The Victoria 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 19th 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-20th 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
 - Spindlework 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 19th and early 20th century. Charles Coleman was part of the builders the Coleman Brothers who were prolific in Burlington in the late 19th and early 20th 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

Schedule "B"
Legal Description

1. Municipal Address: 451 Nelson Avenue

Legal Description: Pt Lt 8, S of Ontario Street, PL 65, being NW ½; Burlington;
Being all of PIN 07083-0072 (LT)

Roll Number: 2402060601046000000