

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER XX-2020

A by-law to amend by-law 8-1995 to update the legal description and the reasons for designation of 2411 Lakeshore Road (“Thomas Hiram Alton House”), in the City of Burlington, 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, c. O.18, as amended.

File:

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the 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 on February 13<sup>th</sup>, 1995, the Council of The Corporation of the City of Burlington enacted by-law 8-1995, being a by-law to designate 2411 Lakeshore Road together with four other properties to be of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*; and

WHEREAS on August 26<sup>th</sup>, 2019, the Committee of Adjustment for the City of Burlington granted approval of the Application to Sever 2411 Lakeshore Road, and the conditions of provisional consent have been satisfied and a certificate of consent has been issued;

WHEREAS the Council of The Corporation of the City of Burlington deems it advisable to amend by-law 8-1995 to reflect the updated legal description of 2411 Lakeshore Road, the site of the “Thomas Hiram Alton House”, a property of cultural heritage value and interest pursuant to the provisions of the *Ontario Heritage Act*;

WHEREAS the Council of the Corporation of the City of Burlington also deems it advisable to amend the Reasons for Designation of 2411 Lakeshore Road pursuant to Section 30.1(2) of the *Ontario Heritage Act*; and

WHEREAS the requirement for Council to consult with its Municipal Heritage Committee pursuant to Section 30.1(5) prior to amending a designation by-law has been fulfilled;

WHEREAS the notice requirements pursuant to Section 30.1(4) of the *Ontario Heritage Act* have been fulfilled; and

AND WHEREAS no appeals have been received;

NOW THEREFORE the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. THAT by-law 8-1995 be amended by deleting Schedules "A-3" and "B-3" and replacing them with the attached Schedules "A-3" and "B-3".
2. THAT the City Clerk shall cause a copy of this by-law to be served upon the owners of the property at 2411 Lakeshore Road and upon the Ontario Heritage Trust as required by the *Ontario Heritage Act*.
3. THAT in all other respects, By-law 8-1995 is confirmed and this by-law shall take effect on the date of its passing;
4. THAT the City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "B-3" to this by-law in the Land Registry Office for Halton.

ENACTED AND PASSED THIS XX of XXXX, 2020.

\_\_\_\_\_MAYOR  
Marianne Meed Ward

\_\_\_\_\_CITY CLERK  
Kevin Arjoon

## SCHEDULE "A-3"

### Statement of Cultural Heritage Value or Interest, and the List of Cultural Heritage Attributes.

#### 2411 LAKESHORE ROAD

##### **Introduction and Description of Property**

2411 Lakeshore Road is located on the north side of Lakeshore Road in the City of Burlington. The property consists of a three-storey Queen Anne style frame house constructed in 1890.

##### **Statement of Cultural Heritage Value or Interest**

2411 Lakeshore Road is a representative example of a Queen Anne style residence. Built in 1890 as a two-and-a-half-storey building, the now three-storey residence exhibits characteristics of the style including the irregular and asymmetrical façade, multiple surface treatments, rooflines and gables, tall window openings, bay windows and the conspicuous verandah. The verandah on the west elevation espouses many more Queen Anne characteristics including the brackets, fine wood turned columns with bullseye motif, radiating ornament as seen in the decorative sun motif in the pediment and dentils with a wood spindle cornice. The quintessential Queen Anne style key-hole motif is present in the wooden panels between the columns at the front of the verandah. The heavy oak front door is panelled and features three coloured glass windows. Each wood and window panel of the front door includes the bullseye motif. The residence at 2411 Lakeshore Road is unique as despite having had a half-storey added to the structure it retains many Queen Anne characteristics.

2411 Lakeshore Road is important in maintaining and supporting the character of Lakeshore Road. Through its setback, historic architecture, mature trees and grand massing, it contributes to general historic character of Lakeshore Road.

##### **Cultural Heritage Attributes**

The heritage attributes that contribute to the cultural heritage value or interest of 2411 Lakeshore Road include, but are not limited to:

- Three-storey Queen Anne style house
- Irregular and asymmetrical façade with offset gable ends and floor plan
- Various surface treatments including horizontal shiplap, vertical board and batten and fishscale shingles
- Bay window on façade and east elevation with dentils and wood brackets featuring a bullseye motif
- Off-centre entryway with large panelled oak door with three coloured-glass windows that feature a bullseye motif
- Gable roof covered verandah
  - Triangular pediment with radiating sunburst
  - Dentil frieze and wooden spindle cornice
  - Fine wood turned columns with bullseye motif
  - Wood panels at the tops of the posts under the pediment with a keyhole decorative motif
- Tall rectangular window openings

SCHEDULE "B-3"

DETAILED PROPERTY DESCRIPTION

2411 LAKESHORE ROAD

Part of Lots 1, 2 and 12, Block H, Plan 45, designated as Parts 1 and 3,  
20R21581, City of Burlington, Regional Municipality of Halton.