

Appendix B – Designation By-law – DGM-67-25

The Corporation of the City of Burlington

City of Burlington By-law XX-2025

A by-law to designate 380 Brant Street, 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-67-25

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 380 Brant Street 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 380 Brant Street 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 380 Brant Street; and

WHEREAS Notice of Objection was served upon the Clerk of the City of Burlington within the prescribed time under the *Ontario Heritage Act* and was considered by Council of the City of Burlington; 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 380 Brant Street, 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 380 Brant Street and upon the Ontario Heritage Trust and to cause notice

Appendix B – Designation By-law – DGM-67-25

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 14th day of October, 2025.

Mayor Marianne Meed Ward

Deputy Clerk Lisa Palermo

Appendix B – Designation By-law – DGM-67-25

Schedule “A”

Statement of Cultural Heritage Value or Interest

Description of Property

The property is located at 380 Brant Street in the City of Burlington, Ontario. The property is located on Plan 92, Block Y, Lot 7 and Part Lot 6, in the former Township of Nelson. The property is situated on the west side of Brant Street, approximately 60 meters south of Elgin Street and contains a three-storey commercial structure.

Cultural Heritage Value

Design/Physical Value

The property is representative of an early, evolved, mid-to-late-19th century Ontario vernacular hotel building. The original portion of the building was built in 1860 as a simple two storey Ontario vernacular frame hotel structure. This original structure was a box structure with rectangular windows and doors and wood cladding. When the hotel was renovated in 1894-1897, it was turned into a more elaborate hotel structure with an additional storey, red brick cladding and detailing (including brick dentils at the eaves, brick drip moulds on front façade windows, and quoins), and large full-width porch and balcony. The historic integrity of the structure (dating to the late 19th century alterations) is retained through its brick exterior, segmental and arched window and door openings, and red brick detailing including brick dentils, quoins, and drip moulds.

Historic Value

The property is historically associated with the theme of growth and development of Wellington Square (now Burlington) in the 1860s. The original portion of the former hotel was constructed on the property in 1860 by James Taylor. The hotel was built during a period of economic boom in the 1860s in the village associated with the lumber industry. The village at this time could also be accessed by the railway travellers along the Great Western Railway line. In 1864 the hotel and property were sold to Elias de Garmo and family who operated Burlington Hotel until 1894. It was then when it was sold to James Roderick, who was responsible for the renovation of the hotel in the 1890s into its existing three storey brick-clad structure. Under Roderick the hotel was referred to as Hotel Raymond and remained as such into the early 20th century. By 1987, the property became Coronation House and operated as such until the late 20th century.

Heritage Attributes

The following heritage attributes were identified for 380 Brant Street:

- Attributes that contribute to the design value of the property include:
 - Three storey structure with a flat roof and two brick chimneys on the north elevation

Appendix B – Designation By-law – DGM-67-25

- Red brick exterior cladding
- Front (east) façade
 - Brick dentils under roofline
 - Third storey symmetrically placed windows with semi-circular transoms, brick drip moulds, and stone sills
 - Second storey segmental window and door openings
 - Brick quoins
- Segmental window openings with brick voussoirs and stone sills (north and south elevations)
- Stone foundation
- Attributes that contribute to the historical value of the property include:
 - Its construction at 380 Brant Street during the 1860s economic and development boom in Wellington Square
 - Its historic use as a hotel from 1860 until the late 20th century, including Burlington Hotel, Hotel Raymond, and Coronation House

Appendix B – Designation By-law – DGM-67-25

Schedule “B”

Legal Description

1. Municipal Address: 380 Brant Street

Legal Description: Lot 6, Blk Y, Compiled Plan PL92, Lot 7, Blk Y, Compiled Plan PL92; Burlington; Being all of PIN 07082-0158 (LT)

Roll Number: 2402060605006010000