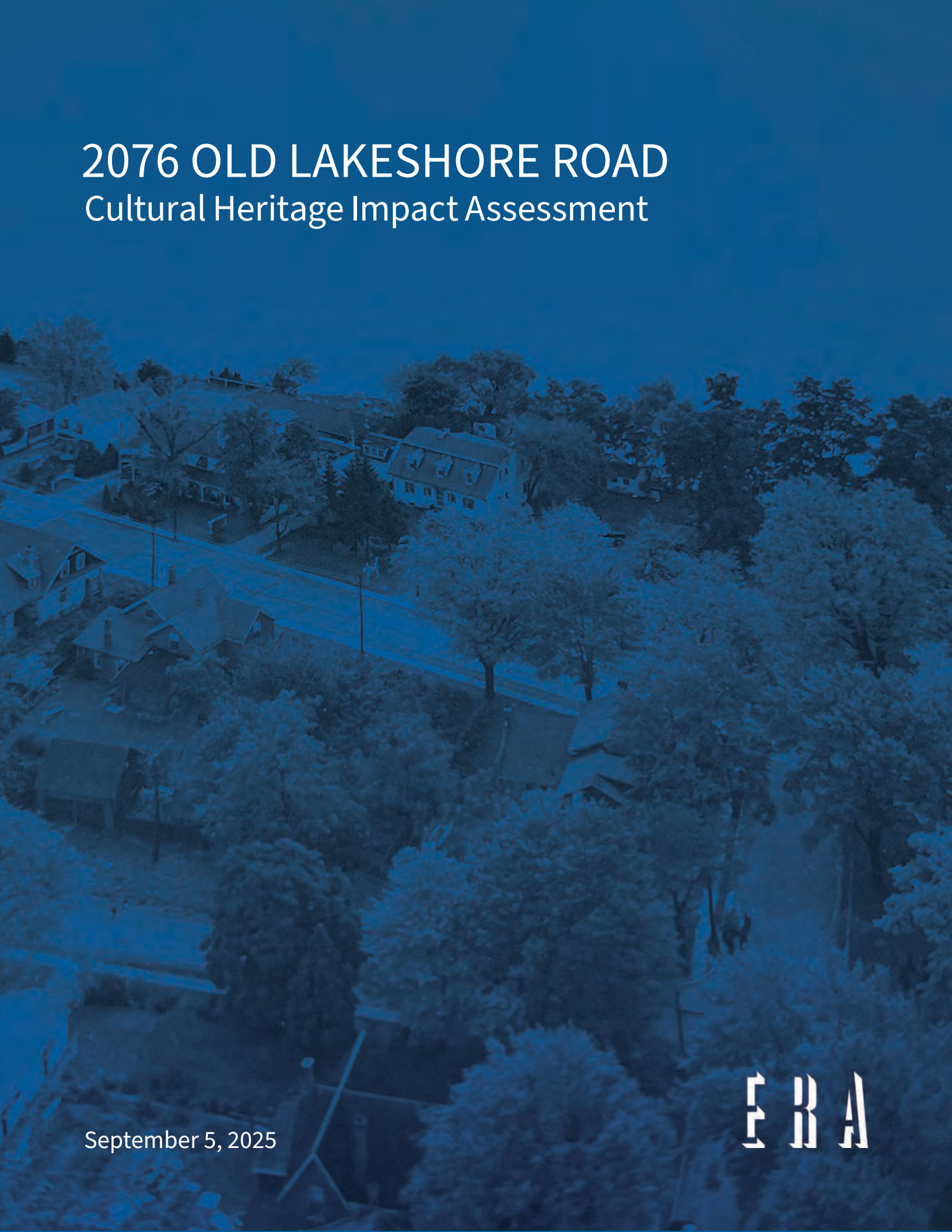
2076 OLD LAKESHORE ROAD

Cultural Heritage Impact Assessment



September 5, 2025

EBA

Project # 25-014-01

ERA Contributors: PE / SI / KK / CH / MS

PREPARED FOR

Horn Design & Consulting Inc.
1827 Will Scarlett Drive
Mississauga, ON L5K 1J6

PREPARED BY

ERA Architects Inc.
625 Church Street, Suite 600
Toronto, Ontario M4Y 2G1
416-963-4497

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APPENDIX A: 2084 LAKESHORE ROAD DESIGNATION BY-LAW 93-2009

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EXECUTIVE SUMMARY

Background

ERA Architects Inc. ("ERA") has prepared this Cultural Heritage Impact Assessment ("CHIA") for the proposed redevelopment of the property known municipally as 2076 Old Lakeshore Road (the "Site") in Burlington.

This report considers the impact of the proposed development on the cultural heritage value of the adjacent heritage property at 2084 Lakeshore Road, known as the "Estaminet" and designated under Part IV of the Ontario Heritage Act ("OHA") by By-law 93-2009.

Site Description and Heritage Status

The Site contains the Marquis Lakeside Inn, a motel complex comprised of three low-rise buildings. The Site is neither listed on the City's Heritage Register, nor designated under Part IV of the OHA.

The City of Burlington Official Plan identifies the Site as being located within the Old Lakeshore Road Precinct (the "Precinct"). Further, the Site is located within Downtown Burlington, an area anticipated for intensification.

Summary of Proposed Development

The proposed development contemplates removal of the existing buildings on the Site and addition of a new 23-storey mixed-use building containing hotel and residential uses. The proposed building features a three-storey podium, including a pedestrian colonnade along its north and west elevations. The podium includes floor space for a cafe (associated with the hotel) at its northwest corner. The proposed 20-storey tower will be stepped back behind the podium facades.

A portion of the Site's rear yard will be dedicated to the City of Burlington for a future eastward extension of the Waterfront Trail.

Assessment of Impact and Mitigation Strategy

The proposal will conserve, and does not result in negative impacts on the adjacent Part IV designated property (the Estaminet).

The Estaminet's original building fabric is currently only partially visible from the west, largely obscured by later additions. The proposed building will not significantly further impact visibility of Estaminet's original building fabric. The three-dimensional legibility of the Estaminet, including its truncated hipped roof and wooden eaves, will be maintained as it is set back from its property lines.

Any potential impacts of the proposed development on the Estaminet will be mitigated by the following design measures:

- A low-scale podium, including a pedestrian colonnade to expand the public realm into the Site;
- Horizontal articulation of the podium and ground-floor canopies, which references the datum lines and verandah of the Estaminet;
- Placement of the proposed tower towards the western portion of the Site, providing visual and physical separation to the adjacent Estaminet;
- A chamfered northwest podium corner, which frames a pathway to the Waterfront Trail. A cafe (associated with the hotel) is proposed in the podium to further animate the area; and
- A proposed landscape strategy that enhances the Precinct's public realm. Potential installations include outdoor patio space, high quality pavers, and tree plantings.

ERA recommends that historical themes relating to waterfront tourism and recreation be further explored for interpretation in the proposed architectural and/or landscape design.

Conclusion

ERA finds the proposal conforms to the applicable heritage policies in the Provincial Planning Statement, Halton Region Official Plan, and City of Burlington Official Plan. Further, it has consideration for the applicable urban design guidelines, which ensures new development is sensitive to, and respects, the cultural heritage resources in the Precinct.

1 INTRODUCTION

1.1 Report Scope

ERA Architects Inc. ("ERA") has prepared this Cultural Heritage Impact Assessment ("CHIA") for the proposed redevelopment of the property known municipally as 2076 Old Lakeshore Road (the "Site") in Burlington.

This report considers the impact of the proposed development on the cultural heritage value of the adjacent heritage property at 2084 Lakeshore Road, known as the "Estaminet" and designated under Part IV of the Ontario Heritage Act ("OHA") by By-law 93-2009 (see Appendix A).

This CHIA was prepared with reference to the following:

- Provincial Planning Statement, 2024;
- Halton Region Official Plan, 2024 Consolidation;
- City of Burlington Official Plan, 1997;
- Keeping Place: Heritage-Based Urban Design Guidelines for Downtown Burlington, 2006;
- City of Burlington Old Lakeshore Road Precinct Phase II: Urban Design Guidelines, 2009;
- Parks Canada Standards and Guidelines, 2010; and
- Ontario Heritage Toolkit.

1.2 Site Description

The Site is known municipally as 2076 Old Lakeshore Road and is located in the Old Lakeshore Road Precinct (the "Precinct") in Burlington's downtown neighbourhood. The Site is currently occupied by the Marquis Lakeside Inn, a motel complex containing the following three buildings:

- **Building A**: one-and-a-half storey houseform building;
- **Building B**: one-storey L-shaped building; and
- **Building C**: a one-storey rectangular building.

The balance of the Site contains surface parking and landscaped areas.



Key map (City of Burlington, 2024; annotated by ERA).

Legend

Site | a Houseform building | b L-shaped building | c Rectangular building

1.3 Site Photographs



Looking south toward the Site (ERA, 2025).



Looking southeast toward the landscaped area (covered by snow) in the front yard, to the north of the houseform building (ERA, 2025).

Building A: Houseform Building



North (Old Lakeshore Road) elevation (ERA, 2025).



West elevation (ERA, 2025).



South elevation (ERA, 2025).



East elevation (ERA, 2025).

Building B: L-shaped building





North elevation (ERA, 2025).



East elevation (ERA, 2025).



South elevation (ERA, 2025).



West elevation (ERA, 2025).

Building C: Rectangular building



West elevation (ERA, 2025).



West and south elevation (ERA, 2025).

Note: views of the north and east elevation of the rectangular building are obscured.

1.4 Surrounding Context

The Site is located within the Old Lakeshore Road Precinct (the "Precinct"), as identified by the City of Burlington Official Plan, 2020. The Precinct encompasses the area located south of Lakeshore Road, between Old Lakeshore Road to the east and Pearl Street to the west.

In 2006 and 2009, City Council adopted the *Keeping Place: Heritage-Based Urban Design Guidelines for Downtown Burlington* ("Downtown UDG") and the *City of Burlington Old Lakeshore Road Precinct Phase II: Urban Design Guidelines* ("Precinct UDG"), respectively. The Downtown UDG describes the Precinct as being characterized by modest sized buildings at a height of one- to two-storeys, and is the only place where low-intensity commercial uses extend to the waterfront (p. 91).

Since the adoption of the Downtown and Precinct UDGs, the Precinct has remained relatively unchanged. Surrounding the area is the Waterfront Trail, which further connects to Spencer Smith Park and the City of Hamilton to the west. The Precinct UDG identifies the pathway west of the Site as an "exceptional vista" as it provides unobstructed views to Lake Ontario from Pearl Street (p. 5).

The Site is located within Downtown Burlington, an area anticipated for intensification (City of Burlington's Official Plan, 2020 Consolidation). As a result, the Site's surrounding context is anticipated to transform into a new mixed-use community featuring tall contemporary buildings, adaptive reuse of heritage buildings, and an enhanced public realm. The graphic to the right illustrates nearby approved and proposed development applications, and recently constructed buildings.



2009 aerial photograph showing low-scale buildings and surface parking lots in the Precinct (City of Burlington Open Data; annotated by ERA).



Precinct-identified view: looking south along Pearl Street toward Lake Ontario. The Site is indicated by a blue arrow (ERA, 2025).



Nearby high-rise developments (City of Burlington Open Data; annotated by ERA).

Site
Proposed
Approved
Recently completed

Context Photos



Looking south along Pearl Street toward Lake Ontario. The Site is at left (ERA, 2025).



Looking west along Old Lakeshore Road toward Pearl Street (ERA, 2025).

Context Photos (cont.)



Looking southwest toward the Estaminet and the Site, across Old Lakeshore Road (ERA, 2025).



Looking northeast from the Estaminet, across Old Lakeshore Road (ERA, 2025).

2 HERITAGE STATUS

The Site is neither listed on the City of Burlington's Heritage Register or designated under Part IV of the OHA. City of Burlington Heritage Staff confirmed on July 31, 2025, that preparation of a value assessment for the Site is not required as part of this CHIA.

The Site is considered *adjacent* to a two-storey house-form building located at 2084 Old Lakeshore Road, known as "The Estaminet". The property is designated under Part IV of the OHA by By-law 93-2009. An excerpt of the designation by-law is provided on the following pages, and the full by-law is included at Appendix A.

> ***Adjacent***: *Those lands continuous to a protected heritage property or as otherwise defined in the municipal official plan (Provincial Planning Statement, 2024).*



Key map (Bing, 2025; annotated by ERA).

Site

The Estaminet at 2084 Old Lakeshore Road (Designated Part IV)



1919 photograph of the Estaminet (Paul Wright Documentaries: A Thousand Words).



Existing condition of the Estaminet with fencing around its property (ERA, 2025).

Statement of Cultural Heritage Value or Interest

Physical or Design Value

Constructed prior to 1870 in the Georgian style, the Estaminet building is a 3-bay frame structure with a truncated hipped roof, simple lines and minimal adornment reflective of the Georgian period in Canada (1820-1850). Photographs from the early 20th century depict a 3-bay window projecting from the easterly elevation in a polygonal design. The north-facing (front) covered porch with slight bell cast roof and detailed scrollwork remains. It is likely that the bay window (no longer extant) and the porch were added to the structure in the very late 19th century/early 20th century. A single masonry chimney at the north easterly corner of the building is shown in early photographs. A chimney remains in this location today.

Over the decades the building has been enlarged to accommodate an expanding service commercial use. The original building masses, however, remain and are clearly distinguishable from the later additions to the south and east. Period details including the porch, wooden eaves, and proportion of the window and door openings remain (including the central entry with demi-sidelights and transom).

Historical and Associative Value

The property was originally purchased from Joseph Brant by the Gage family as part of a 338 acre parcel. In 1843, Andrew Gage had inherited a portion of the Gage acreage which included the lands presently known as 2084 Old Lakeshore Road. A residential building was constructed on the property during Andrew Gage's ownership (1843-1870). (It is believed that Gage's residence is the building that remains on the property today, making the Estaminet building among the oldest remaining buildings within the present day downtown core). In 1870, the property passed from Andrew Gage to Lieutenant-Colonel William Kerns.

William Kerns made substantial contributions to both the political and mercantile history of Burlington, serving twice as the Reeve of the Village of Burlington (1879-1882, 1899-1905), a trustee of the local school board, and a long-term business partner of John Waldie and Company (together owned the General Store at present day 2021 Lakeshore Road). He was elected to the Provincial Legislature as Halton's representative as a member of the Conservative Party in 1883 and served the electorate in this capacity until 1898. Kerns owned the property until 1915 when it was purchased from his estate by Mr. Harold Lazier, an adjacent landowner.

The "Estaminet Standard Hotel" opened, with four tables, under the management of George and Emma Byrens in 1919 (the property continued under the ownership of Mr. Harold Lazier until 1930 when it was purchased by Ms. Emma Byrens). Following her retirement in 1952, Mrs. Byrens sold the property to Reginald Cooper who operated it until 1963 when it was taken over by his son Brian. The younger Mr. Cooper made several enlargements to the building yet was able to maintain the comfortable atmosphere that the Byrens had created. The property has since changed ownership several times.

From the outset, the Estaminet was billed and regarded as "Canada's House of Hospitality" serving patrons including: Louis St. Laurent, L.B. Pearson, John Diefenbaker, Barbara Ann Scott, Robert Service, A.Y. Jackson, Louis Armstrong, Jackie Robinson, Mickey Mantle, Liberace, John Robarts, and Bill Davis. International dignitaries and local residents alike have signed the Estaminet guest books dating from 1919 (these remain within the Joseph Brant Museum Collection).

The establishment has figured prominently in both civic and social life serving as an important venue for long-standing service clubs including the Zonta Club, the Free Masons, the Lion's Club, and the Rotary Club. Generations of Burlingtonians have celebrated milestone events at the Estaminet: weddings, anniversary celebrations, New Year's celebrations and retirement parties too great to number. Further, events including a landing/farewell party for the officers and crew of HMCS Burlington (1941), the official opening ceremony of the present day City Hall building, Miss Canada events, countless fund raisers and bridge parties, have all

entrenched the Estaminet in the socio-cultural landscape of Burlington and beyond.

The building has operated continuously as a restaurant since 1919 and is today known as the "Water Street Cooker". "Emma's Back Porch", named for the original proprietor of the Estaminet, is a more casual restaurant operated within the later additions to the original building.

Contextual Value

In the late 19th and early 20th century, Burlington's waterfront lands were dotted with hotels, restaurants and drinking establishments, including the well-known "Ocean House Hotel" (at Burlington Beach), and the "Brant Inn" (at present day Spencer Smith Park). The construction of the radial electric line and the paving of the Lakeshore Highway (presently Lakeshore Road) in the early 20th century opened up Burlington Beach and Wellington Square to Regional traffic seeking high end dining and entertainment. Opening in 1919, the Estaminet was well situated within "the Square" to attract travelers from the U.S. border, Hamilton and Toronto. Less ornate in its architecture than its earlier counterparts, the Estaminet is the only such lakefront establishment that remains.

2084 Old Lakeshore Road contributes to our contemporary understanding of the evolution of Burlington's agrarian and port history. The Estaminet has weathered the evolution of Wellington Square's/downtown Burlington's shift from an agrarian and related manufacturing-based economy to an economy deeply rooted in the area's identity as a hub of service commercial and entertainment land uses.

Character-Defining Elements/Heritage Attributes

Important to the preservation of the Estaminet are the following heritage attributes:

- *The original central and westerly building masses (see Schedule A-1)*
- *The building elements reflective of the Georgian period:*
  - *The truncated hipped roof;*
  - *The 3-bay fenestration pattern;*
- *The covered north-facing verandah with decorative Regency style scrollwork; and*
- *The wooden eaves.*

Note that the building masses to the east and south of the original mass are not recognized as part of the property's cultural heritage value.

3 CONDITION ASSESSMENT

The existing buildings on the Site are proposed to be demolished. For this reason, a condition assessment has not been conducted.

4 HISTORY AND EVOLUTION

4.1 Methodology

As part of this CHIA, ERA undertook primary and secondary research to identify the Site's history of ownership and development. This section includes a written narrative describing the Site's history, which is organized into contextual (i.e. Nelson Township and City of Burlington) and site-specific history (i.e. chain of ownership). The contextual history is drawn from a broad range of sources listed in Appendix B.



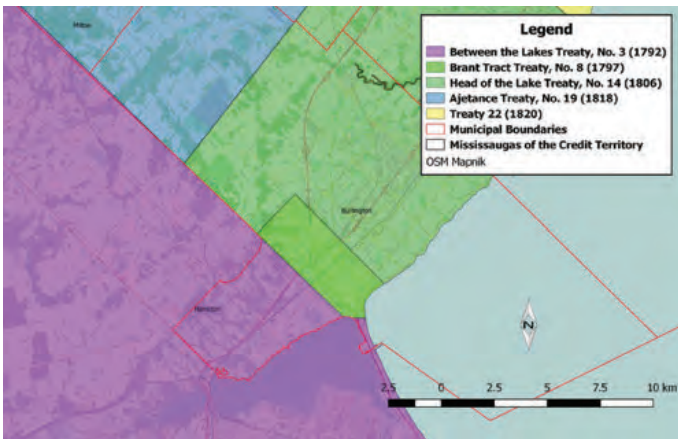
Circa 1945 bird's eye view of Water Street (currently known as Old Lakeshore Road), with the houseform building (highlighted in blue) visible on the Site (highlighted in blue) (Images of Hamilton).

4.2 Historical Context

Pre-Contact History

For millennia, the Site has been part of the traditional territory of diverse Indigenous peoples, including the Neutral, Huron-Wendat, Haudenosaunee (Iroquois), and later the Anishinaabeg. Human occupancy in the area dates back as early as 11,000 years, shortly after the glaciers receded. Between the Middle Woodland Period (500 BCE to 500 CE) and Late Woodland Period (900 CE to 1650 CE), Iroquoian peoples settled along the western end of Lake Ontario and the Grand River Valley, transitioning over time from a hunter-gatherer to a settled agricultural society.

When the French arrived in the early 17th century, the area surrounding the Site formed part of the territory of the Attiwandaron (Neutral Confederacy). In the mid-17th century, the Haudenosaunee established a series of strategic settlements on the north shore of Lake Ontario, located at key points along inland trade routes, including one at Qutinaouatoua (west of Burlington Bay). As a result of the Iroquois Wars, a series of conflicts involving the Haudenosaunee Confederacy, other Indigenous groups, and French colonial forces, the Neutral Confederacy was dispersed by the Haudenosaunee. In the late 1600s and early 1700s, the Anishnaabeg, including the Mississauga, began migrating to southwestern Ontario, and in particular the shores of Lake Ontario, where they continued to follow a seasonal cycle of movement and resource harvesting.



Map showing the extent of treaty boundaries, including the Brant Tract Treaty No. 8 (Mississaugas of the Credit First Nations).

Early Colonial History and Settlement

One of the earliest known encounters between Europeans and Indigenous peoples was in 1669, when Rene Robert Cavalier, Sieur de La Salle, a French explorer and fur trader, landed at the location of present-day La Salle Park in Burlington Bay.

After the British conquest of New France in 1763, the Crown issued a royal proclamation, which established guidelines for the colonization of Indigenous territories in North America. The proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty.

In anticipation of the resettlement of Six Nations allies who had helped the British during the American Revolutionary War, John Butler was sent by the Crown to negotiate with the Mississaugas at the western end of Lake Ontario. In 1784, for the price of 1,180 pounds of trade goods, the Mississaugas of the Credit ceded approximately 3,000,000 acres of land between Lakes Huron, Erie, and Ontario through the "Between the Lakes" Treaty (No. 3). When it was discovered that the upper limits of this treaty were in error due to faulty geographical assumptions, the boundaries were defined and a confirming document was signed by the Mississaugas and the Crown in 1792.

Several years later, the Crown recognized the service provided during the American Revolutionary War by Mohawk Chief Joseph Brant (Thayendanegea), Chief of the Indians of the Six Nations, by allowing him to choose a tract of land for settlement[1]. Brant chose a 3,450-acre tract of land on what is the present-day city of Burlington. In 1795, a provisional agreement was reached by the Crown and the Mississaugas, the 3,450-acre parcel of land was sold for 100 pounds, and the purchase agreement was confirmed in 1797 as "Brant Tract" Treaty (No. 8), paving the way for the transfer of the land to Joseph Brant. The deed to Brant's property was registered in 1798.

1 According to Claire Emery in From Pathway to Skyway: A History of Burlington (1967), it is likely that Joseph Brant was granted the land before 1797, and possible that he unofficially owned it shortly after the Grand River property was granted to the Six Nations in 1784 by Governor Sir Frederick Haldimand. The 1877 Illustrated Historical Atlas of the County of Halton states that Joseph Brant received the grant from the Crown in 1778.

The Site is located within the boundaries of the "Brant Tract" Treaty. Joseph Brant's own house was built off the shore, and was formerly located west of the Site at 1240 North Shore Boulevard East.

Joseph Brant sold off parcels of his land to early settlers, who were largely immigrants from the British Isles as well as Loyalists and soldiers who had served during the War of 1812. For example, in 1803 he sold 200 acres to Nicholas Kern, and the following year he sold 205.5 acres to Thomas Ghent. Following Brant's death in 1807, his friend James Gage purchased 338.5 acres from his estate, which he would soon subdivide.



Mezzotint engraving of a portrait of Joseph Brant , Captain of the Six Nations, originally painted by George Romney in 1776 (National Portrait Gallery).

Halton County

Halton County was created in 1816 as part of the Gore District, and included the townships of Trafalgar, Nelson, Flamborough, and Beverley. The first European settlers were United Empire Loyalists in the south of the County, and British, Irish, and Scottish immigrants in the north. Several reorganizations took place during the first half of the 19th century, and in 1853, an Act of Parliament separated Halton and Wentworth Counties. Halton was granted four townships at this point – Nelson, Trafalgar, Esquesing, and Nassagaweya. By 1877, the County had grown in include nine municipalities, including the Towns of Milton and Oakville.

In 1974, Halton County was replaced by the Regional Municipality of Halton.

Township of Nelson

The Township of Nelson was one of the earliest parts of Halton County to be settled. In 1806, Augustus Jones laid out the township (although settlement had already begun prior to this point, and the Bates family was present in the area around 1800). In 1806, the "Head of the Lake" Treaty No. 14 was negotiated between the Mississaugas and the Crown, adding land to Nelson Township.

By 1817, Nelson Township had 476 inhabitants, 68 houses, two grist mills, and three sawmills in Nelson Township. By 1850, the population had grown to 3,792, and in 1871, it was 5,277.

Early History of the City of Burlington

In 1810, James Gage surveyed the 338.5 acres he had purchased from the estate of Joseph Brant, laying out a townsite that would become known as Wellington Square, a precursor to the City of Burlington. At this point, the village began to grow quickly, and a steam and flouring mill with an accompanying wharf and warehouse were built, helping contribute to the reputation of Wellington Square as a major grain market. Ship building and lumber were two other industries, although as old growth lumber stocks were depleted and Burlington's harbor was eclipsed by others that could accommodate progressively larger vessels, the

community's economy shifted primarily to manufacturing to mixed agriculture, and by the end of the 19th century, Burlington had earned the reputation of the "Garden of Canada".

In 1873, the village of Wellington Square and Port Nelson petitioned the government for incorporation as the village of Burlington, which was emerging as a resort town by this point. According to the 1877 Illustrated Historical Atlas of the County of Halton, "Burlington has gained quite a reputation as a watering place, and has every summer a large influx of visitors seeking to escape on the banks of the lake the scorching city heat". Cottages, hotels, and resorts sprang up along the water's edge, one prominent example being the Brant House, which had incorporated Joseph Brant's home in its construction, and which in the early 1900s, was replaced by the Brant Hotel. Burlington as a tourist destination persisted through the first half of the 20th century, with cultural landmarks like the Estaminet and Brant Inn (no longer extant) serving as popular destinations for visitors from outside the community.



Early 20th century postcard of the newly-built Brant Hotel, with the original Brant House to the left (Burlington Historical Society).



The Estaminet, adjacent to the Site, circa the 1920s (Burlington Historical Society).



1877 map of the Village of Burlington. The approximate location of the Site is indicated by a blue arrow (McGill University; annotated by ERA).

4.3 Site History

The Site corresponds to Lots 1 and 2, part of Block U, on James Gage's 1810 survey of Wellington Square. Land registry records are not clear about the ownership of these lots between the 1810 subdivision and 1835. However, in 1835, Andrew Gage, a son of James Gage, sold Lot 2 to William Day. Six years later in 1841, Gage sold Lot 1 to Thomas Wright.

Lot 1

In 1846, Thomas Wright sold Lot 1 to Joseph Ireland. In 1873, following Joseph's death in 1873, three of his sons, acting as executors of their father's estate, sold the property to Adam Middleton Sharpe for the sum of $600. The 1881 census listed Adam Sharpe, a mariner, living with his wife Kate and six children, though it does not clarify whether they were living on Water Street (currently known as Old Lakeshore Road) at this time. In 1889, Sharpe sold the property to John Wray (sometimes spelled as 'Waay') Jr. According to the 1901 census, John Wray was living in a one-storey wooden house on Lot 1 on Water Street with his parents John In 1905, John Wray Jr., in preparation for his family's move to Ohio, sold the property to Martha Ann MacDonald. Six years later in 1911, Martha Ann MacDonald sold the property to Frederick Skelton. A 1915 sewerage map of a portion of Old Lakeshore Road (then known as Water Street) shows Frederick Skelton on Lot 1, although it is not clear whether he was simply the owner, or whether he was residing on the property. Additionally, since the map cuts off part of Lot 1, it is unclear whether there are structures on the property at this point. The 1921 census lists Skelton living with his wife Annie on Burlington Avenue.

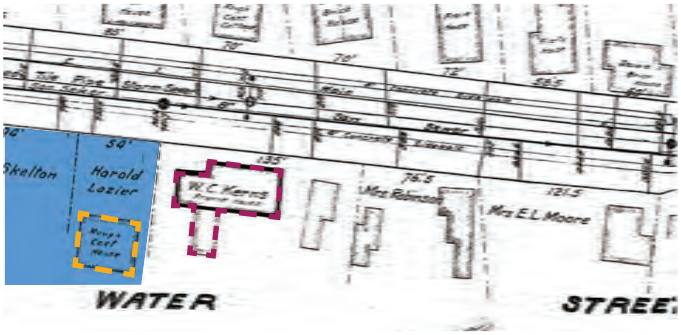
In 1924, Skelton sold the Lot 1 to Harold Lister Lazier. By this point, Lazier came to own the entirety of the Site (Lots 1 and 2).

Lot 2

In 1868, William Day sold Lot 2 to Jonathan Galloway. In 1870, Galloway sold the property to Willam Burton, who sold it to William Kerns a few months later. In 1912, Kerns sold part of Lot 2 to Frederick Skelton, although available archival documentation has not revealed which part of Lot 2 Kerns sold to Skelton. In 1913, William Kerns' widow Ellen died. Upon her death, ownership of the portion of Lot 2 that had not been sold to Skelton was transferred to her son William Charlie Kerns. In 1914, William Charlie Kerns and his wife, acting as executors of his father's estate, sold part of Lot 2 to Harold Lister Lazier.

The 1915 sewerage map shows a roughcast house located on Lot 2, with Lazier in possession of the property. It is likely that this house is the same as the extant house on the property. The 1921 census shows that Lazier is living on Water Street, although his house is described as a detached, six-room brick house, suggesting that he may have been living elsewhere on the street. Although married, Lazier was not living with a spouse, but with a maid and a gardener – 60-year-old Nora, and 66-year-old Richard.

Between 1914 and 1924, Lazier gained full ownership of Lot 2, purchasing parts from William Charlie Kerns in 1917, and the remainder from Frederick Skelton, in 1924.



1915 sewerage map showing part of the Site. A roughcast structure is shown on Lot 2 (City of Burlington; annotated by ERA).

Site (Lot 1 & 2)

Exisitng houseform building (Lot 2)

The Estiminet

While Lazier may have lived on the Site, the 1931 census lists Harold and Margaret Swabey, a young couple from Toronto, along with their two-year-old daughter Barbara and a housekeeper, as tenants. In 1932, advertisements appeared in the Hamilton Spectator for rooms for rent on the Site, as well as a bridge and backgammon studio that Lazier was running.

In 1943, the Site was sold under power of sale by the estate of James A. McGill to Frederick and Ada Wale. The couple emigrated from England in 1909, living in Quebec briefly before moving to Wentworth County. By 1935, the couple were residing on Water Street with Fred working as a sign painter. Voter records from 1940 confirm that in 1940, the couple was living at 48 Water Street, likely renting.

The Ascot Cabins (1943-2022)

Following the Wales purchase of of the property in 1943, the couple began operating a tourist camp consisting of small cabins on the property by the water. Throughout the 1940s, the camp was advertised in the Hamilton Spectator as the Ascot Cabins, serving mostly Canadian tourists. In 1952, the operation was being advertised for sale as the "Ascot Tourist Court", stating that the current operators, Fred and Ada Wale, were retiring. However, the motel remained under their ownership for another 10 years.

At some point in the mid-20th-century, the operation was expanded to include the one-storey motel building to the west of the two-storey house. In 1962, a year after Ada's death, Fred's daughter and son-in-law, Mabel and Harold, took over the Site until 1970. The operation changed ownership several times after that point. By 2022, the Ascot was renamed the Marquis Inn.


MR. H. L. LAZIER WISHES TO AN-nounce the opening of a summer bridge and backgammon studio at 48 Water street, Burlington. Auction and contract bridge lessons; progressive and duplicate games. For further particulars, call Burlington, 860. W may 14 18 19 20 21

An advertisement for Lazier's summer bridge and backgammon studio (The Hamilton Spectator, 20 May 1932).


ASCOT Cabins. Come and enjoy cool breezes, lake at door, large cabins, kitchen, gas, ice boxes, bus passes door. Burlington 553-W. 23-87

An advertisement for Ascot Cabins (The Hamilton Spectator, 14 July 1944).


TOURIST COURT

Beautiful Burlington and No. 2 Highway lakeside location. 12-roomed solid brick house with apartments, 3 bathrooms, 3 cottages, 7 cabins, modern, mostly winterized. Spacious grounds. Good yearly income. Established 19 years. Owners retiring. Splendid chance for couple. Man can keep his job. Asking price $38,000 with $15,000 down payment, easy terms can be arranged. Contact Fred Wale,

Ascot Tourist Court
Burlington Phone 3177

An advertisement for the sale of Ascot tourist court. Despite this advertisement, Fred Wale would continue to operate the motel for another 10 years (The Hamilton Spectator, 17 September 1952).



Undated postcard of the Site prior to the construction of the L-shaped building. The one-storey wooden building in the foreground, part of Fred Wale's Lawn and Garden Novelties operation, is depicted on the 1932 fire insurance plan for the Town of Burlington (Burlington Historical Society).



Undated mid-20th-century postcard of the Ascot Cabins, following the construction of the L-shaped building (Burlington Historical Society).



c. 1980s photo of the Ascot Inn (City of Burlington Archives).

5 APPLICABLE HERITAGE POLICY

Provincial Planning Statement, 2024 ("PPS")

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources, including the following applicable policies:

4.6.1 Protected Heritage Property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

Halton Region Official Plan, 2024 Consolidation ("ROP")

As of July 2024, Halton Region Official Plan no longer applies to the entire Regional Municipality of Halton. Instead, it has been deemed an official plan of the lower-tier municipalities of Burlington, Halton Hills, Milton, and Oakville, until it is revoked as amended by the respective municipality.

The following policies aim to protect the Region's cultural heritage resources for present and future generations.

165 The goal for Cultural Heritage Resources is to protect the material, cultural and built heritage of Halton for present and future generations.

167 It is the policy of the Region to:

(3) Require that development proposals on adjacent lands to protected Cultural Heritage Resources:

(a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;

(b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and

(c) express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.

City of Burlington Official Plan, 2020

In 2020, the City of Burlington Official Plan was approved by Halton Region. However, parts of the plan, including the cultural heritage policies contained in Section 3.5, have been appealed and are not yet in effect. As directed by the City, the cultural heritage policies in the 1997 consolidation are in effect during the appeal period.

City of Burlington Official Plan, 1997

The policies within Section 8 of the City of Burlington Official Plan collectively addresses various aspects of heritage conservation, including ensuring that development consider cultural heritage resources in a manner that conserves character-defining elements.

The following are applicable heritage policies to the redevelopment of the Site:

8.3.4.f Alterations to buildings and structures designated under The Ontario Heritage Act that are likely to affect the heritage attributes, and the demolition or removal of buildings and structures on designated property shall require the written consent of Council and shall require the submission of a Heritage Impact Statement prepared by a qualified heritage professional.

8.4.1.a) All development shall consider cultural heritage resources and wherever feasible, incorporate these resources into any development plans in a way that conserves the character-defining elements of the cultural heritage resource.

8.4.1.b) Completion of a heritage impact statement shall be required prior to any approvals for proposed development where the City foresees potential adverse impacts on the cultural heritage attributes (including important vistas and streetscape) of a property designated pursuant to The Ontario Heritage Act, or on a property worthy of designation. Completion of a heritage impact statement may be required prior to any approvals for proposed development where the City foresees potential adverse impacts on the cultural heritage attributes of any other property identified on the City's Inventory

of Cultural Heritage Resources. The content of a heritage impact statement may include, but is not limited to, the following:

(i) an assessment of the cultural heritage value of the resource;

(ii) a description of the proposal, including a location map showing proposed buildings, existing land uses and buildings, and existing cultural heritage landscape features;

(iii) the physical condition of the resource (including that of any adjacent resource that may be directly or indirectly affected by the proposal);

(iv) a description of the impacts that may be reasonably caused to the cultural heritage resource;

(v) identification of several conservation options taking into consideration the significance of the cultural heritage resource itself, the context of the resource and all applicable municipal, provincial or federal heritage conservation principles. The advantages and disadvantages of each option will be identified, as will a preferred option;

(vi) a description of the actions necessary to prevent, change, mitigate or remedy any expected impacts upon the cultural heritage resource.

8.4.1.c) Approval of development on lands with significant cultural heritage resources may be subject to conservation of the cultural heritage resources. Should Council, in consultation with its municipal heritage committee (Heritage Burlington), determine that the proposal to alter, demolish or erect a structure that would detract from, or indirectly impair the character, quality, heritage attributes or stability of a cultural heritage resource, the proposal shall be subject to the recommendations of a heritage impact statement.

Keeping Place: Heritage-Based Urban Design Guidelines for Downtown Burlington, 2006

In 2006, City Council adopted the Heritage-Based Urban Design Guidelines with a goal of maintaining and preserving the Downtown Burlington's cultural heritage resources.

Section 7 of the document provide guidelines for new development to respond to the qualities established by the neighbouring heritage building and the overall-setting. The following are applicable guidelines for new construction:

- *[...] The Downtown's cultural heritage resources shall be preserved and integrated into new development, where possible, and any development close to cultural heritage resources shall be sensitive to the historic context of the street, and not just of the immediately adjacent buildings, to maintain the character of established areas.*
- *New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament.*
- *It is highly recommended that owners engage professionals skilled in heritage design for new buildings in the downtown.*

The Site is located within the Precinct. Section 7.5.3 outlines key applicable characteristics of the Precinct:

- *The visual axes approaching from both east and west give a prominence to diamond-shaped "island" between the two roads.*
- *There are more mature trees than in other business areas.*
- *The buildings are modest in size, with heights generally between 1 and 2 storeys.*
- *The lower buildings are in particular contrast to the surroundings to the north and west. [...].*

- *It is the only place where low-intensity commercial uses extend to the waterfront. This aspect is supported by the vacant lot space at 2092 Old Lakeshore Road, and the proximity of the promenade and pier at the foot of Brant Street.*

Section 7.5.4 provides an additional guideline for new construction:

- *Design of new construction should have the highest degree of respect for the existing cultural heritage resources.*

City of Burlington Old Lakeshore Road Precinct Phase II: Urban Design Guidelines, 2009

There are no heritage-specific guidelines in this document. The UDG provides the following direction for the adjacent view cone to the west of the Site:

1.3.2 Views - The alignment of Pearl Street provides an unobstructed view towards the Lake. [...] These views and vistas should be protected and framed through new development.

6 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development contemplates removal of the existing buildings on the Site and addition of a new 23-storey mixed-use building containing hotel and residential uses.

The proposed massing features a three-storey podium, providing entrances along the Old Lakeshore Road frontage. A pedestrian colonnade is proposed along the north and west elevations, expanding the public realm into the Site. Two separate lobbies will be provided at the ground floor level, one for the hotel use and the other for residential use. The hotel lobby will contain floor space for a cafe at the podium's northwest corner. Access to the underground parking levels is proposed at the eastern extent of the podium's north elevation.

A 20-storey tower is proposed atop the podium, stepped back approximately 3 metres from the north, 4.4 metres from the west, and 5.4 metres from the east podium facades.

The new building will feature a contemporary material palette, including white, cream, and dark stone elements with bronze metal detailing.

Along the Lake Ontario shoreline, private outdoor amenity and landscaped areas are proposed in the Site's rear yard. A portion of the Site will be dedicated to the City of Burlington for a future eastward extension of the Waterfront Trail.

Additional details are provided in the proposed architectural drawing set prepared by NEUF Architect(e)s ("NEUF"), and the landscape concept prepared by Adesso Design Inc., both provided under separate cover.



Conceptual rendering looking southeast toward the proposal (NEUF, 2025).



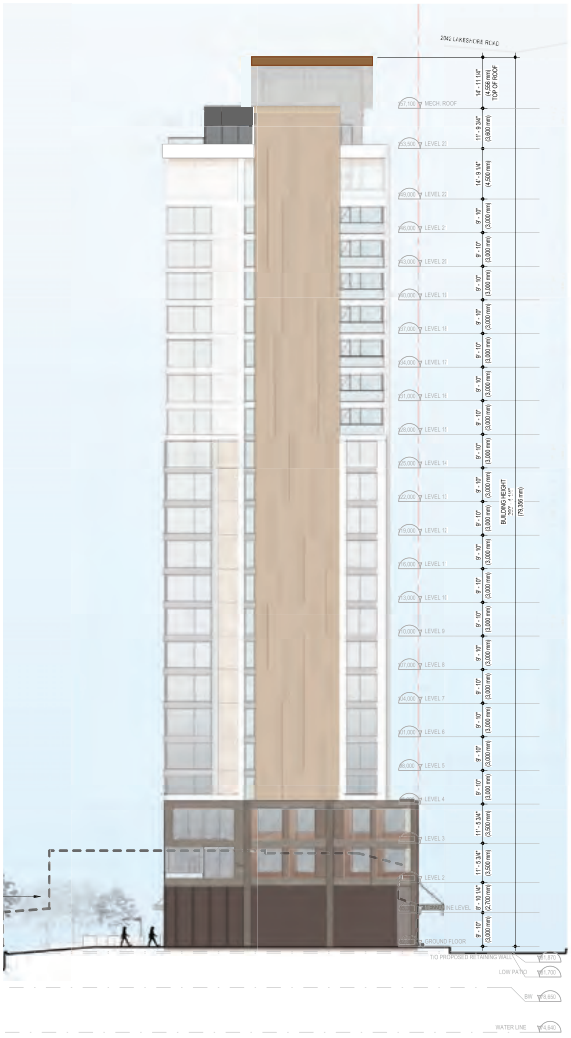
Conceptual rendering looking east toward the proposal and the Waterfront Trail extension (NEUF, 2025).

Proposed Elevations



Proposed north (Old Lakeshore Road) elevation (NEUF, 2025).

Proposed Elevations (cont.)



Proposed east elevation (NEUF, 2025).



Proposed west elevation (NEUF, 2025).



Proposed south (Lake Ontario) elevation (NEUF, 2025).

7 CONSERVATION STRATEGY

The Site is not listed on the City of Burlington's Heritage Register or designated under Part IV of the OHA. The buildings on-site are proposed to be demolished.

8 IMPACT ASSESSMENT

The following section analyzes the impact of the proposal on the cultural heritage value of the adjacent Part IV designated property (the Estaminet). The analysis is developed in reference to applicable heritage policy, Parks Canada's Standards and Guidelines, and the applicable criteria in the Ontario Heritage Toolkit.

The proposal will conserve, and does not result in *negative impacts* on the Estaminet (PPS 4.6.1; ROP 165, 167, OP 8.4.1).

The Standards & Guidelines for the Conservation of Historic Places in Canada (S&G) do not directly provide guidance for new construction on sites adjacent to heritage properties. Standard #11 speaks to physical and visual compatibility to, and subordination of heritage fabric. While this guideline does not directly reference adjacent sites, it serves as a useful benchmark.

The Estaminet's original building fabric is currently only partially visible from the west, largely obscured by later additions. While the proposed building replaces the Site's existing front yard setback with a zero-lot-line condition, it will not significantly further impact visibility of Estaminet's original building fabric (S&G Standard #11). The three-dimensional legibility of the Estaminet, including its truncated hipped roof and wooden eaves, will be maintained as it is set back from its property lines.

The Ontario Heritage Toolkit is a series of guides designed to help understand the heritage conservation process in Ontario. The Toolkit identifies potential negative impacts on a cultural heritage resource from new development.

***Negative impacts** include, but are not limited to*

***Destruction** of any, or part of any, significant heritage attributes or features;*

***Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance;*

***Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;*

***Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship;*

***Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features;*

***A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;*

***Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.*

(Ontario Heritage Toolkit)



Current view looking southeast toward the deep front yard setback (highlighted in green) on the Site. The Estaminet's original building fabric (highlighted in pink) is mostly obscured by later additions (ERA, 2025).



Conceptual massing looking southeast toward the Estaminet (at left) and the proposal (centre). The original building fabric (highlighted in pink) will remain visible from select vantage points when viewed from the west (NEUF, 2025; annotated by ERA).

Net new shadows are anticipated to cast on the Estaminent, as detailed in the accompanying Shadow Study prepared by NEUF, and summarized below.

- March 21, 3PM- 6PM
- June 21, 2PM-7PM
- September 21, 3PM-6PM
- December 21, 1PM-3PM

The shadows will not significantly alter the appearance of the Estaminet. The proposed 20-storey tower is stepped back behind the podium facades to minimize shadow impacts to the building. There are no natural features or plantings identified in the property's designation by-law.

The proposal introduces a new built form along the Precinct's waterfront, which is presently characterized by low-scale buildings. As the Site's immediate context is anticipated to evolve with intensification, the proposal is consistent with the planning objectives for the broader Burlington's Urban Growth Centre. The proposed hotel use, containing dedicated space for a cafe, will continue to support the commercial character of the Precinct (Downtown UDG).

The design of the podium will animate the public realm and frame the view to Lake Ontario. Potential visual impact will be mitigated by design measures, including the proposed low-scale podium, tower stepbacks, and a robust landscape strategy (Precinct UDG). As the proposal advances, ERA recommends that the design team explore further opportunities to interpret the Site's historical themes relating to waterfront tourism and recreation.

The proposed development conforms to the applicable heritage policies in the Provincial Planning Statement, Halton Region Official Plan, and City of Burlington Official Plan. Further, it has consideration for the Downtown Burlington and Precinct UDGs, which ensures new development is sensitive to, and respects, the cultural heritage resources in the Precinct.



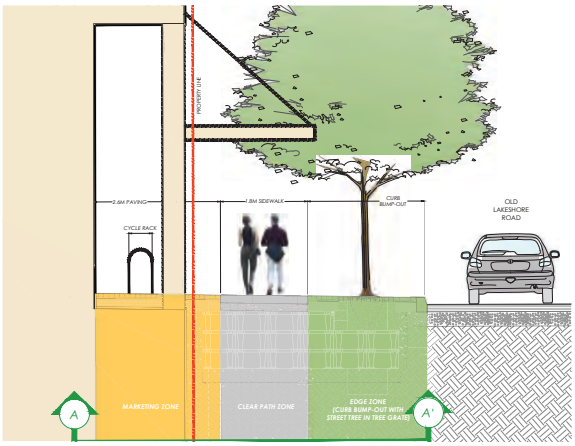
Conceptual render looking southeast toward the proposed podium, including a chamfered corner, pedestrian colonnade, and the pathway to the Waterfront Trail (NEUF, 2025).

9 MITIGATION STRATEGY

The following design measures have been incorporated into the proposal to mitigate potential impact on the adjacent Estaminet:

- A low-scale podium, including a pedestrian colonnade to expand the public realm into the Site;
- Horizontal articulation of the podium and ground-floor canopies, which references the datum lines and verandah of the Estaminet;
- Placement of the proposed tower towards the western portion of the Site, providing visual and physical separation to the adjacent Estaminet;
- A chamfered northwest podium corner, which frames a pathway to the Waterfront Trail. A cafe (associated with the hotel) is proposed in the podium to further animate the area; and
- A proposed landscape strategy that enhances the Precinct's public realm. Potential installations include outdoor patio space, high quality pavers, and tree plantings.

As the proposal advances, ERA recommends that historical themes relating to waterfront tourism and recreation be further explored for interpretation in the proposed architectural and/or landscape design.



Proposed section illustrating the pedestrian colonnade, canopy, and the expansion of public realm into the Site (NEUF, 2025).



The proposed podium (right) which references the datum lines of the Estaminet (left) (NEUF, 2025; annotated by ERA).



Northwest view of the conceptual massing showing the tower stepbacks (highlighted in pink) to minimize shadow impacts on the Estaminet (left) (NEUF, 2025; annotated by ERA).



Northeast view of the proposal, including a landscape strategy that animates the waters edge (NEUF, 2025).

10 CONCLUSION

This CHIA finds that the proposed development will not impact the overall cultural heritage value of the Estaminet, which is located on the adjacent Part IV designated property at 2084 Old Lakeshore Road.

The Estaminet's original building fabric is currently only partially visible from the west, largely obscured by later additions. The proposed building will not significantly further impact visibility of Estaminet's original building fabric. The three-dimensional legibility of the Estaminet, including its truncated hipped roof and wooden eaves, will be maintained as it is set back from its property lines.

Design measures to mitigate potential impacts on the Estaminet include the proposed low-scale podium, tower stepbacks, and a robust landscape strategy. As the proposal advances, ERA recommends that historical themes relating to waterfront tourism and recreation be further explored for interpretation in the proposed architectural and/or landscape design.

The proposal conforms to the applicable heritage policies in the Provincial Planning Statement, Halton Region Official Plan, and City of Burlington Official Plan. Further, it has consideration for the Downtown Burlington and Precinct UDGs, which ensures new development is sensitive to, and respects, the cultural heritage resources in the Precinct.

APPENDIX A:

2084 LAKESHORE ROAD DESIGNATION BY-LAW 93-2009

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 93-2009

A By-law to designate 2084 Old 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: 502-02-34.2 (PB-74-09)

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 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 the municipal heritage committee (Heritage Burlington) supports the designation of the property described herein (s. 29(2)); and

WHEREAS a Notice of Intention to Designate has been published in the Burlington Post on 23rd day of October, 2009 and served, by registered mail, in accordance with the Act (s. 29(3)); and

WHEREAS no Notice of Objection has been served on the City Clerk of the City of Burlington;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. THAT, the property at 2084 Old Lakeshore Road (The Estaminet) being Pin 07061-0020, Lot 3 Blk U Plan 92; Pt Lot 2 Blk U Plan 92; Part Lot 4 Blk U Plan 92 being Part 1 20R6399, City of Burlington, Regional Municipality of Halton, more particularly described in Schedule “A”, is hereby 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 "A" 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 2084 Old Lakeshore Road (The Estaminet) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Burlington as required by the *Ontario Heritage Act* (s. 29(14)).

4. THAT this by-law shall take effect on the date of its passing.

ENACTED AND PASSED THIS 14th of December, 2009.

_____MAYOR
Cam Jackson

_____ ACTING CITY CLERK
Suzanne Whitehead

SCHEDULE "A"

Statement of Cultural Heritage Value or Interest:
2084 Old Lakeshore Road (The Estaminet)

The Estaminet is recommended for designation pursuant to Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Cultural Heritage Value or Interest.

Legal Description:

Pin 07061-0020, Lot 3 Blk U Plan 92; Pt Lot 2 Blk U Plan 92; Part Lot 4 Blk U Plan 92 being Part 1 20R6399, City of Burlington, Regional Municipality of Halton.

Description of Historic Place:

2084 Old Lakeshore Road is located within the Old Lakeshore Road Precinct. The property is bound by Old Lakeshore Road to the north, Rambo Creek to the east, Lake Ontario to the south and Pearl Street to the west. The property supports a 2-storey building, constructed prior to 1870, in a 3-bay Georgian style. The building is clad in aluminum siding, has replacement windows, and some original/early wooden millwork (eaves and porch scrollwork). There are several later additions to the south and east elevations.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the Estaminet building lies in its design value, its historical and associative value and its contextual value.

Physical or Design Value:
Constructed prior to 1870 in the Georgian style, the Estaminet building is a 3-bay frame structure with a truncated hipped roof, simple lines and minimal adornment reflective of the Georgian period in Canada (1820-1850). Photographs from the early 20th century depict a 3-bay window projecting from the easterly elevation in a polygonal design. The north-facing (front) covered porch with slight bell cast roof and detailed scrollwork remains. It is likely that the bay window (no longer extant) and the porch were added to the structure in the very late 19th century/early 20th century. A single masonry chimney at the north easterly corner of the building is shown in early photographs. A chimney remains in this location today.

Over the decades the building has been enlarged to accommodate an expanding service commercial use. The original building masses, however, remain and are clearly distinguishable from the later additions to the south and east. Period details including the porch, wooden eaves, and proportion of the window and door openings remain (including the central entry with demi-sidelights and transom).

Historical and Associative Value

The property was originally purchased from Joseph Brant by the Gage family as part of a 338 acre parcel. In 1843, Andrew Gage had inherited a portion of the Gage acreage which included the lands presently known as 2084 Old Lakeshore Road. A residential building was constructed on the property during Andrew Gage's ownership (1843-1870). (It is believed that Gage's residence is the building that remains on the property today, making the Estaminet building among the oldest remaining buildings within the present day downtown core). In 1870, the property passed from Andrew Gage to Lieutenant-Colonel William Kerns.

William Kerns made substantial contributions to both the political and mercantile history of Burlington, serving twice as the Reeve of the Village of Burlington (1879-1882, 1899-1905), a trustee of the local school board, and a long-term business partner of John Waldie and Company (together owned the General Store at present day 2021 Lakeshore Road). He was elected to the Provincial Legislature as Halton's representative as a member of the Conservative Party in 1883 and served the electorate in this capacity until 1898. Kerns owned the property until 1915 when it was purchased from his estate by Mr. Harold Lazier, an adjacent landowner.

The "Estaminet Standard Hotel" opened, with four tables, under the management of George and Emma Byrens in 1919 (the property continued under the ownership of Mr. Harold Lazier until 1930 when it was purchased by Ms. Emma Byrens). Following her retirement in 1952, Mrs. Byrens sold the property to Reginald Cooper who operated it until 1963 when it was taken over by his son Brian. The younger Mr. Cooper made several enlargements to the building yet was able to maintain the comfortable atmosphere that the Byrens had created. The property has since changed ownership several times.

From the outset, the Estaminet was billed and regarded as "Canada's House of Hospitality" serving patrons including: Louis St. Laurent, L.B. Pearson, John Diefenbaker, Barbara Ann Scott, Robert Service, A.Y. Jackson, Louis Armstrong, Jackie Robinson, Mickey Mantle, Liberace, John Robarts, and Bill Davis. International dignitaries and local residents alike have signed the Estaminet guest books dating from 1919 (these remain within the Joseph Brant Museum Collection).

The establishment has figured prominently in both civic and social life serving as an important venue for long-standing service clubs including the Zonta Club, the Free Masons, the Lion's Club, and the Rotary Club. Generations of Burlingtonians have celebrated milestone events at the Estaminet: weddings, anniversary celebrations, New Year's celebrations and retirement parties too great to number. Further, events including a landing/farewell party for the officers and crew of HMCS Burlington (1941), the official opening ceremony of the present day City Hall building, Miss Canada events, countless fund raisers and bridge parties, have all entrenched the Estaminet in the socio-cultural landscape of Burlington and beyond.

The building has operated continuously as a restaurant since 1919 and is today known as the "Water Street Cooker". "Emma's Back Porch", named for the original proprietor of the Estaminet, is a more casual restaurant operated within the later additions to the original building.

Contextual Value
In the late 19th and early 20th century, Burlington's waterfront lands were dotted with hotels, restaurants and drinking establishments, including the well-known "Ocean House Hotel" (at Burlington Beach), and the "Brant Inn" (at present day Spencer Smith Park). The construction of the radial electric line and the paving of the Lakeshore Highway (presently Lakeshore Road) in the early 20th century opened up Burlington Beach and Wellington Square to Regional traffic seeking high end dining and entertainment. Opening in 1919, the Estaminet was well situated within "the Square" to attract travelers from the U.S. border, Hamilton and Toronto. Less ornate in its architecture than its earlier counterparts, the Estaminet is the only such lakefront establishment that remains.

2084 Old Lakeshore Road contributes to our contemporary understanding of the evolution of Burlington's agrarian and port history. The Estaminet has weathered the evolution of Wellington Square's/downtown Burlington's shift from an agrarian and related manufacturing-based economy to an economy deeply rooted in the area's identity as a hub of service commercial and entertainment land uses.

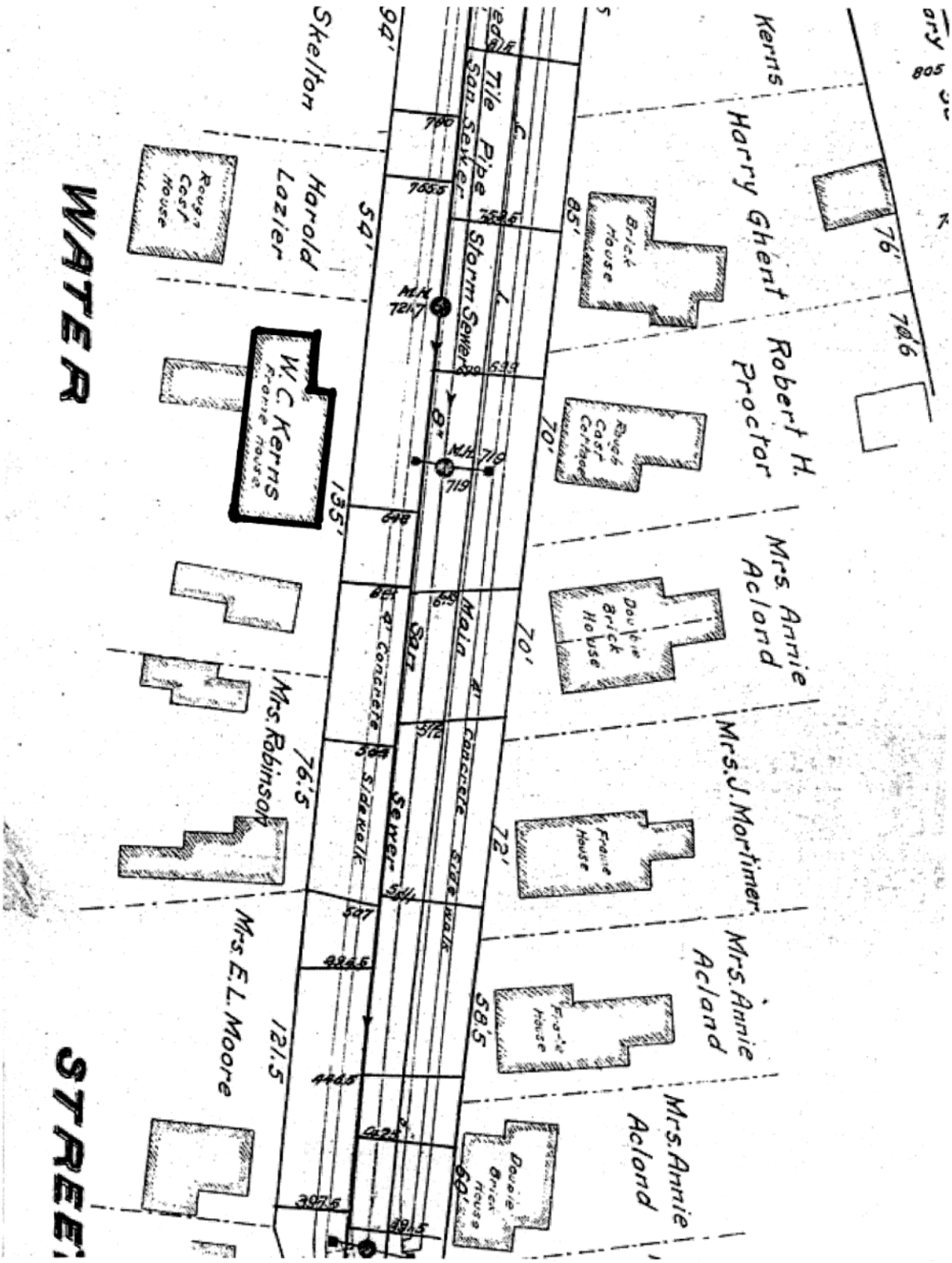
Character-Defining Elements/Heritage Attributes

Important to the preservation of the Estaminet are the following heritage attributes:

- The original central and westerly building masses (see Schedule A-1)
- The building elements reflective of the Georgian period:
    - The truncated hipped roof;
    - The 3-bay fenestration pattern;
- The covered north-facing verandah with decorative Regency style scrollwork; and
- The wooden eaves.

Note that the building masses to the east and south of the original mass are not recognized as part of the property's cultural heritage value.

Schedule A-1
1915 Sewerage Map



APPENDIX B:

LIST OF SOURCES

APPENDIX B: LIST OF SOURCES

"Ascot Cabins." Hamilton Spectator, July 14, 1944.

"Ascot – Cabins and Apartments." Hamilton Spectator, June 20, 1943.

"Ascot Tourist Court." Hamilton Spectator, September 17, 1952.

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