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THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2013-079

A by-law to amend by-law 2010-173 regarding the designation of Lambert-Smye Estate House and Grounds as a property of historical, architectural or contextual significance, formerly described as being located at 394 Lakeshore Road West.

WHEREAS section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to amend a by-law designating property passed pursuant to section 29 of the *Ontario Heritage Act*;

AND WHEREAS the municipal council of the Corporation of the Town of Oakville has caused to be served on the owners of the lands and premises once known as:

394 Lakeshore Road West
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to amend by-law 2010-173 and a statement of the reasons for the proposed amendment;

AND WHEREAS development on the lands once known as 394 Lakeshore Road West, Oakville, has resulted in a change in the property description underlying the designation;

AND WHEREAS the legal description of the designated property requires correction and the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes requires clarification;

COUNCIL ENACTS AND AMENDS BY-LAW 2010-173 AS FOLLOWS:

1. That section 1 of by-law 2010-173 be deleted and replaced as follows:

THAT the real property, more particularly described in Schedule "A" is hereby designated as being of cultural value or interest. The Statement of Significance contained in Schedule "B" applies to the "Estate House" as described in Schedule "A". The Statement of Significance contained in Schedule "C" applies to the "Estate Grounds" as described in Schedule "A".

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2. That section 3 of by-law 2010-173 be deleted and replaced as follows:

THAT Schedules "A", "B", and "C", as added or replaced by by-law 2013-079, are declared to form part of this by-law.

3. That Schedule "A" of by-law 2010-173 be removed and replaced with Schedule "A" attached hereto.
4. That Schedule "B" of by-law 2010-173 be removed and replaced with Schedule "B" attached hereto.
5. That Schedule "C" attached hereto be added to by-law 2010-173.
6. That Part of Lots 18 and 19, Concession 4 (Trafalgar) South of Dundas Street, designated as Parts 1, 13, 16-21 inclusive, and 24-31 inclusive on Reference Plan 20R-19302 in the Town of Oakville, Regional Municipality of Halton are hereby released from the application of By-law 2010-173.
7. That the Town Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the property and on the Trust; and to be registered against the property affected in the proper land registry office.

PASSED this 9th day of September, 2013.

MAYOR

CLERK



SCHEDULE "A"
TO BY-LAW 2013-079
(Replaces Schedule "A" to By-law 2010-173)

Legal Description of "Estate House"

Part of Lot 18, Concession 4 (Trafalgar) South of Dundas Street, designated as Part 15 on Reference Plan 20R-19302, in the Town of Oakville, Regional Municipality of Halton.

Legal Description of "Estate Grounds"

Part of Lots 18 and 19, Concession 4 (Trafalgar) South of Dundas Street, designated as Parts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 22 and 23 on Reference Plan 20R-19302, in the Town of Oakville, Regional Municipality of Halton.



SCHEDULE "B"
TO BY-LAW 2013-079
(Replaces Schedule "B" to By-law 2010-173 in part)

STATEMENT OF SIGNIFICANCE FOR ESTATE HOUSE

Description of Property – Lambert-Smye Estate House

The subject property is located off of the south side of Lakeshore Road West, between Birch Hill Lane and Shorewood Place, at 17 Lambert Common, also known as Part 15 on Reference Plan 20R-19302. The property is accessed by a lane which extends south of Lakeshore Road. The property currently includes a 1930s estate house and landscape features surrounding the house.

Statement of Cultural Heritage Value

The Lambert-Smye Estate House has cultural heritage value as one of the few remaining early 20th century waterfront estate houses in Oakville. The Estate House is a significant built heritage resource and possesses many heritage attributes with historical, design and contextual value.

Historical Value or Associative Value

The property has historical value for its associations with both the Lambert family and the Smye family who owned the property. The Estate House was built in the mid to late 1930s for Sidney and Mary Lambert, who were both immigrants to Canada and owned the property until 1954.

In 1954, the Smye family purchased the property at 394 Lakeshore Road West. The Lambert-Smye Estate House has excellent cultural heritage value in its direct associations with Fred T. Smye, President of Avro Aircraft and a leader in the development of Canada's post-war aviation industry, which culminated in the AVRO Arrow program. Under Smye's leadership, AVRO Canada became one of the largest corporations in Canada in the immediate post-war years. The AVRO Arrow project was one of major national significance in the 1950s.

Smye also played a leading role in the development of the CF100, Canada's first all-weather jet fighter and the AVRO Jetliner, which was North America's first jet passenger plane. During their ownership of the property at 394 Lakeshore Road West, specifically during the time when AVRO was a major Canadian corporation, the Smye family hosted a number of events and significant figures associated with the Canadian aviation industry at their residence.

The Lambert-Smye Estate House has cultural heritage value as a rare remaining example of an early 20th century lakefront estate house in Oakville. Large estates such as this property were once the dominant building and land form on the Lake



Ontario shoreline in the vicinity of Oakville, but few remain. The property is also unique in that it is one of very few lakeshore estate houses constructed at the end of the Great Depression.

Design Value and Contextual Value

The Lambert-Smye Estate House has design value as an intact lakefront estate house which demonstrates a high degree of craftsmanship. The design of the house is based on traditional forms and styles such as neo-Georgian and English Arts and Crafts, but also exhibits influences of contemporary 1930s design, including Art Moderne.

The cultural heritage value of the landscape immediately surrounding the Estate House include vegetation and designed and natural landforms such as the formal front yard, the rear yard terrace surrounded by a clipped cedar hedge and several mature canopy trees.

Certain views at the Estate House have cultural heritage significance because of their contextual and design values. The greensward and the view to the lake that it enhanced is an important landscape idea on the property - that the greensward, balanced with the idea of the entrance sequence, has informed the siting of the house. These views from the house articulated a relationship between site and building that represents a high degree of artistic merit and therefore a significant design value.

Description of Heritage Attributes

Key exterior attributes of the Lambert-Smye Estate House which embody its physical and historical significance include:

The following heritage attributes apply to all elevations and the roof including all facades, entrances, windows and trim, together with construction materials of wood, stone, brick and their related building techniques:

Estate House

Overall

- Overall rectangular house form with projecting bays and garage wing;
- Brick exterior walls;
- Brick detailing;
- Hipped form of the main roof;
- Tightly clipped eaves;
- Wood windows and openings;
- Exterior doors;
- 3 brick chimneys;



- Copper eavestroughs and downspouts;
- Fluted wood window frames;
- Wood window sills;
- Flagstone patio in immediate vicinity of house;
- Wood shingled roof;
- Grading and hard landscaping in the Immediate vicinity of the house;

Front (North) Elevation

- Main doorway and servant's doorway;
- Front porch including posts, railing, steps and porch roof;
- Exterior doors;
- Segmental arched topped leaded glass transom;
- Star light fixture over primary door;
- Light fixture over secondary door;
- All wood windows and openings.

Rear (South) Elevation

- Two wood framed bay windows with brick base and copper roof;
- Three roof dormers with semi-circular divided windows;
- All wood windows and openings;
- Glazed primary rear door with sidelights and leaded glass transom and brick surround;
- Secondary wood door into garage;
- Greenhouse.

East Elevation

- Garage wing;
- Light fixture over garage;
- Paneled garage door;
- Fluted wood garage door surround;
- All wood windows and openings;
- Copper roofed stoop over garage door.

West Elevation

- Chimney;
- All wood windows and openings;
- Roof dormer with semi-circular divided window.

Estate House Landscape

Key attributes of the vegetation that reflect the cultural heritage value of the landscape surrounding the Estate House are:



- The original clipped hedge surrounding the terrace; and
- The Formal Front yard, composed of two blue spruce trees and clipped foundation plantings.

Key attributes of the viewscales that reflect the cultural heritage value of the landscape surrounding the Estate House are:

- Views from the ground floor bay windows and glazed back door over the greensward to the lake.

SCHEDULE "C"
TO BY-LAW 2013-079
(New schedule replacing Schedule B to By-law 2010-173 in part)

STATEMENT OF SIGNIFICANCE OF ESTATE GROUNDS

Description of Property – Lambert-Smye Estate Grounds

The subject property is located on the south side of Lakeshore Road West, between Birch Hill Lane and Shorewood Place. The property is accessed by a lane which extends south of Lakeshore Road. This designation includes features of the cultural heritage landscape associated with the Lambert-Smye Estate located within the Estate Grounds on Parts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 22 and 23 on Reference Plan 20R-19302.

Statement of Cultural Heritage Value

The Lambert-Smye Estate Grounds have cultural heritage value as one of the few remaining early 20th century waterfront estates in Oakville. The Estate Grounds are a significant cultural heritage resource and possesses many heritage attributes with historical, design and contextual value.

Historical Value or Associative Value

The property has historical value for its associations with both the Lambert family and the Smye family who owned the property. The Estate House and Grounds were built in the mid to late 1930s for Sidney and Mary Lambert, who were both immigrants to Canada and owned the property until 1954.

In 1954, the Smye family purchased the property at 394 Lakeshore Road West. The Lambert-Smye Estate Grounds have excellent cultural heritage value in their direct associations with Fred T. Smye, President of Avro Aircraft and a leader in the development of Canada's post-war aviation industry, which culminated in the AVRO Arrow program. Under Smye's leadership, AVRO Canada became one of the largest corporations in Canada in the immediate post-war years. The AVRO Arrow project was one of major national significance in the 1950s.

Smye also played a leading role in the development of the CF100, Canada's first all-weather jet fighter and the AVRO Jetliner, which was North America's first jet passenger plane. During their ownership of the property at 394 Lakeshore Road West, specifically during the time when AVRO was a major Canadian corporation, the Smye family hosted a number of events and significant figures associated with the Canadian aviation industry at their residence.

The Lambert-Smye Estate Grounds have cultural heritage value as an example of an early 20th century lakefront estate in Oakville. Large estates such as this

property were once the dominant building and land form on the Lake Ontario shoreline in the vicinity of Oakville, but few remain. The property is also unique in that it is one of very few lakeshore estates constructed at the end of the Great Depression.

Design Value and Contextual Value

The property has design and contextual value for its designed landscape, which possesses numerous significant heritage attributes including the landforms, vegetation, viewscales, circulation and built features.

The cultural heritage value of the designed and natural landforms includes portions of the graded greensward and the natural shingle beach. The cultural heritage value of the vegetation at the Estate Grounds is related to its design and contextual values and includes the perimeter tree rows, the entrance sequence, the greensward and the mature canopy trees.

The viewscales at the Estate Grounds have cultural heritage significance because of their contextual and design values. The greensward and the view to the lake that it enhanced is an important landscape idea on the property – that the greensward, balanced with the idea of the entrance sequence, has informed the siting of the house. These former views from the house articulated a relationship between site and building that represents a high degree of artistic merit and therefore a significant design value.

The two site-circulation patterns have cultural heritage value or interest. The first circulation pattern, being the curving entrance driveway which forms the route of the designed entrance sequence has cultural heritage significance because of the design values. The second circulation pattern being the older farm lane that runs along the eastern property line down to the lake has cultural heritage value or interest in terms of the value of the viewscale that it provides down to the lake as well as the vegetation that frames this view. This section of the property also has associative and contextual values as a circulation corridor.

The landscape at the Estate Grounds features two notable built features: the dry-stacked stone retaining wall and two rough stone groynes located along the property's waterfront. The stone retaining wall is related to the greensward view and the circulation element connecting the eastern walkway to the beach. The groynes jut out into the lake and aid in preventing the erosion and westward migration of the pebbles of the shingle beach.

Description of Heritage Attributes

Key exterior attributes of the Lambert-Smye Estate Grounds which embody its physical and historical significance include:

Key attributes of the landform that reflect the cultural heritage value of the landscape at the Estate Grounds are:

- The grading design of the portion of the 'greensward' that simplifies and emphasizes the 'lawn, lake, sky view; and
- The natural shingle beach.

Key attributes of the vegetation that reflect the cultural heritage value of the landscape at the Estate Grounds are:

- The old cedar hedge row along the south portion of the east property line;
- The two clusters of trees that create a threshold to the entrance driveway;
- The turf of the portion of the greensward and the trees that frame it;
- The mature and majestic open grown canopy trees throughout the Town-owned property.

Key attributes of the viewsapes that reflect the cultural heritage value of the landscape at the Estate Grounds are:

- The view to the lake framed by trees from the entrance drive along the eastern property line;
- The concealed and gradually revealed view of the house and the 'formal front yard' from the curved entrance drive; and
- Views from the ground floor bay windows and glazed back door over the greensward to the lake.

Key attributes of landscape circulation that reflect the cultural heritage value of the landscape at the Estate Grounds are:

- The partially paved and partially turfed lane to the lake along the eastern property line.

Key built feature attributes that reflect the cultural heritage value of the landscape at the Estate Grounds are:

- The dry stack stone wall bordering the diagonal path at the foot of the greensward; and
- The two rough stone groynes.