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ONTARIO HERITAGE TRUST

DEC 16 2014



December 16, 2014

VIA COURIER

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

VIA INTER-OFFICE MAIL

Chris Mark, Director
Parks and Open Space
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

**Subject: Notice of Heritage Designation
2508 Lakeshore Road West, Oakville, Ontario**

Attached please find the Notice of Heritage Designation together with By-law 2014-124 with respect to the heritage designation of 2508 Lakeshore Road West, Oakville, Ontario which is served upon you in accordance with section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.18.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk
D. Anderson, Director of Planning Services
N. Chandra, Assistant Town Solicitor
R.S. Hannah, Senior Manager of Planning Services
S. Schappert, Heritage Planner



ONTARIO HERITAGE TRUST

DEC 16 2014

RECEIVED

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2014-124

A by-law to designate the Bronte Marina Building, formerly Metro Marine, at 2508 Lakeshore Road West as a property of historical, architectural and contextual significance.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the council of the Corporation of the Town of Oakville has caused to be served on the owners of the lands and premises at:

2508 Lakeshore Road West
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the Bronte Marine Building, formerly Metro Marine, at 2508 Lakeshore Road West as a property of historical, architectural and contextual significance and a statement of the reasons for the proposed designation, and further, has caused the notice of intention to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

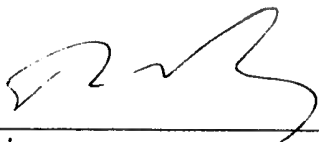
COUNCIL ENACTS AS FOLLOWS:

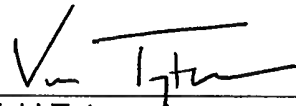
1. That the following real property, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" :

Bronte Marina Building, formerly Metro Marine
2508 Lakeshore Road West
Town of Oakville
The Regional Municipality of Halton

2. That the attached Schedules form part of the by-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" at the Land Registry Office.

PASSED this 8th day of December, 2014



Rob Burton Mayor

Vicki Tytaneck Town Clerk

**SCHEDULE "A" TO
BY-LAW 2014-124**

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

2508 Lakeshore Road West
PLAN M11, LOT 91
Town of Oakville, Regional Municipality of Halton

SCHEDULE "B" TO BY-LAW 2014-124

STATEMENT OF SIGNIFICANCE

Description of Property – Bronte Marina Building, formerly Metro Marine 2508 Lakeshore Road West

The Bronte Marina Building, formerly known as Metro Marine, is located on the south side of Lakeshore Road West in the Bronte Harbour. This tall, white shingle-clad building is surrounded on three elevations by parking and storage for cars and boats. The building is set at the water's edge.

Statement of Cultural Heritage Value

Design Value or Physical Value

The Bronte Marina Building has design or physical value as a mid-20th century ship-building shed with a tall 2 storey simple shed form dominated by the large service doors on the north and south elevations. This type of building is rare and unique in Oakville and Bronte, which does not have many surviving industrial buildings associated with the historic ship-building industry.

The building is clad in white shingles with an asphalt shingle gable end roof. Wood windows line the east and west elevations, with four over four wood sash on the ground level and 4 pane fixed windows closer to the roofline. The two storey building is open on the interior from ground to roof to provide enough height for ships. A catwalk runs around the interior at what would be the floor of second storey.

Historical Value or Associative Value

The Bronte Marina Building, formerly known as Metro Marine, has historic value in its associations with the development of Bronte's ship-building industry and then the development of Bronte Harbour as a recreational facility.

This ship building shed was likely built between 1943 and 1944 by the R.C. Huffman Construction Company of Canada for Northern Marine, also known as Northern Shipbuilding and Repair Company. For the first few years of its existence, the building was used to help construct and repair boats that were connected with the war effort, possibly for use by the Coast Guard. After the war, Northern Marine is reported to have constructed 29 boats at the facility between 1945 and 1954. Most

of the crafts were all-welded steel tugboat style vessels for various purposes from logging to fishing and tanking.

The Greb family founded the Metro Marine business in 1955, using the marina building and surrounding harbour to provide a full service marina, including haul-out and storage. This change in use was a result of the transition of the Bronte Harbour from industrial uses to recreational pursuits. The business remained in the family until 2005 when the marina facilities were taken over by the Town of Oakville and the building leased out to various marine-related businesses.

Contextual Value

The Bronte Marina Building has contextual value because it is physically, visually, and historically linked to its immediate setting, the Bronte Harbour. Clad in white shingles, the building is a landmark in the Bronte community and is highly visible from the surrounding shorelines and also from two principal thoroughfares in Bronte Village: Lakeshore Road and Bronte Road.

Description of Heritage Attributes

Key attributes that express the cultural heritage value of the Bronte Marina Building as a rare remaining example of a mid-20th century shipbuilding shed include its:

- 2 storey (24 ft) wood frame structure with rectangular plan
- Exterior shingle cladding
- Medium pitch gable end roof
- Historic wood sash and fixed pane windows on west and east elevations, including:
 - 4 over 4 sash wood windows with wood frame, sill and surround on ground level;
 - Square 4 pane fixed wood windows with wood frames, sills and surrounds on the second level of windows (similar to clerestory windows)
- 20' by 24' doors on north and south gable ends
- Original twin-leaf swing door, where each leaf is bi-fold on north elevation
- 1-1/2 storey addition on the west elevation of the building, excluding altered windows and entrances
- Interior open space from ground to interior of roof, excluding exposed interior framing
- Interior catwalk located at the same height as the second floor of the west addition

Explanatory Note

Re: Heritage Designation By-law No. 2014-124

By-law No. 2014-124 has the following purpose and effect:

To designate the Bronte Marina Building, formerly Metro Marine, located at 2508 Lakeshore Road West as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.

To be the most livable town in Canada.

NOTICE OF HERITAGE DESIGNATION

On December 8, 2014, Oakville Town Council resolved to pass By-law 2014-124 to designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Bronte Marina Building, formerly known as 'Metro Marine'
2508 Lakeshore Road West, Oakville, Ontario
PLAN M11, LOT 91

Cultural Heritage Value and Interest:

Design Value or Physical Value

The Bronte Marina Building has design or physical value as a mid-20th century ship-building shed with a tall 2 storey simple shed form dominated by the large service doors on the north and south elevations. This type of building is rare and unique in Oakville and Bronte, which does not have many surviving industrial buildings associated with the historic ship-building industry.

The building is clad in white shingles with an asphalt shingle gable end roof. Wood windows line the east and west elevations, with four over four wood sash on the ground level and 4 pane fixed windows closer to the roofline. The two storey building is open on the interior from ground to roof to provide enough height for ships. A catwalk runs around the interior at what would be the second storey floor, if there was one.

Historical Value or Associative Value

The Bronte Marina Building, formerly known as Metro Marine, has historic value in its associations with the development of Bronte's ship-building industry and then the development of Bronte Harbour as a recreational facility.

This ship building shed was likely built between 1943 and 1944 by the R.C. Huffman Construction Company of Canada for Northern Marine, also known as Northern Shipbuilding and Repair Company. For the first few years of its existence, the building was used to help construct and repair boats that were connected with the war effort, possibly for use by the Coast Guard. After the war, Northern Marine is reported to have constructed 29 boats at the facility between 1945 and 1954. Most of the crafts were all-welded steel tugboat style vessels for various purposes from logging to fishing and tanking.

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Description of Heritage Attributes:

Key attributes that express the cultural heritage value of the Bronte Marina Building as a rare remaining example of a 20th century shipbuilding shed include its:

- 2 storey (24') wood frame structure with rectangular plan
- Exterior white shingle cladding
- Wood sash and fixed pane windows on west and east elevations, including:
 - 4 over 4 sash wood windows with wood frame, sill and surround on ground level;
 - small square 4 pane fixed wood windows with wood frames, sills and surrounds on the second level of windows (similar to clerestory windows)
- 20' by 24' doors on north and south gable ends
- Original twin-leaf swing door, where each leaf is bi-fold on north elevation
- 1-1/2 storey addition on the west elevation of the building
- Open interior space from ground to interior of roof
- Interior catwalk located at the same height as the second floor of the west addition

Any inquiries may be directed to Susan Schappert, heritage planner at 905-845-6601, ext. 3870 (TTY 905-338-4200), or by email at susan.schappert@oakville.ca.