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July 23rd, 2010

VIA COURIER

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



Dear Sirs and/or Madames:

Subject: Notice of Intention to Designate
394 Lakeshore Rd. W., Oakville, Ontario

Attached please find the Notice of Intention to designate the above-mentioned property which is served upon you in accordance with section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.18, (the "*Act*").

Pursuant to section 29(4.1) of the *Act* any person who objects to the proposed designation must file a notice of objection to the designation with the Town Clerk at 1225 Trafalgar Road, P.O. Box 310, Oakville, Ontario L6J 5A6, no later than July 23rd, 2010.

Sincerely,

Kelly-Anne Lanaus
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk
D. Anderson, Director of Planning Services
D. Baker, Assistant Town Solicitor
M. Seaman, Manager of Heritage Planning



NOTICE OF INTENTION TO DESIGNATE

**394 Lakeshore Road West, Oakville, Ontario
Lambert-Smye Estate**

TAKE NOTICE that Oakville Town Council, on Monday, June 21, 2010 resolved to pass a Notice of Intention to Designate CON 4 PT LOTS 18 AND 19 RP;20R11196 PARTS 1 TO 6 municipally known as 394 Lakeshore Road West under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18, as a property of cultural heritage value and interest.

Description of Property

The subject waterfront property is located on the south side of Lakeshore Road West, between Birch Hill Lane and Shorewood Place. The property is accessed by a private lane which extends south of Lakeshore Road towards the lakefront. The property includes a 1930s estate house and numerous cultural heritage landscape features.

Statement of Cultural Heritage Value or Interest

The Lambert-Smye Estate has cultural heritage value as one of the few remaining intact early 20th century waterfront estates in Oakville. The property possesses many heritage attributes with historical, design and contextual value and the Estate grounds represent a significant cultural heritage landscape.

The property has historical value for its associations with both the Lambert family and the Smye family who owned the property. Fred Smye was a significant figure in the Canadian aviation industry, acknowledged as a key figure behind the development of the Avro Arrow jet fighter.

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

The cultural heritage value of the landforms includes the graded terrace of the lawn, the greensward, the natural rolling bank and the natural shingle beach.

The cultural heritage value of the vegetation at the Estate is related to its design and contextual values and includes the perimeter tree rows, the formal front yard, the entrance sequence, the clipped hedges, the greensward and the mature canopy trees.

The viewsapes at the Estate have cultural heritage significance because of their contextual and design values. The greensward and the view to the lake that it enhances is perhaps the single most important landscape idea on the property - that the greensward, balanced with the idea of the entrance sequence, has informed the siting of the house, locating it approximately in the middle of the property. The views from the house articulate 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 viewscape 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 featured four notable built features, being the wishing well, the pool, rockery garden and outdoor stone barbeque, the dry-stacked stone retaining wall, and two rough stone groynes located along the property's waterfront. Only the latter two of these built features remain today. 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 attributes of the landform that reflect the cultural heritage value of the landscape at the Estate are:

- The graded bank that defines the yard to the south of the house as a residential terrace, connected to but distinct from the greensward;
- The grading design of the 'greensward' that simplifies and emphasizes the 'lawn, lake, sky' view;
- The natural topography of the 'natural rolling bank'; and
- The natural shingle beach.

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

- The spruce tree rows at the north and east property lines;
- 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 greensward and the trees that frame it;
- The original clipped hedge surrounding the terrace;
- The Formal Front yard, composed of two blue spruce trees and clipped foundation plantings; and
- The mature and majestic open grown canopy trees throughout the property, including trees 126, 127, 129, 158, 209, 237, 242, 260, 269, 270, 312, 316, 323, 338, 383, 386, 446, 447, 449, 459, 466, 495, and 496 as identified on the Tree Inventory prepared by Baker Turner Inc. dated November 2009.

Key attributes of the viewsapes that reflect the cultural heritage value of the landscape at the Estate 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;
- The axial view from the front door through the house, through the glazed back door over the greensward to the lake; and
- Views from within the house, through the ground floor bay windows, to the greensward and lake.

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

- The curved drive that follows the topography of the creek bank, and forms the route of the entrance sequence; and
- 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 are:

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

OBJECTIONS: Any objection to this designation must be filed no later than **July 23, 2010**. Objections should be directed to Cathie Best, Town Clerk, 1225 Trafalgar Road, P.O. Box 310, Oakville, Ontario L6J 5A6.

MORE INFORMATION: Any inquiries may be directed to Michael Seaman, Manager of Heritage Planning at 905-845-6601, extension 3873 or by email at mseaman@oakville.ca.

Last Date to file Notice of Objection: July 23, 2010

Cathie Best, Town Clerk