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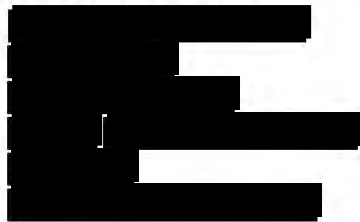
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December 15, 2010

VIA COURIER

Ontario Heritage Trust
c/o Catherine Axford
10 Adelaide street East
Toronto, ON M5C 1J3



Aird & Berlis LLP
c/o Leo F. Longo
181 Bay Street, Suite 1800
Box 754
Toronto, ON
M5J 2T9

Dear Sirs and/or Madames:

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

Attached please find the Notice of Heritage Designation together with By-law 2010-173 with respect to the heritage designation of 394 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,

Kelly-Anne Lanaus
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk
D. Anderson, Director of Planning Services
D. Baker, Assistant Town Solicitor
C. McConnell, Acting Manager of Heritage Planning
S. Shappert, Heritage Planner



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2010-173

A by-law to designate the Lambert-Smye Estate House and Grounds at 394 Lakeshore Road West as a property of historical, architectural and/or 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 real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

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

394 Lakeshore Road West
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **Lambert-Smye Estate House and Grounds at 394 Lakeshore Road West** and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

AND WHEREAS a notice of objection to the proposed designation was served on the municipality and has been withdrawn by the appellants;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

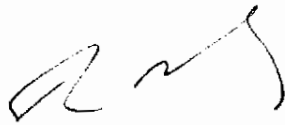
1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

Lambert-Smye Estate House and Grounds
394 Lakeshore Road West
Town of Oakville

The Regional Municipality of Halton

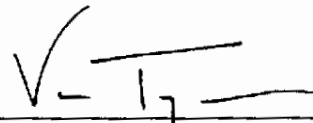
2. THAT the Town Clerk is hereby authorized to cause a copy of this by-law, together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust; and to be registered against the property affected in the proper land registry office; and to publish notice of the by-law in a newspaper having general circulation in the municipality.
3. THAT Schedules "A" and "B" attached to this by-law are declared to form a part of this by-law.

PASSED this 13th day of December, 2010



ROB BURTON

MAYOR

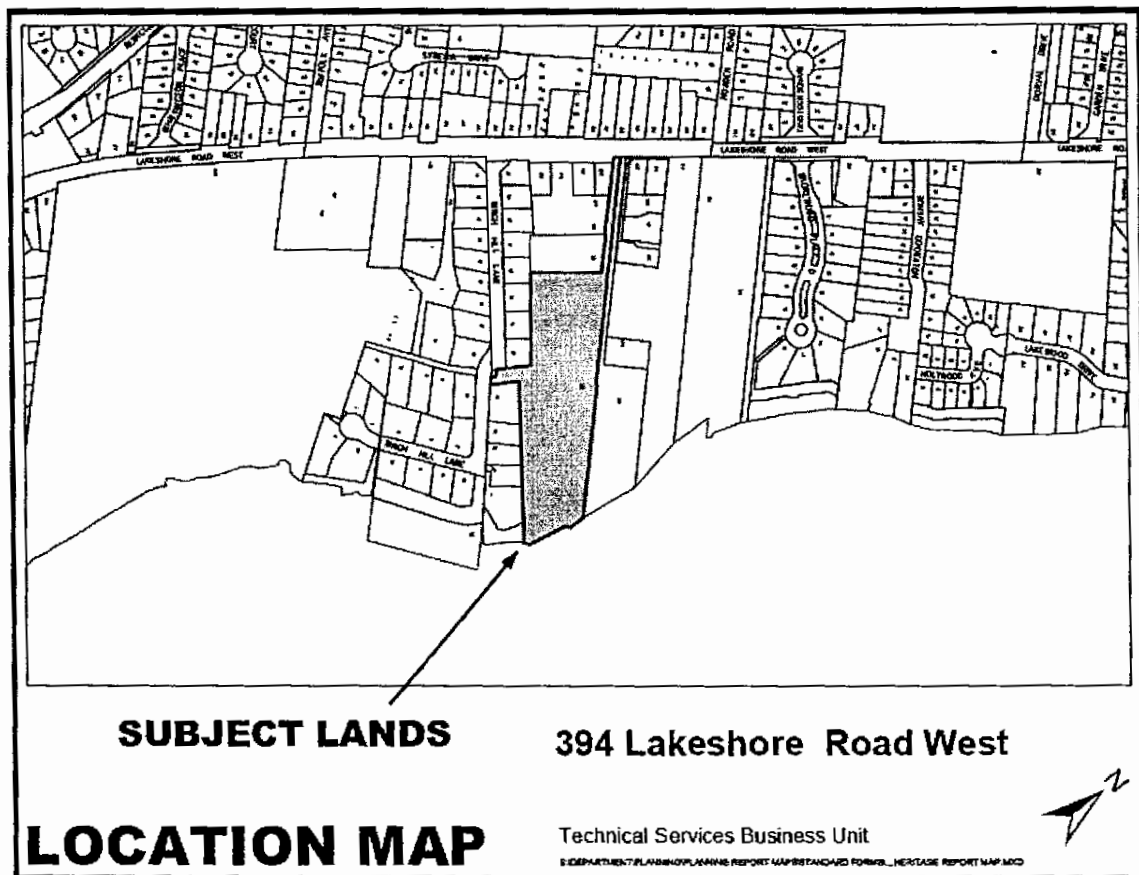


VICKI TYTANECK

A/ CLERK



Lambert-Smye Estate House and Grounds
CON 4 SDS PT LOTS 18, 19 RP 20R11196 PARTS 1 TO 6
Town of Oakville, Regional Municipality of Halton





SCHEDULE "B" TO BY-LAW 2010-173

STATEMENT OF SIGNIFICANCE

Description of Property – Lambert-Smye Estate, 394 Lakeshore Road West

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 important cultural heritage resources.

Statement of Cultural Heritage Value

The Lambert-Smye Estate has cultural heritage value as one of the few remaining intact early 20th century waterfront estates in Oakville. The Estate House is a significant built heritage resource and possesses many heritage attributes with historical, design and contextual value. As such, the Estate Grounds also represent a significant cultural heritage landscape.

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 property at 394 Lakeshore Road West 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 property at 394 Lakeshore Road West, known as 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 estates 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 property has design and contextual value for its designed landscape, which possesses numerous significant heritage attributes including the landforms, vegetation, viewsapes, circulation and built features.

The cultural heritage value of the designed and natural landforms include the graded terrace of the lawn, the graded 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 six 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

The heritage attributes of 394 Lakeshore Road West refer to both the Lambert-Smye Estate House and Grounds/Landscape.

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 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;
- Donley Bros Co – metal access shaft cover;
- 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;
- Garage door opening mechanism.

West Elevation

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

Estate Grounds/Landscape

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.



Explanatory Note

Re: Heritage Designation By-law No. 2010-173

By-law No. 2010-173 has the following purpose and effect:

To designate the Lambert-Smye Estate House and Grounds located on the property at 394 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.