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## Owen Sound

September 27, 2010



Ontario Heritage Trust  
10 Adelaide Street East  
TORONTO ON M5C 1J3

Dear Sir/Madam:

**Re: Notice of Designation of Heritage Properties – The Former Canadian Pacific Railroad (CPR) Station and Queen's Park**

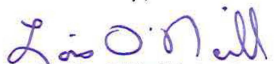
At their meeting of **September 13, 2010**, City Council passed the following By-laws:

**By-law No. 2010-199**, "A By-law to Designate Property Known as The Former Canadian Pacific Railroad (CPR) Station Located at 1198 First Avenue East as Being of Cultural Heritage Value or Interest Under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, Paragraph 29."

**By-law No. 2010-200**, "A By-law to Designate Property Known as Queen's Park Located at 815 First Avenue West as Being of Cultural Heritage Value or Interest Under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, Paragraph 29."

Enclosed for your files are copies of By-laws 2010-199 and 2010-200 which have been forwarded to our solicitor, D.R. Greenfield, LL.B., who will register the properties on title as heritage properties. We will advise your office once the registration has been complete. Should you have any questions, please do not hesitate to contact me at your convenience.

Yours truly,

  
Lois K. O'Neill, M.P.A.  
Acting City Clerk

c: Sandra Parks, Development Coordinator/Heritage Coordinator

**THE CORPORATION OF THE CITY OF OWEN SOUND**

**A BY-LAW TO DESIGNATE PROPERTY KNOWN AS  
THE FORMER CANADIAN PACIFIC RAILROAD (CPR)  
STATION LOCATED AT 1198 FIRST AVENUE EAST AS  
BEING OF CULTURAL HERITAGE VALUE OR  
INTEREST UNDER PART IV OF THE ONTARIO  
HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18,  
PARAGRAPH 29**

WHEREAS Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, Paragraph 29, authorizes the Council of a municipality to enact By-Laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS it has been requested by the owners of the Former Canadian Pacific Railroad (CPR) Station located at 1198 First Avenue East and the Community Planning & Heritage Advisory Committee that the said property be designated for cultural heritage value or interest; and

WHEREAS the Council of The Corporation of the City of Owen Sound has caused to be served on the owners of the lands and premises known as 1198 First Avenue East in the City of Owen Sound and upon the Ontario Heritage Trust, notice of intention to so designate the said property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality; and

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

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

1. There is designated as being of cultural heritage value or interest, property known as the Former Canadian Pacific Railroad (CPR) Station situated municipally at 1198 First Avenue East in the City of Owen Sound, more particularly described as Part of the Gore Lot, West Side of Marsh Street opposite Lots 9 to 12, PL Owen Sound, designated as Part 1 on Plan 16R-9178; being part of PIN 37054-0020(LT) in the City of Owen Sound, County of Grey.
2. The Statement of Cultural Heritage Value or Interest and the Description of the Property's Heritage Attributes for designation for the property described in Clause 1 hereof are as follows:

**Statement of Cultural Heritage Value or Interest**

The Former Canadian Pacific Railway (CPR) Station in Owen Sound was designated federally under the *Heritage Railway Stations Protection Act* in 1995. The character of the property, the exterior of the building, and select interior features are protected by an Ontario Heritage Trust conservation easement.

The Owen Sound CPR Station has historic or associative value because it reflects post-World War II railway development which demonstrates efforts made by the Canadian Pacific Railway Company to upgrade and modernize a small number of strategically placed stations across Ontario. In 1884 the Toronto, Grey and Bruce Railway opened a railway line to provide western grain shippers with easy access to ocean ports. Owen Sound was a crucial provincial transportation point, providing a key link between the CPR's Great Lakes rail and water shipping enterprises. The Owen Sound Station was constructed as part of the CPR's modernization program which began after World War II. The Owen Sound CPR Station was one of four stations built as part of this modernization program's pilot project to test for public approval. It is the only CPR station from this era to remain intact. The new stations were designed by CPR engineers to adapt all space to the most economical use, and to implement modern structural improvements and new building materials. This station displays a spirit of post-war ideals and stands out among its contemporaries for

the integrity of its design and the success with which modern architectural principles were applied. CPR stations constructed and modified throughout the 1950s and 1960s, particularly throughout Ontario's north, followed the modern aesthetic put forth in this pilot project.

Architecturally, the Owen Sound CPR Station is an excellent example of post-World War II Modern architecture. It is one of the earliest examples of Modern architecture in Ontario. In the composition of its massing, as well as in its materials and details both inside and out, the influences of the European International Style have been combined to represent what Ontario historian Ron Brown has called "a radical departure in railway station design". At the same time, traditional Ontario railway station elements continue to be present in this new interpretation of a 100-year-old form.

The property has contextual value because the station reflects the long-standing importance of the CPR to the development of Owen Sound, first seen in the company's combined railway and shipping facilities constructed there in the 19<sup>th</sup> century.

### **Description of Heritage Attributes**

Key exterior attributes that embody the design or physical value of the Former Canadian Pacific Railroad (CPR) Station include its:

- Modern and streamlined design characterized by the Station's massing and roofline
- Two single-story rectangular masses set end to end creating a long, rectangular footprint
- Strong linear proportions, punctuated by an elongated limestone-clad pylon tower at the north end of the Station
- Flat roof
- Dominant lines oriented horizontally and repeated in the base, lintels, fenestration groupings, strong canopy line and the coping of the flat roofs
- Mottled rug brick walls accented by an Indiana limestone base and limestone pylon tower
- Wood windows with horizontal muntins and narrow transoms
- Window grouping in a linear fashion
- Rectangular windows set in a row of three to six openings with brick piers in between
- Two large picture windows
- Circular nautical style windows
- Window that wraps around the southeast corner
- Flat canopy with its rounded corners and recessed lighting
- Slender steel columns supporting canopy

Key interior areas and attributes that embody the design or physical value of the Former Canadian Pacific Railroad (CPR) Station include its:

#### **Waiting Rooms:**

- Horizontal, stained birch paneling
- Stamped aluminum luminaires (i.e., fixtures) for fluorescent lighting
- Sleek red quarry floor tile and tile wall base
- Concrete floors
- Square cellulose acoustic ceiling tiles
- Wall mirrors
- Doors and door surrounds
- Ticket wickets on south wall
- Birch-paneled telephone booth with period bi-fold doors

#### **Men's Washroom:**

- Freestanding porcelain sinks
- Wall and floor tiles
- Wall mirrors

Ante Room to North Washroom

- Horizontal, stained birch paneling
- Acoustic ceiling tiles

Ticket/Station Master's Office

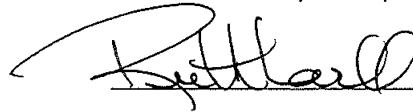
- Aluminum luminaires for fluorescent strip lighting
- Ticket wicket with above-counter glass block walls, framed drop window, steel grill, fixtured cupboards, compartments and under-counter drawer
- Ticket counter along east wall with below-counter cupboards and drawers
- Square cellulose acoustic ceiling tiles

Key attributes that express the contextual value of the Former Canadian Pacific Railroad (CPR) Station include its:

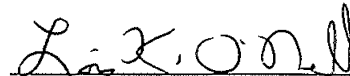
- Location on the Harbour, representing the CPR's historical connection to Georgian Bay
- Location on a triangular parcel of land between River and 1<sup>st</sup> Avenue West

3. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Clause 1 in the proper land registry office.
4. The Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property affected by this By-law and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper having general circulation in the municipality.
5. This By-law shall come into full force and effect upon the final passing thereof.

FINALLY PASSED AND ENACTED this 13<sup>th</sup> day of September, 2010.



Mayor



Acting Clerk