

## **1117 Queen Street West - Alterations to and Demolition of Heritage Attributes of a Designated Property**

**Date:** May 3, 2024

**To:** City Council

**From:** Interim Chief Planner and Executive Director, City Planning

**Wards:** 9 - Davenport

### **SUMMARY**

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This report recommends that City Council refuse applications under Sections 33 and 34 of the Ontario Heritage Act to alter and demolish heritage attributes of the property at 1117 Queen Street West.

The heritage permit applications reflect the proposal in the Official Plan and Zoning By-law Amendment applications (23 210259 STE 09 OZ), which were refused by City Council on February 6, 2024, and for which an appeal has been filed to the Ontario Land Tribunal (OLT). The project would redevelop the subject property for the construction of a 29-storey mixed use building containing 272 condominium units and 919 square metres of community space, partially retaining the designated heritage property known as Postal Station 'C' at the base.

The property at 1117 Queen Street West is located on the south side of Queen Street West and is uniquely surrounded on all four sides by the public realm. The property contains Postal Station 'C', a two-storey building completed in 1903. The Beaux-Arts building was designed by the architecture branch of the federal Department of Public Works and is considered a landmark civic building within the West Queen West neighbourhood. The property is designated under Part IV of the Ontario Heritage Act, through designation by-law 961-2023.

Staff is recommending refusal of the applications as the applications have not demonstrated that the heritage impacts of the proposal are consistent with the heritage planning policy framework in conserving the heritage value of this property or that such impacts would be satisfactorily mitigated.

## RECOMMENDATIONS

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The Interim Chief Planner and Executive Director, City Planning recommends that:

1. City Council refuse the issuance of an alteration permit for the heritage property at 1117 Queen Street West, in accordance with Section 33 of the Ontario Heritage Act.
2. If the owner appeals City Council's decision to refuse the issuance of an alteration permit for the heritage property at 1117 Queen Street West under Section 33 of the Ontario Heritage Act, City Council direct the City Solicitor and the appropriate City staff to attend the Ontario Land Tribunal hearing to oppose the appeal.
3. City Council refuse the issuance of a demolition permit for the heritage attributes of the heritage property at 1117 Queen Street West, in accordance with Section 34(1)1 of the Ontario Heritage Act.
4. If the owner appeals City Council's decision to refuse the issuance of a demolition permit for the heritage attributes for the property at 1117 Queen Street West under Section 34(1)1 of the Ontario Heritage Act, City Council direct the City Solicitor and the appropriate City staff to attend the Ontario Land Tribunal hearing to oppose the appeal.

## FINANCIAL IMPACT

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City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## DECISION HISTORY

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The property was listed on the City of Toronto's Inventory of Heritage Properties (now the Heritage Register) on June 20, 1973.

On March 31, 2015, City Council authorized a revised West Queen West boundary for study as a potential Heritage Conservation District ("HCD") that extended the study area to Bathurst Street to the east and Roncesvalles Avenue to the West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

On June 22, 2017, the Toronto Preservation Board recommended proceeding from Study to Plan phase for the proposed West Queen West Heritage Conservation District. The boundaries of the proposed HCD include the subject property.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB24.2>

On July 14, 2021, City Council adopted a Motion to direct the City Manager to request the Minister of Public Services and Procurement Canada to instruct Canada Post to immediately halt the proposed sale of the publicly-owned former Canada Post site at 1117 Queen Street West and work with City staff, Toronto Arts Council and members of the local community to examine and take measures to retain the building in public ownership for the purpose of establishing a cultural and arts hub. City Council's decision may be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.MM35.1>

On August 15, 2022, City Council adopted CC48.2 and stated its intention to designate the property at 1117 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act. <https://secure.toronto.ca/council/agenda-item.do?item=2022.CC48.2>

On March 29, 2023, City Council adopted CC5.39 and reaffirmed the intention to designate the property at 1117 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, after considering the objection to the designation.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC5.39>

On June 14, 2023, City Council adopted a report from the Chief Planner and Executive Director, "1117 Queen Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act" (PH4.2) and stated its intention to designate the property at 1117 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act. City Council's decision may be found here:

<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-236541.pdf>

On October 11, 2023, City Council adopted a report from the Chief Planner and Executive Director, to enact a by-law designating the property at 1117 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act substantially in accordance with the Revised Statement of Significance, after considering the objection to the designation. City Council's decision may be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC11.17>

On October 12, 2023, designation by-law 961-2023 was enacted.

<https://www.toronto.ca/legdocs/bylaws/2023/law0961.pdf>

On February 6, 2024, City Council adopted a report from the Interim Chief Planner and Executive Director, City Planning to refuse the Official Plan Amendment and Zoning Amendment applications at 1117 Queen Street West. City Council's decision may be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC14.13>

## **BACKGROUND**

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### **Heritage Property**

The property at 1117 Queen Street West is located on the south side of Queen Street West in the West Queen West neighbourhood. The property is uniquely surrounded on all four sides by the public realm, facilitating visibility and access to all four of the

building's elevations. The property is flanked by Lisgar Street to the east and a City-owned public space and Abell Street to the west. Lisgar Park is located immediately south of the site with a public laneway located between the existing building and Lisgar Park. The property contains Postal Station 'C', a two-storey building completed in 1903. The Beaux-Arts building was designed by the architecture branch of the federal Department of Public Works, with S.G. Curry acting as the local associate architect. The property is designated under Part IV of the Ontario Heritage Act, through designation by-law 961-2023. The property's full Statement of Significance with the list of heritage attributes can be found in Attachment 3.

Postal Station 'C' is valued for its design and physical value as an early example of the stripped Beaux-Arts style applied to federal buildings at the beginning of the 20th century. The two-storey square form and massing, brick cladding with stone detailing, and flanking entrances are characteristic of post offices contemporary to this era.

The property at 1117 Queen Street West is further valued for its association with the architecture branch of the Department of Public Works of Canada, which was formed in 1871 and contributed significantly to establishing a cohesive and recognizable image for federal buildings across the nation.

The contextual value of Postal Station 'C' is also demonstrated by its historical and visual links to its surroundings on Queen Street West, where it contributes to an important collection of institutional buildings along this section of the street. Postal Station 'C' is considered a local landmark within the West Queen West neighbourhood.

Located within the Study Area for the proposed West Queen West Heritage Conservation District (WQWHCD), the property was identified as a potential contributing property in the 2017 WQWHCD Study.

## **Heritage Adjacencies**

The property is also located adjacent to 1115 Queen Street West (The Theatre Centre), a property designated under Part IV of the Ontario Heritage Act, as well as adjacent to four listed heritage properties at 1128-1134 Queen Street West.

## **Proposal**

On October 3, 2023, Official Plan and Zoning By-law Amendment applications were submitted to the City seeking permission to construct a 29 storey mixed use building adding to, and modifying, the existing heritage building onsite (23 210259 STE 09 OZ). The applications were refused by City Council on February 6, 2024. An appeal of Council's decision has been filed to the OLT.

On March 20, 2024, the City of Toronto received applications to alter and demolish heritage attributes of the property at 1117 Queen Street West under Sections 33 and 34(1)1 of the Ontario Heritage Act. The heritage permit applications reflect the proposal in the above noted Official Plan and Zoning By-law Amendment applications.

## **Conservation Strategy including Alterations and Demolition of Heritage Attributes**

The applications propose to redevelop the subject property for the construction of a 29-storey mixed use building, partially retaining the existing Postal Station 'C' at the base. The building would contain 272 condominium residential units and 919 square metres of community space.

The Heritage Impact Assessment submitted with the application outlines the following:

- In-situ retention of the building's north, east and west elevations and two 5.5m returns of the south elevation.
- Demolition of 13.2m of the central portion of the south elevation (containing heritage attributes).
- Removal of all interior building fabric, including existing ground floorplate
- Demolition of the two symmetrically arranged brick chimneys (heritage attributes) on the south elevation.
- Removal of the existing c. 2012 loading dock on the south elevation.
- The initial storey of the tower above the heritage building (the reveal) is proposed to be glazed and is 3.3m tall where it fronts onto Queen Street West and increases to 4.1m tall as it moves away from Queen Street West.
- The reveal is proposed to be stepped back 8.4m from the principal elevation of the heritage building along Queen Street West and 5.1m from the east and west elevations along Lisgar and Abell Streets.
- The proposed tower cantilevers over the reveal, achieving a stepback of 7m from the principal elevation of the heritage building along Queen Street West. The tower also cantilevers over the reveal on the east and west elevations, curving outwards and projecting over the face of the heritage building on both sides by approximately 2m at its largest point.
- Amenity space is proposed on the roof of the heritage building.
- Alterations to the principal elevation's two flanking entrances raised above grade and accessed by wide stairways and landings (heritage attributes) by removing the existing stairs with landings and accessibility ramp, lowering both doors to grade for accessibility and to align with new interior floorplate level.
- Alterations to the east and south elevations for two doorways and one window (heritage attributes) to be lowered to grade to provide for new entrances.
- Reinstatement of previously infilled window openings on the east and south elevations.
- Anticipated repair/restoration efforts for the retained facades are not described.

## **Heritage Planning Framework**

### **The Planning Act**

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

## The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

## **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (the "GGH") region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

## **Toronto Official Plan**

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.6.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.6.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

### **Official Plan Amendment 445 and SASP 566**

On November 10, 2023, the Ontario Land Tribunal approved OPA 445 with modifications. The conservation and enhancement of the historic character of Queen Street West is a primary objective of this Site and Area Specific Policy. It sets out built form policies that direct conserving features that define the area character and sense of place and ensures an appropriate relationship of development to any on-site and adjacent heritage resources. The heritage policies direct that development proposed on, or adjacent to, a heritage property will require additional consideration and may require design solutions to conserve the cultural heritage values, heritage attributes and character of the property. The adaptive re-use of properties on the Heritage Register to accommodate community and/or arts, cultural, and live music and performance spaces is encouraged, especially where the building is a prominent community landmark.

### **Standards and Guidelines**

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

## **COMMENTS**

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The applicant's alteration and demolition applications under the Ontario Heritage Act propose to redevelop the subject property for the construction of a 29-storey mixed use building, partially retaining the existing Postal Station 'C' at the base consistent with its appealed Official Plan and Zoning By-law Amendment applications.

The Council-adopted Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada directs that conservation practice take a minimal intervention approach and that repairable character-defining elements should not be removed, replaced or substantially altered. New construction is required to be designed to conserve the cultural heritage values, attributes and character of the Postal Station 'C' building and to mitigate visual and physical impact on it.

### **Tower Addition**

The Postal Station 'C' building is identified as a landmark civic building on the south side of Queen Street West. Uniquely bounded by public realm on all sides, each elevation and their heritage attributes are highly visible. As proposed, the construction of the new tower would necessitate the demolition of heritage attributes on the south elevation, including the two symmetrical chimneys, and the window openings, materials and parapet features that are found within the central bay. The Council-adopted Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada directs that conservation practice take a minimal intervention approach and that repairable character-defining elements should not be removed, replaced or substantially altered. The applications have not demonstrated that the removal of these heritage attributes reflects a minimal intervention approach or that the impacts of their removal have been appropriately mitigated.

The introduction of a 29-storey tower will substantially alter the original two-storey scale, form and massing of the building as experienced from the public realm. The initial storey of the tower above the heritage building (the reveal) is proposed to be glazed and is one-storey tall (3.3m) where it fronts onto Queen Street West. The tower also cantilevers over the reveal on the east and west elevations, curving outwards and projecting over the face of the heritage building on both sides by approximately 2m at its largest point.

Staff are concerned that the design of the new construction, with its small reveal between the heritage building and tower, and cantilevers overhanging the east and west elevations, is insufficient to conserve the scale, form and massing of the heritage building and fails to mitigate the visual and physical impact of the proposal.

Generous setbacks that are unencumbered by projections such as cantilevers should be employed on the side elevations to respect and reinforce the prominence of the scale, form and massing of Postal Station 'C' as experienced along Lisgar Street and Abell Street.

Amenity space is currently proposed on the roof of the heritage building and it is unclear what visual and physical impacts any proposed railing may have from the public realm. Any amenity space and railings must be situated to minimize impacts from the public realm.

## **Accessibility Alterations**

Alterations are proposed to Postal Station 'C's two flanking entrances raised above grade, which are heritage attributes and characteristic of post offices contemporary to this era. While the existing stairs with landings and accessibility ramp are not original to the building, the two entrances have always been raised. Therefore, the existing building in all appearances provides accessible access to the existing building without modification of the existing raised entrances.

The application proposes to remove the existing stairs with landings and accessibility ramp, and to lower both doors to grade to align with a new lower interior floorplate level.

The alterations to accommodate the lowering of the ground floorplate does not represent a minimal intervention approach to achieving accessibility. Additionally, it impacts the character, cultural heritage values and attributes of the heritage building where the existing building already demonstrates a minimal intervention approach for accessibility reasons. The changes will result in the loss of the raised entrances and will create the perception of disproportionately tall openings with uncharacteristically large transoms above the doorways.

There is no information in the HIA submitted to suggest that the current accessibility ramp on-site does not meet Building Code or AODA requirements. In accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, accessibility solutions should be selected to achieve the least impact on character-defining elements.

## **CONCLUSION**

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The Postal Station 'C' building at 1117 Queen Street West is a designated heritage property and cultural heritage resource that must be conserved. Staff are concerned that the design of the proposed new construction, with its small reveal between the heritage building and tower, and cantilevers overhanging the east and west elevations, is insufficient to conserve the scale, form and massing of the heritage building and fails to mitigate the visual and physical impact of the new addition. The alteration of the two raised entrances to accommodate the lowering of the ground floorplate does not represent a minimal intervention approach to achieving accessibility and will not appropriately conserve the character, cultural heritage values and attributes of the heritage property.

The proposal has not demonstrated that the designated heritage property will be conserved consistent with the heritage planning policy framework, nor that the heritage impacts of the proposal would be appropriately mitigated. Staff recommend that Council refuse the subsection alterations and demolition applications for the reasons outlined in this report.

## **CONTACT**

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## **SIGNATURE**

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Kerri A. Voumvakis  
Interim Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

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Attachment 1: Location Map  
Attachment 2: Photographs  
Attachment 3: Statement of Significance  
Attachment 4: Select Plans and Drawings

**LOCATION MAP**

**ATTACHMENT 1**

**1117 QUEEN STREET WEST**



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site. (City of Toronto iView mapping)

1117 QUEEN STREET WEST



Principal (north) Elevation with two flanking entrances raised above grade and accessed by wide stairways with landings (Heritage Planning, 2022)



East Elevation (Heritage Planning, 2022)



West Elevation (Heritage Planning, 2022)



Rear (south) Elevation with loading dock addition (Heritage Planning, 2022)

**1117 QUEEN STREET WEST****Reasons for Designation**

The property at 1117 Queen Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

**Description**

The property at 1117 Queen Street West is located on the south side of Queen Street West between Lisgar Street and Abell Street in the West Queen West neighbourhood, and contains the former Postal Station 'C', a two-storey building completed in 1903. The Beaux-Arts building was designed by the architecture branch of the federal Department of Public Works, with S.G. Curry acting as the local associate architect.

The property is uniquely positioned in that it is surrounded on all four sides by the public realm, facilitating visibility and access to all four of the building's elevations. On the north and east, the property abuts the adjacent street and sidewalk. To the west, a narrow extension of Lisgar Park connects to Queen Street West, and a public laneway running along the south property line has been integrated into the design of Lisgar Park.

The property was listed on the City of Toronto's Inventory of Heritage Properties (now the Heritage Register) on June 20, 1973. The property is part of a collection of former institutional buildings within the West Queen West area, including the former Queen and Lisgar Library (1115 Queen Street West, designated Part IV in 2012) on the opposite side of Lisgar Street that has been adaptively reused as the Theatre Centre.

**Statement of Cultural Heritage Value**

Postal Station 'C' is valued for its design and physical value as an early example of the stripped Beaux-Arts style applied to federal buildings at the beginning of the 20th century. The two-storey square form and massing, brick cladding with stone detailing, and flanking entrances are characteristic of post offices contemporary to this era. The Beaux-Arts influences can be seen in the flat roofline, symmetrical composition of the four elevations, the double height pilasters, the metal cornice, rusticated stone base and stringcourses that wrap the entirety of the building, and the round arched openings on the ground floor and flat-headed openings on the upper floor.

The property at 1117 Queen Street West has additional associative value for its contribution to the understanding of the historical development and evolution of the West Queen West neighbourhood, with Queen Street West serving as the dividing line between the Park Lots and the Military Reserve that were established in 1793. The large lots on the south side of the street that were gradually parceled out from the Military Reserve lands for institutional use to support

the growing City contrast with the ad hoc subdivision and narrower lots on the north side of the street.

The property at 1117 Queen Street West is further valued for its association with the architecture branch of the Department of Public Works of Canada, which was formed in 1871 and contributed significantly to establishing a cohesive and recognizable image for federal buildings across the nation. Under the tenure of Chief Architect David Ewart from 1897-1914, the Department of Public Works designed and constructed hundreds of federal buildings across Canada, including over 180 post offices. Postal Station 'C' introduced the modest and stripped-down aesthetic that reflected the emphasis on rational and prudent use of public funds, whilst maintaining an appropriate appearance of civic grandeur. The Department of Public Works replicated these ideas in other projects constructed across the country.

Located on the south side of Queen Street West, the red brick and stone building at 1117 Queen Street West has contextual value for its contribution to the historical character of the West Queen West area, which is typified by narrow lots with commercial buildings on the north side of the street, and large lots originally held for institutional use on the south side of the street (the former Military Reserve lands). Like several other buildings on the south side of Queen Street West, all four elevations are visible from the public realm.

The contextual value of Postal Station 'C' is also demonstrated by its historical and visual links to its surroundings on Queen Street West, where it contributes to an important collection of institutional buildings along this section of the street, including the neighbouring Queen and Lisgar Library (1115 Queen Street West), the Dovercourt YMCA (1089 Queen Street West), and the extant walls of the former Provincial Lunatic Asylum. These properties are connected through their creation in 1888 when the east and west portions of the Asylum grounds were subdivided and subsequently sold.

Postal Station 'C' is considered a local landmark.

## **Heritage Attributes**

### Design and Physical Value

The following heritage attributes contribute to the value of the property at 1117 Queen Street West as an early example of stripped Beaux-Arts principles applied to a federal building:

- The setback, placement, and orientation of the building on the south side of Queen Street West between Abell and Lisgar streets
- The scale, form and massing of the building that rises two stories above the rusticated stone base, including the projecting corner bays with their double height brick piers
- The materials including the red brick cladding and the brick and stone detailing
- The flat roofline, brick parapet and the metal cornice

- The round arched openings on the ground floor and the flat arched openings on the second floor on all four elevations
- Rusticated stone stringcourses accenting the level of the springline on the ground floor openings and the sill level for the second floor windows, on all four elevations
- The symmetrical organization of the building's four elevations
- On the north elevation, the two flanking entrances raised above grade and accessed by wide stairways and landings
- On the south elevation, the two symmetrically arranged brick chimneys next to the projecting corner bays

#### Historical or Associative Value

Attributes that contribute to the value of the property as connecting to the building program of the Department of Public Works of Canada:

- On the north elevation, the two flanking entrances (one for public access and one for private access) and the upwardly projecting stone nameplate inscribed with "Postal Station C"
- The use of the stripped Beaux-Arts style that reflected the emphasis on the prudent use of public funds, whilst maintaining an appropriate appearance of civic grandeur on all four elevations

#### Contextual Value

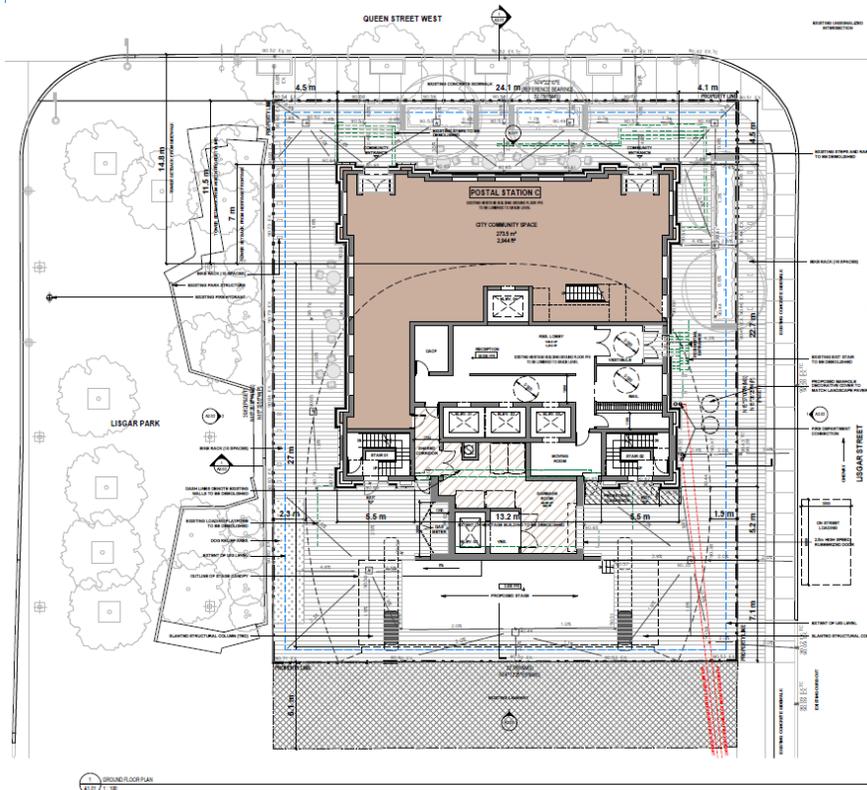
Attributes that contribute to the value of the property as defining, supporting and maintaining the historic character of the area, being historically, visually, functionally and physically linked to their setting, and being considered a landmark within the West Queen West neighbourhood:

- The two-storey scale, form, and massing, and flat roof
- The materials including the red brick cladding and the brick and stone detailing
- The setback, placement, and orientation of the property on the south side of Queen Street West between Abell and Lisgar streets, and adjacent to Lisgar Park which allows all four elevations of the building to be viewed from the public realm

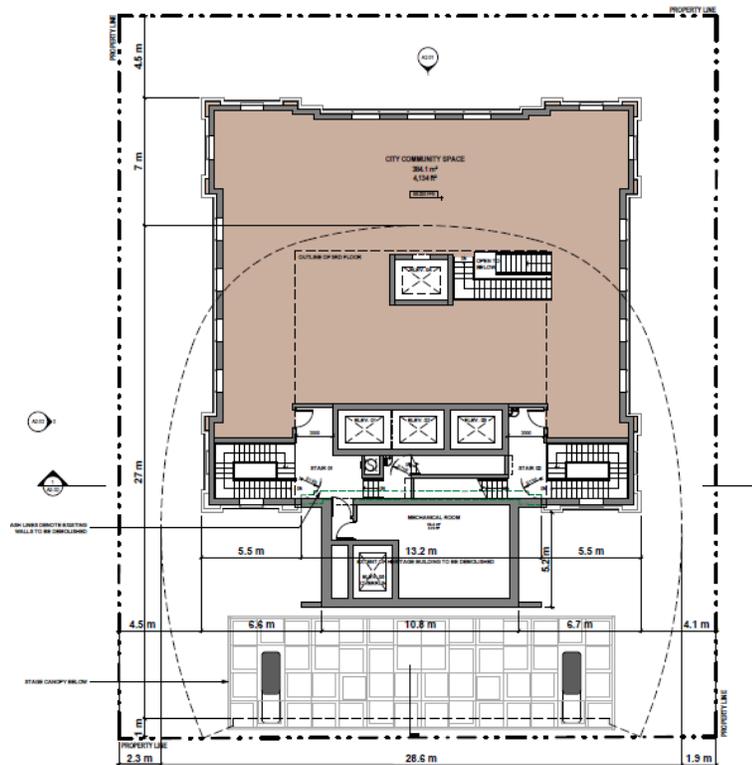
**Note: The loading dock on the rear (south) elevation was constructed in 2012 and is not considered a heritage attribute.**



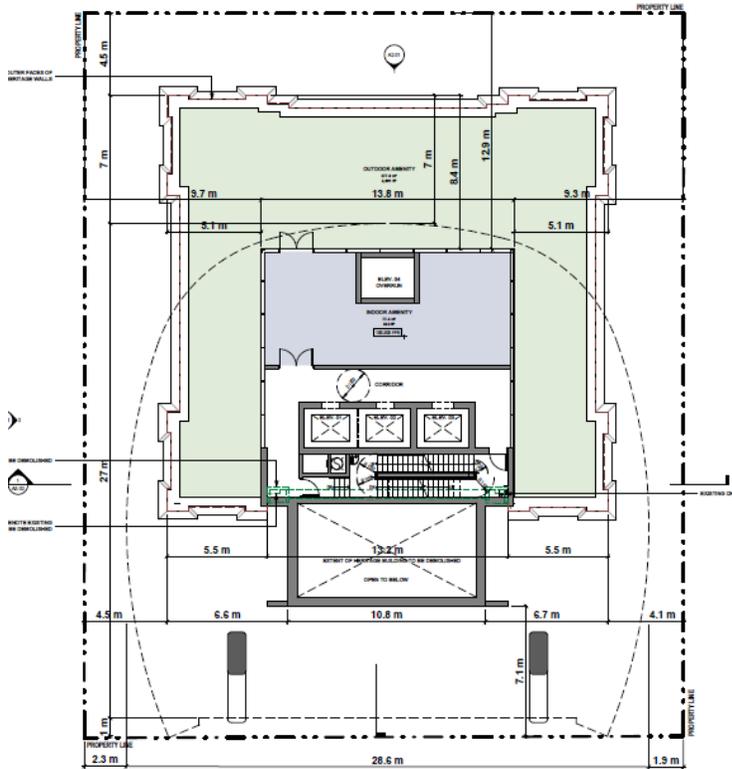
Rendering aerial view looking south east (Giannone Petricone Associates)



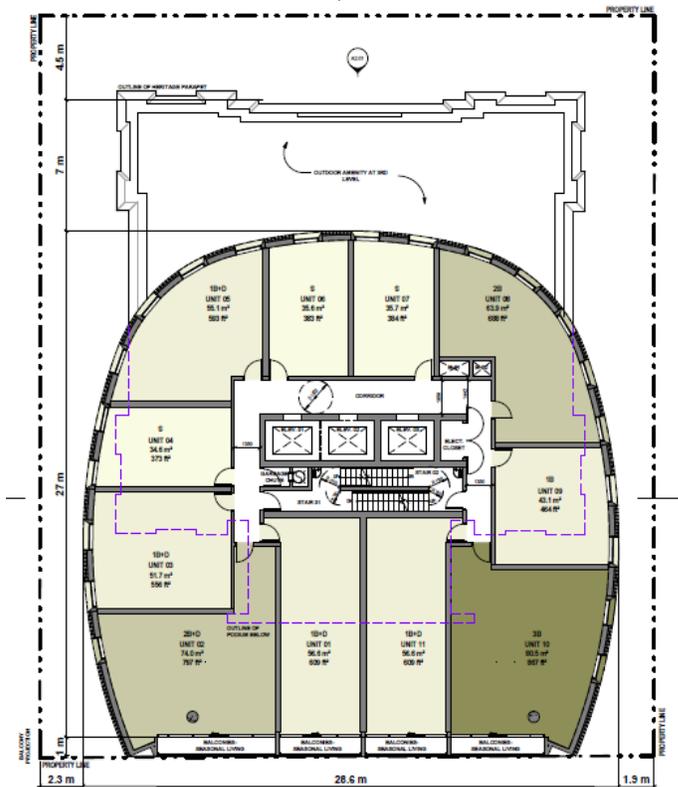
Site Plan and Ground Floor Plan. Full set of drawings can be found [on the AIC](#). (Giannone Petricone Associates)



2nd Floor Plan. Full set of drawings can be found [on the AIC](#). (Giannone Petricone Associates)

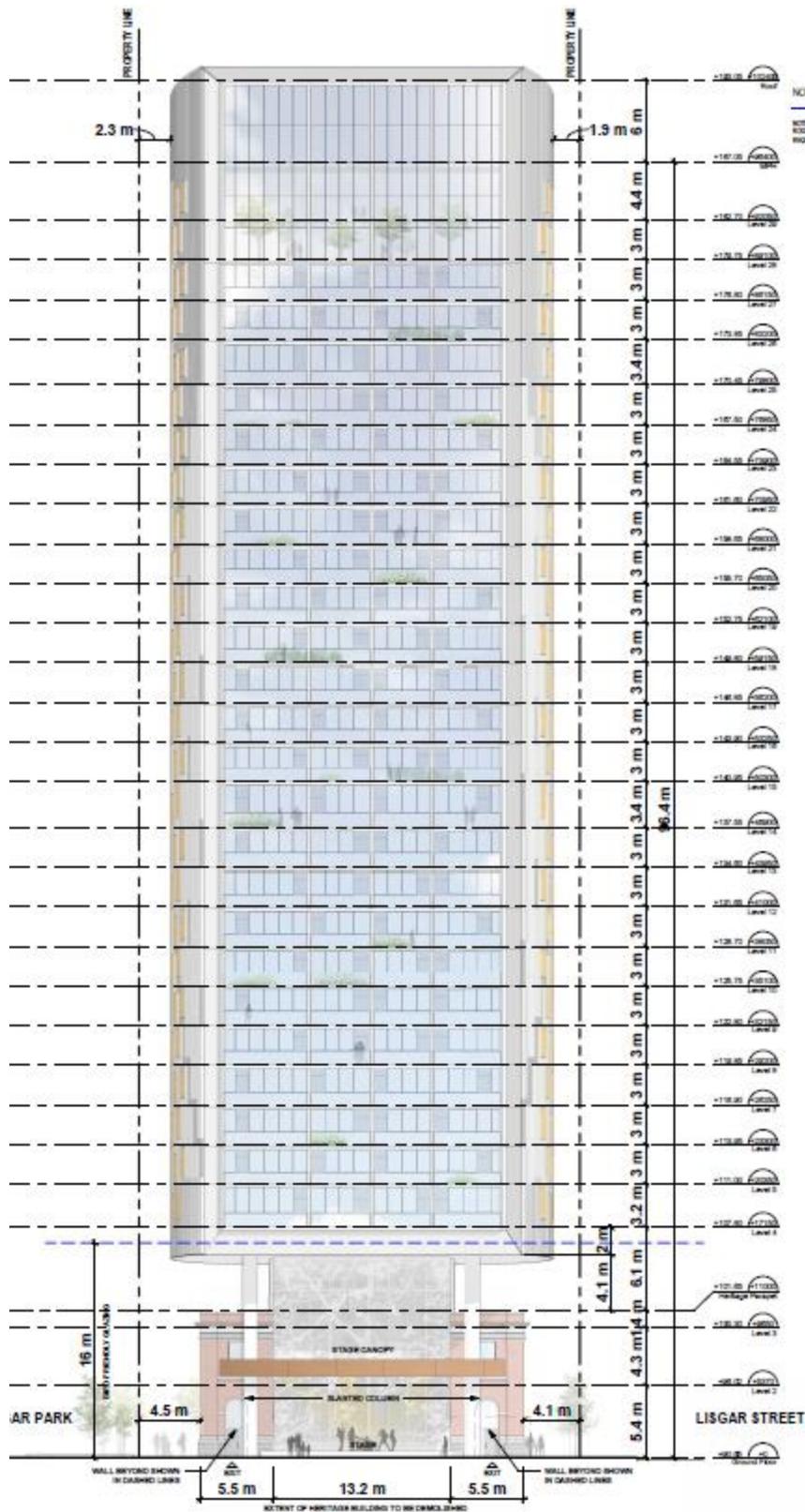


3rd Floor Plan. Full set of drawings can be found [on the AIC](#). (Giannone Petricone Associates)

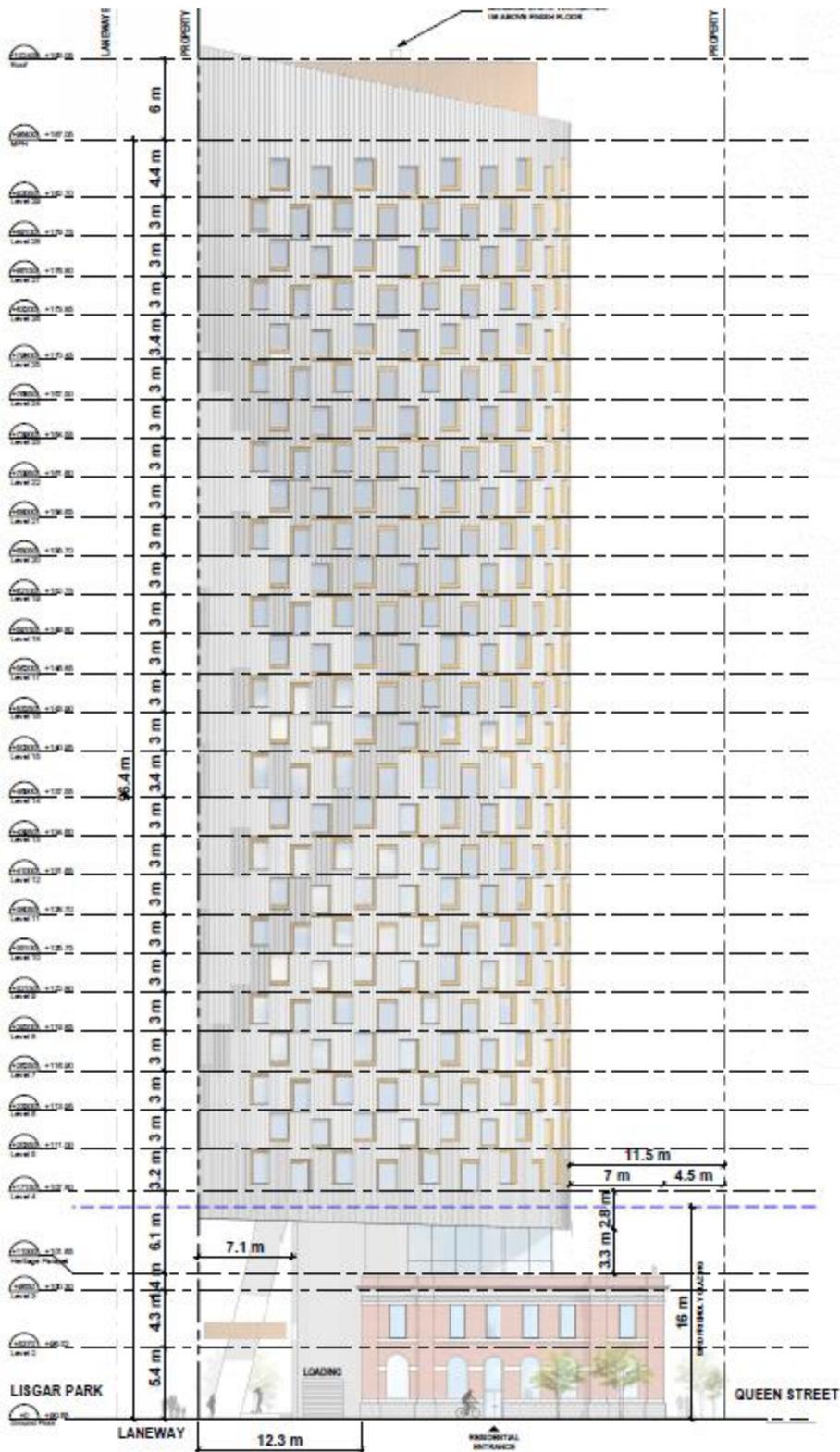


4th Floor Plan. Full set of drawings can be found [on the AIC](#). (Giannone Petricone Associates)

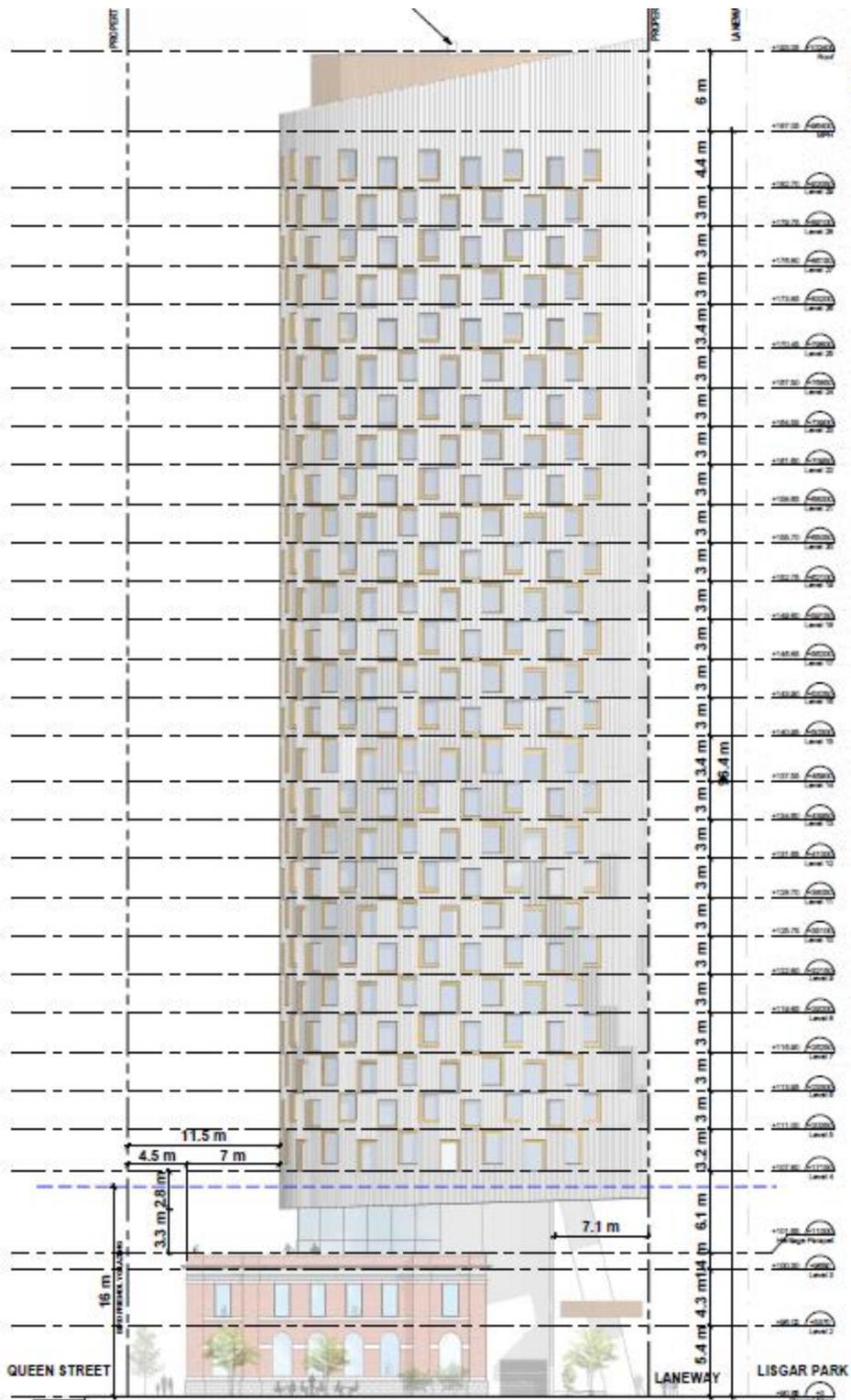




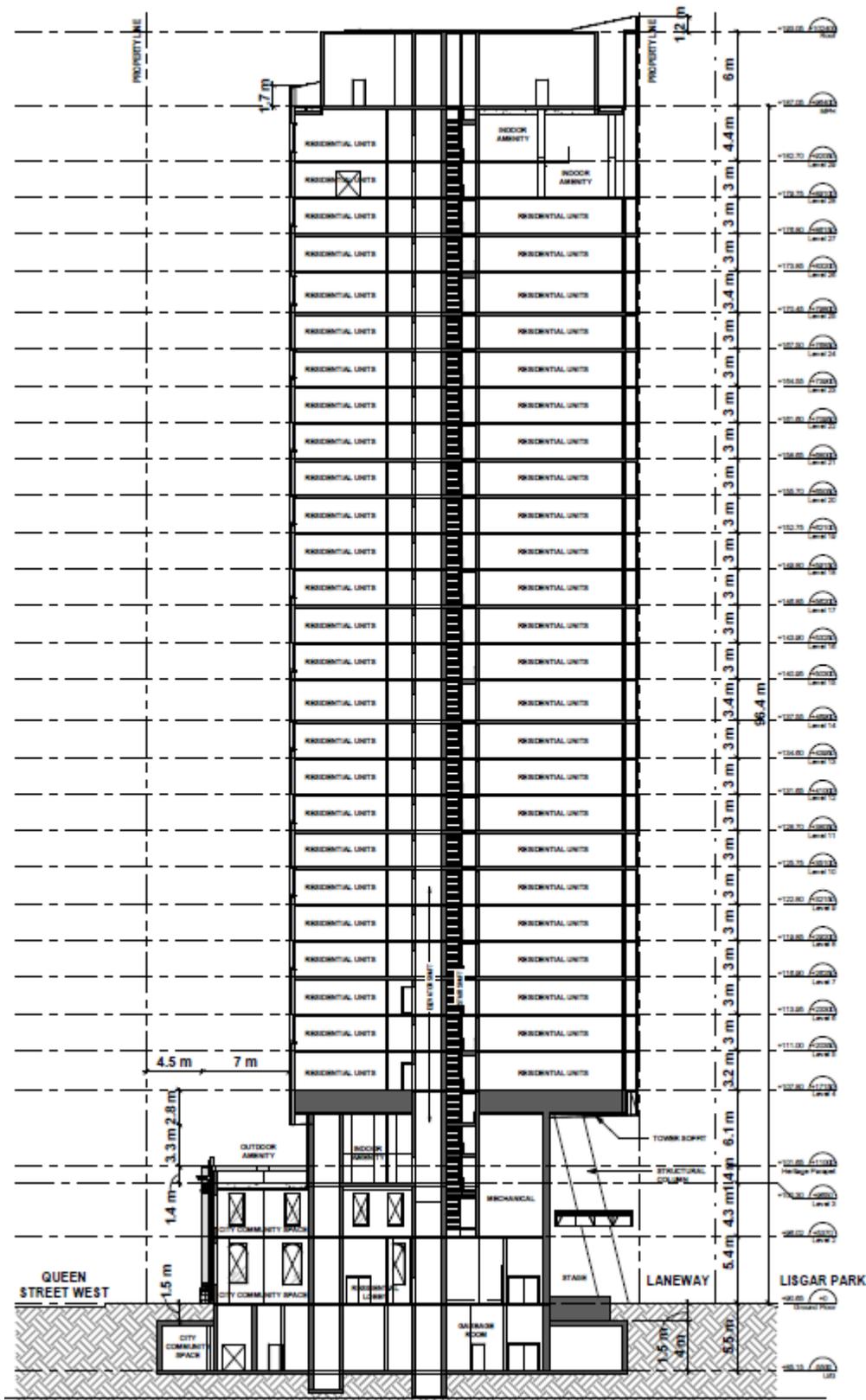
South Elevation. Full set of drawings can be found [on the AIC](#). (Giannone Petricone Associates)



East Elevation. Full set of drawings can be found [on the AIC](#). (Giannone Petricone Associates)

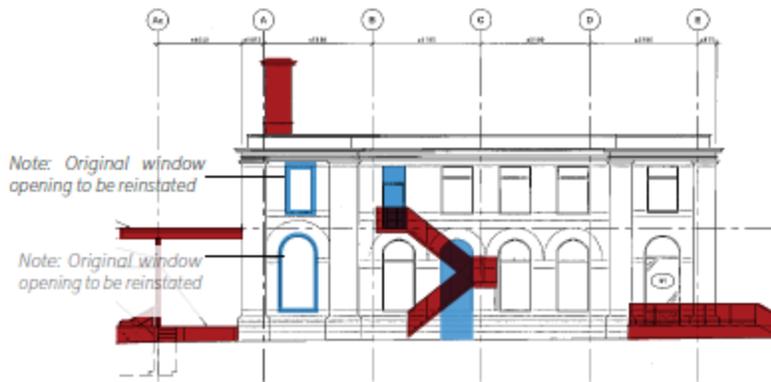


West Elevation. Full set of drawings can be found [on the AIC](#). (Giannone Petricone Associates)



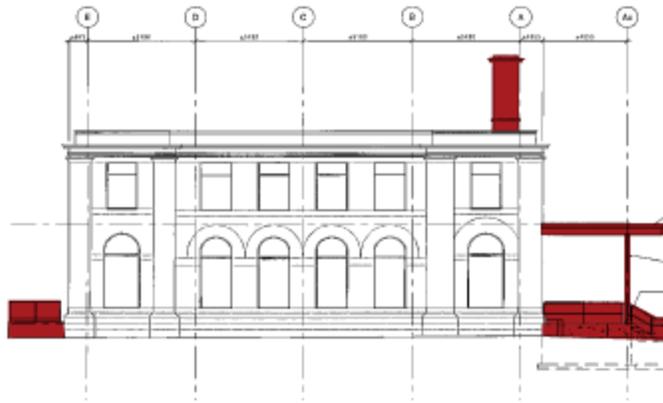
North-South Section. Full set of drawings can be found [on the AIC](#). (Giannone Petricone Associates)

**East Elevation - Existing\***



2012 drawings of Postal Station 'C' annotated with proposed alterations, areas of demolition (Canada Post, Annotated by ERA).

**West Elevation - Existing\***

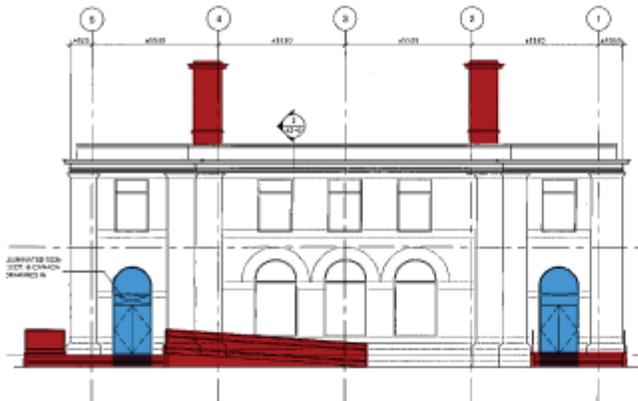


2012 drawings of Postal Station 'C' annotated with proposed alterations, areas of demolition (Canada Post, Annotated by ERA).

-  Proposed to be altered
-  Proposed to be demolished

Proposed alterations and demolitions to East and West elevations. Full HIA can be found [on the AIC](#). (Heritage Impact Assessment, ERA)

**North Elevation - Existing\***



*N.B. The 2012 drawings used in these diagrams reflect the most recent permit drawings available. For illustrative purposes, these base drawings are deemed to be reflective of existing condition, however minor discrepancies may exist.*

2012 drawings of Postal Station 'C' annotated with proposed alterations, areas of demolition (Canada Post, Annotated by ERA).

**South Elevation - Existing\***



Note: Original window opening to be reinstated

Note: Original door opening to be reinstated

2012 drawings of Postal Station 'C' annotated with proposed alterations, areas of demolition (Canada Post, Annotated by ERA).

- Proposed to be altered
- Proposed to be demolished

Proposed alterations and demolitions to North and South elevations. Full HIA can be found [on the AIC](#). (Heritage Impact Assessment, ERA)