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Authority: Toronto and East York Community Council Report 1, Clause 6,
as adopted by City of Toronto Council on January 31, February 1 and 2, 2006
Enacted by Council: April 27, 2006

CITY OF TORONTO

BY-LAW No. 243-2006

**To designate the properties at 6 and 8 St. Thomas Street (University Apartments) as being
of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the properties at 6 and 8 St. Thomas Street (University Apartments) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 6 and 8 St. Thomas Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of withdrawal of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The properties at 6 and 8 St. Thomas Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the properties at 6 and 8 St. Thomas Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 27th day of April, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

REASONS FOR DESIGNATION

Description

The properties at 6 and 8 St. Thomas Street are recommended for designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value or interest. The University Apartments are located on the southwest corner of St. Thomas Street and Sultan Street. Toronto City Council included the properties at 6 and 8 St. Thomas Street on the inaugural City of Toronto Inventory of Heritage Properties in 1973.

Cultural Heritage Value

The cultural heritage value of the University Apartments is related to their architectural significance as good examples of early 20th century apartment houses with features of Edwardian Classicism. They are associated with the practice of the Toronto architectural firm of S. B. Coon and Son, who constructed the buildings in 1927 (#6 St. Thomas) and 1928 (#8 St. Thomas), and whose family retained the sites until the 1960s. The architects specialized in apartment construction, with the Balmoral Apartments (1929) at Avenue Road and Balmoral Avenue among their best known commissions.

The cultural heritage value of the properties is also linked to their contextual importance in the community. In scale and period detail, the University Apartments complement the Windsor Arm Hotel at 18 St. Thomas Street and the neighbouring house form buildings along Sultan Street.

Heritage Attributes

The heritage attributes of the University Apartments that contribute to their cultural heritage value as good examples of Edwardian Classicism are found on the exterior walls and roofs. Rising four stories, with the first floor set partly below grade, each building features red brick cladding with brick, stone and wood trim. The flat roofs are extended by brick parapets and articulated by wood cornices with dentils that extend across the principal (east) facades and wrap around the corners of the side walls (north and south). Chimneys are placed on the north and south ends of the roofs.

On each building, the east facades are identically treated with the main entrance centred in the first floor. A pair of wood doors is located in a panelled wood surround between columns with Ionic capitals and beneath an entablature and a triangular pediment. A nameplate reading “UNIVERSITY APARTMENTS” is found on each entablature. Above the entry, a flat-headed stairhall window is set in a surround with mouldings, French doors and an ironwork balcony. A brick arch is placed over the latter window where it incorporates a carved wood motif. Stone diamond shapes flank the window. In the first floor, on either side of the entrance, flat-headed window openings are symmetrically organized and connected across the tops by band courses. The flat-headed openings in the second storey are taller and have round-arched surrounds with iron balconies. The third-floor fenestration features flat-headed openings with brick voussoirs and stone sills, while the upper-storey windows display louvered wood shutters.

The side elevations (north and south) are almost identical, apart from the survival of iron balconies on the south wall of #6 St. Thomas. Two sizes of flat-headed window openings with brick voussoirs and sills are positioned symmetrically, and secondary entrances are placed on the south wall of #6 St. Thomas and the north elevation of #8 St. Thomas. The rear (west) walls are not visible from St. Thomas Street and are not included in the Reasons for Designation. On #6 St. Thomas, the north and south walls extending from a point starting four metres in from the east elevation of the building and ending at the west end of the building are not included in the Reasons for Designation.

SCHEDULE “B”

PIN 21415-0005 (LT).

PCL PLAN-1 SEC MX27; LT 1 EXPRO PL MX27; LT 2 EXPRO PL MX27 TORONTO

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2006-034 dated April 4, 2006, as set out in Schedule “C”.

SCHEDULE "C"

