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City Clerk's Office

Ulli S. Watkiss  
City Clerk

Secretariat  
Rosalind Dyers  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Tel: 416-392-7033  
Fax: 416-397-0111  
e-mail: [teycc@toronto.ca](mailto:teycc@toronto.ca)  
Web: [www.toronto.ca](http://www.toronto.ca)

ONTARIO HERITAGE TRUST

FEB 11 2014

RECEIVED

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
18 ST. THOMAS STREET (WINDSOR ARMS HOTEL)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

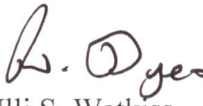
**NOTICE OF PASSING OF BY-LAW**

The Windsor Arms Hotel  
18 St. Thomas Street  
Toronto, Ontario  
M5S 3E7

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 74-2014 to designate the property at 18 St. Thomas Street (Windsor Arms Hotel) as being of cultural heritage value or interest.

Dated at Toronto this 10<sup>th</sup> day of February, 2014.

*for*   
Ulli S. Watkiss  
City Clerk

Authority: Toronto and East York Community Council Item 27.9,  
as adopted by City of Toronto Council on November 13, 14, 15 and 18, 2013

## CITY OF TORONTO

### BY-LAW No. 74-2014

#### **To designate the property at 18 St. Thomas Street (Windsor Arms Hotel) as being of cultural heritage value or interest.**

Whereas the *Ontario Heritage Act* 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 authority was granted by Council to designate the property at 18 St. Thomas Street (Windsor Arms Hotel) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 18 St. Thomas Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

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

The Council of the City of Toronto enacts:

1. The property at 18 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. The 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 property at 18 St. Thomas Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on January 30, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE "A"**  
**REASONS FOR DESIGNATION**  
**STATEMENT OF SIGNIFICANCE**

Description

The property at 18 St. Thomas Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage values, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of associative and contextual values. Located on the northeast corner of St. Thomas and Sultan Streets, the Windsor Arms Hotel (1999) is a four-storey commercial building that is incorporated at the base of a 19-storey residential condominium.

Statement of Cultural Heritage Value

The Windsor Arms Hotel has cultural heritage value for its historical associations with the original hotel that occupied the property between 1927 and 1996, and the continuation of the historical *uses* of the site as a familiar and popular destination for dining, accommodation and gatherings. From its origins as a private apartment hotel, the Windsor Arms grew into a venue of local renown that hosted both local patrons and international celebrities. In 1976, the famed Toronto International Film Festival (TIFF) was founded on this site as the "Festival of Festivals", and the current hotel remains one of the key locations associated with this celebrated annual event in the city.

Contextually, in its historical location anchoring the northwest corner of St. Thomas and Sultan Streets in the Bloor Yorkville neighbourhood, the Windsor Arms Hotel is valued as a local landmark in Toronto.

Heritage Attributes

The heritage attributes of the four-storey structure on the property at 18 St. Thomas Street are:

- The placement, orientation and setback on the northwest corner of St. Thomas and Sultan Streets
  - The scale, form and materials
  - Marking the main (east) entrance, the stone surround with the shaped parapet, gold-lettered name band, doorcase in the form of a Tudor arch and Neo-Gothic detailing that is from the original Windsor Arms Hotel (1927)
  - The stained glass windows on the east façade and, on the interior, the fireplace surround in the first-floor tearoom, which are from the original Windsor Arms Hotel (1927)
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**SCHEDULE "B"**  
**LEGAL DESCRIPTION**

PIN 21415-0001 (LT)

PCL 6-1 SEC A97

PT LT 6 PL 97 TORONTO; PT LT 8 PL 97 TORONTO; PT LT 9 PL 97 TORONTO; PT LT 10  
PL 97 TORONTO PARTS 2, 6 & 7 66R18150

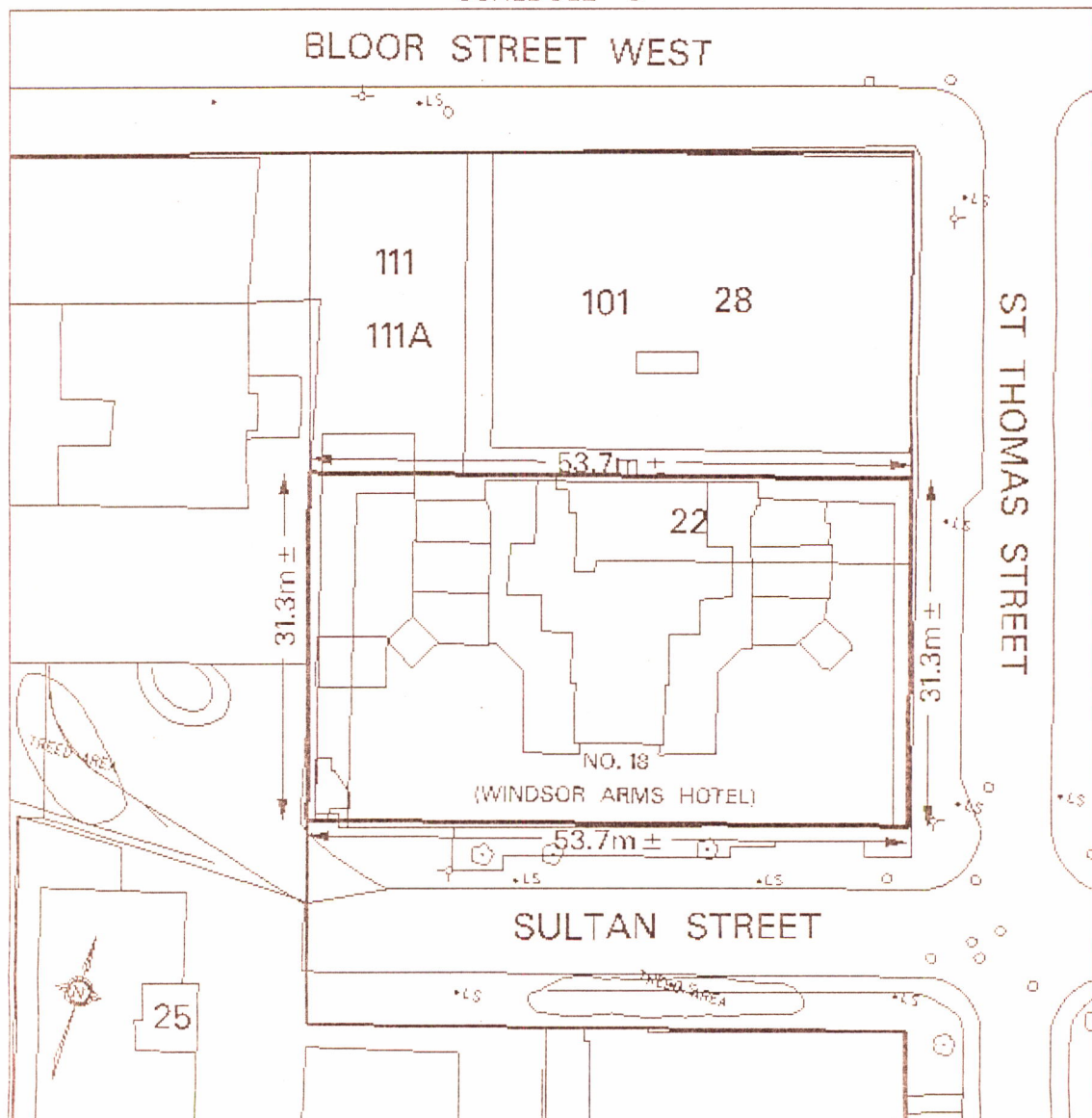
All Units and Common Elements comprising the property included in Metropolitan Toronto  
Condominium Plan No. 1251, being Property Identifier Numbers 12251-0001 (LT) to  
12251-0112 (LT)

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-2013-099  
dated October 21, 2013, as set out in Schedule "C".



SCHEDULE "C"



NOTE:  
THIS SKETCH IS NO  
A PLAN OF SURVEY  
AND HAS BEEN COMPILED  
FROM SURVEY NOTES AND  
FIELD RESEARCH. THIS  
NOT BE USED EXCEPT FOR  
THE PURPOSE INDICATED  
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE  
PREPARED BY: DWYANE YIT

PROPERTY INFORMATION SHEET

NO. 18 ST. THOMAS STREET  
(WINDSOR ARMS HOTEL)  
LAND DESIGNATED AS BEING OF CULTURAL  
HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE  
DATE: OCTOBER 21, 2013

SKETCH No. PS-2013-099