



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

Nancy S  
DIRECTOR'S OFFICE

OCT 16 1992

HERITAGE POLICY BRANCH

IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
16 ST. THOMAS STREET  
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To:



✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 605-92 to designate the above-mentioned property to be of architectural value or interest.

Dated at Toronto this 13th day of October, 1992.

  
Barbara G. Caplan  
City Clerk

No. 605-92. A BY-LAW

*To designate the Property at No. 16 St. Thomas Street  
(Windsor Arms Hotel) of architectural value or interest.*

(Passed September 15, 1992.)

Whereas By Clause No. 12 of Neighbourhoods Committee Report No. 11, adopted, as amended, by Council at its meeting held on September 14 and 15, 1992, authority was granted to designate the property at No. 16 St. Thomas Street of architectural value or interest;

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 historic or architectural value or interest; and

Whereas notice of intention to so designate the property at No. 16 St. Thomas Street having been duly published and served and a notice of objection to such designation having been received, the Council of The Corporation of the City of Toronto referred the matter to the Conservation Review Board for hearing and report; and

Whereas the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council in which it recommended that No. 16 St. Thomas Street be duly designated by by-law of the City of Toronto pursuant to the provisions of the Ontario Heritage Act; and

Whereas the aforesaid Council has considered the said report; and

Whereas the reasons for designation are set out in Schedule "B" hereto.

Therefore, the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property more particularly described and shown on Schedules "A" and "C" hereto, known as the property at No. 16 St. Thomas Street.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

JUNE ROWLANDS,  
*Mayor.*

BARBARA G. CAPLAN  
*City Clerk.*

Council Chamber,  
Toronto, September 15, 1992.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lots 6, 7, 8, 9 and 10 on the north side of Sultan Street, according to Plan 97, registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The hereinbefore described land being delineated by heavy outline on Plan SYE2561, dated April 13, 1992, as set out in Schedule "C".

---

---

SCHEDULE "B"

Reasons for designation of the Property at No. 16 St. Thomas Street (Windsor Arms Hotel):

The property at No. 16 St. Thomas Street is designated on architectural grounds.

Basic Building Data:

|                        |   |
|------------------------|---|
| Address:               | 16 St. Thomas Street (northwest corner of St. Thomas and Sultan Streets)  |
| Ward:                  | 5   |
| Current Name:          | Windsor Arms Hotel  |
| Historical Name:       | Windsor Arms Hotel  |
| Construction Date:     | 1927  |
| Architect:             | Kirk Hyslop   |
| Contractor/Builder:    | Price Construction Company  |
| Additions/Alterations: | openings altered in north bay of east facade; basement dining room, grill and wine cellar, 1966, Janis Kravis; enclosed courtyard, 1976, Blake Miller |
| Original Owner:        | Windsor Arms Limited  |
| Original Use:          | commercial/residential (apartment hotel)  |
| Current Use:           | commercial (hotel)  |
| Heritage Category:     | C   |
| Recording Date:        | February 28, 1991   |
| Recorder:              | HPD:ka  |

HISTORY

Development of the neighbourhood around Bloor Street West began in the 1850s, with the establishment of the Village of Yorkville. With the annexation of the community by the City of Toronto and the extension of the electrified street railway to Bloor Street at the end of the 19th century, the area was transformed into a residential enclave with massive houses. A further evolution occurred in the 1920s, when City planners envisioned Bloor Street as a major axis and the site for commercial development. To this end, the Manufacturers Life Insurance Company built a monumental office tower at Bloor Street West in 1924. This development was followed by the conversion of existing 19th century dwellings for other uses, and the construction of new apartment houses and commercial buildings.

By the spring of 1927, Toronto architects Stephen B. Coon and his son, Burwell R. Coon completed the University Apartments on the southwest corner of St. Thomas and Sultan Streets. The two 45-unit blocks, designed by their colleague, Kirk Hyslop, were located directly south of Bloor Street and within the northern residential sector of the University of Toronto. In June, 1927, Hyslop applied for building permit #65844 to construct what was described as a four-storey apartment house on vacant land on the west side of St. Thomas Street, immediately north of Sultan Street. Apart from the developments on St. Thomas Street, Hyslop previously had designed (in 1926, with N. A. Armstrong as associate architect) the Legal Building at Bay and Albert Streets, and later planned a gas station at Bathurst and College Streets (1930). The latter buildings have been demolished. The scheme for the Windsor Arms reflected one of the prevailing styles of the period, and possibly was devised to complement Gothic-inspired structures on the university, such as the Birge-Carnegie Library (1908-11), Burwash Hall (1909-12), Knox College (1911-15), Hart House (1911-19), Trinity College (1925), and Emmanuel College (1929-30).

The St. Thomas Street site was developed by the Price Construction Company and opened as an apartment hotel by Windsor Arms Limited. James T. Benor, president of Windsor Arms Limited, resided in the hotel with his family. Later, the complex was converted to a commercial hotel.

The restaurant known as "Three Small Rooms" was added to the interior in 1966 with special contemporary furnishings and details designed under the direction of architect Janis Kravis. The "Courtyard Cafe" and adjacent Club 22, added in 1976, were designed by architect Blake Miller. These important areas are identified with the changing cultural life of the City and became legendary meeting places. Over the years, the Windsor Arms has attracted a wide-ranging clientele, from local patrons to international celebrities.

#### ARCHITECTURE

The Windsor Arms Hotel was designed in the Neo-Gothic style, popular in the early 20th century. The four-storey building features a U-shaped plan with three bays on St. Thomas Street and five bays on Sultan Street.

Constructed of brown brick with stone and cast stone trim, attention is focused on the principal (east) facade with the main entry. The wall is organized into wide bays by sculpted piers terminating in pyramidal roof ornaments. The entrance porch, centered in the lower storey, displays a shaped parapet, gold-lettered name band, doorcase in the form of a Tudor arch, and a similarly shaped double-leaf wood and glass door with sidelights. The south bay (and east bay of the adjoining south elevation) contains rectangular windows with transoms and stained glass. Openings in the north bay have been altered. Above the entry, a crest initialled "WA" separates two pointed-arch windows. The remaining rectangular fenestration, organized singularly and in pairs, displays hood moulds (apart from the fourth floor) and continuous sills. The horizontal accent is reinforced by string courses and a dentilled cornice beneath a crenellated parapet.

The long south elevation, facing Sultan Street, displays similar features, with a wide base, a second doorway shaped as a Tudor arch, and rectangular windows set at varied heights. On the remaining walls, the openings reflect the internal arrangement. Interior spaces of note are the vestibule inside the principal entrance, the lobby with its stuccoed walls and beamed ceiling, and the tea room (in the southeast corner of the building) with its decorative plaster ceiling and fireplace mantel, and the "Club 22" bar. The courtyard, enclosed for the "Courtyard Cafe" restaurant, and the basement dining room, grill, and wine cellar, known as "Three Small Rooms", are unique modern interior spaces.

The Windsor Arms Hotel is a finely-detailing example of a mid-sized early 20th century hotel with a residential appearance. The subsequent exterior and interior alterations skillfully demonstrate the blending of old and new in this city-wide landmark.

#### CONTEXT

The Windsor Arms Hotel is located on the northwest corner of St. Thomas and Sultan Streets directly south of Bloor Street West. While situated near the substantial commercial blocks along Bloor Street, the building is related in size, scale, and period to the low-rise apartment blocks at 6 and 8 St. Thomas Street and the house-form structures opposite (23 St. Thomas Street and 1-11 Sultan Street). The Windsor Arms Hotel is a significant visual landmark in the neighbourhood.

#### SUMMARY

The property at 16 St. Thomas Street is identified for architectural reasons. The Windsor Arms Hotel, constructed in 1927 according to the designs of Toronto architect Kirk Hyslop, has served as a favourite hotel for local patrons and visitors to Toronto who appreciate its special architectural character. The building is distinguished by its U-shaped plan, brick surfaces with stone and cast stone trim, and decorative features identified with the Neo-Gothic style. Located in an area bound by the commercial precinct of Bloor Street and the University of Toronto campus, the Windsor Arms Hotel is an important neighbourhood landmark.

