

# TORONTO STAFF REPORT

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December 2, 2005

To: Toronto Preservation Board  
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 6 and 8 St. Thomas Street (University Apartments) - Intention to Designate under Part IV of the *Ontario Heritage Act*  
Toronto Centre-Rosedale - Ward 27

Purpose:

To state an intention to designate the properties at 6 and 8 St. Thomas Street (University Apartments) under Part IV of the Ontario Heritage Act.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the approved 2006 Policy and Research budget.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the properties at 6 and 8 St. Thomas Street (University Apartments) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and

- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The properties at 6 and 8 St. Thomas Street were listed on the City of Toronto Inventory of Heritage Properties in 1973. There is concern in the community about the future of the properties given the ongoing development in the immediate vicinity. The neighbouring Windsor Arms Hotel at 22 St. Thomas Street and the house form buildings along Sultan Street are designated under Part IV of the *Ontario Heritage Act*.

Comments:

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3) and include a statement of cultural heritage value and description of the heritage attributes of the property. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

Statement of Reasons for Designation

The properties at 6 and 8 St. Thomas Street are recommended for designation under Part IV of the *Ontario Heritage Act* for their cultural resource value or interest. Completed in 1927-1928, the University Apartments are architecturally and contextually significant as good examples of Edwardian Classicism that complement the neighbouring Windsor Arms Hotel and the house form buildings along Sultan Street.

The Reasons for Designation, including a description of the heritage attributes of the properties, are available for viewing from the City Clerk's Department or from Heritage Preservation Services, Policy and Research, City Planning Division, City of Toronto.

Conclusions:

It is recommended that City Council state its intention to designate the properties at 6 and 8 St. Thomas Street (University Apartments) under Part IV of the *Ontario Heritage Act*.

Contact:

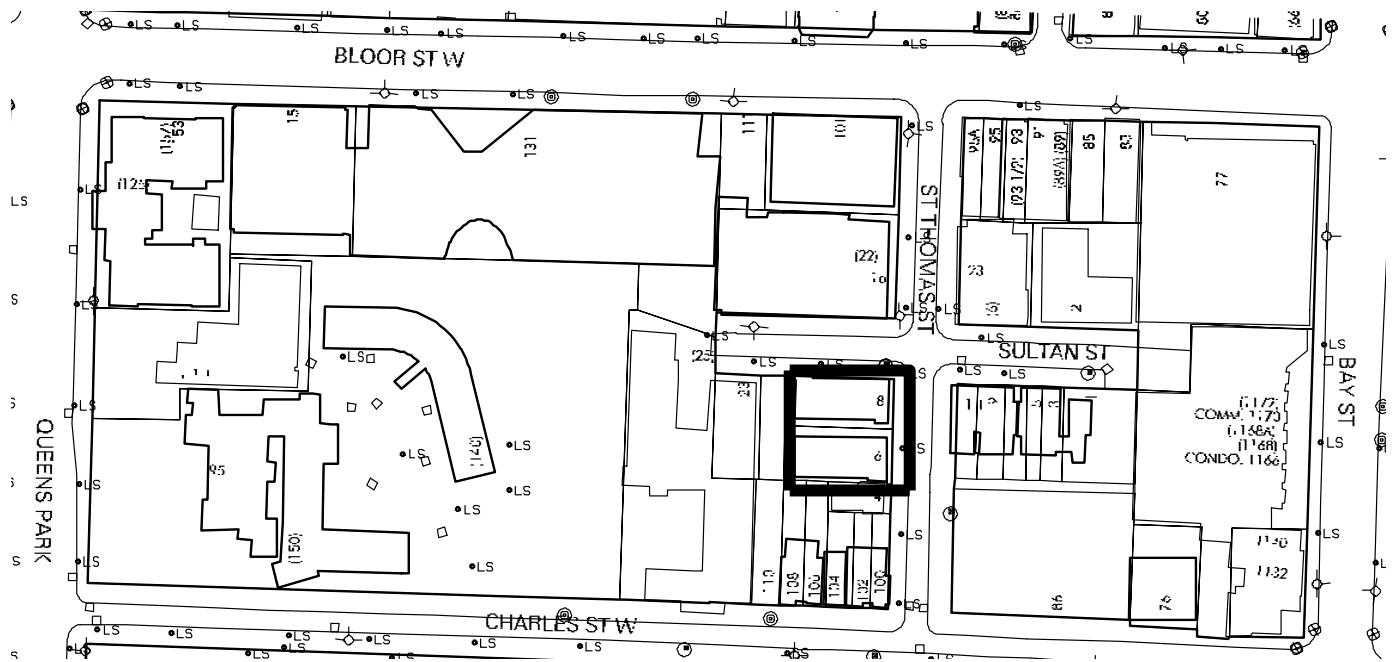
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Barbara Leonhardt  
Director, Policy and Research

List of Attachments:

Attachment No. 1 Location Map (6 and 8 St. Thomas Street)  
Attachment No. 2 Photographs (6 and 8 St. Thomas Street)  
Attachment No. 3 Reasons for Designation (6 and 8 St. Thomas Street)





6 (left) and 8 (right) St. Thomas Street



6 St. Thomas Street



8 St. Thomas Street

### 6 & 8 St. Thomas Street: University Apartments

#### 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 20<sup>th</sup> 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.