

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: December 13, 2007

**CITY OF TORONTO**  
**BY-LAW No. 1401-2007**

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

WHEREAS authority was granted by Council to designate the property 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 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 an appeal of the City's Notice of Intention to designate was received by the City Clerk on April 12, 2006; and

WHEREAS a notice of withdrawal of objection was served upon the City Clerk on December 10, 2007 and on the Conservation Review Board on December 7, 2007;

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

1. The property at 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. 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 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 13th day of December, A.D. 2007.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”****REASONS FOR DESIGNATION****8 St. Thomas Street: University Apartments**Description

The property at 8 St. Thomas Street is recommended for designation under Part IV of the *Ontario Heritage Act* for its 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 property at 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 the building’s architectural significance as a good example of an early 20th century apartment house with features of Edwardian Classicism. The University Apartments are associated with the practice of the Toronto architectural firm of S. B. Coon and Son, which constructed the building in 1928 and whose family retained the site 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 property is also linked to its 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 the building’s cultural heritage value as a good example of an early 20th century apartment house with features of Edwardian Classicism are found on the exterior walls and roof, consisting of:

- The four-storey plan, with the first floor set partly below grade.
- The red brick cladding with brick, stone and wood trim.
- Along the flat roofline, the brick parapet and the wood cornice with dentils that extends across the principal (east) facade and wraps around the corners of the side walls (north and south).
- The organization of the principal (east) façade, with the main entrance centred in the first floor.
- The main entrance, with the pair of wood doors, panelled wood surround, columns with Ionic capitals, triangular pediment, and entablature with a nameplate reading “UNIVERSITY APARTMENTS”

- The flat-headed stairhall window above the entry, with the moulded surround, French doors and ironwork balcony, which is surmounted by a brick arch with a carved wood motif and flanked by stone diamond shapes.
- In the first floor flanking the entrance, the symmetrically organized flat-headed window openings with band courses connecting the tops.
- In the second storey, the taller flat-headed window openings with round-arched surrounds and iron balconies.
- The fenestration in the third and fourth floors, featuring flat-headed openings with brick voussoirs, stone sills and, on the fourth-floor openings, louvered wood shutters.
- The side elevations (north and south), with two sizes of symmetrically organized flat-headed window openings with brick voussoirs and sills.
- On the north elevation, the secondary entrance and a pair of brick chimneys.

Not visible from St. Thomas Street, the rear (west) wall is not included in the Reasons for Designation.

**SCHEDULE "B"**

Part of PIN 21415-0005 (LT)

Parts of Lots 1 and 2 on Plan MX-27, designated as PARTS 32 to 41, 44, 45, 47 and 77 on Plan 66R-23451

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-2007-302 dated December 3, 2007, as set out in Schedule "C".

