

Inclusion on the City of Toronto's Heritage Register – 40 Colborne Street

Date: November 15, 2016

To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

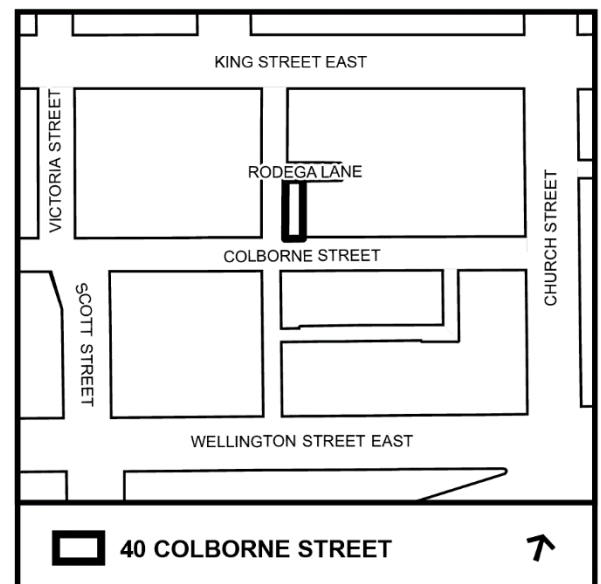
Wards: 20 - Trinity-Spadina

SUMMARY

This report recommends that City Council include the property at 40 Colborne Street (which is known for convenience purposes as 17 Leader Lane) on the City of Toronto's Heritage Register.

Located on the northeast corner of Colborne Street and Leader Lane, the property contains a surviving late-19th century three-storey commercial building that housed the first Grand and Toy store in Toronto and, for the past 50 years, has been the location of the Tom Jones Steakhouse.

Following research and evaluation, staff have determined that the property at 40 Colborne Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies when considering properties for inclusion on its Heritage Register.



The inclusion of the property at 40 Colborne Street on the City's Heritage Register would identify the property's cultural heritage values and heritage attributes. Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council include the property at 40 Colborne Street (also known as 17 Leader Lane) on the City of Toronto's Heritage Register.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of December 9 and 10 2015, City Council adopted with amendments TE12.11: "Designation of the St. Lawrence Neighbourhood Heritage Conservation District under Part V of the Ontario Heritage Act":

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.11>

City Council adopted the staff recommendations to designate the St. Lawrence Neighbourhood HCD under Part V of the Ontario Heritage Act and to adopt by by-law the St. Lawrence Neighbourhood Heritage Conservation District Plan. The Plan identifies the property at 40 Colborne Street (also known as 17 Leader Lane) as a contributing heritage property. The proposed HCD is currently under appeal to the Ontario Municipal Board.

COMMENTS

A location map and photographs are attached (Attachments 1 and 2).

The property at 40 Colborne Street (also known as 17 Leader Lane) is adjacent to a proposed development site at 65-77 King Street East and 46 Colborne Street, which includes the designated heritage properties at 71 and 75 King Street East.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for the property at 40 Colborne Street (which is also known as 17 Leader Lane) and determined that it meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also uses for properties on its Heritage Register. The property at 40 Colborne Street has design, associative and contextual values as a surviving 19th century commercial building in the St. Lawrence Neighbourhood, which housed the first Grand and Toy stationery store in Toronto and has been the location of the Tom Jones Steakhouse for half a century. Contextually, the commercial building at 40 Colborne Street is historically and visually linked to its site on the northeast corner of Leader Lane where it is the last remaining 19th-century structure on the north side of

the street. It also supports and maintains the heritage character of the St. Lawrence Neighbourhood as it evolved from its origins as the setting of the Town of York to a mixed commercial and industrial neighbourhood interspersed with institutional buildings that stand as city-wide landmarks.

The commercial building at 40 Colborne Street has been extended and altered over time to address the changing needs of its occupants, but retains its integrity as a late-19th century building with its low scale and narrow footprint that complements the neighbouring heritage properties. The property at 40 Colborne Street is identified as a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District Plan (2015), contributing to the District's cultural heritage value or interest of the area for "its own distinctive physical character, which includes its concentration of 19th century buildings."

CONTACT

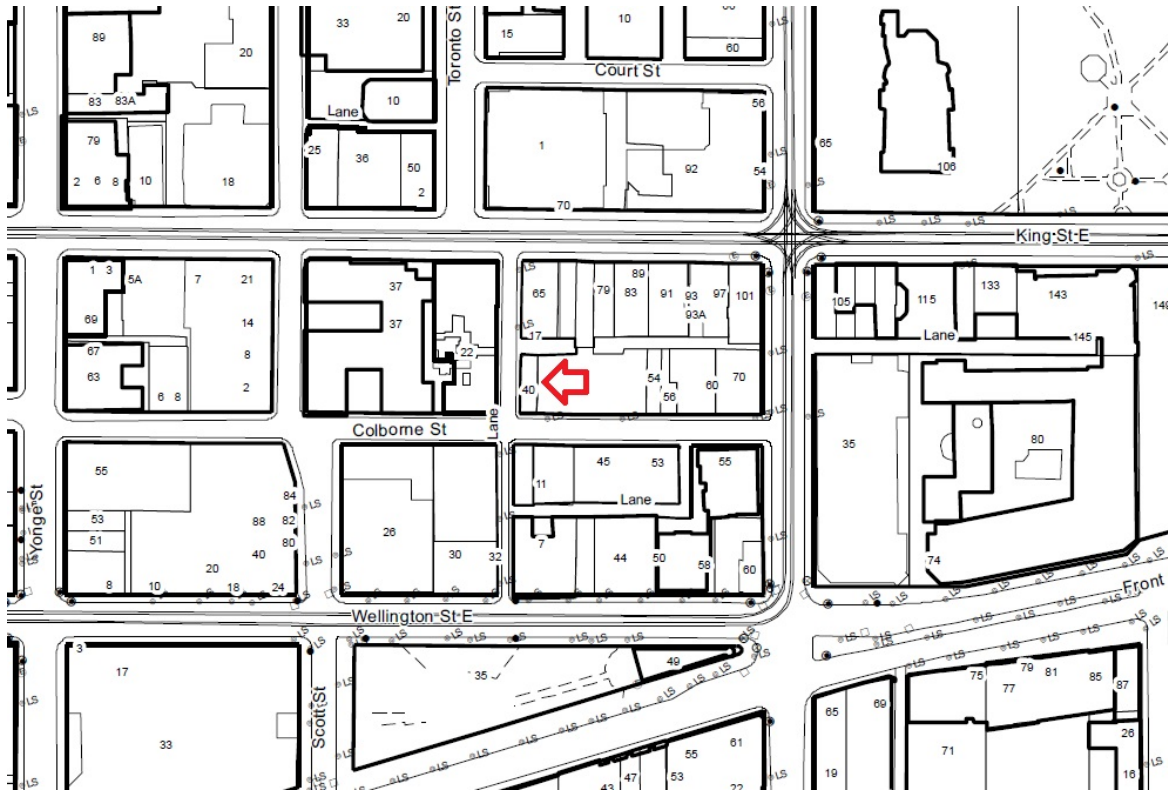
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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Statement of Significance (Reasons for Inclusion)
Attachment 4 - Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the property are not shown.

The arrow marks the location of 40 Colborne Street.



Showing the principal (south) elevation on Colborne Street and the west elevation on Leader Lane (above), and the north elevation with the canted northwest corner from King Street East (below)

(Heritage Preservation Services, October 2016)

STATEMENT OF SIGNIFICANCE: 40 COLBORNE STREET ATTACHMENT NO. 3
(REASONS FOR DESIGNATION)

The property at 40 Colborne Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for properties on the Heritage Register.

Description

The property at 40 Colborne Street, which is also known for convenience purposes as 17 Leader Lane, contains a three-storey commercial building that was designed in three phases. Built on land designated in the Plan of York (1797) for a court house, the property was owned by representatives of the Anglican Diocese of Toronto for 150 years. Following the opening of Colborne Street in 1850, the property at 40 Colborne Street was initially developed for a printing shop. The south part of the current three-storey building dates to 1878 when it was completed for the lease holders, George Harcourt, a tailor at neighbouring 65 King Street East, and James Foster, an optician who occupied part of the premises. Beginning in 1884, the building housed the first Grand and Toy stationery store in Toronto and, during the company's tenancy, a two-storey rear (north) addition was constructed. The property was the long-term location in the early 20th century of D. Smellie and Sons Limited, wholesale jewellery manufacturers, when the third storey was added to the north wing. More recently, 40 Colborne Street is associated with the Tom Jones Steakhouse, which has occupied the site for half a century. The property at 40 Colborne Street is identified as a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District Plan (2015).

Statement of Significance

The property at 40 Colborne Street has design value as the location of a surviving late-19th century commercial building that anchors the corner of Leader Lane. With the removal of the adjoining structures to the north and east, as well as its low scale and distinctive narrow silhouette with the canted corner, the subject building is a highly visible feature in the St. Lawrence Neighbourhood. It complements in vintage the surviving commercial buildings on King Street, east of Leader Lane, and stands opposite the designated heritage warehouses on the south side of Colborne Street and the King Edward Hotel on Leader Lane.

The property at 40 Colborne Street is also valued for its contribution to an understanding of the development and significance of the St. Lawrence Neighbourhood as it evolved from its origins as "Old Town," survived the Great Fire of 1849 as the commercial and institutional heart of Toronto, and withstood the economic downturn of the area in the 20th century before it was revitalized in the 1960s. The commercial building at 40 Colborne Street remains extant despite the changes to its immediate surroundings where the adjoining buildings on Colborne Street and King Street East were demolished, and contributes to the continuing vitality of the city's oldest neighbourhood.

The associative value of the property at 40 Colborne Street is linked to the long-standing Canadian office supply company, Grand and Toy, which was founded in 1883 and opened its first stationery store in this location the next year. Established by printer and stationer, James Grand, and his brother-in-law, bookkeeper Samuel Toy, the firm was noted for the range of office products it offered and its personal service to clients. After its sale by the original company in 1990 and the closure of its storefronts in 2014, Grand and Toy retains its on-line business and remains one of the oldest extant companies in Toronto. The commercial building at 40 Colborne Street is an important reminder of the origins of the firm.

Contextually, the property at 40 Colborne Street supports and maintains the character of the St. Lawrence neighbourhood as the community evolved in the 19th and 20th centuries from its origins as the centrepiece of the Town of York to a mixed commercial and industrial area interspersed with landmark institutional buildings that include St. James' Cathedral, St. Lawrence Hall and the St. Lawrence Market. It is historically and visually linked to its setting anchoring the northeast corner of Colborne Street and Leader Lane where it adjoins the important collections of 19th century commercial buildings on the south sides of Colborne Street and King Street East and the King Edward Hotel (with its proximity to Toronto's Financial District) that are recognized on the City of Toronto's Heritage Register.

Heritage Attributes

The heritage attributes of the commercial building at 40 Colborne Street are:

- The placement, setback and orientation of the building on the northeast corner of Colborne Street and Leader Lane
- The scale, form and massing of the three-storey building with the long rectangular plan and the canted northwest corner
- The brick cladding with the brick and wood detailing
- The flat roofline, with cornices on the south and north ends and brackets on the latter end
- The entrances, which are placed in flat-headed openings on the principal (south) elevation on the northwest corner (the decorative woodwork on the northwest entrance is not original)
- On the south, west and north elevations and the north west corner, the fenestration with the symmetrically-placed flat-headed openings and the brick detailing
- The extended east elevation, which is a party wall (originally shared with a building that was demolished) and is devoid of openings

ATTACHMENT NO. 4

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



COMMERCIAL BUILDING
40 COLBORNE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2016

1. DESCRIPTION



Above: north (left) and west (right) elevations of 40 Colborne Street; cover: south (right) and west (left) elevations (Heritage Preservation Services, 2016)

40 Colborne Street: Commercial Building	
ADDRESS	40 Colborne Street (northeast corner of Leader Lane) ¹
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D151, Lot 12
NEIGHBOURHOOD/COMMUNITY	St. Lawrence
HISTORICAL NAME	Not applicable (see Section 2)
CONSTRUCTION DATE	1874 (south building); 1888 (north building); 1937-43 (third storey, north building) ²
ORIGINAL OWNER	George Harcourt and James Foster (lessees)
ORIGINAL USE	Commercial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None identified ³
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone & wood trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2016

¹ 40 Colborne Street is the confirmed municipal address for the property, which is also known for convenience purposes as 17 Leader Lane

² The sequence of the development of the building is described in Section 2 of this report

³ No reference to the subject building was found in the Globe's tender calls or, for the north addition, building permits (some of which are missing for the relevant period)

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 40 Colborne Street, and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1797	Smith's plan for the expansion of the Town of York is registered, showing Town Lot B near the southwest corner of King and Church streets reserved for the courthouse (it was built afterward on the north side of the street where it was destroyed in the Great Fire of 1849) ⁴
1819	The patent for Lot B is issued to representatives of the Anglican Diocese and, six years later, transferred to trustees of the Bank of Upper Canada
1831	William Andrews leases Lot B ⁵
1842	The subject property is vacant on Cane's map of Toronto
1843	Colborne Street is recorded in the city directories, but is "thence continued to Yonge Street" from Church Street in 1850
1856 Mar	McPhail and Company, which operates a stationery store at 65 King Street East, has a "printing office" on the subject property according to the city directory
1858	Boulton's Atlas illustrates a building on the northeast corner of Colborne Street and present-day Leader Lane ⁶
1860 May	The tax assessment rolls describe McPhail's printing shop as a 'two-storey brick' building ⁷
1866	Reverend Henry Grasett acquires the lease for Lot B from William Andrews's estate
1871	The laneway adjoining the subject property is renamed "Leader Lane," in recognition of "The Leader" newspaper, which has offices on the southwest corner of King Street East and the alley
1873 July	Grasett registers Plan D151 on Lot B after purchasing the tract from the Bank of Upper Canada (the subject property is Lot 12 on this plan)
1873 Dec	In transactions registered at the end of 1873, Grasett leases Lot 12 to George Harcourt (the proprietor of a tailor shop on the adjoining site at 65 King Street East), who subleases it to James Foster
1874 April	The tax assessment rolls record a three-storey brick building on the northeast corner of Colborne Street and Leader Lane, which is described as "co-owned" by Harcourt and Foster

4 A jail was constructed on Town Lot B in 1798 where it remained until 1827

5 In 1838, Andrews was identified for the first time on the tax assessment rolls in St. Lawrence Ward when he was listed as the "owner or lessee" of a building at 69 King Street East, directly north of the subject property and now a vacant lot

6 The lane was originally named Berczy Street, and was known afterward as Change Alley (also Exchange Alley and 'change Alley)

7 McPhail was succeeded by Thomas Cuttell and Sons and McLeish and Company, printing firms that occupied the subject property from 1864 to 1872

1878 Sept	Foster, who originally sold telegraph supplies and mathematical instruments, is identified as an optician at 40 Colborne Street in the tax assessment rolls
1880	The first Goad's atlas illustrating the neighbourhood shows a three-storey brick building labelled "optician" on the southwest corner of Lot 12, with a single-storey wood building on the rear (north) part of the lot
1884 Jan	A year after forming a partnership with his brother-in-law, bookkeeper Samuel Toy, printer James Grand leases part of Lot 12, with "Grand and Toy" stationers listed at 40 Colborne Street in the city directories until 1893
1888 Sept	The tax assessment rolls record a two-storey brick rear (north) addition to the three-storey building at 40 Colborne Street
1890	The update to Goad's Atlas outlines the northward extension of the building to a laneway (present-day Rodega Lane)
c.1911-14	An archival photograph shows the three-storey building on the northeast corner of Colborne Street and Leader Lane, with the two-storey north addition ⁸
1920	The Synod of the Anglican Diocese (which assumed ownership of the property following Grasett's death in 1882) leases the subject site to David Smellie, a wholesale jewellery manufacturer
1929	The buildings adjoining 40 Colborne Street are demolished for the proposed "Hotel Toronto" but, following the retraction of the sale, the land is used for surface parking lots ⁹
1936 Mar	The "Architectural Office of Home Smith" prepares plans for alterations to D. Smellie and Sons Limited's "wholesale jewellers establishment"
1943	The update to the Underwriters' Survey Bureau atlas labels the north addition to 40 Colborne as "three stories" and shows the vacant lots adjoining the subject building
1955	The firm of D. Smellie and Sons Limited purchases the property at 40 Colborne Street, retaining it for a further 15 years
1965	Tom Jones Steakhouse begins its long-term occupancy of the property, which continues to present day
1967	Plans for alterations to the property at 40 Colborne Street include the elaborate wood door surround at the northwest entrance, wood cornices on the west and north elevations, and a "cement stone surround" on the south entrance
2012	City Council prioritizes the St. Lawrence Neighbourhood for study as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act
2015	The St. Lawrence HCD Plan identifies the subject property at 40 Colborne Street as contributing to the district ¹⁰

8 Attached as Image 10, the photograph dates to 1911-15, the years when architect Leonard Foulds occupied premises at "21 Leader Lane" (the entrance address for his second-floor office at 65 King Street East, as indicated by the sign in the upper right window)

9 The hotel was described as "under construction" on the southeast corner of King Street East and Leader Lane in the City Directory for 1930, with information dating to the previous year

10 At the time of the writing of this report, the proposed HCD is under appeal and not in effect

ii. HISTORICAL BACKGROUND

St. Lawrence Neighbourhood:

The property at 40 Colborne Street is located in the St. Lawrence Neighbourhood where the Town of York was established in 1793. A ten-block townsite was laid out on the north shore of Lake Ontario between George and Berkeley streets, with the areas to the west and east reserved for military and government uses, respectively. With the rapid growth of the community, in 1797 a plan for its enlargement set aside large blocks adjoining King Street East for a church, school, market, hospital, jail and courthouse (Image 6). Although many of these institutional sectors were not developed exactly as envisioned, King remained the “Main Street” for the town and, following its incorporation in 1834, the City of Toronto. With the area partially rebuilt following the Great Fire of 1849, by the close of the 19th century King Street was described as “having the most brilliant and long-extended series of first-class stores of which Toronto can boast, her Palais Royal, her Regent Street.”¹¹ However, the opening of the city’s inaugural “department stores” by Timothy Eaton and Robert Simpson on Yonge Street diverted commercial traffic away from the King Street corridor, a situation that was not reversed with the unveiling of the upscale King Edward Hotel (the first phase of which opened in 1903). By the mid-20th century, the area now known as the St. Lawrence Neighbourhood remained a largely commercial and industrial district. The City of Toronto’s restoration of St. Lawrence Hall and the revitalization of the St. Lawrence Market (incorporating the municipality’s second City Hall) in the 1960s were complimented by the conversion of many of the surviving warehouses and stores for restaurants, offices and shops as part of the renaissance of the area. As the location of the original Town of York, as well as city-wide landmarks that include St. James Cathedral and the Flat Iron Building, the St. Lawrence Neighbourhood was authorized for study as a potential Heritage Conservation District (HCD) in 2005, a process that was prioritized in 2012.

40 Colborne Street:

The intricate history of the property at 40 Colborne in the area adjoining the southwest corner of King Street East and Church Street can be traced through land records, maps, directories, tax assessment rolls, archival photographs and other records, including those reproduced in Section 6 below. Atlases from the 19th and 20th centuries illustrate the changes to the site (Images 2-5).

The land on the south side of King Street East, west of Church Street was first subdivided according to the plan for the expansion of the Town of York in 1797 as Town Lot B and reserved for the municipality’s courthouse (Image 7). With the latter institution built elsewhere, in 1819 the patent for the allotment was granted to representatives of the Anglican Diocese and acquired by the Bank of Upper Canada six years later. Beginning in 1831, Lot B was leased to William Andrews, who was identified as a parish clerk at St. James’ Church (afterward the Cathedral). In 1866, his estate transferred the lease for Lot B to Reverend Henry J. Grasett (1808-1882), a prominent Anglican clergyman and educator who began his career as a curate at St.

11 Dendy, 95

James' before rising to the position of the first Dean of Toronto.¹² Lot B was legally transferred to Grasett in 1873 when he subdivided the tract under Plan D151 and leased the series of lots (Image 8). Following Grasett's death in 1882, the lands reverted to the Anglican Synod, which sold the allotments by the mid-20th century.

The property at present-day 40 Colborne Street remained vacant prior to the mid-19th century when the street was extended west of Church Street. According to the city directories, Colborne Street and present-day Leader Lane were developed with businesses that supported the financial institutions and newspapers that were the principal enterprises in the area, along with facilities offering accommodation (hotels and restaurants) and services, including printers. The subject property was first developed with a two-storey brick structure that was illustrated on Boulton's Atlas (1858) and originally used as a printing shop by McPhail and Company, owners of the adjoining stationery store at 65 King Street East (Images 2 and 10).

Following the subdivision in 1873 of the area under Plan D151, the subject property was registered as Lot 12 and leased to George Harcourt, the proprietor of a neighbouring tailor shop at 65 King Street East. Harcourt immediately sub-leased Lot 12 to James Foster and, by the following spring (1874), the south end of the allotment was occupied by a three-storey brick building. Described in the tax assessment rolls as "co-owned" by Harcourt and Foster, the building was first rented to the firm of Westwood and Cook, who operated one of only four stores in the city selling fishing tackle. However, subsequent directories and assessment rolls record Foster as the occupant of the property, where he sold telegraph equipment and mathematical supplies before advertising his services as an optician. The property 40 Colborne Street was illustrated on the first Goad's Atlas for Toronto, which shows the building on the northeast corner of Leader Lane, as well as a modest wood frame structure to the rear (north) (Image 3).

In 1884, the property at 40 Colborne Street was the location of the first stationery store operated by Grand and Toy. The company was founded the previous year (1883) when James Grand, a stationer and printer, formed a partnership with his brother-in-law, bookkeeper Samuel Toy.¹³ At the subject property, Grand and Toy expanded their business "with a complete range of office supplies, including typewriter materials" according to the firm's original slogan, "If It's Good – We Have It."¹⁴ Grand and Toy remained the tenants at 40 Colborne Street for a decade. During the company's occupancy, a two-storey brick addition to the rear (north) was completed in 1888 and illustrated on the update to Goad's Atlas two years later (Image 3).

12 Grasett is distinguished as one of two men to be interred beneath the altar at St. James' Cathedral, along with Reverend John Strachan, the first Anglican Bishop of Toronto

13 According to the tax assessment rolls, before creating his partnership with Toy, James Grand's business was located on the west side of Leader Lane, north of Wellington Street East. In 1893, Grand and Toy left 40 Colborne Street to move to a new store at Wellington and Jordan streets in Toronto's financial district

14 "James Grand," entry in Dictionary of Canadian Biography, http://www.biographi.ca/en/bio.php?id_nbr=8165, unpagued. He was the son and namesake of architect James Grand, who died in 1871 before Grand and Toy's occupancy at 40 Colborne Street

At the turn of the 20th century and following Grand and Toy's departure, the premises at 40 Colborne Street housed a restaurant, printers, and manufacturers associated with the jewellery and watch trades. An archival photograph dating to the World War I era shows the three-storey building with the two-storey addition during the period when it was occupied by companies that produced watch cases and watch makers supplies (Image 10).¹⁵ In 1920, the firm of D. Smellie and Sons Limited, wholesale jewellery makers, leased the property at 40 Colborne Street, purchasing it from the Anglican Synod 35 years later. The company engaged the architectural department of the Home Smith Company (which is best remembered for its development of subdivisions along the Humber River, including Kingsway Park) to alter the building. The plans, dated 1936, show changes to the shape and placement of the door and window openings, the removal of wood cornices on the south and west elevations, the introduction of steel sash windows and doors and, on the canted northwest corner, the addition of marble facing (Image 12). The plans clearly show that the third-floor addition on the north part of the structure was not yet in place.

During D. Smellie and Sons Limited's tenancy at 40 Colborne Street, the Anglican Synod sold the property along with the adjoining land to Urban Properties Limited in a transaction that was registered in 1928, but revoked a year later. Acquired for the "Hotel Toronto" (which was "under construction" according to the City Directory published in 1930), the neighbouring buildings at 65-69 King Street East were demolished and ultimately replaced with surface parking lots. As shown on the subsequent updates to the Underwriters' Survey Bureau atlases (Image 5), the building at 40 Colborne remained the sole structure on the north side of Colborne Street between Church Street and Leader Lane.

In the mid 1960s, D. Smellie and Sons Limited leased and afterward sold the property at 40 Colborne Street to the proprietors of the Tom Jones Steakhouse, which attracted clientele from the adjoining King Edward Hotel and Toronto's Financial District and remains in this location half a century later. In the St. Lawrence Neighbourhood HCD Plan (2015), 40 Colborne Street is identified as a contributing heritage property.¹⁶

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 40 Colborne Street are found on the cover and in Sections 2 and 6 of this report. The late-19th century commercial building, which was extended and modified in the 20th century, was designed in three stages, with the three-storey south section facing Colborne Street, and the rear (north) section where a third floor was added. Together, the structure has a narrow rectangular-shaped plan with a canted northwest corner adjoining Rodega Lane. The building is clad with brick (which is currently painted) and trimmed with brick, stone and wood. Covered by a flat roof, the building has cornices at the south and north ends, with brackets on the latter elevation. The principal (south) elevation facing Colborne Street incorporates a recessed entrance in the first (ground) floor beneath symmetrically-placed flat-headed window openings with brick trim in the upper stories. This fenestration continues on the

15 The tenants included the Canada Watch Case Company and the Toronto Watch Case Repair Company

16 It is identified by its convenience address of 17 Leader Lane

extended west elevation on Leader Lane, as well as the narrow north elevation. On the northwest corner, the ground-floor entrance has an elaborate wood surround, which was added in the 1960s, beneath flat-headed window openings. The long east elevation, composed of the party wall that was originally shared with an adjoining building, is devoid of openings. It is currently painted with a decorative mural and inscription related to the business occupying the premises (Image 18).

iv. CONTEXT

The maps attached as Image 1 show the location of the property at 40 Colborne Street on the northeast corner of Leader Lane where the commercial building extends north to Rodega Lane. It complements in scale and vintage the neighbouring heritage properties on King Street East and Colborne Street (Image 17). Directly north, the properties at 71-95 King Street East line the south side of the street between Leader Lane (west) and Church Street (east) where they form an extended collection of 19th- and early-20th century commercial buildings that incorporates the Albany Club. At the west end of this group, the E. Harris Company Building at 71 King is closest in location to the subject building and is also an evolved heritage structure dating from the 19th century that was updated in the 20th (Image 16). Opposite the subject property to the south, the elaborate late-19th century warehouses at 41-55 Colborne Street include the Milburn Building (1889), which is the work of the notable Toronto architect, E. J. Lennox (Image 17). On Leader Lane, the subject building adjoins the prominent King Edward Hotel at 37 King Street East, which was completed in phases beginning in 1903 and fills the city block bounded by King, Victoria and Colborne streets and Leader Lane.

With the removal in the 20th century of the neighbouring buildings to the north and east, along with its narrow silhouette and canted northwest corner, the commercial building at 40 Colborne Street stands as a prominent visual feature in the St. Lawrence neighbourhood. Along with its notable neighbours, 40 Colborne Street is identified as a contributing heritage property in the St. Lawrence Neighbourhood HCD Plan where it is located in the Flat Iron Sub-District, named for the iconic Gooderham Building to the southwest.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Rare Representative Example of a Type – The property at 40 Colborne Street has design value as the location of a surviving late 19th century commercial building that anchors the corner of Leader Lane. With the removal of the adjoining structures to the north and east, as well as its low scale and distinctive narrow silhouette with the canted corner, the subject building is a highly visible feature in the St. Lawrence Neighbourhood. It complements in vintage the surviving commercial buildings on King Street East, east of Leader Lane, and stands opposite the designated heritage warehouses on the south side of Colborne Street and the King Edward Hotel on Leader Lane.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Persons - The associative value of the property at 40 Colborne Street is linked to the long-standing Canadian office supply company, Grand and Toy, which was established in 1883 and opened its first stationery store in this location the next year. Founded by printer and stationer, James Grand, and his brother-in-law, bookkeeper Samuel Toy, the firm was noted for the range of office products it offered and its personal service to clients. After its sale by the original company in 1996 and the closure of its storefronts in 2014, Grand and Toy retains its on-line business and remains one of the oldest extant companies in Toronto. The commercial building at 40 Colborne Street is an important reminder of the origins of the firm.

Community - The property at 40 Colborne Street is also valued for its contribution to an understanding of the development and significance of the St. Lawrence Neighbourhood as it evolved from its origins as "Old Town," survived the Great Fire of 1849 as the commercial and institutional heart of Toronto, and withstood the economic downturn of the area in the 20th century before it was revitalized in the 1960s. The commercial building at 40 Colborne Street remains extant despite the changes to its immediate surroundings where the adjoining buildings on Colborne Street and King Street East were demolished, and contributes to the continuing vitality of the city's oldest neighbourhood.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Character and Surroundings – Contextually, the property at 40 Colborne Street supports and maintains the character of the St. Lawrence neighbourhood as the community evolved in the 19th and 20th centuries from its origins as the centrepiece of the Town of York to a mixed commercial and industrial area interspersed with landmark institutional buildings that include St. James' Cathedral, St. Lawrence Hall and the St. Lawrence

Market. It is historically and visually linked to its setting anchoring the northeast corner of Colborne Street and Leader Lane where it adjoins important collections of 19th century commercial buildings on the south side of Colborne Street and King Street East and the King Edward Hotel (with its proximity to Toronto's Financial District) that are recognized on the City of Toronto's Heritage Register.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 40 Colborne Street has design, associative and contextual values as a surviving 19th century commercial building in the St. Lawrence Neighbourhood, which housed the first Grand and Toy stationery store in Toronto and has been the location of the Tom Jones Steakhouse for half a century. Contextually, the commercial building at 40 Colborne Street is historically and visually linked to its site on the northeast corner of Leader Lane where it is the last remaining 19th-century building on the north side of the street. It also supports and maintains the heritage character of the St. Lawrence neighbourhood as it evolved from its origins as the setting of the Town of York to a mixed commercial and industrial neighbourhood interspersed with institutional buildings that stand as city-wide landmarks.

The commercial building at 40 Colborne Street has been extended and altered over time to address the changing needs of its occupants, but retains its integrity as a late-19th century building with its low scale and narrow footprint that complements the neighbouring heritage properties. The property at 40 Colborne Street is identified as a contributing heritage property in the St. Lawrence Neighbourhood Heritage Conservation District Plan, where it represents one of the three factors comprising the cultural heritage value or interest of the area for "its own distinctive physical character, which includes its concentration of 19th century buildings."¹⁷

5. SOURCES

Archival Sources:

- Abstract Indices of Deeds, Town of York, Lot B, and Plan D151, Lot 12
- Assessment Rolls, City of Toronto, St. Lawrence Ward, 1855-1891, and Ward 3, Division 1, 1892 ff.
- Boulton, Atlas of the City of Toronto, 1858
- Building Records, City of Toronto, Toronto and East York, 1936-1985
- Cane, Map of the City and Liberties of Toronto, 1842
- City of Toronto Directories, 1834 ff.
- Goad's Atlases, 1880-1923
- Photographs, City of Toronto Archives, Toronto Historical Board, and Toronto Public Library (citations with images below)
- Underwriters' Survey Bureau Atlases, 1921 revised to 1943 and 1954 revised to 1964

¹⁷ St. Lawrence Neighbourhood HCD Plan,
<http://www.toronto.ca/legdocs/mmis/2015/pb/bgrd/backgroundfile-84994.pdf>, 26

Secondary Sources:

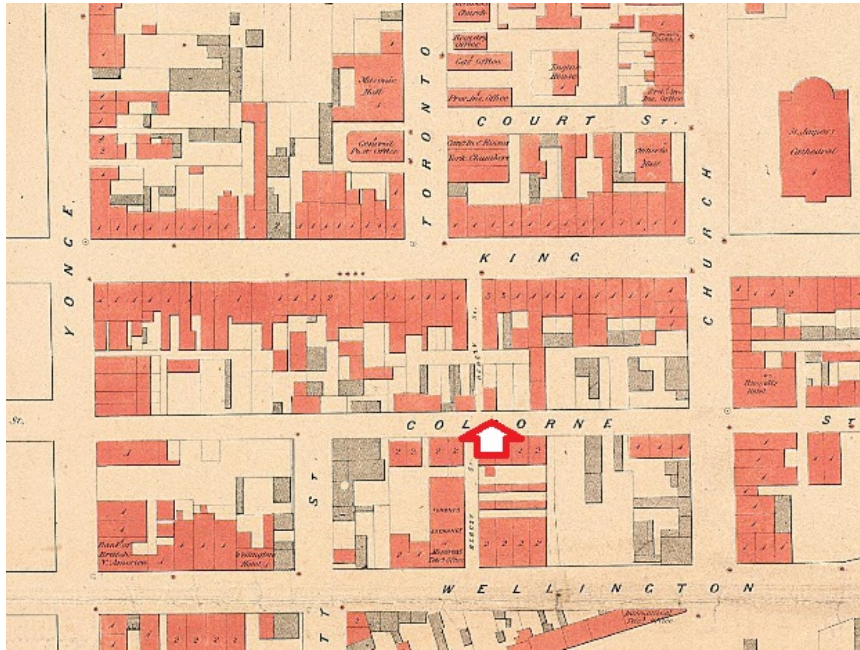
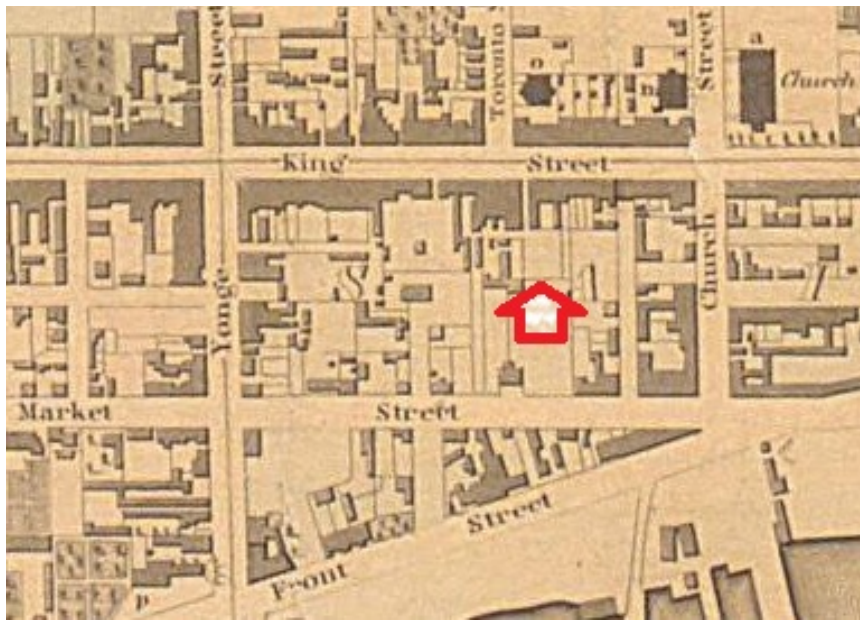
- Arthur, Eric, *Toronto: No Mean City*, 3rd ed. revised by Stephen A. Otto, 1986
- Careless, J. M. S., *Toronto to 1918*, 1984
- City of Toronto, *St. Lawrence Neighbourhood Heritage Conservation District Plan*, Appendix 5, 2015, <http://www.toronto.ca/legdocs/mmis/2015/pb/bgrd/backgroundfile-84994.pdf>
- Dendy, William, *Lost Toronto*, 2nd ed., revised 1993
- Dendy, William, and William Kilbourn, *Toronto Observed*, 1986
- Gibson, Sally, *An Illustrated History of the King Edward Hotel*, undated, http://kingedward.ca/flash/assets/pdfs/king_edward_an_illustrated_history.pdf
- "Grand and Toy to Close all 19 Retail Stores," <http://www.cbc.ca/news/canada/toronto/grand-toy-to-close-all-19-retail-stores-1.2620970>
- "Henry James Grasett," entry in *Dictionary of Canadian Biography*, http://www.biographi.ca/en/bio/grasett_henry_james_1808_82_11E.html
- "Heritage Toronto Moment: King Street East and Leader Lane," www.urbantoronto.ca, April 11, 2012
- Hulse, Elizabeth, *A Dictionary of Toronto Printers, Publishers, Booksellers and the Allied Trades, 1798-1900*, 1982
- "James Grand," entry in *Dictionary of Canadian Biography*, http://www.biographi.ca/en/bio.php?id_nbr=8165
- "The Late Mr. Foster," *The Globe*, January 26, 1887
- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989
- Mulvany, C. Pelham, *Toronto Past and Present Until 1882*, 1884
- "Obituary – Douglas Gordon Smellie," *The Globe and Mail*, April 23, 2005
- Scadding, Henry, *Toronto of Old (1873)*, reprint 1966
- "Tom Jones Steakhouse," <http://www.tomjonessteakhouse.com/index.php>

6. IMAGES

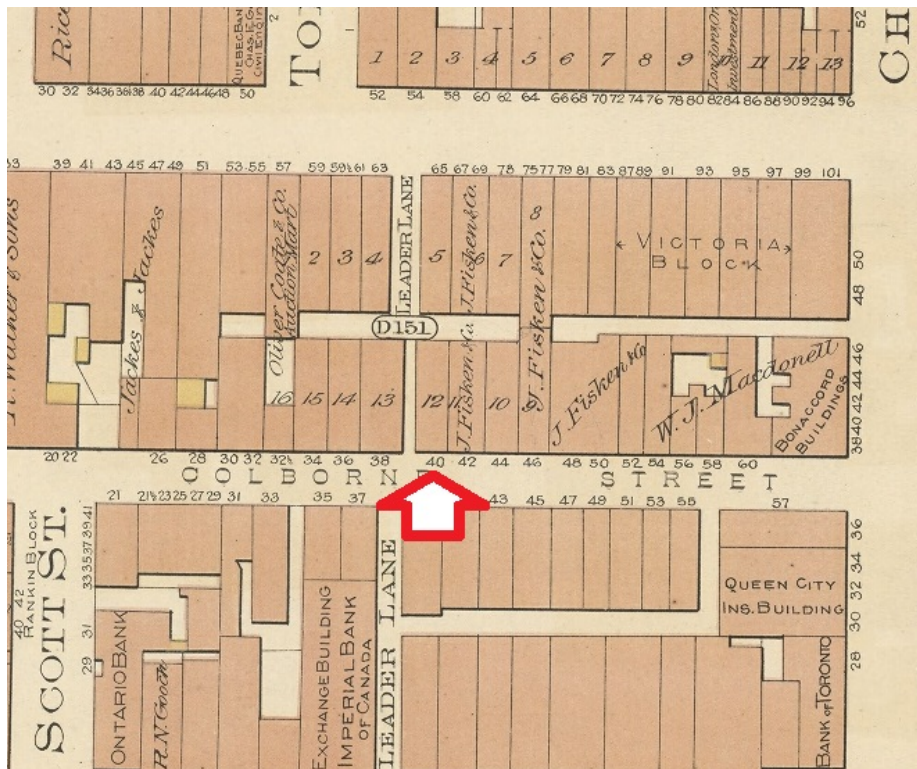
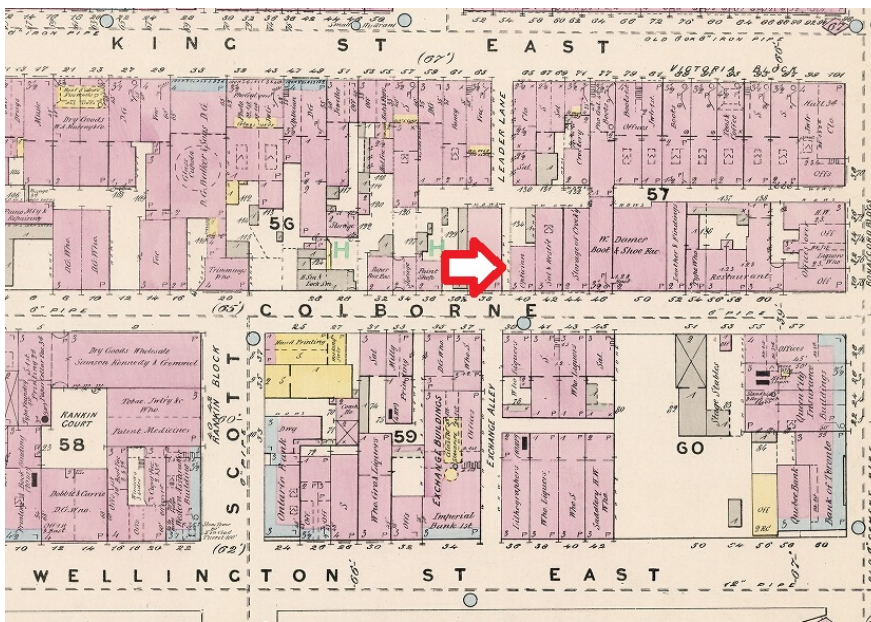
Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the property at 40 Colborne Street. All maps are oriented with north on the top unless indicated in the captions.



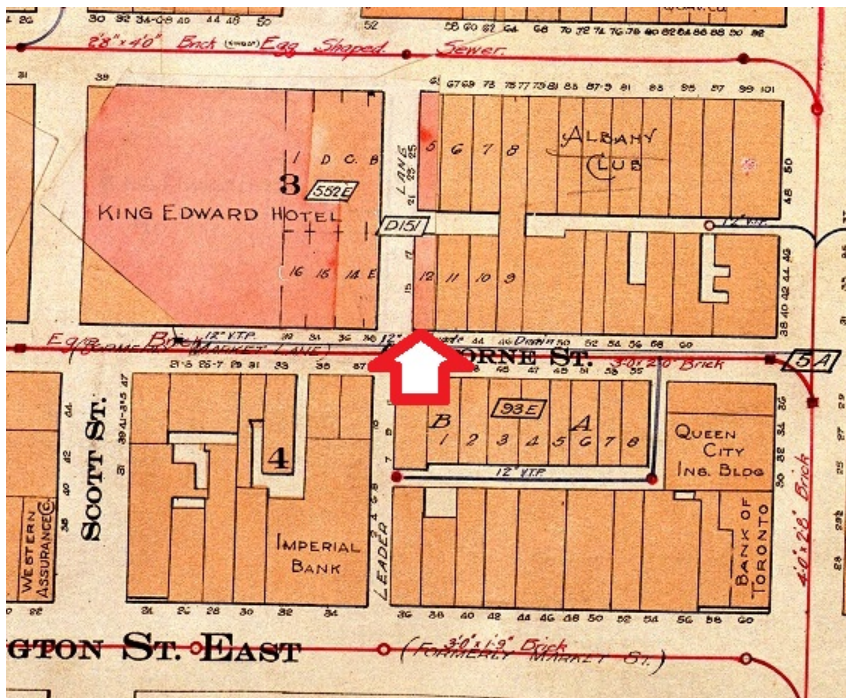
1. Location Maps: showing the location of the subject property on the northeast corner of Colborne Street and Leader Lane. The aerial photograph (below) is oriented with north on the bottom (City of Toronto Property Data Map and www.google.ca/maps).



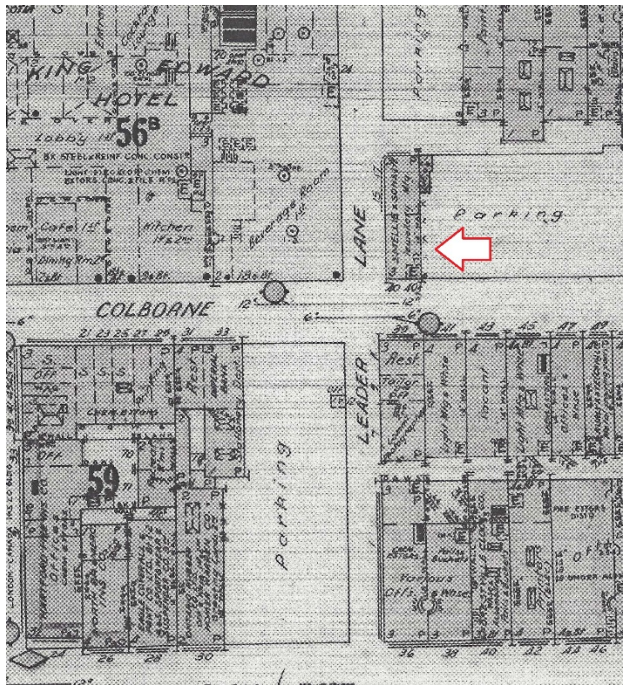
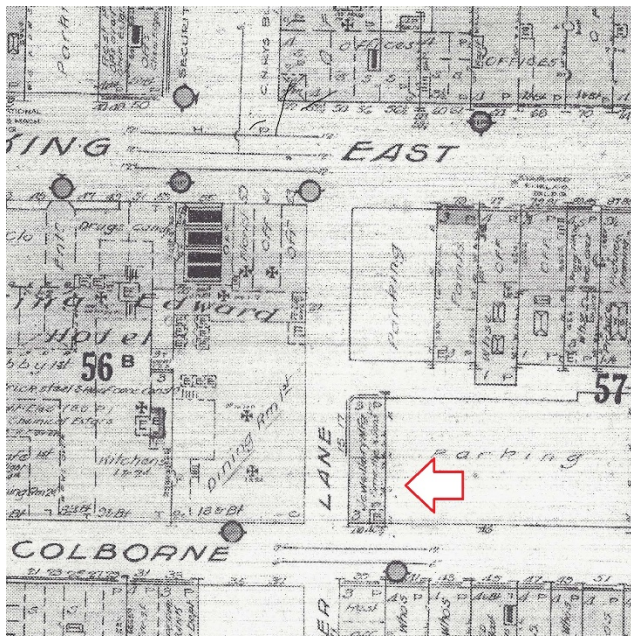
2. Cane's Map of the City and Liberties of Toronto, 1842 (above) and Boulton's Atlas of the City of Toronto, 1858 (below): the property remained vacant in 1842 before Colborne Street was extended west of Church Street, with the first building on the site illustrated on the inaugural fire insurance for the city in 1858.



3. Goad's Atlases, 1880 and 1890: showing the south part of the subject building labeled "Optician" in 1880 (above), and extending north to a laneway (present-day Rodega Lane) a decade later (below).



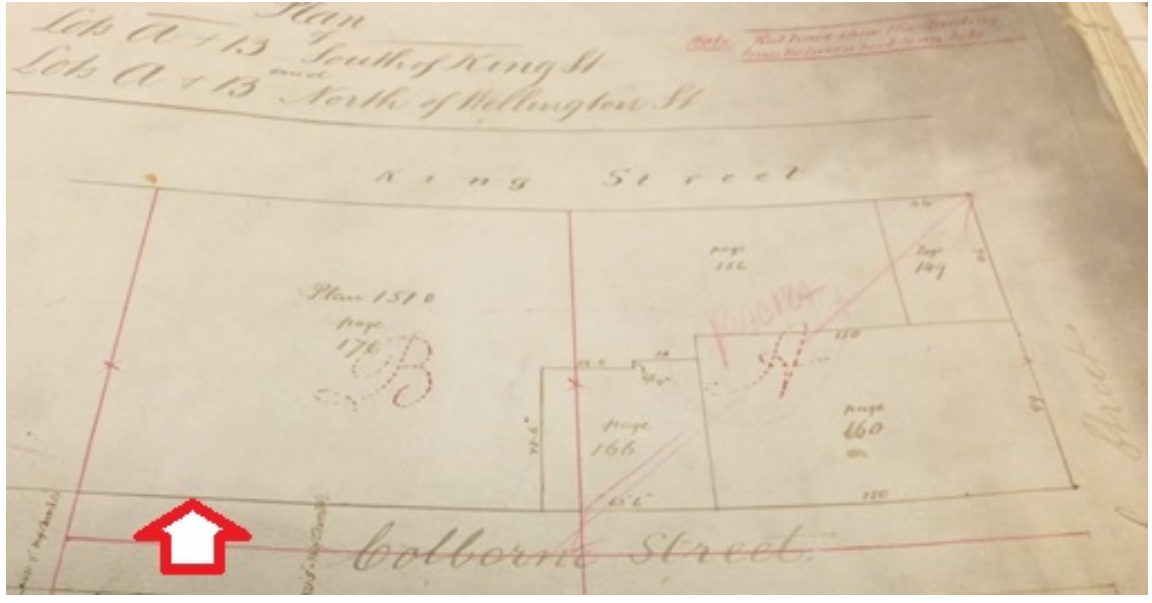
4. Goad's Atlases, 1903 and 1910 revised to 1923: showing the subject property following the construction of the neighbouring King Edward Hotel (above), and on the last Goad's fire insurance atlas for Toronto (below).



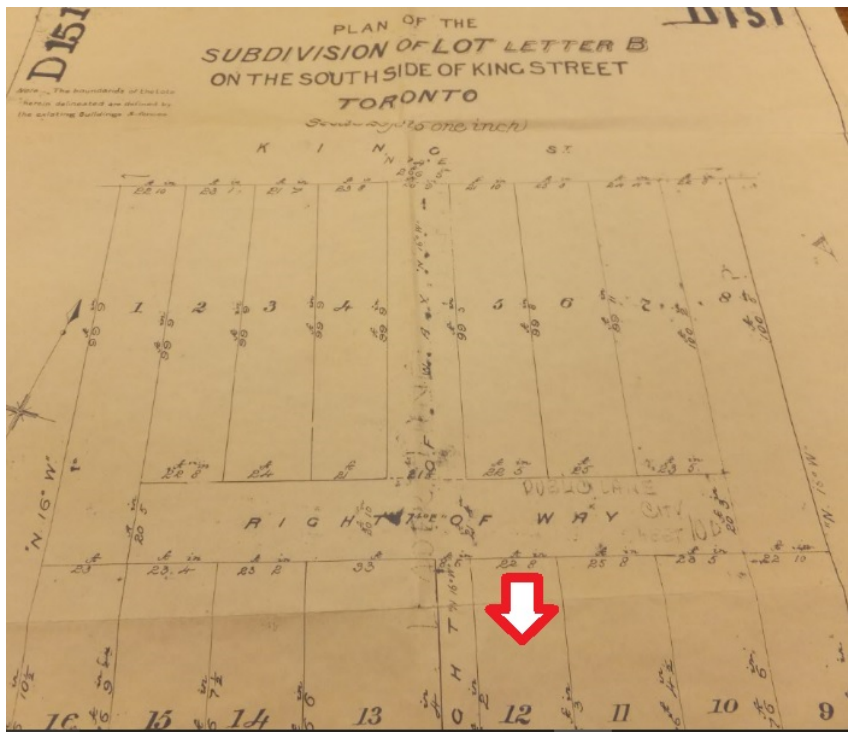
5. Underwriter's Survey Bureau Atlases, 1921 revised to 1943 (above) and 1954 revised to 1964 (below): showing the property when it was occupied by D. Smellie and Sons Limited and after the removal in the late 1920s of the neighbouring buildings to the north and east.



6. Smith's Plan for the Enlargement of York, 1797: showing the original designation of the property for the Town of York's "Court House," which was built on the north side of King Street East instead.



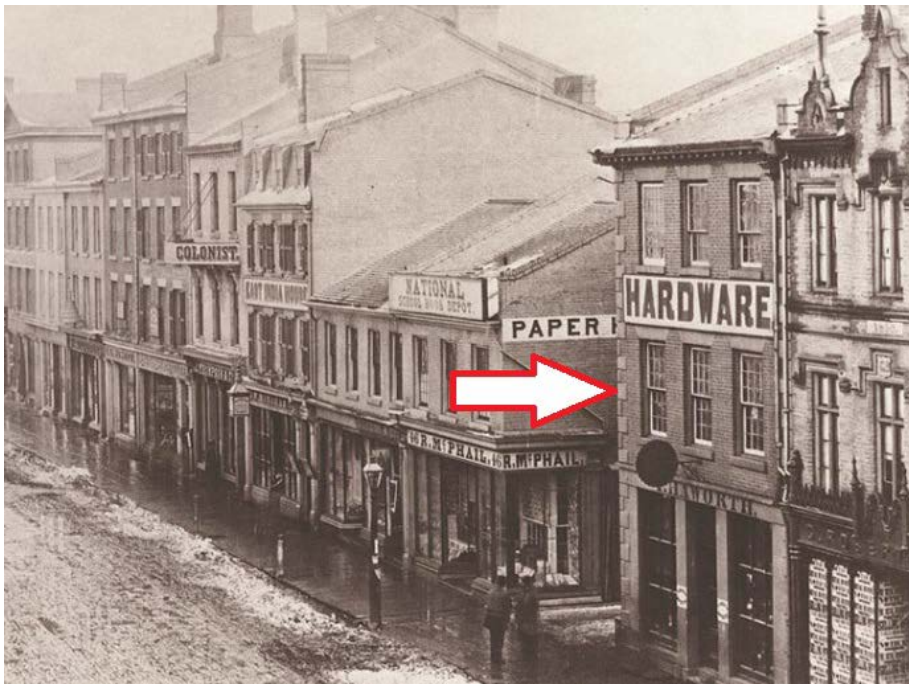
7. Plan of York, Block B: the layout of Block B, southwest of King Street East and Church Street is shown before its subdivision in the late 19th century (City of Toronto Land Registry Office).



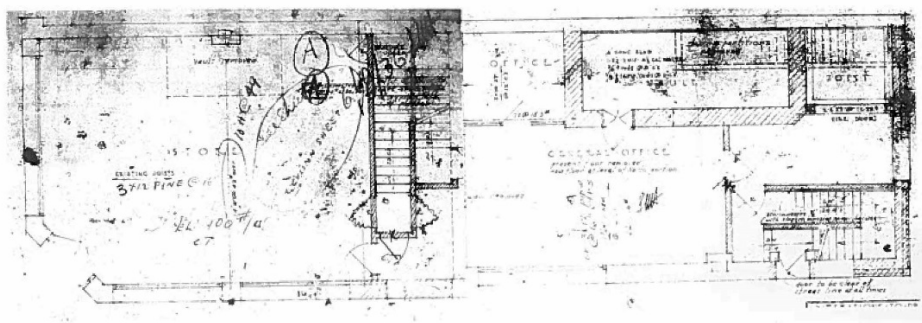
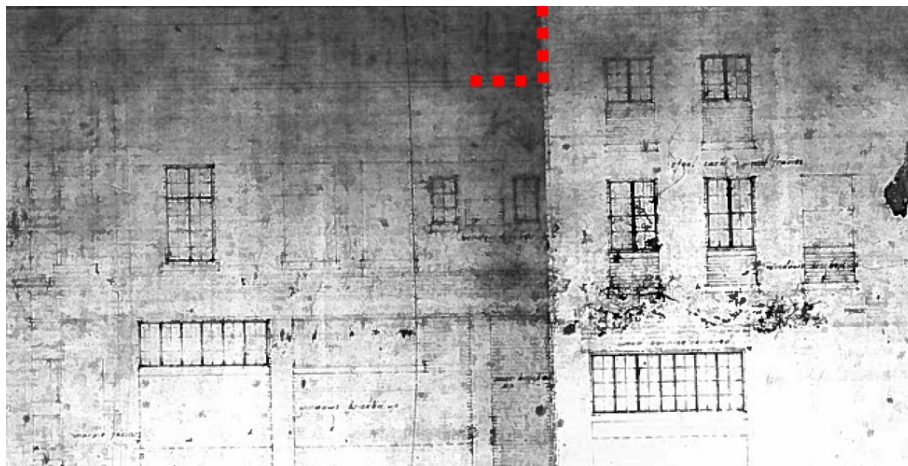
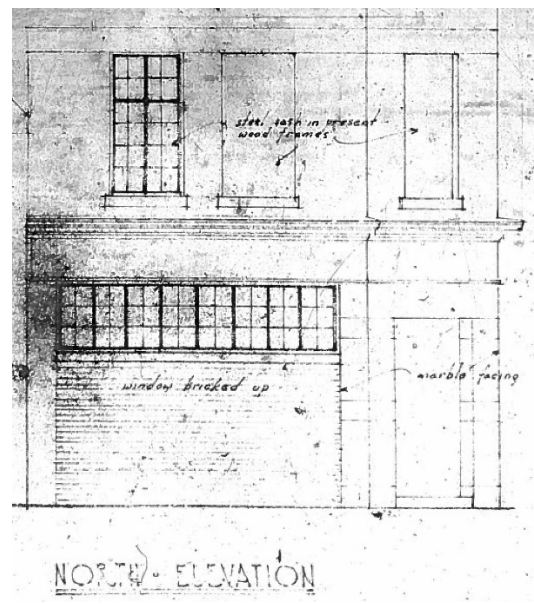
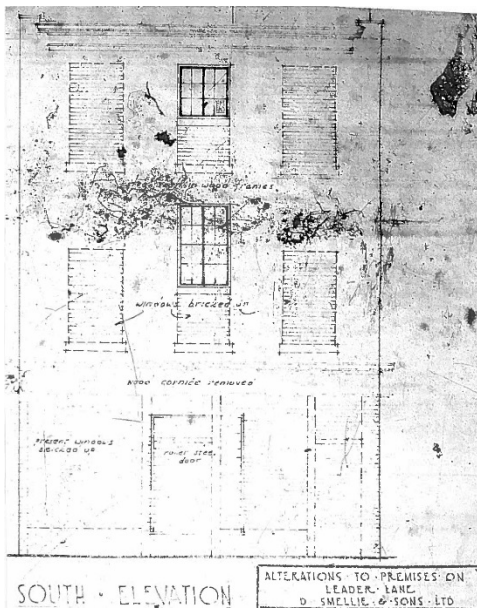
8. Plan D151, 1873: showing the subdivision of Block B, where the subject property was located afterward on Lot 12 and adjoined by a “right-of-way” to the north and the west (City of Toronto Land Registry Office).



9. Gross's Bird's Eye View of the City of Toronto, 1876: the subject property is illustrated in the neighbourhood southwest of King Street East and Church Street (with St. James' Cathedral on the upper right).



10. Archival Photographs, King Street East and Leader Lane, 1856 and c. 1911-14: showing the entrance to Leader Lane from King Street East beside McPhail's storefront (above), and looking south on Leader Lane where the subject building is visible with the three-storey south portion on Colborne Street and the two-storey rear addition adjoining Leader Lane with the canted northwest corner (City of Toronto Archives, Fonds 1498, Item 2 and Fonds 1244, Item 7101).



12. Architectural Plans, 40 Colborne Street, 1936: showing the principal (south) and north elevations (top), part of the west elevation where the red dotted lines mark the break between the three-storey south section and the two-storey north wing (centre), and the ground floor (below) (City of Toronto Building Records, File #48469).



13. Aerial Photograph, St. Lawrence Neighbourhood, 1947: showing the subject property adjoining parking lots to the north and west in the mid-20th century (City of Toronto Archives).



14. Archival Photograph, Colborne Street and Leader Lane, 1970s: in a view from Wellington and Victoria streets, the context of the building at 40 Colborne Street is shown in relation to the adjoining King Edward Hotel with its east wing (1922) (City of Toronto Archives, Fonds 1526, Item 1).



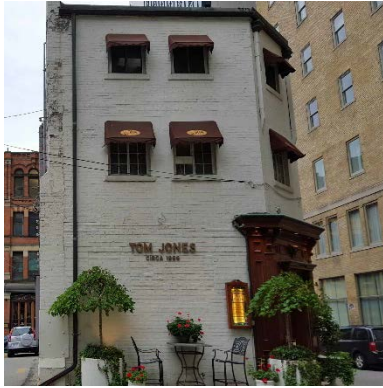
15. Archival Photographs, 40 Colborne Street, 1972 and 1973: showing the subject property at the northeast corner of Colborne Street and Leader Lane with the south entrance and St. James' Cathedral in the background (above), and from King Street East with the heritage properties at 45-55 Colborne Street in the background (below) (City of Toronto Archives, Series 841, Item 28 and Fonds 1526, Item 97).



16. Archival Photographs, 40 Colborne Street, 1978 and 1979: the image above shows the view south to Colborne from King Street East at Leader Lane with the subject property in its context with the King Edward Hotel on the west (above right) and the E. Harris and Company Building at 71 King Street East (above left). The photograph below shows the view north from Colborne Street to King Street East with the subject property on the northeast corner of Leader Lane (right) (City of Toronto Archives, Series 1465, Item 5, and Fonds 1526, Item 54).



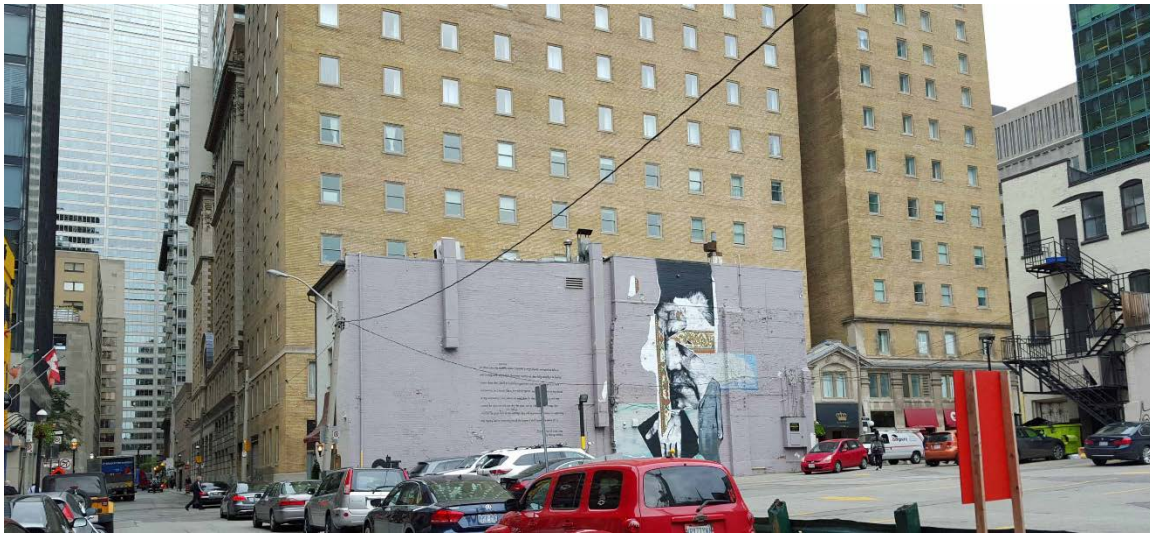
17. Archival Photographs, St. Lawrence Neighbourhood, 1970s: showing the heritage buildings adjoining the property at 40 Colborne Street, with the industrial warehouses at 41-43 and 45-55 Colborne Street (top), the mixed commercial buildings and the Albany Club on King Street East, east of Leader Lane (centre), and the King Edward Hotel at 37 King Street East, west of Leader Lane (bottom) (Toronto Historical Board, top and centre, and Toronto Public Library, Item fspa_0113483f, below).



18. Current Photographs, 40 Colborne Street, October 2016: showing the north elevation facing King Street East (above left), the west elevation on Leader Lane (above right), the south elevation on Colborne Street (below left), and the east elevation with the painted mural (below right) (Heritage Preservation Services).



19. Current Photograph, 40 Colborne Street, October 2016: contextual view looking south along Leader Lane from King Street East to Colborne Street and showing the subject property, with the part of the group of heritage warehouses at 41-55 Colborne Street in the background (left) (Heritage Preservation Services).



20. Current Photograph, 40 Colborne Street, October 2016: contextual view, looking west along the north side of Colborne Street from Church Street to Yonge Street and showing the subject property on the northeast corner of Colborne Street and Leader Lane, with the King Edward Hotel in the background (Heritage Preservation Services).