

Appendix B
Stage 1 Archaeological Assessment

ARCHEOWORKS INC.

**Stage 1 Archaeological Assessment for the:
Proposed St. Clair Avenue West Railway Underpass Structure
And Road Improvements
Within part of Lots 35, Concession 2 From the Bay and
Lots 35 to 37, Concession 3 From the Bay
In the Geographic Township of York (Southwest)
Historical County of York
City of Toronto
Ontario**

**Project #: 081-TO901-13
Licensee (#): Alvina Tam (P1016)
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Original Report

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EXECUTIVE SUMMARY

Archeoworks Inc. was retained by *LEA Consulting Ltd.*, to conduct a Stage 1 AA as part of proposed improvements to the St. Clair Avenue West railway underpass and roadway. Construction is to occur along St. Clair Avenue West (and adjacent properties) between Weston Road/Keele Street and Old Weston Road, and along the rail corridor between Junction Road and Lavender Road. The study area, which includes four proposed construction options, is located within part of Lot 35, Concession 2 From the Bay, and Lots 35 to 37, Concession 3 From the Bay, in the Geographic Township of York (Southwest), historical County of York, now the City of Toronto, Ontario.

The Stage 1 AA identified elevated potential for the recovery of archaeologically significant materials within the four options. Archaeological potential was determined based on proximity to documented historic structures, historic transportation routes, a designated heritage property, and a review of the City of Toronto's archaeological management plan. A review of historical aerial imagery and a field review, however, revealed that almost all of the identified archaeological potential locations within the four options are heavily urbanized. Disturbances such as existing buildings, grading and filling activities tied to previous developments, paved areas (roads, sidewalks and parking lots), the rail corridor, and utilities (hydro poles, gas/water lines, etc.) were observed. Only a few select areas that contained archaeological potential were identified as potentially undisturbed. These include an allotment garden, and residential backyards and/or frontages.

Owing to the results of the complete Stage 1 AA, the following recommendations are presented:

1. As per *Section 1.4, Standard 1* of the *2011 S&G*, areas that exhibit disturbed conditions, are recommended to be exempt from a Stage 2 AA.
2. All identified undisturbed areas which contain archaeological potential must be subjected to a Stage 2 AA employing a test-pit archaeological survey at five metre intervals in accordance with *Section 2.1.2* of the *2011 S&G*, if to be impacted by construction.

No excavation activities shall take place within the study area prior to the *Ministry of Tourism, Culture and Sport* (Archaeology Programs Unit) and the City of Toronto's *Heritage Preservation Services* confirming in writing that all archaeological licensing and technical review requirements have been satisfied

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1.0 PROJECT CONTEXT

1.1 Objective

The objectives of a Stage 1 Archaeological Assessment (AA), as outlined by the 2011 *Standards and Guidelines for Consultant Archaeologists* ('2011 S&G') (2011), are as follows:

- To provide information about the property's geography, history, previous archaeological fieldwork and current land condition;
- To evaluate in detail the property's archaeological potential, which will support recommendations for Stage 2 survey for all or parts of the property; and
- To recommend appropriate strategies for Stage 2 survey.

1.2 Development Context

Archeoworks Inc. was retained by *LEA Consulting Ltd.*, to conduct a Stage 1 AA as part of the proposed improvements to the St. Clair Avenue West railway underpass structure and roadway. Construction is to occur along St. Clair Avenue West (and adjacent properties) between Weston Road/Keele Street and Old Weston Road, and along the rail corridor between Junction Road and Lavender Road. The study area, which includes four proposed construction options, is located within part of Lot 35, Concession 2 From the Bay, and Lots 35 to 37, Concession 3 From the Bay, in the Geographic Township of York (Southwest), historical County of York, now the City of Toronto, Ontario (*see Appendix A – Map 1*). The four options under consideration are described below (*see Map 2*):

1. Option 1: Encompassing the segment of St. Clair West (and adjacent properties) between Weston Road/Keele Street and Old Weston Road.
2. Option 2: Encompassing a roughly triangular portion of the study area between the intersection of Weston Road and Gunns Road, to Old Weston Road from just north of Lavender Road to as far south as the Sandra Park Trail.
3. Option 3: Encompassing a roughly triangular portion of the study area from the intersection of Lloyd Avenue and Keele Street, to approximately 80 metres south of Hiron Street on Keele Street, and to the intersection of Old Weston Road and Davenport Road.
4. Option 4: Encompassing an approximately 90 metre wide corridor stretching from the intersection of Keele Street and Lavender Street to the eastern side of the rail corridor at Davenport Road.

This study was triggered by the *Environmental Assessment Act*. This Stage 1 AA was conducted under the project direction of Ms. Alvina Tam, under the archaeological consultant licence number P1016, in accordance with the *Ontario Heritage Act* (2009). Permission to investigate the study area was granted by *LEA Consulting Ltd.* on November 18th, 2013.

1.3 Historical Context

The 2011 *S&G*, published by the *Ministry of Tourism, Culture and Sport (MTCS)* considers areas of early Euro-Canadian settlement, including places of early military pioneer or pioneer settlement (e.g., pioneer homesteads, isolated cabins, and farmstead complexes), early wharf or dock complexes, and pioneer churches and early cemeteries, as having archaeological potential. There may be commemorative markers of their history, such as local, provincial, or federal monuments or heritage parks. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed in a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historic landmark or site, and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations are also considered to have archaeological potential.

To establish the archaeological and historical significance of the study area, *Archeoworks Inc.* conducted a comprehensive review of listed and designated heritage properties, and registered archaeological sites within close proximity to its limits. Furthermore, a review of the physiography of the overall area and its correlation to locating archaeological remains, as well as consultation of available historical documentation was performed.

The results of this background research are documented and summarized below in **Appendix B – Summary of Background Research**.

1.3.1 Pre-Contact Period

1.3.1.1 The Paleoindian Period

The region in which the study area is situated was first inhabited after the final retreat of the North American Laurentide ice sheet 15,000 years ago (or 13,000 B.C.) (Stewart, 2013, p.24). Glacial meltwater flooded eastward into the Ontario Basin forming glacial Lake Iroquois, which expanded against the retreating ice margins (Larson and Schaetzl, 2001, p. 531; Karrow and Warner, 1990, p.15). With ice blocking the St. Lawrence River, a drainage outlet formed near Rome, New York which followed the Mohawk Valley to the Hudson Valley and into the sea (Karrow and Warner, 1990, p.15). Lake Iroquois water levels continued to rise to 30 metres higher than modern levels, with shoreline delineated by well-developed shore cliffs and gravel bars extending from St. Catharines to Belleville (Jackson et al, 2000, p.431; Karrow and Warner, 1990, p.15). The shoreline of Lake Iroquois is visible as a “fairly continuous high cliff just to the north of Davenport Road, rising from 50 to 75 feet above the flat below” (Byers and Myrvold, 1997, p.6).

As the ice sheet continued to retreat, the St. Lawrence outlet opened south of Montreal diverting the drainage outlet to the St. Lawrence River and into the Champlain Sea (Jackson et al, 2000, p. 431; Larson and Schaetzl, 2001, p.532). This dramatically lowered the water levels in Lake Iroquois creating a series of short-lived post-glacial lakes, whose minimums were more than 100 metres below present lake levels (Larson and Schaetzl, 2001, p.532; Karrow and Warner, 1990, p.15; Jackson et al, 2000, p.431; Coakley and Karrow, 1994, p.1619). This lake plain included 10,000 square kilometres of land that was available for small groups of Early Paleoindians, who likely resided along the now submerged glacial strandlines (Jackson et al, 2000, p.433).

Initial vegetation of Southern Ontario was tundra-like. As the average climatic temperature warmed and spruce trees were replaced by birch, red pine and jack pine, small groups of Paleoindians entered Southern Ontario (Karrow and Warner, 1990, p.22; Stewart, 2013, p.28). Paleoindians are thought to have been small groups of nomadic hunter-gathers who depended on naturally available foodstuff such as game or wild plants (Ellis and Deller, 1990, p.38). For much of the year, Paleoindians “hunted in small family groups; these would periodically gather into a larger grouping or bands during a favourable period in their hunting cycle, such as the annual caribou migration” (Wright, 1994, p.25). Plentiful aquatic resources and open vegetation allowed for easy hunting of both caribou and mastodons in low and wet habitats found within exposed lake beds (Jackson et al, 2000, p.435).

Paleoindian sites are extraordinarily rare and consist of “stone tools clustered in an area of less than 200-300 metres” (Ellis, 2013, p.35). These sites appear to have been campsites used during travel episodes and can be found on well-drained soils in elevated situations, which would have provided a more comfortable location in which to camp and view the surrounding territory (Ellis and Deller, 1990, p.50). Traditionally, Paleoindian sites have been located primarily along abandoned glacial lake strandlines or beaches. However, this view is biased as these are the only areas in which archaeologists have searched for sites, due to current understanding of the region’s geological history (Ellis and Deller, 1990, p.50; Ellis, 2013, p.37). In areas where attention has been paid to non-strandline areas and to older strandlines, sites are much less concentrated and are more ephemeral (Ellis and Deller, 1990, p.51). The artifact assemblage from this period is characterized by fluted and lanceolate stone points, scrapers, and small projectile points produced from specific chert types (Ellis and Deller, 1990). Distinctive dart heads were used to kill game, and knives for butchering and other tasks (Wright, 1994, p.24). These items were created and transported over great distances while following migratory animals within a massive territory.

1.3.1.2 The Archaic Period

As the climate steadily warmed, deciduous trees slowly began to permeate throughout Southern Ontario, creating mixed deciduous and coniferous forests (Karrow and Warner, 1990, p.30). The “Archaic peoples are the direct descendants of Paleoindian ancestors” that have adapted to meet new environmental and social conditions (Ellis, 2013, p.41; Wright, 1994, p.25). The Archaic Period is divided chronologically and cultural groups are divided geographically and sequentially. Archaic Aboriginals lived in “hunter-gatherer bands whose

social and economic organization was probably characterized by openness and flexibility” (Ellis et al., 1990, p.123). This fluidity creates ‘traditions’ and ‘phases’ which encompass large groups of Archaic Aboriginals (Ellis et al., 1990, p.123).

Few Archaic sites have faunal and floral preservation; hence lithic scatters are often the most commonly encountered Archaic Aboriginal site type (Ellis et al., 1990, p. 123). House structures have “left no trace” due to the high acidic content of Ontario soils (Wright, 1994, p.27). Burial, grave goods and ritual items, although very rare, appear. By the Late Archaic, multiple individuals were buried together, suggesting semi-permanent communities were in existence (Ellis, 2013, p.46). Ceremonial and decorative items also appear on Archaic Aboriginal sites through widespread trade networks, such as conch shells from the Atlantic coast and galena from New York (Ellis, 2013, p.41). Native copper was obtained through trade with the northern Archaic Aboriginals situated around Lake Superior. It was initially utilized to make hooks and knives but gradually became used for decorative and ritual items (Ellis, 2013, p.42).

During the Archaic period, stone points were reformed from the fluted and lanceolate points to stone points with notched bases to be attached to a wooden shaft (Ellis, 2013, p.41). The artifact assemblages from this period are characterized by a reliance on a wide range of raw lithic materials in order to make stone artifacts, the presence of stone tools shaped by grinding and polishing, and an increase in the use of polished stone axes and adzes as wood-working tools (Ellis et al., 1990, p. 65; Wright, 1994, p.26). Ground-stone tools were also produced from hard stones and reformed into tools and throwing weapons (Ellis, 2013, p.41). The bow and arrow was first used during the Archaic period (Ellis, 2013, p.42).

1.3.1.3. The Woodland Period

The Woodland period is divided chronologically into subsequent stages of cultural development. Early Woodland cultures evolved out of the Late Archaic period (Ferris and Spence, 1995, p. 89; Spence et al, 1990, p.168). The distinguishing characteristic of the Early Woodland period is the introduction of pottery (ceramics), although the earliest forms are coil-formed, “thick, friable and often under fired, and must have been only limited to utility” useage (Ferris and Spence, 1995, p.89; Williamson, 2014, p.48). The Early Woodland period is divided into two complexes: the Meadowood complex and the Middlesex complex. The Middlesex complex appears to be restricted to Eastern Ontario, particularly along the St. Lawrence River while Meadowood materials depict a broad extent of occupation in southwestern Ontario (Spence et al, 1990, p.134, 141).

Cache Blades or ‘quaternary blanks’, a formal chipped stone technology during the Early Woodland period, and were employed to make tool types from secondary chipping using primarily Onondaga chert (Ferris and Spence, 1995, p.93; Spence et al, 1990, p.128). Meadowood sites have produced a number of distinctive material culture that function in both domestic and ritual spheres (Ferris and Spence, 1995, p.90; Spence et al, 1990, p. 128). This allows correlations to be made between habitations and mortuary sites, creating a more well-rounded view of Meadowood culture (Ferris and Spence, 1995, p.90; Spence et al, 1990, p. 128). However, their settlement-subsistence system is poorly understood as only a “few

settlement types have been adequately investigated, and not all of these are from the same physiographic regions” (Ferris and Spence, 1995, p.93; Spence et al, 1990, p. 136). Generally, Meadowood sites are in association with the Point Peninsula and Saugeen complexes, which were “then eventually changed or were absorbed into the Point Peninsula complex” (Wright, 1994, pp. 29-30).

During the Middle Woodland period, the Point Peninsula complex was “distributed throughout south-central and eastern Southern Ontario, the southern margins of the Canadian Shield, the St. Lawrence River down river to Quebec City, most of southeastern Quebec, along the Richelieu River into Lake Champlain” (Spence et al, 1990, p.157; Wright, 1999, p.633). Subsequently, the Saugeen complex occupied “southwestern Southern Ontario from the Bruce Peninsula on Georgian Bay to the north shore of Lake Erie” (Wright, 1999, p.629). The Saugeen and Point Peninsula culture shared Southern Ontario but the Saugeen culture appears to have “occupied the region between Lake Huron and Lake Erie to the west of Toronto” (Wright, 1994, p.30). The borders between cultures are not well defined, and many academics believe that the Niagara Escarpment formed a frontier between the Saugeen complex and the Point Peninsula complex (Spence et al, 1990, p.143; Wright, 1999, p.629; Ferris and Spence, 1995, p.98). Consequently, the dynamics of hunter-gatherer societies shifted territorial boundaries resulting in regional clusters throughout southwestern Southern Ontario that have been variously assigned to Saugeen, Point Peninsula, or independent complexes (Spence et al, 1990, p.148; Wright, 1999, p.649).

Middle Woodland pottery appears as globular pots where decoration was stamped producing scallop-edge or tooth-like impressions (Williamson, 2014, p.49; Ferris and Spence, 1995, p. 97). Major changes in settlement-subsistence systems occurred during the Middle Woodland period, particularly the introduction of large ‘house’ structures and substantial middens associated with these structures (Spence et al, 1990, p.167; Ferris and Spence, 1995, p. 99). The larger sites likely indicate a prolonged period of macroband settlement and a more consistent return to the same site, rather than an increase in band size (Spence et al, 1990, p. 168). Environmental constraints in different parts of Southern Ontario all produced a common trend of increased sedentism caused by the intensified exploitation of local resources (Ferris and Spence, 1995, p. 100). Burial offerings became more ornate and encompassed many material mediums, including antler, whetstones, copper, and pan pipes (Ferris and Spence, 1995, p. 99). Burial sites during this time were set away from occupation sites and remains were buried at time of death; secondary burials were not as common (Ferris and Spence, 1995, p. 101). Small numbers of burial mounds are present, particularly around Rice Lake, and both exotic and utilitarian items were left as grave goods (Williamson, 2014, p.51; Ferris and Spence, 1995, p.102).

After A.D. 900, during the Late Woodland period, the Ontario Iroquoian culture flourished throughout much of Southern Ontario (Burse et al., 2013). Multiple sub-stages and complexes have been assigned to this period, divided spatially and chronologically, who eventually progressed into the historic Contact Period groups of the Late Ontario Iroquois Stage (Williamson, 1990; Dodd et al., 1990). Although several migration theories have been suggested

explaining the Iroquoian origins, “available dates from southern Ontario strongly suggests continuity (*in situ*) from the transitional Princess Point complex and Late Woodland cultural groups” (Ferris and Spence, 1995, p. 105; Smith, 1990, p.283). Villages developed as horticulture gradually began to take on a more central importance in subsistence patterns, particularly the farming of maize, squash, and beans, supplemented by fishing, hunting, and gathering. “Communities established a base camp around which land was cleared for crops, while hunting, fishing and gathering parties were sent out to satellite camps” (Williamson, 2014, p.55). With the introduction of farming, descent was traced matrilineally and matrilineal residence was practiced (Williamson, 1990, p.317; Williamson, 2014, p.55). House structures were initially oval and gradually became longhouses. Villages were later fortified (Williamson, 1990; Dodd et al, 1990).

Consequently, as horticulture became the primary mode of subsistence, native groups gradually relocated from the northern shores of Lake Ontario to further inland, likely as a result of depleting resources and growing aggression between native communities. During the Late Ontario Iroquoian stage, the historic Contact Period Iroquoian-speaking linguistic groups developed. Neighbouring Iroquois-speaking nations united to form several confederacies known as the Huron (Wendat), Neutral (called Attiemandaron by the Wendat), Petun (Tionnontaté or Khionontateronon) in Ontario, and the Five Nations of the Iroquois (Haudenosaunee) of upper New York State (Birch, 2010, p.31; Warrick, 2013, p.71). These groups are located primarily in south and central Ontario. Each group was distinct but shared a similar pattern of life already established by the sixteenth century (Trigger, 1994, p.42).

1.3.2 Contact Period

From Samuel de Champlain’s visit of the Huron-Wendat territory to the great epidemics of 1630, the Huron-Wendat population was reported to be approximately 30,000 individuals (Heidenreich, 1978, p.369). Their territorial homeland and hunting grounds, known as Wendake, stretched roughly between the Canadian Shield along the Frontenac Axis, Lake Ontario and the Niagara Escarpment (Warrick, 2008, p.12). The western boundary is often contested, with a number of sites between the Niagara Escarpment and the Humber River occupied by a mixed Neutral-Wendat population (Warrick, 2008, p.15). It is speculated that four nations, the Attignawantan, Tahontaenrat, Attigneenongnahac, and Arendahronon, amalgamated to form a single Huron-Wendat Confederacy in defense against the continual aggression of the Haudenosaunee (Warrick, 2008, p.11; Trigger, 1994, p.41).

Settlement patterns were complex. Village sites were chosen for their proximity to sources of “water, arable soils, available firewood, [and] a young secondary forest, [as well as] a defensible position” (Heidenreich, 1978, p.375). Longhouse sizes depended on the size of the extended family that inhabited it; however, archaeological evidence suggests that the average longhouse was 25 feet by 100 feet, with heights about the same as widths (Heidenreich, 1978, p.366). Villages consisted of up to 100 longhouses clustered closely together, and only the largest villages on the frontier were fortified (Heidenreich, 1978, p.377). Subsistence patterns reflect a horticultural diet that was supplemented with fish rather than meat (Heidenreich, 1978, p.377). ‘Slash-and-burn’ farming was used to quickly and efficiently clear trees and

brushwood for flour and flint corn fields (Heidenreich, 1978, p.380). These were consistently cultivated until no longer productive, at which point the village was abandoned, an event that took place about every eight to 12 years (Heidenreich, 1978, p.381).

By 1609, Samuel de Champlain had encountered the Huron-Wendat, in particular the Arendahronon. Desiring greater quantities of furs, the French concluded a trading relationship with the Huron-Wendat (Trigger, 1994, p.68; Heidenreich, 1978, p.386). Consequently, the Huron-Wendat became the middlemen for trade goods between the French and their Algonquin, Nipissing, Tionnontaté, and Attiewandaron neighbours. By mid-1620, the Huron-Wendat had exhausted all available pelts in their own hunting territories and opted to trade European goods for tobacco and furs from their neighbours (Trigger, 1994, pp.49-50).

During the 1630s, Jesuit missionaries attempted to convert the entire Huron-Wendat Confederacy to Christianity as the initial phase of a missionary endeavour to convert all native people in Southern Ontario (Trigger, 1994, p.51). However, the Jesuits' presence in the region had become precarious after a series of major epidemics of European diseases that killed nearly two-thirds of the Huron-Wendat population, lowering the total population to approximately 10,000 individuals (Warrick 2008, p.245; Heidenreich, 1978, p.369). These epidemics affected children and elderly the worst. The death of their elders deprived the Huron-Wendat of their experienced political, military, and spiritual leaders, leaving them more susceptible to Christian missions and conversion (Trigger, 1994, p.52; Heidenreich, 1978, p.371).

By 1645, having grown dependent on European goods and with their territory no longer yielding enough animal pelts, the Haudenosaunee became increasingly aggressive towards the Huron-Wendat Confederacy (Trigger, 1994, p.53). Armed with Dutch guns and ammunition, the Haudenosaunee engaged in warfare with the Huron-Wendat Confederacy and brutally attacked and destroyed several Huron-Wendat villages throughout Southern Ontario (Trigger, 1994, p.53). After the massacres of 1649-50, the Huron-Wendat Confederacy dispersed widely throughout the Great Lakes region (Schmalz, 1991, p.17).

1.3.3 Post-Contact Period

Although their homeland was located south of the Great Lakes, the Haudenosaunee controlled most of Southern Ontario in the 1660s, occupying at "least half a dozen villages along the north shore of Lake Ontario and into the interior" (Schmalz, 1991, p.17; Williamson, 2013, p.60). The Haudenosaunee established "settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. Their settlements were on canoe-and-portage routes that linked Lake Ontario to Georgian Bay and the upper Great Lakes (Williamson, 2013, p.60). Such trade routes included the ancient Toronto Carrying Place Trail or "Humber Passage", a crucial trade and travel route that connected Lake Ontario to Lake Simcoe by means of the Humber River over the Oak Ridges Moraine and up to the Holland River, to Lake Simcoe. It was an ancient highway, about 46 kilometres in length, in use for hundreds of years by many groups. The origins of the trail are not known; however its place in the history of the region is undisputed.

As early as 1653, the Ojibwa of the Anishinaabeg, an Algonquin-speaking linguistic group, wanted control of the land between Lake Huron and Lake Ontario in order to further their role in the fur trade (Johnston, 2004, p.9). Before contact with the Europeans, the Ojibwa territorial homeland was situated inland from the north shore of Lake Huron (MNCFN, ND, p.3). In 1640, the Jesuit fathers had recorded the name "*oumisagai*, or Mississaugas, as the name of the group who resided near the Mississagi River on the northwestern shore of Lake Huron. The French, and later English, applied this same designation to all Algonquian-speaking groups settling on the north shore of Lake Ontario (Smith, 2002, p. 107).

After a series of successful attacks against the Haudenosaunee by the Ojibwa from 1653 to 1662, a major smallpox epidemic in 1662, and the capture of New Netherland by the English in 1664 which curtailed access to guns and powder, the Haudenosaunee dominance in the region began to fail (Warrick, 2008, p.242; Schmalz, 1991, p.20). By 1680, the Ojibwa had begun to settle just north of the evacuated Huron-Wendat territory and with the English entering the fur-trading market, the Ojibwa began to expand into southern Ontario (Gibson, 2006, p. 36; Schmalz, 1991, p.18). The Mississauga moved southward against the Haudenosaunee utilizing the Carrying Place Trail to defeat the Haudenosaunee at the mouth of the Humber River (Gibson, 2006, p. 37; Schmalz, 1991, p.27). By the 1690s, Haudenosaunee settlements along Lake Ontario were abandoned (Williamson, 2013, p.60). In 1701, Ojibwa parties met the Haudenosaunee at Burlington Bay and on the Bruce Peninsula in a final push to expel the Haudenosaunee from Ontario (Gibson, 2006, p.37).

In 1701, representatives of several bands within the Ojibwa Nation and the Haudenosaunee assembled in Montreal to participate in Great Peace negotiations, sponsored by the French (Johnston, 2004, p.10; Trigger, 2004, p.58). The Mississaugas were granted sole possession of the territory to the north of Lake Ontario and Lake Erie, while the Haudenosaunee, or Six Nations as the British referred them with the inclusion of the Tuscarora group, retained their territory along the Grand River (Hathaway, 1930, p.433; Tooker, 1978, p.428).

From 1701 to the fall of New France in 1759, the Ojibwa experienced a "golden age" of trade, holding no conclusive alliance with either the British or the French while maintaining their middle-man position between native groups to the north and in southwestern Ontario (Schmalz, 1991, p. 35). As the Seven Years War between the French and British continued in North America, both the Ojibwa bands and the French were weakened by famine, lack of supplies, and disease (Schmalz, 1991, p.53). In 1763, the Royal Proclamation declared the Seven Years War over, giving the British control of New France and creating a western boundary for British colonization. The British did not earn the respect by several Ojibwa bands, as the British did not respect fair trade nor the Ojibwa occupancy of the land as the French had, and the Pontiac Uprising, also known as the Beaver Wars, began that same year (Schmalz, 1991, p.70). Pontiac, an Ottawa-Ojibwa, rallied several bands against British occupation of New France, but many groups also sought to avoid military action (Schmalz, 1991, p.71). By 1766, after numerous attacks on the British, the Pontiac Uprising was over when a peace agreement was concluded with Sir William Johnson, the Superintendent of Indian Affairs, which depended mostly on the integrity of the British (Schmalz, 1991, p.81).

1.3.4 Euro-Canadian Settlement History

By the end of the 1700s, the Mississaugas claimed portions of the County of York, along with the majority of Ontario (Surtees, 1994, p.94). After the American War of Independence in the late 1700s, a large number of United Empire Loyalists and American immigrants began to move into Southern Ontario, putting greater demand on the quantity of available lands for settlement within Upper Canada.

In 1787, senior officials from the Indian Department met with the Mississaugas of the Carrying Place on the Bay of Quinte and Toronto to acquire land along the northern shores of Lake Ontario extending northward to Lake Simcoe (Surtees, 1994, p.107). In 1805, William Claus, the Deputy Superintendent of Indian Affairs, entered into negotiations with the Mississaugas to purchase a tract of land consisting of 100,000 hectares in and around the Town of York, known as the Toronto Purchase (Surtees, 1994, p.110). The Mississauga confirmed the land had been previously ceded in 1787, but documentation which formalized the 1787 transaction did not include a description of the area surrendered. The matter of land cessation within York County remained a legal issue until 1923 (Surtees, 1994, p.107). After the Anishinaabe continually pressured the Federal government to review the land cessation documents for lands south of Lake Simcoe, it became apparent that the land had not been properly purchased by the British (Surtees, 1994, p.107; Surtees, 1986, p.19). The William's Treaty provided for the last surrender of a substantial portion of the territory that had not been given up to government (Surtees, 1986, p.19).

By 1793, Lieutenant-Governor John Graves Simcoe, fearing an invasion from the Americans, opted to establish a new capital of Upper Canada, proceeding eastward towards the Humber River to the harbour of Toronto (Mulvany and Adams, 1885, p.204). The natural harbour along the northern shores provided an easily defensible location, was sheltered from the lake, and had already been the site of a fort and a "mart for trade" (Mulvany and Adams, 1885, p.204). The Town of York was established, originally forming a tight plot within an area bounded by present Front Street, Duke Street, George Street, and Berkeley Street, with 100 acre 'park lots' extending from Queen Street to Bloor Street (ASI, 2004, p.20). The Don River and subsequent swamp lands drained into Lake Ontario, limiting York's expansion to the east, while the Garrison Reserve at the mouth of the Garrison Creek served as the western limits.

The Township of York was settled following the establishment of the Town of York (Miles & Co., 1878, p.xii). The Township was first surveyed by Mr. Augustus Jones, who first named it Dublin, and then later York (Mulvany and Adams, 1885, p.77; Miles & Co. 1878, p.xii). Later surveys were conducted by Messrs. Aitkens and Jones and completed by Mr. Wilmont in 1829 (Mulvany and Adams, 1885, p.78). Concessions run north and south. Yonge Street was utilized as the dividing line between West and East York for the purpose of Parliamentary representation (Mulvany and Adams, 1885, p.77).

In 1834, the Town of York ceased to exist, having been renamed its "original Native name of the place, the City of Toronto" (Mika and Mika, 1983, p.540). By the 1850s, the population of Toronto had grown significantly and the construction of railroads brought a new level of

prosperity. With the main focus of industrialization occurring within Toronto, small hamlets and suburban areas began to develop in the Township of York away from the industrialized core. Population and prosperity continued to grow significantly from 1871-81, due to an overflow of the city population into the suburban localities, rather than the more normal increase in rural populations (Mulvany and Adams, 1885, p.80). As the township experienced continual growth, the political administration became increasingly complicated, and multiple suburbs within the township were introduced in an attempt to create neighbourhoods that were easier to govern and administer. Beginning in the mid-1880s, Toronto began annexing the surrounding suburbs. By 1954, they had amalgamated to form Metropolitan Toronto.

The village of Carlton (also spelled Carleton) is located within the study area limits. Carlton developed on the east and west sides of Old Weston Road, which was planked within the limits of the study area beginning in 1841 (Byers and Myrvold, 1997, p. 12). In 1846, William Bull purchased an 11,586 square foot parcel of land on the north east corner of Lot 35 (deed no.27902) to construct a carriage and wagon manufactory to assist those traveling along Weston Road to and from the Toronto market (Byer and Myrvold, 1997, p. 16). By 1852, the village also included a shoemaker and blacksmith and in 1854, a Church of England was located near the village (Byer and Myrold, 1997, p.16). The Grand Trunk Railway and Carlton Station was completed in 1857, causing the village to grow and by 1864-5, Mitchell's *Canada Gazetteer and Business Directory* lists Carlton as a village with 25 residents (Byers and Myrvold, 1997, p. 18).

By 1886-7, the Union Publishing Co's 1886-7 *Farmer's and Business Directory for the Counties of Dufferin, Peel and York* lists the population of Carlton at 600 individuals, with several brick manufactories, several general stores, lime and lumber, a hotel and a post office. In Union Publishing Co.'s 1893 *Farmer's and Business Directory for the Counties of Ontario, Peel and York*, the village of Carlton was included in the Toronto Junction area which totaled 6,000 individuals with numerous factories, small industries and commercial developments associated with the railway.

1.3.5 Past Land Use – Archival Review

To assess the study area's potential for the recovery of historic pre-1900 remains, a review of available archival data pertaining to the study area and its immediate surroundings was conducted at the *Archives of Ontario*, *University of Toronto Archives* and the *Toronto Land Registry Office*. The study area encompasses part of Lot 35, Concession 2 From the Bay, and Lots 35 to 37, Concession 3 From the Bay, in the Geographic Township of York (Southwest), in the historic County of York, now the City of Toronto. The *Abstract Land Indexes*, *Land Patent Records*, *Township Papers*, *Census Records* and *City and County Directories* for the Township of Scarborough were consulted for information from the earliest available records up to approximately 1900 (*see Appendix C, Table C1-C3*). It should be noted that the *Abstract Land Indexes* could not be located at the Archives of Ontario and at the Toronto Land Registry Office for Lot 35, Concession 2 From the Bay.

Additionally, the study area traverses three historic settlement roads, present-day Old Weston Road, Keele Street and St. Clair Avenue West, which were originally laid out during the survey of Township of York (southwest). In Southern Ontario, the 2011 S&G considers undisturbed lands within 300 metres of early Euro-Canadian settlements and 100 metres of early historic transportation routes (e.g., trails, passes, roads, railways, portage routes) to be of elevated archaeological potential. Therefore, based on the proximity to historic transportation routes, potential for the location of Euro-Canadian archaeological resources (pre-1900) within undisturbed portions of the study area can be established.

1.3.5.1 Archival Research – Lot 35, Concession 2 From the Bay

Research of Lot 35, Concession 2 From the Bay was extremely limited. The *Abstract Land Index* for this lot could not be located at the Archives of Ontario nor at the Toronto Land Registry Office.

According to the *York Township Papers*, in May of 1814, Lieutenant John Lewis DeKoven of the Royal Newfoundland Regiment of Fencible Infantry, was issued a letter from Kingston permitting him to locate on Lot 35, Concession 2 from the Bay, for a total of 200 acres [AO, York Township Papers, RG 1-58, MS658(535)]. DeKoven had joined the Royal Newfoundland Regiment in 1810 and fought in the War of 1812. He was present at the Battle of York, where during which time, he was near a military battery when it exploded and was severely wounded (The Royal Newfoundland Regiment, 2012; Saunders, 1955, p.11). No individuals are listed on Lot 35, Concession 2 From the Bay in Walton's 1837 *Toronto & Home District Commercial Directory* or in Brown's 1846-7 *Toronto-City and Home District Directory*. Review of Browne's 1851 *Map of the Township of York (see Map 3)* revealed that the portions of Options 1, 3 and 4 falling within Lot 35 were still covered in overgrowth vegetation and uncultivated. The parcel of land east of Old Weston Road appears to be cleared of overgrowth, but no structures are depicted within or within 300 metres of the study area. Four individuals: Thomas Ashbury, William Cathcart, Mrs. Ann Mary and George St. Scarlett, are listed on Lot 35 in Rowsell's 1850-1 *City of Toronto and County of York Directory*, however, it is not stated where within Lot 35 these individuals are located. Two individuals are listed in the 1851 *Census Record* accounting for only 156 acres of the 200 acre parcel: William Crooks, who held 100 acres, and H. Cawthra, who held 56 acres. Both parcels were under wood or wild, and both individuals could not be located in the personal schedule of the *Census Record* [AO, 1851 Census Record, York Township, c-11760].

Review of the 1860 *Tremaine Map of the County of York (see Map 4)* depicts the portions of Options 1, 3 and 4 falling within Lot 35, Concession 2 From the Bay located within lands owned by Cawthra. Several structures are depicted within the study area, particularly within Option 1 as it falls along the village of Carlton, while the Grand Trunk Railway is depicted traversing Option 3. Four individuals are listed as holding lands within Lot 35 in the 1861 *Census Record*: H. George Scarlett, George Lockhart, John Brown and William Campbell. H. George Scarlett is listed on 40 acres of Lot 35 and listed as a 39-year old farmer from Upper Canada who lived with his wife Alana and their one child in a one-storey brick residence. Of the 40 acres held, 15 acres were under crops, five acres were under pasture, half an acre was under orchards or

gardens and 19 ½ acres were under wood or wild. George Lockhart is listed on 90 acres and is listed as a 29-year old farmer from Scotland who lived with his wife Isabelle and their two children in a one-storey log residence. Of the 90 acres held, 22 acres were under crops, and 68 acres were under wood or wild. William Campbell is listed on 50 acres that includes lands within Lot 34 and Lot 35. John Brown could not be located in the person schedule of enumeration district 3. Of the four acres held, all four acres were under wood or wild. William Campbell is listed as a 43-year old merchant from Ireland, who was married and had two children. No residence is listed. Of the 50 acres held, nine acres were under cultivation, 34 ½ acres were under crops, four and a half acres were in pasture and two acres were under orchard or gardens [AO, 1861 Census Record, York Township, c-1090-91].

In January of 1865, Robert Maitland at the request of his client, Major DeKoven's daughter who lived in England, requested information regarding lands owned by Major DeKoven. By 1873, a response was granted and confirmed that Lot 35 had been granted to DeKoven. However, any subsequent action as a result of the information gathered from this inquiry is not known. Three individuals: William Campbell, Abner Cherry and Denis Rhodes, are listed on Lot 35 in *Mitchell & Co's 1866 General Directory for the City of Toronto and Gazetteer of the Counties of York and Peel*. Four individuals; Noah Brooks, John Brown, James French and John Larmouth are listed on Lot 35 in *McEvoy's 1870 County of York Gazetteer and Directory*, however it is not clear where within the lot these individuals were located.

Four individuals, all listed as tenants, were included in the 1871 *Census Record*. John Gladstone Dodds was listed on an unassigned quantity of land and is recorded as a 32-year old station master from England who lived with his wife Jemina Dodds and their daughter. Thomas Larmoth was listed on a quarter of an acre, which was improved upon. He is listed as a 55-year old labourer from Scotland who lived with his wife Catherine and their five children. Thomas Tuer was listed on 100 acres and recorded as a 38-year old Inn Keeper and farmer from Ontario who lived with his wife Jane and their seven children. Of the 100 acres occupied, 50 acres were improved; 50 acres were in pasture and half an acre was in gardens and orchards. Mary Graham, a 65-year old woman who lived with her spinster daughter were also listed on an unassigned quantity of land [AO, 1871 Census Record, York Township, c-9967]. It is not specified where within Lot 35 these individuals resided.

Review of the 1878 *Illustrated Historical Atlas of the County of York (see Map 5)* depicts Options 1, 3 and 4 as falling within Lot 35, Concession 2 From the Bay within lands owned by the Cawthra Estate, T.G. & R. Rly, Taylor & West and part of the village of Carlton. The developed core of Carlton and a structure attached to the Grand Trunk Railway is depicted within the study area. A church, identified as E.C. was depicted within 300 metres west of Options 3 and 4. Review of Goad's 1884 *Atlas of the City of Toronto and Suburbs (see Map 6)* depicts portions of Options 1, 3 and 4 as falling within lands that are unassigned. A station is depicted within Option 1 and the Toronto Grey & Bruce Railway and Grand Trunk Railway lines are depicted within the study area. 11 individuals are listed on Lot 35, Concession 2 From the Bay as both freeholders and tenants in Union Publishing Co's 1884-5 *Farmer's and Business Directory for the Counties of Ontario, Peel and York* and in Union Publishing Co's 1888 *Farmer's and Business*

Directory for the Counties of Ontario, Peel and York. The increase in occupants within Lot 35 indicates the lot had been subdivided into registered plans to accommodate the growth of the village of Carlton.

Review of Goad's 1890, 1894 and 1899 *Atlas of the City of Toronto and Suburbs* (*see Maps 7-9*) depicts Options 1, 3 and 4 within a heavily subdivided, northern part of Lot 35.

In summary, archival research indicates that the portions of Options 1, 3 and 4 within Lot 35, Concession 2 From the Bay, were owned by several individuals, however numerous tenants resided on the northern part of Lot 35 prior to its subdivision into registered plan numbers. Unfortunately, the *Abstract Land Indexes* are not available for this lot which limited the ability to confirm who owned the lot from when the patent was granted to 1899. Nevertheless, by the 1880s, the north part of Lot 35 was subdivided to accommodate the growing village of Carlton.

1.3.5.2 Archival Research – Lot 35, Concession 3 From the Bay

King's College is listed as the Crown Patent holder of Lot 35, Concession 3 From the Bay. Five years after the creation of Upper Canada in 1797, parliament began to endorse the establishment of higher-level educational institutions. To fund these institutions, the two Houses of Parliament presented a joint address to King George III asking if he "would be graciously pleased to direct his Government in this Province, to appropriate a certain portion of the waste lands of the Crown, as a fund for the establishment and support of a respectable Grammar School in each District thereof; and also a College, or University, for the instruction of youth in the different branches of liberal knowledge" (Canniff, 1869, p.338). In 1798, 549,000 acres of land in different parts of Upper Canada was deducted from the Crown and Clergy Reserves to support public educational institutions; "190 573 acres were assigned to (or disposed of by) a public body, known as the Board of Education, [with] the proceeds having been applied to the support of Common and Grammar Schools [and] 358,427 acres were regarded as properly constituting that portion of the royal gift intended for the support of a University" (Canniff, 1869, p.338).

Records of all Contracts of Sales were maintained by the Board of Education available at the *University of Toronto*; the successor of King's College. The *York Township Papers* include a lease agreement made in 1802 between John Burkholder Sr. and Kings College for all 200 acres of Lot 35 [York Township Papers, RG 1-58, MS658(535)]. The *Land Patent Index* states the lease of Crown Land was issued to John Burkholder on the 21st of December, 1802 [AO, Index to Land Patents Arranged by Township 1793-1852, RG 53-55(069)]. In 1830, John Burkholder Sr. had passed away and his sons, William Burkholder and Abraham Burkholder, along with his daughters issued a letter to Kings College, all confirming their father had occupied Lot 35 prior to his death and that their brother, John Burkholder Jr., should be allowed to continue to lease the lot from King's College [UTA, Contracts of Sales, A1968-0010/489]. Two individuals, William Todd and George White, are listed in Walton's 1837 *Toronto & Home District Commercial Directory*.

In 1841, John Burkholder transferred and conveyed the northern 25 acres of the north half of Lot 35 to Benjamin Conlin and two years later, transferred the southern 75 acres of the north half and the northern 25 acres of the south half (a total of 100 acres in the middle of Lot 35) to John Rowntree of Etobicoke [UTA, Contracts of Sales, A1968-0010/489]. This left the southern 75 acres for John Burkholder Jr. Only David Rowntree is listed on Lot 35 in Brown's 1846-7 *Toronto-City and Home District Directory*. In 1846, John Burkholder and his wife sold the southern 75 acres to William Mathers for £500. After this time, William Mathers sold 75 acres to Ignatius Nightingale in two transactions: a 73 acre parcel and a two acre parcel both sold in 1847. A quarter acre parcel was still held by William Mathers until 1851 when he sold it to Adam Hill for £25.

In 1851, Ignatius Nightingale sold the two acre parcel to Thomas Charlton for £100, and a 17 purchase parcel was sold to James Brown in 1850. These individual likely formed the cluster of structures depicted along the east and west sides of Old Weston Road in Browne's 1851 *Map of the Township of York (see Map 3)*. The portions of Options 1, 2 and 4 located in Lot 35, Concession 3 From the Bay include historic structures within and within 300 metres of these areas. Furthermore, the entire lot appears to have been cleared of overgrowth vegetation and cultivated. A total of 12 individuals, including Ignatius Nightingale and David Rowntree, are listed on Lot 35, Concession 3 from the Bay in Rowsell's 1850-1 *City of Toronto and County of York Directory*.

Six individuals are listed in the 1851 *Census Record*: Ignatius Nightingale held 68 acres; James Martiel held four acres; Benjamin Conlin held 25 acres in the north part of the lot; David Rowntree held 100 acres; John Johnston held two acres; and one acre was listed as Building Lots. Ignatius Nightingale was listed as a 45-year old farmer from England who lived with his wife Ellen and their six children in a one storey frame house. Of the 68 acres held, 46 acres were under cultivation, 39 acres were under crops, six acres were under pasture, one acre was in garden or orchards and 22 acres were under wood or wild. David Rowntree (spelled Rountry) was listed as a 32-year old farmer from England who lived with his wife Sarah, their six children, and a servant in a one storey log residence. Of the 100 acres held, 70 acres were under cultivation, 49 acres were under crops, 20 acres were under pasture, one acre was in gardens or orchards and 30 acres were under wood or wild. The only James Martiel identified in the 1851 *Census Record* was a 14-year old labourer. Of the four acres held, three acres were under cultivation, two acres were under crops, one acre was in gardens or crops and one acre was under wood or wild. John Johnson could not be located in the personal schedule of the *Census Record*. Of the two acres held, two acres were under crops and pasture. The building lot was listed as being under wood or wild [AO, 1851 Census Record, York Township, c-11760]. In 1852, Ignatius Nightingale and his wife sold the 73 acre parcel (listed at 72 ½ acres) to Sophia Thompson for £1350, a significant increase in value reflecting the presence of a structure within that parcel of Lot 35.

From 1851 to 1860, the smaller parcels of land continued to be purchased and mortgaged amongst several individuals and in 1857, Thomas Charlton sold his two acre parcel to James Johnson for £325, who was likely already residing there as a tenant. Review of the 1860

Tremaine Map of the County of York (see Map 5) depicts Options 2 and 4 as falling within lands owned by Samuel Thompson and David Rowntree. An inn and a toll part are located within the study area and the homestead of David Rowntree is depicted within 300 metres of Option 2. Only 125 acres are accounted for in the 1861 *Census Record*, where David Rowntree is listed on 100 acres and Mary Conlin (Benjamin's widow) is listed on 25 acres of the extreme north quarter of the lot. David Rowntree is listed as a 41-year old farmer from England who lived with his wife Sarah, their 10 children, and a servant in a two-storey brick house. Of the total 100 acres held, six acres were under cultivation, 50 acres were under crops, 30 acres were under pasture, one acre was under orchards or gardens and 13 acres were under wood or wild [AO, 1861 Census Record, York Township, c-1090-91]. In 1857, Sophia Thompson and her husband mortgaged 20 acres of their 73 acre parcel to the Canada Permanent Building & Savings Society and registered a plan of subdivision plan, no. 238, which produced 60 lots, and laid out Union, Albert, and Victoria (now Townsley) streets on the north side of St. Clair Avenue (Byers and Myrold, 1997, p.18). By 1864, The Canada Permanent Building and Saving Company sold the 20 acre parcel to George Parnell. Six individuals, including James Johnson, George Parnell and David Rowntree, are listed on Lot 35 in *Mitchell & Co's 1866 General Directory for the City of Toronto and Gazetteer of the Counties of York and Peel*.

In 1869, Sophia Thompson sold the 28 ½ acre parcel to George Townsley for \$1,500, and the following year, George Parnell sold his 20 acre parcel to William Washington for \$1,700. During this time, additional smaller parcels were subdivided from Sophia Thompson's total acreage to accommodate growth of the village of Carlton. 13 individuals are listed in Lot 35 in McEvoy's 1870 *County of York Gazetteer and Directory*. 15 individuals are enumerated in the 1871 *Census Record* on acreage ranging from a quarter of an acre to four acres that make up the core of the village of Carlton. Three large parcels were also listed where 100 acres belonged to David Rowntree, 20 acres belonged to William Washington and 30 acres belonged to George Townsley. David Rowntree is listed as a 51-year old farmer from England who lived with his wife Sarah, and their nine children. One dwelling house and two barns or stables were listed on the 100 acre parcel. George Townsley is listed as a 40-year old brick maker from England who lived with his wife Martha and their five children. Two dwelling houses were owned and one barn or stable was listed on the property. William Washington is listed as a 44-year old farmer from England who lived with his wife Emma and their six children. One dwelling house and two barns or stables were listed on the property [AO, 1871 Census Record, York Township, c-9967].

In 1877, David Rowntree sold 10 acres to William Booth for \$4,150. This parcel likely included the northern 10 acres of the south half of the Lot. Review of the 1878 *Illustrated Historical Atlas of the County of York (see Map 5)* depicts the large parts of Lot 35 where Options 2 and 4 falls within are located within lands owned by David Rowntree, John Washington and George Townsley. Two historic homesteads, the village of Carlton are depicted within the study area and a potash factory, brick factory and B.T. factory are located within 300 metres of the study area.

Between 1880 and 1899, the individuals who resided in the village of Carlton continued buy village lots within the southern half of Lot 35, as evident in the number of transactions listed in

the *Abstract Land Indexes*, and the number of individuals listed in Union Publishing Co's 1884-5 *Farmer's and Business Directory for the Counties of Ontario, Peel and York*, Union Publishing Co's 1886-7 *Farmer's and Business Directory for the Counties of Dufferin, Peel and York* and Union Publishing Co's 1888 *Farmer's and Business Directory for the Counties of Ontario, Peel and York*. In 1888, George Townsley sold his 30 acre parcel to Abraham Watts and in 1889, William Booth registered plan number 959 for his 10 acre parcel which created a small subdivision north of Westminster Avenue. Review of Goad's 1884, 1890, 1894, 1899 *Atlas of the City of Toronto and Suburbs (see Maps 6-9)* depict Options 2 and 4 as falling within lands that are included in registered plan no. 238, and several historic structures are also depicted within their limits.

In summary, archival research indicates that the portions of Options 2 and 4, where they are situated within Lot 35, Concession 3 From the Bay, were owned by the Burkholder Family from 1802 to the early 1840s, when he divided the 200 acre parcel into three parts: a 100 acre parcel transferred to David Rowntree, 25 acres sold to Benjamin Conlin and 75 acres that continued to be owned by John Burkholder until 1846. Benjamin Conlin's parcel was located in the very northern part of the lot. David Rowntree occupied his 100 acre parcel until the late 1880s, when he began to sell parcels to several individuals, including the Home Baptist Mission Convention. John Burkholder sold the 75 acres in the south half of Lot 35 to William Mather, who in turn sold it to Ignatius Nightingale in 1847. By 1852, Ignatius Nightingale sold the approximately 75 acre parcel to Sophia Thompson, who registered a plan number to subdivide the 25 acres into into 60 village lots. 30 acres was sold to George Townsley and 20 acres was sold to George Parnell, which were subsequently sold to William Washington by 1870. William Washington appears to continue living on his 20 acre parcel until after 1899, while George Townsley seems to have sold his 30 acre parcel in 1888. The following year, plan no.959 was registered by William Booth. The remainder of the nineteenth century lists several individuals purchasing, mortgaging, and selling their small parcels of lands that are located within proximity to the village of Carlton.

1.3.5.3 Archival Research – Lot 36, Concession 3 From the Bay

Lot 36, Concession 3 From the Bay was part of the Clergy Reserve Lands. The political division of Upper and Lower Canada in British North America in 1791 provided a means to better govern the colonial territories of Canada while creating a common identity for the thousands of settlers entering Canada. As larger numbers of English-speaking settlers from Britain relocated in Upper Canada, or west of Montreal, legislation was introduced to promote the Anglican Church within the province. As such, the governors of Upper Canada reserved land permanently as an "appropriation of Lands for the Support and Maintenance of a Protestant Clergy (known as the Anglican Church)...of the like quality as [other Crown] Lands..., equal in value to the seventh part of the other lands granted in each township" (Wilson, 1969, p.6). Although the Clergy Reserves provided financial support to the Anglican Church through leases and rents, lands set aside strictly for the Anglican Church became problematic as they excluded other religious dominations in Upper Canada, such as the Presbyterians and Roman Catholics. Furthermore, Clergy Reserve lands prevented continuity in settlement, because these lands were not cultivated and roads were not maintained.

In 1819, the Reverend J. Strachan created the Clergy Reserve Corporation in Upper Canada in order to improve the system of managing reserve lands and collecting rent more efficiently. Although legislation promoting the sale of the Reserves had been disallowed by the British Government, Strachan argued strongly that the Church of England could increase revenues by selling its lands. It was not until 1826, however, that Strachan was able to convince the imperial government to sell half of the Protestant Clergy lands into private hands at a maximum yearly rate of 100, 000 acres (Fahey, 1991, p.64).

The remaining Clergy Reserve Lands continued to be problematic for the colonial government and were, in fact, a catalyst for the Rebellion of 1837 (Wallace, 1948, p.82). It was not until 1840 when Poulett Thomson, governor of Upper Canada, “persuaded the Assembly of Upper Canada to pass an Act providing for the sale of Clergy Reserves and the distribution of the proceeds among the chief Protestant denominations” as a means to prevent future rebellions and provide a platform for unification of all religious denominations in Upper Canada (Wallace, 1948, p.82). Secularisation of the reserves was finally achieved by the Canadian Clergy Reserves Act in 1854 (Carey and Gascoigne, 2011, p.162).

Occupancy of Lot 36 occurred prior to 1854. According to the *York Township Papers*, in March of 1811, John Scarlett obtained the lease for all 200 acres of Lot 36, Concession 3 From the Bay and agreed to pay rent for the clergy reserve land [AO, York Township Papers, RG 1-58, MS658(535)]. John Scarlett erected a rough-cast house in 1838 on the north side of Dundas Street to the extreme west of the Town, known as Runnymede (Robertson, 1896, p.735). John Scarlett is listed in Walton’s 1837 *Toronto & Home District Commercial Directory*, but is listed at ‘Simcoe Grange Humber’ and no other individuals are listed on Lot 36 at this time. Similarly, John Scarlett is listed on Lot 39, Concession 2 in Brown’s 1846-7 *Toronto-City and Home District Directory* and no individuals are listed on Lot 36, Concession 3 From the Bay. Review of Browne’s 1851 *Map of the Township of York (see Map 3)* revealed the portion of Option 2 that falls within Lot 36 was still covered in overgrowth vegetation and completely uncultivated. No individuals are listed on Lot 36 within Rowsell’s 1850-1 *City of Toronto and County of York Directory*. Archibald Scarlett is listed in the 1851 *Census Record* as holding all 200 acres of Lot 36, where all 200 acres were under wood or wild. Archibald Scarlett could not be located in the personal schedule of the *Census Record* [AO, 1851 Census Record, York Township, c-11760].

On the 7th of April, 1852, J.A. (John Archibald) Scarlett, by way of sale of Clergy Reserve lands, received the patent for all of Lot 36 [AO, Clergy Reserve Sale RG1-C1113-002-036, MS693(190)]. John Archibald was the son of John Scarlett. Review of the 1860 *Tremaine Map of the County of York (see Map 4)* depicts the portion of Option 2 that falls within Lot 36 as located within lands owned by John A. Scarlett. No structures are depicted within Lot 36. John A. Scarlett is listed in the 1861 *Census Record* on a total of 350 acres which includes parts of Lots 36, 37, and 38, Concession 3 from the Bay. John A. Scarlett is listed as a 42- year old farmer from Upper Canada who lived with his wife Louisa and their six children in a one-and-a-half storey frame house. Of the total 350 acres held, 10 acres were under cultivation, 75 acres were under crops, 63 ½ acres were under pasture, one and a half acres were under orchards or gardens and 200 acres were under wood or wild [AO, 1861 Census Record, York Township, c-1090-91]. Archibald Scarlett

was the only individual listed on Lot 36 in *Mitchell & Co's 1866 General Directory for the City of Toronto and Gazetteer of the Counties of York and Peel* and was listed as a freeholder.

The *Abstract Land Indexes* indicate that in 1873, the Court of Chancery had claim to all 200 acres of Lot 36 and after issuing a Lis Pendens, changed the title of the land to the Corporation of the Township of York. The deed discussing this transaction could not be located. Henry Scarlett, likely a relative of John Scarlett and John A. Scarlett, is listed as a freeholder on Lot 36 in McEvoy's 1870 *County of York Gazetteer and Directory*. One individual, Bridget McGuire, is listed in the 1871 *Census Record* as a tenant on an unassigned quantity of land. Bridget McGuire is listed as a 30-year old widow from Ireland who lived with her son Thomas [AO, 1871 Census Record, York Township, c-9967]. Review of the 1878 *Illustrated Historical Atlas of the County of York (see Map 5)* depicts the portion of Option 2 that falls within Lot 36 located within lands owned by Mrs. Louisa Scarlett. No structures are depicted within or within 300 metres of Option 2.

From 1879 to 1880, John A. Scarlett sold parts of Lot 36, Concession 3 From the Bay to several individuals including Thomas Hook, Daniel Clendenan and William Ward. However in 1881, Queen Victoria (the Crown) sold the East half of Lot 36 to Louisa Scarlett for \$400. John A. Scarlett, Louisa's husband, and Henry and William Scarlett were listed on Lot 36 in Union Publishing Co's 1884-5 *Farmer's and Business Directory for the Counties of Ontario, Peel and York*, Union Publishing Co's 1886-7 *Farmer's and Business Directory for the Counties of Dufferin, Peel and York* and Union Publishing Co's 1888 *Farmer's and Business Directory for the Counties of Ontario, Peel and York*. Review of Goad's 1884 *Atlas of the City of Toronto and Suburbs (see Map 6)* depicts Option 2 as falling within lands owned by A. Scarlett. No structures are depicted within or within 300 metres of this area.

In 1884, a certificate by the High Court of Justice was issued to confirm succession fees had been paid and the 200 acre property of Lot 36 could be sold (Stratford-Devai and Burkholder, 2003, p.45). In 1887, George J. Scarlett and several individuals sold the eastern 100 acres to John A. Scarlett for \$21,000 and in 1888, Louisa Scarlett had passed away. The claim John A. Scarlett had on the west half was released to several individuals in the Scarlett family. At the beginning of the following year, John A. Scarlett and his family registered several subdivision plan numbers, which allowed for the construction of subdivisions around the village of Carlton. Review of Goad's 1890, 1894 and 1899 *Atlas of the City of Toronto and Suburbs (see Maps 7-9)* depicts Option 2 within the newly subdivided eastern half of Lot 36.

In summary, archival research indicates that the portion of Option 2, where it is situated within Lot 36, Concession 3 From the Bay, was owned by the Scarlett Family from 1810 to the late 1880s. Beginning in 1884, the Scarlett family began to register several subdivision plan numbers, which divided the east half of Lot 36 to accommodate the growing village of Carlton.

1.3.5.4 Archival Research – Lot 37, Concession 3 From the Bay

According to the *Abstract Land Index* and *Land Patent Index*, the crown patent by way of a free grant for all 200 acres of Lot 37 was granted to George Crookshanks on the 14th of December,

1798 [AO, Index to Land Patents Arranged by Township 1793-1852, RG 53-55(069)]. George Crookshanks arrived in Upper Canada in 1796 and was part of the provinces early political elite, holding political office and a business man. Consequently, George Crookshank had received a crown grant of 1,200 acres primarily located in the County of York (Armstrong, 2003).

In 1830, the Honorable George Crookshanks sold all 200 acres of Lot 37 to Joseph Baker for £100. Two years later, Joseph Baker sold the eastern 100 acres to John C. Tibbetts for £224.10. In deed no.9232, Daniel Teirs Jr. is also listed as a grantee but in 1833, transferred and released his claim on the eastern 100 acres to John C. Tibbetts. By mid-1836, John C. Tibbetts and his wife sold the eastern 100 acres to Michael J. McDonald, however, John C. Tibbetts is listed on Lot 37 in Walton's 1837 *Home District Commercial Directory*, along with Jacob Holbrook who lived on the west half of Lot 37.

By 1838, Michael J. McDonald sold all 100 acres of the east half of Lot 37 to Martin J. O'Beirne, a merchant from the City of Toronto, for £300. This transaction was conducted in moiety and the second of the two payments was made to Martin O'Beirne the following year (deed no.16266). Only Jacob Holbrook, who lived on the western 100 acres of Lot 37, was listed in Brown's 1846-7 *Toronto-City and Home District Directory*. Review of Browne's 1851 *Map of the Township of York (see Map 3)* identifies the portion of Option 2 that falls within Lot 37 located within lands that were covered in overgrowth vegetation and left uncultivated. No structures are depicted within or within 300 metres of the area.

Martin J. O'Beirne (spelled M. J. O'Beirne) is listed in Rowsell's 1850-1 *City of Toronto and County of York Directory*, however, the lot is excluded and only the concession is provided. Martin J. O'Beirne is listed in the 1851 *Census Record* on 100 acres where 10 acres were under cultivation, 10 acres were under pasture and 90 acres were under wood or wild. Martin J. Beirne could not be located in the personal schedule of the *Census Record* [AO, 1851 Census Record, York Township, c-11760]. In 1853, Martin J. O'Beirne sold approximately three acres to the Toronto and Guelph Railway Company. The following year, Martin J. O'Beirne sold the east half of Lot 37 to James Hallman for £1300, a value which indicates the value of cleared land in proximity to a railway and likely the presence of a structure within the east half of the lot. By 1855, James Hallman sold the east half of Lot 37 to Daniel Devlin for £2300.

Review of the 1860 *Tremaine Map of the County of York (see Map 4)* depicts the portion of Option 2 that falls within Lot 37 located within lands owned by Devlin. No structures are depicted within the east half of Lot 37, while the Grand Trunk Railway is depicted within part of the study area. In 1860, a power of sale was issued from the Court of Chancery to Martin J. O'Beirne, but it is unclear when Daniel Devlin sold the property. Three individuals are listed as holding lands within Lot 37 in the 1861 *Census Record*: Francis Taylor, John A. Scarlett and George Wilson. Francis Taylor is located on the west 100 acres of Lot 37, but it is not clear where George Wilson and John A. Scarlett were located within Lot 37. Nevertheless, George Wilson is listed on 150 acres which includes part of Lots 37 and 38, Concession 3 From the Bay. George Wilson is listed as a 34-year old farmer from Ireland who lived with his wife Margaret and their four children in two-storey frame (R) house. Of the 150 acres held, one acre was

under cultivation, 117 acres were under crops, 30 acres were under pasture, and two acres were under orchards or gardens. John A. Scarlett is listed in on a total of 350 acres which includes part of Lots 36, 37 and 38, Concession 3 From the Bay. John A. Scarlett is a 42- year old farmer from Upper Canada who lived with his wife Louisa and their six children in a one and a half storey frame house. Of the total 350 acres held, 10 acres were under cultivation, 75 acres were under crops, 63 ½ acres were under pasture, one and a half acres were under orchards or gardens and 200 acres were under wood or wild [AO, 1861 Census Record, York Township, c-1090-91].

No individuals are listed on Lot 37 in *Mitchell & Co's 1866 General Directory for the City of Toronto and Gazetteer of the Counties of York and Peel*. By 1868, Francis O. Dea had obtained ownership of the east 100 acres of Lot 37 and sold it to Michael Sinnott for \$1,860. Only one individual, John Purtle is listed on Lot 37 as a household in McEvoy's 1870 *County of York Gazetteer and Directory*, however it is not clear where within the lot he was located. Two individuals, both listed as tenants, were included in the 1871 *Census Record*. Joseph Carey was listed on an unassigned quantity of land and described as a 25-year old labourer from France who lived with his wife Sarah and their young daughter. John Purtle was listed on 100 acres of Lot 37 and is enumerated as a 37-year old farmer from Ireland who lived with his wife Catherine and their five children [AO, 1871 Census Record, York Township, c-9967]. It is not specified where within Lot 37 these individuals resided.

In 1872, Michael Sinnott sold, in trust, the east 100 acres to Daniel McMichael and two years later, Daniel McMichael sold the east 100 acres except the railway lands to James Warwood for \$1,500. Review of the 1878 *Illustrated Historical Atlas of the County of York (see Map 5)* depicts the portion of Option 2 within Lot 37 located within lands owned by James Warwood. No structures are depicted within the study area but a saw mill is located within 300 metres to the north. In 1878, a Court of Chancery issued a certificate to Daniel McMichael for the east 100 acres of Lot 37 to state succession fees had been paid, and the property may be sold (Stratford-Devai and Burkholder, 2003, p.45). By 1880, Amy Grant and her husband, a likely relative of Daniel McMichael, had obtained ownership of the east 100 acres, except the railway lands. In 1883, Amy Grant and her husband issued a quit claim to Samuel S. Mutton, which gave up the Grant's claim to land within the east 100 acres. However, review of Goad's 1884 *Atlas of the City of Toronto and Suburbs (see Map 6)* depicts Option 2 as falling within lands owned by W.A. Grant. No structures are depicted within the area, but a structure, located along the Toronto Grey & Bruce Railway and Grand Trunk Railway lines is depicted within 300 metres north of Option 2.

In 1884, Samuel S. Mutton and his wife sold the east 100 acres, except the railway lands, to Isiah Ryder for \$26,000. The *Abstract Land Indexes* identifies Samuel S. Mutton as selling land within the east 100 acres, but as of 1886, a certificate was issued to Isiah Ryder to sell the property of the east 100 acres. Four years later, an additional certificate was issued which sold the east half of Lot 37 to Henry O'Brien, who then sold it to Daniel W. Clendenan the following month for \$61,750.

Beginning in 1889, the east half of Lot 37 was subdivided into several village lots and a subdivision plan number, Plan 937, which allowed for the construction of subdivisions around the village of Carlton. Review of Goad's 1890, 1894 and 1899 *Atlas of the City of Toronto and Suburbs* (*see Maps 7-9*) depict Option 2 within the newly subdivided eastern half of Lot 37.

In summary, archival research indicates that the portion of Option 2, where it is situated within Lot 37, Concession 3 From the Bay, was owned by the Hon. George Crookshanks from the time the patent was granted to 1830, during which time it remained overgrown and uncultivated. From 1830 to 1837, John C. Tibbett began clearing the land and from 1838 to 1854, Martin O'Beirne owned the east half of Lot 37. Beginning in ca.1854, several individuals owned the east 100 acres of Lot 37 including Daniel Devlin, James Warwood and W.A. Grant, however tenants were the only individuals listed within the *Census Records* and *City Directories*. Both resources do not clearly depict where the tenants were located within the lot. By 1889, the eastern 100 acres of Lot 37 was registered by several subdivision plan numbers which divided the east half of Lot 37 to accommodate the growing village of Carlton.

1.3.6 Present Land Use

The primary present land use of the study area can be categorized as urban containing residential, commercial, industrial, and transportation land uses.

1.4 Archaeological Context

1.4.1 Designated and Listed Cultural Heritage Resources

Consultation of the Ontario Heritage Properties Database which records heritage resources that have been designated for their cultural value or interest under the *Ontario Heritage Act*, confirmed the presence of two provincially designated heritage properties, 1832-1834 St. Clair Avenue West, within 300 metres of Options 1 and 4¹ (*see Table 1*). Both properties compose the Heydon House, ca. 1891.

Consultation with the online inventory entitled 'Inventory of Heritage Properties' (City of Toronto, 2014a), which records municipal properties that have been formally designated under Part IV of the Heritage Act as well as identifying listed heritage properties, confirmed the presence of two designated heritage properties located within 300 metres of Options 1 and 4 (*see Table 1*). No designated or listed heritage resources are located within any of the Option areas.

¹ **Clarification:** As of 2005, the Ontario Heritage Properties Database is no longer being updated. The Ministry of Tourism, Culture and Sport is currently updating a new system which will provide much greater detail to users and will become publicly accessible in the future. (<http://www.hpd.mcl.gov.on.ca>)

Table 1: Designated Heritage Properties within 300 metres of Options 1 and 4

| Address | Description | Designation |
|-----------------------|--|--------------------|
| 1832 St. Clair Ave. W | Heydon House, later Casa del Baby Beef, ca. 1891 | Designated Part IV |
| 1834 St. Clair Ave. W | Heydon House, later Casa del Baby Beef, ca. 1891 | Designated Part IV |

According to *Section 1.3.1, Standard 1* of the 2011 S&G, undisturbed lands within 300 metres of properties listed in a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historic landmark or site, are considered to have elevated archaeological potential. Therefore, based on the presence of two designated heritage properties within 300 metres of, there is elevated potential for the location of Euro-Canadian archaeological resources (pre-1900) within undisturbed portions of Options 1 and 4.

1.4.2 Heritage Conservation Districts

A Heritage Conservation District (HCD) includes areas that have been protected under Part V of the Ontario Heritage Act. An HCD can be found in both urban and rural environments and may include residential, commercial and industrial areas, rural landscapes or entire villages or hamlets with features or land patterns that contribute to a cohesive sense of time or place and contribute to an understanding and appreciation of the cultural identity of a local community, region, province or nation. An HCD may comprise an area with a group or complex of buildings, or a large area with many buildings and properties. They often extend beyond their built heritage, structures, streets, landscapes, and other physical and spatial elements, to include important vistas and views between and towards buildings and spaces within the district (MTCS, 2006, p.5). HCDs are a valuable cultural heritage and must be taken into consideration during municipal planning to ensure that they are conserved.

Consultation with the City of Toronto’s ‘Heritage Conservation Districts’ (City of Toronto, 2014b) confirmed the study area was not located within or within 300 metres of an HCD. According to *Standard 1.4.1.c.* of the 2011 S&G, undisturbed lands within 300 metres of Euro-Canadian settlements and property that local histories, or informants have identified with possible archaeological sites, historical events, activities or occupation to have elevated archaeological potential. Therefore, based on the absence of HCDs, this feature does not aid to further elevate the potential for the location of Euro-Canadian archaeological resources (pre-1900) within undisturbed portions of the study area.

1.4.3 Commemorative Plaques or Monuments

According to *Section 1.3.1, Standard 1* of the 2011 S&G, undisturbed lands within 300 metres of Euro-Canadian settlements where commemorative markers of their history, such as local, provincial, or federal monuments, cairns or plaques, or heritage parks, are considered to have elevated archaeological potential. To determine if any historical plaques are present, the Ontario’s Historical Plaques inventory, which contains a catalogue of all federal Historic Sites and Monuments Board of Canada plaques, all the provincial Ontario Heritage Trust plaques, all the plaques from the various historical societies and all other published plaques located in Ontario, confirmed no historical plaques are located within and within 300 metres of the study area (Ontario Plaques, 2014). With no commemorative markers being located within a 300-

metre radius of the study area, this feature does not aid to further elevate the potential for the location of Euro-Canadian archaeological resources (pre-1900) within undisturbed portions of the study area.

1.4.4 Registered Archaeological Sites

In order for an inventory of archaeological resources to be compiled for this study area, the *Ontario Archaeological Sites Database* (OASD) maintained by the MTCS was consulted (MTCS, 2014). Every archaeological site is registered according to the Borden System, which is a numbering used throughout Canada to track archaeological sites and their artifacts. The study area is located within Borden block AkGu.

According to the MTCS (2014), two archaeological sites have been registered within proximity to the four options (*see Table 2*). The Carleton Village Public School Site (AkGu-47) is located within 300 metres proximity of Options 3 and 4, and one kilometre of Option 1. The Symes Site (AkGu-4) is located within one kilometre of Options 1, 2, and 3. The 2011 S&G considers undisturbed lands within 300 metres of a registered archaeological site to be of elevated archaeological potential. As such, the close proximity of the Carleton Village Public School Site (AkGu-47) to Options 3 and 4 contributes to elevated archaeological potential within undisturbed portions of these alignments.

Table 2: Registered Archaeological Sites within One Kilometre of the Four Options

| Borden # | Name | Cultural Affiliation | Type |
|---|--------------------------------|----------------------|-------------------|
| Sites within 300 metres of the Study Options 3 & 4 | | | |
| AkGu-47 | Carleton Village Public School | Euro-Canadian | Midden, household |
| Sites within One Kilometre of Option 1 | | | |
| AkGu-4 | Symes | Undetermined | Burial |
| AkGu-47 | Carleton Village Public School | Euro-Canadian | Midden, household |
| Sites within One Kilometre of Option 2 | | | |
| AkGu-4 | Symes | Undetermined | Burial |
| Sites within One Kilometre of Option 3 | | | |
| AkGu-4 | Symes | Undetermined | Burial |

Due to the presence of archaeological resources within close proximity to the four Options, it is useful to provide the cultural history of occupation in Southern Ontario (*see Table 3*). This data provides a further understanding of the potential cultural activity that may have occurred within the study area (Ferris, 2013, p.13).

Table 3: History of Occupation in Southern Ontario

| Period | Archaeological Culture | Date Range | Attributes |
|---------------------|-----------------------------|----------------|---|
| PALEO-INDIAN | | | |
| Early | Gainey, Barnes, Crowfield | ≥11500-8500 BC | Big game hunters. Fluted projectile points |
| Late | Holcombe, Hi-Lo, Lanceolate | 8500-7500 BC | Small nomadic hunter-gatherer bands. Lanceolate projectile points |

| Period | Archaeological Culture | Date Range | Attributes |
|-----------------|---|-------------------|---|
| ARCHAIC | | | |
| Early | Side-notched, corner notched, bifurcate-base | 7800-6000 BC | Small nomadic hunter-gatherer bands; first notched and stemmed points, and ground stone celts. |
| Middle | Otter Creek, Brewerton | 6000-2000 BC | Transition to territorial settlements |
| Late | Narrow, Broad and Small Points Normanskill, Lamoka, Genesee, Adder Orchard etc. | 2500-500 BC | More numerous territorial hunter-gatherer bands; increasing use of exotic materials and artistic items for grave offerings; regional trade networks |
| WOODLAND | | | |
| Early | Meadowood, Middlesex | 800BC-0BC | Introduction of pottery, burial ceremonialism; panregional trade networks |
| Middle | Point Peninsula, Saugeen, Couture: Jack's Reef Corner Notched | 200 BC-AD 900 | Cultural and ideological influences from Ohio Valley complex societies; incipient horticulture |
| Late | Algonquian, Iroquoian, Western Basin | AD 900-1250 | Transition to village life and agriculture |
| | Algonquian, Iroquoian, Western Basin | AD 1250-1400 | Establishment of large palisaded villages |
| | Algonquian, Iroquoian | AD 1400-1600 | Tribal differentiation and warfare |
| HISTORIC | | | |
| Early | Huron, Neutral, Petun, Odawa, Ojibwa, Five Nations Iroquois | AD 1600 – 1650 | Tribal displacements |
| Late | Six Nations Iroquois, Ojibwa, Mississauga | AD 1650 – 1800s | Migrations and resettlement |
| | Euro-Canadian | AD 1780 - present | European immigrant settlements |

1.4.5 Previous Archaeological Assessments

In order to further establish the archaeological context of the study area, reports documenting previous archaeological fieldwork carried out within the limits of, or immediately adjacent (i.e., within 50 metres) to the study area, were consulted. Three reports were identified:

Previous assessment(s) associated with other development projects:

1. *“REVISED - Stage 1 Archaeological Assessment Georgetown South Service Expansion and Union-Pearson Rail Link”* (Archaeological Services Inc., 2009)

In an attempt to adhere to *Section 7.5.8, Standard 4* of the 2011 S&G, the consulting firm (ASI, 2012) and MTCS had been contacted in order to obtain a copy of the reports listed above. No response was received at the time of report completion.

2. *“The Stage 1 Archaeological assessment of 2054 Davenport Road, City of Toronto, Lots 13, 14, and Part Lot 15 and Lane, Reg. Plan 141-Y & Block Z, Reg. Plan D-1438”* (Murray, 2009)

In an attempt to adhere to *Section 7.5.8, Standard 4* of the *2011 S&G*, the consulting firm (AMA, 2014) and *MTCS* had been contacted in order to obtain a copy of the reports listed above. No response was received at the time of report completion.

3. "*Stage 1&2 AA of 30 Weston Road, Part of Lot 36, Conc. 3 F.T.B., City of Toronto, Municipality of Metropolitan Toronto*" (Clark, 2008)

In an attempt to adhere to *Section 7.5.8, Standard 4* of the *2011 S&G*, the consulting firm (Clark, 2014) and *MTCS* had been contacted in order to obtain a copy of the reports listed above. No response was received at the time of report completion.

1.4.6 Physical Features

An investigation of the study area's physical features was conducted to aid in the development of an argument for archaeological potential based on the environmental conditions of the study area. Environmental factors such as close proximity to water, soil type, and nature of the terrain, for example, can be used as predictors to determine where human occupation may have occurred in the past.

The study area is located within the Iroquois Plain physiographic region of Southern Ontario. The Iroquois Plain physiographic region extends around the western part of Lake Ontario, from the Niagara River to the Trent River, its width varying from a few hundred yards to about eight miles. The lowland bordering Lake Ontario, when the last glacier was receding but still occupied the St. Lawrence Valley, was inundated by a body of water known as Lake Iroquois. The undulating till plains above the old shorelines of Lake Iroquois make up the Iroquois Plain. The plain, cut in previously deposited clay and till, is partly floored with sand deposits; from Scarborough to Trenton the plain widens until the old beach is six and one-half miles inland from the present shore of Lake Ontario. The old shoreline is well marked by bluffs or gravel bars while immediately below is a strip of boulder pavement and sandy off-shore deposits which vary in width. Poorly drained, this coarse sandy soil is not very productive. Prior to 1930, until 1940, the Iroquois plain was a general farming area, with a tendency for horticulture and growth of canning crops. Since the Second World War, the remaining farms have become larger while much of the land has been put to urban uses (Chapman and Putnam, 1984).

Due to heavy urban expansion since 1954, soil information within Metropolitan Toronto is considered unreliable (Ontario Agricultural College, 1954).

In terms of archaeological potential, potable water is a highly important resource necessary for any extended human occupation or settlement. As water sources have remained relatively stable in Southern Ontario since post-glacial times, proximity to water can be regarded as a useful index for the evaluation of archaeological site potential. Indeed, distance from water has been one of the most commonly used variables for predictive modeling of site location. In Southern Ontario, the *2011 S&G* considers undisturbed lands in proximity to a water source to be of elevated archaeological potential. Hydrological features such as lakes, rivers, creeks, swamps, and marshes would have helped supply plant and food resources to the surrounding

area, and consequently support high potential for locating archaeological resources within 300 metres of their limits. A watershed is an area drained by a river and its tributaries. As surface water collects and joins a collective water body, it picks up nutrients, sediment and pollutants, which may altogether, affect ecological processes along the way.

The study area is located within the Humber River watershed. This primary water source would have helped supply plant and food resources to their surrounding areas, and consequently support elevated potential for locating archaeological resources within undistributed portions of the study area that fall within 300 metres of its limits.

1.4.7 Current Land Conditions

The study area is situated within a heavily urbanized section of Toronto, and encompasses a segment of St. Clair Avenue West (and adjacent properties) between Weston Road/Keele Street and Old Weston Road, and along the rail corridor between Junction Road and Lavender Road. The study area is currently used for commercial and industrial businesses, as well as residential housing. The topography within the study area is generally level, with the elevation averaging around 121 metres above sea level.

1.4.8 Date(s) of Field Review

The Stage 1 property inspection of the four options was undertaken on August 14th, 2014. The weather and ground conditions were conducive to identifying features and assessing the land's archaeological potential.

1.5 Confirmation of Archaeological Potential

Based on the information gathered from background research documented in the preceding sections, potential for the recovery of archaeological resources within any undisturbed portions of the study area limits has been established. Features contributing to archaeological potential are summarized in **Appendix B**.

Additionally, the City of Toronto has an archaeological management plan that is founded on the principles of archaeological potential modeling. Archaeological site potential modeling incorporates a variety of sources, such as history, human geography, settlement archaeology, ecological archaeology, and paleoecology, in an attempt to reconstruct past land use patterns. The predictive model employs two approaches, using known site locations and attempts to predict site locations on the basis of expected behavioural patterns (ASI, 2011). Some major limiting factors of the City's predictive model, especially with regard to predicting pre-contact site locations, include: the scantiness of systematic archaeological survey within a few areas of the city; limited knowledge of the pre-contact natural environment; and a substantively different world view from pre-contact Aboriginal people, who may have situated within places for ideological or aesthetic reasons that would be impossible to understand or predict within the economically based parameters of this spatial analysis (ASI, 2011). Lands not identified

within the archaeological management plan as having archaeological potential have been deemed not to hold archaeological integrity.

According to the City of Toronto's archaeological management plan, archaeological potential falls within significant portions of Options 1, 2 and 4 (City of Toronto, 2008) (*see Map 10*). A very small portion of Option 3 is depicted as having archaeological potential.

2.0 PROPERTY INSPECTION

This property inspection was conducted in compliance with the 2011 S&G. Photographic images of the four options are presented within **Appendix D - Images 1-38**. Location and orientation information associated with all photographs taken in the field are provided within **Maps 23-27**. The weather and lighting conditions during the Stage 1 investigation permitted good visibility of the inspected parts of the four options and were conducive to the verification of undisturbed and disturbed areas. Property inspection was carried out systematically within the four options under consideration within the study area, to identify the presence or absence of archaeological potential.

3.0 ANALYSIS AND CONCLUSIONS

Data gathered from background research (*see Sections 1.3 and 1.4*), in combination with an on-site visual inspection (*see Section 2.0*), were used to perform an assessment of archaeological potential.

Additionally, a review of aerial photographs taken from 1947 to 1992 (*see Maps 11-17*) and satellite imagery taken from 2002 to present day (*see Maps 18-22*), reveal that all four options have undergone significant changes since at least 1947. The results of the review of each option are provided below

3.1 Option 1

3.1.1 Historical Imagery

In 1947, Option 1 primarily consisted of St. Clair Avenue West between Weston Road/Keele Street and Old Weston Road and adjacent properties. At this time, the St. Clair railway and underpass had already been established as a major transportation route. Some commercial businesses appear on the northern side of St. Clair Avenue West and the southwest portion of the St. Clair Avenue West. The designated heritage property, the Heydon House, is visible just outside of Option 1, at the northwest corner of the intersection of St. Clair Avenue West and Old Weston Road (*see Map 11; Images 1-3*).

In 1954, a building structure was constructed in the previously vacant area on the south side of St. Clair Avenue West (*see Map 12*). By 1957, several more buildings were constructed on the north side of St. Clair Avenue West, buildings which still exist today. Additionally, the building seen in 1954 on the south side of St. Clair Avenue West was extended (*see Map 13*).

In 1962, the southwest portion of Option 1 was further graded, creating additional paved parking (*see Map 14*). Option 1 remains relatively unchanged until 1992, when the containment yard in the northwest portion of Option 1 was removed and the area was completely graded/cleared (*see Maps 15-17*). The area remained vacant and slightly overgrown until 2007, when a housing development within this area was constructed, sitting adjacently to the road (*see Maps 19-20*). Since 2007, Option 1 has remained generally unchanged (*see Maps 21-22*).

In summary, a review of aerial photographs taken from 1947 to 1992 (*see Maps 11-17*) and satellite imagery taken from 2002 to the present (*see Maps 18-22*) reveals that the entirety of Option 1 has been subjected to extensive disturbances.

3.1.2 Identified Deep and Extensive Disturbances

Option 1 was further evaluated through an on-site inspection. *Section 1.3.2* of the 2011 S&G's counts infrastructure development among those "features indicating that archaeological potential has been removed." Disturbances were documented throughout the entire extent of Option 1, and include existing buildings, grading and filling activities tied to previous developments, paved areas (road, sidewalks, and parking lots), the rail corridor, and utilities (hydro poles, gas/water lines, etc.) (*see Maps 23-24; Images 4-10*). It is apparent, based on the field inspection, as well as the historical aerial photographs and satellite imagery that the entirety of Option 1 has undergone deep and extensive disturbances that have removed all archaeological potential within its limits.

3.2 Option 2

3.2.1 Historical Imagery

In 1947, houses were already established along the west side of Old Weston Road and the south side of Lavender Road. Also, a school is present north of Lavender Road at the northern limit of Option 2. At the time, the area between the rail corridor and Union Street was graded and disturbed. On the east side of Union Street, portions of the land appear graded and some of the houses along Old Weston Road have small backyards and/or agricultural fields (*see Map 11*). In 1954, it appears that the fields behind the houses along Old Weston Road were built over and two buildings were constructed on the east side of Union Street (*see Map 12*). By 1957, several more buildings were constructed along Union Street, and within the area behind the houses on Old Weston Road. Additionally, at the northwest end of Union Street, the previously vacant lot was paved over and holds numerous vehicles for a commercial automobile establishment. A corridor of undisturbed land can be seen running north-south through the middle of Option 2 (*see Map 13*).

In 1962, the north-south corridor of undisturbed land was built over. The only remaining portion of undisturbed land within Option 2 (aside from residential backyards and frontages) lies at the southern edge of Option 2 within a corridor in alignment with the Sandra Park Trail, west of Old Weston Road (*see Map 14*). Option 2 remained relatively unchanged until 2002, when many of the structures between Union Street and houses along Old Weston Road and south of Turnberry Avenue were demolished (*see Maps 15-18*). By 2005, a new residential development was established within this cleared area (*see Map 19*). By 2009, all remaining cleared, open spaces were developed (*see Maps 20-21*). The only remaining undisturbed areas within Option 2 comprise the small portion of land at the southern edge, which appears to have been continually used as an allotment garden since at least 1983 to the present day, and the residential backyards and frontages of houses that have existed since 1947 (*see Maps 16-22*).

3.2.2 Identified Deep and Extensive Disturbances

Option 2 was further evaluated through an on-site inspection. Disturbances were documented throughout the majority of Option 2, and include existing buildings, grading and filling activities tied to previous developments, paved areas (roads, sidewalks and parking lots), the rail corridor, and utilities (hydro poles, gas/water lines, etc.) (*see Maps 23 and 25; Images 11-22*). It is apparent, based on the field inspection, as well as the historical aerial photographs and satellite imagery that the majority of Option 2 has undergone deep and extensive disturbances that have removed archaeological potential within most of its limits.

3.2.3 Identified Areas of Archaeological Potential

Portions of Option 2 that exhibit neither extensively disturbed conditions nor contain physical features of no or low archaeological potential are considered to have archaeological potential. These areas include a small piece of land used for allotment gardening, and any undisturbed residential backyards or frontages (*see Maps 23 and 25; Images 12-13, and 23*). A review of historic aerial photos did not reveal obvious ground disturbance in these areas, and property inspection could not confirm disturbance within the residential backyards, therefore a Stage 2 AA will be required within these areas if selected as the preferred Option.

3.3 Option 3

3.3.1 Historical Imagery

In 1947, the residential neighbourhood encompassed within the western half of Option 3 was already established, with very few vacant lots. The eastern half of Option 3 includes commercial and industrial businesses as well as the rail corridor (*see Map 11*). By 1962, the entire area of Option 3 appears to have been built over (*see Maps 12-14*), and has remained relatively unchanged since then (*see Maps 15-22*).

In summary, a review of aerial photographs taken from 1947 to 1992 (*see Maps 11-17*) and satellite imagery taken from 2002 to the present (*see Maps 18-22*) reveals that the entirety of Option 3 has been subjected to extensive disturbances.

3.3.2 Identified Deep and Extensive Disturbances

Option 3 was further evaluated through an on-site inspection. Disturbances were documented throughout the entire extent of Option 3, and include the existing buildings, grading and filling activities tied to previous developments, paved areas (roads, sidewalks, and parking lots), the rail corridor, and utilities (hydro poles, gas/water lines, etc.) (*see Maps 23 and 26; Images 24-30*). It is apparent, based on the field inspection, as well as the historical aerial photographs and satellite imagery that the entirety of Option 3 has undergone deep and extensive disturbances that have removed all archaeological potential within its limits.

3.4 Option 4

3.4.1 Historical Imagery

In 1947, residential houses are evident along Old Weston Road and Lavender Road. Some commercial businesses exist including: the automobile centre along the west side of Union Street and businesses along St. Clair Avenue West and Townsley Street. The designated heritage property, Heydon House, is visible just outside of Option 4, at the northwest corner of the intersection of St. Clair Avenue West and Old Weston Road. Some grading activity is evident, particularly by the southern extent of Option 4 alongside the rail corridor and within some areas on the east side of Union Street (*sees Map 11*).

In 1954, several building structures were constructed in some of the previously vacant areas, such as the east sides of Union Street and the rail corridor (*see Map 12*). By 1957, Almost the entire extent of Option 4 was graded and/or built over with the exception of Sandra Park Trail, which bisected the centre of this alternative (*see Map 13*).

In 1962, a rectangular area within the previously undisturbed corridor was graded/paved, fronting Union Street (*see Map 14*). By 1971, the remaining undisturbed lands within Option 4 were developed (*see Map 15*). Since 1971, Option 4 has remained relatively unchanged (*see Maps 16-22*).

In summary, a review of aerial photographs taken from 1947 to 1992 (*see Maps 11-17*) and satellite imagery taken from 2002 to the present (*see Maps 18-22*) revealed most of Option 4 has been subjected to extensive disturbances.

3.4.2 Identified Deep and Extensive Disturbances

Option 4 was further evaluated through an on-site inspection. Disturbances were documented throughout the majority of Option 4, and include the existing buildings, grading and filling activities tied to previous developments, paved areas (road, sidewalks, and parking lots), and utilities (hydro poles, gas/water lines, etc.) (*see Maps 23 and 27; Images 16, 31-38*). It is apparent, based on the field inspection, as well as the historical aerial photographs and satellite imagery that Option 4 has undergone deep and extensive disturbances that have removed archaeological potential within most of its limits.

3.4.3 Identified Areas of Archaeological Potential

Portions of Option 4 that exhibit neither extensively disturbed conditions nor contain physical features or no or low archaeological potential are considered to have archaeological potential. These areas may include any undisturbed areas within residential backyards and frontages along Old Weston Road (*see Maps 23 and 27; Image 33*). A review of historic aerial photos did not reveal obvious ground disturbance in these locations and could not be confirmed during the property inspection, therefore a Stage 2 AA will be required within these areas.

Given the established potential to recover archaeological resources within these identified undisturbed areas, a Stage 2 AA will be required if selected as the preferred Option.

4.0 RECOMMENDATIONS

The following recommendations are presented:

1. As per *Section 1.4, Standard 1* of the *2011 S&G*, areas that exhibit disturbed conditions, as illustrated in **Maps 23-27**, are recommended to be exempt from a Stage 2 AA.
2. All identified undisturbed area which contain archaeological potential, as illustrated in **Maps 23-27**, must be subjected to a Stage 2 AA employing a test-pit archaeological survey at five metre intervals in accordance with *Section 2.1.2* of the *2011 S&G*, if to be impacted by construction.

No construction activities shall take place within the study area prior to the *MTCS* (Archaeology Programs Unit) and the City of Toronto's *Heritage Preservation Services* confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

5.0 ADVICE ON COMPLIANCE WITH LEGISLATION

1. This report is submitted to the *MTCS* as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the *MTCS*, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
2. It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.
3. Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.
4. The *Cemeteries Act*, R.S.O. 1990 c. C.4 and the *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the *Ministry of Consumer Services*.

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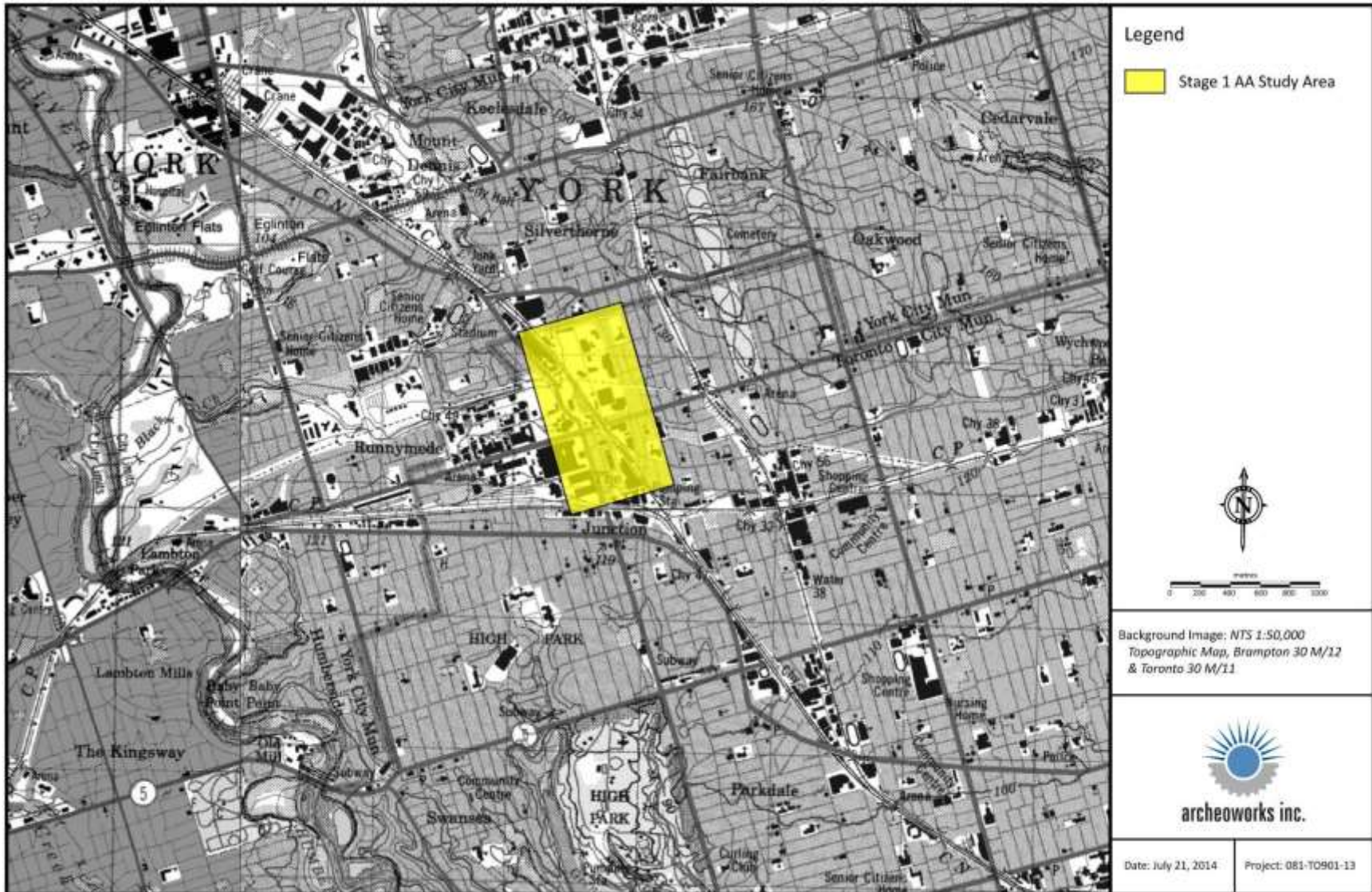
York County Land Registry Office Records; *Abstract Index Books ca. 1801-1900*
York Township: GSU179767, Archives of Ontario.

Toronto Land Registry Office Records: North York Township Records, Reel 509-510.

York Township, York County, Ontario. *Deeds*: GS59505-5965: Archives of Ontario.

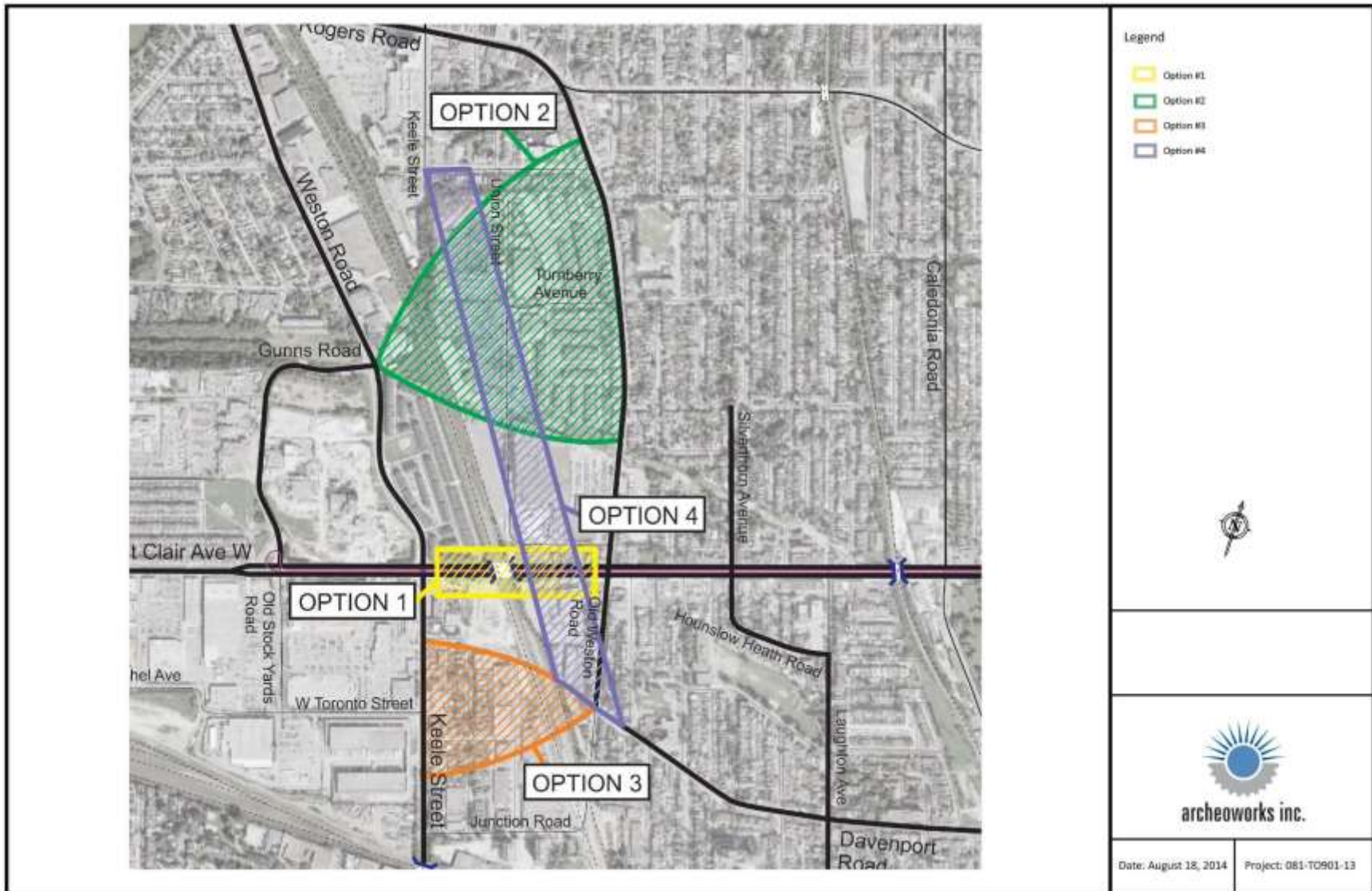
APPENDICES

APPENDIX A: MAPS



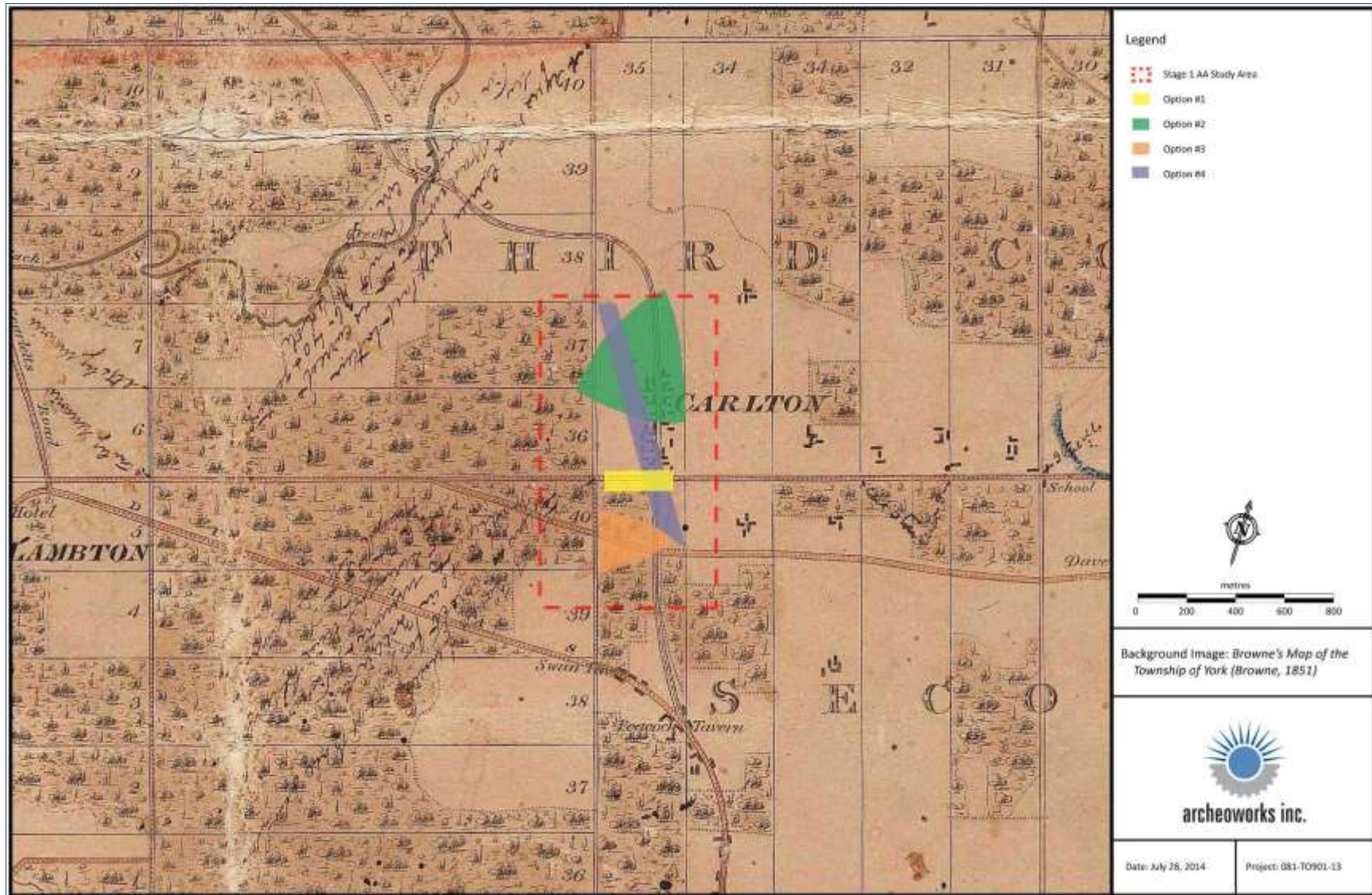
MAP 1 National Topographical System Map (Natural Resources Canada, 1998) identifying the Stage 1 AA study area.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS, CITY OF TORONTO, ONTARIO



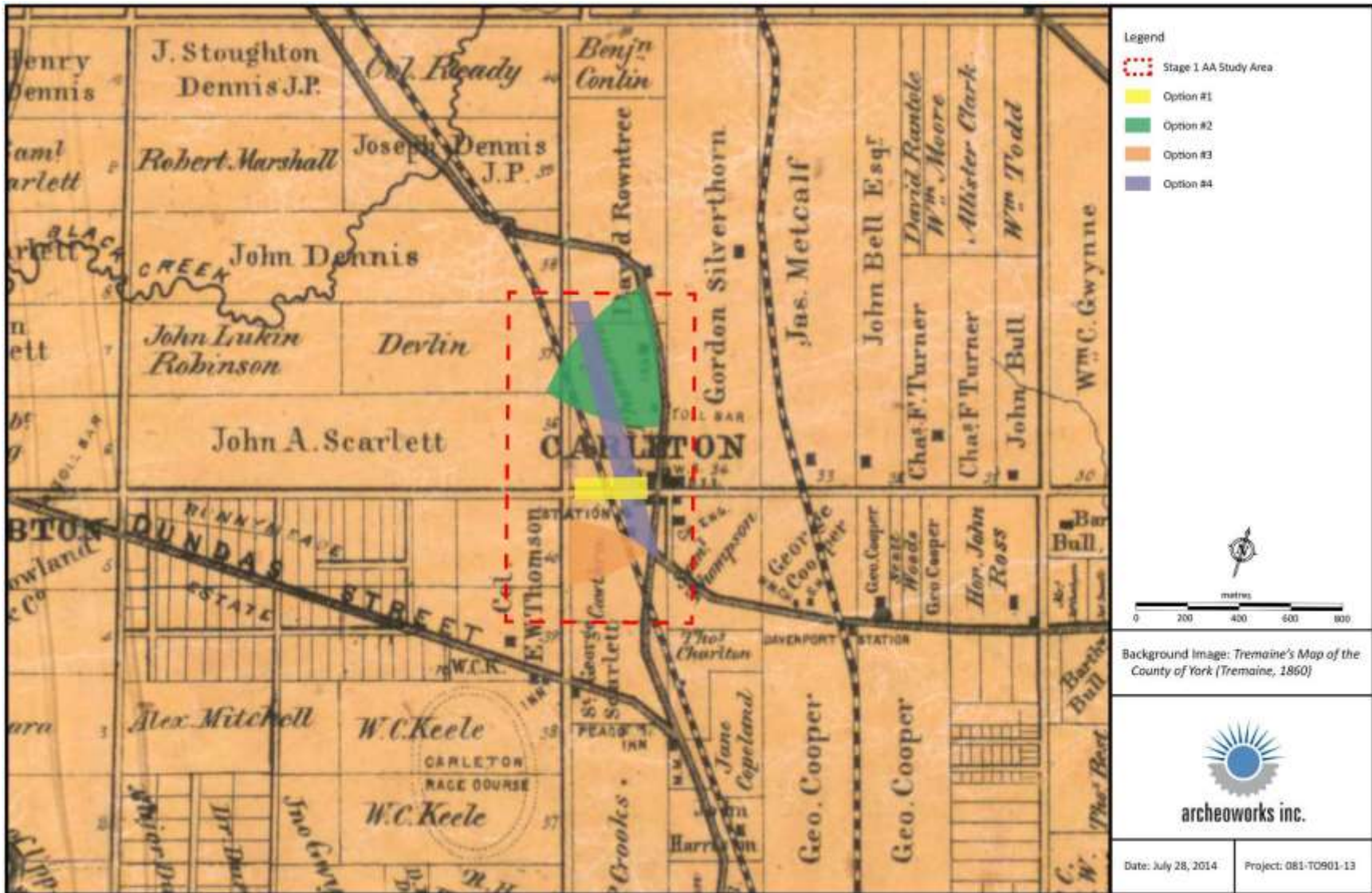
MAP 2: Identification of the four Options within the study area.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



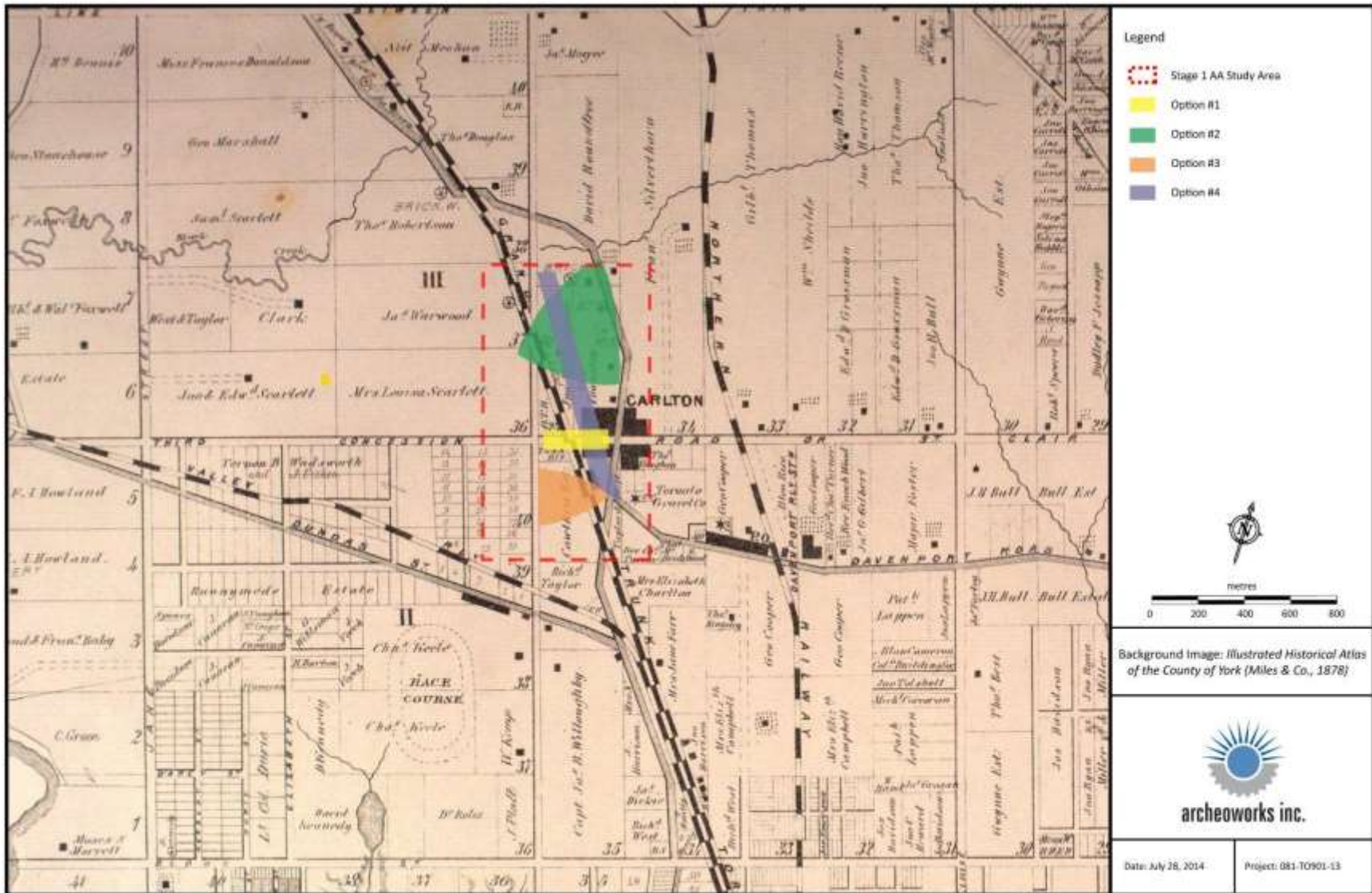
MAP 3 Study Area within Browne's Map of the Township of York in the County of York (Browne, 1851)

STAGE 1 AA FOR THE: PROPOSED ST. CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS, CITY OF TORONTO, ONTARIO



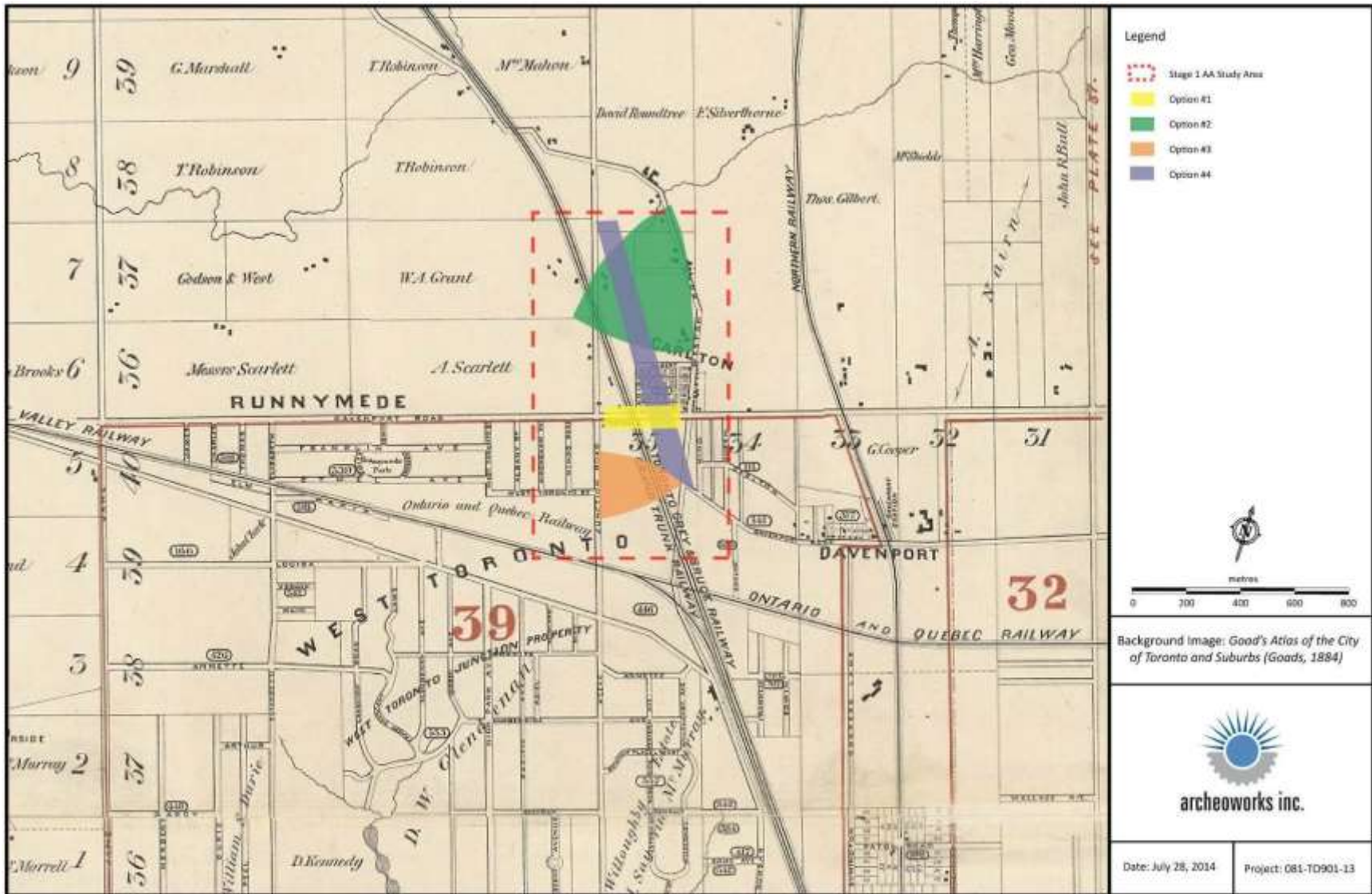
MAP 4 Study Area within Tremaine's Map of the County of York (Tremaine, 1860)

STAGE 1 AA FOR THE: PROPOSED ST. CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS, CITY OF TORONTO, ONTARIO



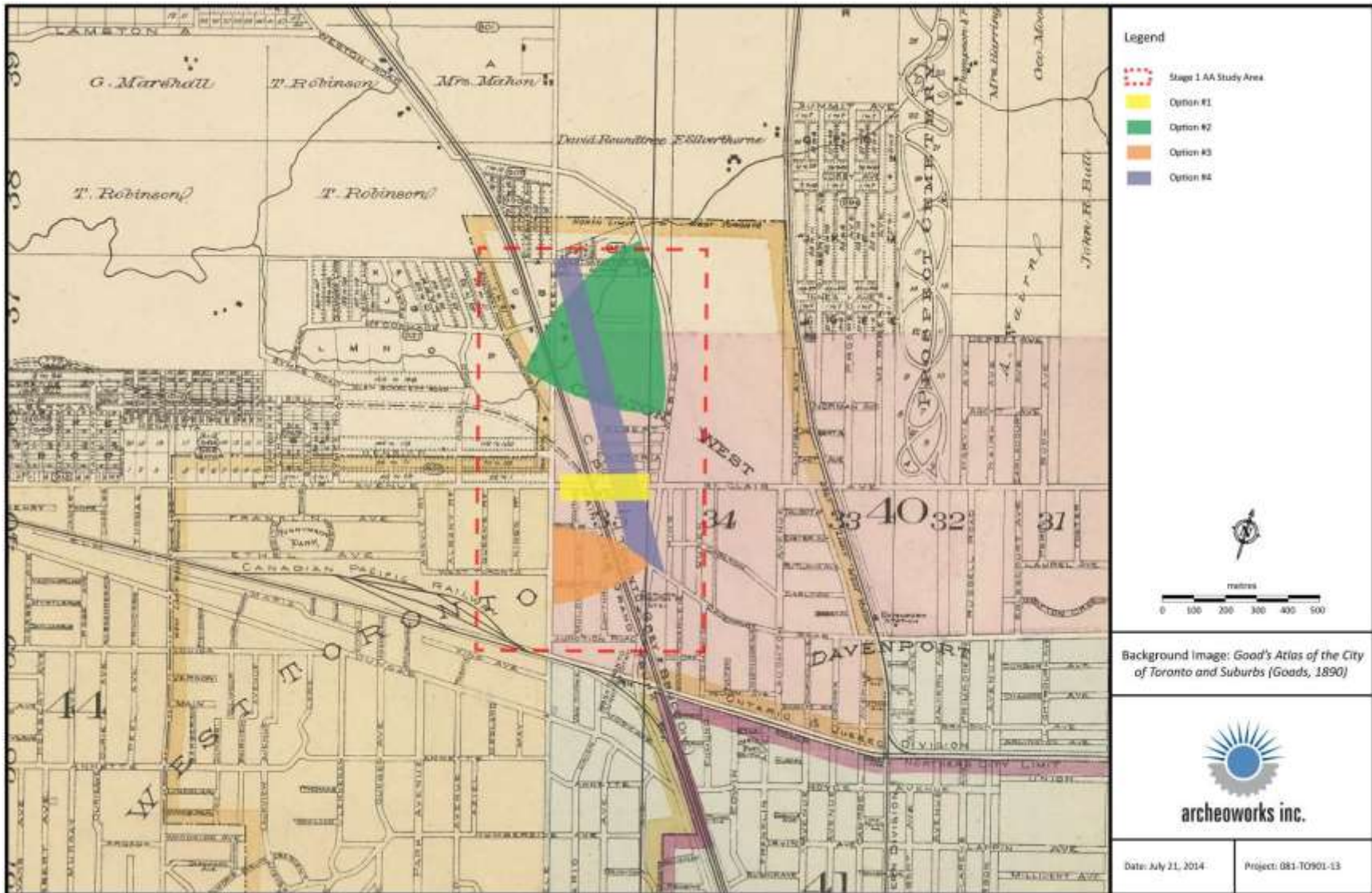
MAP 5 Study Area within the Illustrated Historical Atlas of the County of York (Miles & Co., 1878)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS, CITY OF TORONTO, ONTARIO



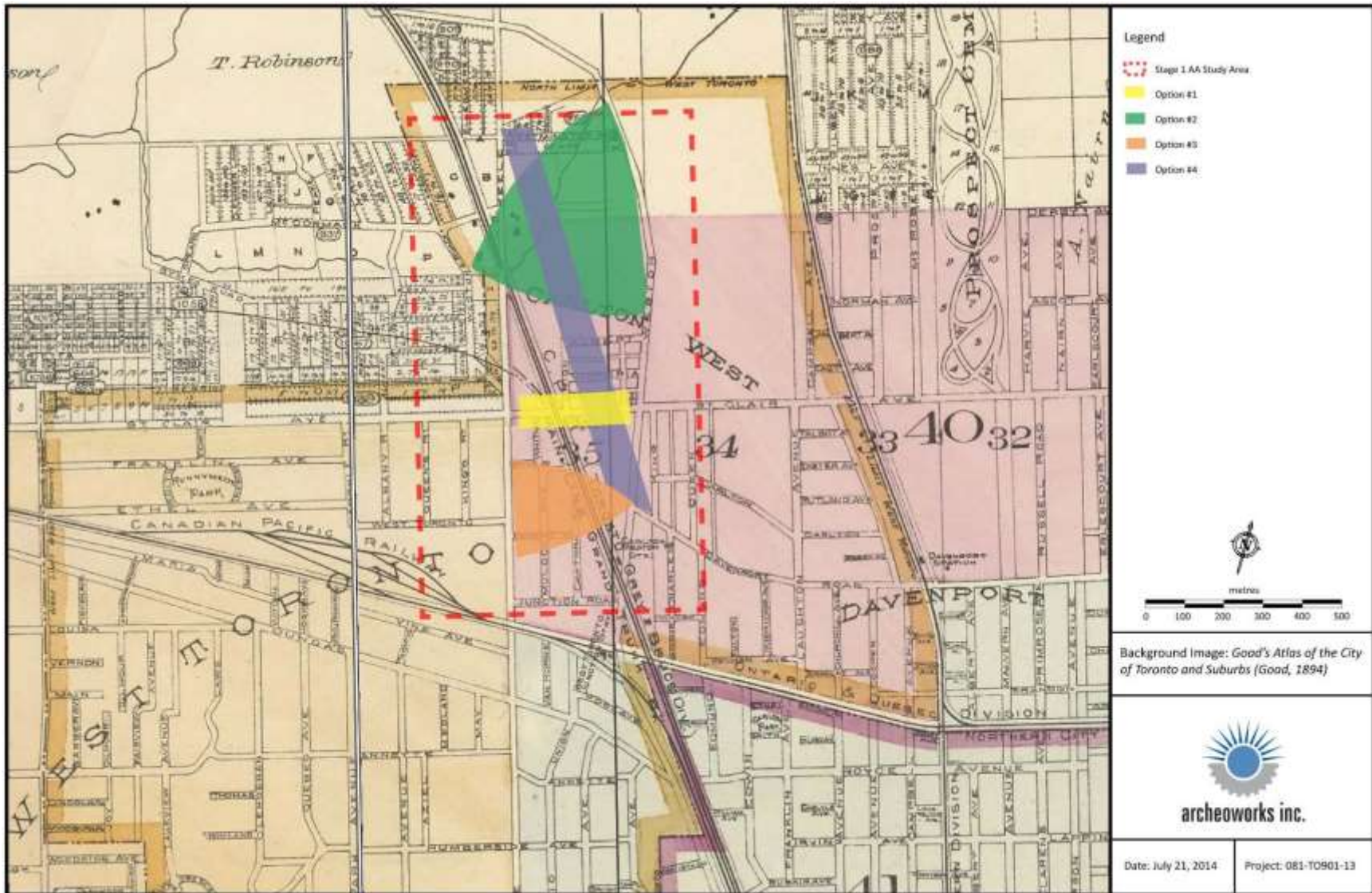
MAP 6 Study Area within Goad's Atlas of the City of Toronto and Suburbs (Goads, 1884)

STAGE 1 AA FOR THE: PROPOSED ST. CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS, CITY OF TORONTO, ONTARIO



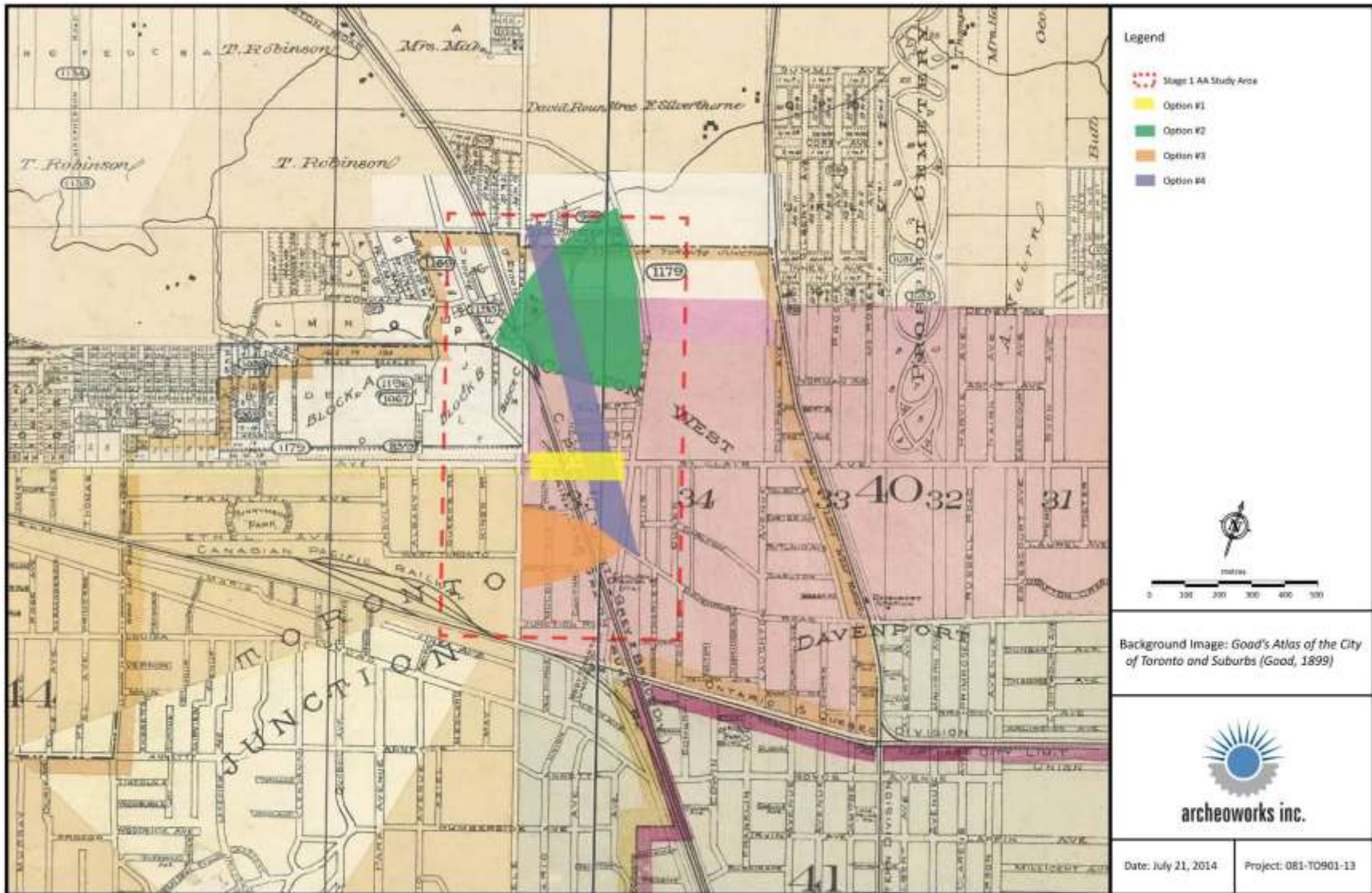
MAP 7 Study Area within Goad's Atlas of the City of Toronto and Suburbs (Goads, 1890)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS, CITY OF TORONTO, ONTARIO



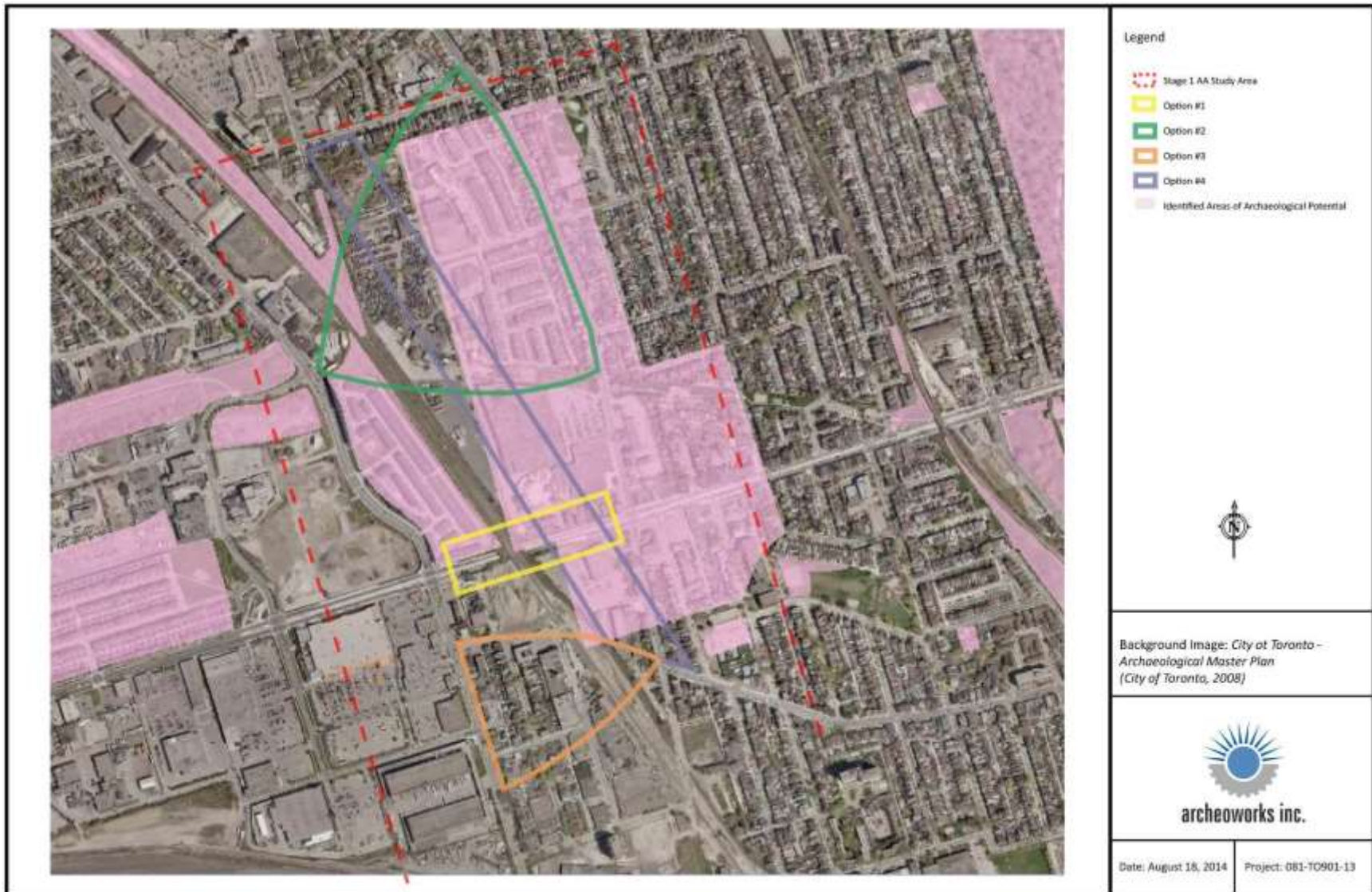
MAP 8 Study Area within Goad's Atlas of the City of Toronto and Suburbs (Goads, 1894)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS, CITY OF TORONTO, ONTARIO



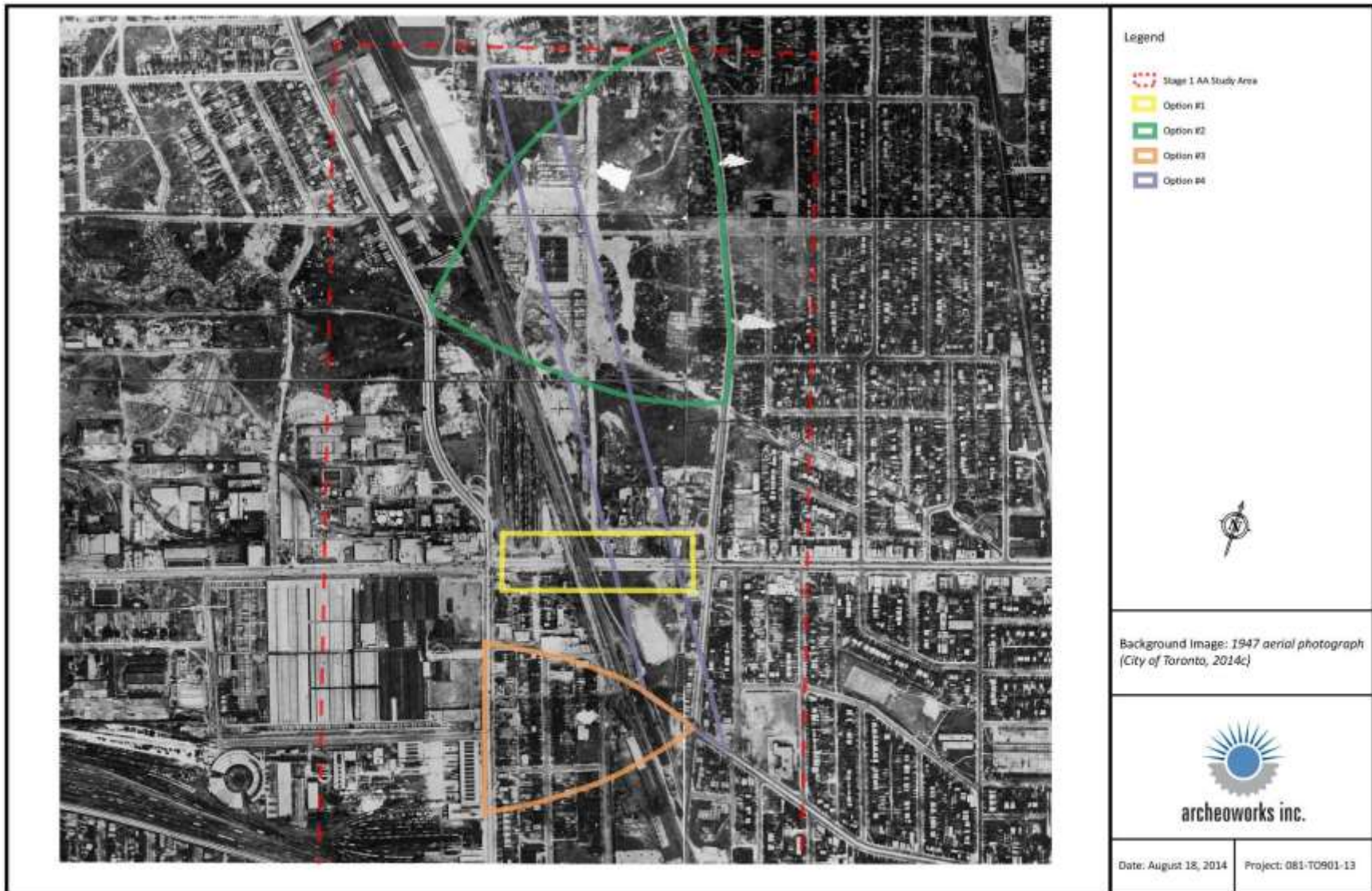
MAP 9 Study Area within Goad's Atlas of the City of Toronto and Suburbs (Goads, 1899)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



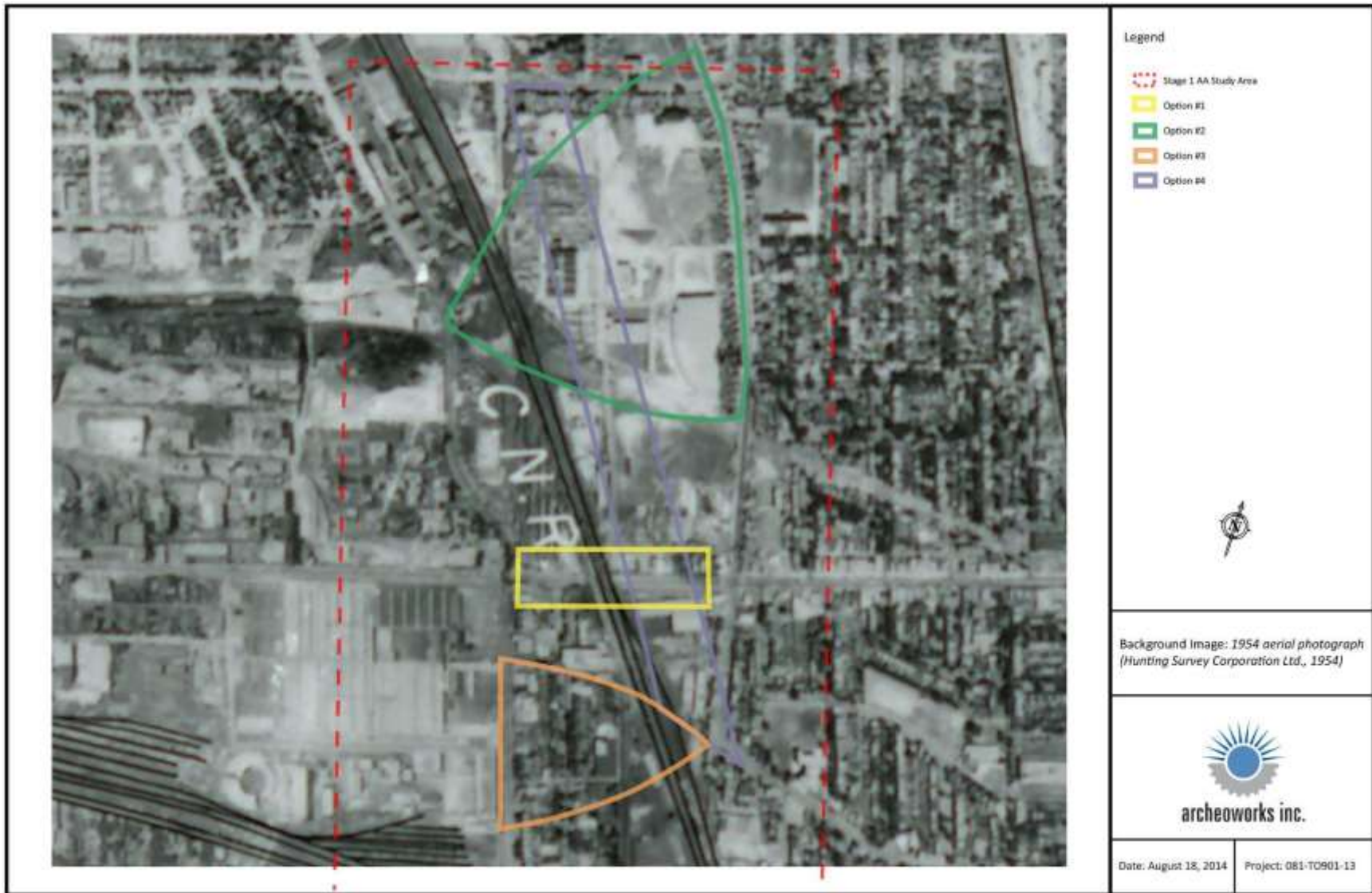
Map 10: Showing areas of identified archaeological potential within the study area according to the City of Toronto's archaeological management plan (City of Toronto, 2008), overlaid onto a 2011 aerial satellite image.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



MAP 11 Study Area within a 1947 aerial photograph (City of Toronto, 2014c)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



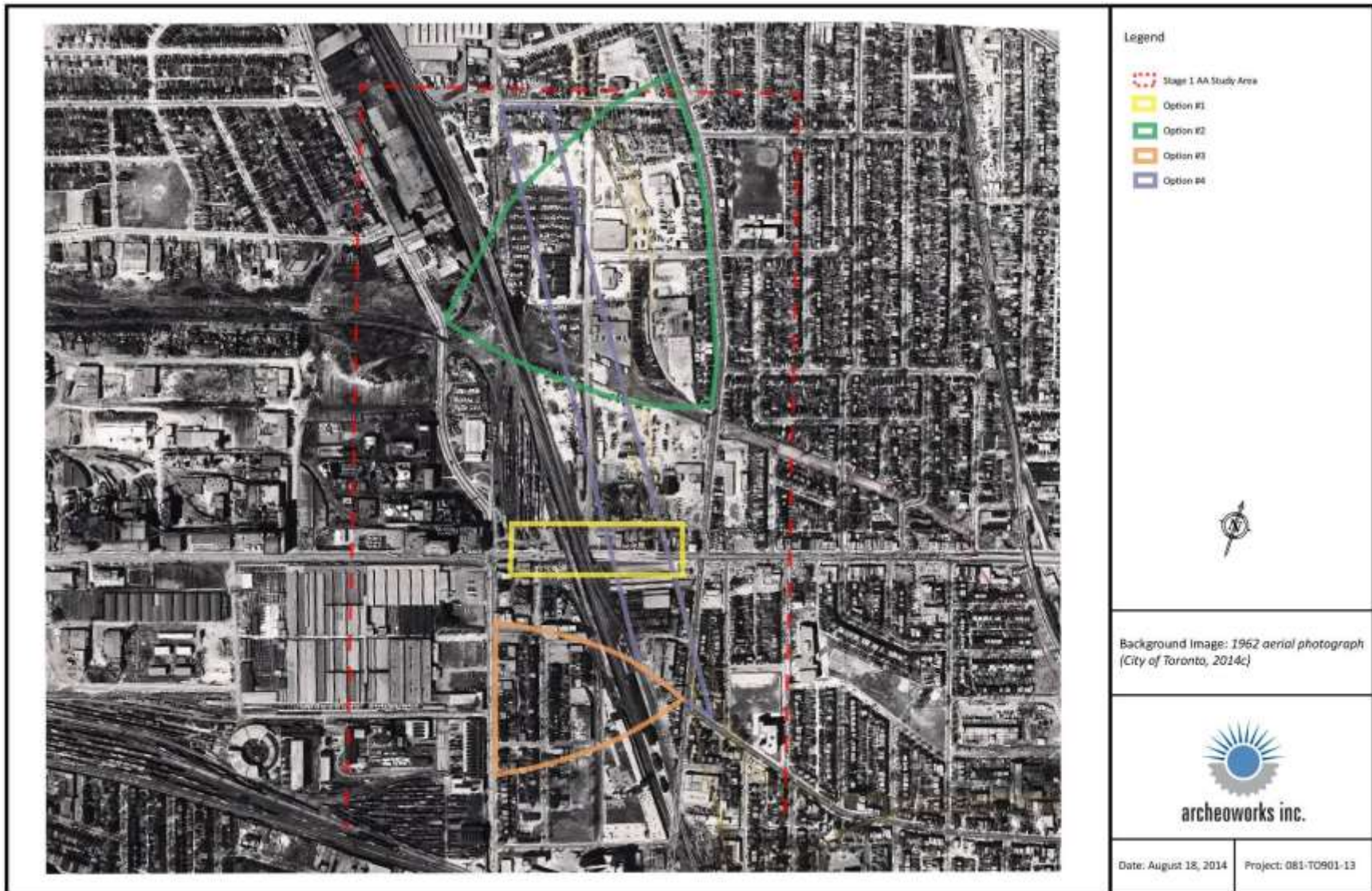
MAP 12 Study Area within a 1954 aerial photograph (Hunting Survey Corporation Ltd., 1954)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



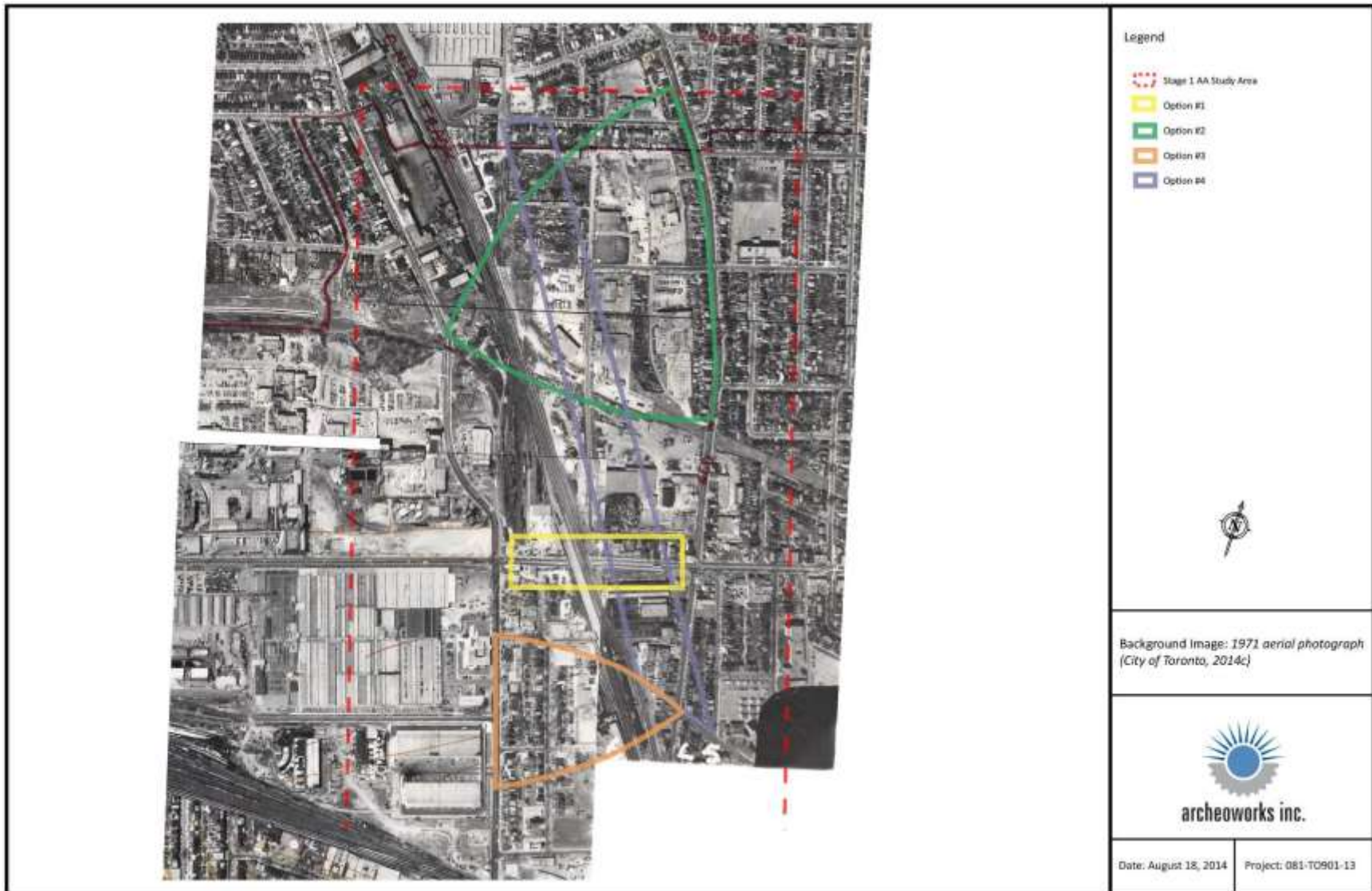
Map 13: Study Area within a 1957 aerial photograph (City of Toronto, 2014c)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



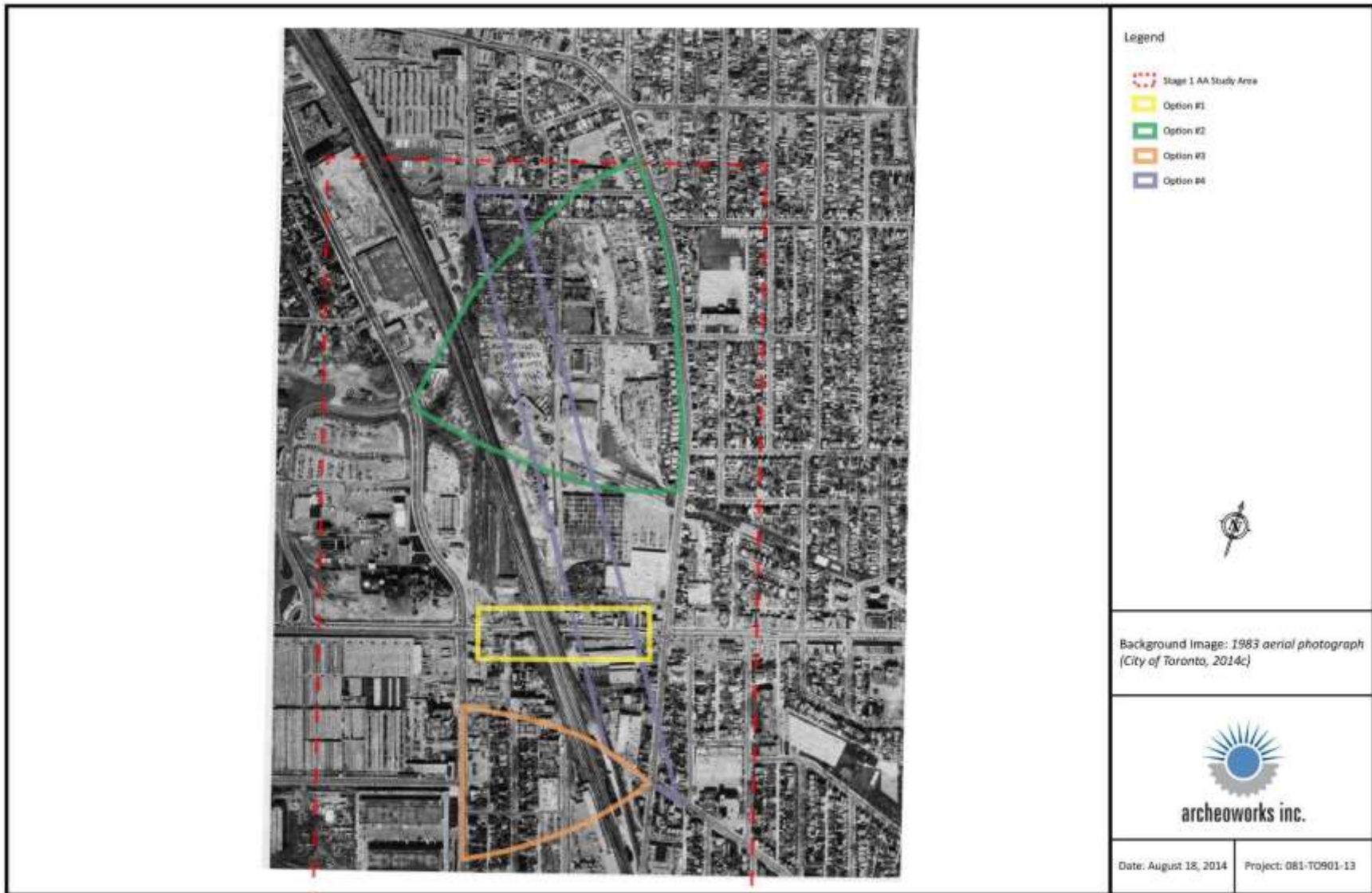
Map 14: Study Area within a 1962 aerial photograph (City of Toronto, 2014c)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



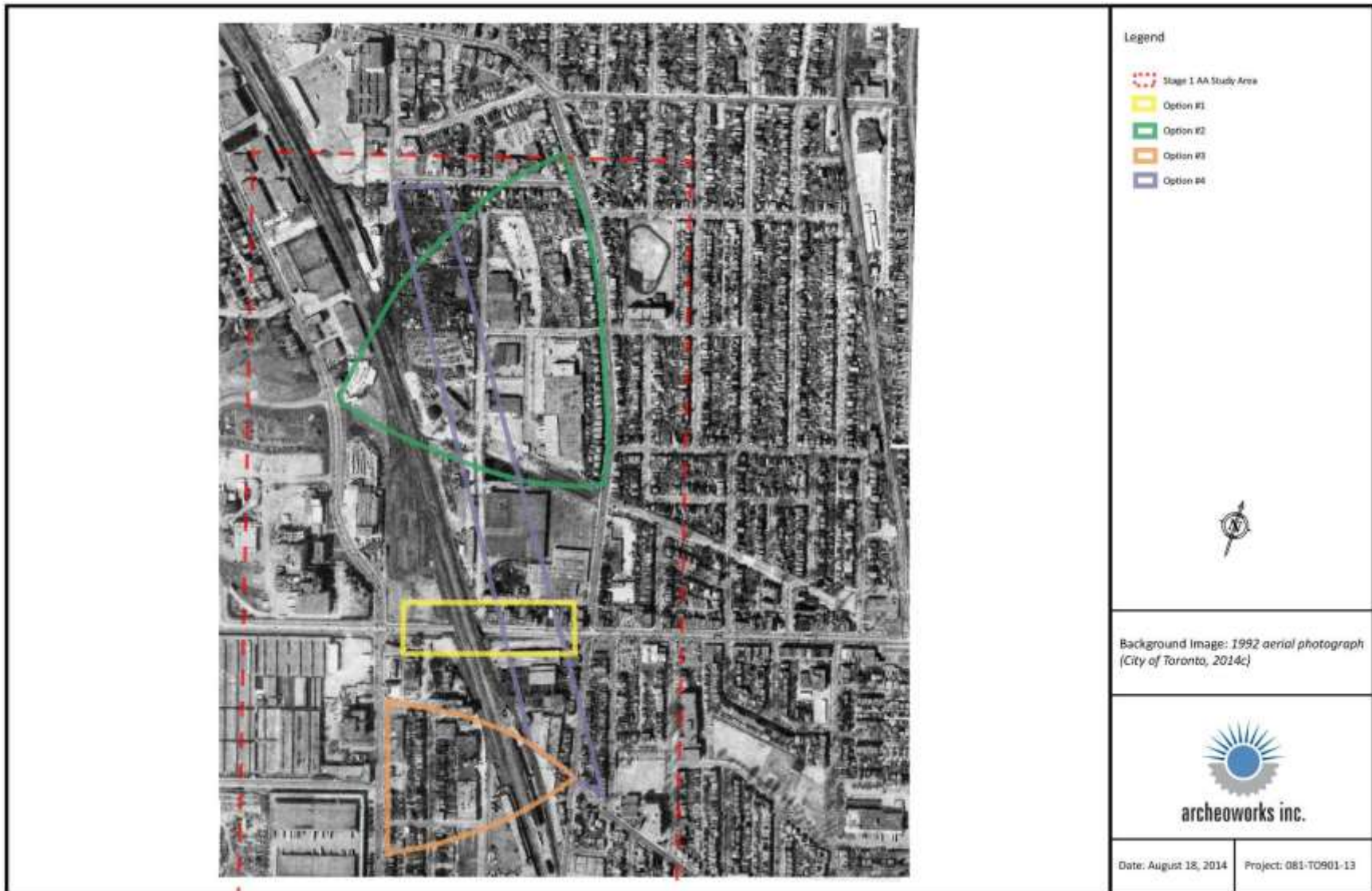
Map 15: Study Area within a 1971 aerial photograph (City of Toronto, 2014c)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



Map 16: Study Area within a 1983 aerial photograph (City of Toronto, 2014c)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



Map 17: Study Area within a 1992 aerial photograph (City of Toronto, 2014c)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



Map 18: Study Area within a 2002 satellite image (Google Earth, 2014)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



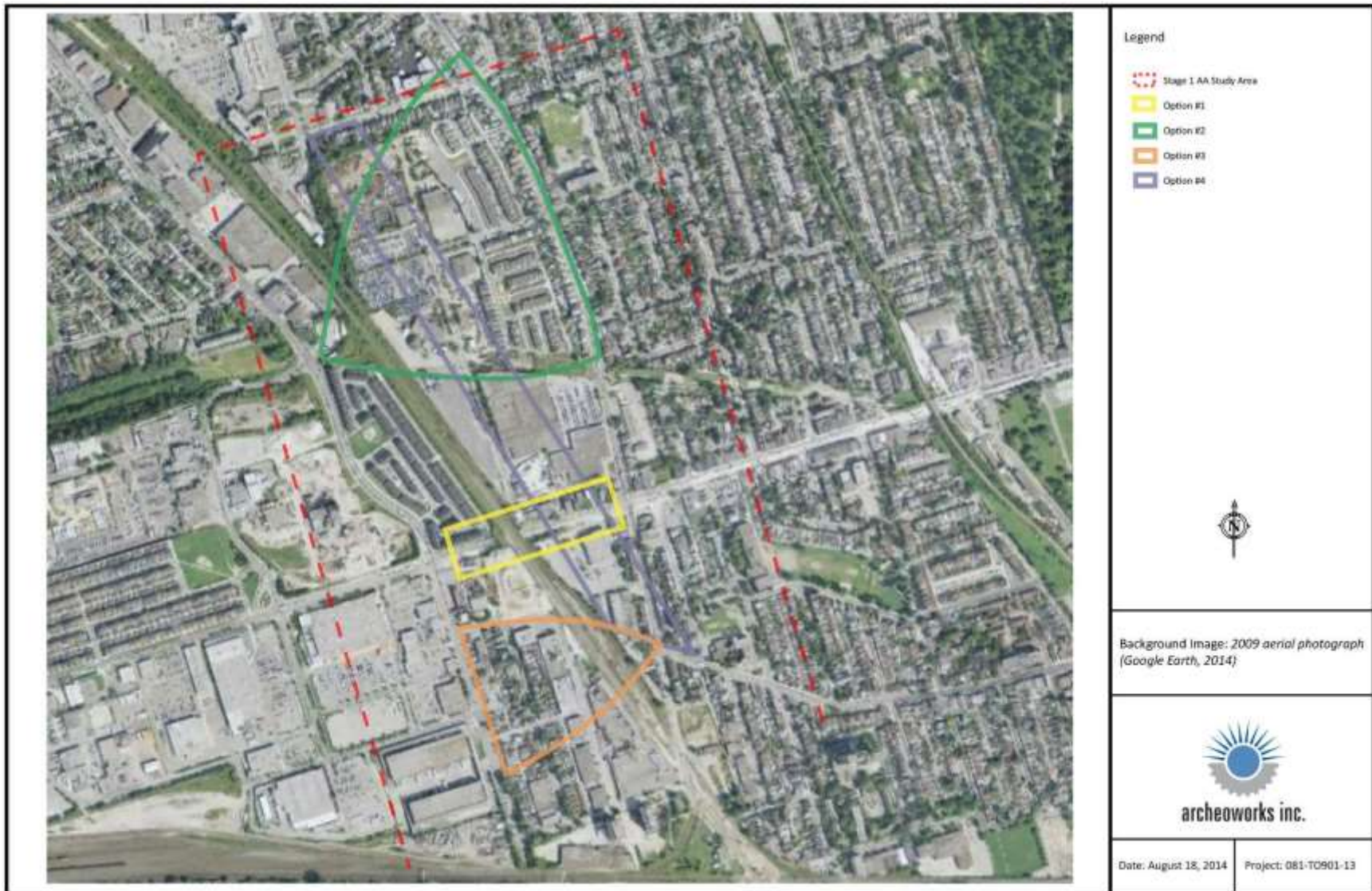
Map 19: Study Area within a 2005 satellite image (Google Earth, 2014)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
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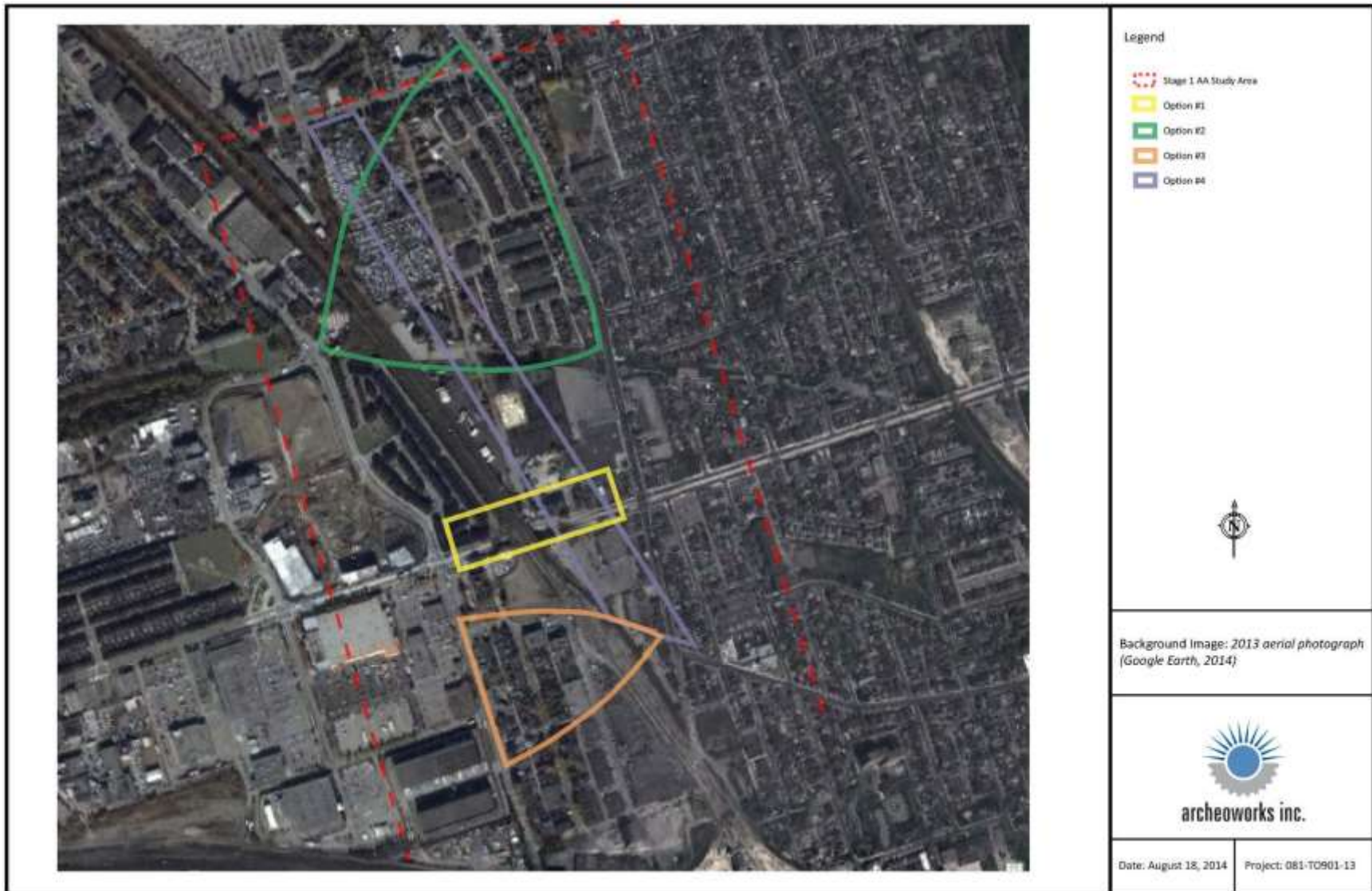
Map 20: Study Area within a 2007 satellite image (Google Earth, 2014)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



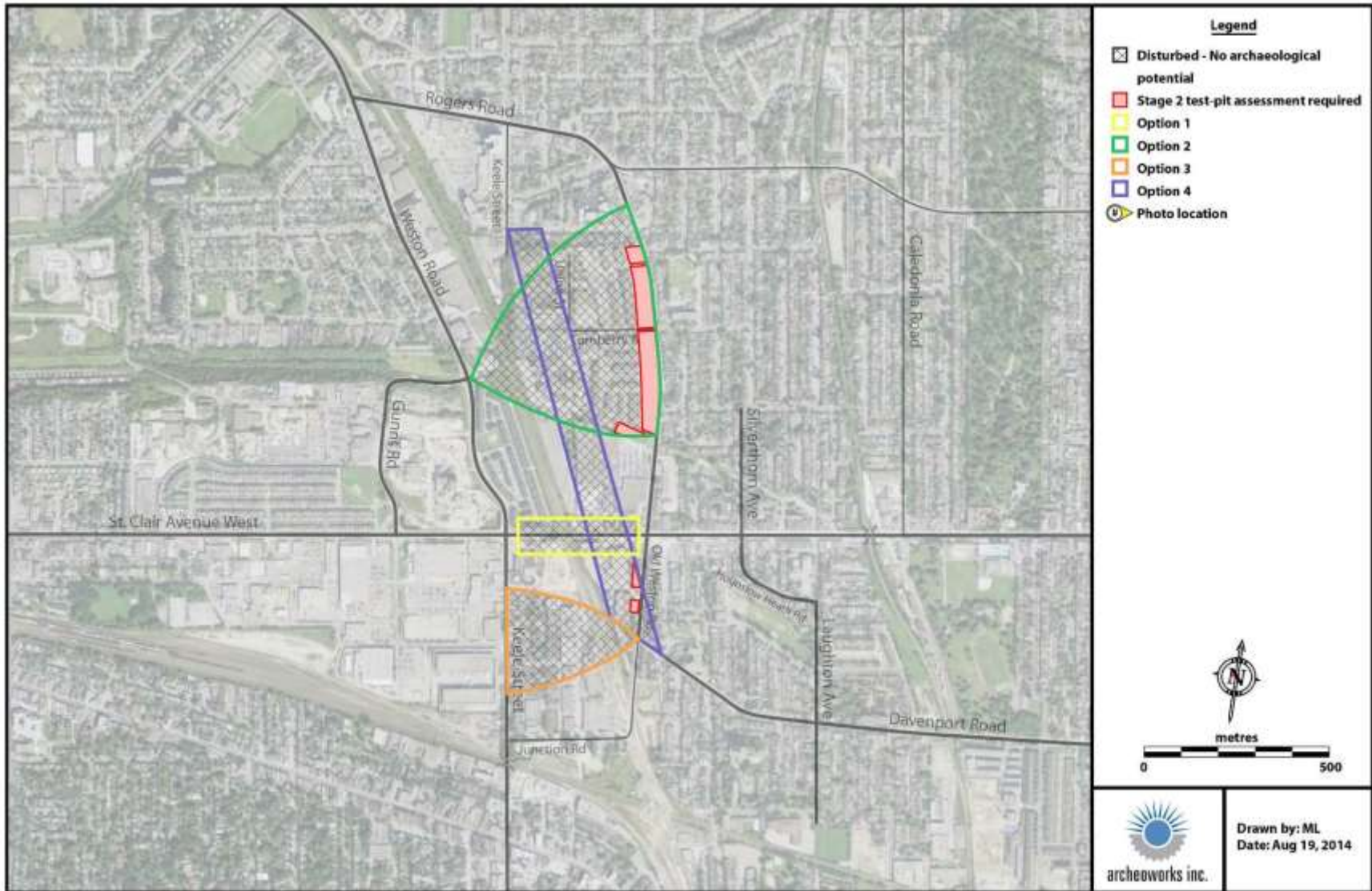
Map 21: Study Area within a 2009 satellite image (Google Earth, 2014)

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
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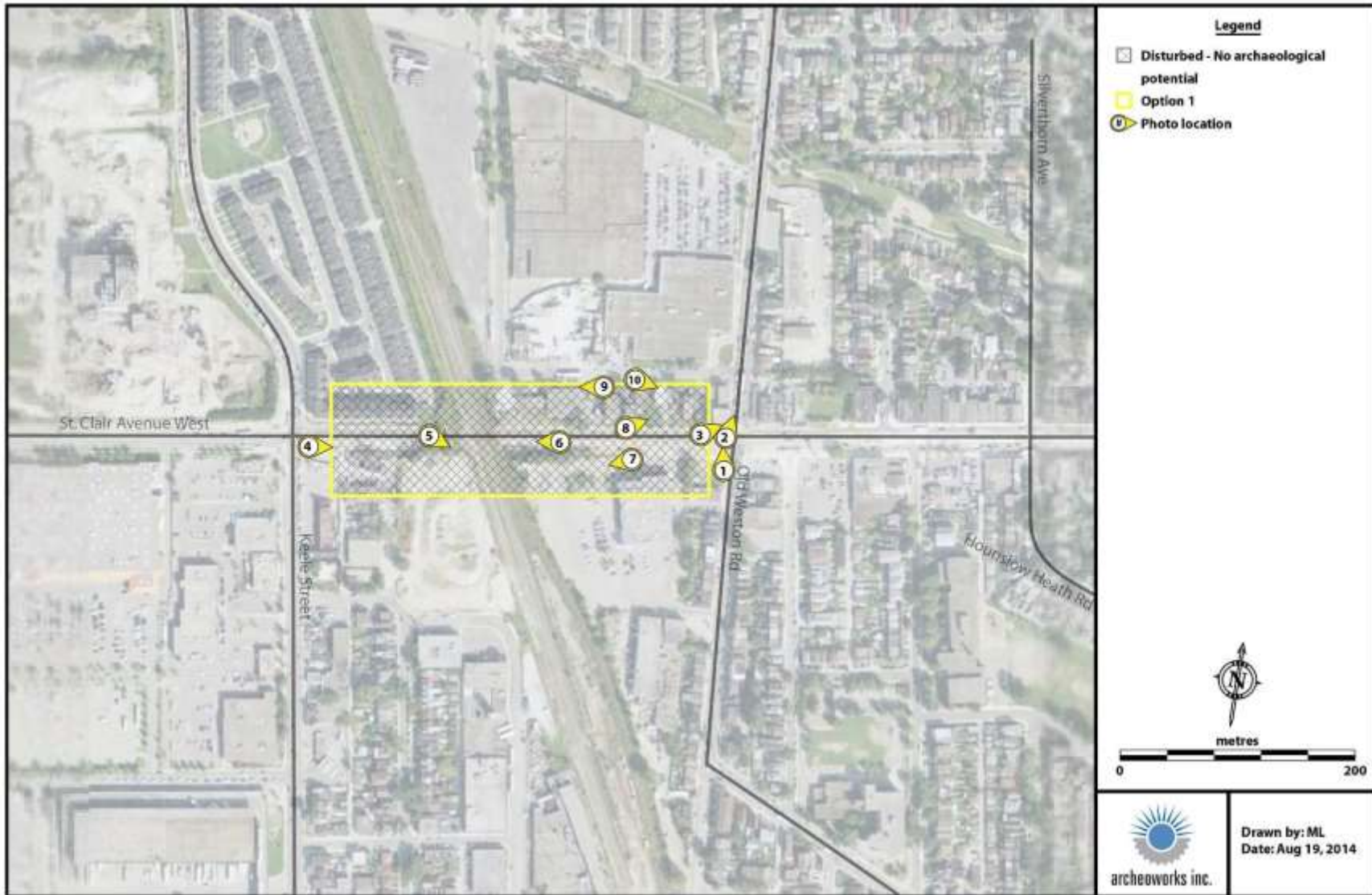
Map 22: Study Area within a 2013 satellite image (Google Earth, 2014)

STAGE 1 AA FOR THE: PROPOSED ST. CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS, CITY OF TORONTO, ONTARIO



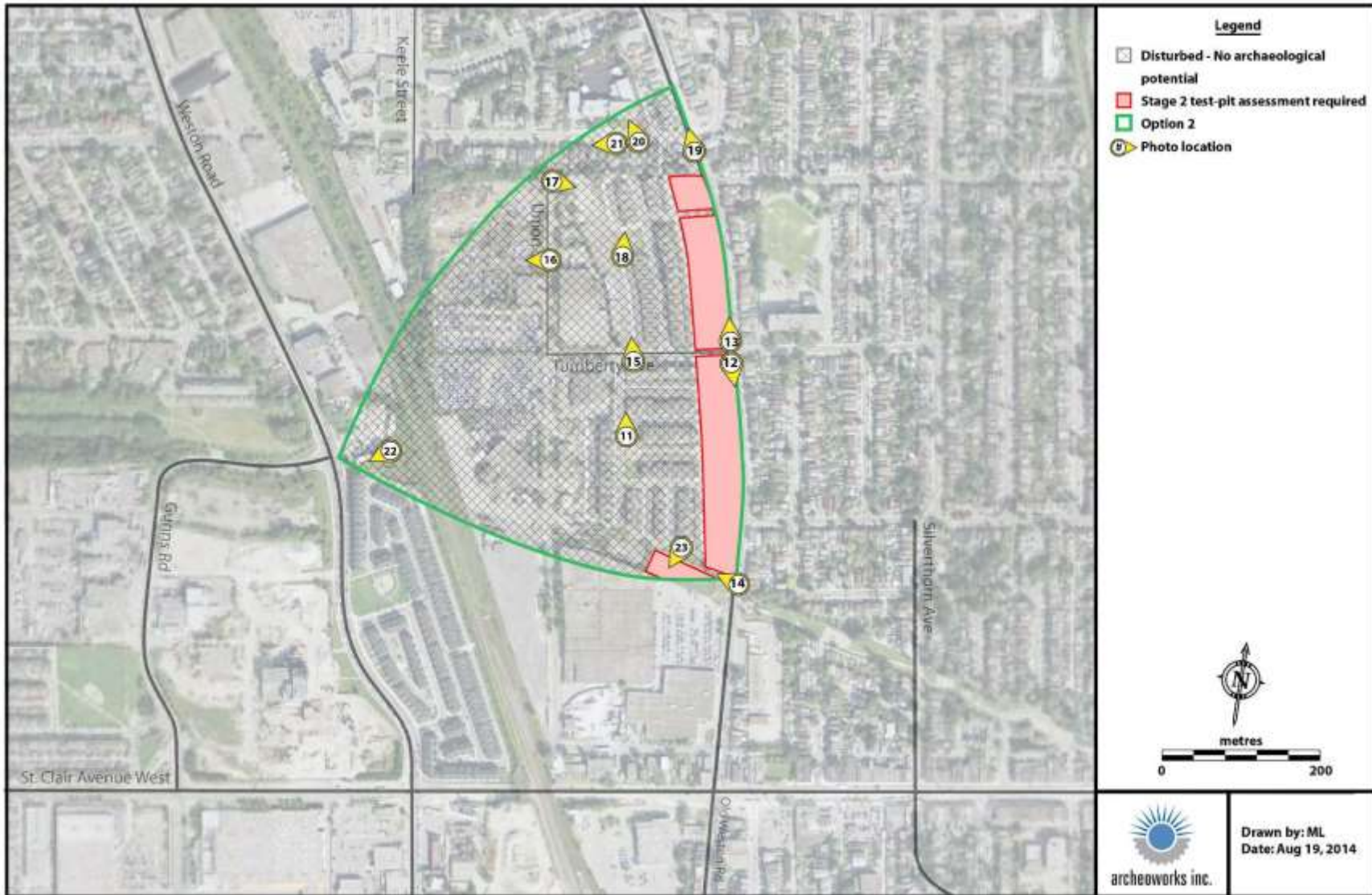
MAP 23: Stage 1 AA results of the four options.

STAGE 1 AA FOR THE: PROPOSED ST. CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
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MAP 24: Stage 1 AA results of Option 1 with photo locations illustrated.

STAGE 1 AA FOR THE: PROPOSED ST. CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS, CITY OF TORONTO, ONTARIO



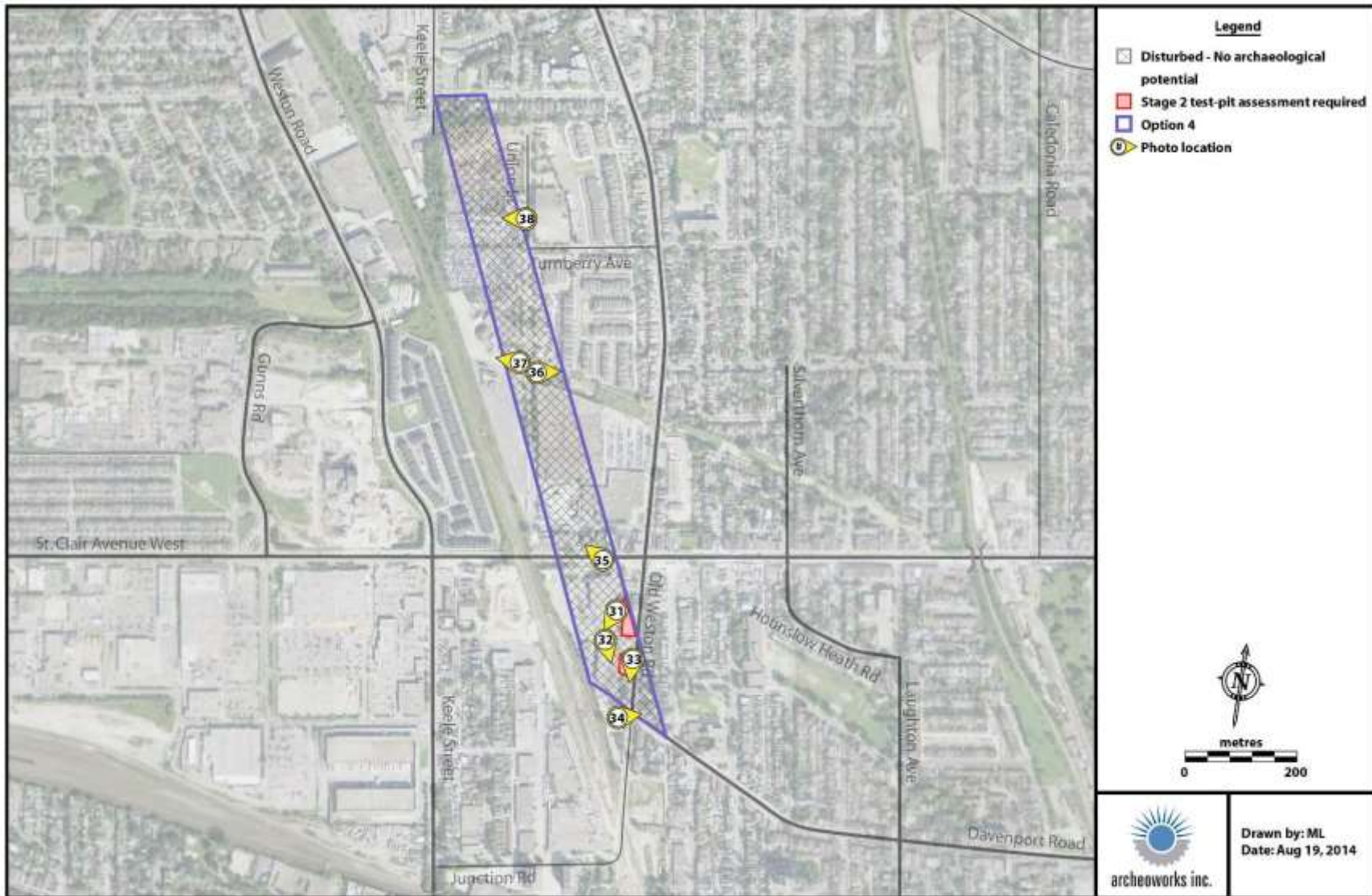
MAP 25: Stage 1 AA results of Option 2 with photo locations illustrated.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
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MAP 26: Stage 1 AA results of Option 3 with photo locations illustrated.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS, CITY OF TORONTO, ONTARIO



MAP 27: Stage 1 AA results of Option 4 with photo locations illustrated.

APPENDIX B: SUMMARY OF BACKGROUND RESEARCH

| Feature of Archaeological Potential | | Yes | No | Unknown | Comment |
|-------------------------------------|--|--------------------|----|---------|---|
| 1 | Known archaeological sites within 300 m? | X, Options 3 and 4 | | | If Yes, potential confirmed |
| Physical Features | | Yes | No | Unknown | Comment |
| 2 | Is there water on or near the property? | | X | | If Yes, potential confirmed |
| 2a | Presence of primary water source within 300 metres of the study area (lakes, rivers, streams, creeks) | | X | | If Yes, potential confirmed |
| 2b | Presence of secondary water source within 300 metres of the study area (intermittent creeks and streams, springs, marshes, swamps) | | X | | If Yes, potential confirmed |
| 2c | Features indicating past presence of water source within 300 metres (former shorelines, relic water channels, beach ridges) | | X | | If Yes, potential confirmed |
| 2d | Accessible or inaccessible shoreline (high bluffs, swamp or marsh fields by the edge of a lake, sandbars stretching into marsh) | | X | | If Yes, potential confirmed |
| 3 | Elevated topography (knolls, drumlins, eskers, plateaus, etc) | | X | | If Yes to two or more of 3-5 or 7-10, potential confirmed |
| 4 | Pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground | | X | | If Yes to two or more of 3-5 or 7-10, potential confirmed |
| 5 | Distinctive land formations (mounds, caverns, waterfalls, peninsulas, etc) | | X | | If Yes to two or more of 3-5 or 7-10, potential confirmed |
| Cultural Features | | Yes | No | Unknown | Comment |
| 6 | Is there a known burial site or cemetery that is registered with the Cemeteries Regulation Unit on or directly adjacent to the property? | | X | | If Yes, potential confirmed |
| 7 | Associated with food or scarce resource harvest areas (traditional fishing locations, food extraction areas, raw material outcrops, etc) | | X | | If Yes to two or more of 3-5 or 7-10, potential confirmed |
| 8 | Indications of early Euro-Canadian settlement (monuments, cemeteries, structures, etc) within 300 metres | X | | | If Yes to two or more of 3-5 or 7-10, potential confirmed |
| 9 | Associated with historic transportation route (historic road, trail, portage, rail corridor, etc) within 100 metres of the property | X | | | If Yes to two or more of 3-5 or 7-10, potential confirmed |
| Property-specific Information | | Yes | No | Unknown | Comment |
| 10 | Contains property designated under the Ontario Heritage Act | | X | | If Yes to two or more of 3-5 or 7-10, potential confirmed |
| 11 | Local knowledge (aboriginal communities, heritage organizations, municipal heritage committees, etc) | | X | | If Yes, potential confirmed |
| 12 | Recent ground disturbance, not including agricultural cultivation (post-1960, extensive and deep land alterations) | X | | | If Yes, low archaeological potential is determined |

APPENDIX C: ARCHIVAL DATA

Table C1: Abstract Index Books, 1798 -1882 – Lot 35, Concession 3 From the Bay, Township of York (southwest), County of York

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|------------|------------|------------------|-----------------------------|-----------------------------|-----------|----------------------------|
| | Patent | 3Jan1828 | | Crown | Kings College | | All 200 acres |
| 2182 | B&S | 10Dec1841 | 8Jan1842 | Kings College | Benjamin Conlin | | N part 25 acres |
| 3595 | B&S | 17Oct1844 | 26Nov1844 | Kings College | David Rowntree | | part 100 acres |
| 27057 | B&S | 17Oct1844 | 22June1846 | Kings College | John Burkholder | | part 75 acres |
| 27058 | B&S | 9June1846 | 23June1846 | John Burkholder, et ux | William Mathers | £500.0.0 | part 75 acres |
| 27902 | B&S | 1Dec1846 | 1Dec1846 | William Mathers, et ux | William Bull | £15.0.0 | part 11586 sq ft. |
| 28452 | B&S | 6Feb1847 | 8Feb1847 | William Mathers, et ux | Ignatius Nightingale | £575 | part 73 ac |
| 28453 | Mtg | 6Feb1847 | 8Feb1847 | Ignatius Nightingale | William Mathers | £400.0.0 | part 73 acres 35717 |
| 31006 | B&S | 14Jan1847 | 4Mar1848 | William Mathers, et ux | Ignatius Nightingale | £200.0.0 | part 2 acres |
| 35917 | D.M. | 6Dec1848 | 8Dec1849 | William Mathers, et ux | Ignatius Nightingale | £400.0.0 | part 73 ac 28453 |
| 37724 | B&S | 29June1850 | 1July1850 | Ignatius Nightingale, et ux | James Brown | £19.0.0 | part 17 p |
| 39259 | B&S | 26Jan1851 | 29Jan1851 | Ignatius Nightingale, et ux | Thomas Charlton | £100.0.0 | part 2 acres |
| 39260 | Mtg | 27June1851 | 29Jan1851 | Thomas Charlton | William Kissock | £115.0.0 | part 2 ac 44028 |
| 42026 | B&S | 16Oct1851 | 21Oct1851 | William Mathers, et ux | Adam Hill | £25.0.0 | part 1/4 acre |
| 44008 | Mtg | 10Apl1852 | 13Apl1852 | Thomas Charlton, et ux | Commerical Bldg & Invt. Co. | £100.0.0 | part 2 acres ext RD 60759 |
| 44028 | D.M. | 13Apl1852 | 14Apl1852 | William Kissock | Thomas Charlton | £115.0.0 | part 2 acres 39260 |
| 46079 | Mtg | 23Oct1852 | 25Oct1852 | David Rowntree | Home District Sav. Bank | £200.0.0 | part 100 ac 55549 |
| 46332 | B&S | 3Dec1851 | 13Nov1852 | Ignatius Nightingale, et ux | Benjamin Quinton | £230.0.0 | part 1/9 acre |
| 46341 | B&S | 7Mar1849 | 15Nov1852 | Ignatius Nightingale | William Bull | £22.10.0 | part 35 1/2 p. |
| 46373 | G. | 13Nov1852 | 17Nov1852 | Ignatius Nightingale, et ux | Sophia Thompson, et al | £1350.0.0 | part 72 1/2 ac. |
| 46376 | Mtg | 17Nov1852 | 17Nov1852 | Sophia Thompson, et al | Ignatius Nightingale | £700.0.0 | part S. part 73473 |
| 46442 | Mtg | 17Nov1852 | 24Nov1852 | Sophia Thompson, et al | Toronto Building Soc. | £400.0.0 | part S. part 63475 |
| 47758 | B&S | 9Dec1852 | 19Feb1853 | Sophia Thompson, et al | Toronto & Guelph Ry. | £128.7.0 | unreadable |

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| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|--------------------------|-------------------|-----------------|-------------------------|--------------------------------|----------------------------------|---------------|-----------------------------------|
| 50676 | B&S | 17Oct1851 | 23Aug1853 | Adam Hill, et ux | William Irvin | £25.0.0 | part |
| 55549 | D.M. | 28Oct1854 | 31Oct1854 | Home District Sav. Bank | David Rowntree | £200.0.0 | part 100 ac. 45079 |
| 58128 | Mtg | 7May1855 | 6June1855 | Sophia Thompson, et al | Canada Pmt Bldg & Saving Society | £740.0.0 | part 20 acres |
| 60019 | B&S | 3Apl1855 | 13Nov1855 | William Irvine, et ux | Bryan A. Irvine | £200.0.0 | part 3432 square feet |
| 60759 | D.M. | 29Dec1855 | 7Jan1855 | Commerical Bldg & Invt. Co. | Thomas Charlton | £100.0.0 | part 3 ac 44008 |
| 63476 | D.M. | 7Jan1856 | 12Aug1856 | Toronto Building Soc. | Samuel Thompson, et al | £400.0.0 | part 20 ac 40442(?) |
| 65901 | G. | 25Jan1857 | 27Jan1857 | Thomas Charlton, et ux | James Johnson | £325.0.0 | part 2 acres |
| 68773 | Mtg | 10Aug1857 | 10Aug1857 | Sophia Thompson, et mar | Canada Pmt Bldg & Saving Society | £250.0.0 | part 20 acres |
| Plan | 238 | 14Apl1858 | 14Apl1858 | Sophia Thompson, et al, et mar | | | Dennis & Gossange...(?) |
| 72949 | Mtg | 18May1858 | 28May1858 | Sophia Thompson, et al | Trust & Loan Company | \$2,000 | part 28 1/2 ac., in al |
| 73038 | Mtg | 31May1858 | 3June1858 | Byran A. Irvine, et ux | Thomas Montgomery | £299.0.0 | part 3432 sq.ft. |
| 73473 | D.M. | 23June1858 | 25June1858 | Margaret Nightingale | Sophia Thompson, et al | £790.0.0 | pt. s.pt 46376 |
| 79501 | Mtg | 17Mar1860 | 23Mar1860 | James Johnston, et ux | James L. Ro..(?) | £113.0.0 | part 2 acres 85571 |
| 83565 | G. | 24Dec1862 | 2Jan1862 | John Wilson, et ux | George Wood | £450.0.0 | N.pt.25ac. |
| 83601 | Mtg | 9Jan1862 | 9Jan1862 | George Wood, et ux | John Wilson, et ux | \$600 | N part 25 ac. 85609 |
| 83914 | Will | 1Apl1854 | 22Feb1862 | Benjamin Conlin | | | |
| 85515 | D.M. | 24Jan1863 | 28Jan1863 | James L. Robinson | James Johnston | £113.0.0 | part 2 acres 79501 |
| 85609 | D.M. | 2Feb1863 | 3Feb1863 | John Wilson, et ux | George Wood | £600.0.0 | N part 25 ac 83601 |
| 87136 | G. | 18Jan1864 | 19Feb1864 | Canada Pmt Bldg & Sav. Co. | George Parnell | \$520 | part 20 acres |
| 87193 | Mtg | 20June1864 | 22June1864 | James Johnston, et ux | Catherine School | \$400 | part 2 ac. Ex road |
| 1041 | B&S | 6May1865 | 17May1865 | Fred. W. Jarvis | John Blevine | \$85.05 | part 1/4 acre |
| 90499 | Mtg | 16Sept1867 | 21Sept1867 | James Johnston, et ux | Charles Moore, et al | \$365.04 | part 2 ac ex. Part |
| 126 | Mtg | 1June1869 | 26Aug1869 | George Townsley, et ux | Trust & Loan Company | \$750 | part 28 1/2 ac |
| 927 | G. | 1June1869 | 26Aug1869 | Sophia Thompson | George Townsley | \$1,500 | part 28 1/2 ac |
| 928 | Mtg | 1June1869 | 26Aug1869 | George Townsley, et ux | Sophia Thompson, et al | \$250 | part 28 1/2 ac. S to M |

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| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|------------|------------|------------------|----------------------------|----------------------------------|------------|----------------------------|
| 1246 | G. | 12Jan1870 | 19Mar1870 | Thomas Scott, et ux | Neil Meehan | \$700 | part 2 ac Ex ROad |
| 1247 | Mtg | 12Mar1870 | 19Mar1870 | Neil Meehan, et ux | Charles Moore | \$700 | part 2 ac Ex ROad |
| 1369 | G. | 13June1870 | 14June1870 | George Parnell, et ux | William Washington | \$1,700 | part 20 acres |
| 1370 | Mtg | 13June1870 | 14June1870 | William Washington, et ux | George Parnell | \$1,462.70 | part 20 acres |
| 2212 | A.M. | 26July1872 | 29July1872 | George Parnell | Archibald Hill | \$933.21 | part 20 acres |
| 2213 | A.M. | 25July1872 | 30July1872 | William Washington | Archibald Hill | \$933.21 | |
| 2816 | L.P. | 1Aug1872 | 1Aug1872 | Court of Chancery | James B. Davis | \$1,047.09 | part 20 acres |
| 2934 | G. | 10Oct1872 | 11Oct1872 | George Wood, et ux | James McGee | | N part 25 acres |
| 3127 | Cert. | 13Jan1872 | 14Jan1873 | Court of Chancery | William Washington | \$2,000 | part 20 acres |
| 3151 | Mtg | 20Jan1873 | 22Jan1873 | William Washington, et al | Freehold Pmt Bldg & Sav. Society | \$1,270 | part 20 acres |
| 3152 | D.M. | 24Jan1873 | 24Jan1873 | Archibald Hill | William Washington | \$1,462.70 | part 1379 |
| 3153 | Q.C. | 24Jan1873 | 24Jan1873 | Archibald Hill | William Washington | \$1.00 | part 20 acres |
| 3493 | D.M. | 13Jan1874 | 14Jan1874 | Charles Moore | Neil Meehan | \$700 | part 20 acres 1247 |
| 3494 | D.M. | 27Jan1874 | 3Feb1874 | Trust & Loan Co. of Canada | Hannah Thompson, et al | \$2,000 | part 28 1/2 acres 72949 |
| 3499 | D.M. | 1Apl1874 | 4Apl1874 | David Rowntree, et ux | William Simpson | \$4,252 | part 10 63/100 ac. |
| 4108 | Mtg | 1Apl1874 | 4Apl1874 | William Simpson, et ux | David Rowntree | \$3,852 | part 10 63/100 ac. |
| 4319 | G. | 12June1874 | 10June1874 | Neil Meehan, et ux | William McAlpines | \$1,400 | part 2 acres ex part |
| 4323 | A.M. | 3Jul1874 | 23July1874 | William Washington | Toronto Grey & Bruce Ry. | \$1.00 | &c. part &c. |
| 4414 | A.M. | 19Nov1872 | 24Oct1874 | Sophia Thompson, et al | William James | \$250 | part 28 1/2 ac. |
| 4815 | D.M. | 25Sept1874 | 31Oct1874 | David Boyle, et ux, et al | George Townsley | \$250 | part 28 1/2 ac 928 |
| 4866 | Grant | 3Nov1874 | 3Nov1874 | William Washington | Toronto Grey & Bruce Ry. | \$845 | Part 1 792/1000ac |
| 5020 | R. | 7Dec1874 | 10Dec1874 | Freehold Loan & Sav. Co. | William Washington | \$400 | Part 1 792/1000ac |
| 5926 | G. | 21Aug1875 | 30Aug1875 | Benjamin Quinton, et ux | Francis Heydon | \$250 | part 1/9 ac. |
| 6091 | Mtg | 15Oct1875 | 18Oct1875 | James S. Bell, et al | Zebulum A. Lash | \$100 | part |
| 7319 | Mtg | 10Oct1876 | 21Oct1876 | William McAlphine, et ux | Freehold Loan & Sav. Society | \$1,525 | part 2 acres ex. Parts |

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| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|------------|------------|------------------|------------------------------------|---------------------------------|----------|---------------------------------|
| 7901 | G&R | 31Mar1877 | 12Apr1877 | William Simpson, et ux | David Rowntree | | part 10 63/100 ac. |
| 8335 | G. | 30Oct1877 | 31Oct1877 | David Rowntree, et ux | William Booth | \$4,150 | part 10 63/100 ac. & water priv |
| 8836 | Mtg | 30Oct1877 | 31Oct1877 | William Booth, et ux | David Rowntree | \$3,500 | part 10 63/100 ac. & water priv |
| 10150 | G. | 1Feb1879 | 3Feb1879 | William Bull, et ux | Samuel Loughead to Mary A. Bull | \$1,250 | part in al 11385 feet |
| 10455 | Mtg | 7May1879 | 14May1879 | William Washington | Alfred Packham | \$850 | part 20 acres |
| 10755 | G.R. | 19Sept1879 | 19Sept1879 | Bryan A. Irvine | Christopher Sinclair | \$40 | part #? Rod |
| 10877 | Mtg | 24Oct1879 | 25Oct1879 | James Brown, et al, et ux | Home Savings & Loan. Co. | \$259.80 | part 17 per in al |
| 10029 | A.M. | 1878 | 8Sept1879 | William J. Montgomery, et al | Christopher Sinclair | \$150 | part N.W. cor of Bulls property |
| 11094 | Mtg | 31Dec1879 | 31Dec1879 | William McAlphine | Magdalene Helme | \$1,600 | part 2a ex. Road |
| 11096 | D.M. | 31Dec1879 | 31Dec1879 | Imperial Loan & Investment Company | William McAlpines | \$1,000 | part 2a ex. Road 7317 |
| 12098 | G&R | 26Nov1880 | 2Dec1880 | James Brown, et al, | John Brown | \$1.00 | part 17 per. In al |
| 12099 | Mtg | 26Nov1880 | 2Dec1880 | James Brown, et al, | James Brown | \$250 | part 17 p. in al |
| 12308 | D.M. | 8Feb1881 | 8Feb1881 | Alfred Packham | W. Washington | \$840 | part 20 ac. 10455 |
| 12524 | D.M. | 8Apr1881 | 19Apr1881 | Trust & Loan Co. of Canada | George Townsley | \$750 | part 28 1/2 ac. 926 |
| 12927 | Mtg | 19Apr1881 | 26Aug1881 | William Washington | William Davidson, et al | \$800 | part 20 acres |
| 13252 | G. | 31Aug1881 | 13Dec1881 | George Townsley, et ux | John Lindner | \$30 | part |
| 13622 | A.M. | 15Mar1882 | 18Mar1882 | James Brown | James Henderson | \$225 | part 17 per. In al |
| 13669 | G.Q.C. | 27Mar1882 | 31Mary1882 | Margaret Nightingale | Hannah Thompson, et al | \$1.00 | S part in al |
| 13670 | G.Q.C. | 1Mar1882 | 31Mary1882 | Samuel Thompson, et al | John Lindner | \$1.00 | part in al |
| 13671 | Mtg | 28Feb1882 | 31Mary1882 | John Lindner | Fred. W. Moody | \$500 | part in al |
| 13831 | Mtg | 5May1882 | 8May1882 | Christopher Sinclair, et ux | Matthew Parsons | \$1,400 | part in al |
| 14173 | A.M. | 21Aug1882 | 31Aug1882 | Francis W. Moody | Augusta M. Kingston | \$618.15 | part in al |
| 14361 | A.M. | 22Sept1882 | 27Oct1882 | Augusta M. Kingston | John Y. Brown | \$521.85 | part in al |
| 14412 | Mtg | 4Nov1882 | 8Nov1882 | Christopher Sinclair | Mathew Parsons | \$250 | part in al 15233 |

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| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|--------------------------|-------------------|-----------------|-------------------------|-----------------------------|--|---------------|-----------------------------------|
| 14663 | G. | 15Jan1883 | 27Jan1883 | Mary A. Bull, et mar | John A. Bull | \$500 | part E side of road |
| 14599 | C. | 2Feb1883 | 3Feb1883 | High Court of Justice | William O. Brown | | part 2 ac. Ex road |
| 14690 | Mtg | 29Jan1883 | 3Feb1883 | William O. Brown, et ux | Francis Heydon | \$3,300 | part 2 ac. Ex road |
| 14700 | A.M. | 16Jan1883 | 6Feb1883 | Magdalene Helme | William O. Brown | | part 2 ac. Ex road |
| 14765 | Mtg | 17Feb1883 | 26Feb1883 | John A. Bull | London & Ontario Inv. Co. | \$1,400 | part 2 ac. Ex road |
| 1?217 | Q.C. | 31May1880 | 1June1883 | Samuel Thompson, et al | George Townsley | \$1.00 | part 28 1/2 ac. ... unreadable |
| 1?236 | D.M. | 6June1883 | 7June1883 | Matthew Parsons | Christopher Sinclair | \$2,500 | part in al 14421 |
| 1?237 | Mtg | 6June1883 | 7June1883 | Christopher Sinclair, et ux | Matthew Parsons | \$600 | part in al |
| 1?340 | Mtg | 28June1883 | 5July1883 | John Dindner | James Armstrong | \$57 | part S. to M. |
| 15413 | D.M. | 3Aug1888 | 4Aug1883 | James Armstrong | John Lindner | \$860 | part 15340 |
| 15480 | G. | 25July1883 | 28Aug1883 | John Lindner | John Wilson | \$200 | part S.M. |
| 15481 | Mtg | 25July1883 | 28Aug1883 | John Wilson, et ux | Mary Linder | \$160 | part |
| 15482 | A.M. | 9Aug1883 | 28Aug1883 | Mary Linder, et mar | Edward D. Armour | \$160 | part |
| 15600 | Mtg | 10Oct1883 | 10Oct1883 | William Washington, et ux | Alfred Packham | \$1,200 | part 20 ac in al |
| 16016 | Mtg | 22Jan1884 | 24Jan1884 | John Brown, et ux | James Henderson, et al | \$370 | part 17 per. In al |
| 16120 | Mtg | 21Jan1884 | 9Feb1884 | George Townsley, et ux | John H. Castle, & Ellen E. McMaster, William F. McMaster & William Macdonald, Trustees of A. R. McMaster | \$2,000 | part 1 acre |
| 16405 | G. | 1Apl1884 | 10Apl1884 | John Wilson, et ux | James L. Rowntree | \$400 | part S. to M. |
| 16702 | A.M. | 28May1884 | 18June1884 | William S. Gordon | William H. Rice | \$175 | part |
| 16703 | A.M. | 8May1884 | 18June1884 | Edward D. Armour | William S. Gordon | \$175 | part |
| 17546 | G. | 7Feb1885 | 7Feb1885 | James L. Rowntree, et ux | Elmes Henderson | \$1,400 | part S. to M. |
| 17591 | Mtg | 19Feb1885 | 19Feb1885 | John Brown, et ux | James Henderson, et al | \$550 | part 17 per in al |
| 17653 | D.M. | 3Mar1885 | 7Mar1885 | John Y. Brown | Elmes Henderson | \$600 | part in al 13674 |
| 17824 | Mtg | 1Apl1885 | 10Apl1885 | Elmes Henderson, et ux | Mary A. Kingston | \$3,500 | part in al |

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| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|---------------|-----------|------------------|----------------------------|---------------------------------|------------|------------------------------|
| 18830 | D.M. | 7Nov1885 | 9Nov1885 | David Rowntree | William Booth | \$3,500 | part 10 63/100 ac 8636 |
| 19323 | G. | 5Feb1886 | 6Feb1886 | Mary A. Bull | Joseph R. Bull | \$50. & c. | part |
| 22445 | Will | 5Feb1886 | 17Feb1886 | Mary A. Bull | John A. Bull | \$- | part in al |
| 22446 | Will | 5Feb1886 | 17Feb1886 | Mary A. Bull | Joseph R. Bull, et al, Trustees | | part |
| 22945 | D.M. | 26Mar1887 | 29Mar1887 | Mary A. Kingston | Elmes Henderson | \$2,500 | part 17924 |
| 24492 | Mtg | 9Aug1887 | 18Aug1887 | William Washington, et ux | John Lea | \$1,500 | part 20 ac |
| 25523 | M.L. | 23Nov1887 | 23Nov1887 | David Rowntree | Thomas J. L. Peake & Co. | \$15.30 | part |
| 25557 | Mtg | 24Nov1887 | 26Nov1887 | Elmes Henderson, et ux | Eliza. A. Gwynne | \$9,000 | part |
| 25635 | D.M. | 23Nov1887 | 3Dec1887 | William H. Rice | John Wilson | \$200 | part 15481 |
| 26061 | G. | 14Jan1888 | 14Jan1888 | Francis Heydon, et ux | Isabella Heydon | \$1.00 | part 1/9 acre |
| 26175 | G. | 27Dec1887 | 28Jan1888 | Joseph R. Bull, et al Exrs | James E. Bull | \$150 | part |
| 26528 | A. Extenstion | 14Mar1888 | 24Mar1888 | John A. Bull | London & Ontario Inv. Co. | \$- | part |
| 26737 | Mtg | 7Apl1888 | 13Apl1888 | William Washington, et ux | John Lea | \$500 | part 20 acres |
| 26713 | Mtg | 22Oct1888 | 30Oct1888 | John Brown, et ux | Thomas McLean | \$800 | part 17 per. In al |
| 28985 | G. | 31Dec1888 | 8Jan1888 | George S. Townley, et ux | Abram. Watts | \$250 | part |
| 28986 | Mtg | 1Dec1888 | 8Jan1889 | Abraham Watt, et ux | George S. Townsley | \$150 | part |
| 29037 | G. | 27Dec1888 | 11Jan1889 | Joseph R. Bull, et al Exrs | Emily S. Ayling | \$575 | part |
| 29038 | Mtg | 27Dec1888 | 11Jan1889 | Emily A. Alying | Lousia J. Bull | \$370 | part |
| 29147 | G. | 21Jan1889 | 22Jan1889 | Joseph R. Bull | John Blaney | \$1,000 | part |
| 29149 | Mtg | 22Jan1889 | 22Jan1889 | John Blaney, et ux | Daniel LaRose | \$1,000 | part |
| 29649 | Mtg | 6Mar1889 | 7Mar1889 | Emily A. Alying | Confederstion Difs. Assn. | \$1,200 | part |
| 29781 | D.M. | 15Mar1889 | 16Mar1889 | Louisa Jane Bull | Emily S. Ayling | \$370 | part 29038 |
| 32953 | Plan 959 | 1Nov1889 | 6Nov1889 | William Booth | | | Speight & VanNostrand P.L.S. |

**STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO**

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|------------|------------|------------------|--|---------------------------------|----------|-----------------------------|
| 33787 | D.M. | 21Dec1889 | 7Jan1890 | Matthew Parsons | Christopher Sinclair | \$690 | part in al 15237 |
| 33996 | Q.C. | 18Jan1890 | 21Jan1890 | William Simpson, et ux | William Booth | \$1.00 | part 10 63/100 ac. |
| 36314 | G. | 7Apl1890 | 27June1890 | Ignatius W. Magee, et al | James A. Mills | \$1,000 | N. part 25 acres |
| 36315 | G. | 7Apl1890 | 27June1890 | Alexander W. Ross, et al | James A. Mills | \$10,000 | N. part 25 acres |
| 36511 | M.L. | 24Oct1891 | 24Oct1891 | David Rowntree, et al | George L. Merry | \$58.29 | part |
| 39891 | M.L. | 6Nov1891 | 7Nov1891 | David Rowntree, et al | Charles Mould | \$586.35 | part |
| 39557 | Q.C. | 22Sept1891 | 20Nov1891 | Sir Cassmer S. Gzowski, et al | Alexander T. Galt | \$1.00 | part 9 93/100 ac. |
| 39900 | L.P. | 23Dec1891 | 24Dec1891 | High Court of Justice | George L. Merry | | part |
| 43548 | Trust Deed | 14Aug1894 | 25Aug1894 | Edward Lawson | Edward R.C. Clarkson | \$1.00 | N. part 25 ac in al 1/5 int |
| 45940 | G. | 2Mar1897 | 13Jan1898 | David Rowntree Sr. & Sarah Maria, his wife | Home Mission Baptist Convention | \$1.00 | part subject to cond. |
| 47056 | R.G. | 24Jan1900 | 1Feb1900 | Edward R. C. Clarkson & Sarah Lawson | James A. Mills, trustee | \$1.00 | N. Part 25 acres |

Table C2: Abstract Index Books, 1798 -1882 – Lot 36, Concession 3 From the Bay, Township of York (southwest), County of York

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|------------|------------|------------------|-------------------------|------------------------------|----------|----------------------------|
| 3657 | L.P. | 22Sept1873 | 23Sept1873 | Court of Chancery | Corp Township of York | | All 200 acres |
| 10531 | G. | 10Apl1879 | 12June1879 | John A. Scarlett, et al | Thomas Hook, et al | \$500 | Way in al see plan |
| 11509 | G. | 1Jan1880 | 3May1880 | Thomas Hook, et al | Daniel W. Clendenan | \$13,000 | Way in al |
| 11510 | Mtg | 1Jan1880 | 3May1880 | Daniel W. Clendenan | Thomas Hook | \$3,700 | Way in al |
| 11531 | G. | 8May1880 | 8May1880 | Daniel W. Clendenan | William J. Ward | \$1.00 | Way in al S to M |
| 11532 | Mtg | | 8May1880 | William J. Ward, et ux | Daniel W. Clendenan | \$2,400 | Way in al S.M. |
| 11631 | A.M. | 4June1880 | 15June1880 | Thomas Hook | North British Can. Invt. Co. | \$3,700 | Way in al |
| 11661 | A.M. | 15May1880 | 23June1880 | Daniel W. Clendenan | Joseph W. Ferguson | \$2,400 | Way in al |
| 11888 | G. | 3July1880 | 10Oct1880 | William J. Ward, et ux | John Canavan | \$6,100 | Way in al |
| 13078 | Mtg | 10Oct1881 | 14Oct1880 | John Canavan | Fred. D. Barwick | \$2,000 | Way in al |

**STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO**

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|------------|------------|------------------|---------------------------|---|------------|------------------------------|
| 13704 | G. | 15Dec1881 | 8Apl1882 | Queen Victoria | John H. Scarlett, et al | \$400 | W 1/2 100 acres |
| 13711 | G. | 15Dec1881 | 11Apl1882 | Queen Victoria | Louisa Scarlett | \$400 | E 1/2 100 acres |
| 14259 | A.M. | 25Sept1882 | 27Sept1882 | Fred. D. Barwick | William C. Hannah | \$2,000 | E 1/2 100 acres |
| 16712 | G. | 20June1884 | 21June1884 | Robert A. Scarlett | John H. Scarlett | \$1.00 | E1/1 of W1/2 |
| 16713 | G. | 20June1884 | 21June1884 | Robert A. Scarlett | Edward W. Scarlett | \$1.00 | W1/2 of W1/2 |
| 16714 | G. | 20June1884 | 21June1884 | John H. Scarlett, et al | Robert A. Scarlett | \$1.00 | W1/2 |
| 16918 | Mtg | 2Sept1884 | 3Sept1884 | John H. Scarlett, et al | William Thomas | \$2,000 | NE1/4 of W1/2 33628 |
| 17105 | Plan 586 | 22Aug1884 | 28Oct1884 | John A. Scarlett | | \$9,750 | James Speight, P.L.S. |
| 18177 | Agmt. | 16Apl1885 | 19June1885 | Edward W. Scarlett | John N. Grant | \$1.00 | W1/2 50 acres |
| 18214 | G. | 26June1885 | 27June1885 | Robert A. Scarlett | Edward W. Scarlett | \$9,750 | W1/2 of W1/2 |
| 18265 | G. | 27June1885 | 8July1885 | Edward W. Scarlett | John N. Grant | \$8,700 | W1/2 of W1/2 50 acres |
| 18266 | Mtg | 3July1885 | 8July1885 | John N. Grant, et ux | Edward W. Scarlett | | W1/2 50 acres Ex S1/2 |
| 18267 | Plan 629 | 6July1885 | 8July1885 | John N. Grant | | | Speight & VanNostrand P.L.S. |
| 19840 | Cert. | 1Dec1885 | 8Dec1885 | High Court of Justice | John A. Scarlett | | All 200 acres |
| 19574 | Plan 648 | 18Feb1885 | 6Mar1886 | John N. Grant, et al | | | Speight & VanNostrand P.L.S. |
| 20905 | A.M. | 22Mar1886 | 11Sept1886 | John N. Grant | Charles L. Ferguson | \$640 | part |
| 22278 | A.M. | 20Oct1886 | 2Feb1887 | Edward W. Scarlett | Malachy B. Daly & Albert H. Furness, Trustees | \$2,812.06 | part |
| 23655 | Mtg | 26May1887 | 27May1887 | John A. Scarlett, et al | Accountant Sup. Court | \$11,000 | E 75 acres of E1/2 |
| 23683 | G. | 26May1887 | 30May1887 | George J. Scarlett, et al | John A. Scarlett | \$21,000 | E1/2 |
| 23694 | Mtg | 29May1887 | 30May1887 | John A. Scarlett, et al | Mary J. Scarlett | \$7,000 | NE 471/2 of E1/2 |
| 24905 | Mtg | 20Oct1887 | 8Oct1887 | John A. Scarlett, et al | William Thomas | \$600 | NE 1/4 of W1/2 25 acres |
| 25316 | Q.C. | 10Oct1886 | 7Nov1887 | Edward W. Scarlett | John H. Scarlett | \$1.00 | E1/2 of W1/2 |
| 25558 | G. | 27June1887 | 26Nov1887 | Edward W. Scarlett | Robert Whillans | \$6,000 | part E1/2 6ac Ex. Lumber |
| 25559 | Mtg | 27June1887 | 26Nov1887 | Robert Whillans, et ux | Edward W. Scarlett | \$5,000 | part E1/2 6ac Ex. Lumber |
| 25563 | D.M | 27Mar1887 | 28Nov1887 | Malachy B. Daly et al | John H. Grant | \$8,700 | part W1/2 ex. Road 18266 |
| 26831 | G. | 18Nov1887 | 27Apl1888 | John H. Scarlett, et ux | John H. Ferguson | \$100 | streets in al |
| 26832 | G. | 26Apl1888 | 27Apl1888 | Joseph H. Ferguson, et | Samuel H. Blake | \$10,000 | sts in al |

**STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO**

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|------------|------------|------------------|-----------------------------------|---------------------------------|-----------|---------------------------------|
| | | | | ux | | | |
| 27778 | Plan 839 | 12Apl1888 | 22Aug1888 | Edward W. Scarlett, et al | | | W.A. Browne, P.L.S. |
| 28330 | Will | 8Apl1888 | 1Nov1889 | Louisa Scarlett | | | E1/2 100 acres |
| 28431 | Mtg | 8Nov1888 | 9Nov1889 | Thomas H. Ince | D.L. MacPherson | \$7,000 | Way in al S.M. |
| 27432 | G&R | 20Oct1888 | 10Nov1888 | D.W. Clendenan, et ux | Thomas H. Ince | \$1.00 | Way in al S.M. |
| 30498 | Q.C. | 18Feb1889 | 30Apl1889 | John A. Scarlett | John A. Scarlett, et al | \$1.00 | E1/2 |
| 31610 | G. | 20Jun1889 | 3July1889 | Lachlan McLean Livingston | Arthur Vincent | \$2,750 | Strip in al |
| 32190 | Plan 937 | 12July1889 | 23Aug1889 | D.W. Clendenan, et al | | | Speight & VanNostrand P.L.S. |
| 32906 | Will | 18Jan1889 | 1Nov1889 | Mary Spark | Mary Fowler, et al | | part |
| 33198 | Plan 969 | 12Nov1889 | 26Nov1889 | John A. Scarlett, et al | | | Silas James, P.L.S. |
| 33264 | G. | 12Nov1889 | 29Nov1889 | John A. Scarlett, et ux, et al | Joseph Birney | \$1.00 | Way in al |
| 33628 | D.M | 21Dec1889 | 23Dec1889 | William Thomas | John H. Scarlett | \$2,000 | NE 1.4 of W1/2 16918 |
| 33629 | D.M | 21Dec1889 | 23Dec1889 | William Thomas | John H. Scarlett | \$500 | NE 1.4 of W1/2 25ac 24965 |
| 22657 | G. | 30Nov1889 | 24Dec1889 | Thomas H. Ince, et ux | D.L. MacPherson | \$1.00 | Way in al S to M |
| 33953 | Mtg | 18Jan1890 | 18Mar1890 | John H. Scarlett, et ux | Rev. William Reid | \$7,000 | E1/2 of W1/2 Ex parts |
| 34979 | G. | 11Mar1890 | 18Mar1890 | John H. Scarlett, et ux | Thomas J. L. Peake, et al | \$5,200 | NE1/4 of W1/2 |
| 34980 | Plan 1012 | 10Feb1890 | 18Mar1890 | Thomas J.L. Peake, et al | | | Speight & VanNostrand P.L.S. |
| 34991 | Mtg | 11Mar1890 | 18Mar1890 | William Reid | John H. Scarlett | \$7,000 | E1/2 of W1/2 Ex parts 33953 |
| 35029 | Agmt. | Apl1889 | 21Mar1890 | William Christie | James H. McMullins, et al | \$1.00 | part |
| 35521 | G. | 6Feb1890 | 19Apl1890 | John A. Scarlett, et ux, et al | John A. Scarlett, et al | \$1 & Ex. | part in al |
| 35522 | Mtg | 5Feb1890 | 19Apl1890 | John A. Scarlett, et al | | \$120,000 | part in al |
| 35524 | G. | 1Apl1890 | 19Apl1890 | John A. Scarlett, et ux, et al | John A. Scarlett, et al | \$5,000 | part in al |
| 36715 | A.M. | 11Aug1890 | 30Aug1890 | John A. Scarlett | Catherine E. Scarlett, et al | \$1.00 | part in al |

**STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO**

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|------------|------------|------------------|---|--|------------|---|
| 36826 | Plan 1058 | 24Sept1890 | 24Sept1890 | Toronto Belt Line Ry Coy | | | James A. Patterson P.L.S. |
| 36992 | Plan 1057 | 9Oct1890 | 17Oct1890 | John A. Scarlett, et al | | | S. James P.L.S. |
| 37475 | G. | 27Nov1890 | 31Dec1890 | Arthur Vincent, et ux | James D. Edgar | \$2,336 | Lane in al S to M |
| 37477 | Mtg | 27Nov1890 | 31Dec1891 | James D. Edgar, et ux | Arthur Vincent | \$1,300 | Lane in al S to M |
| 37599 | A | 27Jan1891 | 31Jan1891 | Arthur Vincent | Arthur Doherty | \$1,300 | part in al |
| 38002 | Agrt. | 28Jan1891 | 14Mar1891 | John M. Laws, et al | Toronto Belt Line Ry Co. | \$100 | Strip in al |
| 37951 | G. | 3Mar1891 | 5Mar1891 | Thomas J.L. Peake, et al | Toronto Belt Line Ry Co. | \$4,150 | way in al |
| 38164 | D.M | 21Mar1891 | 2Apl1891 | Arthur Doherty | James D. Edgar | \$1,300 | strip in al, 37477 |
| 38813 | Mtg | 23June1892 | 24June1892 | Robert Whillans | Robert Carroll | | unreadable |
| 43737 | G. | 5Nov1894 | 8Nov1894 | Robert Whillans | Robert Carroll | \$1.00 | lands as in 43882, having been Sub. By 1067 |
| 43882 | A.M. | 14Jan1895 | 16Jan1895 | Edward W. Scarlett | George P. Reid | \$4,149.15 | unreadable |
| 43884 | A.M. | ??-1892 | 16Jan1895 | Catherine E. Scarlett & Robert S. Scarlett...unreadable | unreadable | unreadable | unreadable |
| 46979 | Plan 1211 | 10Oct1899 | 21Dec1899 | John H. Scarlett | | | Speight & VanNostrand, P.L.S. |
| 49067 | L.P. | 15Sept1902 | 15Sept1902 | High Court of Justice | John Laud Birney, Pltf. William Scarlett, Charlotte E. Scarlett, Robert A. Scarlett, Jesse C. Smith & Gravel & Construction Company, Defts | | streets in al |

Table C3: Abstract Index Books, 1798 -1882 – Lot 37, Concession 3 From the Bay, Township of York (southwest), County of York

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|------------|-----------|------------------|-----------------------|-----------------------|----------|----------------------------|
| | Patent | 14Dec1798 | | Crown | George Crookshanks | | All 200 acres |
| 7679 | B&S | 18Aug1830 | 25Nov1830 | Hon. Geo. Cruickshank | Joseph Baker | £100.0.0 | All 200 acres |
| 7680 | Mtg | 21Aug1830 | 25Nov1830 | Joseph Baker, et ux | Hon. Geo. Cruickshank | £40.0.0 | All 200 acres 12972 |

**STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO**

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|--------------------------|-------------------|-----------------|-------------------------|-------------------------|-------------------------|---------------|------------------------------------|
| 7682 | B&S | 17Nov1830 | 25Mar1830 | Joseph Baker, et ux | Jacob Holbrook | £50.0.0 | W1/2 |
| 9232 | B&S | 5Oct1832 | 22Oct1832 | Joseph Baker, et ux | John C. Tibbetts, et al | £224.10.0 | E1/2 |
| 9233 | Mtg | 6Oct1832 | 22Oct1832 | John C. Tibbetts, et al | Joseph Baker | £374.10.0 | E1/2 12449 |
| 9497 | B.T. & R. | 1Feb1833 | 9Feb1833 | Daniel Teirs Jr. | John C. Tibbetts | £50.0.0 | moiety in E1/2 |
| 12449 | D.M. | 16Dec1836 | 13Jan1836 | Joseph Baker | John C. Tibbetts, et al | £374.10.0 | E1/2 9233 |
| 12450 | Mtg | 16Dec1836 | 14Jan1836 | John C. Tibbetts | Joseph Baker | £200.0.0 | E1/2 16262 |
| 12972 | D.M. | 25May1836 | 17June1836 | Hon. Geo. Cruickshank | Joseph Baker | £40.0.0 | All 7680 |
| 13007 | B&S | 27May1836 | 25June1836 | John C. Tibbetts, et ux | Michael J. McDonell | £500.0.0 | E1/2 S to M |
| 15599 | B&S | 31Oct1838 | 2Nov1838 | Michael J. McDonell | Martin J. O'Beirne | £300.0.0 | moiety in E1/2 |
| 16262 | D.M. | 1June1839 | 12June1839 | Joseph Baker | Michael J. McDonell | £200.0.0 | E1/2 12450 |
| 16266 | B&S | June1839 | 12June1839 | Michael J. McDonell | Martin J. O'Beirne | £300.0.0 | E1/2 |
| 49887 | B&S | 30Apl1853 | 9June1853 | Martin J. O'Beirne | Toronto & Guelph Ry. Co | £143.0.0 | part 2 86/100ac |
| 53593 | Mtg | 23Mar1854 | 12Apl1854 | James Hallman | Martin J. O. Berne | £800.0.0 | E1/2 |
| 54552 | B&S | 9July1854 | 10July1854 | Martin J. O'Beirne | James Hallman | £1300.0.0 | E1/2 |
| 60410 | B&S | 4Dec1855 | 10Dec1855 | James Hallman | Daniel Devlin | £2300.0.0 | E1/2 |
| 63411 | Mtg | 26Nov1855 | 10Dec1855 | Daniel Devlin, et ux | Robert S. Cameron | £770.0.0 | E1/2 S to M |
| unreadable | P.O. | 29Mar1860 | 2Apl1860 | Court of Chancery | Martin J. O'Beirne | | E1/2 |
| unreadable | G. | 1Sept1868 | 16Mar1868 | Francis O. Dea | Michael Sinnott | \$2,420 | E1/2 100 acres |
| unreadable | Mtg | 3Mar1871 | 19Oct1869 | Michael Sinnott, et ux | Francis O. Dea | \$1,860 | E1/2 |
| unreadable | A.M. | 3Mar1871 | 11May1871 | John Dea, Executor | John R. G. Montgomery | \$1,822.47 | E1/2 986 |
| 4792 | G. | 11Sept1874 | 21Oct1874 | Daniel McMichael | James Warwood | \$1,500 | E1/2 Ex part 2 86/100 ac. |
| 4793 | G. Trust | 15July1872 | 21Oct1874 | Michael Sinnott, et ux | Daniel McMichael | 5/- | E1/2 100 acres |
| 4794 | Mtg | 11Sept1874 | 21Oct1874 | James Warwood, et ux | Daniel McMichael | \$3,900 | E1/2 100 acres Ex part 2 86/100 ac |
| 4899 | D.M. | 10Nov1874 | 11Nov1874 | John R. G. Montgomery | Michael Sinnott | \$1,860 | E1/2 100 acres 986 |
| 4953 | P.D.M. | 20Nov1874 | 24Nov1874 | Daniel McMichael | James Warwood | \$300 | part 1 735/1000ac. 4794 |

**STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO**

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|--------------------------|-------------------|-----------------|-------------------------|--------------------------------|-----------------------------------|---------------|-----------------------------------|
| 4956 | G. | 18Nov1874 | 24Nov1874 | James Warwood, et ux | Toronto Grey & Bruce Ry | \$416.40 | part 1 735/1000ac. |
| 10473 | C.F. | 17May1878 | 3Dec1878 | Court of Chancery | Daniel McMichael | | E1/2 Ex. Ry. |
| 12040 | Mtg | 9Nov1880 | 10Nov1880 | Amy Grant, et mar | John A. Cull | \$840 | E1/2 100 ac &ex. |
| 12732 | Mtg | 1June1881 | 10June1891 | Amy Grant, et mar | John A. Cull | \$700 | E1/2 100 ac ex parts |
| 12766 | Mtg | 20June1881 | 23June1881 | Amy Grant, et mar | Donald M. McDonald | \$5,000 | E1/2 100 ac ex parts |
| 13521 | D.M. | 16Mar1882 | 20Mar1882 | John A. Cull | Amy Grant | \$840 | E1/2 ex parts 12040 |
| 13705 | Mtg | 3Apl1882 | 8Apl1882 | Cussie M. Tobin | Henry Shore | \$4,500 | E1/2 ex parts |
| unreadable | Mtg | 1Apl1882 | 11Apl1882 | Cussie M. Tobin, et al | Donald M. McDonald | \$5,000 | E1/2 ex parts |
| unreadable | unreadable | 12Apl1882 | 20Apl1882 | Amy Grant, et mar | Samuel S. Stanner | \$2,200 | E1/2 ex parts |
| unreadable | unreadable | 13Apl1882 | 20Apl1882 | Daniel McMichael | Cussie M. Tobin | \$6,000 | E1/2 ex parts |
| unreadable | unreadable | 10Apl1882 | 20Apl1882 | John A. Cull | Amy Grant, et al | \$700 | E1/2 ex parts 12732 |
| 13757 | D.M. | 13Apl1882 | 20Apl1882 | Donald M. McDonald | Amy Grant, et al | \$5,000 | E1/2 ex parts 12756 |
| 13758 | G. | 14Apl1882 | 20Apl1882 | Cussie M. Tobin | Amy Grant | \$1.00 | E1/2 ex parts |
| 14085 | G. | 17May1882 | 17July1882 | Amy Grant, et mar | Adam H. Mayers | \$1.00 | E1/2 ex parts |
| 14459 | C. | 22Nov1882 | 23Nov1882 | High Court of Justice | William B. McMurrich, et al | \$- | E1/2 ex parts |
| 14712 | Mtg | 31Jan1883 | 9Feb1883 | Richard West, et ux | John Bacon | \$15,000 | W1/2 inal ex parts 15320 |
| 15673 | Q.C. | 19Oct1883 | 20Oct1883 | Amy Grant, et mar | Samuel S. Mutton | \$200 | E1/2 100 ac ex part |
| 16111 | D.M. | 5Feb1884 | 6Feb1884 | Donald M. McDonald | Samuel S. Mutton | \$5,000 | E1/2 100 ac ex parts 13709 |
| 16112 | Mtg | 2Feb1884 | 6Feb1884 | Samuel S. Mutton, et ux | London Canadian Loan & Agency Co. | \$10,000 | E1/2 100 ac in al ex parts |
| 16174 | Certf. | 16Feb1884 | 20Feb1884 | High Court of Justice | W.B. McMurrich | \$- | E1/2 100 ac ex parts |
| 16175 | Q.C. | 20Feb1884 | 20Feb1884 | Adam H. Meyers | Samuel S. Mutton | \$1.00 | E1/2 in al ex part |
| 16176 | D.M. | 2Feb1884 | 20Feb1884 | Samuel J. Stanners | Samuel S. Mutton | \$2,200 | E1/2 Ex part 13754 |
| 16251 | D.M. | 16Feb1884 | 7Mar1884 | W.B. McMurrich, et al Exors | Samuel S. Mutton | \$4,500 | E1/2 Ex part 13705 |
| 16307 | G. | 1Feb1884 | 22Mar1884 | Samuel S. Mutton, et ux | Isiah Ryder | \$26,000 | S.M. part E/12 |
| 16339 | Mtg. | 2Feb1884 | 27Mar1884 | Isiah Ryder, et al | James G. Macdonald | \$2,000 | Part E1/2 S to M |
| 16341 | Mtg. | 1Feb1884 | 28Mar1884 | Isiah Ryder, et al | S.S. Mutton | \$5,000 | Part E1/2 S to M |
| 17075 | Certf. | 20Oct1884 | 20Oct1884 | High Court of Justice | Isiah Ryder | | E1/2 |

**STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO**

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|--------------------------|------------|------------------|--------------------------------------|---------------------------------------|-----------|---|
| 17443 | Q.C. | 9June1885 | 17Jan1885 | Isiah Ryder | Isaac H. Radford | \$159 | E1/2 |
| 17444 | G. | 25July1884 | 17Jan1885 | S.S. Mutton, et ux | Isaac H. Radford | \$1.00 | E1/2 ex.parts S.M. |
| 17445 | G. | 25July1884 | 17Jan1885 | S.S. Mutton, et ux | Isaac H. Radford | \$1,000 | E1/2 ex.parts S.M. |
| 17460 | C. | 21Jan1885 | 21Jan1885 | High Court of Justice | S.S. Mutton | | E1/2 101 ac ex part. |
| 17466 | G. | 27Dec1885 | 23Jan1885 | Isaac H. Radford | Henry O'Brien | \$1 & Ex. | E1/2 ex part S to M |
| 17839 | Certf. | 16Apl1886 | 14Apl1885 | High Court of Justice | Isiah Ryder | | E1/2 |
| 28248 | Certf. | 23Oct1888 | 23Oct1888 | High Court of Justice | Henry O'Brien, et al | | E1/2 |
| 28349 | G. | 1Nov1888 | 2Nov1888 | Henry O'Brien, et ux | Daniel W. Clendenan | \$61,750 | E1/2 ex. Parts s.m. |
| 28351 | Mtg. | 1Nov1888 | 2Nov1888 | Daniel W. Clendenan, et ux | Henry O'Brien | \$25,000 | E1/2 ex. Parts s.m. |
| 28352 | Mtg. | 1Nov1888 | 2Nov1888 | Daniel W. Clendenan, et ux | Henry O'Brien | \$28,750 | E1/2 ex. Parts s.m. |
| 28516 | A.M. | 21Nov1888 | 21Nov1888 | Henry O'Brien, et ux | Western Canada Loan & Savings Company | \$25,000 | E1/2 ex. Parts |
| 29359 | D.M. | 6Feb1889 | 11Feb1889 | London & Can. L& A. Co. | Samuel S. Mutton | \$10,000 | E1/2 100ac 16112 |
| 29560 | D.M. | 6Feb1889 | 11Feb1889 | Charles S. Gildersleve, et al, | Isiah Ryder, trustees | \$2,000 | E1/2 100ac 16339 |
| 30527 | Agrt. | 18Apl1889 | 1Mar1889 | Daniel W. Clendenan, et ux | Aloysius C. Toland | \$1,500 | Lots 187, 1888. 189 |
| 30569 | Agrt. | 18Apl1889 | 3May1889 | Aloysius C. Toland | Henry L. Palmer | \$550 | Lot 187 |
| 30755 | Agrt. | 9Apl1889 | 13May1889 | Aloysius C. Toland | Henry L. Palmer | \$550 | Lot 188 |
| 32190 | Plan 937 | 12July1889 | 23Aug1889 | D.W. Clendenan, et al | George Thompson | \$13,000 | Speight & Van Nostrand, P.L.S |
| 36826 | Plan 1058 | 24Sept1890 | 24Sept1890 | Toronto Belt Line Ry. Co. | | | James Patterson, P.L.S. |
| 44057 | Plan 1169 | 16Nov1894 | 8Apl1895 | D.W. Clendenan, et al | | | Speight & Van Nostrand, P.L.S |
| 44429 | Deed under power of Sale | 6Aug1895 | 24Nov1895 | Western Canada Loan & Saving Company | Toronto Belt Line | \$1,000 | Part E1/2 28/100 ac. Comg at S.W. cor of E1/2 thence N76°58'E along line between lots 26 & 37, 302' to S side of Symes Road, thence N81°W 1laong said road 127 feet, hen S.W. 190ft |

**STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO**

| No. of Instrument | Instrument | Its Date | Date of Registry | Grantor | Grantee | Amount | Quantity of Land - Remarks |
|-------------------|------------------|-----------|------------------|--------------------------------------|--|---------------|--|
| | | | | | | | to line between E&W 1/2 lot 37, thence S12°41'W 53 feet to beginning - this instrument appears to be part of Block R 937 |
| 46218 | G. | 26Apr1898 | 14July1898 | John Hoskins | William W. Macpherson, George A. Kirkpatrick, Percival F. J. Ridout & Walter L. Lee | \$- | Part W1/2 & Way in al |
| 47730 | Appt of Trustees | 18May1900 | 22Feb1900 | William M. Macpherson | Allan Cassels | \$- | Part W1/2 & Way in al |
| 50020 | G. | 6Apr1903 | 17Sept1903 | George Syme & Elizabeth, his wife | James A. Syme | \$1 & Love | part 5 acres & way |

APPENDIX D: IMAGES



IMAGE 1: Looking northwest at the designated heritage property, the Heydon House within 50 metres of Options 1 and 4.



IMAGE 2: Looking at the designated heritage property, the Heydon House within 50 metres of Options 1 and 4.



IMAGE 3: Looking northeast at the back of the designated heritage property, the Heydon House within 50 metres of Options 1 and 4.



IMAGE 4: Looking east on St. Clair Ave W at underpass and disturbances associated with paved road, lot and sidewalk, utilities, residences, and commercial businesses within Option 1.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



IMAGE 5: Looking southeast at disturbances associated with paving and previous grading Option 1.



IMAGE 6: Looking slightly southwest on St. Clair Ave W at disturbance associated with paved areas (road, sidewalk) and railway underpass within Option 1



IMAGE 7: Looking southwest at disturbance associated with a paved parking lot within Option 1



IMAGE 8: Looking northeast on St. Clair Ave W at disturbances associated with TTC utility building, grading, and paved sidewalk within Option 1.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



IMAGE 9: Looking slightly southwest on Townsley Street at disturbances associated with existing buildings, paved areas (parking lot, driveways, road) and utilities within Option 1



IMAGE 10: Looking slightly southeast on Townsley Street at disturbances associated with existing buildings, paved roads and driveway, and utilities within Option 1.



IMAGE 11: Looking northwest at Alentejo Street on Estoril Terrace at disturbances associated with paved road and sidewalk, utilities, and residential buildings within previously graded area of Option 2.



IMAGE 12: Looking southeast on Old Weston Road at disturbances associated with paved road, sidewalks, and driveways, residential houses, and utilities within Option 2. Potentially undisturbed areas of archaeological potential include manicured lawns

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



IMAGE 13: Looking northwest on Old Weston Road at disturbances associated with paved road, sidewalks, and driveways, residential houses, and utilities within Option 2. Potentially undisturbed areas of archaeological potential include manicured lawns and yards



IMAGE 14: Looking northwest at disturbances associated with paved walkway and gravel area within Option 2.



IMAGE 15: Looking northwest on Turnberry Avenue at disturbances associated with EMS building, garage structures, paved road, parking lot and sidewalk within Option 2



IMAGE 16: Looking west on Union Street at disturbances associated with grading, existing commercial building within Options 2 and 4

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



IMAGE 17: Looking east on Union Street at previously graded area of overgrown vegetation and paved driveway within Option 2



IMAGE 18: Looking north at soccer pitch, utilities, and paved road within previously graded area overgrown graded area with hydro utilities within Option 2.



IMAGE 19: Looking northwest at disturbances associated with paved roadway, sidewalk, utilities, and existing residential buildings within Option 2. Potentially undisturbed areas of archaeological potential include the residential grassed frontages.



IMAGE 20: Looking northwest on Lavender Road at disturbances associated with the paved road, sidewalks, utilities and school. Potentially undisturbed area of archaeological potential include the manicured frontage of the school within Option 2.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



IMAGE 21: Looking west at disturbances associated with paved road, sidewalk, driveways, utilities, residential buildings. Potentially undisturbed areas of archaeological potential include the residential grassed frontages.



IMAGE 22: Looking southwest at disturbances associated with grading, embankment, and sewer within Option 2



IMAGE 23: Looking southwest at allotment garden with archaeological potential.



IMAGE 24: Looking southeast on Lloyd Avenue at at disturbances associated with existing buildings, paved areas (parking lot, road, sidewalk) and utilities within Option 3

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



IMAGE 25: Looking slightly southeast at Mullock Avenue and disturbances associated with paved road and sidewalks, existing buildings and utilities within Option 3.



IMAGE 26: Looking slightly northeast at disturbances associated with grading and the rail corridor within Option 3.



IMAGE 27: Looking south on Cawthra Avenue at disturbances associated with existing buildings, paved areas (road, sidewalk) and utilities within Option 3



IMAGE 28: Looking slightly southeast at Mullock Avenue and disturbances associated with paved road and sidewalks, existing buildings and utilities within Option 3.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



IMAGE 29: Looking slightly southeast on Keele Street at disturbances associated with existing buildings, paved areas (road, sidewalk, parking lot) and utilities within Option 3



IMAGE 30: Looking slightly northwest on Keele Street at disturbances associated with paved areas (road, sidewalk, parking lot), utilities, and existing buildings within Option 3.



IMAGE 31: Looking southwest at disturbances associated with a paved parking lot within Option 4.



IMAGE 32: Looking southeast at disturbances associated with razed structures and paved areas within Option 4.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



IMAGE 33: Looking south on Old Weston Road at disturbances associated with existing buildings, paved areas (road, sidewalk) and utilities within Option 4. . Potentially undisturbed areas of archaeological potential include the residential grassed frontages.



IMAGE 34: Looking slightly northeast on Old Weston Road at Davenport Road and disturbances associated with existing buildings, paved areas (road, sidewalk) and utilities within Option 4. Potentially undisturbed areas of archaeological potential include the residential grassed frontages and backyards.



IMAGE 35: Looking northwest on Townsley Street at disturbances associated with grading, paved road and parking lot, utilities and existing buildings within Option 4.



IMAGE 36: Looking slightly northeast on Union Street at disturbances associated with paved parking lot and utilities within Option 4.

STAGE 1 AA FOR THE: PROPOSED ST.CLAIR AVE W RAILWAY UNDERPASS STRUCTURE AND ROAD IMPROVEMENTS,
CITY OF TORONTO, ONTARIO



IMAGE 37: Looking west on Union Street at disturbances associated with paved parking lot and utilities within Option 4.



IMAGE 38: Looking west on Union Street at disturbances associated with paved parking lot and existing building within Option 4.

APPENDIX E: INVENTORY OF DOCUMENTARY AND MATERIAL RECORD

| Project Information: | | | | |
|------------------------|--|--|--|--|
| Project Number: | | 081-TO901-13 | | |
| Licensee: | | Alvina Tam (P1016) | | |
| MTCS PIF: | | P1016-0015-2014 | | |
| Document/ Material | | | Location | Comments |
| 1. | Research/ Analysis/ Reporting Material | Digital files stored in: /2013/081-TO901-13 - St. Clair Avenue West Railway Underpass Structure and Road Improvements -Toronto | Archeoworks Inc., 16715-12 Yonge Street, Suite 1029, Newmarket, ON, Canada, L3X 1X4 | Stored on Archeoworks network servers |
| 2. | Digital Images | Images: 71 digital images | Archeoworks Inc., 16715-12 Yonge Street, Suite 1029, Newmarket, ON, Canada, L3X 1X4 | Stored on Archeoworks network servers |

Under Section 6 of Regulation 881 of the *Ontario Heritage Act*, Archeoworks Inc. will, “keep in safekeeping all objects of archaeological significance that are found under the authority of the licence and all field records that are made in the course of the work authorized by the licence, except where the objects and records are donated to Her Majesty the Queen in right of Ontario or are directed to be deposited in a public institution under subsection 66 (1) of the Act.”