

Appendix D

Stage 1 Archaeological Assessment

ARCHEOWORKS INC.

**Stage 1 Archaeological Assessment for the:
2012 Class Environmental Assessment Study Addendum for the
Realignment of Tradewind Avenue/Bonnington Place
within Lots 15 and 16, Concession 1 East of Yonge Street
Geographic Township of York
Historical County of York
Now City of Toronto
Ontario**

**Project #: 015-TO768-12
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PIF#: P029-851-2013**

Original Report

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EXECUTIVE SUMMARY

Archeoworks Inc. was retained by *GHD Inc.*, on behalf of the *City of Toronto*, to conduct a Stage 1 Archaeological Assessment (AA) of a corridor of land within Lots 15 and 16, Concession 1 East of Yonge Street, Geographic Township of York, now part of the City of Toronto, Ontario (the 'study area'). The AA is an evaluation of four alternative solutions for the realignment of the East Service Road for the 1996 North York Centre Downtown Plan South of Sheppard Avenue, in order to facilitate a 2012 Environmental Assessment Report (ESR) Addendum being undertaken to fulfill the Municipal Class Environmental Assessment (EA) requirement. The study area encompasses four alternative solutions:

1. Option A: A north extension of Bonnington Avenue to Doris Avenue through the Toronto Separate School Board lands (80 Sheppard Avenue East);
2. Option B: Off-set intersection of Bonnington Place/Doris Avenue/Sheppard Avenue
3. Option C: Geometrically aligned extension of Tradewind Avenue to Doris Avenue that has minimal impacts upon North York square (45 and 47 Sheppard Avenue East)
4. Option D: Off-set intersection of Bonnington Place/Doris Avenue/Sheppard Avenue

The Stage 1 AA has indicated that, although much of the study area has undergone extensive disturbance or has been previously assessed, there exists potentially undisturbed lands with archaeological potential which have not been subjected to previous AAs. Therefore, it is recommended that, upon the selection of the preferred solution, lands within the proposed alignment that have been determined to still contain archaeological potential be subjected to a Stage 2 AA. No Stage 2 AA is recommended for portions identified as having been subjected to extensive disturbance or subjected to previous AAs.

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

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1.0 PROJECT CONTEXT

1.1 Development Context

In 1996, an Environmental Assessment Report (ESR) was initially completed for the Class Environmental Assessment (EA) process for the North York Centre Downtown Plan South of Sheppard Avenue, which considered two alternatives for the East Service Road: (i) the Midblock Alternative, and (ii) the Tradewind Alternative. The purpose of the 1996 ESR was to identify the transportation infrastructure needed to support the land use and development levels associated with Official Plan Amendment No. 393 of the Downtown Plan South of Sheppard Avenue and within the context of the ultimate development of the North York Centre. In 1998 an ESR Addendum was completed for the 1996 ESR, which changed the North York Centre Downtown boundary, set new development levels, and directed in part, the location of certain road infrastructure. As a result, the 1996 ESR transportation requirements had to be re-designed, and the Tradewind Alternative became the new preferred East Service Road.

However, due to several challenges posed by the Tradewind Alternative, a Traffic and Pedestrian Management Study for the area of Yonge Street between Sheppard Avenue and Highway 401 was completed. This study identified several road improvements, specifically, the realignment of Tradewind Avenue/Bonnington Place. However, this alignment option was never identified as an alternative solution nor was its environmental impacts evaluated through an EA process.

In order to explore alternative solutions to the Tradewind Avenue/Bonnington Place alignment, a 2012 ESR Addendum is being undertaken in order to fulfill the Municipal Class EA requirement. To facilitate this study, *Archeoworks Inc.* was retained by *GHD Inc.*, on behalf of the *City of Toronto*, to conduct a Stage 1 Archaeological Assessment ('AA') for the Class EA Study Addendum for the realignment of Tradewind Avenue/Bonnington Place. This 2012 ESR Addendum will evaluate four alternative solutions (***see Appendix A – Maps 1-5***):

1. Option A: A north extension of Bonnington Avenue to Doris Avenue through the Toronto Separate School Board lands (80 Sheppard Avenue East);
2. Option B: Off-set intersection of Bonnington Place/Doris Avenue/Sheppard Avenue
3. Option C: Geometrically aligned extension of Tradewind Avenue to Doris Avenue that has minimal impacts upon North York square (45 and 47 Sheppard Avenue East)
4. Option D: Off-set intersection of Bonnington Place/Doris Avenue/Sheppard Avenue

The study area's geographic limits for the purposes of evaluating all four options are as follows: slightly south of Avondale Avenue to the south, 155 metres east of Yonge Street to the west, Greenfield Avenue to the north and approximately 65 metres east of Tradewind Avenue and Bonnington Place to the east. The study area is located within parts of Lots 15 and 16, Concession 1 East of Yonge Street (EYS), in the Geographic Township of York, now part of the City of Toronto, Ontario (***see Map 1***).

The Stage 1 AA was triggered by the *Ontario Environmental Assessment Act*, and is a Schedule 'C' addendum Environmental Assessment (EA) under the Municipal Class EA process. The Stage 1 AA was conducted as part of the EA process under the project direction of Ms. Kim Slocki, under archaeological consultant licence P029, in accordance with the *Ontario Heritage Act* (2009). Permission to investigate the study area was granted by *GHD Inc.*, on April 23rd, 2013.

1.2 Historical Context

The 2011 *Standards and Guidelines for Consultant Archaeologists* ('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 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 below and summarized in **Appendix B**.

1.2.1 Pre-Contact Period

The region in which the study area is situated was first inhabited after the final retreat of the North American Laurentide ice sheet. Massive amounts of glacial till, loose sand and soil were deposited across the northern part of the Township of York, as the ice retreated over the Niagara Escarpment and Oak Ridges Moraine, creating the low-relief till of the Peel Plain and the sloping land underlain by fine-grained sediments of the South Slope (Barnet et al, 1998, p.1153). Initial vegetation of Southwestern Ontario was tundra-like. As the average climatic temperature warmed, small groups of Palaeo-Indians entered Southern Ontario (Karrow and Warren, 1990, p.22). Palaeo-Indians are thought to have been small groups of nomadic hunter-gatherers who depended on naturally available foodstuffs such as game and wild plants (Ellis and Deller, 1990, p.38). Sites in Southern Ontario appear to be small campsites used during travel episodes, and can be found on loamy well-drained soils in elevated areas, which would provide a more comfortable location in which to camp and view the surrounding territory (Ellis and Deller, 1990, p.50). 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). These items were created and transported over great distances while following migratory animals within a massive territory.

As the climate steadily warmed, deciduous trees slowly began to permeate southwestern Ontario creating mixed deciduous and coniferous forests (Karrow and Warner, 1990, p.30). The extensive mast forest environment of Western Ontario, with its greater densities of deer and other resources, permitted a more dispersed seasonal settlement pattern than those in Eastern Ontario (Wright, 1995, p.238). By 7800 B.C., Archaic Aboriginals resided in Southern Ontario and exploited seasonally abundant resources in a variety of geographic locations as they continued to hunt large game in small bands during summer months and returned to their family groups by the winter (Bursey et al., 2013a). House structures were moveable and these small villages gradually grew in size and population. The artifact assemblages from this period are characterized by a reliance on a wide range of lithic raw materials in order to make stone artifacts, the presence of stone tools shaped by grinding and polishing, an increase in the use of woodworking tools, and the appearance of tools made from native copper (Ellis et al, 1990, p. 65).

By 800 B.C., the Woodland Period had begun. It is divided into Early (800 B.C. - 1 B.C.), Middle (200B.C. to A.D. 900) and Late (A.D. 900 to A.D. 1600). The Woodland Period is marked by increased reliance on domesticated plants, the use of hunting and gathering to procure a larger variety of foods, and the introduction of pottery, indicative of a successful subsistence pattern requiring the long-term storage of abundant resources. Furthermore, grave goods gradually became more exotic and frequent, indicating the growing complexity of trade networks between Great Lakes communities. During the Woodland Period, the distinct cultural groups of the post-contact period began to develop (Bursey et al, 2013b; Bursey et al, 2013c; Bursey et al, 2013d; Spence et al, 1990, p.135; Fox, 1990, p.171).

Beginning in the Late Woodland Period (900 A.D. to the 17th century) the Ontario Iroquoian Tradition flourished throughout much of Western and Central Ontario. The Iroquoian Tradition refers to a cultural pattern and linguistic family in North America which includes the Huron (Wendat), Neutral (called Attiewandaron 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). Each group was distinct but shared a similar pattern of life already established by the 16th century (Trigger, 1994, p.42). Villages developed as horticulture 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. Each village consisted of numerous multi-family longhouses whose residence followed matrilineal descent (Kapches, 2007, p.176). The longhouses were compacted within a defensive palisade that overlooked cultivated fields of corn, squash and beans. Most Iroquoian sites were occupied for 10-50 years with minimal reoccupation (Warrick, 2007, p.127). The village was often located near primary and secondary waterways to optimize economic and trading capabilities. Intertribal trade consisted of small luxury items that could be carried overland (Trigger, 1994, p.44).

1.2.2 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. Their territorial homeland, stretching roughly between the Canadian Shield, Lake Ontario and the Niagara Escarpment, was known as Wendake (Warrick, 2008, p.12; Heidenreich, 1978, p.369). It is speculated that four tribes, 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 and 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 indicates 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. These were consistently cultivated until no longer productive at which point the village was abandoned, which took place about every eight to twelve 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 hit children and elderly the worst. The death of their elders deprived the 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 in Southern Ontario (Trigger, 1994, p.53). After the massacres of 1649-50, the Huron-Wendat Confederacy dispersed widely through the Great Lakes region and the Haudenosaunee controlled most of Southern Ontario, occupying at “least half a dozen villages along the north shore of Lake Ontario and into the interior” (Schmalz, 1991, p.17).

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). After a major smallpox epidemic in 1662, the capture of New Netherland by the English in 1664 curtailing access to guns and powder, and a series of successful attacks against the Haudenosaunee by the Ojibwa from 1653 to 1662, 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, a tribe within the Ojibwa nation, moved southward against the Haudenosaunee on the Toronto Carrying Place Trail to defeat the Haudenosaunee at the mouth of the Humber River (Gibson, 2006, p. 37; Schmalz, 1991, p.27). 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; Trigger, 2004, p.58).

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, famine, lack of supplies, and disease weakened the Ojibwa bands and the French by 1758 (Schmalz, 1991, p.53). In 1763, the Royal Proclamation declared the Seven Years War over, giving control of New France to the British and creating a western boundary for British colonization. The British were not respected by several of the Ojibwa bands, and the Pontiac Uprising began in the same year (Schmalz, 1991, p.70). Pontiac, an Ottawa-Ojibwa, rallied several bands against British occupation of New France, but many groups sought to avoid military action, such as chief Wabbiacommicot, a powerful chief in the Toronto area, who prevented most bands in his region from joining Pontiac’s struggle (Schmalz, 1991, p.71). After numerous military battles, by 1766, the Pontiac War was over when Pontiac concluded a peace agreement with Sir William Johnson, the Superintendent of Indian Affairs (Douglas, 2001, p.2).

1.2.3 Euro-Canadian Settlement History

By the end of the 1700s, the Mississaugas of the Ojibwa nation claimed portions of the County of York (Surtees, 1994, p.94). Their villages extended from the Rouge River to the Niagara River and likely “established themselves on the site of Teieiagon, but there was also indications that their principal village, called Toronto, was on the west side of the Humber River. Both Teieiagon and Toronto commanded the Toronto Carrying Place” (Heyes, 1974, p.8). 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 of 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 greater 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 and the matter of land cession 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 cession 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 surrender of the last 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. Simcoe proceeded eastward to the Humber River from Burlington Bay to the harbour of Toronto where "the spot had already been the site of a fort, 'a place of meeting,' and a mart for trade" (Mulvany and Adams, 1885, p.204). The Town of York was established, originally formed in 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 Garrison Creek provided the western limits.

The Township of York was settled after the Town of York (Miles & Co., 1878, p.xii). The Township was first surveyed by Mr. Augustus Jones who named it Dublin and then 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 ran north and south with Yonge Street serving as the dividing line between East and West York for the purpose of Parliamentary representation (Mulvany and Adams, 1885, p.77). Yonge Street extended from the Town of York to Lake Simcoe. It was laid out under Governor Simcoe and opened by Augustus Jones, Deputy Provincial Surveyor, and a band of "Queen's Rangers as far north as Lot 17 or a quarter mile north of Sheppard Avenue, by May 1794" (Hart, 1968, p.140).

The Town of York was incorporated as Toronto in 1834. By the 1850s, the population of Toronto had grown significantly and the construction of railroads had brought it a new level of prosperity. With the main focus of industrialization occurring within Toronto, small hamlets and suburban areas began to develop away from the industrialized core.

Small hamlets already existed within the Township of York, such as Lansing, located around Yonge Street and Sheppard Avenue. Lansing's growth was due to its location along Yonge Street. In 1797, three early settlers, Thomas Hill and John Everson constructed two taverns on the southern corners while Joseph Shepard constructed the first log cabin on the northwest corner of Sheppard and Yonge Street by 1802 (Hart, 1968, p.159). Yonge Street ensured a steady volume of traffic and customers and by 1824, Thomas Sheppard purchased Thomas Hill's property and opened the Golden Lion Inn on the southwest corner (Hart, 1968, p.159; HSP, 1993, p.5). A tannery was opened on the southeastern corner by Elihu Pease in 1834 (Hart, 1968, p.160).

The hamlet of Lansing, as well as the Township of York became one of the main centers of Reformers' strength during the Rebellion of 1837. Joseph Sheppard (Senior), a friend of William Lyon Mackenzie, had passed away a few months before the rebellion, but his sons Thomas and William continued to be active reformers (Hart, 1968, p.161). Both men were captured and sent to Kingston. By 1843, they had received an official pardon from the Queen and returned to Lansing (Hart, 1968, p.162). In 1860, Joseph Sheppard Junior opened a brick general store and in 1866, a post office was opened giving the hamlet the official name of Lansing (Hart, 1968, p.164). By the 1870s, a carriage and wagon shop, an agricultural implement shop, a shoemaker, and a harness shop had opened (Hart, 1968, pp.164-165). Lansing remained a small "oasis of activity surrounded by fields and pastures" into the twentieth century (Brown, 1997, p.71). With the creation and construction of the electric street railway, the hamlet of Lansing grew significantly and by 1922, North York became its own municipality with its Township offices located on the southeast corner of Yonge and Empress (Brown, 1997, p.71; HSP, 1993, p.2).

1.2.4 Past Land Use of the Study Area

A review of available archival data pertaining to the study area and its immediate surroundings was conducted at the *Archives of Ontario*. The study area is located within part of Lots 15 and 16, Concession 1 EYS, in the north part of the Township of York, Historic County of York. The *Abstract Land Indexes, Assessment and Collector's Rolls, Township Papers, Census Records* and *City of Toronto Directories* for the Township of York were consulted for information from the earliest available records up to 1899 (**see Appendix C, Tables C1-C5**).

To assess the study area's potential for the recovery of historic pre-1900 remains, several documents were reviewed, and are also discussed in greater detail in the subsequent sections. These documents included the 1851 *Browne's Plan of the Township of York*, the 1860 *Tremaine's Map of the County of York* and the 1878 *Illustrated Historical Atlas of the County of York* (**see Maps 7-9**). In 1851, several historic structures are present within 300 metres to the west of the study area. These structures appear to have formed the core of the hamlet of Lansing. In 1860, three structures, likely the homestead of Edward Pease and Christopher Harrison, as well as an inn, are present within 300 metres of the west of the study area. In 1878, four historic structures are present within 300m to the east and west of study area.

No historic structures are depicted within the study area in any of the three maps, but that does not necessarily indicate an absence of historic structures as some features were not included during the production of the historic maps and atlases. Due to the presence of historic archaeological resources within 300 metres of the study area, we find elevated archaeological potential within the study area.

In addition, the study area traverses a portion of one historic settlement road – present-day Sheppard Avenue – that was originally laid out during the survey of the Township of York. Transportation routes such as early settlement roads and trails (buffered by zones of 100 metres either side) also contain potential for heritage features adjacent to their rights-of-way. Therefore, based on the presence of a historic transportation route, the potential for the location of pre-1900 historic archaeological resources within 100 metres of this feature is established.

1.2.4.1 Archival Review – Lot 15, Concession 1 East of Yonge Street

According to the *York Township Papers*, all of Lot 15 was granted to John Everson on February 1st, 1802 [AO, Microfilm of Township Papers for York Township, RG 1-58, MS658, Reel 533]. By 1819, John Everson had passed away and likely relative James Everson assumed ownership of Lot 15. In 1820, James subdivided and sold parcels of land to numerous individuals including nine acres to Phoebe Linit, and 87 $\frac{3}{4}$ acres to Stillwell Wilson. Phoebe Linit of the Village of Rochester in the County of Monroe in the State of New York, purchased an additional 12 $\frac{3}{4}$ acres and sold it to Thomas Stoyell in 1825 [Deed no. 5349]. However by 1827 three additional land patents were granted, giving ownership of parts of Lot 15 to three individuals: Thomas Humberstone, Thomas Stoyell and Stillwell Wilson. The land grants caused an inquest and it was recommended that the “patent fees only be imparted upon the grants within mentioned” [AO, Microfilm of Township Papers for York Township, RG 1-58, MS658, Reel 533]. Of these three patents, only Stillwell Wilson’s patent for 173 $\frac{1}{2}$ acres and Thomas Stoyell’s patent for 12 $\frac{3}{4}$ acres overlap with the study area. Both Stillwell Wilson’s and Thomas Stoyell’s were issued by an order-in-council awarding the patents as free grants on February 9th, 1828 and on December 5th, 1827, respectively [Archives of Ontario, 2009; AO: Register of Locations, R.G. 1, C-1-3., vol.015, p.578,579: MS 693, reel21).

In 1828, Stillwell Wilson sold 173 $\frac{1}{2}$ acres to Jacob Cummer for £500. Jacob Cummer and his wife sold 86 $\frac{3}{4}$ acres, half of Lot 15, to Joseph Harrison in 1831 and the other half to Elihu Pease in 1834. Elihu Pease moved to Lansing and constructed a small tannery on his farm on the southeast corner of Sheppard and Yonge (Hart, 1968, p.160). Both Joseph Harrison and E. Pease are listed on Lot 15 in the Walton’s 1837 *Toronto & Home District Commercial Directory*. Christopher Harrison, a likely son of Joseph, and Elihu Pease are listed on Lot 15 in Brown’s 1846-7 *Toronto-City and Home District Directory* and in Rowsell’s 1850-1 *City of Toronto and County of York Directory*.

In 1849 and 1850, Joseph Harrison Senior sold part of 43 $\frac{3}{8}$ acres to his son Joseph Harrison Junior and the west 43 $\frac{3}{8}$ acres to James Harrison for £100 and £1000, respectively. Christopher Harrison and Elihu Pease are listed in the 1851 Census Record; however, they are

not listed with an associated Lot number. Both Christopher Harrison and Elihu Pease owned 100 acres of land. Of the 100 acres owned by Christopher Harrison, 90 acres were under cultivation where all 90 acres of the cultivated acres were in crops, and ten acres were left wooded. Of the 100 acres Elihu Pease owned, 70 were under cultivation (50 acres were in crops and 20 acres were in pasture), and 30 acres were left wooded [AO, 1851 Census Record, York Township, c-11760]. Review of the 1851 *Browne's Plan of the Township of York* depicts the study area as falling within part of Lot 15 that has been cleared of overgrowth vegetation. Numerous small structures are depicted within 300 metres west of the study area, while no structures are depicted within the study area (*see Map 7*). These two structures are likely the homesteads of Christopher Harrison and Elihu Pease that front Yonge Street.

In 1850, Joseph Harrison Senior had passed away and between 1853 and 1854, James Harrison and Joseph Harrison sold their parts of Lot 15 to Christopher Harrison. The 1860 *Tremaine Map of the County of York* (*see Map 8*) depicts the study area falling within lands owned by Edward Pease and Christopher Harrison. Two structures are depicted adjacent to the study area, within 300 metres of, while no historic structures are depicted within the study area. Christopher Harrison and Edward Pease, likely a son of Elihu Pease, are listed in the 1861 Census Record for York Township. Christopher Harrison is listed as a 46-year-old farmer from Upper Canada who lived with his wife Asenath and their two children in a one-story frame house. Christopher Harrison owned a total of 88 acres, 16 of which were under cultivation, 64 acres were under crops, and eight were left wooded or wild. Edward Pease is listed as a 37-year-old from Upper Canada who lived with his wife Sarah and their six children in a two-story brick house. Edward Pease owned a total of 130 acres, 25 acres were under cultivation, 75 acres were under crops, 10 acres were under pasture, three acres were under orchards or gardens and 17 acres were left wooded or wild [AO, 1861 Census Record, York Township, c-1090, c-1091]. By 1866, The Mitchell & Co's *General Directory for the City of Toronto and Gazetteer of the Counties of York and Peel* lists 21 individuals on Lot 15 where 10 are listed as laborers, three are mechanics, six are freeholders (including Christopher Harrison), and two are householders. Edward Pease is not listed.

In 1871, Edward Pease and his wife sold the northern 110 acres to Asenath Harrison for \$9,500, a value indicative of the presence of a significant structure on the property. Three individuals are listed on Lot 15 in the 1871 Census Record; John Bell as a tenant on 80 acres, Thomas Clark as an owner of 180 acres and Christopher Harrison as an owner on 110 acres. John Bell is listed as a 41-year-old farmer born in England who lived with his wife Isabella. Of the 80 acres, 71 acres were improved, and 16 acres were in pasture. Thomas Clark is listed as a 62-year-old widower farmer from England who lived with his seven children. Of the 180 acres, 170 were improved, 15 acres were in pasture and two acres were in gardens or orchards. Christopher Harrison is listed as a 55-year-old farmer from Ontario, who lived with his wife Asenath and their five children. Of the 110 acres, all were improved, 20 acres were in pasture, and three acres in gardens or orchards [AO, 1871 Census Records, York Township, C-9968]. Since Thomas Clarke and John Bell are not listed in the *Abstract Land Index*, it is likely they did not have any claim to ownership despite being listed as owner in the *Census Records*. It is possible that when Asenath Harrison obtained ownership of the northern acreage of Lot 15, she mortgaged the

property to Thomas Clark and this transaction was not recorded. Review of the 1878 *Illustrated Historical Atlas of the County of York* (**see Map 4**) depicts the study area falling within lands owned by Christopher Harrison. Two homesteads and an orchard are depicted within 300 metres west of the study area.

In 1880, Christopher Harrison had passed away and his wife and executors sold 86 $\frac{3}{4}$ acres to Joseph Bales for \$9000. That same year, Joseph Bales purchased the northern 110 acres of Lot 15 for \$12,000; both values clearly indicate the presence of a structure within the Lot. Between the first available entry date in the *Assessment and Collector's Rolls* to 1886, several individuals were listed as tenants on Lot 15. From 1886 to 1898, Joseph Bales and his sons Oliver and Joseph Junior were listed on 190 acres of Lot 15. Two individuals were listed in the 1901 Census record; Joseph Bales and Edwin Ball on 192 acres. Joseph Bales is listed as a 70-year-old farmer from England who listed with his wife Johanna and four laborers in a brick structure. Edwin Ball is listed as a 51-year-old teacher from England who lived with his wife and adult child in a wooden-structure [AO, 1901 Census Records, York Township, t-6507, 6508].

Archival Research indicates that the part of the study area located within Lot 15, Concession 1 EYS, in the Township of York remained primarily within the agricultural landscape of numerous home owners from when the grant was patent until after 1901.

1.2.4.2 Archival Review – Lot 16, Concession 1 East of Yonge Street

According to the *York Township Papers*, a location ticket was issued for all of Lot 16 to Robert Dennison on January 19th, 1795 [AO, Microfilm of Township Papers for York Township, RG 1-58, MS658, Reel 533]. By 1805, a claim had been made by Patrick Bern and since no patent had been granted to Robert Dennison, Patrick Bern was issued a grant for the land patent. According to the *Abstract Land Records Index* and *Land Patent Index by Township*, Patrick Bern was granted the patent of Lot 16, Concession 1 East of Yonge Street (EYS) in the Township of York as a free grant on April 29th, 1805 [Archives of Ontario, 2009; AO, RG 53-55, Ontario Land Record Index Arranged Alphabetically by Township].

In 1818, James Bern, a relative of Patrick Bern who lived in the Town of Athens in the County of Bradford, Pennsylvania, sold 77 $\frac{1}{2}$ acres to Dorcas Bern, the widow of Patrick Bern for £100.0.0 (deed no.3189). Dorcas Bern then sold the 77 $\frac{1}{2}$ acres to James Duncan for £62.10.0. In 1823, Samuel Ridout had obtained ownership of 54 $\frac{1}{2}$ acres of Lot 16, although the transaction which gave him ownership is not listed. As such, Samuel Ridout sold the 54 $\frac{1}{2}$ acres to John Wilson III who, five years later, sold it to John Wilson IV for £300.0.0 (deed no.6773). This increase in value likely indicates the property may have been partially cleared of overgrowth vegetation as well as a small structure within the 54 $\frac{1}{2}$ acres. The following year, John Wilson IV sold the 54 $\frac{1}{2}$ acres to Tertullus Weed for £350.0.0.

By 1837, Jonas Duncan of Augusta in Onida County in the State of New York, formerly of the Township of York, province of Upper Canada, sold 77 $\frac{1}{2}$ acres to Tertullus Weed for £500.0.0, giving Tertullus Weed a total of 132 acres of Lot 16. Two individuals, Mrs. McBride and Tertullus Weed, are listed on Lot 16 in the Walton's 1837 *Toronto & Home District Commercial Directory*,

however, their location within the lot is not listed. That same year, Tertullus Weed sold part 14 acres to William Maxwell, who later mortgaged 58 acres from Tertullus Weed. This mortgage was discharged by 1839.

Also in 1839, Tertullus Weed sold 60 acres of his total 132 acres to Angus Blue for £400.0.0. Four individuals are listed in Brown's 1846-7 *Toronto-City and Home District Directory*, which includes Donald Blue, a likely relative of Angus Blue and Tertullus Weed. In 1857, Angus Blue, a carpenter "who considered himself the best dressed Highlander in Toronto... opened a subdivision on his Lansing property (on Doris Street) and, being a carpenter, no doubt built houses himself" (Hart, 1968, p.162). The *Abstract Land Indexes* show a few of the lots were purchased, but not all 60 acres. Nine individuals were listed in Rowsell's 1850-1 *City of Toronto and County of York Directory*, including Orid Weed, a relative of Tertullus Weed. Two individuals are listed in the 1851 Census Record, Thomas Heslop on 60 acres and Jos. McBride on 70 acres. Since Jos. McBride's land is north of the study area in the 1860 *Tremaine's Map of the County of York*, it is assumed that the 70 acres associated with Jos. McBride are not relevant to the study area. Thomas Heslop, although not depicted in the 1860 *Tremaine's Map of the County of York*, *Abstract Land Indexes* or *City Directories*, may be located within the study area. As such, of the 60 acres associated with Thomas Heslop, 53 acres were under cultivation, 53 acres in crops, and seven acres were left wooded [AO, 1851 Census Record, York Township, c-11760].

Review of the 1851 *Browne's Plan of the Township of York* depicts the study area as falling within the part of Lot 15 that has been cleared of vegetation. Numerous small structures are depicted within 300 metres west of the study area, while no structures are depicted within the study area (*see Map 7*). These structures are associated with the early formation of the hamlet of Lansing.

The 1860 *Tremaine Map of the County of York* (*see Map 8*) depicts the study area falling within lands owned by the Weed's, C.S. and (Angus) Blue. It should be noted that no individuals are listed in the *Abstract Land Index* whose name can be abbreviated to 'C.S.' An inn is depicted adjacent to and within 300 metres of the study area, while no historic structures are depicted within the study area. No individuals are listed on Lot 16, Concession 1 EYS, as the entire lot has been excluded in the agricultural portion of the 1861 Census Record for York Township. Tertullus Weed is listed as a 61-year-old fanning miller from the United States who lived with his wife Hannah and three adult children in a one-and-a-half story mud brick house [AO, 1861 Census Record, York Township, c-1090, c-1091]. By 1866, the Mitchell & Co's *General Directory for the City of Toronto and Gazetteer of the Counties of York and Peel* lists 10 individuals on Lot 16 where five are listed as householders, and five as freeholders, including Mary Blue and Albert C. Weed, the son of Tertullus Weed.

As early as 1857 to 1871, Tertullus Weed and later Albert C. Weed, a son of Tertullus, had begun to sell parts of Lot 16 to numerous individuals including Amelia A. Weed in 1863 who sold to Mary J. Clark in 1870. Mary J. Clark and her husband Adam Clark are listed in the 1871 Census Record as a married couple in their 50s who live with their three children on 3 acres [AO, 1871 Census Records, York Township, C-9968]. In 1876, Thomas Clark, a likely relative of

Mary J. and Adam, sold the three acres to John Allan for \$400 who sold it to James Fairbanks Jr. in 1881. James Fairbanks Jr. and his father, James Fairbanks Sr. are listed on 8 ½ acres of Lot 16 until 1889 after which time, they began to rent the property to several tenants until after 1899.

Due to the poor quality of the *Abstract Land Indexes*, it is not clear when Albert C. Weed sold 1 24/100 acres to William Long, presumably by 1870 for \$2000. William Long is listed as a 34-year-old horse dealer from Ontario who lived with his wife Elizabeth and their three children on seven acres [AO, 1871 Census Records, York Township, C-9968]. This property, located in the northwestern part of the study area, was owned by William Long, but numerous mortgages were taken out on the property until after 1899. Several occupants are listed on the property while the Long family continued to reside on the property until after 1899.

It is not clear when Katherine Pease obtained ownership of part of 3 acres of Lot 16, but in 1873, she sold it to Robert Bestard for \$400. Robert is listed in the 1871 Census Record as a 38-year-old harness maker who lived with his wife Sophia, their five children, and one relative, Rice Bestard [AO, 1871 Census Records, York Township, C-9968]. Robert Bestard is listed in the *Assessment Records* on six acres until 1898.

As for the property situated along the northwestern limits of the study area, it is unclear who owned and resided on these properties. Albert C. Weed owned an agricultural implements shop next to the Weed Family homestead, William Miller and James Flynn operated a shoemaker shop, and Robert Bestard ran a show harness shop (Hart, 1968, p.164). Assuming these are stores that occupy the properties along the northwestern limits of the study area, review of the 1878 *Illustrated Historical Atlas of the County of York* (**see Map 9**) depicts the study area falling within lands owned by Albert C. Weed, William Miller and James Flynn, Robert Bestard, Mary Jane Clark and William Long. No historic structures are depicted within the study area, but three structures are depicted within 300 metres west of the study area fronting Yonge Street, and were associated with the hamlet of Lansing.

Archival Research indicates that the part of the study area located within Lot 16, Concession 1 EYS, in the Township of York remained primarily within the agricultural landscape of numerous home owners until after 1870. After this time, it remains unclear who occupied the properties to the northwestern limits of the study area while the Long Family resided on the seven acres in the north-central parcel of land within the study area acres until after 1898. It is not clear how and when Angus Blue sold his parcel of land located in the northeastern part of the study area, but it was then owned by the Clark Family from 1870 to 1876, the Allan Family from 1876 to 1881, and the Fairbanks Family from 1881 to 1989. The nature and organization of the *Abstract Land Indexes* as well as the limited nature of the *Assessment and Collector's Rolls* prevent any accurate description of land use history within the study area on Lot 16.

1.2.5 Present Land Use

The study area encompasses significantly developed lands within North York: residential lots, high-rise buildings, road rights-of-way and institutional (public school) lands.

1.3 Archaeological Context

1.3.1 Designated and Listed Cultural Heritage Resources

Consultation of the Ontario Heritage Properties Database which records heritage resources that have been designated for their Provincial cultural value or interest under the *Ontario Heritage Act (O.Reg. 10/06)*, confirmed the presence of one Provincially designated heritage property, 25 Sheppard Avenue West, within 300 metres of the study area¹. Additionally, consultation of the City of Toronto's Inventory of Heritage Properties confirmed the presence of three additional designated heritage properties, all listed as Elihu Pease House, within 300 metres of the study area (City of Toronto, 2013).

No designated or listed heritage properties are located within the study area limits.

Table 1: Cultural Heritage Resources within 300 metres of the Study Area

Name	Address	Date	Status	Additional Info
Elihu Pease House	23 Avondale Ave.		Designated IV	Moved to 18 Harrison Garden Blvd.
Elihu Pease House	18 Harrison Garden Blvd.	ca. 1834	Designated IV	DESIGNATION BY-LAW ENACTED BY NORTH YORK CITY COUNCIL; Originally located at 34 Avondale Ave.
Elihu Pease House	20 Harrison Garden Blvd.	ca. 1834	Designated IV	DESIGNATION BY-LAW ENACTED BY NORTH YORK CITY COUNCIL; Originally located at 34 Avondale Ave.
Sheppard-Carruthers House	25 Sheppard Ave W.	ca.1865	Designated IV	

1.3.2 Physical Features

An investigation of the study area's physical features was conducted to aid the researcher in developing 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 majority of the study area is located within the Peel Plain physiographic region of Southern Ontario. The Peel Plain covers approximately 777 square kilometres of the central portions of the Regional Municipalities of York, Peel, and Halton. Rivers and streams have cut deep valleys through the region. The region's underlying material is till with large amounts of limestone and shale, much of which has a veneer of heavy clay. Beginning in the early 19th century, settlers identified the fertility of the region and established farms concentrating on wheat and

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>)

eventually livestock as well. Urban development of the region began after 1940, displacing many of the farms (Chapman and Putnam, 1984, pp.174-176).

The study area's southern corner lies in the South Slope physiographic region. The South Slope's soils are varied but many have proven excellent for agricultural use, similar to that of the Peel Plain (Chapman and Putnam, 1984, pp.173-174). As the portion of the study area within the South Slope is so close to the Peel Plain, and the physiographic regions of Southern Ontario are not clearly demarcated, the physiography of the study area is unlikely to vary between the two regions by any great amount.

The soil in the study area is young Halton till, which consists of clayey and sandy silt (Ontario Geological Survey, 1980).

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. According to the 1878 *Illustrated Historical Atlas of the County of York* (**see Map 9**), a branch of Wilket Creek approached, at least at that time, within 300 metres of the northeast corner of the study area. However, the entirety of the study area that is within 300 metres of Wilket Creek has been subjected to extensive disturbance.

1.3.3 Current Land Conditions and Use(s)

The study area, north of Sheppard Avenue, encompasses several large buildings and green areas. South of Sheppard, the study area is heavily residential, with a commercial area located directly south of Doris Avenue. The residential portions of the study area are typical of the surrounding region, mostly consisting of houses with front lawns and backyards. The study area is quite level, varying only approximately seven metres in altitude, from 176 metres above sea level in its northwest corner to approximately 169 metres above sea level in its southeast corner, over a distance of approximately 630 metres.

A series of aerial photographs, taken between 1947 and 1991 (**see Maps 10-16**), illustrate the changes that the area has undergone since the post-World War II period. In 1947 (**see Map 10**), the study area was mostly rural in character. The southern end of the study area, surrounding and between what are now Glendora and Avondale Avenues, was already developed and heavily residential at this time. The neighbourhood was, however, not connected with Sheppard Avenue East to its north by any streets, as Tradewind Avenue and Bonnington Place do today; the area between Glendora Avenue and Sheppard Avenue East was largely open,

undeveloped land. North of Sheppard Avenue East, the land was developed for residential use along Sheppard Avenue, but north of these houses was open field.

By 1950 (*see Map 11*), the study area was significantly more developed. Houses had been built along Doris Avenue north of Sheppard Avenue East, although the area behind the houses still consisted of an open field. Anndale Drive, Lyndale Drive, and Bonnington Place had been constructed in their current configuration, and were lined with houses. Behind the houses on the west side of Bonnington Place, south of Sheppard Avenue West, a large building at what is now 45 Sheppard Avenue East had been constructed, ending just north of the northern edge of Lyndale Drive. South of the building, around what is today 40 Sheppard Avenue East, remained an open field.

By 1954 (*see Map 12*), the area remained largely the same as in 1950, except that there was somewhat more paving south of the large building at 45 Sheppard Avenue East.

By 1960 (*see Map 13*), the area north of Sheppard Avenue East and east of Doris Avenue has been significantly developed. The houses along Sheppard Avenue East are no longer present, and two large buildings, a number of paved transportation paths, and a large paved parking lot are present. South of Sheppard Avenue, the land is largely the same as it was in 1954.

By 1970 (*see Map 14*), the study area is largely the same as it was in 1960, except that more of the area south of 45 Sheppard Avenue East has been paved.

By 1981 (*see Map 15*), much of the study area has changed significantly. North of Sheppard Avenue East, the houses along the west side of Doris Avenue are no longer present, and two high-rise residential buildings stand in their stead, with significant landscaping around them. East of Doris Avenue, the more southern of the two buildings is no longer present, while the smaller northern building has been replaced with a building of the same footprint as the current Toronto Separate School Board building at 80 Sheppard Avenue East. South of the Toronto Separate School Board building is an open area. South of Sheppard Avenue East, the residential areas remain the same, but the areas of 40 and 45 Sheppard Avenue East have been further developed. The two buildings that currently stand at those addresses have been built by this time, surrounded by a paved parking lot and some landscaping.

By 1991 (*see Map 16*), the study area remains largely the same as it had in 1981, except that the open area south of the Toronto Separate School Board building have been turned into a park with a circular walkway, as can be seen in the area today. Since then, the study area has not undergone any significant changes. Satellite images of the study area and its surroundings taken in 2002 and 2009 can be seen in **Appendix D – Images 1-2**.

1.3.4 Registered Archaeological Sites

In order that an inventory of archaeological resources could be compiled for the study area, the Ontario Archaeological Sites Database (OASD) maintained by the *MTCS* was consulted. Each site

is registered according to the Borden System, which is an archaeological numbering system used throughout Canada to track archaeological sites and the artifacts that come from them.

According to the MTCS (2013), no archaeological sites have been registered within a 1000-metre radius of the study area. It must be noted, however, that the paucity of archaeological sites in proximity to the study area is not necessarily reflective of the scale of previous inhabitation, but more likely a lack of detailed archaeological surveys within the immediate area.

Despite the lack of previously identified archaeological resources in proximity to the study area, it is still useful to provide the cultural history of occupation in Southern Ontario, which is provided in **Table 2** below. This data offers context for any archaeological resources that may be encountered if a Stage 2 AA is undertaken.

Table 2: History of Occupation in Southern Ontario

Period	Archaeological Culture	Date Range	Attributes
PALAEO-INDIAN			
Early	Gainey, Barnes, Crowfield	9000-8500 BC	Big game hunters. Fluted projectile points
Late	Holcombe, Hi-Lo, Lanceolate	8500-7500 BC	Small nomadic hunter-gatherer bands. Lanceolate projectile points
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	800-400 BC	Introduction of pottery, burial ceremonialism; panregional trade networks
Middle	Point Peninsula, Saugeen, Jack's Reef Corner Notched	400 BC-AD 800	Cultural and ideological influences from Ohio Valley complex societies; incipient horticulture
Late	Algonquian, Iroquoian	AD 800-1300	Transition to village life and agriculture
	Algonquian, Iroquoian	AD 1300-1400	Establishment of large palisaded villages
	Algonquian, Iroquoian	AD 1400-1600	Tribal differentiation and warfare
HISTORIC			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	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

1.3.5 Previous Archaeological Fieldwork

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

1. “Stage 1-2 Archaeological Assessment, Sheppard and Bonnington, Part of Lot 15, Concession 1 EYS, Geographic Township of York North, City of Toronto, Ontario” (*Wagner Archaeological Services Inc.*, 2012).

The Stage 1-2 AA by *Wagner Archaeological Services Inc.* assessed a parcel of land that overlaps with the current study area (*see Map 17*). The Stage 1-2 AA found potential for the recovery of cultural heritage material within undisturbed portions of the study area, however, no archaeological resources were encountered during the Stage 2 AA. Therefore, it was recommended that the study area be considered free of further archaeological concerns. For further discussion of the AA’s findings as it relates to this report’s study area, see **Section 3.0**.

2. “Stage 1 Background Study for Yonge Sheppard Centre, Northeast Corner of Yonge Street and Sheppard Ave, Part of Lot 16, Concession I EYS, (Former Township of York North), City of Toronto, Ontario” (*The Archaeologists Inc.*, 2013).

The Stage 1 AA by *The Archaeologists Inc.* assessed a parcel of land within the current study area located north of Sheppard Avenue East and west of Doris Avenue (*see Map 17*). The report determined that the area had undergone deep and extensive soil disturbance that severely damaged the integrity of any archaeological resources that may have been present in the area. The report therefore recommended that the area be considered free of further archaeological concern. While the eastern part of that report’s study area does overlap with the current study area, it does not overlap with any of the four alignment options (*see Section 3*).

1.3.6 Date of Archaeological Fieldwork

The Stage 1 property inspection was carried out on June 13th, 2013. The weather and ground conditions were conducive to identifying features and assessing the land’s archaeological potential (*see Images 3-11*).

2.0 PROPERTY INSPECTION

The property inspection was conducted in compliance with the 2011 S&G, published by the MTCS. Photographic images of the study area are presented within **Appendix D**. Location and orientation information associated with all photographs taken in the field is provided within **Maps 18-21**.

Due to the site’s large size, inspection was conducted by spot-checking, including thorough investigation of areas with particular need for in-person, on-site observation, thus providing

sufficient coverage to identify the presence or absence of archaeological potential. The property inspection specifically examined the archaeological potential of the portions of the study area that are included within the four alignment options, which are the areas that may be developed. The property inspection did not examine the entirety of the study area for this reason (*see Maps 2-5 Appendix E – Project Plans*).

The results of the property inspection are documented in **Section 3.0**, and presented in **Maps 18-21**.

3.0 ANALYSIS AND CONCLUSIONS

The analyses presented below are based on the four alignment options provided by the 2012 ESR Addendum. See **Appendix E** for project plans of the four alignment options, and **Maps 18-21** for the alignments mapped onto a satellite image of the study area with recommendations indicated.

3.1 Option A (see Map 14)

3.1.1 Previously Assessed

A portion of this alignment along the west side of Bonnington Place north of Lyndale Drive, has been previously subjected to a Stage 1-2 AA, which found no archaeological material of cultural heritage value or interest (*Wagner Archaeological Services Inc., 2012, see Map 17*). Therefore, this area may be considered free of any further archaeological concern.

3.1.2 Disturbed Areas

Section 1.3.2 of the 2011 S&G counts building footprints, major landscaping involving grading below the topsoil, and infrastructure developments, to be among extensive and deep land alterations that can cause severe damage to the integrity of archaeological resources, and thus removing archaeological potential.

The property inspection of the Option A alignment revealed that north of Sheppard Avenue East, the alignment passes through the landscaped frontage of the Toronto Separate School Board lands (80 Sheppard Avenue East), which has undergone extensive development and landscaping since 1947 (*see Maps 10-16 and Images 4-5*). Additionally, extensive disturbances were observed along and south of Sheppard Avenue East in the form of existing paved roadways (Bonnington Place, Lyndale Drive, Anndale Drive, Tradewind Avenue, Glendora Avenue, Avondale Avenue and Oakburn Crescent), as well as existing residential structures and their associated paved/gravel driveways, which would have severely damaged the integrity of any underlying archaeological remains within their footprints (*see Image 5-6*). These areas exhibit extensive disturbance that would have severely damaged the integrity of any underlying archaeological remains; therefore, no Stage 2 AA is recommended in these areas.

3.1.3 Areas of Archaeological Potential

The remainder of this alignment in which extensive disturbance has not been proven is considered to have archaeological potential. These lands, consisting of the grassed margins along Lyndale Drive, Tradewind Avenue, Glendora Avenue, Avondale Avenue and Oakburn Crescent, as well as the grassed margins along Bonnington Place that have not been previously assessed, and the backyard of the property at 4 Bonnington Place and the city-owned property on the northwest corner of Anndale Drive, will require Stage 2 AA using test pit survey (*see Images 5-10*).

3.2 Option B (see Map 15)

3.2.1 Previously Assessed

A portion of this alignment along the west side of Bonnington Place north of Lyndale Drive, has been previously subjected to a Stage 1-2 AA, which found no archaeological material of cultural heritage value or interest (*Wagner Archaeological Services Inc., 2012, see Map 17*). Therefore, this area may be considered free of any further archaeological concern.

3.2.2 Disturbed Areas

The property inspection of the Option B alignment revealed extensive disturbances in the form of existing paved roadways and sidewalks (Doris Avenue, Sheppard Avenue East, Bonnington Place, Lyndale Drive, Anndale Drive, Tradewind Avenue, Glendora Avenue, Avondale Avenue and Oakburn Crescent), as well as existing residential structures and their associated paved/gravel driveways, which would have severely damaged the integrity of any underlying archaeological remains within their footprints (*see Images 5-6*). Therefore, no Stage 2 AA is recommended in these areas.

3.2.3 Areas of Archaeological Potential

The remainder of this alignment in which extensive disturbance has not been proven is considered to have archaeological potential. These lands, consisting of the grassed margins along Lyndale Drive, Tradewind Avenue, Glendora Avenue, Avondale Avenue, Oakburn Crescent, as well as the grassed margins along Bonnington Place that have not been previously assessed, and the backyard of the property at 4 Bonnington Place and the city-owned property on the northwest corner of Anndale Drive, will require Stage 2 AA using test pit survey (*see Images 5-10*).

3.3 Option C (see Map 16)

3.3.1 Previously Assessed

A portion of this alignment along the west side of Bonnington Place north of Lyndale Drive, has been previously subjected to a Stage 1-2 AA, which found no archaeological material of cultural heritage value or interest (*Wagner Archaeological Services Inc., 2012, see Map 17*). Therefore, this area may be considered free of any further archaeological concern.

3.3.2 Disturbed Areas

The property inspection of the Option C alignment revealed extensive disturbances in the form of existing paved roadways and sidewalks (Doris Avenue, Sheppard Avenue East, Anndale Drive, Tradewind Avenue, Glendora Avenue, Avondale Avenue and Oakburn Crescent), extensive landscaping and paving in the park south of the Toronto Separate School Board Building, and existing residential structures and their associated paved/gravel driveways, which would have severely damaged the integrity of any underlying archaeological remains within their footprints (*see Images 5-6*). As well, the portion of the northeast corner of the parking lot at 45 Sheppard Avenue East has been paved on the surface and excavated for an underground parking lot, thereby removing archaeological potential within this area. Therefore, no Stage 2 AA is recommended in these areas (*see Image 11*).

3.3.3 Areas of Archaeological Potential

The remainder of the alignment in which extensive disturbance has not been proven is considered to have archaeological potential. These lands, consisting of the grassed portions of the properties along Bonnington Place that have not been previously assessed, as well as the grassed margins along Anndale Drive, Tradewind Avenue, Glendora Avenue, Avondale Avenue and Oakburn Crescent, and the city-owned property on the northwest corner of Anndale Drive, will require Stage 2 AA using test pit survey (*see Images 8-10*).

3.4 Option D (*see Map 17*)

3.4.1 Previously Assessed

A portion of this alignment along the west side of Bonnington Place north of Lyndale Drive, has been previously subjected to a Stage 1-2 AA, which found no archaeological material of cultural heritage value or interest (*Wagner Archaeological Services Inc.*, 2012, *see Map 17*). Therefore, this area may be considered free of any further archaeological concern.

3.4.2 Disturbed Areas

The property inspection of the Option B alignment revealed extensive disturbances in the form of existing paved roadways and sidewalks (Doris Avenue, Sheppard Avenue East, Bonnington Place, Lyndale Drive, Anndale Drive, Tradewind Avenue, Glendora Avenue, Avondale Avenue and Oakburn Crescent), as well as existing residential structures and their associated paved/gravel driveways, which would have severely damaged the integrity of any underlying archaeological remains within their footprints (*see Images 5-6*). Therefore, no Stage 2 AA is recommended in these areas.

3.4.3 Areas of Archaeological Potential

The remainder of this alignment in which extensive disturbance has not been proven is considered to have archaeological potential. These lands, consisting of the grassed margins along Lyndale Drive, Tradewind Avenue, Glendora Avenue, Avondale Avenue and Oakburn Crescent, as well as the grassed margins along Bonnington Place that have not been previously assessed, and the backyard of the property at 4 Bonnington Place and the city-owned property

on the northwest corner of Anndale Drive, will require Stage 2 AA using test pit survey (*see Images 5-10*).

4.0 RECOMMENDATIONS

In light of the findings detailed in **Section 3.0**, it is recommended that:

1. With previous assessments by other consulting firms having fulfilled the Stage 1 and/or 2 assessment requirements within their respective portions of the current study area, as illustrated in **see Maps 17-21**, it is recommended that these areas be exempt from further assessment within the scope of this project.
2. Identified areas of deep and extensive disturbance, as illustrated in **Maps 18-21**, are recommended to be exempt from Stage 2 AA.
3. Upon selection of a preferred solution and completion of a detail design, those portions of the preferred alignment that have been assessed to be undisturbed (*see Maps 18-21*) must be subjected to a Stage 2 AA employing a test-pit form of survey, at five metre intervals, in accordance with *Section 2.1.2* of the *2011 S&G*.

No excavation activities shall take place within the study area prior to the *MTCS* (Archaeology Program Unit) and the *City of Toronto's* Heritage Preservation Services Unit 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. Until this letter is received, no excavation activities shall take place on the subject property.
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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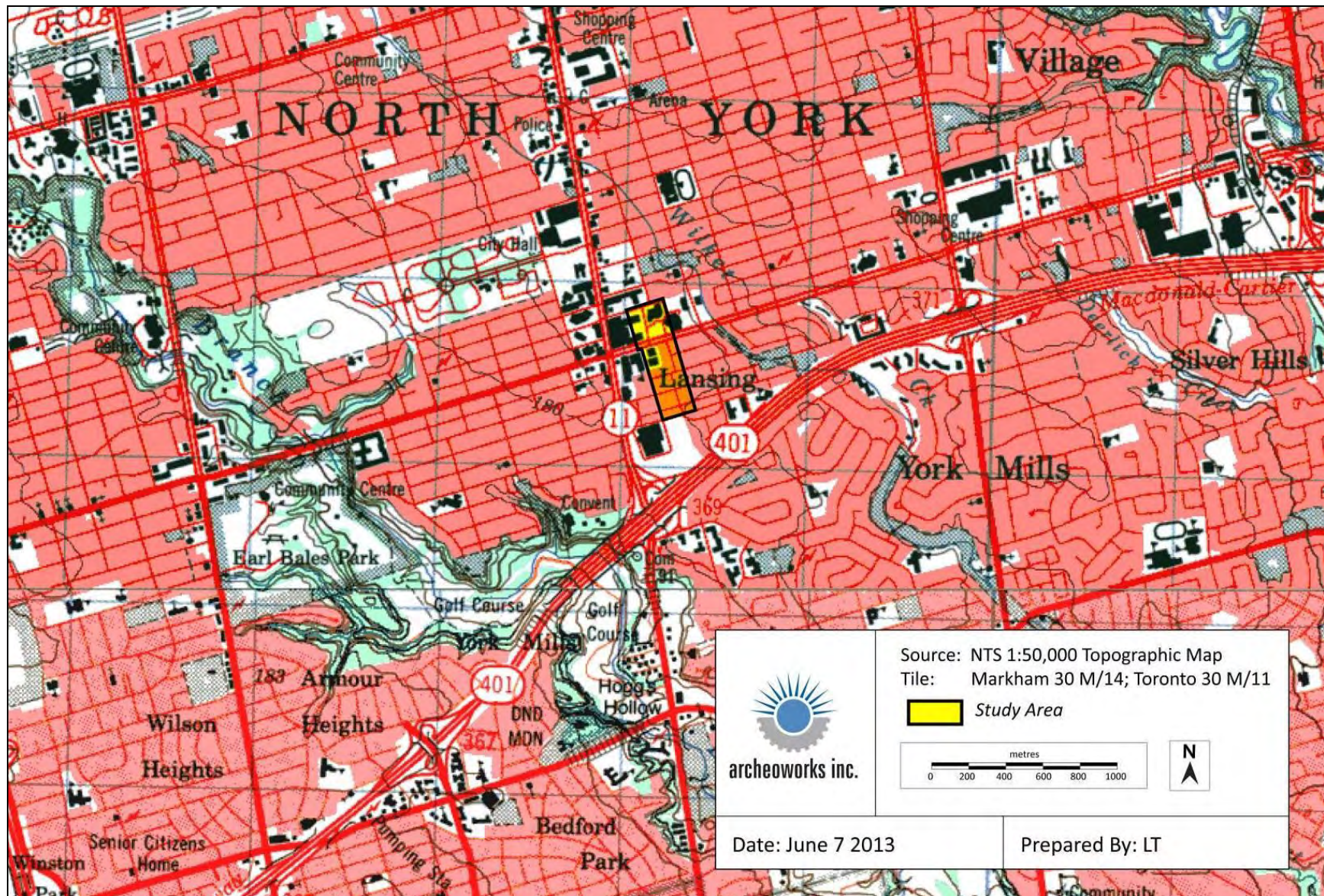
York County Land Registry Office Records; *Abstract Index Books ca. 1800-1959*
York Township: GSU179768: Archives of Ontario.

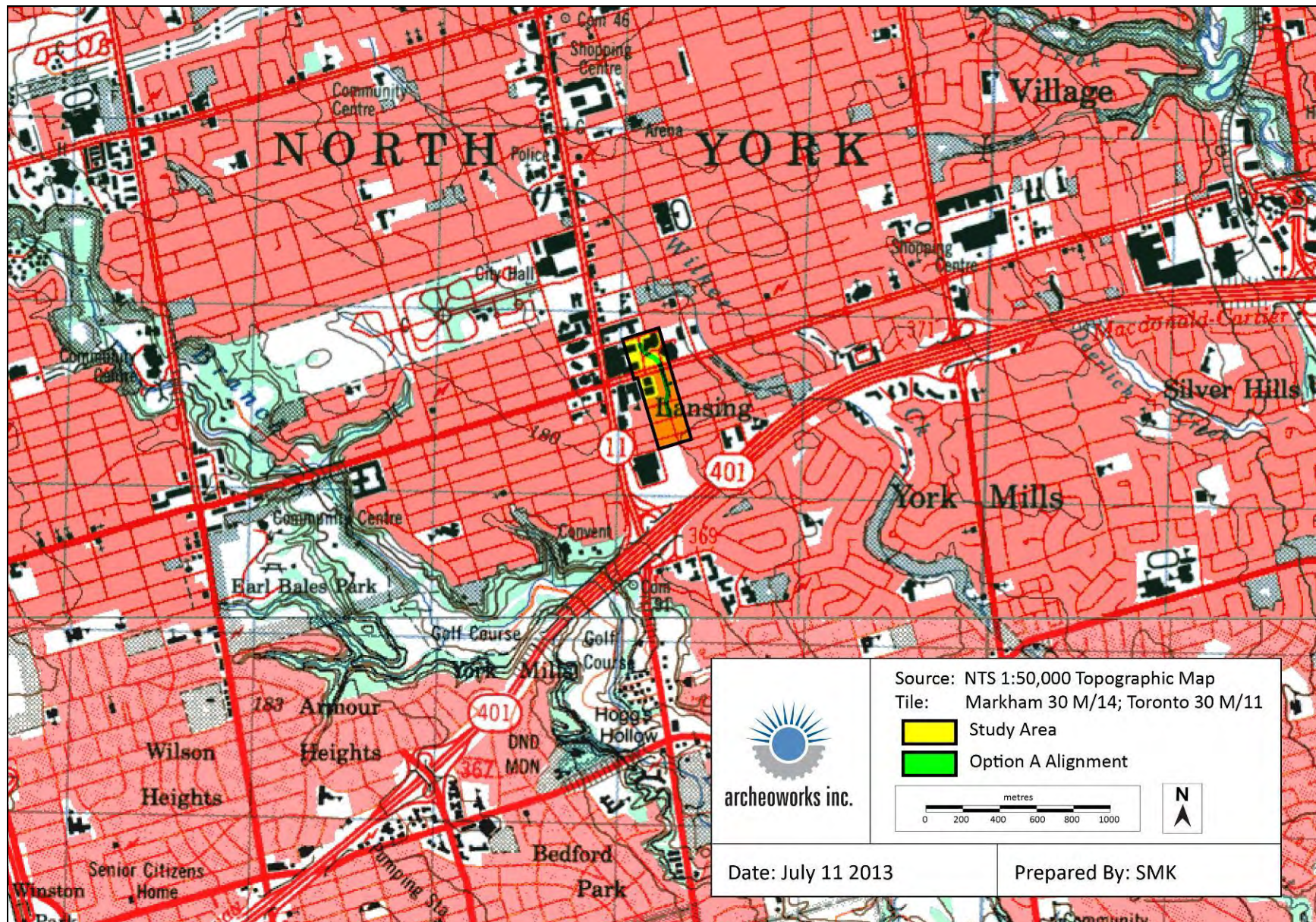
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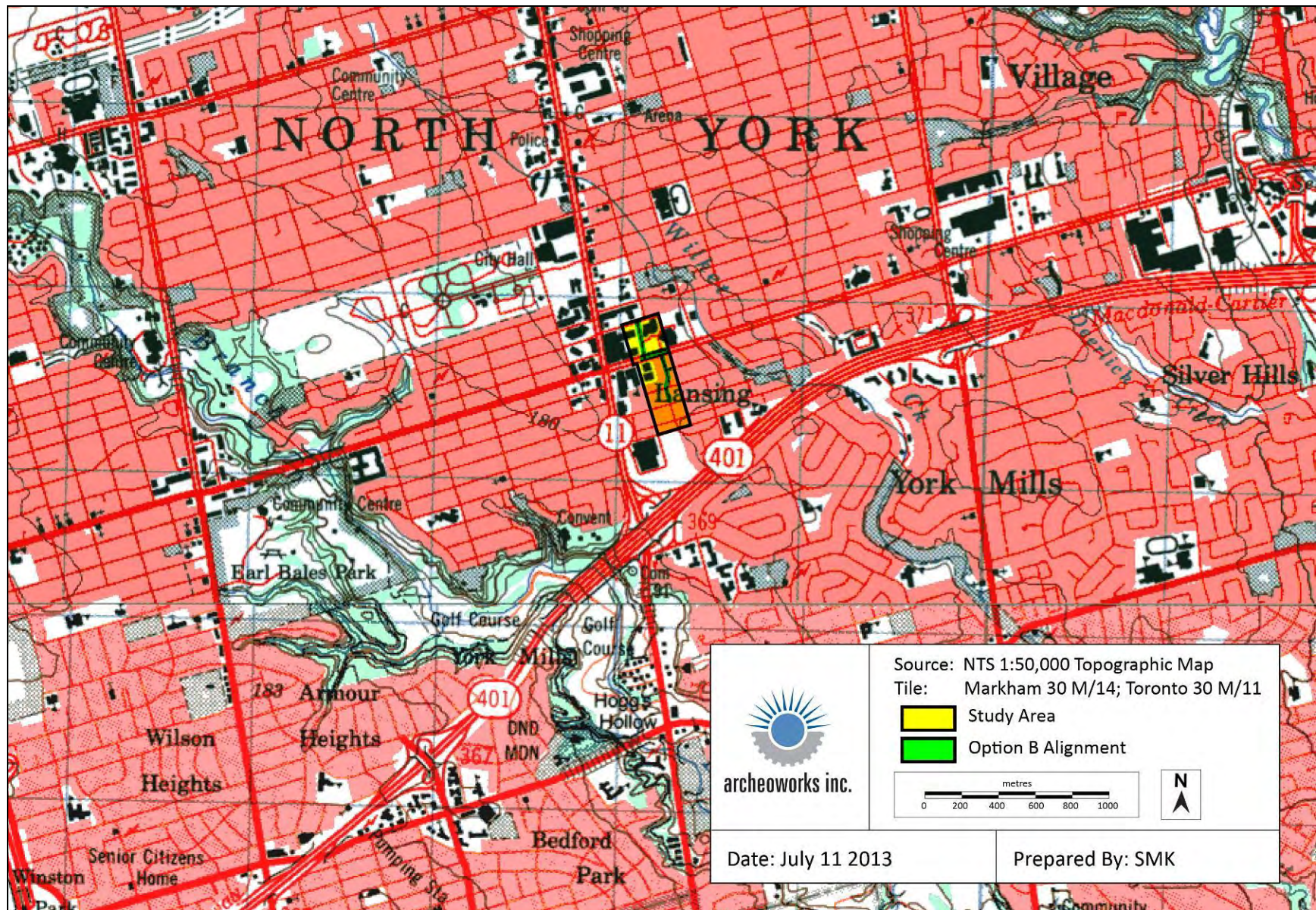
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APPENDIX A: MAPS

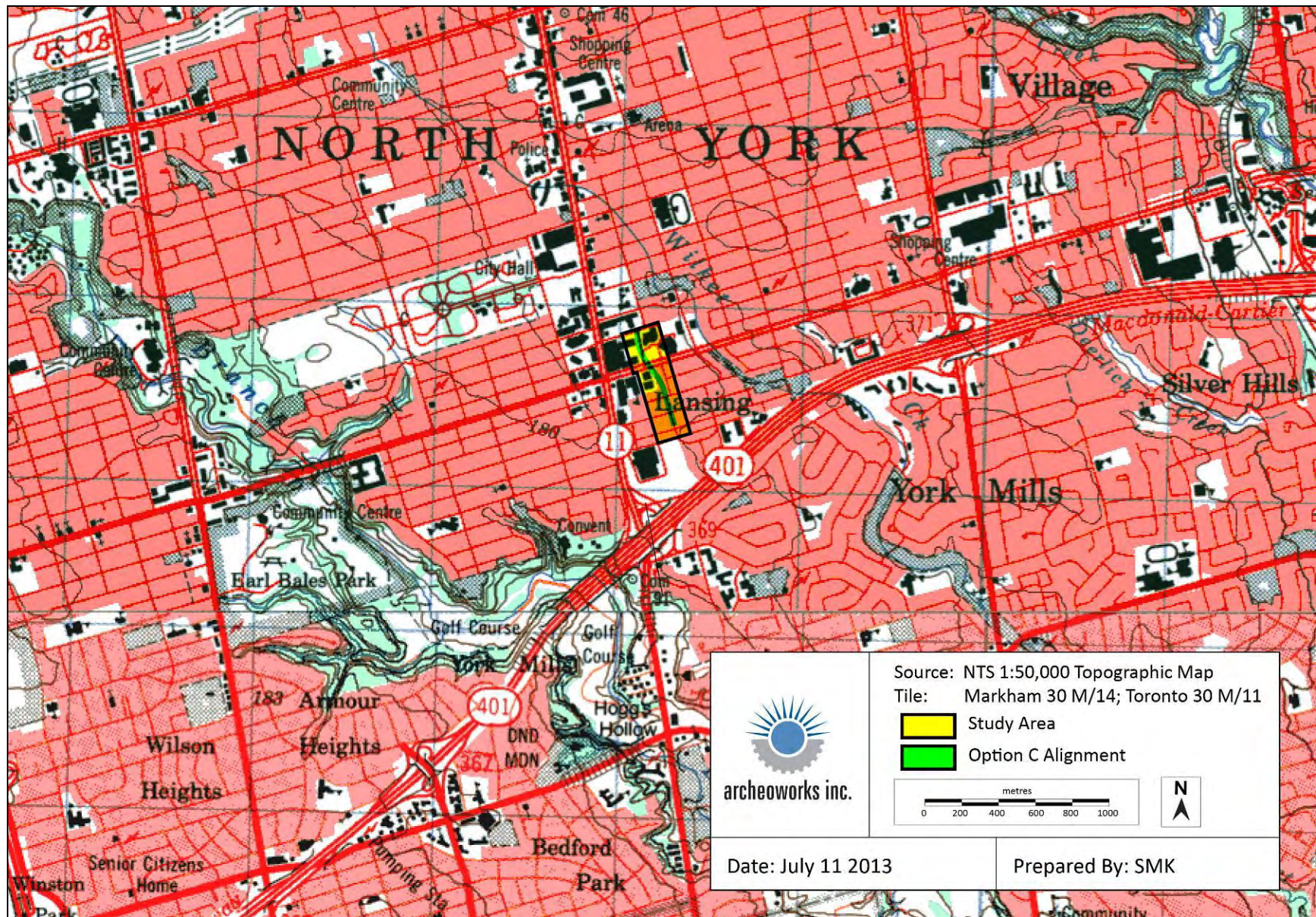




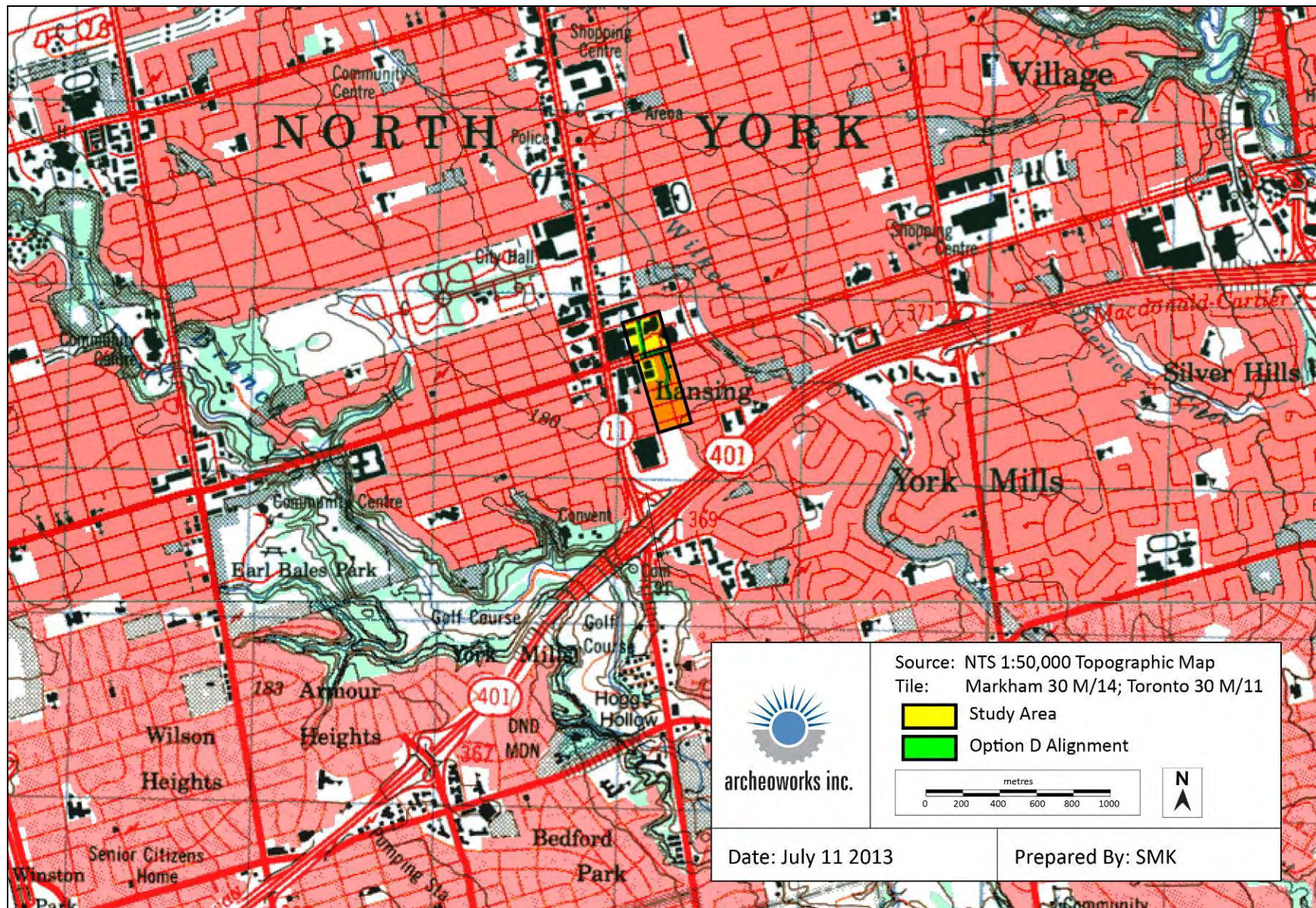
Map 2: National Topographic System map (Energy, Mines and Resources Canada, 1994) identifying the location of the study area and alignment Option A.



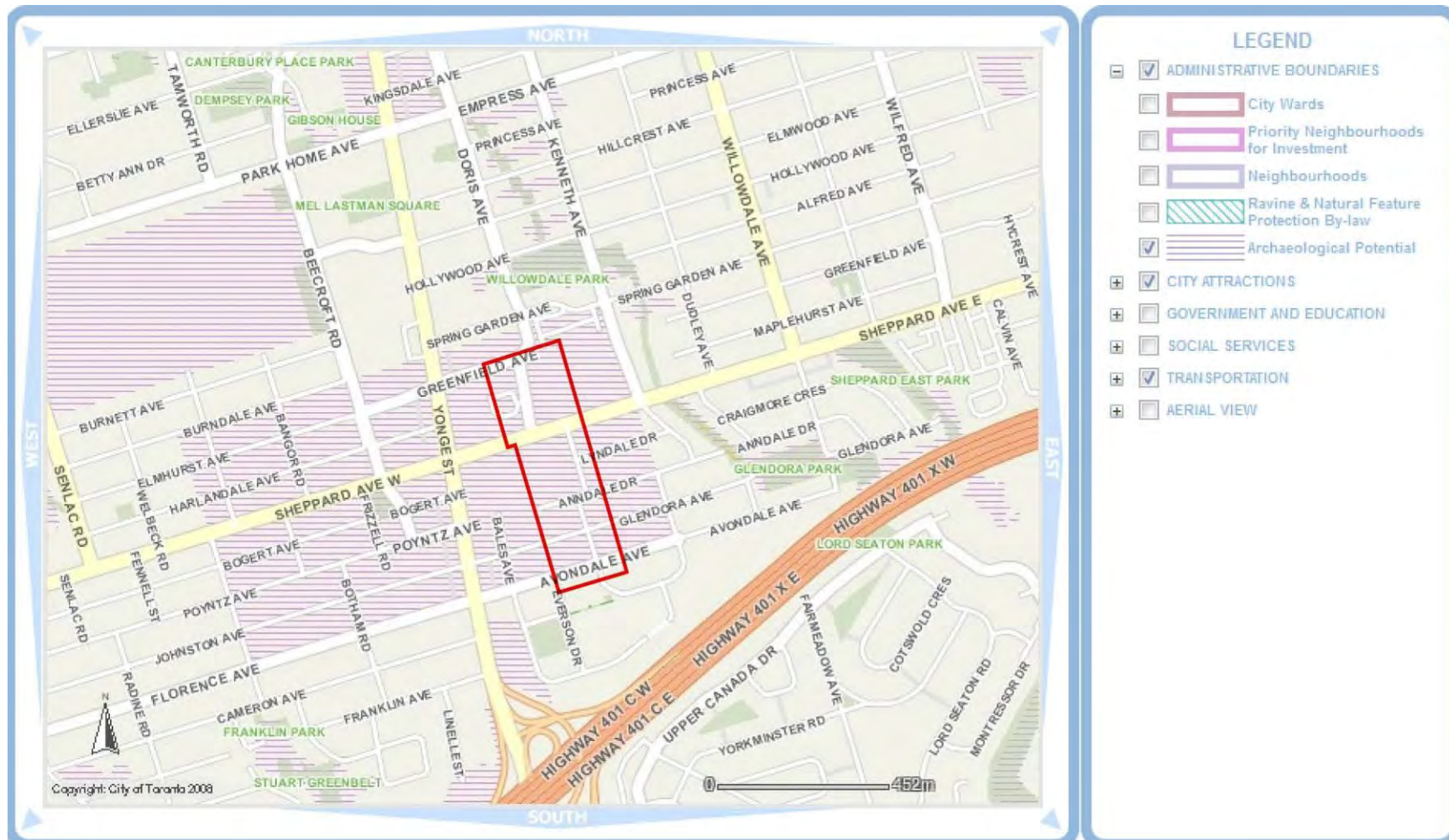
Map 3: National Topographic System map (Energy, Mines and Resources Canada, 1994) identifying the location of the study area and alignment Option B.



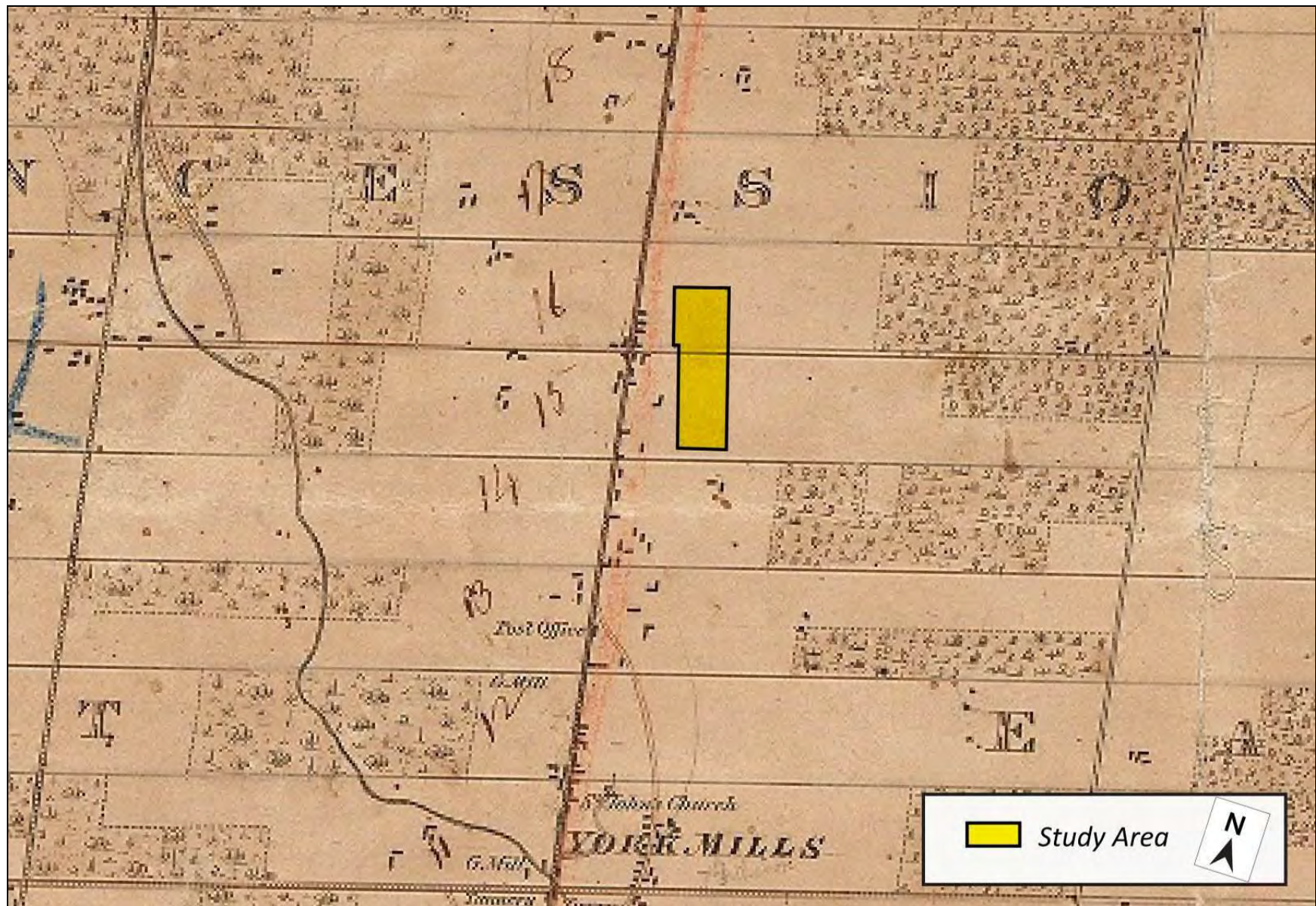
Map 4: National Topographic System map (Energy, Mines and Resources Canada, 1994) identifying the location of the study area and alignment Option C.



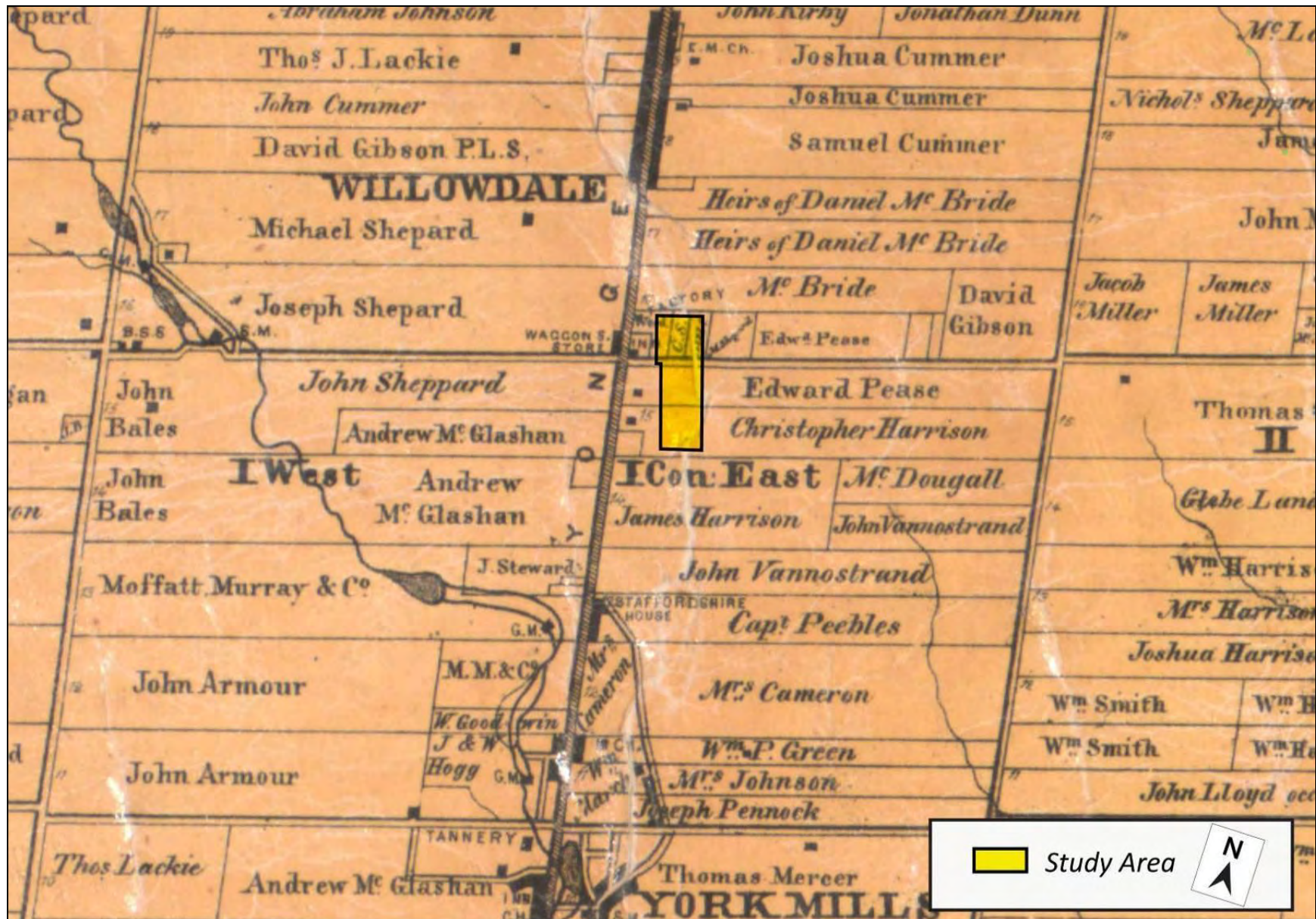
Map 5: National Topographic System map (Energy, Mines and Resources Canada, 1994) identifying the location of the study area and alignment Option D.



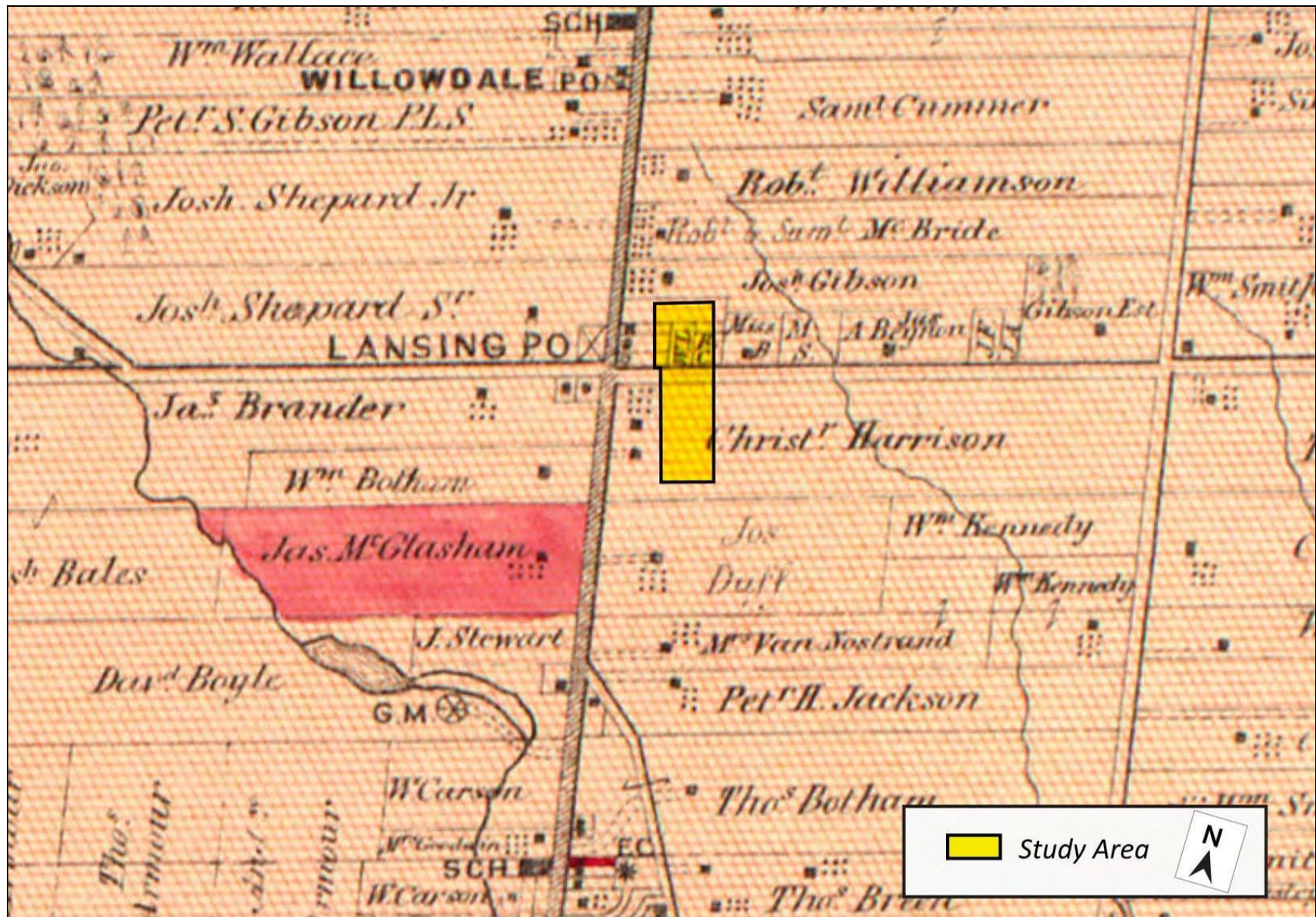
Map 6: Study area within the City of Toronto official mapping service's online map, showing the regions of the study area that are considered by the service to have archaeological potential (City of Toronto, 2013).



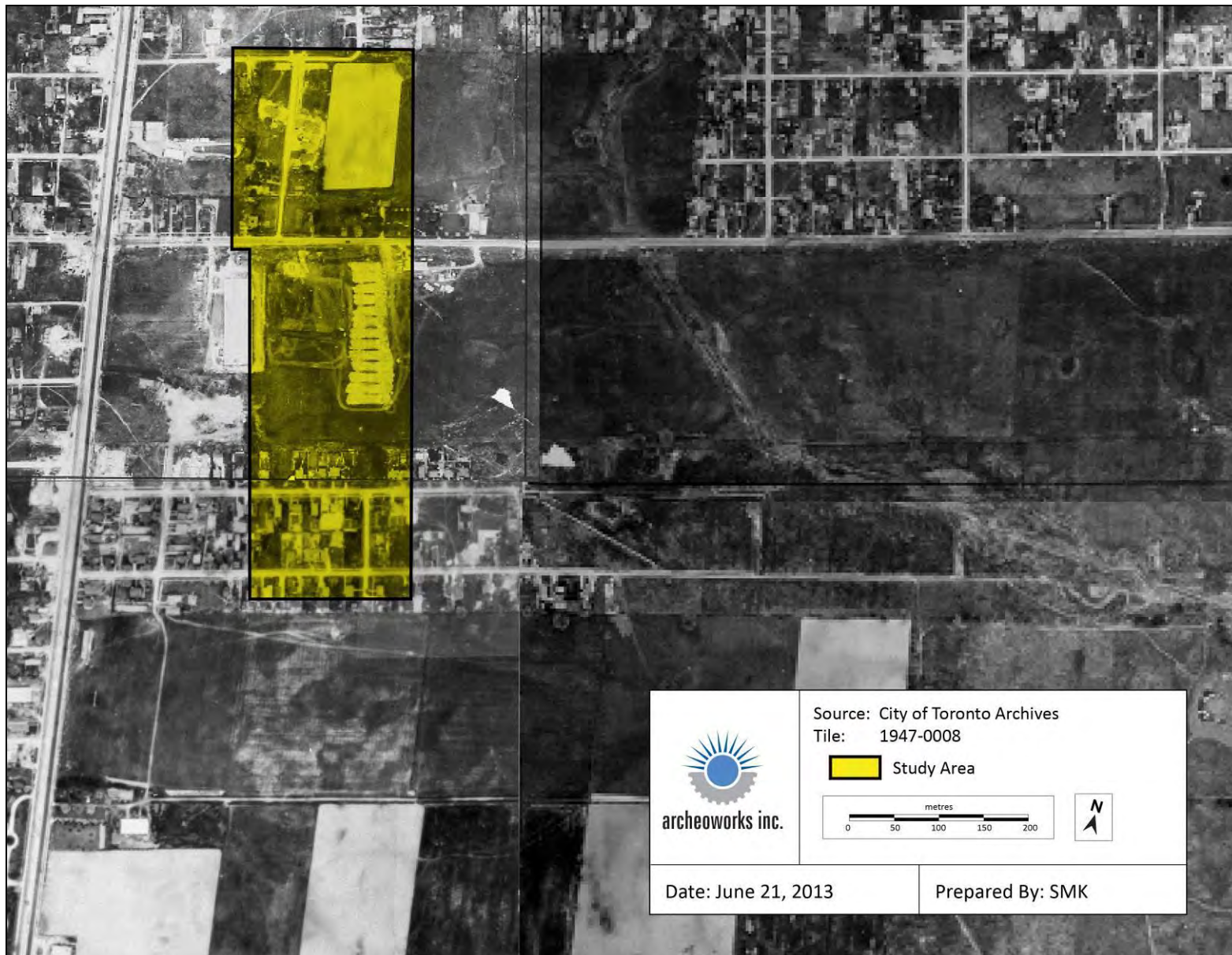
Map 7: Study area within Browne's Plan of the Township of York (Browne, 1851).



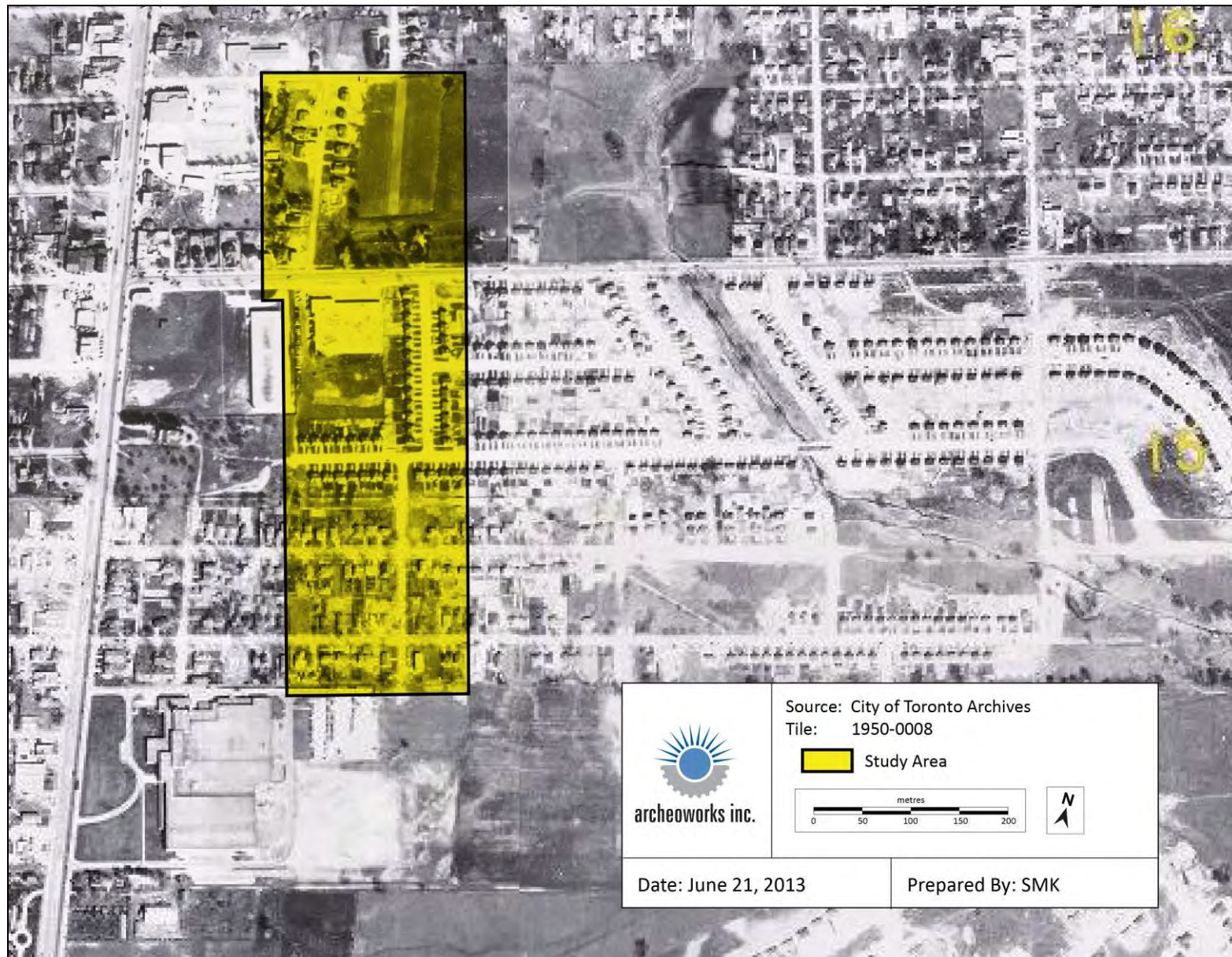
Map 8: Study area within Tremaine's Map of the County of York (Tremaine, 1860).



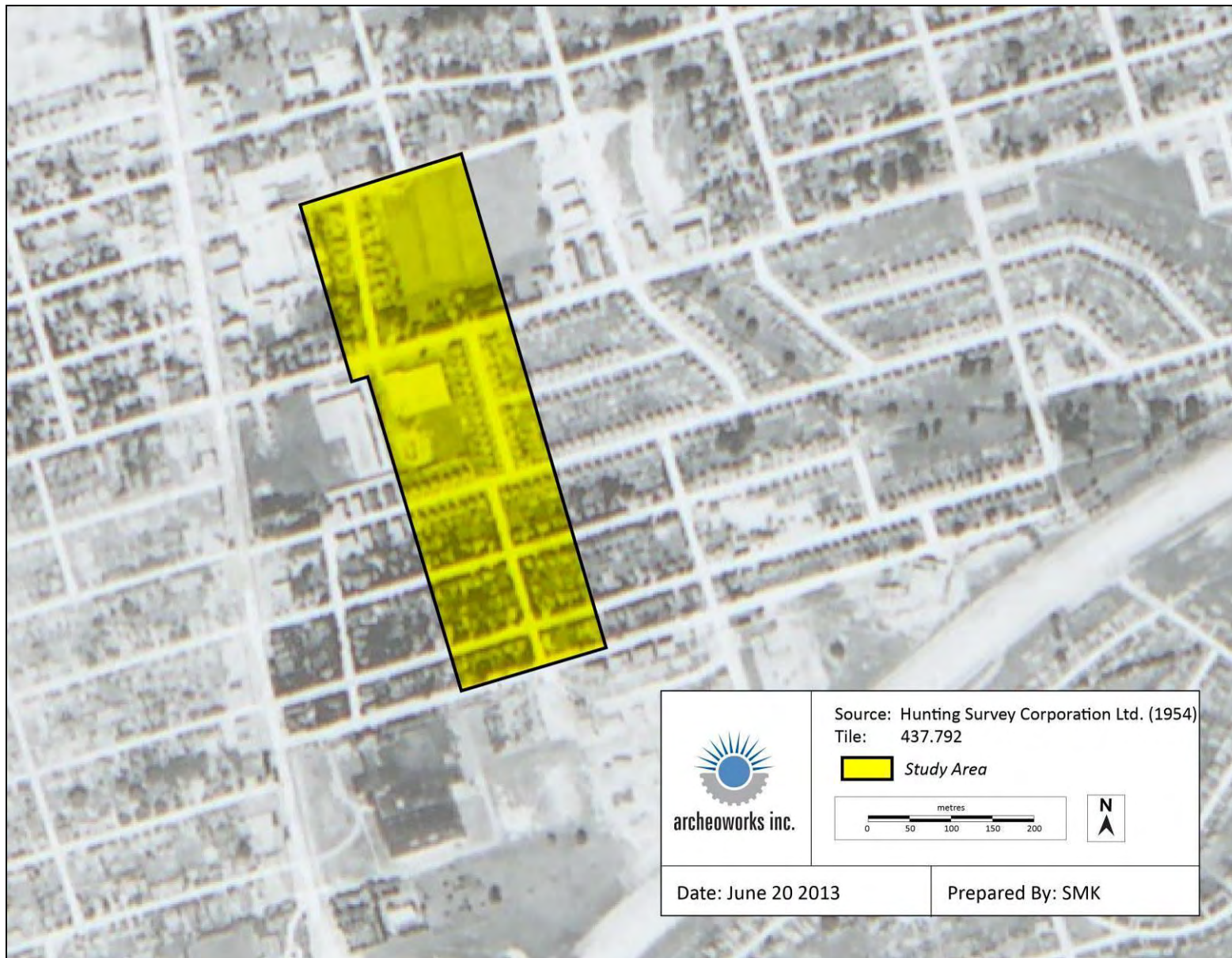
Map 9: Study area within the *Illustrated Historical Atlas of the County of York* (Miles & Co., 1878).



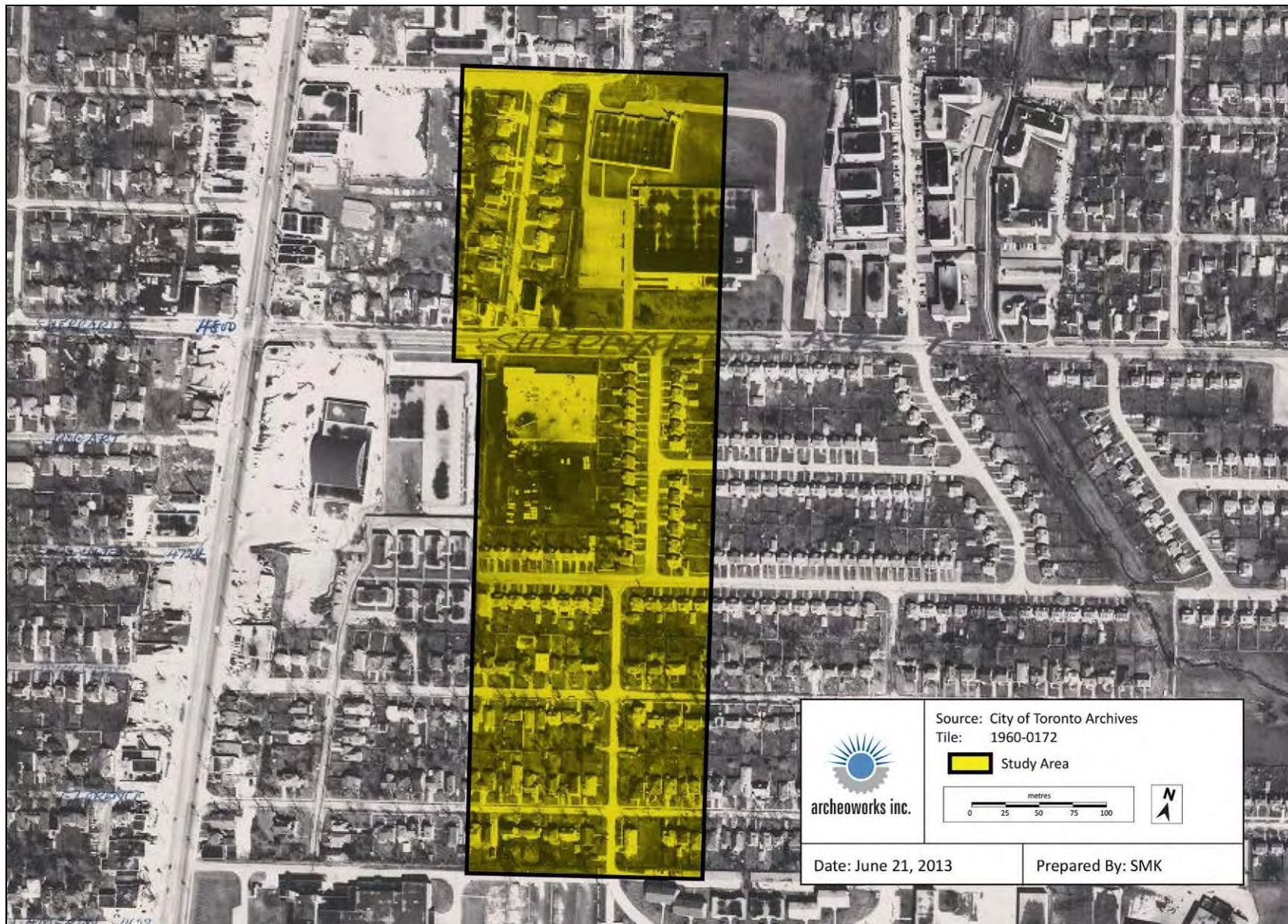
Map 10: Study area within a 1947 aerial photograph (City of Toronto Archives).



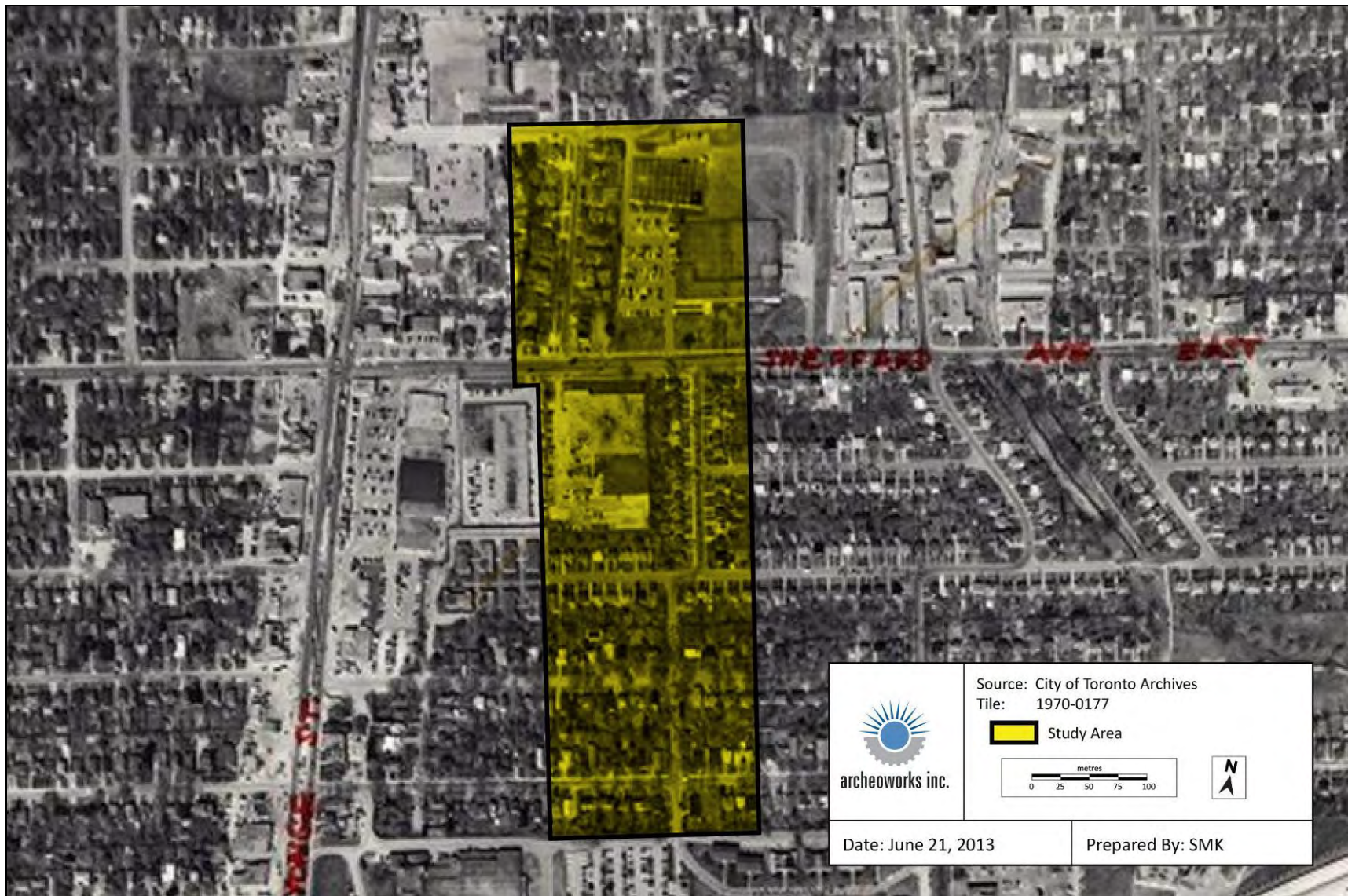
Map 11: Study area within a 1950 aerial photograph (City of Toronto Archives).



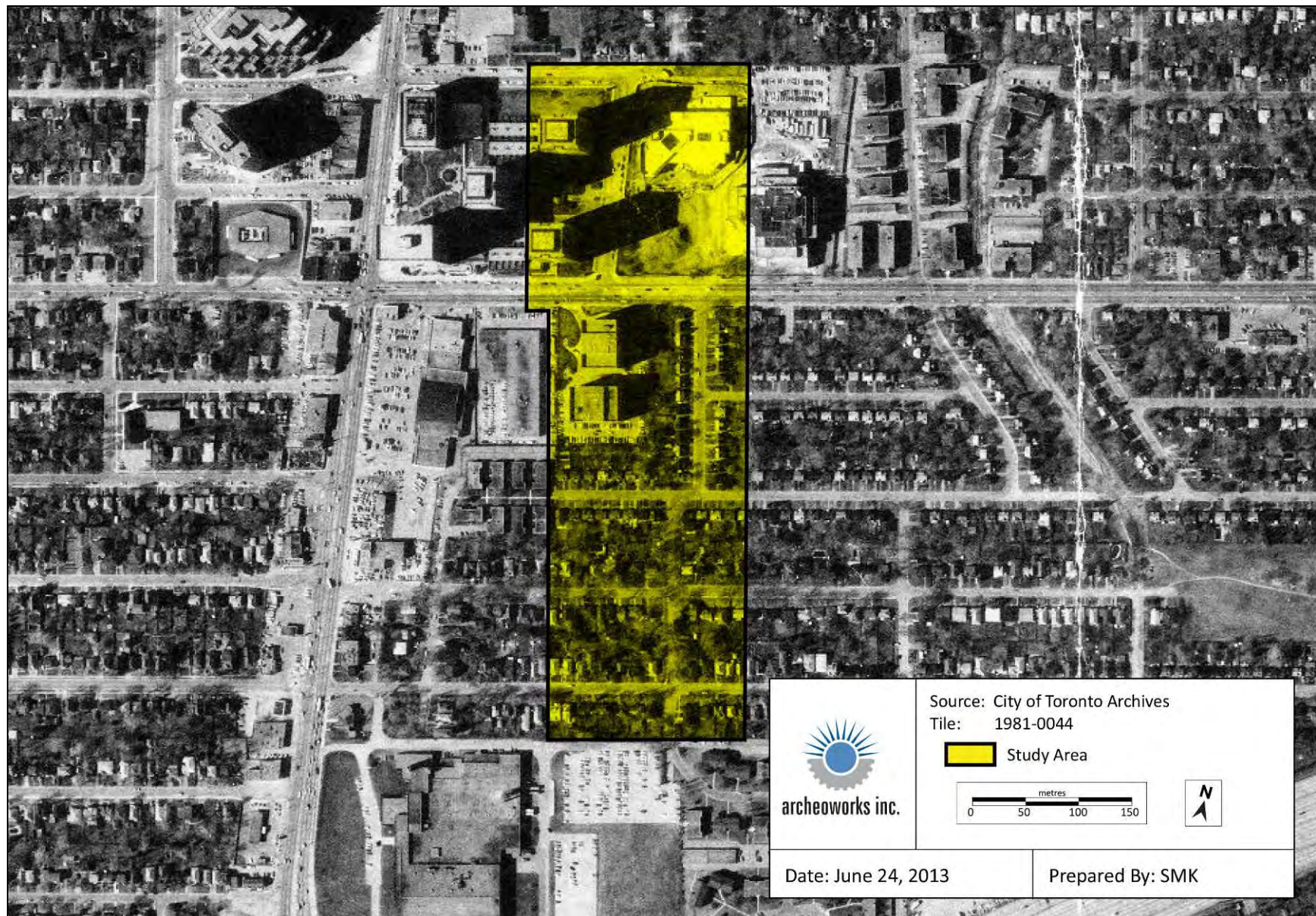
Map 12: Study area within a 1954 aerial photograph (Hunting Survey Corporation Limited).



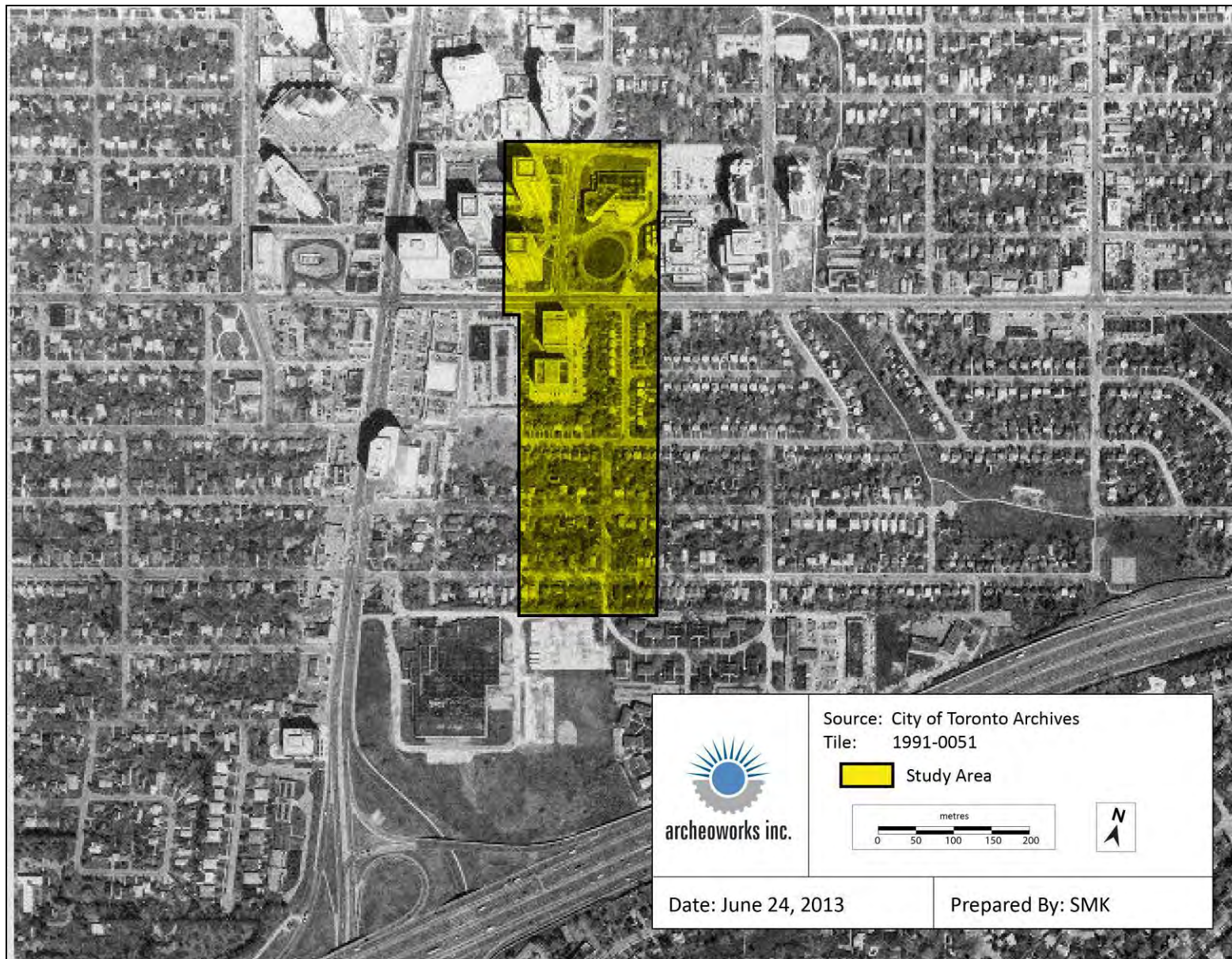
Map 13: Study area within a 1960 aerial photograph (City of Toronto Archives).



Map 14: Study area within a 1970 aerial photograph (City of Toronto Archives).



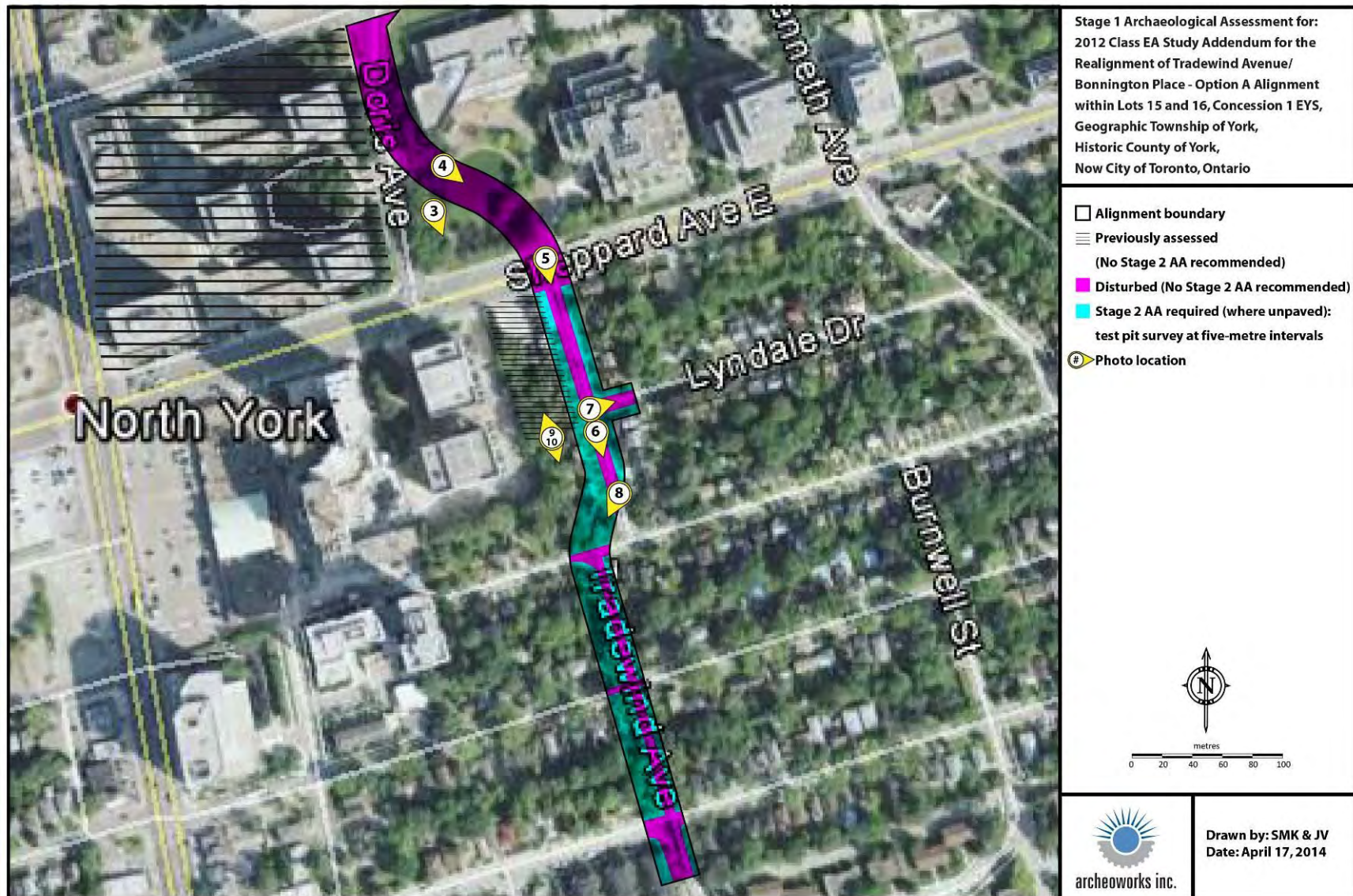
Map 15: Study area within a 1981 aerial photograph (City of Toronto Archives).



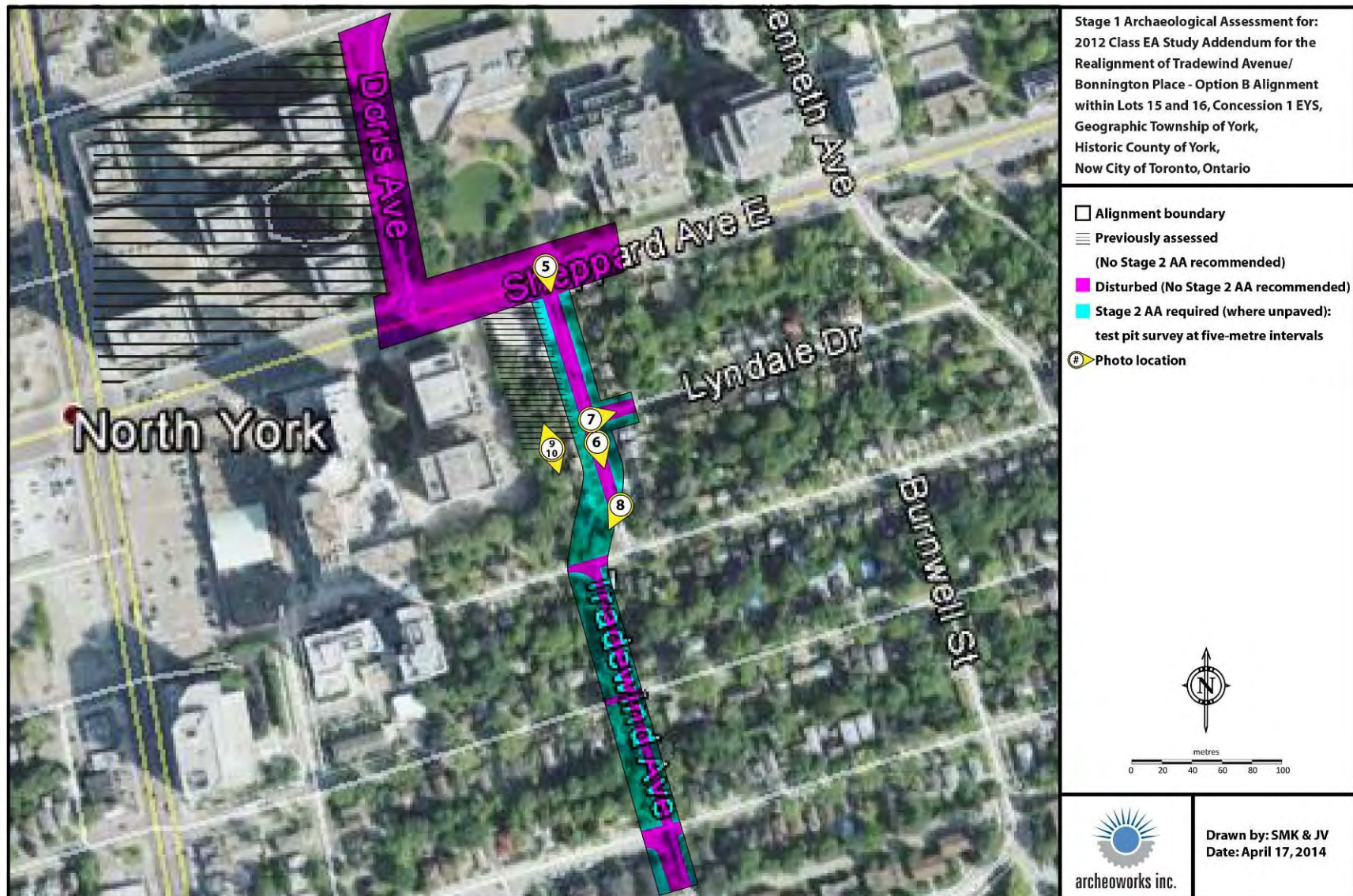
Map 16: Study area within a 1991 aerial photograph (City of Toronto Archives).



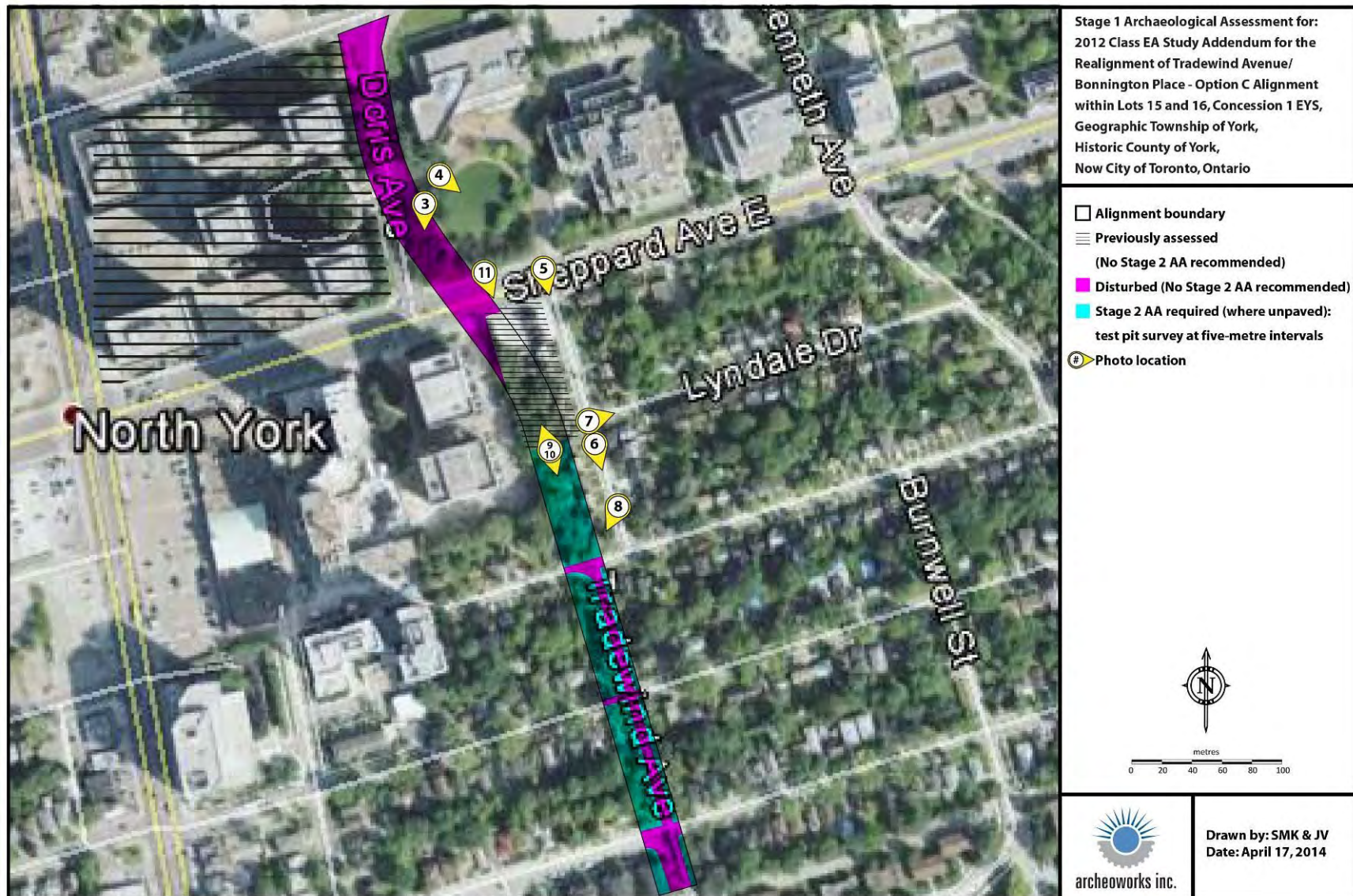
Map 17: Current study area with study areas of Wagner Archaeological Services 2012 Stage 1-2 AA and The Archaeologists Inc. 2013 Stage 1 AA.



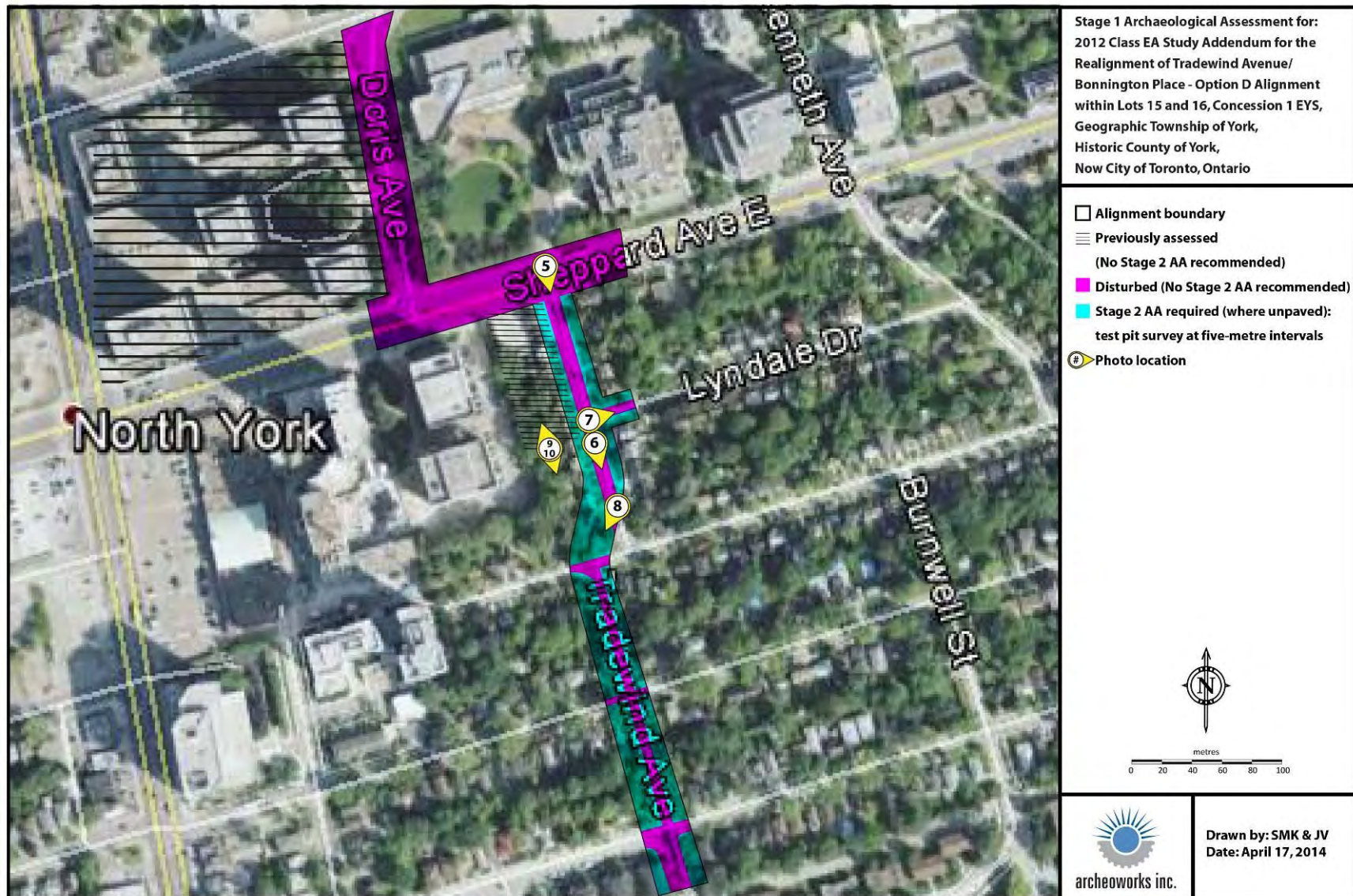
Map 18: Stage 1 Archaeological Assessment of Option A alignment.



Map 19: Stage 1 Archaeological Assessment of Option B alignment.



Map 20: Stage 1 Archaeological Assessment of Option C alignment.



Map 21: Stage 1 Archaeological Assessment of Option D alignment.

APPENDIX B: SUMMARY OF BACKGROUND RESEARCH

Feature of Archaeological Potential		Yes	No	Unknown	Comment
1	Known archaeological sites within 300 m?		X		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)	Parts of the study are			If Yes, low archaeological potential is determined

APPENDIX C: ARCHIVAL INFORMATION

Table C1: Abstract Index Books, ca.1880 -1899– Lot 15 Concession 1 East of Yonge Street (E.Y.S.), Township of York, County of York (Patent 1)

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Value	Quantity of Land - Remarks
	Patent	07/02/1803		Crown	John Everson		All 190 acres
3620	B&S	19/11/1819	01/04/1820	James Everson	Phebe Linit	£150.0.0	Part 9 acres
3633	B&S	01/04/1820	04/04/1820	James Everson et ux, heir at law	Phoebe Linit	£200.0.0	Part 12 3/4 acres
3638	B&S	02/04/1820	06/04/1820	James Everson et ux	Stillwell Wilson	£250.0.0	Part 87 3/4 acres
4337	B&S	23/05/1822	13/12/1822	Stillwell Wilson	William Allan et al	5/-	All 190 acres in al
5349	B&S	06/06/1825	20/09/1825	Phebe Linit	Thomas Stoyells	\$127.50	Part 12 3/4 acres
1739	G.	07/01/1871	13/01/1871	Edward Pease et ux	Asenath Harrison	\$9,500	N. part 110 acres
1740	M.	07/01/1871	13/01/1871	Christopher Harrison	Sarah Pease	\$2,100	N. part 110 acres S.M.
1741	M.	07/01/1871	13/01/1871	Christopher Harrison et ux	Edward Pease	\$4,000	N. part 110 acres
5231	D.M.	18/01/1875	20/02/1875	Edward Pease	Asenath Harrison	\$4,000	N. part 110 acres 1741
11742	D.M.	17/07/1880	23/07/1880	Sarah Pease	Asenath Harrison	\$2,100	N. part 1740

Table C2: Abstract Index Books, ca.1800 -1899 – Lot 15, Concession 1 East of Yonge Street (E.Y.S.), Township of York, County of York (Patent 2)

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Value	Quantity of Land - Remarks
	Patent	13/11/1828		Crown	Stillwell Wilson		Part 173 5/10 ac
?528	B&S	24/11/1828	28/11/1828	Stillwell Wilson et ux	Jacob Cumber	£500.0.0	Part 173 5/10 ac
?529	M.	24/11/1828	28/11/1828	Jacob Cumber Jr.	Stillwell Wilson	£400.0.0	Part 173 5/10 ac
?576	D.M.	17/09/1830	21/09/1830	Stillwell Wilson	Jacob Cumber Jr.	£400.0.0	Part 6529
?578	B&S	18/05/1830	17/02/1831	Jacob Cumber et ux	Joseph Harrison	£275.0.0	Part 86 3/4 acres
?2426	B&S	23/08/1834	07/01/1836	Jacob Cumber et ux	Elihu Pease	£400.0.0	Part 86 3/4 acres
?9815	M.	25/05/1842	10/06/1842	Elihu Pease	Hon. Wm. Allan	£200.0.0	Part 86 3/4 acres
30010	D.M.	04/08/1847	05/10/1847	Hon. Wm. Allan	Elihu Pease	£200.0.0	Part 86 3/4 acres 19815
35579	B&S	12/03/1850	18/03/1850	Joseph Harrison Sr.	Joseph Harrison Jr.	£100.0.0	Part 43 3/8 acres
39216	Will	20/12/1850	24/01/1851	Joseph Harrison	Joseph Harrison	£-----	Part
54815	B&S	18/05/1849	17/08/1854	Joseph Harrison Sr.	James Harrison	£1000.0.0	Part W. part 43 3/8 acres
???59	B&S	10/08/1854	01/05/1855	James Harrison	Christopher Harrison	£-----	Part W. part

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Value	Quantity of Land - Remarks
??815	B&S	29/12/1855	10/01/1856	Andrew Davis et ux et al	Edward Pease		part 110 acres
?0941	M.	29/12/1855	22/01/1856	Edward Pease	Sarah Pease	£625.0.0	part 110 acres
1036	B&S	22/01/1853	14/02/1856	Joseph Harrison	Christopher Harrison	£400.0.0	Part 43 3/8 acres
2416	D.M.	03/05/1861	03/05/1861	Hannah Marsh	Edward Pease	£625.0.0	part 110 ac 60941
1739	G.	07/01/1871	13/01/1871	Edward Pease et ux	Asenath Harrison	\$9,500	N. part 110 acres
1740	M.	07/01/1871	13/01/1871	Christopher Harrison et ux	Sarah Pease	\$2,100	N. part 110 acres S to M.
1741	M.	07/01/1871	13/01/1871	Christopher Harrison et ux	Edward Pease	\$4,000	N. part in al
5231	D.M.	18/01/1875	20/02/1875	Edward Pease	Asenath Harrison	\$4,000	N. part in al 1741
?1742	D.M.	17/07/1880	23/07/1880	Sarah Pease	Asenath Harrison	\$2,100	N. part in al 1740
?3141	Will	23/04/1880	10/11/1881	Christopher Harrison	Executors		part
?7778	Grant	01/04/1885	02/04/1885	Asenath Harrison & Andrew Davis, Exec of Christopher Harrison	Joseph Bales	\$9,000	part 86 3/4 acres
?5035	Grant	26/06/1896	02/07/1896	Joseph Bales & Hannah, his wife	Joseph C. Bales	\$1.00	part in al 110 acres
unreadable	Mtg.	26/06/1896	02/07/1896	Joseph C. Bales	Joseph Bales	\$300/yr	part in al 110 acres per year during the life of Joseph Bales

Table C3: Abstract Index Books, ca.1800 -1899 – Lot 15, Concession 1 East of Yonge Street (E.Y.S.), Township of York, County of York (Patent 3)

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Value	Quantity of Land - Remarks
	Patent	15/11/1828		Crown	Thomas Stoyell		Part 12 3/4 acres
1739	G.	07/01/1871	13/01/1871	Edward Pease et ux	Asenath Harrison	\$9,500	N. part in al
1740	M.	07/01/1871	13/01/1871	Christopher Harrison et ux	Sarah Pearse	\$2,100	N. part in al
1741	M.	07/01/1871	13/01/1871	Christopher Harrison et ux	Edward Pearse	\$4,000	N. part in al
5231	D.M.	18/01/1875	20/02/1875	Edward Pease	Asenath Harrison	\$4,000	N. part in al 1741
11742	D.M.	17/07/1880	23/07/1880	Sarah Pease	Asenath Harrison	\$2,100	N. part in al
13141	Will	25/04/1885	10/11/1881	Christopher Harrison	Executors		
17777	G.	01/04/1885	02/04/1885	Asenath Harrison	Joseph Bales	\$12,000	N. part 110 acres

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Value	Quantity of Land - Remarks
17778	G.	01/04/1885	02/04/1885	Asenath Harrison et al	Joseph Bales	\$9,000	N. part in al
17779	M.	01/04/1885	02/04/1885	Joseph Bales et ux	Asenath Harrison	\$2,000	N. part in al
17780	M.	01/04/1885	02/04/1885	Joseph Bales et ux	Asenath Harrison	\$9,000	N. part 110 acres
17781	L.	01/04/1857	02/04/1885	Catherine Pearse	Edward Pearse	£50.0.0	per year N. part 110 acres
44045	D.M.	03/04/1895	03/04/1895	Asenath Harrison	Joseph Bales	\$9,000	part 17780
44854	D.M.	01/04/1896	01/04/1896	Asenath Harrison & Andrew Davis, Exors of Christopher Harrison	Joseph Bales	\$2,000	part 17779
45035	G.	26/06/1896	02/07/1896	Joseph Bales & Hannah, his wife	Joseph C. Bales	\$1.00	part in al 110 acres
45037	Mtg.	26/06/1896	02/07/1896	Joseph C. Bales	Joseph Bales	\$300	part in al 110 acres per year during the life of Joseph Bales

Table C4: Abstract Index Books, 1882 -1898 – Lot 16, Concession 1 East of Yonge Street (E.Y.S.), Township of York, County of York

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Value	Quantity of Land - Remarks
	Patent	29/04/1805		Crown	Patrick Bern		All 190 acres
3189	B&S	29/06/1818	21/07/1818	James Bern et ux	Dorcas Bern	£100.0.0	Part 77 1/2 acres
3190	B&S	21/06/1818	22/07/1818	Dorcas Bern	James Duncan	£62.10.0	Part 77 1/2 acres
3370	B&S	Mar 1819	24/03/1819	James Duncan et ux	Jacob Cummer	£50.0.0	Part 3 acres
4358	B&S	13/01/1823	16/01/1823	Samuel Ridout	John Wilson et al	£140.0.0	Part 54 1/2 acres
6773	B&S	22/01/1828	29/05/1829	John Wilson et al	John Wilson	£300.0.0	Part 54 1/2 acres
7248	B&S	06/07/1829	18/03/1830	John Wilson	Tertullus Weed	£350.0.0	Part 54 1/2 acres
14489	B&S	31/01/1837	25/08/1837	Jonas Duncan et ux	Tertullus Weed	£500.0.0	Part 77 1/2 acres
14490	B&S	22/08/1837	26/08/1837	Tertullus Weed et ux	William Maxwell	£112.0.0	Part 14 acres
14491	M.	22/08/1837	26/08/1837	Tertullus Weed et ux	William Maxwell	£137.0.0	Part 58ac 16544
15246	B&S	22/08/1837	07/07/1838	Tertullus Weed et ux	Robert Allan	£25.0.0	Part
15248	B&S	17/10/1837	07/07/1838	Tertullus Weed et ux	James Fairbanks	£50.0.0	Part
15625	B&S	27/03/1838	12/11/1838	Tertullus Weed et ux	William Miller	£60.15.0	Part W. part 1 acre

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Value	Quantity of Land - Remarks
16481	B&S	01/04/1839	07/08/1839	Tertullus Weed et ux	Angus Blue	£400.0.0	Part 60 acres
16544	D.M.	22/08/1839	29/08/1839	William Maxwell	Tertullus Weed	£137.0.0	Part 58 acres 14491
16736	M.	02/04/1839	16/11/1839	Angus Blue	Tertullus Weed	£200.0.0	Part 60 acres 27403
18704	Will	21/12/1840	10/08/1841	William Maxwell			
20846	B&S	16/11/1842	20/03/1843	John Cummer et ux	Elihu Blue	£200.0.0	Part 3 acres
27403	D.M.	27/07/1845	14/09/1846	Tertullus Weed	Angus Blue	£29.1.3	Part 60 acres 16736
33509	M.	unreadable	26/01/1849	Angus Blue	Bank of Upper Canada	£98.15.4	Part 60 acres 68093
41378	M.	31/07/1851	02/08/1851	Angus Blue	John R. Nash	£500.0.0	Part 68094
66134	B&S	11/02/1857	11/02/1857	William Miller	Albert C. Weed	£250.0.0	Part 1 acre
66135	M.	11/02/1857	11/02/1857	Albert C. Weed	William Miller	£125.0.0	Part 1 acre 73792
68093	D.M.	31/03/1857	17/06/1857	John R. Nash et al	Angus Blue	£98.15.4	Part 60 acres 33509
68094	D.M.	30/03/1857	17/06/1857	John R. Nash et al	Angus Blue	£500.0.0	Part 41378
68095	G.	12/01/1857	17/06/1857	Angus Blue et ux	James Fairbanks	£120.0.0	Lot 12 5 acres
68096	G.	12/01/1857	17/06/1857	Angus Blue et ux	Albert C. Weed	£130.0.0	Lot 1 4 acres
68097	M.	02/04/1857	17/06/1857	Albert C. Weed	John Armour	£120.15.7	Lot 1 4 acres 74785
68098	G.	12/01/1857	17/06/1857	Angus Blue et ux	Michael Sheppherd	£262.0.0	Lots 4 & 5 10 acres
Plan	207	22/06/1857		Angus Blue			Bristow & Co. P.L.S.
73792	D.M.	13/07/1858	11/02/1857	William Miller	Albert C. Weed	£125.0.0	Part 1 a 66135
73793	M.	13/07/1858	23/07/1858	Albert C. Weed	David Boyle	£75.0.0	Part 1 acre 77177
74785	D.M.	19/10/1858	23/10/1858	John Armour	Albert C. Weed	£120.15.7	Lot 1 4 acres 68097
77117	D.M.	14/02/1859	27/05/1859	David Boyle	Albert C. Weed	£75.0.0	Part 1 acre 73793
80004	M.	12/05/1860	18/05/1860	Albert C. Weed	Thomas Lackie et al	\$600	Part 1 acre in al
82873	M.	30/07/1861	09/08/1860	Albert C. Weed	Tertullus Weed	\$472.00	Part 1 acre in al 87463
84431	B&S	16/01/1858	10/05/1862	John C. Moulton et ux	Tertullus Weed	£375.0.0	Part 3 ac 30 p.
85896	G.	01/02/1863	18/04/1863	Tertullus Weed et ux	Amelia A. Weed	\$1,200	Part 3 ac 30 p.
85922	M.	10/05/1863	25/04/1863	James O. Weed	Tertullus Weed	\$400	Part 86216
86216	D.M.	01/09/1863	02/09/1863	Tertullus Weed	James O. Weed	\$400	Part
87463	D.M.	01/02/1862	26/10/1864	Tertullus Weed	Albert C. Weed	\$472	Part 1ac in al 82873

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Value	Quantity of Land - Remarks
88099	B&S	10/05/1862	15/05/1865	Tertullus Weed	James O. Weed	\$450	Part N.W. cor 62x175
88100	G.	23/04/1863	15/05/1865	James O. Weed	Arthur C. Weed	\$350	Part N.W. cor S to M.
unreadable	unreadable	unreadable	unreadable	unreadable	unreadable	unreadable	unreadable
88652	M.	09/11/1865	06/12/1865	Albert C. Weed	Eliza Harrington	\$210	Part N.W. corn 62x175
89216	D.M.	27/04/1866	27/04/1866	Thomas Lackie et al	Albert C. Weed	\$600	part 80004
91242	D.M.	13/04/1868	14/04/1868	Eliza Gibson et al	Albert C. Weed	\$450	Part 3 acres 23p 89217
367	M.	01/02/1868	01/10/1868	Amelia A. Weed	Tertullus Weed	\$900	Part 3ac 23p 1330
1330	D.M.	20/04/1870	12/05/1870	James O. Weed	Amelia A. Weed	\$900	part 3 acres 23p ex part 367
unreadable	G.	12/05/1870	12/05/1870	Amelia A. Weed	Mary Jane Clarke	\$900	Part 3 ac. 23p. Ex part
1332	M.	12/05/1870	12/05/1870	Adam Clarke et ux	James O. Weed	\$300	part 3a23p 1574
1404	A.M.	20/06/1870	02/07/1870	James O. Weed	John Lindsay	\$294	part 3a23p
1574	D.M.	24/10/1870	25/10/1870	John Lindsay	Mary Jane Clarke et al	\$300	part 1332
unreadable	unreadable	unreadable	unreadable	Albert C. Weed	William Long	\$2,000	part 1 24/100 ac in al
1745	M.	12/01/1870	13/01/1871	William Long et ux	William Jackson et al	\$1,000	part 1 24/100 ac in al
1746	M.	12/01/1871	13/01/1871	William Long et ux	James O. Weed	\$500	part 1 24/100 ac in al S.toM.
1747	A.M.	13/01/1871	14/01/1871	James O. Weed	Benjamin Wincup	\$350	part 1 24/100 ac in al
3080	M.	16/10/1872	13/12/1872	Robert Bestard et ux	Katherine Pease	\$400	Part 3 acres 3906
3149	G.	21/01/1873	23/01/1873	Adam Clarke et ux	Matthew Pearson	\$930	Part 3 ac. 23p.
3183	G.	unreadable	unreadable	Katherine Pease	Robert Bestard	\$1,200	Part 3 acres
3719	unreadable	unreadable	10/10/1873	Sarah A. McBride et al	Matthew Pearson	\$1,025	Part 5 acres
3806	unreadable	19/12/1872	02/01/1873	Katherine Pease	Robert Bestard	\$400	part 3 acres 3080
5538	M.	15/05/1875	15/05/1875	William Long et ux	George Gilbert	\$400	part
6566	Will	05/05/1875	05/04/1876	Robert Allan	George Gilbert		part 2 acres
6579	G.	06/04/1876	07/04/1876	Thomas Clark	John Allan	\$400	part
6580	M.	06/04/1876	07/04/1876	John Allan et ux	William Teck	\$270	part
8013	D.M.	12/04/1877	11/05/1877	Benjamin Wincup	William Long	\$500	Part 1 24/100 acres 1746
8014	M.	05/05/1877	11/05/1877	William Long et ux	Ann Pexton et al	\$1,200	Part 1 24/100 acres
12613	G.	10/04/1880	11/05/1881	John Allan et ux	James Fairbanks Jr.	\$425	part S. to M.

No. of Instrument	Instrument	Its Date	Date of Registry	Grantor	Grantee	Value	Quantity of Land - Remarks
19229	M.	15/01/1886	25/01/1886	William Long et ux	Robert S. Brimer	\$1,400	part 4 ac 1 24/100 ac
19230	M.	23/01/1886	25/01/1886	William Long et ux	Ann Pexton	\$500	part 4 ac 1 24/100 ac
19231	M.	23/01/1886	25/01/1886	William Long et ux	Francis S. Pexton	\$1,000	part 4 ac 1 24/100 ac
19232	D.M.	23/01/1886	25/01/1886	William Jackson et al, Exors	William Long	\$1,000	part 4 ac 1 24/100 ac 1745
19233	D.M.	18/01/1886	25/01/1886	Ann Pexton et al	William Long	\$1,200	part 4 ac 1 24/100 ac 8014
19234	D.M.	11/01/1886	25/01/1886	George Gilbert	William Long	\$400	Part 5538
19374	M.	15/02/1886	16/02/1886	William Long et ux	Joseph Jackes	\$850	Part 4ac & 1 24/100 acres
22986	A.M.	31/03/1887	01/04/1887	Ann Pexton	Elizabeth Long	\$500	Part 1 24/100 acres
25065	A.M.	May 1887	14/01/1887	Joseph Jackes et ux	Elizabeth Long	\$850	Part 1 24/100 acres in al
26340	D.M.	24/02/1888	25/02/1888	Francis S. Pexton	Elizabeth Long	\$600	Part 1 24/100 acres 19231
43531	M.	01/08/1894	08/08/1894	John C. Long, Wm. C. Long, Mary A. Purkies, Fred. Purkies, John C. Long. Geo. H. Long & Frank P. Long	Robert B. Brimer	\$900	Part 1 24/100 acres; not reg. in full; comg at front of lot 16 distance 4ch in a direct lin from .S.W. Cor. Thence N 74°E7ch50lks thens N9°w1ch53 1/3lks thence S. 74°W.4chs 92 4/10 lks thence N.9°W 93 9/10. Thence S 74°W2. chs 57 6/10lks. Thence S 9°E 2chs97lks to beginning

Table C5: Assessment and Collector's Rolls 1882 -1898 – Lot 15 and 16, Concession 1 East of Yonge Street (E.Y.S.), Township of York, County of York

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
1883	15	James Brander	farmer	f	44	Lansing	90	100	\$7,500	4 in family; M; 4cows;2hogs;4horses
	14+15	Joseph Bales	farmer	f	49	Lansing	130	150	\$9,000	7 in family; M; 12cows;4hogs;4horses
		Oliver Bales	farmer	fs	22	Lansing				
	15	Anne Caruthers		f		Lansing	1/2	1/2	\$600	5 in family; CEng
	16	Joseph Harrison	blacksmith	t	26	Lansing	1/2	1/2	\$600	2 in family; M

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
1884	16	Alfred Boucock	labourer	f	50	Lansing	9 1/2	9 1/2	\$1,000	9 in family; ChEng; 1cow;4hogs;3horses
	16	Robert Bestard	butcher	f	50	Lansing	3	3	\$700	2 in family; Methodist
	16	William Cornell	labourer	t	61	Lansing	1/4	1/4	\$100	2 in family; RC
	16	James Fairbanks Jr.	gardener	t	41	Lansing	8 1/2	8 1/2	\$800	2 in family; RC; 2hogs; 1horse
	16	James Fairbanks Sn.	owner							
	16	Elab Fuller	farmer	t	57	Lansing	30	30	\$2,100	8 in family; ChEng; 1cow;2hogs;2horses
	16	G.H. Gibson								
	16	William Long	agent	f	48	Lansing	5 1/2	5 1/2	\$1,600	7 in family; ChEng; 1cow;2hogs;1horse
	16	Charles Murphy	carpenter	t	27	Lansing	1/2	1/2	\$400	4 in family; Meth; 1 horse
	16	John Mocarity (sp?)	farmer	f	50	Lansing	40	50	\$2,800	6 in family; RC; 2cows;2horses
	15	Spencer Pickering	farmer	t	26	Lansing	5	5	\$2,300	2 in family; Meth; 2hogs;1horse
	16	Mathew Pearson	farmer	f	63	Lansing	8 1/2	8 1/2	\$2,400	3 in family; ChEng; 4cows;4hogs;1horse
	16	Thomas Shephard	farmer	f		Lansing	10	10	\$700	2 in family; Meth
	16	Mathew Seroell	labourer	t	60	Lansing	11 3/4	11 3/4	\$1,000	9 in family; Meth; 4 cows; 1horse
	16	Mrs. Edmonds	owner	f						
	16	James Scibners	farmer	t	45	Lansing	66	66	\$5,200	7 in family; ChEng; 2cow;4horse
	16	Joseph Gibson	owner	f						
	15	Melville F. White	occupant		22	Lansing				2 in family; ChEng
1885	16	Robert Bestard	sadler	f	53	Lansing	3	3	\$700	2 in family; Methodist
	16	William Boucock	butcher	f	26	Lansing	1/4	1/4	\$200	3 in family; Methodist
	16	Alfred Boucock	labourer	f	52	Lansing	9 1/2	9 1/2	\$900	9 in family; ChEng
	15	Francis Clark	farmer	f	44	Lansing	40	40	\$2,000	quantity and value includes L16C2; 10 in family; M; 3cows;2horses
	16	George Fairbanks		t	45	J. Fairbanks, Lansing				
	16	Elab Fuller	farmer	t		Lansing				
	16	Robert Johnston	farmer	t	35	T. Shephard, Lansing	100	100	\$6,000	8 in family; M; 3cows;4horses
	16	William Long	agent	f	49	Lansing	5 1/2	5 1/2	\$1,600	7 in family; CE; 1cow;1hog;1horse

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
	16	John Mouarty	farmer	t	45	P. Gibson, Lansing	40	50	\$2,600	6 in family; RC; 4cows; 3horses
	15	Spencer Pickering	farmer	t	26	Jos. Bales, Lansing	5	5	\$2,000	2 in family; M
	15	E.A. Pickering	farmer	t	34	Harrison, Lansing	118	185	\$14,300	5 in family; P; 5cows;6hogs;6horses
	16	Matthew Sewell	labourer	t	62	Edmonds, Lansing	11 3/4	11 3/4	\$800	7 in family; M; 1cow;1horses
	16	J. T. Scibna		t	45	Jos. Gibson, Lansing	66	66	\$4,600	8 in family; CE; 3cows;4hogs;2horses
1886	15	Joseph Bales	farmer		46	Lansing	170	190	\$15,000	B;CE
	15	Oliver Bales			22	Lansing				
	16	Robert Bestard	farmer		53	Lansing	3	3	\$800	B; 2 in family; CE
	16	Alfred Boucock	butcher		48	Lansing	9 1/2	9 1/2	\$900	B; CE
	16	James Boucock	landholder			Lansing				
	16	Wm. Boucock	butcher		24	Lansing	1/4	1/4	\$200	B; 4 in family; CE
	15	Sml Mims	carpenter	t	60	unreadable	1/4	1/4	\$300	
	16	James Fairbanks				Lansing	8 1/2	8 1/2	\$800	B; 3 in family; RC
	16	William Conla			70	Lansing	1/4	1/4	\$200	2 in family; RC
	16	Elab Fuller	farmer		46	Lansing	30	30	\$2,000	B; 6 in family; EC
	16	William Long	agent		42	Lansing	5 1/2	5 1/2	\$1,600	7 in family; CE; 1cow;1horse
	16	John Mouarty	farmer		47	P. Gibson, Lansing	50	50	\$2,600	B; 8 in family; RC; 1cows; 2horses
	16	Mathew Pearson	gentleman	l	66	Lansing	8 1/2	8 1/2	\$2,400	B; 3 in family; CE
	16	J. S. Sevence	carpenter	l	46	Lansing	66	66	\$4,500	B; 6 in family; EC; 5cows;3horses
	16	Mathew Sewell	farmer	t	60	Lansing		11 3/4	\$800	B; 7 in family; EC
1887	16	Alfred Boucock	butcher	l	52	Lansing	9 1/2	9 1/2	\$900	B; 8 in family; E; 2cows;2horses
	16	Alfred Boucock		ls		Lansing				
	16	Wm. Boucock	butcher	l	25	Lansing	1/4	1/4	\$200	B; 4 in family; E
	16	Robert Bestard		l	54	Lansing	3	3	\$800	B; 2 in family; M
	16	Wm. Milmer		h						
	15	Joseph Bales	farmer	l	56	Lansing	175	190	\$14,500	B; 5 in family; M; 5cows;6sheep;4hogs;5horses

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
	15	Joseph Bales Jr.	farmer	ls		Lansing				
	15	O.D. Bales	farmer	ls		Lansing				
	15	Andrew Armour	labourer	h						
	16	E. Fuller	farmer	t	40	Lansing	30	30	\$2,000	B; 9 in family; E; 3cows;2horses
	16	Jos. Gibson		l		Lansing				
	16	Robt J. Gibson		l		Lansing				
	16	Jas. Fairbanks Sen.	farmer	l	35	Lansing	8 1/2	8 1/2	\$1,000	B; 2 in family; 2cows;2horses
	16	William Conla	farmer	h		Lansing				
	16	John Moriarty	farmer	t	58	Lansing	40	50	\$2,600	B; 2 in family; RC; 5cows;3hogs;2horses
	16	Peter S. Gibson	P.L.S.	l		Lansing				
	16	Mathew Pearson	gentleman	l	67	Lansing	8 1/2	8 1/2	\$2,400	B; 3 in family; M
1888	16	Robert Bestard	? + sadler		55	Lansing	3	3	\$1,000	2 in family; M
	16	Wm. Boucock	butcher	l	27	Lansing	4	4	\$800	6 in family; M
	16	Alfred Boucock	butcher	l	55	Lansing	5	5	\$1,000	8 in family; ChEng; 1cow;4horses
	16	James Fairbank		l	48	Lansing	8 1/2	8 1/2	\$600	1 in family; Eng
	16	Wm. Conlin		t	67	Lansing				
	16	Elizabeth Long		l		Lansing	6	6	\$1,500	5 in family; ChEng;1cow;1horse
	16	John J. Long		ls	22	Lansing				
	16	John Moriarty	farmer	t	58	Lansing	50	50	\$2,500	6 in family; Cath; 3cows;1hogs;5horses
	16	Mathew Pearson	gentleman	l	67	Lansing	8 1/4	8 1/4	\$2,400	3 in family; ChEng; 1cow;1horse
	16	James Scibners	farmer	t	48	Lansing	96	96	\$7,000	9 in family; ChEng; 7cows;3horses
	16+17	Thomas Shephard	farmer	l	36		100	110	\$700	quantity and value includes L17,C1
1889	16	Robert Bestard	harness maker	t	55	Lansing		3	\$1,000	5 in family; M
	15	Joseph Bales	farmer	f	56	Lansing		190	\$15,000	8 in family; M; 3cows; 12hogs;10horses
	16	Joseph Bales C.	farmer	fs	22	Lansing		19	\$2,000	8 in family; ChEng;1cow;4horses
	16	Elizabeth Long		f		Lansing		corn	\$1,500	3 in family; ChEng

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
	16	John J. Long			22	Lansing				
	16	John Moriarty	farmer	t	66	Gibson, Lansing		50	\$2,500	6 in family; Cath; 6cows;1hogs;2horses
	16	Mathew Pearson	gentleman	f	69	Lansing		8 1/4	\$2,000	3 in family; ChEng; 1cow;1horse
	16	Thomas Randle	labourer	t	47	Lansing		1/2	\$300	6 in family; ChEng
	16	James Scibners	farmer	t	48	Lansing		96	\$7,000	
	16	Jas. Thompson	inn keeper	t		Lansing		8 3/4	\$600	13 in family; RC
	16	Jas. Fairbanks	gardener	f	45	Lansing				
	16	Wm. Conlin	labourer	oc	70	Lansing				
1890	16	Wm. Rushton		t		Lansing				
	16	Alfred Boucock	butcher	f	57	Lansing		19 1/4	\$2,000	7 in family; M; 10hogs;4horses
	16	James Boucock	butcher	fs	27	Lansing				
	16	Alfred Boucock Jr.	butcher	fs	21	Lansing				
	16	Wm. Boucock	butcher	t	30	Lansing				
	15	Jos. Bales	farmer	f	58	Lansing		190	\$15,000	
	15	Alex. Armour	gentleman	t	36	Lansing				
	15	Geo. Harrison	labourer			Lansing				
	16	John Long	gentleman	f	21	Lansing		6	\$1,500	2 in family; E.
	16	Wm. Long	Soh Mast	f	28	Lansing				
	16	John Moynihan	farmer	t	48	Lansing		9	\$600	5 in family; RC; 2cows;6horses
	16	Jas. Fairbank	labourer	f		Lansing				
	16	Wm. Conlin	labourer	t		Lansing				
	16	John Moriarty	farmer	t	55	Lansing		50	\$2,700	6 in family; RC; 3cows;1hog;3horses
	16	Peter S. Gibson	P.L.S.	f		Willowdale				
	16	Wm. Moriarty	farmer			Lansing				
	16	Mathew Pearson	gentleman	f	69	Lansing		8	\$2,000	2 in family; ChEng; 2cow;1horse
	16	Geo. Scrvienor	farmer	t	50	Lansing		100	\$7,000	9 in family; E; 8cows;3hogs;4horses

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
1891	16	Jos. Gibson	gentleman	f		Willowdale				
	16	Wm. Fenwick	labourer	t		Lansing				
	16	Alfred Boucock	butcher	f	58	Lansing	19 1/4	19 1/4	\$2,000	8 in family; M; 2cows;16hogs;5horses
	16	James Boucock	butcher	fs	24	Lansing				
	16	Alfred Boucock Jr.	butcher	fs	22	Lansing				
	16	Wm. Boucock	butcher	t	30	Lansing				
	15	Jos. Bales	farmer	f		Lansing	190	190	\$14,000	4 in family; M; 18cows;6hogs;6horses
	15	J. C. Bales	farmer	fs	24	Lansing				
	15	Alex. Armour	gentleman	t		Lansing				
	16	Robert Bestard	sadler	t	58	Lansing	3	3	\$1,000	2 in family; M;
	16	Wm. Roach (?)	carpenter	f		Lansing				
	16	John Moynithan	gardener	t	50	Lansing	9	9	\$600	7 in family; RC; 1horse
	16	Jas. Fairbank		f		Lansing				
	16	John Moriarty	farmer	t	56	Lansing	40	50	\$2,700	6 in family; RC; 4cows;1hog;2horses
	16	Peter Gibson	P.L.S.	f		Willowdale				
	16	Wm. Pearson	gentleman	f	70	Lansing	8	8	\$2,000	3 in family; ChEng; 2cows;2hogs
	16	Jas. Scivener	farmer	t	51	Lansing	100	100	\$7,000	9 in family; ChEng; 7cows;3hogs;4horses
	16	Wm. Scivener	farmer			Lansing				
	16	Jas. Gibson		f		Deer Park				
1892	15	Alex. Armour	gentleman	t		Lansing				
	16	Robert Bestard	sadler	t	58	Lansing	3	3	\$1,000	B; 2 in family; M;
	16	Alfred Boucock	butcher	f	58	Lansing	19 1/4	19 1/4	\$2,000	B; 8 in family; CE; 2cows;4hogs;4horses
	16	James Boucock	butcher			Lansing				
	16	Alfred Boucock Jr.	butcher			Lansing				
	16	Wm. Boucock	butcher			Lansing				
	16	John Boucock	butcher			Lansing				

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
	15	Jos. Bales	farmer	f		Lansing	190	190	\$14,000	B; M; 18cows;6hogs;6horses
	15	Jos. Bales Jr.								
	15	Alex. Armour	gentleman	t		Lansing				
	16	Jos. Gibson	gentleman	f		Deer Park		100		
	16	John Moynithan	gardener	t	51	Lansing	9	9	\$600	B;7 in family; RC
	16	Jas. Fairbank		owner		Lansing				
	16	John Moriarty	farmer	t	57	Lansing	40	50	\$2,500	B;6 in family; RC
	16	P.S. Gibson	P.L.S.	owner		Willowdale				
	16	Wm. Pearson	gentleman	f	70	Willowdale	8	8	\$2,000	2 in family; ChEng
	16	Jas. Scivener	farmer	t	47	Willowdale	100	100	\$7,000	B; ChEng; 8cows;3hogs;4horses
	16	Jas. Gibson		f		Deer Park				
	16	Wm. Scivener	farmer	f		Willowdale	6	6	\$1,500	B;M; 2horses
	16	W. Fenwick	farmer	fs						
1893	15	Jos. Bales Sen.	farmer	f	63	Lansing	190	190	\$14,000	4 in family; M; 20cows;6hogs;12horses
	15	Jos. Bales Jr.		f	25	Lansing				
	15	E. Pickering		f	40	Lansing				
	16	Robert Bestard	sadler	f	59	Lansing	3	3	\$800	2 in family; M
	16	John Moynithan	gardener	h		Lansing				
	16	John Moriarty	farmer	t	57	Peter Gibson, Lansing	40	50	\$2,500	3 in family; RC; 8cows;1hog;3horses
	16	M. Pearson	gentleman	f	72	Lansing	8	8	\$2,000	3 in family; ChEng
	16	John Rushton	farmer	t		Jas. Fairbanks	9	9	\$600	4 in family; P
	16	David Stong	milk dealer	t	43	John Long	6	6	\$1,200	2 in family; M; 3hogs;6horses
	16	Jas. Scivener	farmer	t		Jos. Gibson, Lansing	90	96	\$6,800	5 in family; CE; 7cows;4hogs;5horses
	16	Wm. Scivener	farmer	t						
1894	16	Robert Bestard	sadler	f	60	Lansing	3	3	\$800	B;2 in family; M
	16	Alfred Boucock Sen.	butcher	f	61	Lansing	20	20	\$1,800	B; 8 in family; E; 2cows;15sheep;6hogs;6horses

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
	16	Jas. Boucock	butcher			Lansing				
	16	Alfred Boucock Jr.	butcher			Lansing				
	16	Henry Boucock	butcher			Lansing				
	16	Wm. Boucock	butcher	t	35	Lansing	1/2	1/2	\$200	B; 8 in family; M; 1cow;2horses
	15	Jos. Bales	farmer	f	63	Lansing	190	195	\$14,000	B; 5 in family; M; 16cows;4hogs;6horses
	15	J.C. Bales	farmer	fs	23	Lansing				
	16	P.S. Gibson	owner			Willowdale				
	16	John Moynithan	labourer	t		Lansing	1/2	1/2	\$1,100	B;8 in family; RC
	16	John Moriarty	farmer	t	57	Lansing	40	50	\$2,500	B;6 in family; RC; 10cows;9hog;3horses
	16	M. Pearson	farmer	f	73	Lansing	8	8	\$1,500	B;3 in family; E; 2cows;1hog
	16	John Rushton	builder	t	60	Newtonbrook	8 1/2	8 1/2	\$800	B;4 in family; M; 1horse
	16	David Stong	farmer	t	45	I	6	6	\$1,000	B; 5 in family; M; 2horses
	16	Jas. Scivener	farmer	t	52	Lansing	96	96	\$7,000	B; 5 in family; E; 13cows;6hogs;5horses
	16	Wm. Scivener	farmer	fs	23	Lansing				
1895	15	Jos. Bales	farmer	f	64	Lansing	200	200	\$14,000	B; 6 in family; M; 20cows;5hogs;7horses
	15	J.C. Bales	farmer	fs	27	Lansing				
	16	Robert Bestard	sadler	f	61	Lansing	3	3	\$800	B;2 in family; M
	16	Alfred Boucock Sen.	butcher	f	62	Lansing	19 1/2	19 1/2	\$1,800	B; 8 in family; E; 2cows;4horses
	16	Jas. Boucock	butcher	fs		Lansing				
	16	Alfred Boucock Jr.	butcher	fs		Lansing				
	16	Henry Boucock	butcher	fs		Lansing				
	16	Jon. Boucock	butcher	fs		Lansing				
	16	John Moriarty Sen.	farmer	t	60	Lansing	40	50	\$2,500	B;6 in family; RC; 9cows;1hog;3horses
	16	Wm. Moriarty	farmer		26	Lansing				
	16	Jon. J. Moriarty	farmer		24	Lansing				
	16	Edw. Moriarty	farmer		21	Lansing				

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
	16	P.S. Gibson		f						
	16	John Moynithan	gardener	t	50	Lansing	1/2	1	\$400	B;8 in family; RC
	16	M. Pearson	gentleman	f	74	Lansing	8	8	\$1,500	B;3 in family; E
	16	John Rushton	farmer	t	61	Lansing	8	8	\$700	B;4 in family; M; 1horse
	16	Jas. Fairbank		f						
	16	Geo. Smith	farmer	t	26	Lansing	6	6	\$1,000	B; 3 in family; E.
	16	John Long	gentleman	f		Lansing				
	16	Jas. Scivener	farmer	t	55	Lansing	95	95	\$6,200	B; 8 in family; E; 13cows;4horses
	16	W.J. Scivener	farmer	fs	24	Lansing				
	16	Jos. Gibson				Deer Park				
1896	16	Alfred Boucock Sen.	butcher	f	63	Lansing	19 1/2	19 1/2	\$1,600	B; 8 in family; M; 2cows;10hogs;7horses
	16	Jas. Boucock	butcher	fs	33	Lansing				
	16	Alfred Boucock Jr.	butcher	fs	30	Lansing				
	16	Henry Boucock	butcher	fs	26	Lansing				
	16	Jon. Boucock	butcher	fs	21	Lansing				
	16	John Rushton	farmer	t	60	Lansing	8 3/4	8 3/4	\$500	B;3 in family; E; 1horse
	16	Jas. Fairbank		f						
	16	Robert Bestard	sadler	f	62	Lansing	3	3	\$700	B; 2 in family; M
	16	John Long	farmer	f		Lansing	6	6	\$1,000	B
	15	Jos. Bales	farmer	f	65	Lansing	200	200	\$13,000	B; 6 in family; M; 20cows;15hogs;7horses
	15	J.C. Bales	farmer	fs	28	Lansing				
	16	Jas. Scivener	farmer	t	56	Lansing	95	95	\$6,200	B; 6 in family; E; 13cows;4horses
	16	John Moynithan	gardener	t		Lansing		95		
	16	J. R. Gibson		f		Deer Park		95		
	16	M. Pearson	gentleman	f		Lansing	8	8	\$1,000	B;3 in family; E
	16	John Moriarty Sen.	farmer	t	61	Lansing	50	50	\$3,000	B; 6 in family; E; 7cows;1hog;3horses

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
	16	John Moriarty Jr.		fs	27					
1897	16	Alfred Boucock Sen.	butcher	f	64	Lansing		19 1/2	\$1,700	8 in family; M; 2cows;12hogs;5horses
	16	Jas. Boucock	butcher	f	34	Lansing				
	16	Alfred Boucock Jr.	butcher	f	30	Lansing				
	16	Henry Boucock	butcher	f	27	Lansing				
	16	Jon. Boucock	butcher	f	22	Lansing				
	16	John Rushton	farmer	t	61	Lansing		8 3/4	\$600	3 in family; 1hog; 1horse
	16	Jas. Fairbank		f						
	16	Robert Bestard	sadler	f	63	Lansing	3	3	\$1,000	B; 2 in family; M
	15	Jos. Bales	farmer	f	66	Lansing	200	200	\$13,000	B; 6 in family; M; 20cows;7horses
	15	J.C. Bales	farmer	fs	29	Lansing				
	16	Jas. Scivener	farmer	t	57	Lansing		95 1/2	\$6,000	B; 5 in family; E; 8cows;1hog;4horses
	16	John Moynithan	farmer	t		Lansing		1/2	\$200	B; 4 in family; AC
	16	John Moynithan Jr.	farmer		23	Lansing				
	16	Con. Moynithan	farmer		21	Lansing				
	16	Alfred Stong		f		Lansing				
	16	M. Pearson	gentleman	f	76	Lansing		8	\$1,500	B; 3 in family; E; 2cows
	16	John Moriarty Sen.	farmer	t	62	Lansing		50	\$2,800	B; 5 in family; AC; 8cows;1hog;3horses
	16	Wm. Moriarty		f	28	Lansing				
	16	John Moriarty Jr.		f	26	Lansing				
	16	Edw. Moriarty		f	23	Lansing				
	16	P.S. Gibson		owner		Lansing				
1898	16	Alfred Boucock Sen.	butcher	f	65	Lansing		19 1/2	\$1,800	B;9 in family; M; 1cows;10hogs75horses
	16	Jas. Boucock	butcher	fs	35	Lansing				
	16	Alfred Boucock Jr.	butcher	f	31	Lansing				
	16	Henry Boucock	butcher	fs	28	Lansing				

Date	Lot	Name	occupation	f/h/t/l	age	Post Office	No. of acres cleared	total acres	Total Value of Real Property	Remarks
	16	Jon. Boucock	butcher	fs	23	Lansing				
	16	John Rushton	farmer	t	62	Lansing		8 3/4	\$600	B; 4 in family; RC;
	16	Jas. Fairbank		f						
	16	Robert Bestard	sadler	f	64	Lansing	6	6	\$900	B; 2 in family; M
	15	Jos. Bales	farmer	f	67	Lansing	192	192	\$13,000	B; 6 in family; M; 20cows;10hogs;6horses
	15	J.C. Bales	farmer	fs	30	Lansing				
	16	Alfred Stong	farmer	f		Lansing	96	96	\$6,000	B; 3 in family; M; 20cows;9hogs;8horses
	16	John Moyinham	labourer	t		Lansing				
	16	M. Pearson	gentleman	f	77	Lansing		8	\$1,500	B; 2 in family; E; 2cows
	16	Robert Summers	labourer	t	44	Lansing	6	6	\$1,400	B; 5 in family; M
	16	John Long		f						
	16	John Moriarty Sen.	farmer	t	63	Lansing		50	\$2,800	B; 5 in family; AC
	16	Wm. Moriarty		fs	29	Lansing				
	16	John Moriarty Jr.		fs	27	Lansing				
	16	Edw. Moriarty		fs	24	Lansing				
	16	P.S. Gibson		f		Lansing				

APPENDIX D: IMAGES

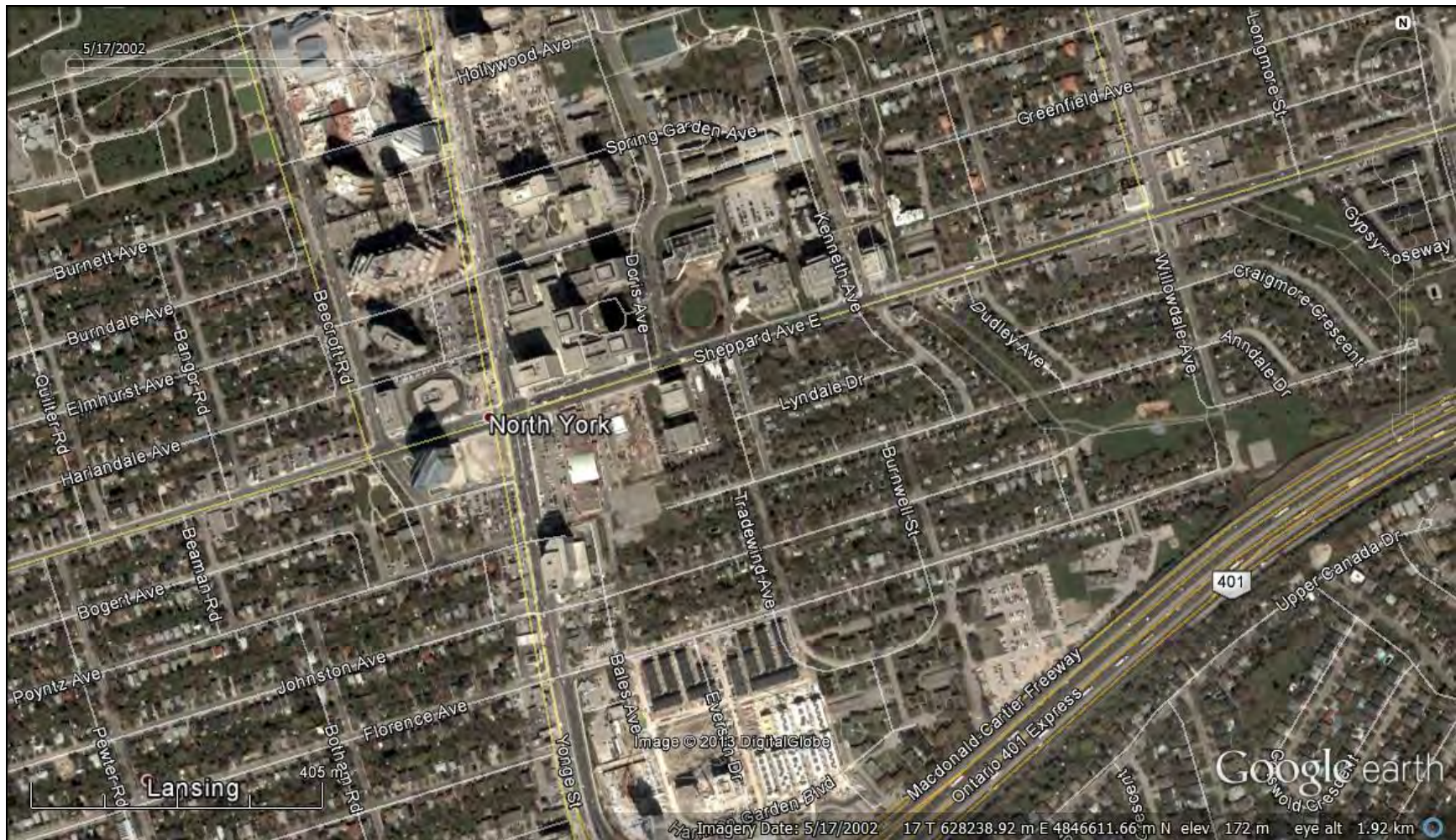


Image 1: Satellite image of the study area (centre) and vicinity, taken on May 17th, 2002 (Google Inc., 2013).

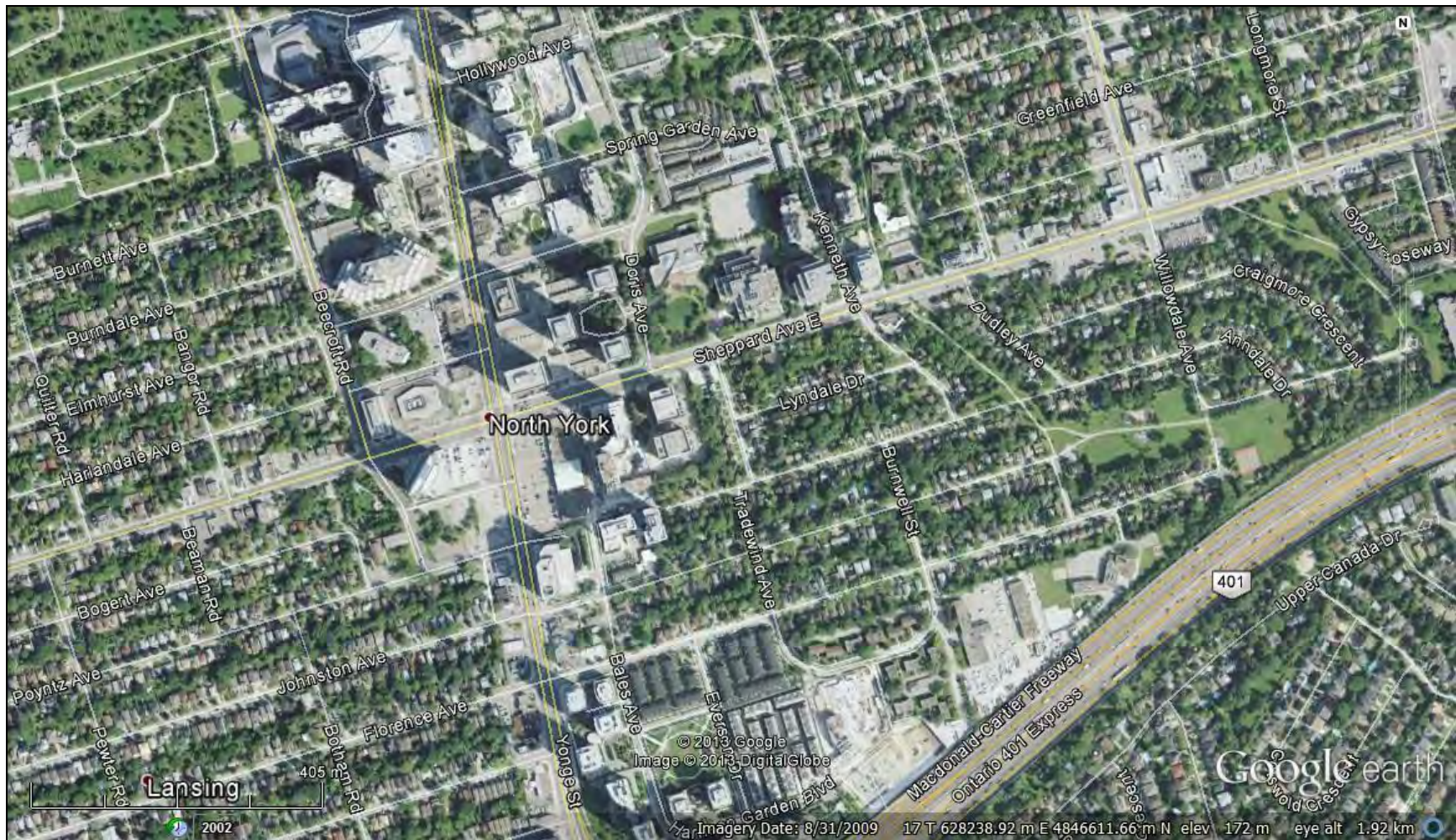


Image 2: Satellite image of the study area (centre) and vicinity, taken on August 31st, 2009 (Google Inc., 2013).



Image 3: Photo of landscaped area south of Toronto Separate School Board building, showing paving, grading, and landscaping disturbance.



Image 4: Photo of landscaped area south of Toronto Separate School Board building, showing paving, grading, and landscaping disturbance.



Image 5: Looking south down Bonnington Place from Sheppard Avenue East, showing properties abutting the street including disturbed paved portions and potentially undisturbed grassed portions.



Image 6: Looking south down Bonnington Place from 8 Bonnington Place, showing properties abutting the street including disturbed paved portions and potentially undisturbed grassed portions.



Image 7: Looking east down Lyndale Drive from Bonnington Place, showing properties abutting the street including disturbed paved portions and potentially undisturbed grassed portions.



Image 8: Looking southwest at empty city-owned property at corner of Tradewind Avenue and Anndale Drive.



Image 9: Looking north from city-owned property west of the intersection of Lyndale Drive and Bonnington Place, showing previously assessed but typical backyard.



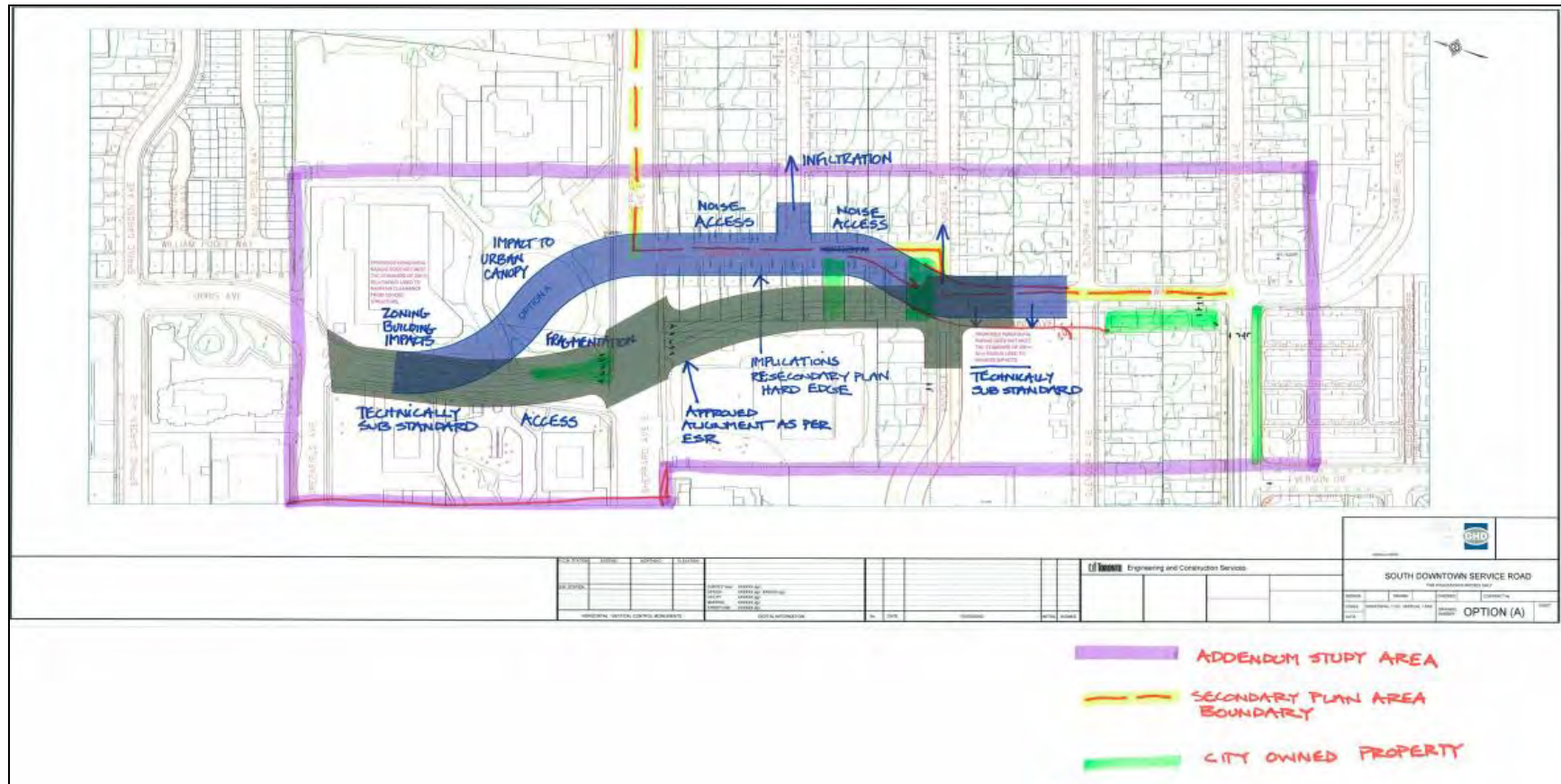
Image 10: Looking south from city-owned property west of the intersection of Lyndale Drive and Bonnington Place, showing potentially undisturbed backyard.



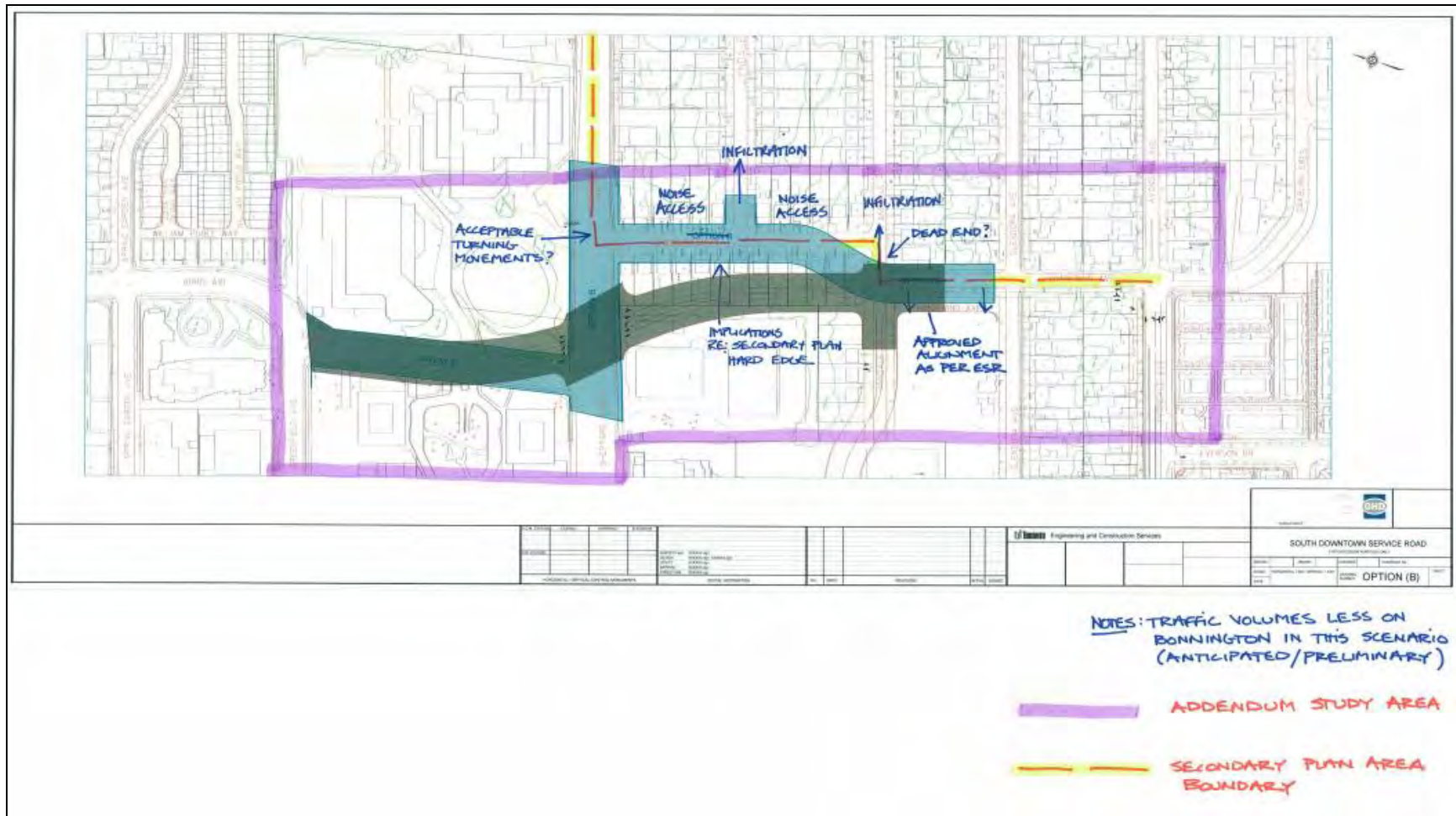
Image 11: Looking south across Sheppard Avenue East at high-rise building, paved surface lot, and entrance to underground parking lot at southwest corner of Sheppard Avenue East and Bonnington Place.

APPENDIX E: PROJECT PLANS

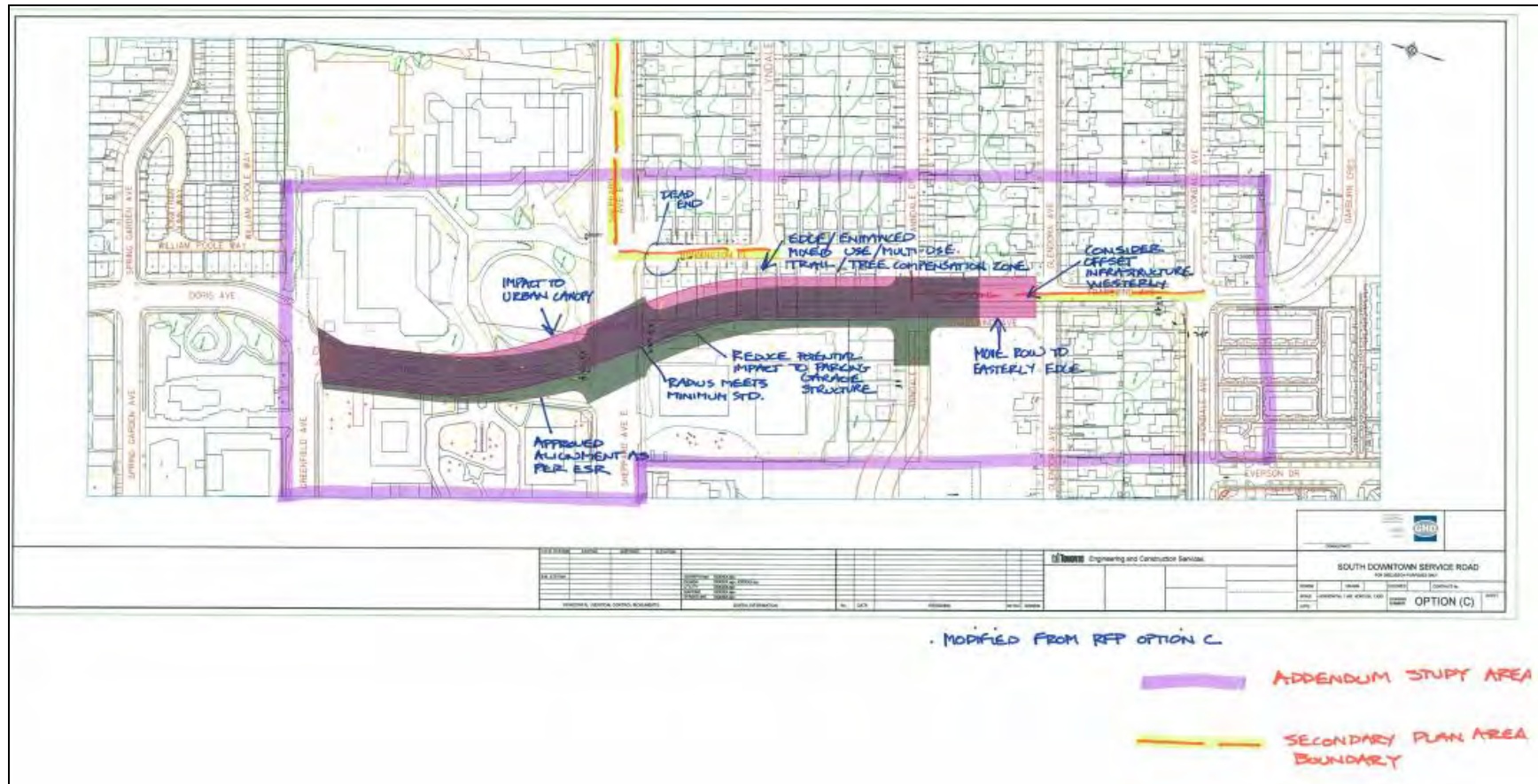
Option A



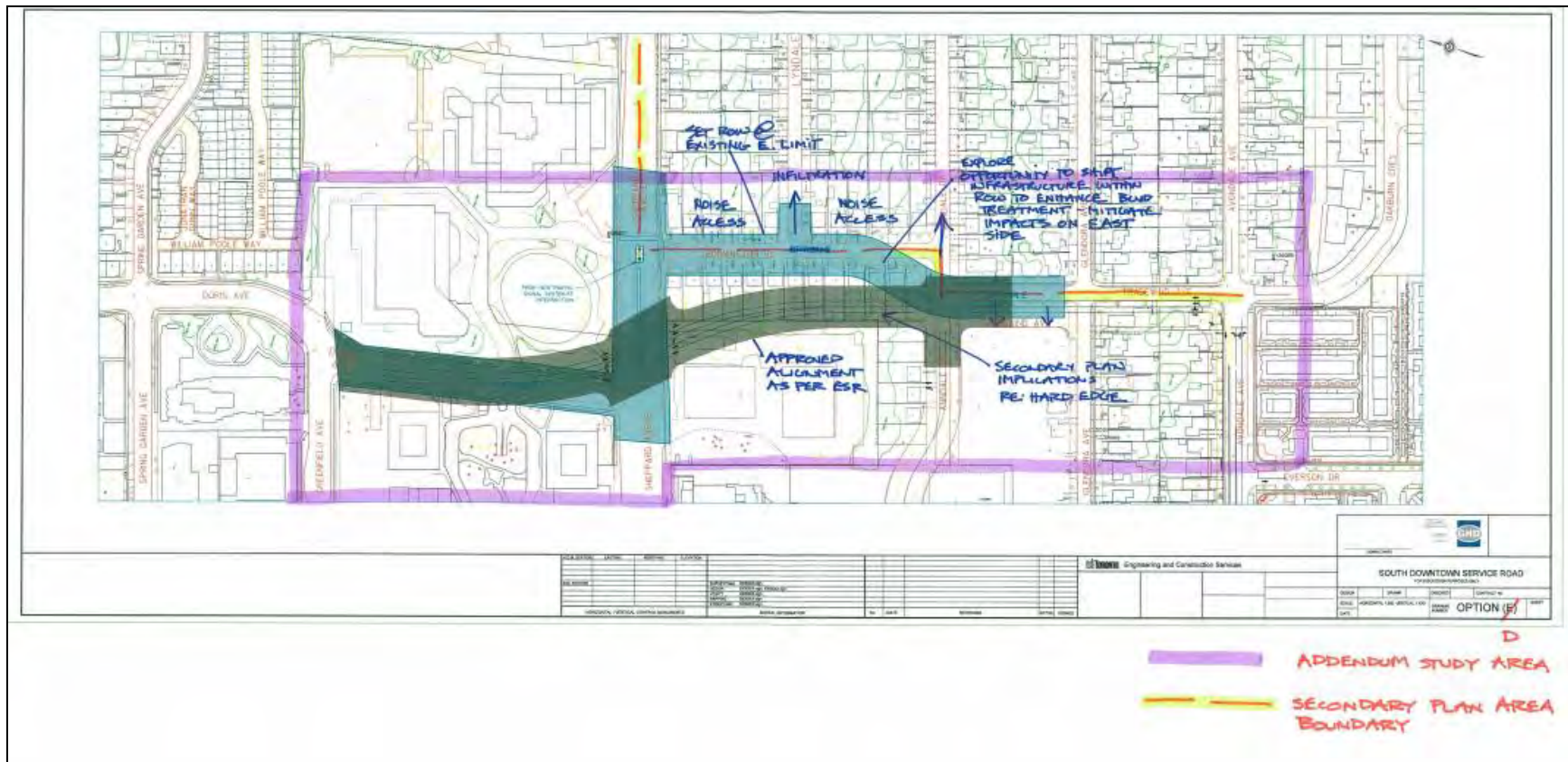
Option B



Option C



Option D



APPENDIX F: INVENTORY OF DOCUMENTARY AND MATERIAL RECORD

Project Information:			
Project Number:		015-TO768-12	
Licensee:		Kim Slocki	
MTCS PIF:		P029-851-2013	
Document/Material		Location	Comments
1.	Fieldwork Photographs	Archeoworks Inc., 16715-12 Yonge Street, Suite 1029, Newmarket, ON, Canada, L3X 1X4	Stored on Archeoworks network servers – 22 digital files
2.	Field map	Archeoworks Inc., 16715-12 Yonge Street, Suite 1029, Newmarket, ON, Canada, L3X 1X4	Scanned and stored on Archeoworks network servers – 1 digital files
3.	Research/Analysis/Reporting Material	Archeoworks Inc., 16715-12 Yonge Street, Suite 1029, Newmarket, ON, Canada, L3X 1X4	Stored on Archeoworks network servers – 61 digital files