
STAGE 1 ARCHAEOLOGICAL BACKGROUND STUDY

3353-3359 Lakeshore Boulevard West

City of Toronto, Ontario

Lots 95, 96 and Part of Lots 94 & 97, Registered Plan 1545

Formerly Part of Lot 7, Broken Front Concession

Township of Etobicoke, York County, Ontario

ORIGINAL REPORT

October 29, 2019

MTCS Archaeological File PIF # P244-0168-2019 | Licensee: Claire Freisenhausen (P244)

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EXECUTIVE SUMMARY

In October of 2019, CRM Lab Archaeological Services (CRM Lab) was retained by **3353 Lakeshore Blvd LP** to conduct a Stage 1 Archaeological Background Study of the property (collectively known as the Project Area) at 3353-3359 Lakeshore Boulevard West (*Lots 95, 96 and Part of Lots 94 & 97, Registered Plan 1545*), City of Toronto, and historically part of Lot 7, Broken Front Concession in the Township of Etobicoke.

The current Stage 1 Assessment report has been prepared by CRM Lab to document the assessment findings and subsequent recommendations for the Ministry of Tourism, Culture & Sport (MTCS) in accordance with the Ministry's *2011 Standards & Guidelines for Consultant Archaeologists*. This Assessment was requested by the City of Toronto's Heritage Preservation Services as a condition of Subsection 51 (15) of the Planning Act, R.S.O 1990, c.P.13 as part of a development condition prior to granting approval for the proposed property redevelopment consisting of the construction of a 6 storey mixed use building. This report documents the findings and subsequent recommendations based on the Stage 1 Background Research conducted on the subject property to be impacted by the proposed redevelopment.

The subject property is bounded by Lakeshore Boulevard West to the North, neighbouring commercial properties to the east, west and residential properties to the south. The property, consisting of approximately 0.14 hectares, was historically located on Lot 7, Broken Front Concession in the Township of Etobicoke, York County, Canada West.

The subject property has been determined to be largely disturbed by the 20th century construction of the current structures occupying the property and the surrounding parking lots. The subject property itself is located on generally flat ground throughout. No 19th century structures were identified through the historic and cartographic record within the boundaries of the property.

Initially, potential for early Euro-Canadian and Aboriginal archaeological resources was considered to be high on this property given the location of the subject property to 19th century transportation route, a 19th century farmstead complex to the southeast, and a secondary water source. Analysis of 20th century aerial photography and mapping, in addition to current property conditions indicate significant disturbances to the property in the forms of the current buildings and parking lots. However, the parking lots themselves may not contain extensive bedding which would have impacted on potential below grade archaeological resources related to the nearby secondary water source and the farmstead to the southeast.

These factors indicate that there remains cultural heritage value or interest (CHVI) in the subject property at 3353-3359 Lakeshore Boulevard West. A Stage 2-3 Archaeological Assessment is required.

All records, documentation, field notes, and photographs related to the process and findings of these investigations are to be held at the Toronto offices of CRM Lab Archaeological Services until such time that they can be transferred to an agency or institution approved by the Ministry of Tourism, Culture & Sport on behalf of the government and citizens of Ontario.

This project was carried out under the Ministry of Tourism, Culture & Sport Professional Archaeological license project number P244-0168-2019, held by Ms. Claire Freisenhausen (P244). Stage 1 historic research was conducted in October of 2019.

A Stage 2-3 Assessment will be required in order to assess the potential and integrity of archaeological resources which may remain present in undisturbed portions of the subject property.

In urban settings Stages 2 and 3 are often combined as the purpose of Stage 2 to identify the presence of archaeological resources at the same time serves to fulfill the purpose of Stage 3 to determine the nature and extent of these resources. For the purposes of this assessment Stages 2 and 3 are likely to be combined in order to streamline the process of the archaeological assessment and potential mitigation required for the property to address all archaeological concerns without unduly destroying vital contextual information via multiple and extensive Stage 2 and 3 trenching.

Our suggested strategy involves a series of mechanically excavated trenches strategically located on the property in order to delineate any potential remaining archaeological resources. Depending on the findings of the original trenches, additional cross trenches might also be required to ascertain the presence or absence of any other unmapped features or structures.

The following recommendations are made for further archaeological assessment of the property:

1. The Stage 2-3 field assessment can best be accomplished by cutting out blocks of pavement and placing machine excavated trenches in selected areas of the property to intersect former building footings and presumed undisturbed areas. All machine excavation should be designed by and carried out under the direction of a licenced archaeologist experienced with complex urban site conditions.
2. Mechanical test trench survey will require the use of a smooth-edged/toothless bucket, and employment of an excavation subcontractor experienced with the care required for archaeological excavations.

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Lots 95, 96 and Part of Lots 94 & 97, Registered Plan 1545
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Township of Etobicoke, York County, Ontario

1.0 INTRODUCTION & SUMMARY

In October of 2019, CRM Lab Archaeological Services (CRM Lab) was retained by **3353 Lakeshore Blvd LP** to conduct a Stage 1 Archaeological Background Study of the property (collectively known as the Project Area) at 3353-3359 Lakeshore Boulevard West (*Lots 95, 96 and Part of Lots 94 & 97, Registered Plan 1545*), City of Toronto, and historically part of Lot 7, Broken Front Concession in the Township of Etobicoke. **Figure A1** illustrates the location of the Study Area at 1:30,000km on the appropriate section of the National Topographic Survey (NTS) 030M12, **Figure A2** illustrates the location of the project area on the Ministry of Natural Resources & Forestry Topographic Map, **Figure A3** illustrates the survey plan of the project area and subject property, and **Figure A4** illustrates the proposed redevelopment plan of the subject property.

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century aerial photography and mapping, in addition to current property conditions indicate significant disturbances to the property in the forms of the current buildings and parking lots. However, the parking lots themselves may not contain extensive bedding which would have impacted on potential below grade archaeological resources related to the nearby secondary water source and the farmstead to the southeast.

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2.0 PROJECT CONTEXT

The purpose of the current Stage 1 Assessment was to locate and identify any archaeological remains on the subject property which may be impacted by the proposed redevelopment of the project area (see **Figure A4**). Historic land records, mapping and aerial photographs were analyzed to determine the cultural heritage value of the subject area, complying with MTC's *2011 Standards & Guidelines for Consultant Archaeologists*.

2.1 DEVELOPMENT CONTEXT

The current assessment has been conducted in order to fulfill the requirements of the City of Toronto's Heritage Preservation Services as part of a development condition under Subsection 51 (15) of the Planning Act, R.S.O 1990, c.P.13 prior to granting approval for the proposed redevelopment of the property. Property redevelopment will consist of the construction of a 6 storey mixed use building.

As the Study Area is located entirely on private property, permission to enter the subject property to conduct all required archaeological fieldwork activities was obtained from the representative of the property owner via email. No limitations were placed on access to the subject property.

2.2 HISTORICAL CONTEXT

The Study Area consists of a parcel of land that was historically part of the East Half of Lot 7, Broken Front Concession in the Township of Etobicoke, York County.

A variety of resources were reviewed as part of the Stage 1 historic background research. An analysis of historic maps and aerial photographs was conducted to examine topography, drainage and land use

history to determine the types and locations of former structures - if any - on the property. 19th and 20th century maps and directories were consulted for the names of site occupants and to determine the changes over time of the street addresses and names. Archival sources were sought at the City of Toronto Archives, the Metro Toronto Reference Library and the Provincial Archives of Ontario. A chronological list of selected documentation is given in **Table 1** below.

2.2.1 Regional History – York, Etobicoke

Southern Ontario has been occupied by Aboriginal groups from approximately 13,500 years ago (Ferris 2013). These populations were highly mobile and lived in an environment similar to the modern sub arctic. The warming of 10,000 before present (BP) resulted in shoreline sites becoming submerged, and evidence of heavy woodworking tools suggests greater investment in prolonged seasonal residency at these sites. Evidence of communal cemeteries and funerary customs indicate shared meaning within a community and reflect shared cosmology (Brown 1995). By approximately 2,000 BP evidence indicates band camps had formed that were focused on the seasonal harvesting of resources (Spence et al. 1990), and by the Late Iroquoian Phase (1450-1649) populations communally occupied sites throughout the year and coalesced into larger communities. This process created the socio-political organization of Indigenous Nations that were described by early French and English explorers visiting southern Ontario (Birch & Williamson 2013).

By 1600 the Five Nations were the main group using the central north shore of Lake Ontario for hunting, fishing, and participating in the fur trade, but by the late 1600's the Seneca took control (ASI 2004). Their occupation was less intensive than the New York Iroquois and only seven villages were identified by early European cartographers. Beginning in the mid-late 17th century the Mississauga's began to replace the Seneca and, due to the overstretching of territory by the Five Nations, an agreement was struck to share hunting territories (Williamson 2008). The 18th century saw the ethnogenesis of the Métis in Ontario, a group of mixed First Nations and French, Scottish and Irish ancestry (MNC n.d.). They lived in both Euro-Canadian and Indigenous societies, acted as agents of the fur trade and interpreters, crossing boundaries (Stone and Chaput 1978).

The land considered part of the former Township of Etobicoke was originally left out of Treaty number 13, known as the 'Toronto Purchase' on September 23, 1787, but was later confirmed by a second treaty on August 1, 1805. The first survey was taken by Alexander Aitken in 1788 and continued in 1795 by Abraham Iredell. William Hambly made an additional survey in 1798 and Samuel Wilmot made another in 1811, with the road allowances resurveyed in 1857.

Settlement on the lands were delayed due to a boundary dispute with the Mississauga reserve and as a result the first legal settlers did not occupy the area until the early 19th century. Most of the land grants were along the front of the township, to disbanded soldiers from the Queen's Rangers, with the notion that they would serve as a buffer and defend the provincial capital from invasion from the West (ASI 2016).

The Township comprised part of the East Riding of York, administered from Niagara between 1792 and 1800. The abolition of the Districts in 1849 resulted in the United Counties of York, Peel and Ontario,

with Peel and Ontario receiving separate county status in 1851-52 (ASI 2016). In 1846 Etobicoke was considered to have good soil, with forests containing primarily hardwood, and its proximity to the Humber resulted in five grist mills and nine saw mills, and the value of and increasing significantly during the second quarter of the 19th century.

2.2.2 Property History – Cartographic & Documentary Sources

The current project area consists in part of the parcel of land which was historically designated as part of Lot 7, Broken Front Concession (Colonel Smith’s Tract) in the Township of Etobicoke in York County. The study area lies within the western half of Lot 7, Broken Front Concession. The original lot was split into an eastern and western section in 1846. A chronological list of significant events pertaining to the Study Area is outlined in **Table 1** below.

The land has had a series of owners throughout history. Several individuals have been able to be identified and additional information will be presented.

Samuel Smith

The Crown Patent for Lot 7, Broken Front Concession in the Township of Etobicoke was originally granted to Samuel Smith in June of 1806. Smith was born in 1756 in Hempstead, New York to Scottish parents (Mealing 1897). He had nine daughters and two sons. Samuel Smith came to York in 1794 as an officer of the Queen’s Rangers (which he would later come to command in 1799). Smith was present at the Battle of Yorktown in 1781 and surrendered to the Americans (ibid). Smith settled in Etobicoke as early as 1796; however, his retirement half pay from the Rangers proved insufficient to supply him with anything greater than a modest living. Due to his service, close relationship with Lieutenant Governor Simcoe, and the fact that his was one of the earliest settlers in York, Smith would come to own a total of 1000 acres (including Lot 8, Concession 1 Southern Division) in Etobicoke, which came to be known as Colonel Smith’s Tract. Smith served on the Executive Council in York until his death in 1826 (Mealing 1987).

Alexander Wood

The executors of Samuel Smith’s estate; Hon Alexander Macdonell, Hon William Allen, Hon James Macauley and John W Gamble, sold the 80 acres in Lot 7 to Alexander Wood in 1833. Alexander Wood was an infamous early merchant in the town of York. Wood was born in 1772 Scotland to James Wood and Margaret Barclay (Firth 2003). He arrived in Kingston in 1793 and became active in the early brewery business. In 1797, he moved to York and became one of the earliest merchants in the growing city, he opened a shop in partnership with William Allen and then further stores on his own (ibid). As York was not a well-established town at the time of his arrival, he was able to grow his business with the community and become ingrained into society. He enjoyed a close friendship with Reverend (later Bishop) John Strachan (ibid).

In 1810 an event occurred that stalled his rise in society and the success of his business in what is known as one of Upper Canada’s earliest sex scandals. In the course of the investigation of a rape charge a Miss Bailey described a wound she had made on her attacker. Wood in his role as magistrate inspected the bodies of several men for evidence of a wound. Wood’s actions, which to some were seen as an abuse

of his magistrate position and to others as evidence of sexual deviance in Wood himself, lead to rumours and scandal large enough to cause Wood to return to Scotland for a brief period.

Wood returned to York during the War of 1812 and resumed his merchant role and returned to his position as a magistrate, eventually closing his shop in 1821. After the closing of his shop he acted as an estate agent for several of his friends. While Wood's actions and the rumours of his sexuality were damaging to him at the time, his story has been adopted by the LGBTQ community in Toronto.

William Allen

In 1834 Alexander Wood sold the land in Lot 7 to William Allen for 612 pounds. Allen was one of the most influential figures in the early history of York. William Allen and Alexander wood were business associates who had opened a shop together in 1797. Allen was born in 1770 in Scotland (biographi.ca). Allen received his first land grant in York in 1795 and upon arriving he acted as an agent for the company "Forsyth, Richardson and Company" (ibid). Allen was one of the earliest settlers in the Town of York and was able to evaluate the site and acquire a lake front lot with potential for a wharf in 1797. Through his connection with Forsyth, Richardson and Company his shop was extremely successful. He and Wood ended their business relationship in 1801. With his mercantile interests succeeding Allen turned his attention to government. In 1800, he became a Justice of the Peace (ibid). He held many posts in York throughout the early 1800's including: district treasurer, customs collector, district inspector of various goods, postmaster of York, treasurer for the fund for St James' Church's construction (ibid). During the War of 1812 Allen served as a Major in the 3rd York Militia, eventually becoming a prisoner of War. During the War, his store was looted multiple times. Due to concerns for his business he never ran for elected office, preferring to take non-elected roles. In 1825 he was appointed to the executive council. Allen was also an important figure in the establishment of the Bank of Montreal, the Canada Company, the City of Toronto and Lake Huron Rail Road Company, the Toronto Board of Trade, Trinity College (ibid).

George Goldthorpe

In 1841 William Allen sold the lot to George Goldthorpe. George Goldthorpe was born in 1781 in Maryland, his parents were killed in the American Revolution (Hicks 2005, 40). Goldthorpe was raised by Captain Samuel Smith and was brought by him to York in 1792 at the age of 11 (ibid). Goldthorpe married Margaret Stuart in 1810 (rootsweb). The couple had twelve children. Goldthorpe died in 1846 and is buried in Christ Church Mimico Cemetery (findagrave.com).

Mary & Moses Appleby

When George Goldthorpe died in 1846 he divided Lot 7 in his will, leaving the eastern section to a Margaret Goldthorpe (either his daughter or his wife) and the western section to a Mary Appleby. The subject area is located in the western section. The direct relationship between Goldthorpe and Mary Appleby is unclear, however Goldthorpe did have a daughter named Mary. Mary Appleby was married to Moses Appleby and it is Moses Appleby's name which appears on the 1860, 1865, 1878 maps of the lot. The Appleby family arrived in Etobicoke in the early 1800's from Yorkshire England (etobicokehistorical.com). The 1851 census of Upper Canada has an entry for the household of Moses and Mary Appleby. Moses Appleby was identified as a Farmer who was born in England, followed the Church of England and was 34 years of age. Mary Appleby's entry lists her as being born in Upper

Canada and being 33 years old. They have two daughters and a son living with them at the time of the census. Moses Appleby was a member of the Etobicoke council (Pelham et al 1885).

Consultation with the Ontario Cemeteries Index shows no cemeteries within the Study Area; the nearest cemetery is Lakeshore Asylum Cemetery approximately 2.4km away.

TABLE 1: Selected Historical Chronology of the Study Area

Dates	Description	Source
1793	Lt. Governor John Graves Simcoe begins to establish a settlement at Toronto and names it York. The provincial capital was moved there in 1794 and the town plan laid out.	-
1806	Crown grants Lot 7, Broken Front Concession in the Township of Etobicoke to Samuel Smith	Abstract to Deeds
1833	Hon Alexander MacDonnell, Hon William Allen and Hon James B Macaulay and John W Gamble executors of Samuel Smith sell the lot to Alexander Wood for 612 pounds. 80 acres	Abstract to Deeds
1834	Alexander Wood sells the lot to William Allen for 612 pounds	Abstract to Deeds
1841	Hon William Allen sells to George Goldthorpe for 500 pounds	Abstract to Deeds
1846	In his will George Goldthorpe leaves Mary Appleby the West Half of Lot 7, Broken Front Concession In his will George Goldthorpe leaves Margaret Goldthorpe the East Half of Lot 7, Broken Front Concession	Abstract to Deeds
1860	Moses Appleby (Applebee) is listed as the owner of the western half of Lot 7. No structures are indicated.	1860 <i>Tremaine Atlas</i> (Figure A5)
1865	Moses Appleby is listed as the owner of the western half of the whole lot, this is not consistent with the land records. A stream is shown running close to the subject area. No structures are indicated.	1865 <i>Unwin Map</i> (Figure A6)
1870	Thomas B Van Every et ux to Joseph Alexander for \$1450. East Half of Lot 7	Abstract to Deeds
1878	Moses Appleby is listed as the owner of the western half of the lot. A structure is shown to the south of the subject area. No structures are indicated within the subject area.	1878 <i>Miles & Co. Atlas</i> (Figure A7)
1901	Joseph Alexander and Ada his wife Grants the North-West part of the East Half of lot 7 to Bessie L Courlie for \$1500 Joseph Alexander and Ada his wife Grants part 86' on Lake Shore Road East Half of lot 7 to Bessie L Courlie for \$1500	Abstract to Deeds
1904	Agreement Bessie Courlie to Mary A L H Wilson and Frederick P Wilson for \$3038 NW part of E 1/2 broken front, 2 acres	Abstract to Deeds

Dates	Description	Source
1910	John Appleby individually and as Admr of Mary Appleby and Mary his wife to Randolph S Soares for \$30,000 w 675' front 35 acres 2 r and 30 perches Randolph S Soares to Glencoe Land Company for \$30,000 west 675' front 35 acres 2 r 30 p. south to mtg not assumed by grantee. Plan Glencoe Land Company and Henry Towell and John Appleby mtgers (DM 12450 to Norman D Wilson OLS	Abstract to Deeds
1911	Joseph Alexander and Ada his wife Grants to Lake Shore Land Co Ltd the east half of broken front excluding the North West part	Abstract to Deeds
1947	Aerial depicts the current structure occupying subject property. The area that is currently a parking lot appears to be undeveloped.	City of Toronto Archives Aerial Photograph (Figure A8)
1956	Aerial depicts current structure occupying subject property. The current parking lot has been constructed.	City of Toronto Archives Aerial Photograph (Figure A8)
1963	Aerial depicts current structure occupying subject property. The current parking lot has been constructed.	City of Toronto Archives Aerial Photograph (Figure A8)
2018	Satellite image depicts the Study Area as it currently appears.	Google Earth & MNRF Satellite Imagery (Figure A9)

2.2.3 Analysis of Historic Maps & Documentation

A number of historic documents and maps were examined for evidence of former land use, structures and property divisions. A selected group of the most relevant historic map segments are shown in the original to illustrate the location of the Study Area in relation to historic property divisions (**Figures A5-A7**). A selected group of relevant aerial and satellite photographs are shown to illustrate the location of the Study Area in relation to historic property divisions (**Figures A8-A9**).

Figure A5 illustrates a section of the 1860 Tremaine’s Map, **Figure A6** illustrates a section of the 1865 Unwin Map, and **Figure A7** illustrates a section of the 1878 Miles & Co. Atlas.

Figure A8 illustrates 1947, 1956, and 1963 aerial photography of the subject property, and **Figure A9** illustrates the 2019 MNRF/LIO satellite image in relation to the Study Area.

The 1860 Tremaine map shows the western half of Lot 7, Broken Front Concession being owned by M. Applebee. No structures are indicated within the bounds of the subject area.

The 1865 Unwin map has Moses Appleby listed as the owner of the western half of the entire lot, this is

not consistent with the land records which list Thomas B Van Every as the owner at this time. A stream is shown running close to the subject area, and no structures are indicated within the bounds of the subject area.

The 1878 map depicts Lot 7, Broken Front Concession, Moses Appleby is listed as the owner of the western half of the lot. A structure is shown to the south of the subject area, and no structures are indicated within the bounds of the subject area.

The 1947 aerial photograph of the Project Area depicts the current structures occupying the subject property. The area that is currently a parking lot appears to be undeveloped.

The 1956 aerial photograph of the Study Area depicts current structures occupying subject property. The current parking lot has been constructed.

The 1963 aerial photograph of the Project Area shows the current structures occupying subject property. The current parking lot has been constructed.

All of the existing structures in the project area are of mid to late 20th century construction, with no structures occupying Study Area appearing on any historic mapping. All current structures are related to the development that occurred in this area after World War II. All of these maps have been discussed in **Table 1** above. The aerial photography depicts the various 20th century construction activities impacting the Study Area.

2.3 ARCHAEOLOGICAL CONTEXT

2.3.1 Existing Archaeological Sites

A search of the Ontario Archaeological Site Database at the Ministry of Tourism, Culture & Sport, Heritage Operations Unit found no registered sites within or directly adjacent to (within 50m) the Study Area. There is one previously registered site within 2.0 km of the Study Area.

TABLE 2: Existing Archaeological Sites within 2km of the Study Area

Borden Number	Site Name	Time Period	Affinity
AjGv-28	Colonel Samuel Smith Homestead	Post-Contact	Euro-Canadian

2.3.2 Property Conditions & Current Land Use

The subject property consisting of commercial occupations and related parking lots is bounded by Lakeshore Boulevard West to the North, neighbouring commercial properties to the east, west and residential properties to the south. The property, consisting of approximately 0.14 hectares, was historically located on Lot 7, Broken Front Concession in the Township of Etobicoke, York County, Canada West.

Plates B1-B16 depict the property in its current state.

2.3.3 Physiographic Setting & Archaeological Potential

The Study Area is located in the part of York County which is part of the Oak Ridges Moraine physiographic region. The region forms the height of land dividing streams that flow north into Georgian Bay and south into Lake Ontario. Soils in the Study Area are comprised of sandy or gravelly materials, although in some cases can be formed of till which protrudes above the sands. The original vegetation of the area consisted of a mixed forest of pine and hardwoods (Chapman & Putnam 1984: 52-53, 166-169). The soil type shown on the 1955 Soil Survey of York County is good drainage Pontypool Sand (Hoffman & Richards 1955).

Potable water is arguably the single most important resource necessary for any extended human occupation or settlement of an area. Since water sources have remained relatively stable in Southern Ontario since the post-glacial period, proximity to water is regarded as a useful index for the evaluation of archaeological site potential.

Furthermore, other geographic characteristics such as elevated topography (i.e. eskers, drumlins, large knolls, plateaux), pockets of well-drained sandy soil (especially near heavy soil or rocky ground), distinctive land formations that might have been special or spiritual places (i.e. waterfalls, rock outcrops, caverns, mounds) and promontories can indicate archaeological potential.

The *Ministry of Tourism, Culture & Sport Standards & Guidelines* (2011) stipulate that undisturbed lands within 300 metres of a primary water source, and undisturbed lands within 200 metres of a secondary water source are considered to be of high archaeological potential. The shoreline of Lake Ontario is 672 metres from the subject area. A small creek or tributary is visible on the 1865 mapping, although it is not mapped elsewhere. This secondary water source within relatively close proximity of the Study Area indicates high archaeological potential for intact Aboriginal archaeological resources despite the high degree of disturbance on the property.

For the Euro-Canadian period, the majority of early 19th century farmsteads (i.e., those which are arguably the most potentially significant resources and whose locations are rarely recorded on 19th century maps) are likely to be captured by the basic proximity to water model outlined and as noted above, since these occupations were subject to similar environmental constraints. It is worth noting that a 19th century farmstead complex lies directly to the southeast of the subject property on the 1878 historic mapping. An additional factor is the development of the network of concession roads and early

railways through the course of the 19th century. These transportation routes frequently influenced the siting of farmsteads and businesses. Lakeshore Boulevard, which lies approximately immediately in to the North of the subject property, is considered a 19th century transportation route based on its appearance on historic mapping.

At first glance the subject property could be considered to hold high historic potential given its proximity to a 19th century farmstead, a 19th century transportation route and a secondary water source.

Based on analysis of the 20th century aerial photography and current conditions it appears that the subject property has been significantly disturbed by the construction of the current buildings and parking lots. According to the current documentary and mapping research, the subject property appears to have had *no mapped 19th Century buildings* constructed on it and it is noted on the City of Toronto's online interactive GIS mapping (http://map.toronto.ca/maps/map.jsp?app=TorontoMaps_v2) as holding archaeological potential and hence originally requiring assessment.

Notwithstanding the 20th century disturbances, the property may yet retain integrity of some remnant of both pre-development Euro-Canadian and Aboriginal occupations in areas where there is no record of any buildings having ever stood.

3.0 SITE VISIT

A site visit was carried out on October 28th, 2019. The site visit covered the entirety of the Subject Area. This purpose of the inspection was to determine if there were any obvious archaeological features present on the landscape of the study area that were not shown on the historic mapping, and if the geography of the site was consistent with the maps. An additional purpose was to confirm the extent of the disturbance to the Subject Area.

Access to the property was granted by the property owners and thus the entire property could be examined. On the day of the site visit there was good ground visibility, conditions were overcast with high winds and a temperature of 8 degrees. The Subject Area is consistent to what is shown in the 2019 satellite mapping. The entirety of the Study Area is covered by buildings and parking lots. The parking lots and buildings run completely up to the rear boundary fence of the property, and up to the sidewalk on the south side of Lakeshore Boulevard West. The Subject Area is located on relatively flat ground throughout.

Photographs of the Subject Area can be found in **Appendix B**, Plates B1-B16.

4.0 ANALYSIS & CONCLUSIONS

The subject property at 3353-3359 Lakeshore Boulevard West, Part of Lot 7, Broken Front Concession (*Lots 95, 96 and Part of Lots 94 & 97, Registered Plan 1545*), in the City of Toronto, formerly the Township of Etobicoke, to be impacted by the proposed property redevelopment has been the subject of a Stage 1 Archaeological Background Study.

The current assessment has been conducted in order to fulfill the requirements of the City of Toronto's Heritage Preservation Services as part of a development condition prior to granting approval for the proposed property redevelopment under the Planning Act.

The Stage 1 Background Study was carried out in October of 2019.

The potential for significant cultural occupations has been identified by the documentary and cartographic research. Occupations relating to the mid-19th century Euro-Canadian occupation of the property and surrounding areas were identified by the historic background research conducted on the property during the Stage 1 Background Study. Potential for early Euro-Canadian and Aboriginal archaeological resources was considered to be high on this property given the location of the subject property to 19th century transportation routes, a 19th century farmstead complex and a secondary water source.

Analysis of 20th century aerial photography and mapping, in addition to current property conditions indicate significant disturbances to the property in the forms of the current buildings and parking lots. However, the parking lots themselves may not contain extensive bedding which would have impacted on potential below grade archaeological resources related to the nearby secondary water source and the farmstead to the southeast.

No sites previously registered with the Archaeological Database of the Ontario Ministry of Tourism, Culture and Sport lie directly adjacent to the Study Area. One site previously registered with the Archaeological Database of the Ontario Ministry of Tourism, Culture & Sport lies within 2km of the Study Area.

The results of the current Stage 1 Archaeological Assessment indicate that the Study Area does indeed hold cultural heritage value or interest (CHVI) and the property may retain integrity of some remnant of both pre-development Euro-Canadian and Aboriginal occupations in areas where there is no record of any buildings having ever stood.

A Stage 2-3 Assessment will be required in order to assess the potential and integrity of archaeological resources which may remain present in undisturbed portions of the subject property.

In urban settings Stages 2 and 3 are often combined as the purpose of Stage 2 to identify the presence of archaeological resources at the same time serves to fulfill the purpose of Stage 3 to determine the nature and extent of these resources. For the purposes of this assessment Stages 2 and 3 are likely to be combined in order to streamline the process of the archaeological assessment and potential mitigation required for the property to address all archaeological concerns without unduly destroying

vital contextual information via multiple and extensive Stage 2 and 3 trenching.

Our suggested strategy involves a series of mechanically excavated trenches strategically located on the property in order to delineate any potential remaining archaeological resources (**Figure A11**).

Depending on the findings of the original trenches, additional cross trenches might also be required to ascertain the presence or absence of any other unmapped features or structures.

5.0 RECOMMENDATIONS

The following recommendations are made for further archaeological assessment of the property:

1. The Stage 2-3 field assessment can best be accomplished by cutting out blocks of pavement and placing machine excavated trenches in selected areas of the property to intersect former building footings and presumed undisturbed areas. All machine excavation should be designed by and carried out under the direction of a licenced archaeologist experienced with complex urban site conditions.
2. Mechanical test trench survey will require the use of a smooth-edged/toothless bucket, and employment of an excavation subcontractor experienced with the care required for archaeological excavations.

5.1 Advice on Compliance with Legislation

The Ontario Ministry of Tourism, Culture & Sport requires that the following statements be included in every archaeological report (Standards & Guidelines for Consultant Archaeologists 2010:73):

1. This report has submitted to the Minister of Culture as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is to be 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 Ministry of Tourism and Culture, a letter will be issued by the Ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
2. It is an offence under Sections 47 & 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 Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

3. Should previously undocumented archaeological resources be discovered, they may represent 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 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of cemeteries, Ministry of Small Business and Consumer Services.

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APPENDIX A:

MAPS

Site Maps




1:30,000km on the National Topographic Survey (NTS) Map 30M12

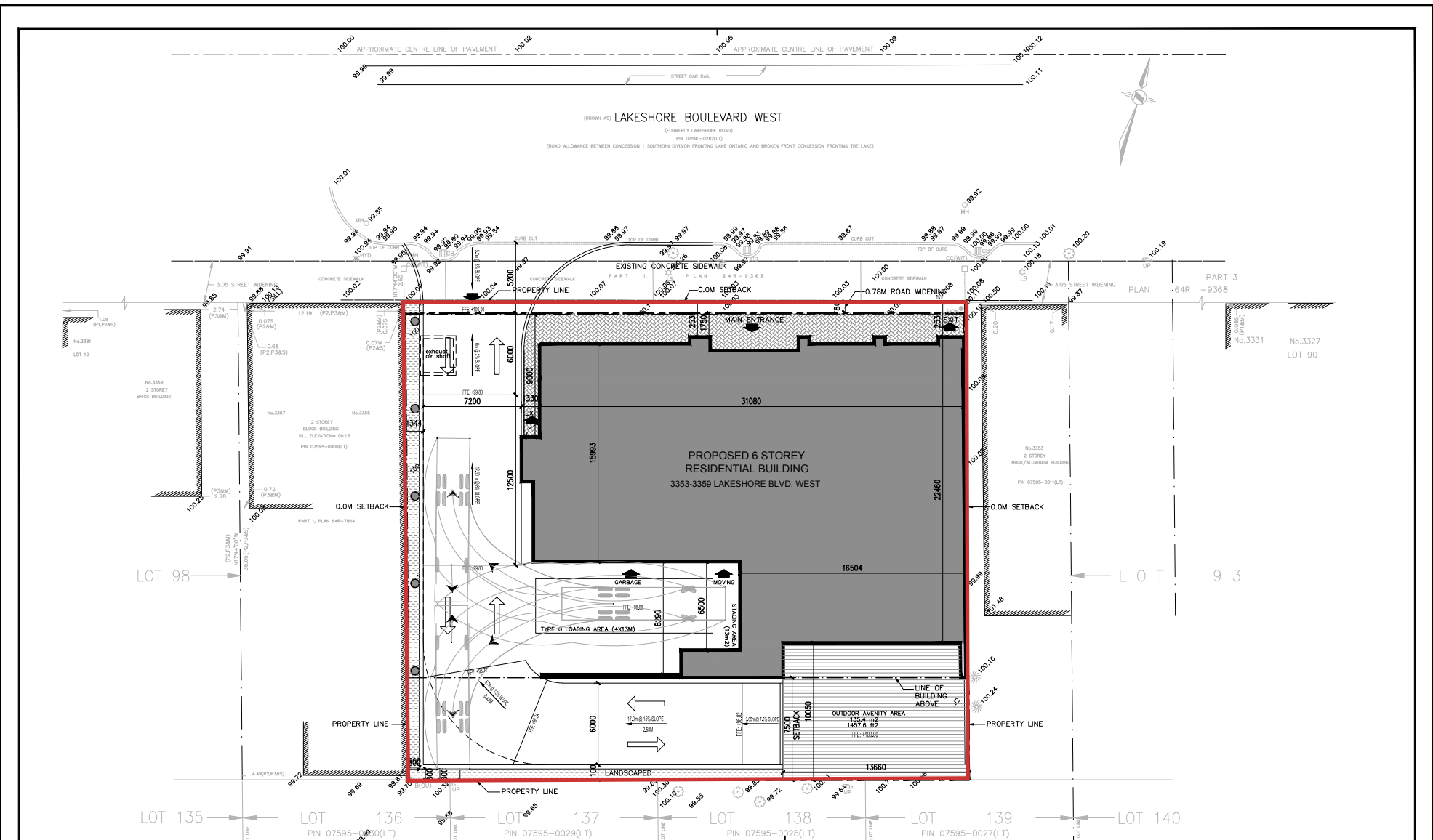
3353-3359 Lakeshore Boulevard West
 2019 Stage 1 Archaeological Study
 City of Toronto, Ontario
Figure A1: Location of the Study Area



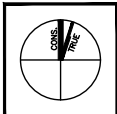
Ministry of Natural Resources & Forestry (MNRFO) Land Information Ontario (LIO) Map 30M12

 Study Area

3353-3359 Lakeshore Boulevard West
2019 Stage 1 Archaeological Background Study
City of Toronto, Ontario
Figure A2: Location of the Study Area on MNRFO Map



ICON
ARCHITECTS



6 STOREY RESIDENTIAL BUILDING
3353-3359 LAKESHORE BLVD. WEST

6 STOREY RESIDENTIAL BUILDING
3353-3359 LAKESHORE BLVD. WEST


SITE PLAN

Scale:
1:250
Date:
JUL.08, 2019
Project No.
19104
Drawing No.
01

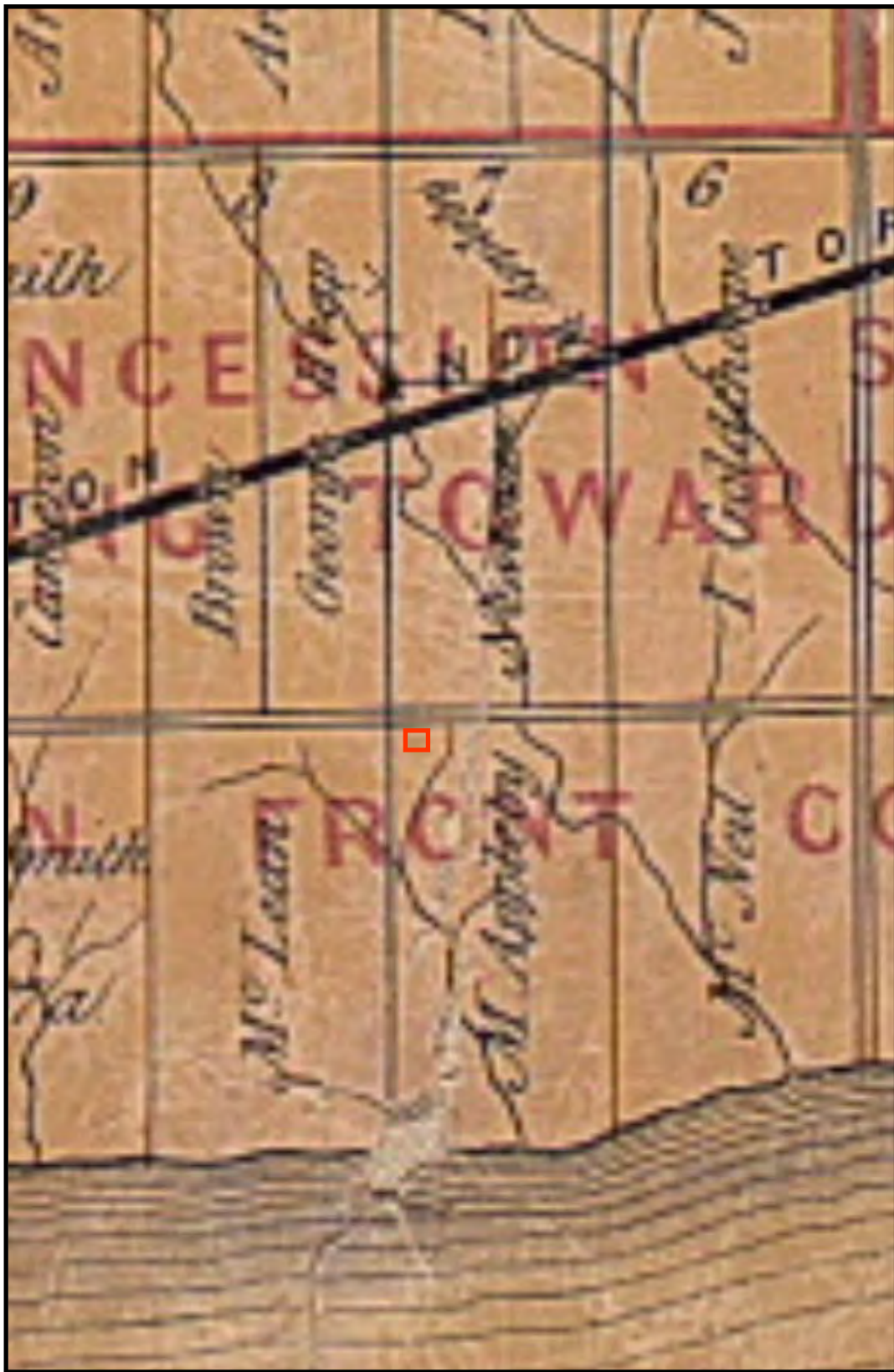
Study Area


3353-3359 Lakeshore Boulevard West
2019 Stage 1 Archaeological Background Study
City of Toronto, Ontario
Figure A4: Proposed Site Plan



 Study Area


3353-3359 Lakeshore Boulevard West
2019 Stage 1 Archaeological Background Study
City of Toronto, Ontario
Figure A5: Study Area on 1862 Tremain Atlas Map



 Study Area

3353-3359 Lakeshore Boulevard West
2019 Stage 1 Archaeological Background Study
City of Toronto, Ontario
Figure A6: Study Area on 1865 Unwin Map



 Study Area

3353-3359 Lakeshore Boulevard West
2019 Stage 1 Archaeological Background Study
City of Toronto, Ontario
Figure A7: Study Area on 1878 Miles & Co. Map



1947

Study Area



1956



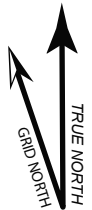
1963




Ministry of Natural Resources & Forestry (MNR) Satellite Image for Map 30M12


 Study Area

3353-3359 Lakeshore Boulevard West
2019 Stage 1 Archaeological Background Study
City of Toronto, Ontario
Figure A9: Study Area on Satellite Imagery



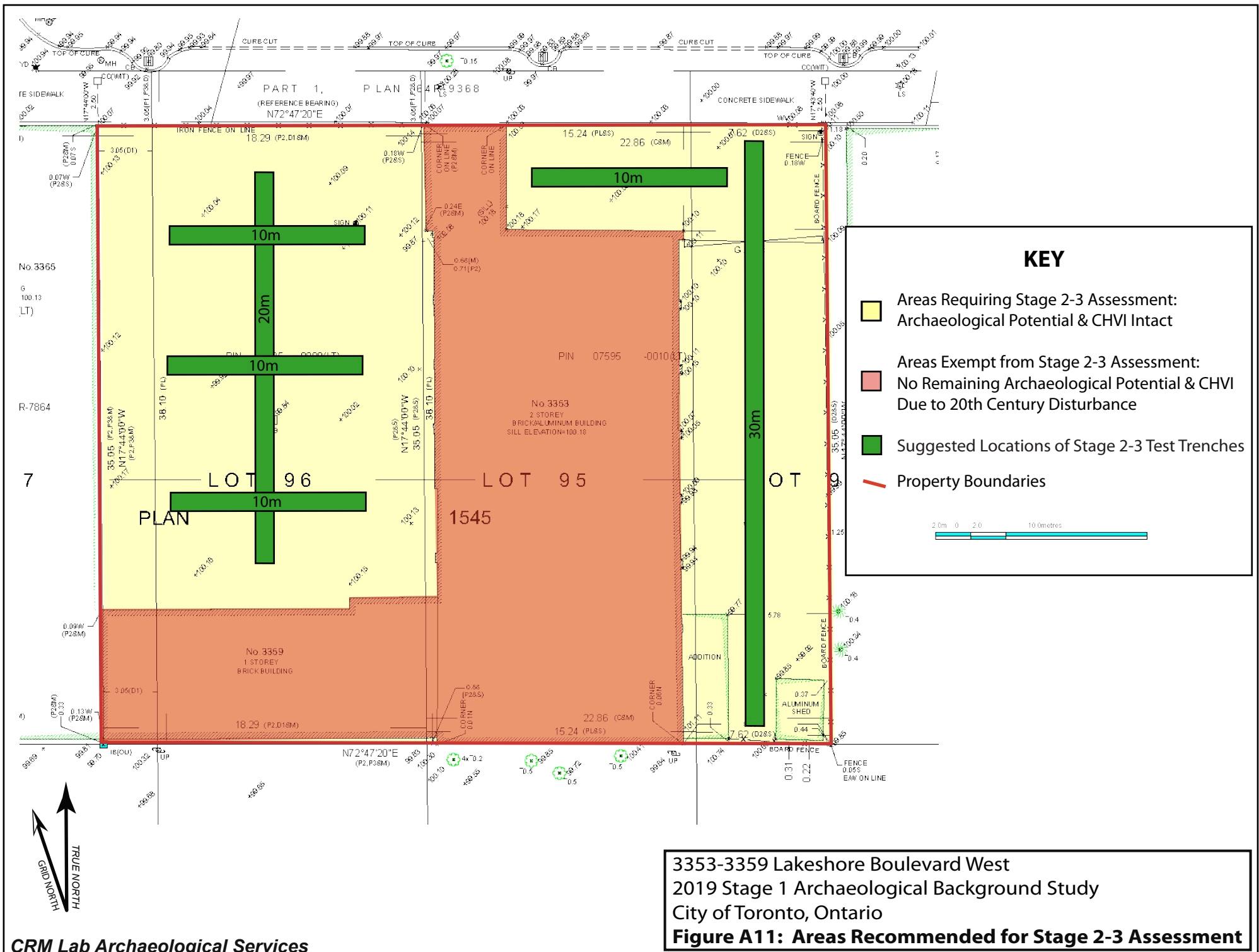
Key

 Boundary of Study Area

 Photograph Number & Location

0 10 20m

3353-3359 Lakeshore Boulevard West
 2019 Stage 1 Archaeological Background Study
 City of Toronto, Ontario
Figure A10: Photograph Locations



APPENDIX B:

IMAGES

Selected Site Photographs

3353-3359 Lakeshore Boulevard West
Stage 1 Archaeological Background Study
City of Toronto, Ontario



Plates B1 & B2: Site conditions along Lakeshore West; looking west and east



Plates B3 & B4: Site conditions at north end and parking lot; looking south



Plates B5 & B6: Rear of property at 3353 Lakeshore Blvd West; looking south



Plates B7 & B8: Parking lot of property at 3353 Lakeshore Blvd West; looking north

3353-3359 Lakeshore Boulevard West
Stage 1 Archaeological Background Study
City of Toronto, Ontario



Plates B9 & B10: Site Conditions of 3359 Lakeshore Blvd West; looking south



Plates B11 & B12: Parking lot of 3359 Lakeshore Blvd West; looking south

3353-3359 Lakeshore Boulevard West
Stage 1 Archaeological Background Study
City of Toronto, Ontario



Plates B13 & B14: Parking lot of 3359 Lakeshore Blvd West; looking north



Plates B15 & B16: Study area viewed from the north side of Lakeshore Blvd West; looking south