

Stage 1 Archaeological Assessment of 1050 Markham Road, Part of Block C, Registered Plan M-1020, Part of Lot 19, Concession 1, Geographic Township of Scarborough, County of York, now in the City of Toronto

Original Report

Prepared for:

Canadian Apartment Properties REIT

11 Church Street

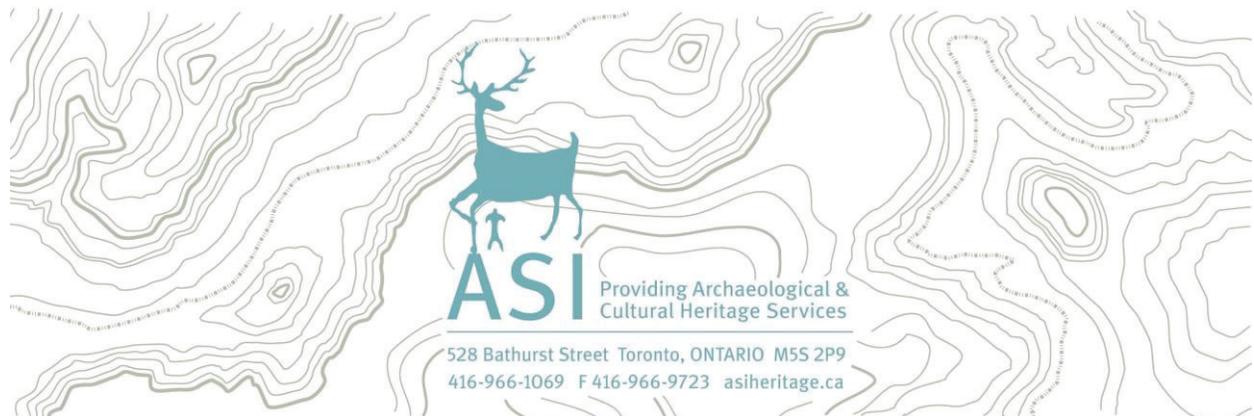
Toronto, ON M5E 1W1

Archaeological Licence: P449 (Bhardwaj)

Project Information Form P449-0773-2024

Archaeological Services Inc. File: 24PL-040

27 May 2024



Executive Summary

Archaeological Services Inc. was contracted by Canadian Apartment Properties REIT to undertake a Stage 1 Archaeological Assessment of 1050 Markham Road, Part of Block C, Registered Plan M-1020, Part of Lot 19, Concession 1, Geographic Township of Scarborough, County of York, now in the City of Toronto. The subject property is approximately 1.98 hectares.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the subject property, along with nineteenth- and twentieth-century settlement trends and a review of available aerial imagery, as well as the general guidance of the *City of Toronto Archaeological Management Plan* (cf. Archaeological Services Inc. *et alia*, 2004). This research indicated there would typically be potential for the presence of both Indigenous and Euro-Canadian archaeological resources within the subject property. It was concluded, however, that there is no possibility for the survival of any *in situ* archaeological material due to the widespread and intensive ground disturbance from previous development.

The field review, conducted on May 7, 2024, confirmed that the subject property does not retain any landscape integrity or archaeological potential due to previous extensive and pervasive ground disturbances. As such, it is recommended that the subject property be cleared of further archaeological concern, in accordance with the 2011 *Standards and Guidelines for Consultant Archaeologists*.



Project Personnel

- **Senior Project Manager:** Jennifer Ley, Honours, Bachelor of Arts (R376), Lead Archaeologist, Manager, Planning Assessment Division
- **Project Manager:** Christopher Brown, Master of Arts (P361), Associate Archaeologist, Project Manager, Planning Assessment Division
- **Project Director:** Robb Bhardwaj, Master of Arts (P449), Associate Archaeologist, Project Manager, Planning Assessment Division
- **Project Administrator:** Lauren Vince, Honours Bachelor of Arts (R1235), Archaeologist, Project Administrator, Planning Assessment Division
- **Field Director:** Christopher Brown
- **Report Preparation:** Dana Millson, Doctor of Philosophy, Archaeologist, Technical Writer, Planning Assessment Division
- **Graphics:** Andrew Clish, Bachelor of Environmental Science (P046), Senior Archaeologist, Geographic Information System Technician and Equipment Coordinator, Operations Division; Carolyn Nettleton, Bachelor of Arts, Archaeologist, Geographic Information System Technician, Operations Division; Peter Bikoulis, Doctor of Philosophy, Archaeologist, GIS Technician, Laboratory and Fieldwork Services, Operations Division
- **Report Reviewers:** Christopher Brown; Jennifer Ley



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1.0 Project Context

Archaeological Services Inc. was contracted by Canadian Apartment Properties REIT to undertake a Stage 1 Archaeological Assessment of 1050 Markham Road, Part of Block C, Registered Plan M-1020, Part of Lot 19, Concession 1, Geographic Township of Scarborough, County of York, now in the City of Toronto (Figure 1). The subject property is approximately 1.98 hectares.

1.1 Development Context

This assessment was conducted under the senior project management of Jennifer Ley (R376), the project management of Christopher Brown (P361), and the project direction of Robb Bhardwaj (P449) under Ministry of Citizenship and Multiculturalism (hereafter “the Ministry”) Project Information Form P449-0773-2024. All activities carried out during this assessment were completed as part of a Zoning By-Law Amendment application, as required by the City of Toronto and the *Planning Act* (Ministry of Municipal Affairs and Housing, 1990). All work was completed in accordance with the *Ontario Heritage Act* (Ministry of Culture [now the Ministry], 1990) and the *Standards and Guidelines for Consultant Archaeologists* (hereafter “the Standards”) (Ministry, 2011).

The work carried out for this assessment was also guided by the *City of Toronto Archaeological Management Plan* (cf. Archaeological Services Inc. *et alia*, 2004), which provides further refinement with regard to potential buffers surrounding any noted features or landscape characteristics that affect archaeological potential definition.

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by the proponent on March 20, 2024.

1.2 Historical Context

The purpose of this section is to describe the past and present land use and settlement history, and any other relevant historical information gathered through the Stage 1 background research. First, a summary is presented of the



current understanding of the Indigenous land use of the area. This is followed by a review of historical Euro-Canadian settlement trends.

1.2.1 Pre-Contact Settlement

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier by approximately 11,000 years Before the Common Era (B.C.E.). Populations at this time would have been highly mobile, inhabiting a boreal parkland similar to the modern sub-arctic. By approximately 8000 B.C.E., the environment had progressively warmed (Edwards and Fritz, 1988) and populations now occupied less extensive territories (Ellis and Deller, 1990).

Between approximately 8000-3500 B.C.E., the Great Lakes basins experienced low-water levels, and many sites that would have been located on those former shorelines are now submerged. This period produced the earliest evidence of heavy woodworking tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production, and indication of prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 6000 B.C.E.; the latter was acquired from the north shore of Lake Superior, which suggests extensive exchange networks throughout the Great Lakes region. The earliest evidence for cemeteries dates to approximately 2500-1000 B.C.E., which demonstrates increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (Ellis *et alia*, 1990; Ellis *et alia*, 2009; Brown, 1995:13).

Between 1000-500 B.C.E., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period began around 500 B.C.E. and exchange and interaction networks broadened at this time (Spence *et alia*, 1990:136, 138). By end of the first millennium B.C.E., evidence exists for macro-band camps, focusing on the seasonal harvesting of resources (Spence *et alia*, 1990:155, 164). By the year 500 in the Common Era (C.E.), there is macro botanical evidence for maize in southern Ontario. Although it is thought that maize only supplemented people's diet, there is phytolithic evidence for maize in central New York State by 300 B.C.E., indicating that similar analyses conducted on Ontario ceramic vessels of



the same period could result in the same evidence here (Birch and Williamson, 2013:13-15). Bands likely retreated to interior camps during the winter. It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1000 C.E., lifeways became more similar to those described in early historical documents. Between approximately 1000-1300 C.E., the communal site was replaced by the village focused on horticulture. Seasonal dispersal of the community for the exploitation of a wider territory and more varied resource base was still the norm (Williamson, 1990:317). By 1300-1450 C.E., this episodic dispersal waned, and populations began to occupy sites throughout the year (Dodd *et alia*, 1990:343). Within the Toronto area, these communities represent the ancestors of the Huron-Wendat. From 1450-1649 C.E., this process continued with the coalescence of these small villages into larger communities (Birch and Williamson, 2013). The ancestral Huron-Wendat on the north shore of Lake Ontario gradually began to move northward during this period. Through this process, the socio-political organization of the First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. By 1600 C.E., the Wendat were the northernmost of the Iroquoians, inhabiting the area between Lake Simcoe and Georgian Bay known historically as Wendake and forming a confederation of individual nations.

In the 1640s, the traditional enmity between the Haudenosaunee and the Huron-Wendat (and their Algonquian allies such as the Nippissing and Odawa) led to the dispersal of the Huron-Wendat. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. By the 1690s, however, the Algonquian-speaking Anishinaabeg groups, such as the Mississaugas, were the only communities with a permanent presence in southern Ontario. From the beginning of the eighteenth century to the assertion of British sovereignty in 1763, there was no interruption to Anishinaabeg control and use of southern Ontario.



1.2.2 Post-Contact Settlement

Williams Treaty/Johnson-Butler Purchases

The subject property is within the Johnson-Butler Purchases and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations, including the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation (Williams Treaties First Nations, 2017). The purpose of the Johnson-Butler Purchases of 1787/1788 was to acquire the Carrying Place Trail and lands along the north shore of Lake Ontario from the Trent River to Etobicoke Creek from the Mississaugas.

As part of the Johnson-Butler Purchases, the British signed a treaty, sometimes referred to as the “Gunshot Treaty”, with the Mississaugas in 1787, covering the north shore of Lake Ontario, beginning at the eastern boundary of the Toronto Purchase, and continuing east to the Bay of Quinte, where it meets the Crawford Purchase. It was referred to as the “Gunshot Treaty” because it covered the land as far back from the lake as a person could hear a gunshot. Compensation for the land apparently included “approximately £2,000 and goods such as muskets, ammunition, tobacco, laced hats and enough red cloth for 12 coats” (Surtees, 1984:37–45). First discussions about acquiring this land are said to have come about while the land ceded in the Toronto Purchase of 1787 was being surveyed and paid for (Surtees, 1984:37–45). During this meeting with the Mississaugas, Sir John Johnson and Colonel John Butler proposed the purchase of lands east of the Toronto Purchase (Fullerton and Mississaugas of the Credit First Nation, 2015). Descriptions of the treaty differ between the British and Mississaugas, however, including the depth of the boundaries:

“Rice Lake and Lake Simcoe, located about 13 miles and 48 miles north of Lake Ontario, respectively, were not mentioned as landmarks in the First Nations’ description of the lands to be ceded. Additionally, original descriptions provided by the Chiefs of Rice Lake indicate a maximum depth of ten miles, versus an



average of 15-16 miles in Colonel Butler's description" (Fullerton and Mississaugas of the Credit First Nation, 2015).

Since records of the acquisition were not clear regarding the extent of lands agreed upon (Surtees, 1984:37–45), in October and November of 1923, the governments of Canada and Ontario, chaired by A.S. Williams, signed treaties with the Chippewa and Michi Saagiig for three large tracts of land in central Ontario and the northern shore of Lake Ontario. This was the last substantial portion of land in southern Ontario that had not yet been ceded to the government (Crown-Indigenous Relations and Northern Affairs, 2013).

In 2018, the Government of Canada reached a Settlement Agreement with the Williams Treaties First Nations reaffirming the recognized Treaty harvesting rights of the seven First Nations in all pre-Confederation treaty areas (Treaty 20, Treaty 27, Treaty 27½, the Crawford Purchase, the Gunshot Treaty, Treaty 18, Treaty 16, and Treaty 5).

The subject property is also within the active Rouge River Valley Tract Claim, filed in 2015 by the Mississaugas of the Credit First Nation. The Mississaugas of the Credit were not signatories to the Williams Treaty and claim unextinguished title to their traditional territories within the southern part of the Rouge River Valley (Fullerton and Mississaugas of the Credit First Nation, 2015; Mississaugas of the Credit First Nation, 2018).

Geographic Township of Scarborough

At the conclusion of the American War of Independence (1774-1783), the British were forced to recognize the emergence of a new political frontier that had to be maintained by a strong military presence. In addition, several British Loyalists traveled north to remain within British territory. Many of them were eventually given land grants by the Crown, partly in exchange for their loyalty and partly as compensation for their estates that had been confiscated in the Colonies.

In 1787, the newly acquired territory along the north shore of Lake Ontario formed part of the old District of Nassau, which was governed from Niagara. This was superseded in 1792 when the name was changed to the Home District,



with York (Toronto) selected as the County seat and provincial capital in 1796. The eastern part of this district, containing Durham and Clarington, was transferred to the Newcastle District that was created in 1802. Pickering and Whitby remained under the jurisdiction of the Home District until 1849 (Armstrong, 1985).

Twelve new townships were created along the waterfront, even though the dispute concerning the boundaries of the newly alienated land was not resolved until the signing of a treaty in 1805. In addition, the Town of York was founded in 1793 by Lieutenant Governor John Graves Simcoe on the west side of the outlet and associated wetlands of the Don River, and a military establishment was created further to the west at the mouth of Garrison Creek. This new garrison, Fort York, was intended to control and protect entry to the town's harbour (Careless, 1984:11, 19–21).

Originally called Glasgow Township, the township of Scarborough was partially laid out to the east of the Township of York. Beginning in 1791, Augustus Jones surveyed the new township, and a baseline was laid out.

In August 1793, Mrs. Simcoe noted in her diary that she and her party “came within sight of what is named in the Map the high lands of Toronto—the shore is extremely bold and has the appearance of Chalk Cliffs... they appeared so well that we talked of building a Summer Residence there and calling it Scarborough” (Bonis, 1968:196). The first land grants were patented in Scarborough in 1796, and were issued to Loyalists, high ranking Upper Canadian government officials, and some absentee Loyalist grantees. Among the first landowners were: Captain William Mayne (1796); David Thomson (1801); Captain John McGill (1797); Captain William Demont (1798); John McDougall (1802); Sheriff Alexander McDonnell (1806); and Donald McLean, clerk of the House of Assembly (1805).

The Euro-Canadian settlement of Scarborough remained slow, and in 1802 there were just 89 settlers in the township. In 1803, the township contained just one assessable house and no grist or sawmills. The livestock was limited to five horses, eight oxen, 27 milch cows, seven “horned cattle” and 15 swine. In 1809, the population had increased to 140. The settlement and improvement of the township was aided when the Danforth Road was constructed across the



township but was checked in 1812 with the outbreak of the war. By 1819, new settlement was augmented by settlers from Britain, Scotland and Ireland, but the population remained low at just 349 inhabitants (Bonis, 1968).

As settlement increased in the township, Jones' early survey was found to be faulty and carelessly done, resulting in numerous lawsuits among property owners. To remedy this situation, a new survey was undertaken by F.F. Passmore in 1864 to correct and confirm the township concession lines.

Through the nineteenth and early twentieth centuries, Scarborough remained largely agricultural and in 1900 the population was only 3,711 (Welch and Payne, 2019). It was only after the Second World War when suburban development across the country intensified, that Scarborough was subject to rapid development. In 1953, the regional municipality of Metro Toronto was created. The University of Toronto built a campus in Scarborough in 1964, and Centennial College was established in 1966. Scarborough was officially incorporated as a city in 1983 but was then amalgamated with the City of Toronto in 1998.

Settlement of Woburn

The subject property is located to the northwest of the historical settlement of Woburn.

The modern community of Woburn extends from McCowan Road in the west to Morningside Park in the east, and from Ellesmere Road in the north to West Highland Creek in the south. In 1850, at the time of the formation of the Township of Scarborough, there were only three communities in the township: Scarborough, Highland Creek, and Elderslie (Scarborough Historical Society, 2022). The township was governed by an elected council and a Reeve, who met at a hall at Dowswell's Inn in Elderslie at Markham Road and Old Danforth Road. The proprietor of Dowswell's Inn was Thomas Dowswell (1784-1857), an Englishman who had immigrated to Canada in 1831 with his wife, Amelia Helps (1786-1853) and their nine children (Find A Grave, 2018). In 1852, when he applied to establish a post office at the inn, the community was still not officially named and so it was with this application that the name Elderslie, after a town



in Scotland, was officially adopted. In 1856, Elderslie was renamed Woburn, after a town in England near to where Dowswell originated (Scarborough Historical Society, 2022).

Through the growth of the Township of Scarborough during the early twentieth century, Woburn continued as a rural community (Scarborough Historical Society, 2022). As the focus of settlement was further to the southwest, it was decided in 1922 to move the council seat to Birch Cliff. In 1927, Albert Fisher, the proprietor of Dowswell's Inn, was murdered, and the former council hall coincidentally burned to the ground. The rest of the hotel was demolished in 1956. All that remains of historic Woburn today is a plaque erected in 1975 by the Scarborough Historical Society to mark its location (Scarborough Historical Society, 2022).

Development of Lot 19, Concession 1

The subject property is located in the northeast of Lot 19, Concession 1, in the Geographic Township of Scarborough, in the County of York.

The Abstract Index of Deeds indicates that the Crown patent for Lot 19 was granted to Robert Isaac De Grey on August 10, 1801 (Anonymous, no date).

Robert Isaac De (Dey) Grey (1772-1804) was born in the United States but moved with his family to Québec when the American Revolutionary War began a few years later. He studied law in Québec before moving to York, where he became a judge, lawyer, and politician (Burns, 1983). There, he accumulated a fortune, which included 12,000 acres of land. De Grey was known to be more liberal in his views, particularly on slavery, voting against extending slavery in Upper Canada. In the year before his death, he freed Dorinda, a woman who he had enslaved, and travelled to Albany, New York to purchase her mother, to free upon his return to York. In his will, he left significant sums of money for Dorinda, her mother and her sons, including 200 acres for each son (Burns, 1983). De Grey died in the shipwreck of the *Speedy* in a snowstorm on Lake Ontario in 1804.



A year before his death, De Grey sold Lot 19 to Angus McDonnell, who then sold the property to Colin Drummond in 1806 (Anonymous, no date). On January 21, 1815, Drummond sold Lot 19 to George Ridout.

George Ridout (1791-1871) was the son of Thomas Ridout, the Surveyor General of Upper Canada (Symons, 1972). He was born in Québec and was educated at John Strachan's school in Cornwall before taking the position of solicitor general at Ancaster in 1814. During his career as a lawyer and judge in York, he was a bencher of the Law Society of Upper Canada, oversaw the construction of Osgoode Hall, and was judge of the Niagara District Court. Ridout served as an officer in the War of 1812, fighting in the Battle of Queenston Heights; he was active in politics and ran for office several times. Ridout's lack of political success was probably due to his moderate views, which caused him to create bitter rivalries amongst York's elite. In 1836, Ridout was dismissed as judge of the Niagara District Court, colonel of the East York militia, and justice of the peace for "disloyalty to the policies of the crown" by Sir Francis Bond Head, which Ridout vehemently denied. This ultimately led to Head's resignation. Ridout was one of the founders of the Bank of Upper Canada and was a member of the board for the Lake Huron Railway. He was also involved in drafting legislation to change the name of York to its Indigenous name, Toronto, which was highly controversial amongst more conservative Tories.

Lot 19 was one of several properties owned by Ridout. No resident for the lot is listed in Walton's 1837 *Directory* (Walton, 1837), but by 1846, the occupants for Lot 19 are listed as both George Ridout and William Darling (Brown, 1846). George Ridout's 1855 and 1856 tax assessments continue to list him as owner of the property, but as a non-resident and living in Toronto. William Irving is listed as occupant at that time (Anonymous, 1855; 1856). Through the four decades Ridout owned the lot, several small parcels were sold as the Village of Woburn grew in the south, but the northeast of Lot 19 remained under Ridout's ownership. In 1863, a case was brought against George Ridout *et alia* in the Court of Chancery, which ruled in favour of James Henderson, granting him title to just over 84 acres in Lot 19 (Anonymous, no date). In 1869, Henderson sold the property to Isaac C. Fawcett.



Isaac C. Fawcett (1839-?) was a Canadian-born, Wesleyan Methodist farmer of English descent who was married to Martha Wheler (1844-1936). Together, they had at least seven children, six of which grew to adulthood (Anonymous, 1881; Find A Grave, 2014). Fawcett's 1876 tax assessment indicates that he farmed 70 of the 87 acres of Lot 19, and he owned five cows, three hogs, and three horses (Anonymous, 1876). Interestingly, the 1878 *Illustrated Atlas* does not indicate a house on Lot 19, but does illustrate a house and orchard on Lot 15, which was owned by Mrs. Fawcett, suggesting that Isaac Fawcett may not have been resident on Lot 19 when he was the owner (Miles and Company, 1878). In 1886, Fawcett sold the property to John Green and continued to farm with Patrick Carolle on Lot 15, Concession 1 (Anonymous, 1887).

On March 27, 1901, John Green sold 85 acres in Lot 19 to John Hall (Anonymous, no date). John Hall (1854-1933) was a Presbyterian farmer who was married to Frances Chester (1858-1941) (Find A Grave, 2011). They raised at least six children born between 1890 and 1898 and maintained a farm labourer and a servant (Anonymous, 1891, 1901). Following the death of John Hall in 1933, the property was willed to his son, Oscar. Oscar Hall and his wife Hazel continued to run a dairy farm, whilst raising their three children, Lorna, William, and Kenneth (Anonymous, 1931). In November 1962, Oscar Hall sold the property to Braegore Realty Limited, who then sold it Dolphin Development Company Limited, prior to its impending development (Anonymous, no date).

1.2.3 Review of Map Sources

A review of nineteenth- and early twentieth-century mapping was completed to determine if these sources depict any nineteenth-century Euro-Canadian settlement features that may represent potential historical archaeological sites within or adjacent to the subject property. Historical map sources are used to reconstruct/predict the location of former features within the modern landscape by cross-referencing points between the various sources and then georeferencing them in order to provide the most accurate determination of the location of any subject property from historical mapping sources. The results can be imprecise (or even contradictory) because sources of error, such as the vagaries of map production, differences in scale or resolution, and distortions



caused by the reproduction of the sources, introduce error into the process. The impacts of this error are dependent on the size of the feature in question, the constancy of reference points on mapping, the distances between them, and the consistency with which both are depicted on historical mapping.

In addition, not all settlement features were depicted systematically in the compilation of these historical map sources, given that they were financed by subscription, and subscribers were given preference with regards to the level of detail provided. Thus, not every feature of interest from the perspective of archaeological resource management would have been within the scope of these sources.

The 1860 *Tremaine Map of the County of York* (Tremaine, 1860) (Figure 2) and the 1878 *Illustrated Historical Atlas of the County of York* (Miles and Company, 1878) (Figure 3) depict the subject property on the west side of a plank road (present-day Markham Road), approximately 75 metres south of present-day Ellesmere Road. While there are no settlement features or watercourses indicated within the property, a tributary of Highland Creek is approximately 220 metres west. The Tremaine map indicates that the subject property was within a parcel owned by G. Ridout. By the time of the compilation of the *Illustrated Atlas*, the parcel had been acquired by Isaac Fawcett (see Section 1.2.2 above).

Early topographic mapping was also reviewed for the presence of potential historical features. Land features such as waterways, wetlands, woodlots, and elevation are clearly illustrated on this series of mapping, along with roads and structure locations. Figure 4 displays the subject property on the 1914 Markham topographic map (Department of Militia and Defence, 1914), situated between the 500-foot (152-metre) and 525-foot (160-metre) elevation contours, abutting present-day Markham Road to the east. The land slopes down gently towards West Highland Creek to the west, which is depicted 100 metres distant at its closest point. A brick house is indicated immediately west of the northwest corner of the property.



1.2.4 Review of Aerial and Satellite Imagery

In order to further understand the previous land use within and adjacent to the subject property, twentieth-century aerial imagery was reviewed. Figure 5 displays aerial images spanning 1939 to 1969 (City of Toronto, 2022; City of Toronto Archives, no date). In the 1939 image, the subject property overlies parts of two larger agricultural fields. A farm complex, consisting of a house and barns, is visible immediately to the west, and is accessible from Markham Road via a lane that extends through the centre of the property. By 1965, ongoing, extensive development is visible in the broader area. The present alignment of roads around the property, including Brimorton Drive immediately to the south and Dolly Varden Boulevard further to the west, has been laid out, while Markham Road has been widened. There is an ongoing residential development immediately west of the property, while two commercial buildings with associated parking lots can be seen to the north. Early stages of development are visible within the subject property itself, with the southern portion having been graded, while soil stockpiling and earth movement can be seen in the centre and north. By 1968, the subject property had been completely graded, and the existing apartment building constructed in the east half. The continued development of the surrounding lands is visible. In 1969, the surface parking lot and its underlying underground parking structure in the west of the subject property had been completed, as well as the landscaping surrounding the apartment building. Other than the absence of the children's playground areas in the north, the property had essentially assumed its present form.

1.3 Archaeological Context

This section provides background research pertaining to previous archaeological fieldwork conducted within and in the vicinity of the subject property, its environment characteristics (including drainage, soils, surficial geology, topography, etc.), and current land use and field conditions.

1.3.1 Registered Archaeological Sites

In order that an inventory of archaeological resources could be compiled for the subject property, three sources of information were consulted: the site record



forms for registered sites housed at the Ministry, published and unpublished documentary sources, and the files of Archaeological Services Inc.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database, which is maintained by the Ministry. This database contains archaeological sites registered within the Borden system. The Borden system was first proposed by Doctor Charles E. Borden and is based on a block of latitude and longitude. Each Borden block measures approximately 13 kilometres east-west by 18.5 kilometres north-south and is referenced by a four-letter designator. Sites within a block are numbered sequentially as they are found. The subject property is located in the middle of the AkGt Borden block.

According to the Ontario Archaeological Sites Database, no archaeological sites have been registered within a one-kilometre radius of the subject property (Ministry, 2024; last accessed April 28, 2024). The absence of documented archaeological sites in the general vicinity of the property is likely related to the lack of archaeological investigation of the densely developed area prior to the implementation of systematic archaeological assessments under provincial legislation. It does not necessarily reflect the intensity of Indigenous settlement or land use prior to Euro-Canadian colonization, nor the absence of early Euro-Canadian settlement, and thus should not be taken as an indicator of any lack of Indigenous or Euro-Canadian land use or occupation.

1.3.2 Previous Assessments

During the course of the background research, three previous archaeological assessments were identified within 50 metres of the current subject property. No archaeological assessments were identified within the subject property itself.

In 2007, A. M. Archaeological Associates conducted a Stage 1 and 2 Archaeological Assessment of a 2.5-hectare property located at 960 Markham Road and 555 Brimorton Drive, situated to the south of the current subject property (A.M. Archaeological Associates, 2007; P035-047-2007). The property was assessed by test pit survey, and it was determined that its entirety had been disturbed by extensive land disturbance as a result of twentieth-century development activities. No further archaeological work was recommended.



In 2017, Archaeological Consultants and Contractors completed a Stage 1 Archaeological Assessment of 1021-1035 Markham Road, which is located on the opposite side of Markham Road, to the east of the current subject property (Archaeological Consultants and Contractors, 2017; P120-0206-2016). Although the background research indicated that the study area would typically fall within a zone of archaeological potential, the Stage 1 field review determined that the property had been fully and extensively disturbed by previous development and it was recommended that no further archaeological assessment be required.

In 2017, Archeoworks Inc. completed a Stage 1 Archaeological Assessment in support of the Scarborough Centre Transportation Master Plan (Archeoworks Inc., 2017; P390-0236-2016). The large study area for this project extended from west of Midland Avenue to east of Markham Road, and from north of Highway 401 to south of Ellesmere Road. The current subject property is situated immediately to the south of the southeast corner of this study area. The background research determined that portions of the study area had been previously assessed and cleared of concern by a series of Stage 1, Stage 2 and Stage 3 Archaeological Assessments. In addition, the background research and field review determined that within the majority of the study area, any archaeological potential that may have been present had been removed by previous disturbance. Nevertheless, smaller portions of the study area were found to have retained archaeological potential, and it was recommended that these areas be subjected to a Stage 2 Archaeological Assessment prior to any development. Those areas situated immediately to the north of the current subject property were found to have been disturbed and to require no further work.

1.3.3 Physiography

The subject property is within the drumlinized till plains of the South Slope physiographic region. The South Slope physiographic region (Chapman and Putnam, 1984:172–174) is the southern slope of the Oak Ridges Moraine. The South Slope meets the Moraine at heights of approximately 300 metres above sea level, and descends southward toward Lake Ontario, ending, in some areas,



at elevations below 150 metres above sea level. Numerous streams descend the South Slope, having cut deep valleys in the till.

The surficial geology of the subject property is mapped as stone-poor, sandy silt to silty sand-textured till on Paleozoic terrain (Ontario Geological Survey, 2018).

The subject property is within the Highland Creek watershed (Ministry of Natural Resources and Forestry, 2020). A channelized tributary of West Highland Creek flows in an easterly direction, approximately 450 metres to the northwest of the subject property, prior to bending to the south, eventually emptying into Lake Ontario. Nineteenth and early twentieth-century mapping (Figures 2-4) indicates that this watercourse once ran much further to the south, prior to its channelization in the mid-twentieth century.

1.3.4 Existing Conditions

The field review of the subject property was conducted on May 7, 2024. The subject property is approximately 1.98 hectares, comprising an existing apartment complex (Figure 6). The eastern portion of the property features a multi-storey apartment building, accessed via a circular driveway from Markham Road. The west portion of the property features a large surface parking lot, which sits atop an underground parking structure. To the south, the property consists of maintained lawn and an access driveway from to Brimorton Drive. The subject property is bounded by a residential subdivision to the west, commercial lands to the north, Markham Road to the east, and Brimorton Drive to the south.

1.3.5 Review of Archaeological Potential

The *Standards*, Section 1.3.1 stipulates that primary water sources (such as lakes, rivers, streams, and creeks), secondary water sources (intermittent streams and creeks, springs, marshes, and swamps), as well as ancient water sources (glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, and cobble beaches) are characteristics that indicate archaeological potential. Geographic



characteristics also indicate archaeological potential and include distinct topographic features and soils.

Potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in south central Ontario after the Pleistocene era, 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 used variables for predictive modelling of site location.

The generic distance to water potential model has been refined for the *City of Toronto Archaeological Management Plan* (Archaeological Services Inc. *et alia*, 2004). According to the modelling criteria, undisturbed lands within 250 metres of major rivers and their tributaries, in addition to the Lake Ontario shoreline has potential for the presence of Indigenous archaeological sites. This 250-metre potential zone is also extended to the lands above glacial lake strands, while 200 metre buffers are applied to the lands below glacial lake strands. The management plan also identifies potential for Indigenous resources within 100 metres of registered Indigenous sites.

Other geographic characteristics can indicate pre-contact archaeological potential, including elevated topography (eskers, drumlins, large knolls, plateaux), pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground, and distinctive land formations that might have been special or spiritual places for indigenous populations, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases. There may be physical indicators of their use by indigenous peoples, such as burials, structures, offerings, rock paintings or carvings. Resource areas, including food or medicinal plants (migratory routes, spawning areas, prairie), and scarce raw materials (quartz, copper, ochre, or outcrops of chert) are also considered characteristics that indicate pre-contact archaeological potential.

For the post-contact period, Section 1.3.1 of the *Standards* stipulates that those areas of early Euro-Canadian settlement, including places of early military pioneer settlement (pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches, and early



cemeteries, are considered to have 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 on a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historical 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.

The majority of early nineteenth century farmsteads, which are arguably the most potentially significant resources and whose locations are rarely recorded on nineteenth century maps, are likely to be captured by the basic proximity to the water model, since these occupations were subject to similar environmental constraints. An added factor, however, is the development of the network of concession roads and railroads through the course of the nineteenth century. These transportation routes frequently influenced the siting of farmsteads and businesses. Accordingly, undisturbed lands within 100 metres of an early historical transportation route are also considered to have potential for the presence of Euro-Canadian archaeological sites.

The City of Toronto Archaeological Management Plan considers a similar suite of criteria or indicators (Archaeological Services Inc. *et alia*, 2004). There is potential for historical sites within 100 metres of registered or designated historical sites, cemeteries and features illustrated on historical maps. There is also potential within 200 metres of settlement roads and within 50 metres of early railways.

The subject property is located approximately 100 metres south of Ellesmere Road and is bounded by Markham Road to the east, both early settlement roads. Historical mapping indicates that a tributary of West Highland Creek was located approximately 100 metres to the west and there was a house abutting the northwest corner in the early twentieth century. As a result, the subject property would typically be considered to fall within an area of potential for both Indigenous and historical Euro-Canadian archaeological resources, given



the generic Provincial potential model, as well as that used by the *City of Toronto Archaeological Management Plan*.

These considerations aside, the potential for the survival of any archaeological remains in primary contexts within the subject property is essentially nil. Such sites have not survived the development activities that have altered the topography of the property.

2.0 Field Methods

The Stage 1 field review was conducted to inventory, identify, and describe any archaeological resources extant within the subject property prior to development. All fieldwork was conducted under the field direction Christopher Brown (P361) and was carried out in accordance with the Standards. The weather conditions were appropriate for the completion of fieldwork, permitting good visibility of the land features.

Representative photos documenting the field conditions during the Stage 1 fieldwork are presented in Section 7.0 of this report, and photo locations and field observations have been compiled on project mapping (Figure 7; Images 1-14, and Figure 8).

2.1 Findings

In accordance with the *Standards*, the Stage 1 field review was conducted by means of visual inspection across all accessible portions of the subject property. During this review, the entire subject property was confirmed to have no potential for the presence of archaeological resources due to extensive and deep alterations resulting from its development in the mid-twentieth century (Figures 7-8).

The areas of disturbance consist of the footprints of the surface and underground parking structure in the west of the property, accessed by a driveway from the south (Images 1-6), as well as that of the multi-storey apartment building in the east, accessed via a circular driveway from Markham Road (Images 7-8). To the north are children's playground areas (Images 9-10).



The remaining portions of the property consist of landscaped lawn areas, created following the extensive grading of the entire property prior to and during its mid-twentieth century development (Images 11-14). In accordance with the *Standards*, Section 1.3.2, this degree of extensive and deep land alteration has removed all potential for the survival of archaeological resources in these areas.

3.0 Analysis and Conclusions

Archaeological Services Inc. was contracted by Canadian Apartment Properties REIT to undertake a Stage 1 Archaeological Assessment of 1050 Markham Road, Part of Block C, Registered Plan M-1020, Part of Lot 19, Concession 1, Geographic Township of Scarborough, County of York, now in the City of Toronto. The subject property is approximately 1.98 hectares.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the subject property, along with nineteenth- and twentieth-century settlement trends and a review of available aerial imagery. The guidance of the *City of Toronto Archaeological Management Plan* (cf. Archaeological Services Inc. *et alia*, 2004) was also considered. This research indicated that there would typically be archaeological potential for the presence of both Indigenous and historical Euro-Canadian archaeological resources on the subject property. It was concluded, however, that there is no possibility for the survival of any *in situ* archaeological material due to the widespread and intensive ground disturbance from previous development.

The Stage 1 field review undertaken on May 7, 2024 confirmed that the subject property does not retain any landscape integrity or archaeological potential due to previous extensive and pervasive ground disturbances.

4.0 Recommendations

In light of these results, the following recommendation is made:



1. No further archaeological assessment of the subject property is required.

NOTWITHSTANDING the results and recommendations presented in this study, Archaeological Services Inc. notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Citizenship and Multiculturalism must be immediately notified.

The above recommendations are subject to Ministry approval, and it is an offence to alter any archaeological site without Ministry of Citizenship and Multiculturalism concurrence. No grading or other activities that may result in the destruction or disturbance of any archaeological sites are permitted until notice of Ministry of Citizenship and Multiculturalism approval has been received.

The documentation and materials related to this project will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to His Majesty the King in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Citizenship and Multiculturalism, and any other legitimate interest groups.

5.0 Advice on Compliance with Legislation

Archaeological Services Inc. advises compliance with the following legislation:

- This report is submitted to the Ministry of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, RSO 2005, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation, and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the subject property of a development



proposal have been addressed to the satisfaction of the Ministry of Citizenship and Multiculturalism, a letter will be issued by the Ministry stating that there are no further concerns with regards to alterations to archaeological sites by the proposed development.

- 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 field work 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*.
- 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*.
- The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33, requires that any person discovering or having knowledge of a burial site shall immediately notify the police or coroner. It is recommended that the Registrar, Funeral, Burial and Cremation Services Act, Ministry of Public and Business Services Delivery also is immediately notified.
- Archaeological sites recommended for further archaeological field work or protection remain subject to Section 48(1) of the *Ontario Heritage Act* and may not be altered, nor may artifacts be removed from them, except by a person holding an archaeological license.



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7.0 Images



Image 1: View of the driveway in the south of the subject property, with access to the underground parking structure.



Image 2: View along south driveway to surface parking lot and multi-storey apartment building.



Image 3: View of the surface parking lot in the centre of the subject property.



Image 4: View south over the surface parking lot in the northwest of the property. Note ventilation for the underground parking structure in the foreground.



Image 5: View of the surface parking lot and the multi-storey apartment building in the centre of the subject property.



Image 6: View of landscaped bank along the west limit of the subject property.



Image 7: View of the east of the subject property, consisting of the multi-storey apartment building, its front entrance and landscaped lawn areas.

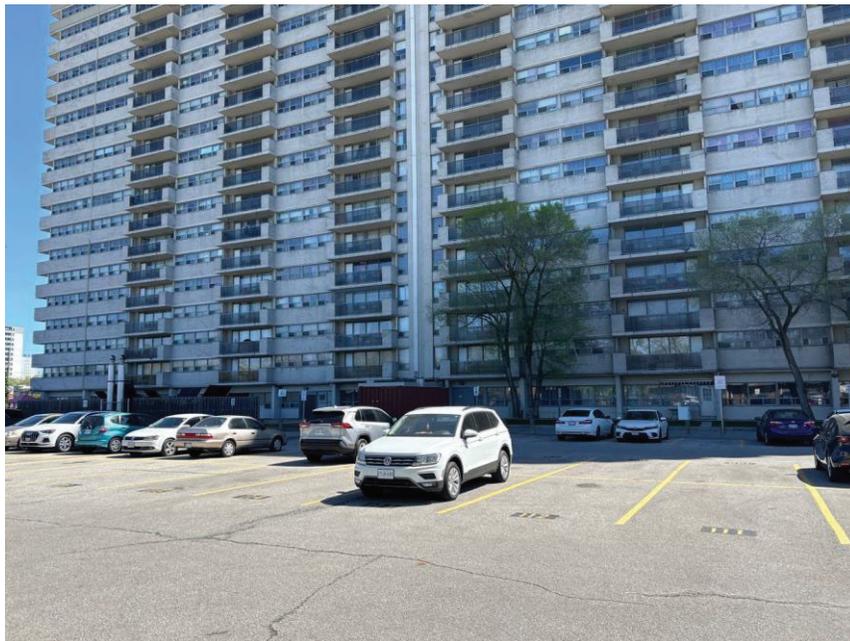


Image 8: View of surface parking at the rear of the multi-storey apartment building.



Image 9: View of playground in the north of the subject property.



Image 10: View of playground in the north of the subject property.



Image 11: View of landscaped lawn areas in the northeast corner of the subject property.



Image 12: View of landscaped lawn area in the south of the subject property. Storm sewer catch basin in foreground.



Image 13: View of landscaped lawn area in the southeast corner of the subject property. Storm sewer access in foreground.

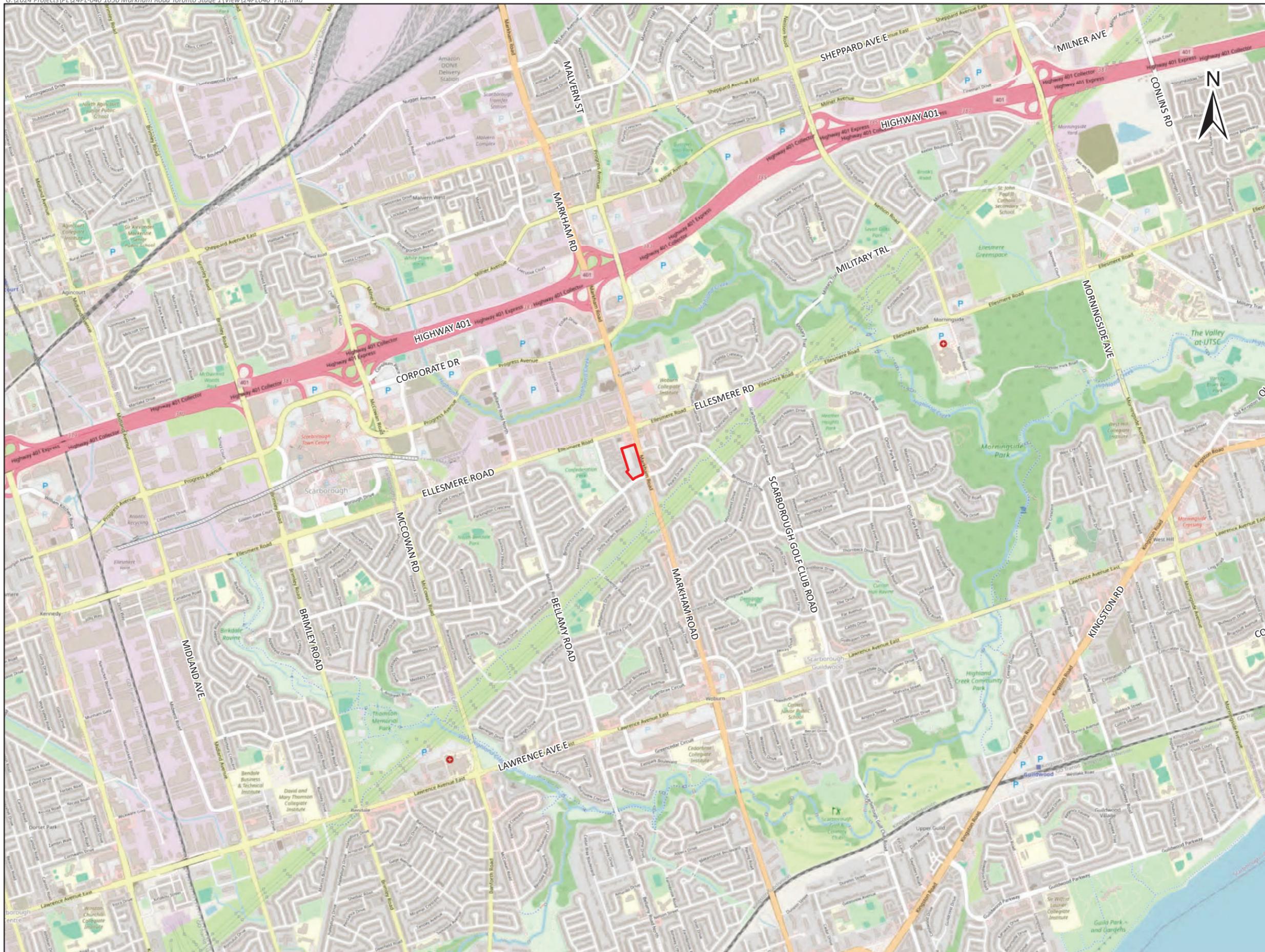


Image 14: View of landscaped berm along the southwest limits of the subject property.

8.0 Maps

See following pages for detailed assessment mapping and figures.





 SUBJECT PROPERTY

Sources: Open Street Map
 Projection: NAD 1983 UTM Zone 17N
 Scale: 1:25,000
 Page Size: 11 x 17



ASI PROJECT NO.: 24PL-040
 DATE: 2024-04-25
 DRAWN BY: A.C.
 FILE: 24PL040_Fig1



Providing Archaeological & Cultural Heritage Services
 528 Bathurst Street Toronto, ONTARIO M5S 2P9
 T 416-966-1069 F 416-966-9723 asiheritage.ca

Figure 1: Location of the Subject Property

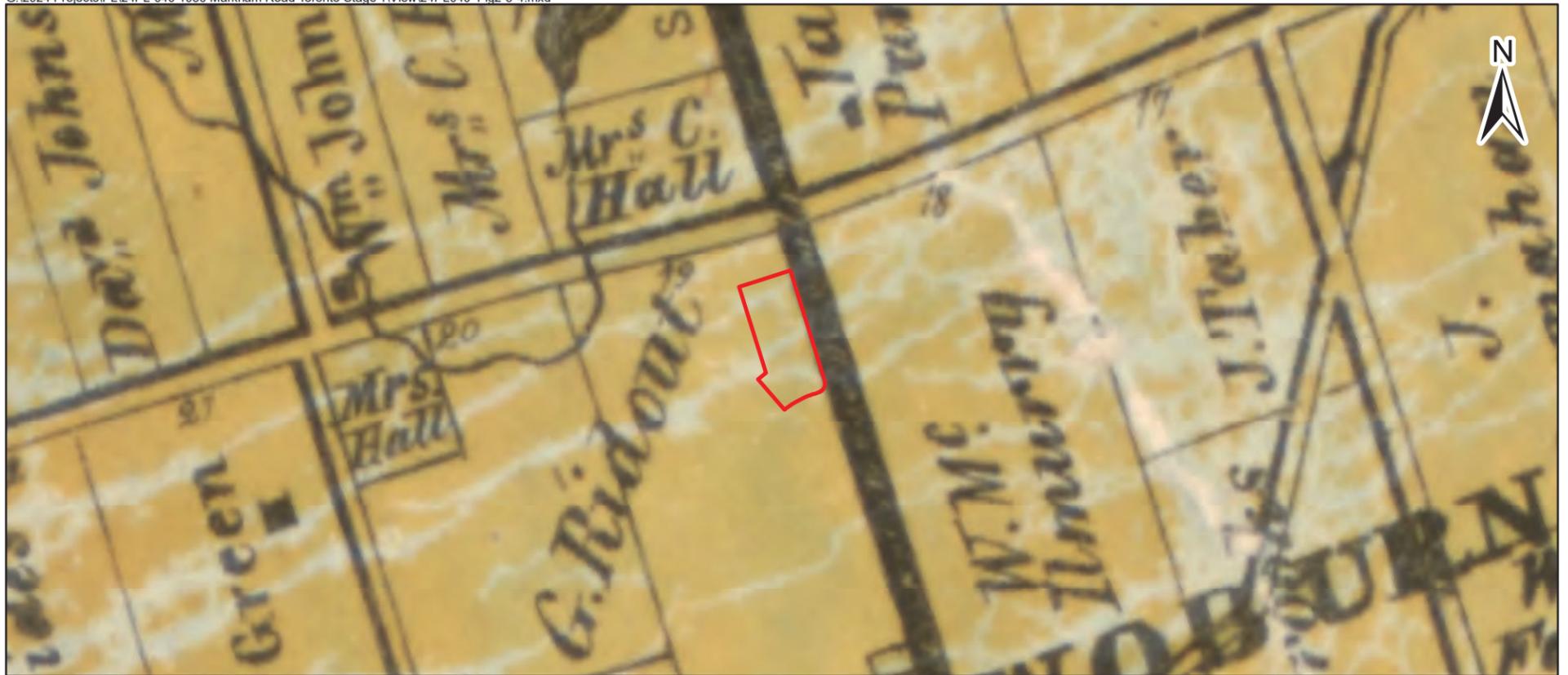


Figure 2: Subject Property located on the 1860 Tremaine Map of the County of York



Figure 3: Subject Property located on the 1878 Illustrated Historical Atlas of the County of York



Figure 4: Subject Property located on the 1914 Markham Topographic Map



1939



1965



1968



1969



 SUBJECT PROPERTY

Source: City of Toronto

Projection: NAD 1983 UTM Zone 17N
Scale: 1:6,000
Page Size: 8.5 x 11



ASI PROJECT NO.: 24PL-040 DRAWN BY: A.C.
DATE: 2024-04-25 FILE: 24PL040_Fig5

Figure 5: Subject Property located on 1939, 1965, 1968, and 1969 Aerial Imagery



 SUBJECT PROPERTY

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Projection: NAD 1983 UTM Zone 17N
 Scale: 1:2,000
 Page Size: 8.5 x 11

0  50
 Metres
 ASI PROJECT NO.: 24PL-040 DRAWN BY: A.C.
 DATE: 2024-04-25 FILE: 24PL040_Fig6

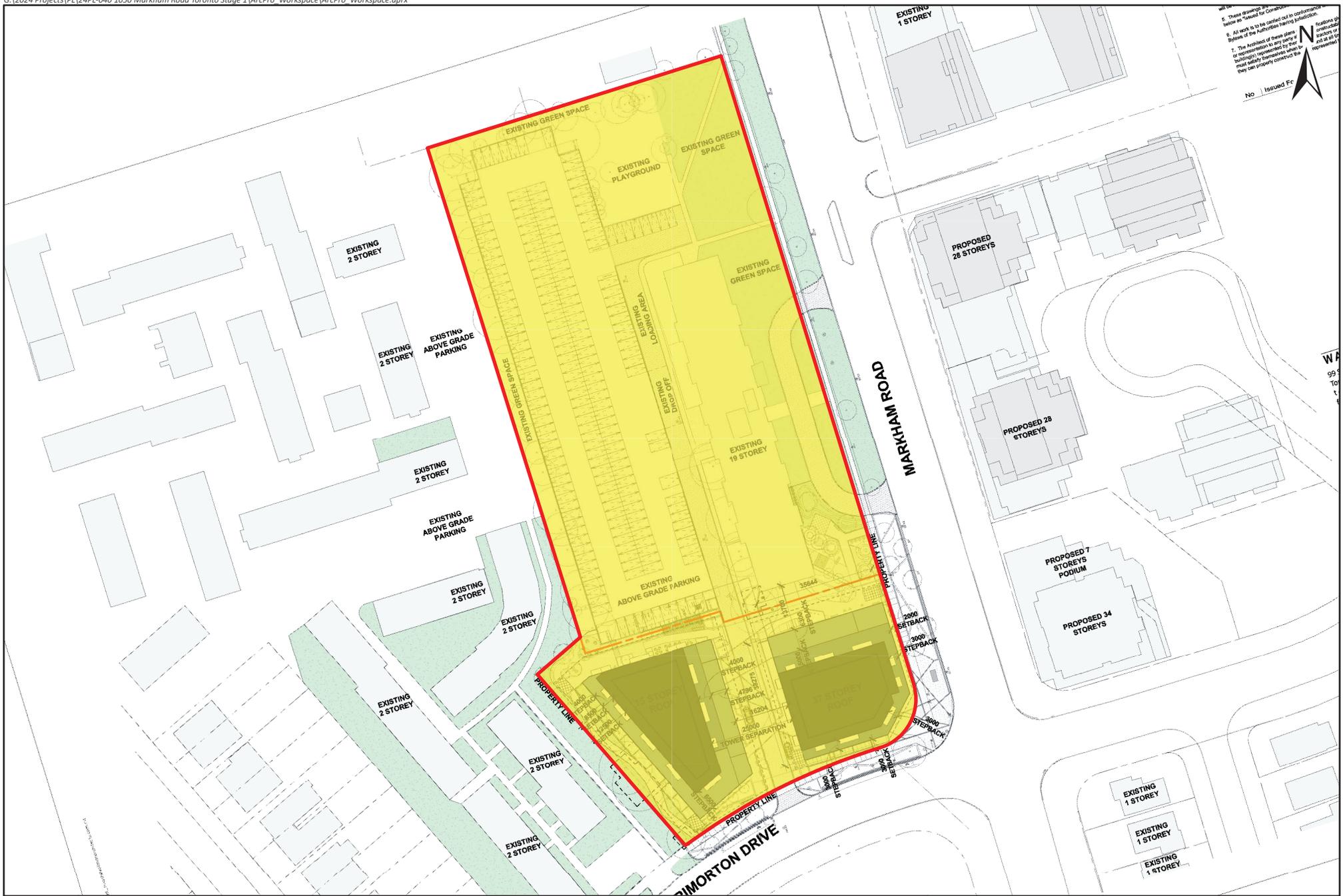
Figure 6: Existing Conditions of the Subject Property



-  PHOTO LOCATION AND DIRECTION
-  SUBJECT PROPERTY
-  DISTURBED - NO POTENTIAL

Source: Maxar, Microsoft	0  50 Metres	
Projection: NAD 1983 UTM Zone 17N Scale: 1:1,500 Page Size: 8.5x11	ASI Project No.: 24PL-040 Date: 5/9/2024	Drawn By: cnettleton File: 24PL040_Fig7

Figure 7: Stage 1 Archaeological Assessment Results



6. These drawings shall be used as a guide only and shall not be used for construction purposes unless as issued for Construction.
 7. All work is to be carried out in accordance with the specifications and standards of the Authority having jurisdiction.
 8. The Architect of these plans represents to any party in reliance on these drawings that they are a true and correct representation of the work as shown on the drawings.
 9. The Architect of these plans represents to any party in reliance on these drawings that they are a true and correct representation of the work as shown on the drawings.
 10. The Architect of these plans represents to any party in reliance on these drawings that they are a true and correct representation of the work as shown on the drawings.
 11. The Architect of these plans represents to any party in reliance on these drawings that they are a true and correct representation of the work as shown on the drawings.
 12. The Architect of these plans represents to any party in reliance on these drawings that they are a true and correct representation of the work as shown on the drawings.
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 20. The Architect of these plans represents to any party in reliance on these drawings that they are a true and correct representation of the work as shown on the drawings.
 No. Issued For



SUBJECT PROPERTY
 DISTURBED - NO POTENTIAL

Source:	0	50
	Metres	
Projection: NAD 1983 UTM Zone 17N Scale: 1:1,500 Page Size: 8.5x11	ASI Project No.: 24PL-040 Date: 5/9/2024	Drawn By: pbikouls File: 24PL040_Fig8

Figure 8: Stage 1 Archaeological Assessment Results on Proponent Site Plan