

Stage 1 Archaeological Assessment of 31-33 Davisville Avenue and 60 Balliol Street, Lots 1-2, 54-55 and Part of Lots 3-5, Registered Plan 799, and Part of Lot 21, Registered Plan 284, Formerly Part of Lot 18, Concession 3 From the Bay, Geographic Township of York, County of York, Now City of Toronto, Ontario

Original Report

Prepared for:

Osmington Gerofsky Development Corporation

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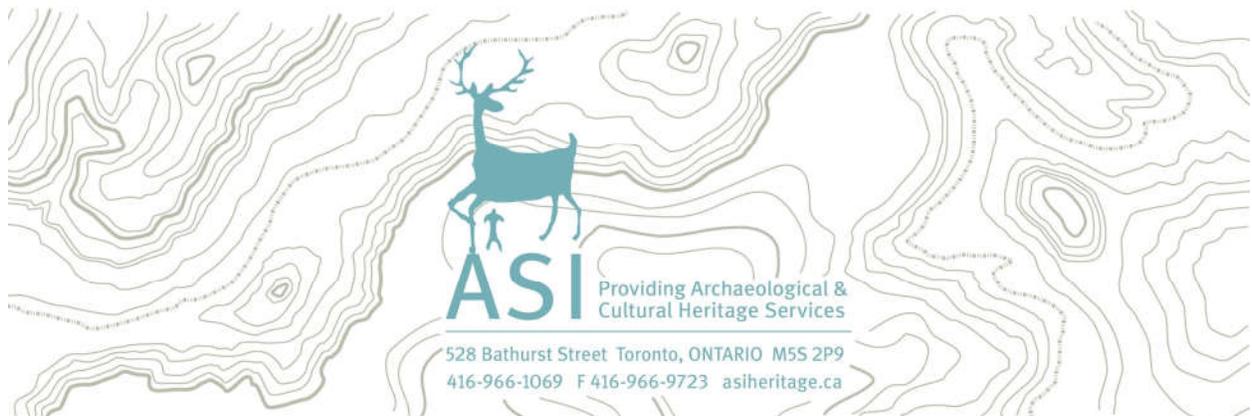
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Executive Summary

The Stage 1 Archaeological Resource Assessment of 31-33 Davisville Avenue and 60 Balliol Street in the City of Toronto has been carried out in advance of an application for its proposed redevelopment. The assessment entailed consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, and its nineteenth- and twentieth-century development history.

This research has led to the conclusion that there is no potential for the presence of significant precontact Indigenous or Euro-Canadian archaeological resources that may be impacted by site preparation or construction activities necessitated by the proposed redevelopment. Accordingly, this report recommends that the undertaking be cleared of any further archaeological concern, with the proviso that the appropriate authorities must be notified should deeply buried archaeological or human remains be encountered during any future work on the property.



Project Personnel

- **Project Manager:** David Robertson, MA (P372), Senior Archaeologist, Director, Planning Assessment Division
- **Project and Field Director:** David Robertson
- **Project Administrator:** Lauren Vince, Hons. BA (R1235), Associate Archaeologist, Planning Assessment Division
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1.0 Project Context

Archaeological Services Inc. was contracted by Osmington Gerofsky Development Corp. to undertake a Stage 1 Archaeological Assessment of 31-33 Davisville Avenue and 60 Balliol Street in the City of Toronto (Figure 1). The subject property is located between Yonge Street and Mount Pleasant Road, encompassing approximately 0.538 hectare. The City of Toronto Archaeological Management Plan identifies the property as exhibiting archaeological potential (see Archaeological Services Inc., et alia 2004), largely on the basis of its position relative to the Village of Davisville.

1.1 Development Context

This assessment, required as a condition of rezoning and site applications, was conducted under the project management and direction of David Robertson (Project Information Form P372-0197-2022), as required by the City of Toronto and the *Planning Act* (Ministry of Municipal Affairs and Housing, 1990) and the 2011 *Standards and Guidelines for Consultant Archaeologists* (Ministry of Tourism and Culture [now Heritage, Sport, Tourism and Culture Industries], 2011).

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 May 11, 2022.

1.2 Historical Context

1.2.1 Indigenous Land Use and Settlement

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (BP).

Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 BP, the environment had progressively warmed (Edwards and Fritz, 1988) and populations now occupied less extensive territories (Ellis and Deller, 1990).



Between approximately 10,000-5,500 BP, the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 BP; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest evidence for cemeteries dates to approximately 4,500-3,000 BP and is indicative of 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 3,000-2,500 BP, populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 2500 BP and exchange and interaction networks broaden at this time (Spence et alia, 1990:136, 138) and by approximately 2,000 BP, evidence exists for macro-band camps, focusing on the seasonal harvesting of resources (Spence et al., 1990:155, 164). By 1500 BP there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2300 BP — it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (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 1,000 BP, lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (CE), the communal site is replaced by the village focused on horticulture. Seasonal disintegration 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 CE, this episodic community disintegration was no longer the norm and populations now



communally occupied sites throughout the year (Dodd et al., 1990:343). Within the Toronto area, these communities represent the ancestors of the Huron-Wendat. From 1450-1649 CE 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 CE, 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.

At the time of contact with Europeans, the Niagara Peninsula was peopled by the “Neutral Nation” (*Gens Neutral*), a term coined by the French, in reference to the fact that this group took no part in the long-term conflicts between the people of the Wendat and the Haudenosaunee in New York. The Wendat referred to the Neutral as *Attiwandaronk*, meaning “peoples of a slightly different language.” Conversely, the Neutral used the same term to refer to the Wendat. Unfortunately, none of the contemporary documents mention the term that the Neutral used to refer to themselves collectively. There is no known word comparable to the term Wendat that would indicate that the Neutral recognized themselves as a confederation of individual tribes. The term “Neutral” is an artifact of the European explorers, a name which poorly describes their position vis a vis surrounding Iroquoian and Algonquian peoples. Moreover, it implies a level of political unity equivalent to the Wendat or Haudenosaunee confederacies, which may be inaccurate.

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 and then the Neutral. 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

The Toronto Purchase

Immediately following British hegemony in the Canadas at the conclusion of the Seven Years War, settlement in the Toronto area was limited even though its potential to serve as an effective link in the transportation and communications network associated with the fur trade was widely recognized (Careless, 1984:10). At the conclusion of the American War of Independence (1774-1783), however, the British were forced to recognize the emergence of a new political frontier which had to be maintained by a strong military presence. In addition, a number of British Loyalists travelled north in order 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, which had been confiscated in the Colonies. These developments led the colonial government to enter into negotiations with them for purchase of tracts of land from the Mississaugas, who they recognized as the “owners” of the north shore of Lake Ontario.

The Toronto Purchase (Treaty #13) was made between the Crown and the Mississaugas on September 23, 1787, and then renegotiated on August 1, 1805. The main purpose of the treaty was to secure access to communication routes and posts along the shore of Lake Ontario and to connect Niagara and Kingston (Surtees 1984:60), leading to the creation of twelve townships. However, the 1787 agreement had many inconsistencies. To begin with, the September 23, 1787 surrender document did not describe the physical boundaries of the treaty or the quantity of land surrendered, nor did the body of the document name the Chiefs of the bands with whom the surrender was negotiated. At the end of the document, the names of three Chiefs, Wabakinine, Neace, and Pakquan, together with their dodems, appear on slips of paper that had been attached to the document, suggesting that this was not the document that the Mississauga representatives were presented during negotiations (Surtees, 1984:62).



In light of these inconsistencies, the Crown, as represented by William Claus, Deputy Superintendent of Indian Affairs approached the Mississaugas in 1805 with the intent of identifying the land in question and formally purchasing it from them. The formal deed of surrender confirming the Toronto purchase was drawn up and executed on August 1, 1805, the date that the surrender of the Mississauga tract was negotiated. In addition to confirming the 1787 transaction made with Sir John Johnson, the deed included a detailed legal description of the boundaries of the surrendered parcel. However, the revised boundaries of the 1805 purchase appear to be significantly larger than the original description of the lands. Due to the inconsistencies between the 1787 and 1805 treaties and the fact that the Crown did not disclose to the Mississaugas in 1805 that the previous treaty was invalid, this treaty was subject to a specific claims process – ultimately leading to a settlement in 2010 between the Federal government and the Mississaugas of the Credit First Nation (Mississaugas of the Credit First Nation, 2017).

Establishing the Township of York

The first European settlement of Toronto was very much a continuation of patterns that had been established at least 100 years earlier, when the Huron and Seneca regarded the area as a pivotal “Carrying Place.” Although the French had established a modest presence at Toronto in the early 1700s, competition with the British for control of the fur trade led to the foundation, in 1751, of Fort Rouillé. After a string of defeats at the hands of the British during the Seven Years War (1756-1763), the French burned and abandoned Fort Rouillé in 1759 (Careless 1984). Immediately following British hegemony in the Canadas at the conclusion of the Seven Years War, settlement in the Toronto area was limited even though its’ potential to serve as an effective link in the transportation and communications network associated with the fur trade was widely recognized (Careless 1984). The substantial trading post established by Jean Baptiste Rousseau at the mouth of the Humber was a notable exception to this.

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Loyalists traveled north in order 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.

The first township survey was undertaken by Augustus Jones in 1791, when the base line was established. The name proposed for this tract of land was “Dublin Township.” Two surveys for a town plot at Toronto had been made by Gother Mann and Alexander Aitkin as early as 1788. These plans were not used, and a new survey for the Town of York was undertaken by Alexander Aitkin in the summer of 1793. This plan consisted of just ten blocks, bounded by George, Adelaide, Parliament and Front streets. By the summer of 1797, the survey of the town had been enlarged and included land as far north as Lot (Queen) Street, and westward to Peter Street (Firth 1962:11, 21; Winearls 1991:591).

The town and township were re-named ‘York’ by Lieutenant-Governor John Graves Simcoe in 1792, either after the County of Yorkshire in England, or as a compliment to Prince Frederick, who was then the Duke of York (Gardiner 1899:216-217). Family tradition relates that the name was suggested by Captain John Denison, a brewer in the town, who is said to have told Simcoe that “No Yorkshireman would live in a place called Dublin.” The name of the town reverted back to ‘Toronto’ when the settlement was elevated to the status of a city in 1834 (Martyn 1978:28-30).

The town and township comprised part of the East Riding of York in the Home District which, between 1792 and 1800, was administered from Niagara. Plans were unofficially forwarded for York to be the capital of Upper Canada in the winter of 1796 and in February 1798 it was selected as the “seat of Government on mature deliberation” by the Duke of Portland (Firth 1962:24, 47). On January 1, 1800, the Home District was elevated into a separate administrative district from Niagara. Following the abolition of the districts in 1849, the Home District was succeeded by the United Counties of York, Peel and Ontario in 1850. Ontario and Peel were elevated to separate county status in 1851-1852 (Armstrong 1985:143).



In its first 30 years, York Township, as differentiated from the town, was a rolling and well wooded countryside. The centre of the township was the intersection of present-day Yonge Street and Eglinton Avenue or Eglinton Village. Eglinton Avenue, which was surveyed as the township's baseline, was at that time known as Baseline Road. The population of the Township increased steadily during the nineteenth century. In 1797, for instance, the total number of inhabitants "of Yonge Street" was estimated at 86 persons (i.e., 52 males and 34 females.) Within the space of one decade, the Township proper contained 502 men, women, children and "servants." At the outbreak of the War of 1812, York Township contained 756 inhabitants, and by 1823 this number had increased to 1,909 residents. In 1837, the population had reached 4,320, and by 1842 this number had increased again to 5,720 and by 1850 the population stood at 8,872 (Walton 1837:189; Smith 1846:335; Smith 1851:43; Mosser 1984:6, 93, 156).

Yonge Street

Yonge Street was conceived by Lieutenant-Governor John Graves Simcoe as a way to connect York (Toronto) to Lake Simcoe (Gentilcore and Head, 1984:150). The construction of Yonge Street began in 1794 under the supervision of Mr. Augustus Jones, a well-known surveyor. In the beginning, Yonge Street was largely impassable north of Bloor Street and only extended south to Queen Street (Mulvaney et alia 1885:15). By 1797 Yonge Street had been extended north to Holland Landing. Yonge Street was frequently used by the North-West Company who encouraged the building of roads and used them for commercial purposes. The North-West Company even supplied funds for the improvement of Yonge Street and by 1810 the road was serviceable along its entire length. The land on both sides of Yonge Street was granted to settlers on the condition that they build a house, clear a portion of the land, and contribute to the construction of the road fronting the lot (Berchem, 1977:28). Settlers were given one year to accomplish these requirements, or their claims would be considered forfeit. The original terminus of Yonge Street was the Pine Fort on the western branch of the Holland River.

South of what is now St. Clair Avenue West, the alignment of Yonge Street follows the Township survey, marking the boundary between the lots and concessions to



its east and west. North of St. Clair however, it departs from the survey grid as a given road. This is likely due to errors in the surveys of the third and fourth concessions 3 and 4 from the bay, leading to mismatches in terms of boundaries.

The Village of Davisville

The subject property is located in the historical crossroads community of Davisville. Davisville does not appear to have been formally incorporated with boundaries, but roughly extended from Merton Street north to Eglinton Avenue. It is named after John Davis (1813-1891), an immigrant from Shropshire, England, who settled along this part of Yonge Street with his wife Mary (Boyer) Davis (1810-1889) around 1841. A few years later, he founded the John Davis and Sons Pottery, or the Davisville Pottery, which was a major employer in the area for many decades. Davis was also responsible for the founding of the village's Wesleyan Methodist church and served as postmaster and school trustee. The central core of the village was located at Yonge Street and Davisville Avenue, where a general store and hotel stood. The village had a population of about 200 inhabitants in 1873. Davisville remained a small community for a longer period of time than many other settlements because the land to the east was a clergy reserve and was not sold to farmers. Even after the arrival of the street railway and the incorporation of Davisville and the adjoining Eglinton as a village in 1889, much land remained under control of the Anglican Church. In 1911, the church finally sold the land to the developer A.G. Dinick, but the Great War interrupted his plans and the former clergy reserve largely remained undeveloped until the 1920s. Eglinton and Davisville were combined to form the village of North Toronto in 1889. North Toronto became a town in 1890 and was annexed to Toronto in 1912 (Crossby, 1873:98; Miles & Co., 1878:xiii; Careless, 1984:125; Ritchie, 1992:98; Brown, 1997:65).

Development of Lot 18, Concession 3 From the Bay

The subject property is located on part of the north half of Lot 18, Concession 3 From the Bay (FTB) as laid out during the original survey of York Township.



According to the Abstract Index to Deed Titles, the Crown Patent for Lot 18 was granted to Stillwell Wilson in 1802 (Ontario Land Registry Access, no date). The patent was for all 200 acres. Wilson was the son of a New Jersey Loyalist. He was first named as an overseer of highways and a fence viewer in the Township Minutes for March 1799. He was a resident on Lot 20 Con. 1 (EYS) as early as 1807 where he appears to have operated a tavern known as the Waterloo House. Although this was a prosperous farm and tavern, he was heavily indebted and forced to sell it in June 1823. Wilson appears to have been in financial difficulties at various times during his life; the first suit brought against him for indebtedness occurred in October 1808. In 1828 he lost other properties in Vaughan due to indebtedness. Wilson is described in various historical references as a yeoman and as a carpenter. As early as 1822, Wilson had purchased a one-half interest in a sawmill with Jacob Noheart. By 1824, he owned a second sawmill at Oriole which had been built by William Marsh Jr. around 1814. Wilson also owned a schooner that carried goods and passengers between York and Niagara in 1819-1820 (Scadding, 1873:430-431, 439, 539; Hart, 1971:78, 151, 168-169).

Wilson sold the north half of the lot (100 acres) to D'Arcy Boulton Junior for £300. The date of the sale corresponding with the lawsuit noted above. Boulton (1785-1846) was a native of Lincolnshire, England and son of solicitor general/attorney general and justice D'Arcy Boulton Senior and his wife, Elizabeth Forster. He was called to the bar of Upper Canada as an attorney and barrister in Hilary term (March) of 1807, but was not especially interested in the legal profession. Boulton was married to Sarah Anne Robinson, the sister of [Sir] John Beverley Robinson, in January 1808. Boulton derived the majority of his income from a grocery store and dry goods business which he operated in partnership with his brother-in-law, Peter Robinson, between 1810 and 1825. The partnership was ostensibly dissolved in order that Robinson could concentrate on improving his lands in Newmarket. However, the two men may have clashed as partners. Boulton later took on William Proudfoot as a partner in the store, but eventually sold all his interest in the venture to Proudfoot. (Firth, 1962:140, 297, 321-322; Firth, 1966: 245-252; Armstrong, 1985:43,119, 122,128).



In 1811, Boulton sold the north half of the lot to Martin Holder in 1811. Holder was living in Niagara in 1800 when he made a petition for land there, noting that he had been in Upper Canada for almost two years by that time. His request was denied, and he made another petition for land in York Township the next year, which was granted, subject to settlement duties. He is listed, along with his wife Anna Regina and daughter Christina on Lot 26, Concession 7 in William Berczy's 1803 census of Markham settlers. He was 36 at the time while Anna Regina was 32 years old. While Holder was described as a "German" in the attestation accompanying his second petition, the family were not one of the original Markham Berczy settlers, rather they were part of the Pennsylvania German/Mennonite chain migration of people who no longer felt it possible to maintain their ways of life in the new republic of the United States (Library and Archives Canada, no date; Mulvaney et alia, 1885:118; Champion, 1989:27-31, 327).

Holder then sold it to Jacob Fisher in 1815. Fisher was the son of Pennsylvania Mennonites who had immigrated to the Niagara District of Upper Canada sometime between 1800 and 1803. Fisher was enumerated in the 1828 census for Clinton Township as the head of a household. His family then included his wife Jane (nee Ghent), and two daughters and one son under the age of 16 years. Three males over the age of 16 years may have been farm labourers. Fisher may have one or two additional children, and certainly a daughter Elizabeth was born in 1830 after the census data was taken. His family appears to have moved at a later time to Burlington ("Brant's Block, Gore District") where they left descendants.

Jacob Fisher sold the north half to William Proudfoot in 1838. Proudfoot is thought to have been a native of Scotland. He settled in York around 1816, and entered into a dry goods and grocery business with D'Arcy Boulton, Junior. By 1825, Proudfoot had struck out into business on his own, selling bulk goods, groceries and wines (wholesale and retail). As a successful and respected merchant, Proudfoot was appointed to serve as a magistrate in 1827. By the mid-1830s, Proudfoot had been appointed governor of the British American Assurance Co., and he was William Allan's successor as the president of the Bank of Upper Canada. Proudfoot's tenure as president of the bank was described as



“lackluster.” Nevertheless, Proudfoot wisely invested his money into real estate and by the late 1850s had acquired more than 70,000 acres (Robertson 1898:296, 437; Dyster 1976:647-648).

Proudfoot further divided the north half and sold the western 10.88 acres on Yonge Street, including the subject property, to George Bilton in 1853.

Bilton was an English-born merchant tailor and woollen draper who arrived in the Town of York in the early 1830s. He and his brother, Thomas, opened their tailoring business on King Street around 1835. After the brothers’ dissolved their partnership George opened a dry goods business called “The Golden Fleece” at the corner of Yonge and Richmond streets and later entered into another partnership with William Blakey, creating the firm Bilton & Blakey (Walton, 1837:5; Lewis, 1843:22; Brown, 1846:6; 11; Rowsell 1850:11; Toronto Public Library, no date:162).

Bilton began the process of subdividing the property, selling off smaller lots, but he died in 1858 and the subdivision plan was only registered ten years later, by to Elizabeth Riddell and R.R. Hunter as Registered Plan 284 (Ontario Land Registry Access, no date). Plan 284 included narrow lots, oriented east-west, fronting Yonge Street and lots that were oriented north-south on either side of Davisville Avenue. Balliol Street was not yet a thoroughfare when the subdivision was first created. The layout of the lots on the south side of Davisville was reorganized by Registered Plans 799 and 830, after Balliol was opened in the later 1880s, in that the depth of each was cut in half to provide properties fronting both Davisville and Balliol. Individual lots, or groups of lots, passed through multiple hands over the years, including members of the Davis family, but the process of building out within the subject property was not complete until after the Great War.

1.2.3 Review of Maps and Aerial Photography

Most of the earliest (pre-1850s) maps for the Town of York and the City of Toronto do not include the adjacent portions of the Township of York. These maps normally do not show lands to the north of the Concession Road or Bloor Street, which marked the northerly urban boundary for the city for nearly a half century. Gradually these areas began to be mapped as amalgamation of the



outlying “suburban villages” took place beginning in the 1880s, and neighbourhoods such as Davisville were engulfed within the growing City of Toronto.

The 1851 Browne *Map of the Township of York* (Browne, 1851) shows the east quarter of Lot 18, including the area of the subject property as cleared land (Figure 2). Given the chain of title for this part of the lot up to the mid-nineteenth century it is likely that the clearance of tree cover had been accomplished by tenants of Jacob Fisher and/or William Proudfoot. No settlement features associated with the emerging community of Davisville are indicated on the lot, although it must be recognized that this map is highly inaccurate in the manner in which it plotted buildings. Yonge Street, shown as a planked road, lies approximately 70 metres east of the subject property.

The 1860 Tremaine *Map of the County of York* (Tremaine, 1860) shows an inn and a blacksmith shop on Yonge Street to the immediate east of the subject property and tributaries of the west branch of the Don River approximately 200 metres to the northeast and southwest (Figure 3). The map of York Township in the 1878 *Illustrated Historical Atlas of the County of York* (Miles & Co., 1878) is comparable to the earlier Tremaine map in terms of landscape features, but identifies Adam Spears on part of the lands on which the subject property lies (Figure 4), although this is not reflected in the abstract index to deeds, suggesting he was a tenant.

Fire insurance plans prepared by the Charles E. Goad Company between 1884 and 1923 show the progress of the development of the lots created under Registered Plans 284 and revised under Plans 799 and 830 (Figure 5). The first construction occurred between 1884 and 1890, with modest detached or semi-detached dwellings built on three of the four subject property lots fronting Davisville Avenue. These buildings were of frame or roughcast construction, although on some editions of the mapping the easternmost houses are shown as brick. The last Davisville Avenue lot was built up between 1903 and 1910. Development of the subject property lots along Balliol Street occurred between 1903 and 1923, by which time all were occupied by frame or roughcast houses of comparable size and quality to those on Davisville. The 1915 Toronto Topographic Map prepared



by the Department of Militia and Defence (Figure 6) appears to suggest that the most of this construction occurred just prior to the Great War, although again there is a discrepancy in that the houses are rendered as brick structures, contradicting the fire insurance plans.

Comprehensive aerial photographic coverage of the city began in 1947 and is available generally on a bi-annual basis. In 1947 (Figure 7), the property formed part of a residential block consistent with that shown on the 1923 fire insurance plan. This situation remained unchanged until around 1965, by which time some of the housing along Davisville Avenue in the northeast part of the subject property had been replaced by a larger structure that extended further to the east. The character of this structure is unclear and contemporary city directory listings do not provide any resolution. Clearances of the remaining early twentieth-century houses occurred over the following two to three years (Figures 7-8). Between 1970 and 1971, the entire property was cleared again, preparatory to the construction of the existing residential tower at 31-33 Davisville Avenue and the open space at 60 Balliol Street (Figure 8).

1.3 Archaeological Context

1.3.1 Physiographic Setting

The subject property is located in the South Slope physiographic region, which 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 (Chapman and Putnam 1984:172-174). Soils in this portion of the South Slope are predominantly imperfectly drained clay of the Haldimand family, formed on till or lacustrine sediments (Hoffman et al., 1964).

The surficial geology of the subject property is stone-poor, sandy-silt to silty sand-textured till on Paleozoic terrain (Ontario Geological Survey, 2000).

The subject property is within the Don River West watershed (Ministry of Natural Resources and Forestry, 2020). The property formerly stood approximately 200 metres northeast of Yellow Creek and 350 metres southwest of Mud Creek, as



shown on early twentieth-century topographic mapping (Figure 4) prepared by the Department of Militia and Defence (Department of Militia and Defence, 1915). Both creeks joined the main channel of the Don River north of Bloor Street.

1.3.2 Previous Archaeological Research

In order that an inventory of archaeological resources could be compiled for the subject property and surrounding area, three sources of information were consulted: the site record forms for registered sites housed at the Ministry of Heritage, Sport, Tourism and Culture Industries; published and unpublished documentary sources; and files located at Archaeological Services Inc.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database. This database contains archaeological sites registered within the Borden system. Under the Borden system, Canada is divided into grid blocks based on latitude and longitude. A Borden block is approximately 13 km east to west, and approximately 18.5 km north to south. Each Borden block is referenced by a four-letter designator, and sites within a Borden block are numbered sequentially as they are found. The subject property is located in Borden block *AkGu*.

Two sites have been registered with an approximate one-kilometre radius of the subject property.

The Jackes site (*AkGu-3*) is a Late Woodland village first documented by David Boyle in the 1880s on the Baldwin Jackes estate (Lot 2 of Concession 1 WYS, York Township). The original size of the site portrayed on Boyle's sketch map is highly exaggerated. The site was registered by Victor Konrad in the 1970s near the intersection of Castlefield Avenue and Avenue Road, based on Boyle's account. Konrad believed that the site had been destroyed. In 1992, however, the Toronto Board of Education conducted test excavations in the school yard at Allenby Public School, discovering precontact artifacts, which indicates that at least a portion of the site had survived to some degree. The village was probably occupied in the mid-fifteenth century.

The 20C Roselawn (*AkGu-326*) was registered on the basis of the recovery of twentieth-century residential ephemera in the rear yard of 402 Roselawn Avenue,



within a portion of the Jackes estate subdivided and developed in the inter-war period (Parslow Heritage Consultancy, 2018).

Otherwise, the paucity 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 instigation 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.

Records of three Stage 1 archaeological assessments completed within 50 metres of the subject property are available: 22 Balliol Street (Archaeological Services Inc., 2016), to the immediate southwest, at 43 Millwood Road to the north A.M. Archaeological Associates, 2017) and at 45 and 57-93 Balliol Street (Archaeological Services Inc., 2021), to the south. All of the assessments concluded that their respective properties did not retain archaeological potential given their development histories.

1.3.3 The Predevelopment Landscape and Modelling Indigenous Archaeological Potential

Water is arguably the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in southern Ontario after the Pleistocene era, proximity to water can be regarded as the primary indicator of archaeological site potential. Accordingly, distance to water is one of the most commonly used variables for predictive modelling of archaeological site location.

The Provincial Standards and Guidelines for Consultant Archaeologists stipulate that undisturbed lands within 300 m of primary water sources (lakes, rivers, streams, creeks, etc.), secondary water sources (intermittent streams and creeks, springs, marshes, swamps, etc.), ancient water sources, and the shorelines of extant or former waterbodies are considered, at a generic level, to exhibit archaeological potential. A variety of other criteria that may indicate potential are also identified in the Standards and Guidelines, however, they are not relevant to



the subject property or cannot be reconstructed given the urban context in which the property occurs.

The generic Provincial distance to water potential model has been refined for the City of Toronto, as part of the City's Archaeological Management Plan (Archaeological Services Inc., et alia 2004). Undisturbed lands within 250 m of an extant or formerly mapped river or creek, or within 250 m of the pre-development shoreline of Lake Ontario, have potential for the presence of precontact Indigenous archaeological sites. In addition, this potential zone is extended to any floodplain lands, and to lands in close proximity to the Lake Iroquois strand (i.e., lands above and within 200 m of the strand, or below and within 100 m of the strand).

1.3.4 Existing Conditions

A property inspection was conducted on June 3, 2022 (Figures 9 and 10, Images 1-9). The property was inspected when weather and lighting conditions permitted satisfactory visibility of features, under clear sky.

The Davisville Avenue portion of the subject property is occupied by the existing 20-storey apartment tower, constructed circa 1971-1973, to the east of which is the main ramp to its underground parking garage. To the west of the tower is greenspace with various landscape treatments and plantings and a second ramp to the underground parking. The Balliol portion of the property is open, landscaped, greenspace, which was created following the construction of the underground parking garage, the south limits of which extend to within approximately 10 metres of Balliol Street.

2.0 Analysis and Conclusions

The evaluation of the possibility for the survival of any archaeological resources of potential cultural heritage value must take into account a number of taphonomic considerations in addition to the basic historical sequence of developments, demolitions, and general patterns of change in property use outlined in Sections 1.2 and 1.3.



2.1 Indigenous Archaeological Resource Potential

As noted in Section 1.3.1, Yellow Creek formerly lay approximately 200 metres to the southwest of the subject property. Its location relative to this stream would typically indicate that the property was located in an area of potential for precontact or early contact period Indigenous archaeological resources, as established by the both the Toronto Archaeological Management Plan potential and the generic Provincial criteria, as outlined in Section 1.3.3. This factor aside, the potential for the survival of any Indigenous archaeological remains in primary contexts within the subject property is nil. Such sites will not have survived the modern development activities that have altered the original topography of the property. This conclusion is consistent with the statements concerning the removal of archaeological potential (“disturbance”) outlined in Section 1.3.2 of the 2011 *Standards and Guidelines for Consultant Archaeologists*.

2.2 Euro-Canadian Archaeological Resource Potential

The subject property, located within the northwest part of Lot 18, Concession 3 From the Bay as laid out by the original Township of York survey, was granted to Stillwell Wilson in 1802. The north half of Lot 18 passed through numerous hands between 1811 and the early 1850s. Most of these owners were members of the Family Compact or businessmen in the City of Toronto, who likely made their purchases for investment purposes. George Bilton who acquired the subject property and other lands in 1853, was the first to begin the process of subdividing the land for development, however, his death in 1858 appears to have caused a delay. Three registered plans created between 1868 and the late 1880s governed the layout of the neighbourhood. The lots making up the subject property were built out with modest, mostly frame or roughcast houses between the 1880s and 1920s, with most of the construction likely taking place 1910-1914. These residential buildings were cleared from the property during the latter half of the 1960s and the present 20-storey apartment tower, with its extensive underground parking garage, was completed in the early 1970s.



This development sequence resulted in the removal of all original soils from the subject property to the depth of the parking garage. Therefore, the property retains no integrity or potential for the survival of any archeological resources of cultural heritage value or interest. This conclusion is consistent with the statements concerning the removal of archaeological potential (“disturbance”) outlined in Section 1.3.2 of the 2011 *Standards and Guidelines for Consultant Archaeologists*.

3.0 Recommendations

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

1. The 31-33 Davisville Avenue and 60 Balliol Street subject property may be considered clear of archaeological concern. No further archaeological assessment of the subject property is required.

NOTWITHSTANDING the results and recommendations presented in this study, ASI 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 Heritage, Sport, Tourism and Culture Industries 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 Heritage, Sport, Tourism and Culture Industries 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 Heritage, Sport, Tourism, and Culture Industries approval has been received.

4.0 Advice on Compliance with Legislation

ASI advises compliance with the following legislation:

- This report is submitted to the Ministry of Heritage, Sport, Tourism and Culture Industries 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 project area of a development proposal have been addressed to the satisfaction of the Ministry of Heritage, Sport, Tourism and Culture Industries, 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 Archaeology 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 of Cemeteries at the Ministry of Consumer Services is also 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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General Information Respecting All Parts of the Upper Province, or Canada
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Image 3: View southwest to the 31-33 Davisville tower.



Image 4: West entrance to underground parking garage west of 31-33 Davisville tower.



Image 5: View west along the Balliol frontage.



Image 6: View northwest across the Balliol portion of the property.



Image 7: View north across the Balliol portion of the property.



Image 8: View northeast across the Balliol portion of the property.

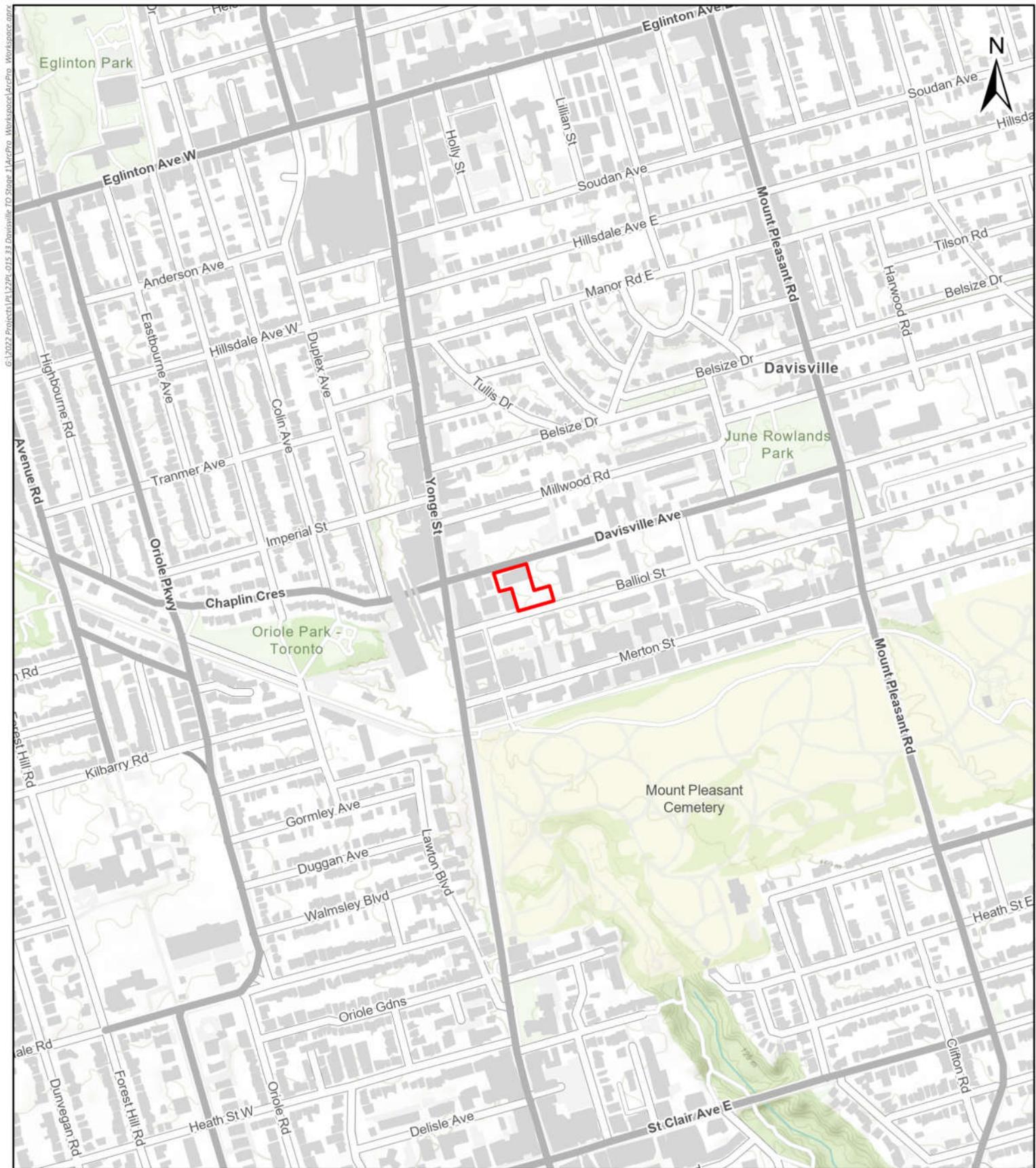


Image 9: View northeast along the Balliol frontage.

7.0 Maps

See following pages for detailed assessment mapping and figures





| | | | |
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Figure 1: Location of the subject property

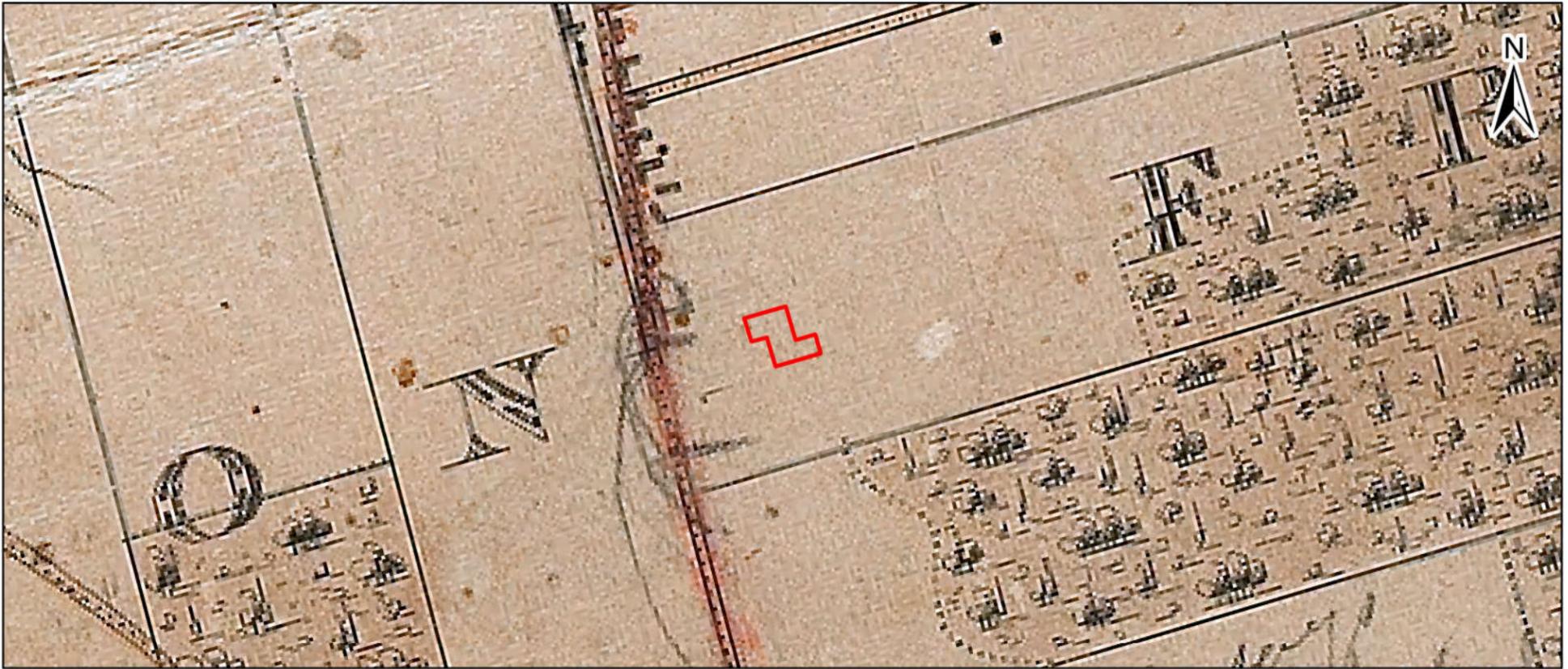


Figure 2: The subject property on the 1851 Browne Map of the Township of York

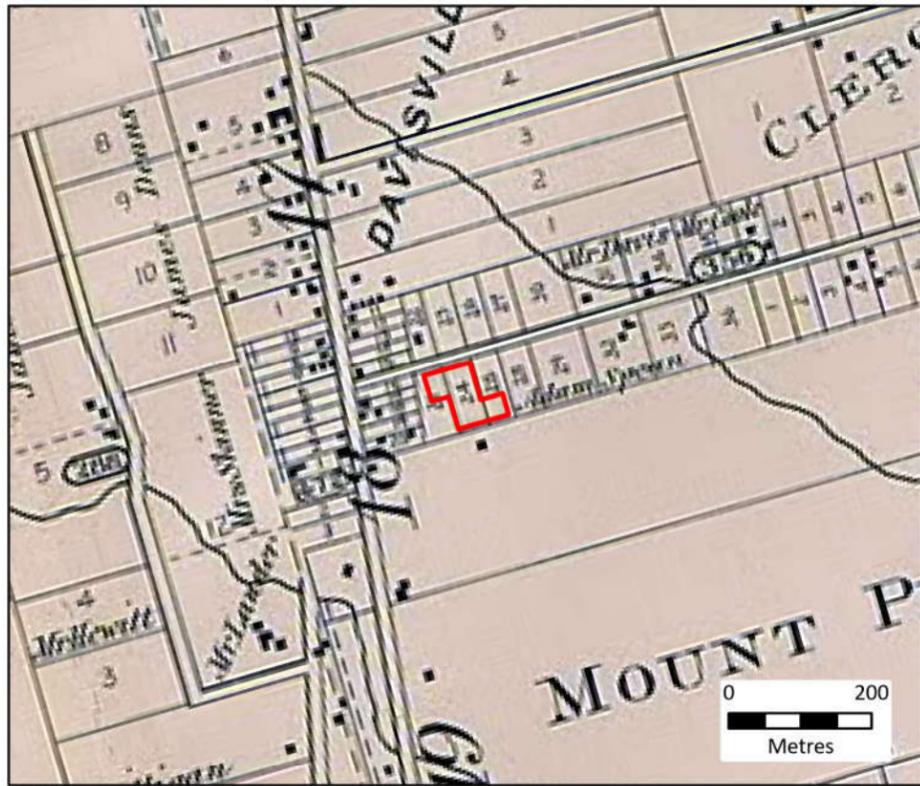


Figure 3: The subject property on the 1860 Tremain Map of the County of York

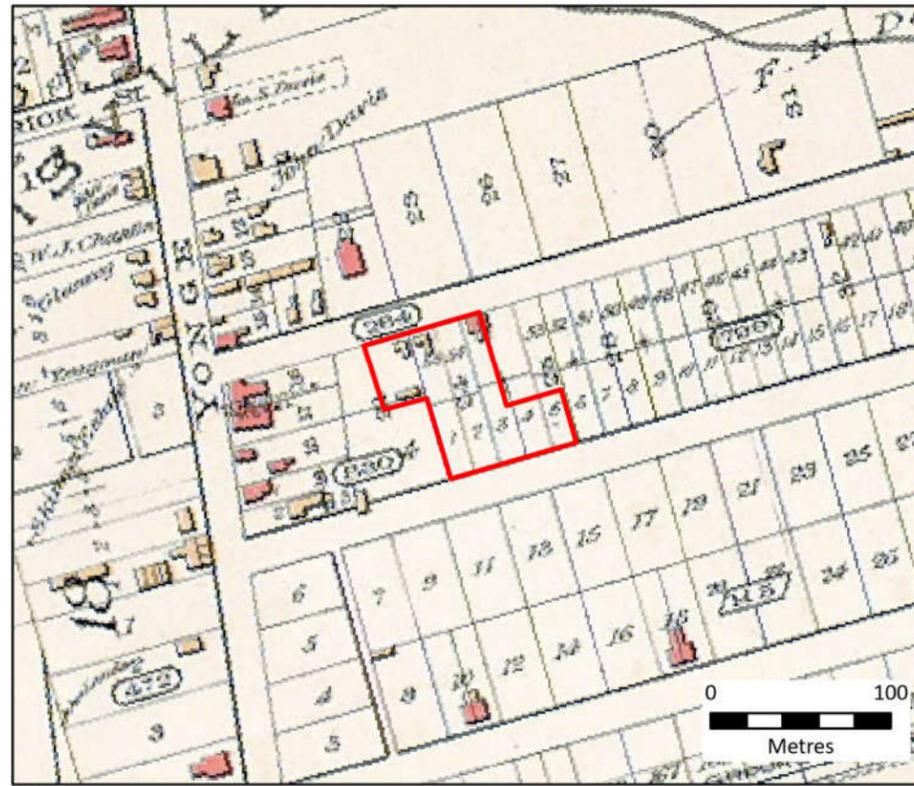


Figure 4: The subject property on the 1878 Illustrated Historical Atlas of the County of York

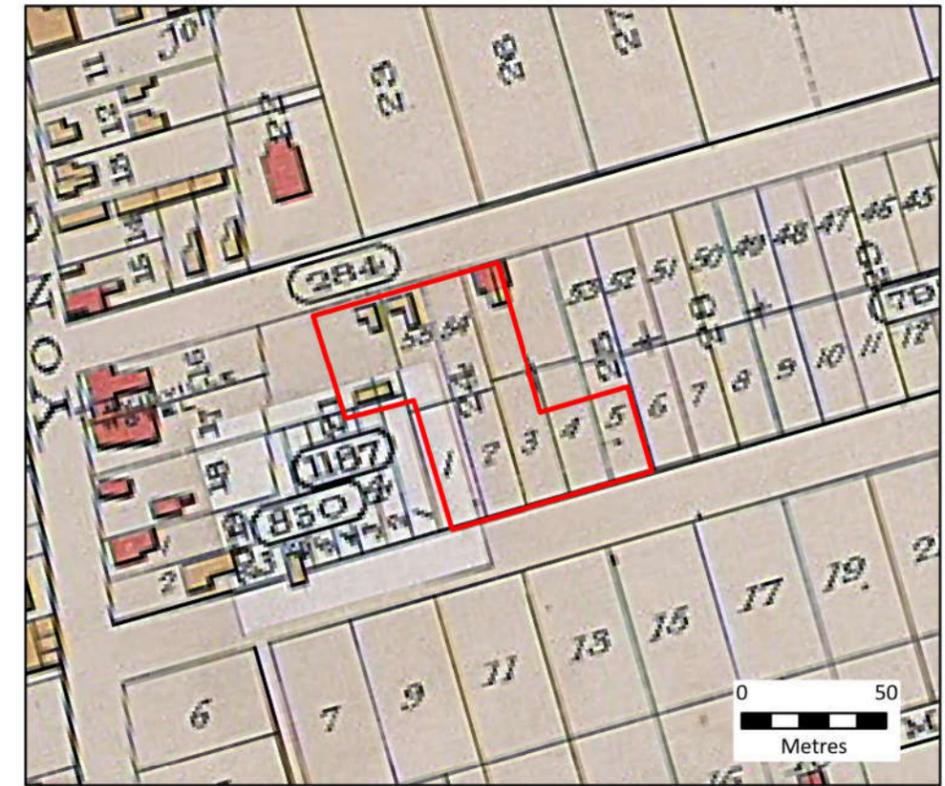
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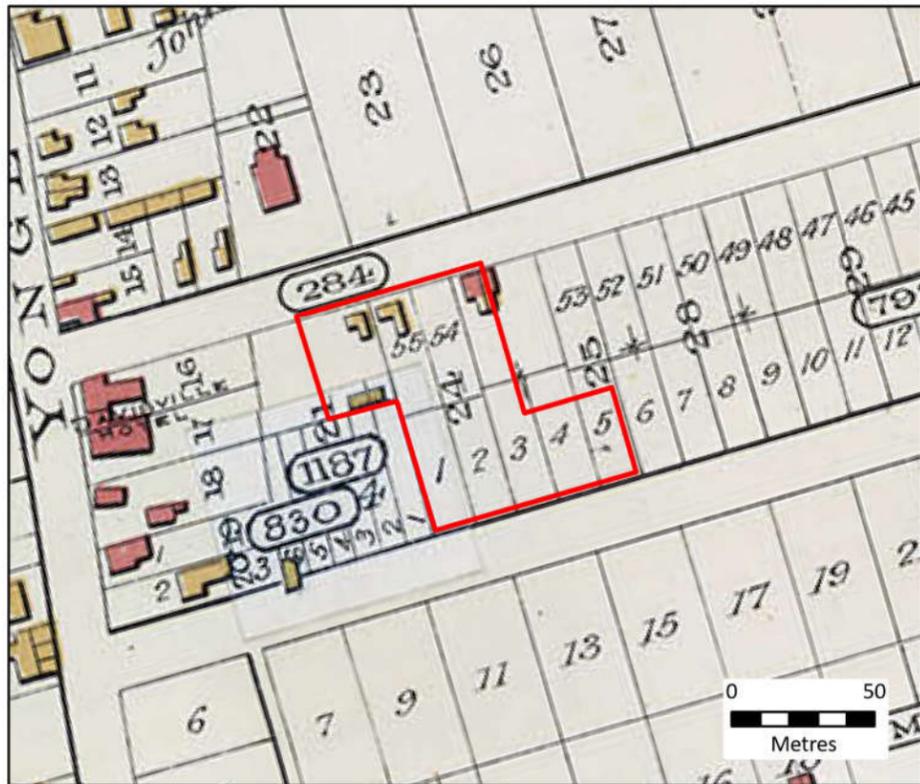
1884



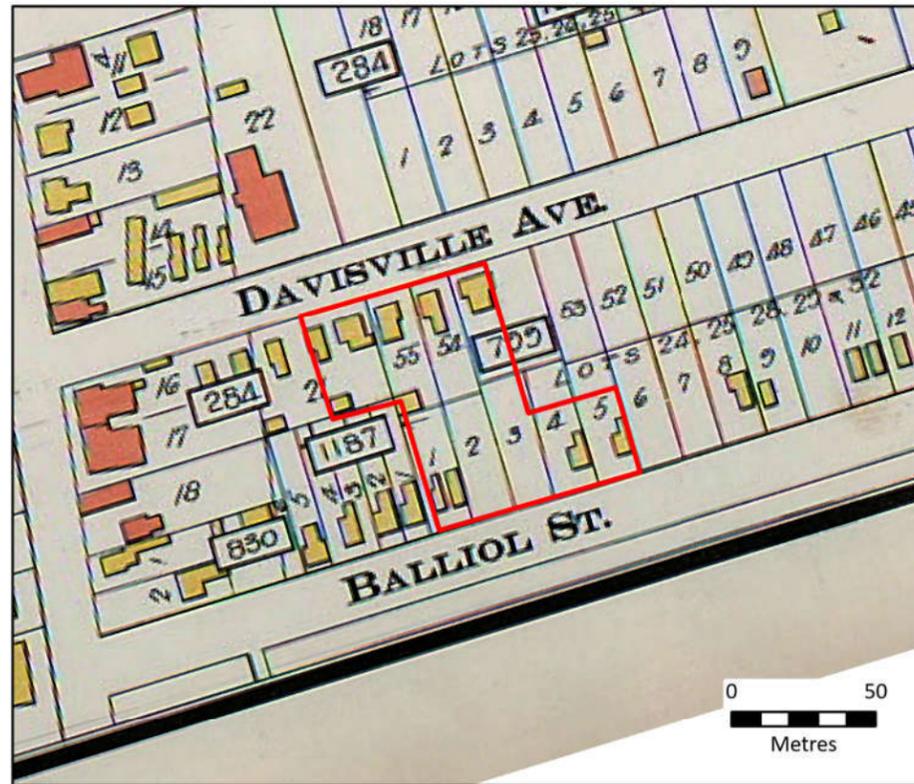
1890



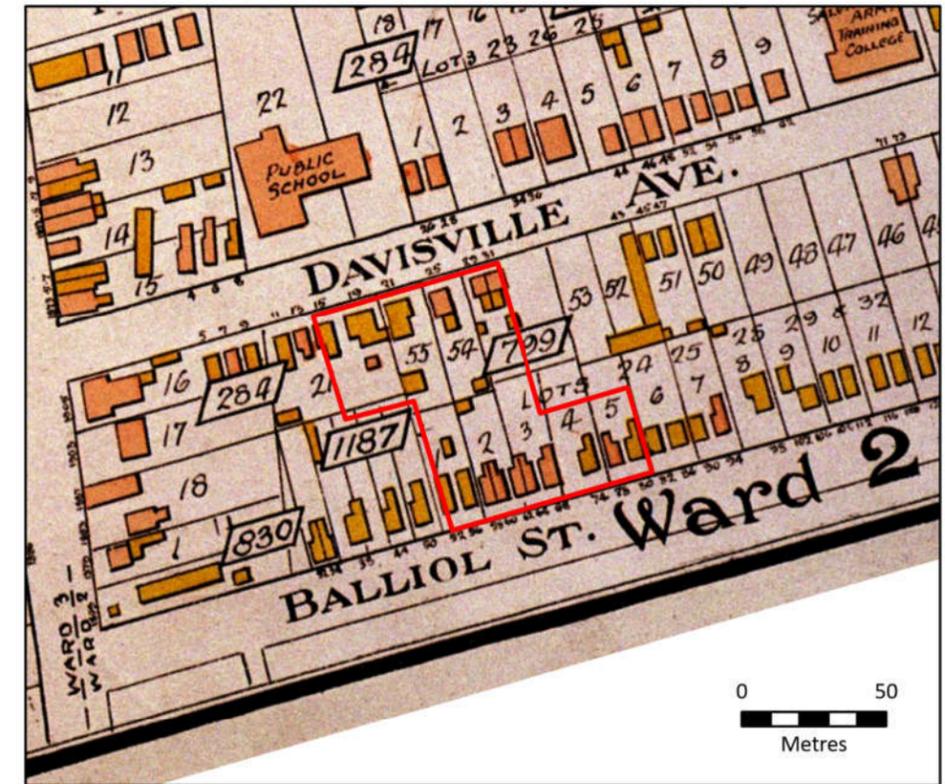
1899



1903



1910



1923



 SUBJECT PROPERTY

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| Source: City of Toronto Archives | | |
| Projection NAD 1983 CSRS MTM 10 Scale 1884: 1:10,000 Scale 1890: 1:4,000 Scale 1899-1923: 1:2,500 Page Size: 11 x 17 | ASI Project No.: 22PL-015 Date: 5/24/2022 6:17 PM | Drawn By: cnettleton File: 22PL015_Fig5 |

Figure 5: The subject property on 1884-1923 fire insurance plans

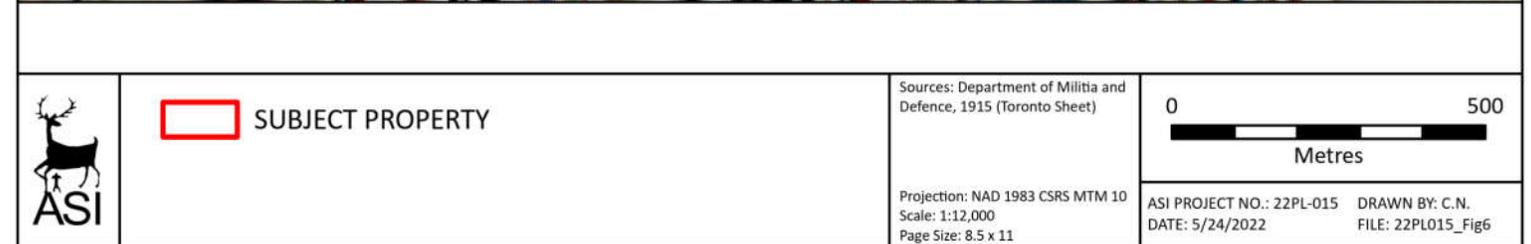


Figure 6: The subject property on 1915 topographic mapping



1947



1960



1965



1967



 SUBJECT PROPERTY

| | | |
|---|---|--|
| Source: City of Toronto Archives | 0  100 Metres | |
| Projection: NAD 1983 CSRS MTM 10 Scale: 1:3,500 Page Size: 8.5x11 | ASI Project No.: 22PL-015 Date: 5/25/2022 10:46 AM | Drawn By: cnettleton File: 22PL015_Fig7 |

Figure 7: The subject property on 1947-1967 aerial imagery



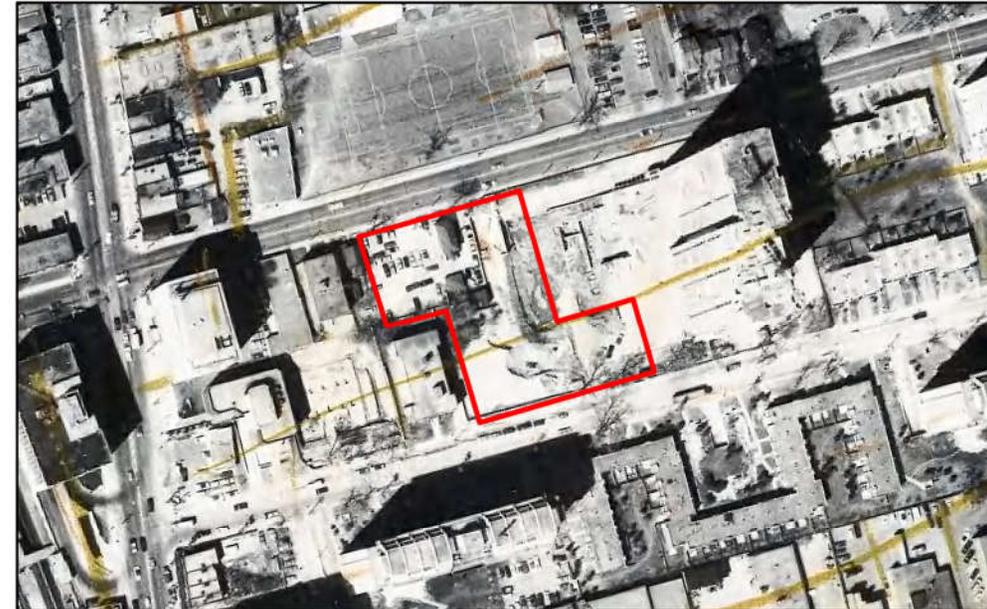
1968



1969



1970



1971

| | | | |
|--|--|---|---|
|  |  SUBJECT PROPERTY | Source: City of Toronto Archives | 0 100  Metres |
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Figure 8: The subject property on 1968-1971 aerial imagery

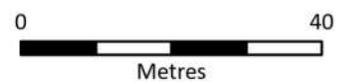


© 2022 Project191, 1924-015-81 Davisville, TD Stone, L&P Pro, Worshiper, AirPro, Worshope, airp



SUBJECT PROPERTY

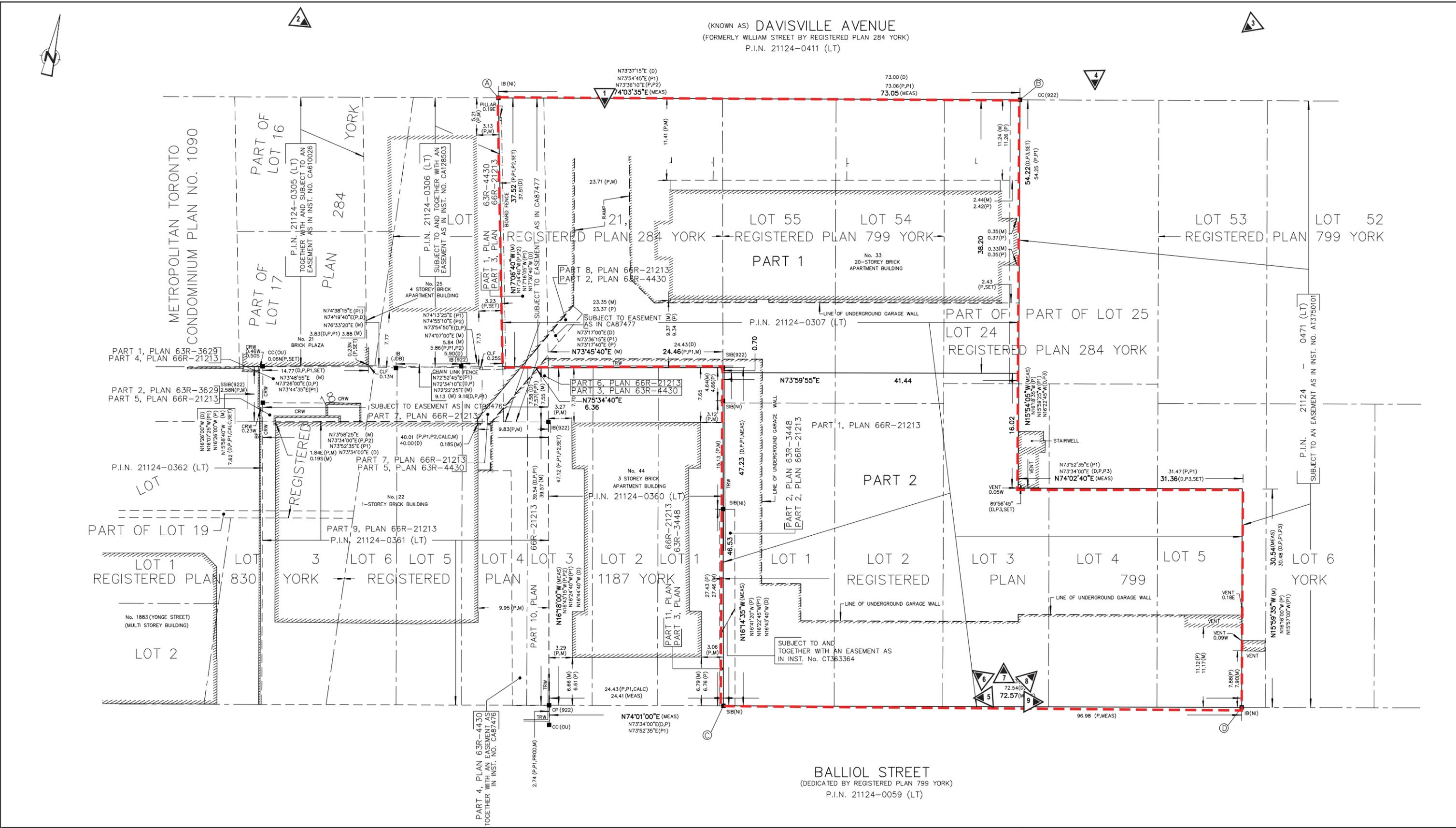
Sources: ESRI et al & GIS
User Community



Projection: NAD 1983 CSRS MTM 10
Scale: 1:1,000
Page Size: 8.5 x 11

ASI PROJECT NO.: 22PL-015 DRAWN BY: C.N.
DATE: 5/24/2022 FILE: 22PL015_Fig9

Figure 9: Subject property existing conditions



LEGEND:

- SUBJECT PROPERTY LIMITS: NO ARCHAEOLOGICAL POTENTIAL, NO FURTHER ASSESSMENT REQUIRED
- LOCATION AND ORIENTATION OF PHOTOGRAPH

BASE:
 Untitled Draft Plan of Survey
 R.Avis Surveying Inc.
 Undated DWG. No. 3424-2SK2

0 25m

SCALE

ASI PROJECT NO.: 22PL-015
 DATE: JUN 2022

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 FILE: 22PL-015 figure 10.ai

Figure 10: Stage 1 Archaeological Resource Assessment of 31-33 Davisville Avenue and 60 Balliol Street — existing conditions and assessment of potential.