

**Stage 1 Archaeological Resource Assessment of
822-838 Richmond Street West**
(Lots 13-15 and Part of Lane [Closed by By-law 6512, Inst. OF79058],
Registered Plan 733 and Unnumbered Lot North of Clifford Street, Ordnance Reserve Plan),
City of Toronto, Ontario

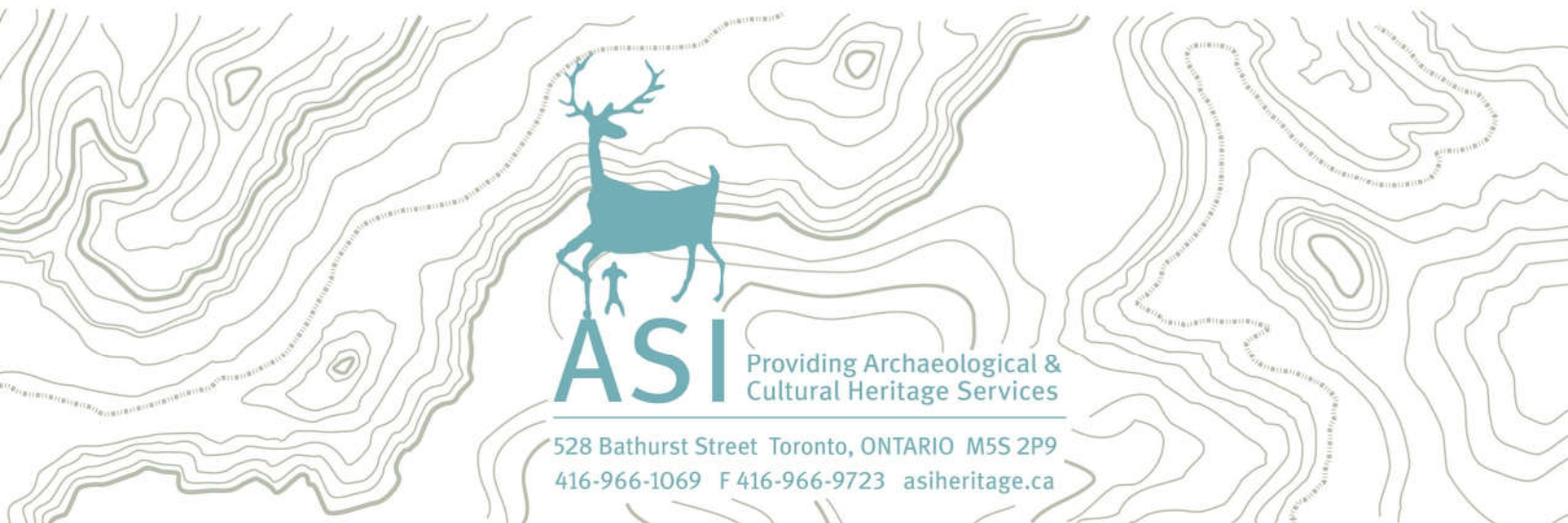
ORIGINAL REPORT

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EXECUTIVE SUMMARY

The Stage 1 Archaeological Resource Assessment of 822-838 Richmond Street West 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 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

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1.0 PROJECT CONTEXT

1.1 Development Context

Archaeological Services Inc. (ASI) was retained by HM PF (822-838 Richmond) LP to conduct a Stage 1 Archaeological Resource Assessment of 822-838 Richmond Street West in the City of Toronto. The subject property is located at the northwest corner of the intersection of Richmond Street West and Walnut Avenue, encompassing an area of approximately 0.1375 hectare (Figure 1, Plate 1).

This assessment, required as a condition of site plan and rezoning applications for a proposed redevelopment of the property, was conducted under the project management and direction of David Robertson (MHSTCI P372-0180-2022) as required by the Ontario Planning Act. All activities carried out during this assessment were completed in accordance with the terms of the Ontario *Heritage Act* and the Ministry of Tourism and Culture's (now Ministry of Heritage, Sport, Tourism and Culture Industries) 2011 *Standards and Guidelines for Consultant Archaeologists* (MTC 2011).

The City of Toronto Archaeological Management Plan identifies these lands as constituting areas of archaeological potential on the basis of its position in the Garrison Reserve west of the original Town of York (cf. ASI 2004).

Permission to access the project area and to carry out all necessary activities necessary for the completion of the assessment was granted by HM PF (822-838 Richmond) LP on February 10, 2022.

2.0 HISTORICAL CONTEXT

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 al. 1990; Ellis et al. 2009).

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 al. 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 phytolith 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 Haudenosaunee¹ 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 The Haudenosaunee are also known as the New York Iroquois or Five Nations Iroquois and after 1722 Six Nations Iroquois. They were a confederation of five distinct but related Iroquoian-speaking groups – the Seneca, Onondaga, Cayuga, Oneida, and Mohawk. Each lived in individual territories in what is now known as the Finger Lakes district of Upper New York. In 1722 the Tuscarora joined the confederacy.



2.2 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 (MCFN 2017).

2.3 The Nineteenth-and Twentieth-Century Development of the Subject Property

The subject property comprises Lots 13-15 (inclusive) and part of a stopped-up lane as shown on Registered Plan 733 (C.W)., as well as an “un-numbered lot on the north side of Clifford Street adjoining Lot 5 on the East.” Prior to the time of the creation of Plan 733, this land had formed part of the Ordnance Reserve adjoining the Military Reserve surrounding Fort York. This property was converted to Land Titles Qualified in May 2003, as PINs 21244-0180. Any land use history after that time would require a PIN search.



2.3.1 Administrative and Land Survey Background

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 Old 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 (Winearls 1991:591; Firth 1962:11, 21).

At that time, it was announced that York had been selected as the temporary capital of Upper Canada, and all government officers were required to relocate from the town of Newark (now Niagara-on-the-Lake) to the north shore of the lake. Some officials, such as William Jarvis, were reluctant to abandon the homes and property which they had improved in Niagara. Large blocks of land called “Park Lots” were set aside, which extended between Queen and Bloor streets. These park lots were granted to members of the Family Compact and to those who were friendly towards the government, partly as an incentive for them to move, and also as partial compensation for any losses which they might sustain thereby.

The Town and Township were re-named 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 “York” was suggested by Captain John Denison, an early brewer in the town, who is said to have told Simcoe that “No Yorkshireman would live in a place called Dublin.” Simcoe asked Denison what a better name for the capital would be, to which Denison replied that he would settle in the new town if it was called “York.” The name of the town reverted back to “Toronto” when the settlement was elevated to the status of a city in 1834 (Martyn 1980:28-30).

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. Unofficially, plans were forwarded for York as the capital of Upper Canada in the winter of 1796. However, it was not until February 1798 that 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 1805, it was noted that the town “is much increased within the last two or three years, and several very good houses have been built by the different officers of government. The society of the place is highly respectable, and its hospitality is experienced by every visitor.” Other public buildings, such as the courthouse and House of Assembly, had not been fully completed. The gaol was a “tolerable building, and in a healthy situation.” The town was “well furnished with every necessary convenience, and the market is well supplied.” The private stores were “very respectable” but the prices “rather high.” The streets were “tolerably uniform, and exhibit a handsome prospect from the lake.” The society in York was “highly respectable, and its hospitality is experienced by every visitor” (Boulton 1805:43-45; Smith 1846:225).

The population of the Town increased gradually before the War of 1812 but showed a significant growth during the 1820s. In 1797, for instance, the total number of inhabitants within the town was estimated at 212 persons. Within the space of one decade, this number had doubled to 414. By 1824-1825, the town



contained 1,679 residents. By 1834, when Toronto was incorporated as a city, the population had reached 9,254, and by 1845 this number had doubled again to 19,706 (Walton 1837:41; Smith 1846:193; Mosser 1984:7, 67, 157).

2.3.2 Military Reserve Plan

The subject property falls in the north-central part of the extensive stretch of ground known as the Military Garrison, or Ordnance Reserve. Early patent plans show that this reserved ground had already been set aside for use by the military by the late eighteenth century.

At the end of May 1793, Lieutenant Governor John Graves Simcoe wrote to Major General Alured Clarke who was acting administrator during the absence of Lord Dorchester from Canada. In his letter he described the position of York as the proposed new provincial capital of Upper Canada. Simcoe examined the harbour and "...found it to be without comparison the most, proper situation for an Arsenal...the Spit of Sand which forms its entrance is capable of being so fortified with a few heavy Guns as to prevent any Vessel from entering the Harbour." Nearby was a suitable site for a naval arsenal and dock yard, and a ready supply of timber could be obtained along the banks of the Don River. Simcoe writes, "I have fixed upon the Scite for a place for a Town on the main shore—and another where I propose to build Barracks for the Kings Troops" (Firth 1962:4).

The Military Reserve was a large piece of ground, deemed to be a suitable buffer between the Fort and the Town of York. The ground directly west of the town, which had been extended as far as Peter Street in June 1797, was felt to be especially vulnerable in case of any attack. The fort site was naturally defensible on two sides by the waters of Lake Ontario and by Garrison Creek, while the west sides could be strengthened with earthworks, palisades and artillery. Unfortunately, Simcoe was not given permission by Lord Dorchester to fortify York as strongly as he would have liked because York was too small and too remote for a naval arsenal and military post, and Kingston had already been selected as the naval post on Lake Ontario. As a result, Simcoe was forced to fortify York as best as he could, using the limited funds in the Upper Canadian provincial treasury (Benn 1993:22, 25).

Following the War of 1812, it was clear that Fort York and the Military Reserve failed to provide an adequate defense for the town against a land attack from the west. Therefore, money was spent to build a New Fort (Stanley Barracks) slightly further west, in 1841.

The Military Reserve was surveyed on several occasions, beginning in 1831. In May 1831, J.G. Chewett prepared one of the first surveys of the reserve. His survey diary and field notes show that this land was partially cleared. Chewett notes that some of this land was "flat," some was "uphill" or "downhill" and "under wood" or "under brush," while other parts of it were described as being "good land" or "open land." Chewett chained and marked off the continuations of the major streets within the Reserve, such as Lot (Queen) Street, King Street, Newgate (Adelaide) Street, and Hospital (Richmond) Street. A brewery had been established within the Military Reserve by that time, which appears to have been located in the vicinity of Bathurst Street. Chewett noted that he surveyed part of the road allowance between Lots 18 and 19 "thro' [the] brewery" lot (Chewett 1831).

In November 1833, H.J. Castle surveyed a "Proposed Sketch of an Intended Addition" to the Town of York. His plan (Castle 1833) shows a scattering of structures had already been constructed within the reserve, on lands that were held by private individuals on licenses of occupation. The reserve was resurveyed and offered for sale by the Commissioner of Crown Lands at a public sale in November 1833. The money raised from the sale of lands within the Military Reserve, expected to be as much as £43,000,



was to be used for the construction of the new fortifications and a chapel for the use of both the garrison and the neighbourhood. The lands which remained unsold at the time of the auction were subsequently sold by the Commissioner of Crown Lands (Firth 1966:33-35).

The final approved lay-out of subdivision for the Military Reserve appears to have been the plan prepared by William Hawkins in February and March 1837. This plan formally dedicated or established the continuation of streets such Bathurst, King, Wellington and others, while laying out new streets in the vicinity of the subject property. Government accounts show that Hawkins was paid £36.17.0 for surveying “part” of the Military Reserve. As late as March 1839, Francis Nisbett was paid £6.0.3 “for labour performed” on the Military Reserve, and William Davis was paid £7.10.0 “for draining [a] pond on [the] south side of King Street” in October 1840 (Hawkins 1837; *Journals*, Legislative Assembly 1841, Appendix “K,” Nos. 11-12). The plan did not extend west of Garrison Creek.

2.4 Land Use History

It should be noted that some of the digitized abstract index pages used to reconstruct the chain of title for the subject property contain entries that are partly illegible. Any uncertain entries are indicated through the use of square parentheses.

2.4.1 Ordnance Reserve Plan, North of King Street, east of Stafford Street

Lots 1-5 as shown on Registered Plan 733 on the north side of Clifford Street (now part of Richmond Street West), were originally included within a larger un-numbered block of land in the Ordnance Reserve north of King Street and east of Stafford. The property immediately to the north of Lots 1-5 was described as “Block 1” or “Lot 1” in “Block Q” of the Reserve and referred to as “Farr’s Lot.” This block was a two-acre (0.894 ha) lot which was the location of the brewery established by John Farr.

Farr (b. 1782) was a native of Weston, Hertfordshire, England, and is believed to have been the son of Thomas and Mary (Barker) Farr. He settled in Upper Canada sometime around 1817, and his name was first recorded in the “List of Inhabitants” for the Town of York in January 1818. Farr was a brewer by profession who purchased a lot “close to the Town of York” where he established his first brewery. However, “the water which was usually running thereon was in a great measure dried up by the clearing of the adjoining lands.” Farr noted that there were no suitable locations for his business within the Town limits, but that “there is a spot on the Garrison or Military Reserve whereon such Business might be conveniently carried on.” He accordingly petitioned the Lieutenant Governor and the Executive Council for a two-acre lot (0.894 ha) on the ravine [Garrison Creek], either as a grant or on a long-term “Licence of Occupation during pleasure.” In this document Farr noted that there was only one other brewery in the Town which was operated by Dr. Thomas Stoyell. The *Upper Canada Gazette* pointed out that by September of 1820 there were “five breweries established or erecting in or near this town.” Farr was married to Mary Ann Bishop on July 13, 1823, at St. James’ (Anglican) Church. Bishop (ca. 1796-Jan. 8, 1882) was a native of London, England, and the daughter of John and Sarah Bishop. Her father had settled in the Town of York where he established himself in business as a butcher. Farr and his wife raised a family of nine children (four sons and five daughters) who were born between ca. 1823 and 1842. The family belonged to the Church of England, and their residence was a two-storey, Georgian style, polychrome brick structure at 905 Queen Street West (across from Trinity Bellwoods Park) which was built ca. 1847. Farr died as the result of “old age” on Nov. 14, 1874. His widow Mary resided at 665 Queen Street West where she died on Jan. 8, 1882, as the result of “paralysis.” They were interred in the family plot at the Toronto Necropolis (*Upper Canada Sundries*, vol. 49, pp. 24322-24325 & 24628-



24632; *Upper Canada Gazette*, Sept. 7, 1820; 1871 Toronto West Census, St. Patrick's Ward, division B4, p. 6; Toronto Necropolis Burial Register, vol. 5 [1875-1877], entry #4228; volume 6 [1877-1883], entry #9332; 1876 *Directory*, p. 232; Robertson 1898:428; Mosser 1984:127; Farr tombstone inscription, Toronto Necropolis; Wilson 1985:70).

In the early 1870s, John Scadding described the Farr brewery property:

In the valley of this stream a little farther to the west, on the opposite side of Queen Street, was a brewery of local repute [established in 1819]: it was a long, low-lying, dingy-looking building of hewn logs, on the side towards the street a railed gangway led from the road to a door in its upper story. Conspicuous on the hill above the valley on the western side was the house, also of hewn logs but cased over with clapboards, of Mr. Farr, the proprietor of the brewery, a north-of-England man in aspect as well as in staidness and shrewdness of character. His spare form and slightly crippled gait were everywhere familiarly recognized. Greatly respected he was still surviving in 1872. His chief assistant in the old brewery bore the name of Bowbeer (Scadding 1873:357).²

In November 1829, Farr once again petitioned the Upper Canadian government with a request that he be granted an additional ten acres (4.047 ha) adjoining his brewery. He noted in his petition that he had erected buildings and made several improvements on the original brewery lot, and that he required additional lands to expand his business. The government took no action on this petition until October 1836, when Captain Bonnycastle recommended that Farr be allowed to purchase the extra property at the "upset price" of £250 per acre. (Upper Canada Sundries, vol. 97, pp. 54217-54219; vol. 168, pp. 91767-91770).

Farr patented the brewery property (Block/Lot 1) on April 19, 1854. It was described as 44,932 square feet in area and measured 224'4" (68.37 m) on the south side of Queen Street West (Egremont Street) by a depth of 208'6" (63.55 m) on the east (or Garrison Creek) side of the site. Farr was granted a right-of-way over part of a lane 12'6" (3.81 m) in width on the west side of the lot. In August 1872, Farr sold the brewery site to John Cornell for \$10,000. Cornell was the proprietor what was known as the "West End Brewery" (City deeds #7235B; 1872 *Directory*, p. 52).

The un-numbered lot north of King and east of Stafford, including the subject property, was patented by Mary Farr and William Mathews on August 22, 1876. The city directories indicate that there were at least five individuals named William Mathews/Matthews in 1876, three in 1882, and ten in 1883. It is unclear which of these men may have been the patentee along with Farr. The family relationship (if any) between Farr and Mathews is not known (1876 *Directory*, p. 294; 1882 *Directory*, pp. 198, 353; 1883 *Directory*, pp. 486-487).

In April 1882, William Mathews and [John Bastedo?], as the executors of Mary Farr, sold this property to the Land Security Company Ltd. This company was headed by president Major George Greig and manager William I. Mackenzie. It was then located at 7 Victoria Street. In October 1882, the executors of

² Cornell's Brewery, 737 Queen Street West. This brewery was first established by John Farr in 1819, being the first and oldest brewery in Toronto. It was called at that time the "Farr Brewery." It was leased to John Moss and John Wallis, MPP, in 1854, who carried on the business until 1867, when Mr. Moss died. John Cornell then entered into partnership with Mr. Wallis. Mr. Wallis died in 1872 when Mr. Cornell obtained full control. He died in 1879, and the business was managed by his son, John S. G. Cornell, and A. Jardine, executor of the estate. Mr. Cornell was in the City Council for several years and was also a Justice of Peace until his death. He settled in Toronto in 1847.



the Farr estate sold an additional “unnumbered lot” on the north side of Clifford Street “adjoining Lot 5” to the Land Security Co. In February 1887, a quit-claim deed was registered on title to remove any remaining clouds from the title to this land. In October 1887, Speight & VanNostrand³ surveyed this land into a Registered Plan of subdivision for the Land Security Co. This subdivision was registered on title as Plan 733 (C.W.) in that same month (City deeds #3577SW, 3694SW, 4180SW; Registered Plan 733CW; 1883 *Directory*, p. 424).

2.4.2 Registered Plan 733 (C.W.)

The Land Security Company Ltd. subdivided the lands purchased from the Farr estate as Registered Plan 733 (C.W.) in October 1887. The company retained ownership over these lands in some cases for more than two decades. The subject lands were not sold to private owners until the period between 1891 and 1910. The name “Clifford Street” as shown on this plan was changed ca. 1928 and became part of “Richmond Street West.”

Lot 13 Registered Plan 733

In June 1891, the Land Security Co. sold this lot and other lands to Catherine Emerson. The property was subject to a vendor’s mortgage in the amount of \$7,300. Emerson (b. Ireland, ca. 1843) was the wife of Joseph Emerson (b. England ca. 1841). Joseph was a real estate agent. They raised a family of seven children (two sons and five daughters) who were born between ca. 1870 and 1884. The family belonged to the Wesleyan Methodist Church and their household included a lodger. Emerson appears to have purchased this land on speculation since she flipped it in the same month to George C. Campbell. Campbell was the business partner of Nathaniel J. Hutchinson in the firm of “Hutchinson & Campbell,” machinists, then located at 95 Richmond Street West. Campbell resided on Seaton Street (City deeds #7571E, 7572E, 7600E; 1891 *Directory*, pp. 620, 897; 1891 Toronto/York West Census, district 132, division H-4 “Toronto north of Bloor Street,” p. 5).

In August 1898, Campbell quit-claimed any interest that he held in this land to the Land Security Co. In December 1904, Land Security sold this lot to James and Amelia Willy for \$850. Willy (b. May 1872) was a native of England who emigrated to Canada in 1904. He was a “labourer” employed by the City of Toronto. His wife Amelia (b. Mar. 1873) and their son James (b. 1898) were also natives of England. The family belonged to the Church of England. They then resided on Manning Street, and their household included a lodger (City deeds #20863E, 19807J; 1911 Toronto West Census, sub-district I-33, Ward 5, p. 11).

In October 1913, Willy sold this land to John S. Meadows for \$900. Meadows was employed as a carpenter, and he resided at 40 Clifford Street. In January 1920, title passed to Edmund J. Bagsley as the executor of the Meadows estate. Bagsley was employed as an “inspector” for the Canadian Freight Association at Union Station. In February of that same year, Bagsley sold this lot to the Sterling Trusts Corporation (City deeds #73581J, 39413GR, 12563WF; 1913 *Directory*, p. 1073; 1920 *Directory*, pp. 530, 635).

³ Thomas B. Speight and Arthur J. VanNostrand were the partners in this firm which was located in Room “J” of the Toronto Arcade (1887 *Directory*, p. 860).



In April 1927, Sterling Trusts sold this lot to John B. Stewart for \$1,000. There are no listings in the city directories for this individual, either as “Stewart” or “Stuart,” in 1927-28 (City deeds #12752WF; Deposits West #4540).

In August 1928, Stewart sold this land to Leopold Gustave Vanderwielen (or Vanderwhilen) for \$1,500. In December 1938, he transferred a part interest in this lot to his wife, Katherine Vanderwielen. Leopold (ca. 1893-1968) was a native of Belgium and the son of Gustave and Katharine (Granssen) Vanderwielen. He was employed as a tailor and as a “brusher” at Tower Canada Ltd. This company, located on King Street West, manufactured waterproof clothing. When Leopold purchased the property in 1928, he resided on Wolfrey Avenue. He was married in August 1928 to Katherine Blewitt (ca. 1886-1959). She was a native of England and the daughter of Hannibal and Mary (Lannin) Blewitt. They raised a family of two sons and belonged to the Roman Catholic Church (City deeds #13945WF, 19944WF; 1928 *Directory*, p. 1165; Ontario Vital Statistics, marriage registration #5295/1938).

In December 1949, Vanderwielen sold this property to Harry and Ella Blewitt. The city *directory* for that year lists one Harry W. Blewett, who was employed as a salesman for Toronto Launderers and Cleaners. He resided on Dorval Road (City deeds #30292WF; 1949 *Directory*, p. 136).

In March 1965, Blewitt sold this land to Janet Berger, Miriam Rosenberg, and Lucy Klein. Berger was the wife of Samuel Berger who was the president of the Diamond Shoe Co. They resided on Carmichael Avenue in North York. Rosenberg was the wife of Max Rosenberg who was the vice-president of the Diamond Shoe Co. They resided on Purdon Drive in North York. Klein appears to have been the wife of Endre (Andor?) Klein, who was the secretary-treasurer of the Diamond Shoe Co. They resided on Arlstan Drive in North York (City deeds #52963WF; 1965 *Directory*, pp. 102, 729, 1183; 1965 FLE, York Centre, poll 114, p. 22400).

In February 1974, Berger, Rosenberg, and Klein sold this land “as a joint venture” to Murray Uniforms Ltd. and Carholme Investments Ltd., each as to a one-half interest (City deeds #CT65009).

In May 1974, Carholme leased space to the Diamond Shoe Co. Ltd. for a term of five years ending in May 1980. This lease appears to have been renewed and a “notice” of this renewal was registered on title in December 1980 (City deeds #CT447888).

In January 1981, Carholme and Participating Holdings Inc. sold this part lot and other lands to 466723 Ontario Ltd. The property was described as 151.24’ (46.09 m) on the north side of Richmond Street by a depth of 100.70’ (30.69 m) on the west side of Walnut Ave. (City deeds #CT453458).

In October 1986, 466723 Ontario Ltd. sold this land to Gaetano Ricci “in trust.” The property was mortgaged three times between that date and November 1988 for a total of \$1,560,000 (City deeds #CT826619, CT826620, CT826621, CT989316).

In April 1990, Ricci sold this land to the Richmond Walnut Business Centre Inc. The property was subject to a vendors’ mortgage in the amount of \$1,800,000 (City deeds #CA85022, CA85023).

Between February 1991 and August 1994, three notices of leases were registered on title for Producers’ Optical Services Inc., the Diamond Shoe Company Ltd., and Mercury Air Conditioning Ltd. (City deeds #CA128181, CA301269, CA301270).



Lot 14 Registered Plan 733

In [January?] 1910, the Land Security Co. sold this lot to Joshua and Eliza McKeag for \$350. McKeag was employed by the Grand Trunk Railway as a “signalman.” He then resided on the subject property at number 16 Clifford Street (City deeds #11535[K?]; 1910 *Directory*, p. 863).

In July 1918, McKeag sold this lot to William Elkington Stanley for \$1,200 (City deeds #2550WF).

Stanley (b. Jan. 21, 1871, or 1878?) was a native of Northampton, England, and the son of Thomas and Rebecca (Stinn?) Stanley. He was married in England to Mabel Fanny Gordon (ca. 1873-1955?) who was a native of Rugby. They emigrated to Canada in March 1913 and settled in Toronto where their son, Wilfred Thomas Stanley, was born in August 1913. Records refer to William as a “labourer at odd jobs,” and he was employed as a gas fitter (1913), butcher (1918), and as a gardener with the City of Toronto’s parks department. They resided on Shaw Street in 1913, on Dundas Street West (1921) and on Clifford Street. He enlisted for overseas service in November 1918 at the end of the Great War. William died at St. Michael’s Hospital on May 25, 1931, as the result of myocarditis and arteriosclerosis. He was interred in the family plot at Park Lawn Cemetery. After his death, Mabel resided for a time on part of the subject land at 836 Richmond Street West (1921 Toronto West Census, district 134, sub-district 30, Ward 5, p. 15; Ontario Vital Statistics, birth registration #11040/1913; death registration #4355/1931).

In September 1934, the Chartered Trust and Executor Co. (as the executor of the estate of William E. Stanley) transferred ownership over this lot to Mabel F. Stanley (City deeds #18011WF).

In April 1955, Wilfred T. Stanley (as the executor of Mabel F. Stanley) sold this land to George and Doris Mino. Mino was employed as the “supervisor, male nursing assistants, Toronto Western Hospital.” He then resided on Strachan Avenue (City deeds #39087WF; 89603GR; Deposits West #14612; 1955 *Directory*, p. 936).

In May 1965, Mino sold this land to Janet Berger, Miriam Rosenberg, and Lucy Klein (City deeds #52961WF).

In February 1974, Berger, Rosenberg, and Klein sold this land “as a joint venture” to Murray Uniforms Ltd. and Carholme Investments Ltd., each as to a one-half interest (City deeds #CT65009).

In May 1974, Carholme leased space to the Diamond Shoe Co. Ltd. for a term of five years ending in May 1980. This lease appears to have been renewed and a “notice” of this renewal was registered on title in December 1980 (City deeds #CT447888).

In January 1981, Carholme and Participating Holdings Inc. sold this part lot and other lands to 466723 Ontario Ltd. The property was described as 151.24’ (46.09 m) on the north side of Richmond Street by a depth of 100.70’ (30.69 m) on the west side of Walnut Ave. (City deeds #CT453458).

In October 1986, 466723 Ontario Ltd. sold this land to Gaetano Ricci “in trust.” The property was mortgaged three times between that date and November 1988 for a total of \$1,560,000 (City deeds #CT826619, CT826620, CT826621, CT989316).

In April 1990, Ricci sold this land to the Richmond Walnut Business Centre Inc. The property was subject to a vendors’ mortgage in the amount of \$1,800,000 (City deeds #CA85022, CA85023).



Between February 1991 and August 1994, three notices of leases were registered on title for Producers' Optical Services Inc., the Diamond Shoe Company Ltd., and Mercury Air Conditioning Ltd. (City deeds #CA128181, CA301269, CA301270).

Lot 15 Registered Plan 733

Lot 15 was severed into four parcels by the Land Security Co. In October 1903, the company sold part of this lot to Bessie McFadden for \$1,000. The property was described as 16'5½" (5.02 m) on the north side of Clifford Street which commenced 28'9½" (8.78 m) east of the south-west angle of the lot and ran in an easterly direction. In December 1904, the company sold the easterly 37'1" (11.30 m) of this lot to Telesphore and Flora A. Gingras for \$704. This part lot was subject to a drainage easement. In June 1906, the company sold the land situated west of the McFadden property to Jane Archer for \$1,000. The land was described as 13'0½" (3.96 m) on the north side of Clifford Street. In September 1908, the company sold the westerly 15'9" (4.80 m) of this lot to Frederick G. and Mary Gilchrist for \$1,000 (City deeds #15112J, 20159J, 27386J, 41967J).

McFadden Parcel

Bessie (Bridget E). McFadden (b. ca. 1869) was a native of Ireland and the daughter of James and Mary (Ward) McFadden. Records indicate that she emigrated to Canada in 1885. The 1901 Toronto census enumerates an individual by this name who was employed as a cook/domestic at a hotel operated by Turnbull Smith. The census records her birth date as Nov. 7, 1865. In early July 1906, McFadden was married to Patrick Doyle. He was born in Ireland ca. 1876 and was the son of Patrick and Julia (Leary) Doyle. He emigrated to Canada in 1884 and is described in the marriage record as a "labourer." At the time of the 1921 census Patrick and Bridget resided on this property at number 10 Clifford Street. Patrick was described as a "stableman." They belonged to the Roman Catholic Church and had no children. Their household included one lodger (1901 Toronto West Census, district 118, sub-district D, Ward 6, p. 15; Ontario Vital Statistics, marriage #2534/1906; 1921 Toronto South Census, district 133, sub-district 24, p. 23; 1921 *Directory*, p. 750).

In February 1915, Bessie Doyle (formerly McFadden) transferred ownership over this parcel to herself and to her husband Patrick Doyle (City deeds #80921J).

In January 1939, Patrick Doyle sold this property to the National Picture Frame and Art Co. Ltd. This company, located at 822-824 Richmond Street West, specialized in "picture frames and mouldings." It was headed by the president Moritz Altstedter, and by the vice-president and manager Louis Altstedter (City deeds #19958WF; 1928 *Directory*, p. 58; 1939 *Directory*, p. 1049).

In October 1943 and September 1944, two agreements were registered on title between the City and National Picture Frame regarding site maintenance and construction (City deeds #22942WF, 23787WF).

In December 1958, National Picture Frame sold this property and other lands to Harvey and Avigail Nusbaum and Shlomo and Sima Teitelbaum. Nusbaum was the proprietor of the Mercury Air Conditioning Co. He resided with his family on Eglinton Avenue West in "York Township." No information was found in the city directories for Teitelbaum. The deed described the land that was conveyed as 104'9" (31.92 m) on the north side of Richmond Street West by a depth of 100'6" or 30.63 m (City deeds #45179WF; 1958 *Directory*, p. 1135).



In April 1960, Nusbaum and Teitelbaum sold this land to the Nightingale Upholstery Co. Ltd. This business was originally located at 642 King Street West and was headed by its president Albert Nightingale and the secretary-treasurer Bernard Nightingale. In May of the same year, Nightingale leased space at 822-832 Richmond Street West to Mercury Air Conditioning Ltd. The lease was for a four-year term at \$7,380 per annum. The lessee was granted use of the basement and first floor at this address as well as access to the freight elevator (City deeds #47197WF, 47198WF; 1960 *Directory*, p. 980).

In April 1965, Nightingale sold this land to Janet Berger, Miriam Rosenberg, and Lucy Klein (City deeds #52962WF).

In February 1974, Berger, Rosenberg, and Klein sold this land “as a joint venture” to Murray Uniforms Ltd. and Carholme Investments Ltd., each as to a one-half interest (City deeds #CT65009).

In May 1974, Carholme leased space to the Diamond Shoe Co. Ltd. for a term of five years ending in May 1980. This lease appears to have been renewed and a “notice” of this renewal was registered on title in December 1980 (City deeds #CT447888).

In January 1981, Carholme and Participating Holdings Inc. sold this part lot and other lands to 466723 Ontario Ltd. The property was described as 151.24' (46.09 m) on the north side of Richmond Street by a depth of 100.70' (30.69 m) on the west side of Walnut Avenue (City deeds #CT453458).

In October 1986, 466723 Ontario Ltd. sold this land to Gaetano Ricci “in trust.” The property was mortgaged three times between that date and November 1988 for a total of \$1,560,000 (City deeds #CT826619, CT826620, CT826621, CT989316).

In April 1990, Ricci sold this land to the Richmond Walnut Business Centre Inc. The property was subject to a vendors’ mortgage in the amount of \$1,800,000 (City deeds #CA85022, CA85023).

Between February 1991 and August 1994, three notices of leases were registered on title for Producers’ Optical Services Inc., the Diamond Shoe Company Ltd., and Mercury Air Conditioning Ltd. (City deeds #CA128181, CA301269, CA301270).

Gingras Parcel

Records indicate that Gingras was employed as a “carpenter” and resided at 459 Adelaide Street West (1904 *Directory*, p. 500).

In October 1910, Gingras sold this property to the Kindel Bed Co. Ltd. for \$1,500. This company, which specialized in the manufacture of mattresses, was managed by Edward M. Fettes (manager and treasurer). The company was located on the subject property at numbers 4-6 Clifford Street. It appears to have been referred to in government returns as the “Kendel” Bed Co. Its capital was increased in November 1909 from \$15,000 to \$40,000 (City deeds #12145D; 1916 *Directory*, p. 1031).

In August 1916, Kindel sold this part lot to William J. (Minnie) Craig and James (Ethel) Malcolm for \$5,000. The city directories refer to Craig as a “manufacturer’s agent” on Victoria Street. His private residence was on Russell Hill Road. Malcolm may have been a carpenter who resided on Logan Avenue (City deeds #581WF; 1916 *Directory*, pp. 708, 1153).



In February 1928, Craig and Malcolm sold this property to Moritz and Rebecca Altstedter for \$40,000 (City deeds #13521WF).

In March 1934, Altstedter sold this land to the National Picture Frame and Art Co. Ltd. (City deeds #17656WF).

In October 1935, an agreement was registered on title between the City of Toronto and National Picture Frame regarding the laying and construction of a pipeline (City deeds #18374WF).

In October 1943 and September 1944, two agreements were registered on title between the City and National Picture Frame regarding site maintenance and construction (City deeds #22942WF, 23787WF).

In December 1958, National Picture Frame sold this property and other lands to Harvey and Avigail Nusbaum and Shlomo and Sima Teitelbaum. The deed described the land that was conveyed as 104'9" (31.92 m) on the north side of Richmond Street West by a depth of 100'6" or 30.63 m (City deeds #45179WF).

In April 1960, Nusbaum and Teitelbaum sold this land to the Nightingale Upholstery Co. Ltd. In May of the same year, Nightingale leased space at 822-832 Richmond Street West to Mercury Air Conditioning Ltd. The lease was for a four-year term at \$7,380 per annum. The lessee was granted use of the basement and first floor at that address as well as access to the freight elevator (City deeds #47197WF, 47198WF).

In April 1965, Nightingale sold this land to Janet Berger, Miriam Rosenberg, and Lucy Klein. (City deeds #52962WF).

In February 1974, Berger, Rosenberg, and Klein sold this land "as a joint venture" to Murray Uniforms Ltd. and Carholme Investments Ltd., each as to a one-half interest (City deeds #CT65009).

In May 1974, Carholme leased space to the Diamond Shoe Co. Ltd. for a term of five years ending in May 1980. This lease appears to have been renewed and a "notice" of this renewal was registered on title in December 1980 (City deeds #CT447888).

In January 1981, Carholme and Participating Holdings Inc. sold this part lot and other lands to 466723 Ontario Ltd. The property was described as 151.24' (46.09 m) on the north side of Richmond Street by a depth of 100.70' (30.69 m) on the west side of Walnut Avenue (City deeds #CT453458).

In October 1986, 466723 Ontario Ltd. sold this land to Gaetano Ricci "in trust." The property was mortgaged three times between that date and November 1988 for a total of \$1,560,000 (City deeds #CT826619, CT826620, CT826621, CT989316).

In April 1990, Ricci sold this land to the Richmond Walnut Business Centre Inc. The property was subject to a vendors' mortgage in the amount of \$1,800,000 (City deeds #CA85022, CA85023).

Between February 1991 and August 1994, three notices of leases were registered on title for Producers' Optical Services Inc., the Diamond Shoe Company Ltd., and Mercury Air Conditioning Ltd. (City deeds #CA128181, CA301269, CA301270).



Archer Parcel

Archer (b. May 1832?) appears to have been a native of Roscrea, Tipperary, Ireland and the daughter of Nelson and Jane Lamb. She was first married in Ireland in early May 1858 to Richard Smith (ca. 1832-July 8, 1875). He was the son of James and Mary Smith. Richard and Jane emigrated to Canada ca. 1862.⁴ They had just one child, a son named Richard James Smith (b. 1862). Richard was employed as a plasterer in Toronto, and he died from “inflammation and ultimate rupture of the bowels” at the age of 42. He was interred in the family plot at the Toronto Necropolis. In October 1875 Jane was married to Samuel Archer (b. Staffordshire, England, Dec. 1846) who emigrated to Canada ca. 1880. He was the son of Thomas and Mary Archer. Samuel was employed as a labourer at the Copland Brewing Co. They belonged to the Church of England, and they do not appear to have had any children. At the time of the 1901 census, they resided on St. Paul Street but later lived on the subject property at number 12 Clifford Street. Samuel died in Toronto on Dec. 13, 1907, as the result of arteriosclerosis and uremia. He was interred at Prospect Cemetery in a plot owned by Richard Smith. Jane died at Downsview on April 27, 1919, as the result of arteriosclerosis. She was interred at Prospect Cemetery in the Richard Smith plot (1881 Toronto West Census, St. Patrick’s Ward, division F1, p. 52; 1901 Toronto East Census, district 117, sub-district B10, Ward 2, p. 13; 1901 Directory, p. 270; Ontario Vital Statistics, marriage registration #13014/1875; death registrations #9961/1875, 5353/1907, and 37760/1919; Necropolis Burial Register, vol. 5 [1875-1877], entry #4741; Prospect Cemetery Burial Register, vol. 1 [1890-1914], entry #4666; vol. 2 [1917-21], p. 177, entry #21867).

In July 1914, Jane Archer sold this part lot to Richard James and Emma Smith (City deeds #78309J).

Smith (b. Apr. 13, 1862) was a native of Toronto and the son of Richard and Jane (Lamb) Smith. This means that Smith was also the son of the grantor, Jane Archer. Records describe Smith as a “labourer” at the time of his marriage, and he was later described as a “cab proprietor,” and “taxi driver/liveryman.” Smith was married in June 1886 to Emma Middleton (Feb. 1865-Oct. 23, 1924). She was the daughter of Francis and Sarah Middleton. Census records indicate that Richard and Emma had no children. He was a member of the Presbyterian Church, and later became an Anglican, whereas Emma was a Methodist. Emma died as the result of carcinoma and “mental trouble,” and Richard was then remarried in December 1924 to Emma Mildred Davidson. Richard died at his home in Weston from pneumonia on Mar. 20, 1947. He was interred at Prospect Cemetery (Ontario Vital Statistics, marriage registrations #13854/1886 and #6108/1924; death registrations #6026/1924 & 9843/1947; 1891 Toronto East Census, district 119, sub-district 15, St. David’s Ward, p. 71; 1915 *Directory*, p. 1435).

In July 1917, Smith sold this property to Frank Lowe. The consideration was to be paid in monthly instalments for a total of \$1,300. The city directories list three men named “Frank Lowe.” One was employed as an “agent” who lived in Riverdale, another was a teamster who resided on Victoria Park Avenue, and the third was an “engineer” who lived on Alcina Avenue (City deeds #1111WF; 1917 *Directory*, p. 1090).

In June 1922, Lowe sold this part lot to the adjoining owners, Patrick and Bessie Doyle, for \$1,500 (City deeds #7652WF).

In January 1939, Patrick Doyle sold this property to the National Picture Frame and Art Co. Ltd. (City deeds #19959WF).

⁴ The records differ as to Jane’s birth date, which varies between 1832 and 1846, and the year of emigration varies between 1862 and 1872.



In October 1943 and September 1944, two agreements were registered on title between the City and National Picture Frame regarding site maintenance and construction (City deeds #22942WF, 23787WF).

In December 1958, National Picture Frame sold this property and other lands to Harvey and Avigail Nusbaum and Shlomo and Sima Teitelbaum. The deed described the land that was conveyed as 104'9" (31.92 m) on the north side of Richmond Street West by a depth of 100'6" or 30.63 m (City deeds #45179WF).

In April 1960, Nusbaum and Teitelbaum sold this land to the Nightingale Upholstery Co. Ltd. In May of the same year, Nightingale leased space at 822-832 Richmond Street West to Mercury Air Conditioning Ltd. The lease was for a four-year term at \$7,380 per annum. The lessee was granted use of the basement and first floor at that address as well as access to the freight elevator (City deeds #47197WF, 47198WF).

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Gilchrist Parcel

Biographical data regarding Gilchrist is scarce. The city directories name one individual by the name "Frederick Gilchrist" who was employed as an "assistant section foreman" on the Grand Trunk Railroad. His private residence was on Windsor Place (1908 *Directory*, p. 607).

In November 1909, Gilchrist sold this part lot to Nellie Fraser for \$550. No biographical details could be located for Fraser (City deeds #58868F).

In March 1911, Fraser sold this property to Thomas and Mary E. Hopkins for \$1,450. Hopkins appears to have been the proprietor of a business known as the "Hopkins Top Co.," located on Gerrard Street East,



which manufactured “automobile tops.” His private residence was nearby on Ontario Street (City deeds #14255D; 1923 *Directory*, p. 1049).

In March 1920, Hopkins sold this land to Joseph and May Sargeant for \$1,850. Sargeant was employed as a “stableman.” He and his wife resided on the subject property at number 14 Clifford Street (City deeds #4465WF; 1921 *Directory*, p. 1276).

In July 1923, Sargeant sold this land to William T. and Beatrice Hopkins, who transferred it back to Thomas Hopkins in July 1928. William T. Hopkins was employed as a “trimmer” in the family firm, the Hopkins Top Co. He lived in the family home on Ontario Street (City deeds #8912WF, 13930WF, 26917WF; 1923 *Directory*, p. 1049).

In July 1947, Hopkins sold this property to David J. and Annie E. Robertson. The city directories refer to two men named David J. Robertson. One, David J. “Jr.” was employed as a “caretaker” with Wilson-Munroe. This firm was located on Duncan Street and specialized in wholesale paper, bookbinding and box making supplies. He resided with his wife on the subject property at 834 Richmond Street West. The other individual, David J. “Sr.,” was employed at the J. & J. Taylor Safe Works on Front Street East. He also resided in the family home at 834 Richmond Street (City deeds #26917WF; 1947 *Directory*, pp. 1310, 1525, 1683).

In February 1959, Robertson sold this part lot to John Czajkowski and Michael Kowalski. Czajkowski (Czajkowsky) may have been the proprietor of the College Grocery at 420 College Street. Kowalski (Kowalsky) may have been employed as a caretaker at Eaton’s. The property was subject to a vendors’ mortgage in the amount of \$7,000. In May 1959, Kowalski transferred his interest in the land to Maria [Vilciaiskaite?], and in March 1961 Czajkowski transferred his half of the property to Helen [Krgyszstalowski?]. Vilciaiskaite appears to have been employed as a “singer” and resided on Quebec Avenue. No biographic data was found for Krgyszstalowski. Payments under the 1959 mortgage fell into default and in February 1962 Robertson exercised “power of sale” and sold this property to Annie Peak for \$6,300 (City deeds #45395WF, 45394WF, 45670WF, 48431WF; Deposits West #18154; 1958 FLE, High Park/Toronto, poll 81, p. 23095; 1959 *Directory*, pp. 302, 713).

In October 1964, Peak sold this land to George and Doris Mino (City deeds #52456WF).

In May 1965, Mino sold this property to Janet Berger, Miriam Rosenberg, and Lucy Klein (City deeds #52961WF).

In February 1974, Berger, Rosenberg, and Klein sold this land “as a joint venture” to Murray Uniforms Ltd. and Carholme Investments Ltd., each as to a one-half interest (City deeds #CT65009).

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Unnumbered Lot on the North Side of Clifford Street Adjoining Lot 5 on the East

In June of 1965, the [Kroehler?] Manufacturing Co. Ltd. sold additional property to Berger, Rosenberg, and Klein (City deeds #53265WF).⁵

In February 1974, Berger, Rosenberg, and Klein sold this land to Murray Uniforms Ltd. and Carholme Investments Ltd., each as to a one-half interest (City deeds #CT65009). Thereafter title follows as per the lots on Plan 733 above.

Lanes, Plan 733

The abstract index shows that part of the laneway as laid down on Plan 733 was stopped up and closed by a City of Toronto by-law (#6512) in June 1913. The portion of the lane effected by this by-law was described as "in the rear of Lot 15." It commenced 58'2" (17.62 m) east of the northwest angle of Lot 15, and then ran easterly 25' (7.62 m), then south 5' (1.52 m), then west 20' (6.096 m), and then northerly 7'1" (2.16 m) to the place of beginning (City deeds #79058F).

In September-October 1916, the City of Toronto sold part of the stopped-up laneway to the Kindel Bed Co. Ltd. and agreed to an encroachment on the site (City deeds #577WF, 582WF).

The chain of title for the lane does not flow; mortgages were registered on title in 1928 by Craig and Malcolm (owners of other properties referred to above). In 1965 Janet Berger, Miriam Rosenberg, and Lucy Klein appeared in the abstract index as the registered owners over part of the lane, and then they sold the property in February 1974 to Murray Uniforms Ltd. and Carholme Investments Ltd., each as to a one-half interest (City deeds #CT65009). Thereafter title follows as per the lots on Plan 733 above.

2.5 City Directories

The earliest City Directory that is available was published in 1833. These directories were printed at irregular intervals until 1868, and they vary with respect to the amount of information that was recorded. Some volumes only contain nominal entries, while others include street references either with or without a specific street or house number. It is difficult to determine who may have resided on a particular property during the earliest period, if no references are given to house numbers or cross. From 1870 onwards, the directories were published annually until the year 2000-2001. All available directories printed between 1833 and 1895 were searched for information regarding the subject property, and

⁵ It is not clear, based upon the abstract index, how Kroehler took title. The deed is noted to contain certain "recitals" which would undoubtedly clarify any change of corporate names and thus how the title changed hands.



thereafter at five-year intervals. The names of the owners or occupants of the subject property are indicated in ***bold italics***.

Note that Richmond Street West was originally known as “Clifford Street” from ca. 1873 until 1927. The directory of 1928 notes that it is “now included with Richmond Street West.”

- 1833** No listings for Clifford Street. The listings for Hospital (Richmond) Street terminate at Peter Street.
- 1837, 1843** These directories contain no separate “streets” sections. The nominal listings of inhabitants only refer to “unnumbered” premises on Hospital and Lot streets.
- 1846** This directory contains no separate “streets” section. The nominal listing of inhabitants does not include any references to Clifford Street. Addresses run only as far as number 121 Richmond Street (as far as Peter Street). The other names listed with Richmond Street addresses are for “unnumbered” premises. None of those names are a match for any of the known landowners.
- 1850** This directory contains no separate “streets” section.
- 1853** The assessment rolls for St. Andrew’s Ward list ***John Farr*** as the owner of a “house, brewery, unfinished house, and vacant land” on the south side of Queen Street West (McGrath 2005:170).
- 1856** Richmond Street West terminates at Peter Street; recommences at Brock Street, vacant ground, rear premises to North Market Street. No references to Clifford Street.
- 1859** This directory contains no separate “streets” section.
- 1861** Richmond Street West (north side), terminates at Peter, recommences at Brock; rear premises to a lane; rear premises to Market Street; vacant ground to George Williams (labourer); 380½, vacant house; vacant ground to Portland Street. No references to Clifford Street.
- 1862** Richmond Street West, terminates at Peter, recommences at Brock; various premises listed along Richmond Street before ‘Portland intersects.’ No references to Clifford Street.
- 1864** Richmond Street West, terminates at Peter, recommences at Brock; various numbered premises, vacant lots and “private grounds” were listed before “Portland intersects.” No references to Clifford Street.
- 1865** This directory contains no separate “streets” section.
- 1866** Richmond Street West, terminates at Peter, recommences at Brock; various numbered premises, vacant lots and “private grounds” were listed before “Portland intersects.” No references to Clifford Street.
- 1867** This directory contains no separate “streets” section.
- 1868** Richmond Street West, terminates at Peter, recommences at Brock; various numbered premises, vacant lots and “private grounds” are listed before “Portland intersects.” No references to Clifford Street.
- 1870-72** **Clifford Street** not listed.
- 1873-75** **Clifford Street**, from Stafford west to Strachan Avenue, north side, “not built upon.”
- 1880-82** **Clifford Street**, north side, “not built upon.”



- 1883** **Clifford Street**, north side, 2, Thomas Forbes; 4, William Anderson; 6, James Barclay.
- 1884** **Clifford Street**, north side, 8, Benjamin Finnie; 10, George Lawrence; 12, Samuel Mee; 14, Dennis Cronan; 16, William Boothe; 18, Michael Murphy; 20, Willet Mott; 22, Joseph Gillett; 24, William Crawford; 26, Louis Borland; 28, William West; vacant lots.
- 1885** **Clifford Street**, north side: 2, John Campbell; 4, Asa March; 6, Frederick Geary; 8, Benjamin Finnie; 10, James Cox; 12, James Tom; 14, William Hodge; 16, William Booth; 18, Michael Murphy; 20, J.W. Hopper; 22, S.R. Corner; a lane commences.
- 1886** **Clifford Street**: 2, Michael Murphy; 4, M.J. O'Byrne; 6, Frederick Geary; 8, Benjamin Finnie; 10, Miss E. Mills; 12, James Tom; 14, William Hodge; 16, William Booth; 18, Alex. Shields; 20, Richard Anketell; 22, J.C. Griffin; a lane.
- 1887: Clifford Street**: 2, Michael Murphy; 4, M.J. O'Byrne; 6, F.A. Geary; 8, Benjamin Finnie; 10, Lawrence Jacques; 12, James Tom; 14, Robert Scott; 16, William Keys; 18, Michael Connelly; 20, Richard Anketell; 22, Hamilton Clare; a lane.
- 1888** **Clifford Street**: 2, James Isaacs; 4, Samuel Rason; 6, Joseph Logan; 8, Benjamin Finnie; 10, Fred. Geary; 12, Thomas German; 14, George Crowe; 16, Thomas Corbett; 18, E.A. Sanders; 20, Richard Anketell; 22, Alex. Wilson; a lane commences.
- 1889** **Clifford Street**: 2, Charles Bayliss; 4, Samuel Rason; 6, Joseph Logan; 8, William McIvor; 10, Jessie Morey; 12, Thomas German; 14, George Crowe; 16, Thomas Corbett; 18, E.A. Sander; 20, James Martin; 22, Richard Anketell; a lane commences.
- 1890** **Clifford Street**: 2, Bernard McKen; 4, vacant; 6, Charles Montgomery; 8, William Carr; 10, Christopher Plummer; 12, George Railey; 14, George Crowe; 16, Thomas Corbett; 18, James Macauley; 20, William Glackan; 22, Richard Anketell; a lane.
- 1891** **Clifford Street**: 2, Henry Cooper; 4, Thomas Cunerty; 6, William H. Holmes; 8, William J. Carr; 10, George Mitchell; 12, George Railey; 14, George Crowe; 18, Charles Stanton; 20, William Glacken; 22, Baker Long; a lane.
- 1892** **Clifford Street**: 2, *vacant*; 4, *William McIvor*; 6, *James Downard*; 2, Mrs. B. O'Day; 4, Thomas Cunerty; 6, vacant; 8, William J. Kerr; 10, vacant; 12, George Rainey; 14, William Dunlop; 16, Richard Fry, Jr.; 18, John Stanton; 20, William J. Glacken; 22, vacant; a lane.⁶
- 1893** **Clifford Street**: vacant lots; 10, *Edward Peller*; 12, *William McIvor*; 14, *James Downard*; 16, *George Rainey*; 18, *Albert Willson*; 20, John M. Langstaff; 22, William J. Kerr; [numbers then continue from 24 to 36 inclusive, after which "a lane."]
- 1894** **Clifford Street**: vacant lots; 10, *Edward Blair*; 12, *William McIvor*; 14, *James Downard*; 16, *George Rainey*; 18, *vacant*; 20, John M. Langstaff; 22, William J. Kerr; [numbers then continued from 24 to 36 inclusive, after which "a lane."]
- 1895** **Clifford Street**: vacant lots, 10, *Edward Blair*; 12, *William McIvor*; 14, *David Daniels*; 16, *William T. Hardy*; 18, *Mrs. Margaret Cook*.

⁶ Numbers 2-22 inclusive appear to have been those houses shown as numbers 8-22 on the 1884 *Goad's Atlas* map and are therefore outside of the limits of the subject property. Numbers 2-6 (vacant, McIvor, Downard) were the first three houses built on Lots 13-15 on Registered Plan 733.



- 1900 **Clifford Street:** Private grounds; Brewery (rear entrance); Stanley Terrace intersects; Vacant lots; 10, *John Daniels*; 12, *Robert Cook*; 14, *David Daniels*; 16, *John Donnell*; 18, *Richard Titherington*.
- 1905 **Clifford Street:** Private grounds; Brewery (rear entrance); Stanley Terrace intersects; Vacant lots; 10, *John Daniels*; 12, *John Baker*; 14, *Frederick Gilchrist*; 16, *Joshua McKeag*; 18, *William H. Dunning*.
- 1910 **Clifford Street:** Stanley Terrace intersects; 4-6, *Kindel Bed Co. Ltd.*; 10, *Patrick Doyle*; 12, *Mrs. Jane Archer*; 14, *George E. Peavoy*; 16, *Joshua McKeag*; 18, *Charles Ellis*.
- 1915 **Clifford Street:** Stanley Terrace intersects; 4-6, *Kindel Bed Co. Ltd.*; 10, *Patrick Doyle*; 12, *Charles Hardman*; 14, *Samuel Worley*; 16, *William Stanley*; 18, *Norman Milne*.
- 1920 **Clifford Street:** 4-6, *Pathe Freres Phonograph Co. of Canada, Ltd.*; *Hespeler Furniture Co. Ltd.*; *William J. Craig*, manufacturers agent; *Pathe Freres Phonograph Sales Co.*; 10, *Patrick Doyle*; 12, *Patrick Granger*; 14, *Charles Adam*; 16, “absent;” 18, *Mrs. Mary Gallagher*, *Lawrence Power*.
- 1925 **Clifford Street:** Stanley Terrace intersects; 4-8, *Fisk Chocolate Co. Ltd.*; *Andrew Gray Co. Ltd.*, (upholsterers); 10, *Patrick Doyle*; 12, *George Percy Cox*; 14, *Charles Rowland*; 16, *George Appleton*; 18, *William Manger*.
- 1930 **Richmond Street West:** Stanley Terrace crosses; 822-824, *National Picture Frame & Art Co. Ltd.*; 830, *Patrick Doyle*; 832, *James Cade*; 834, *J.A. Murphy*; 836, “absent;” 838, *Leopold Vanderwhilen*; 840, Frederick Gallagher.
- 1935 **Richmond Street West:** 822-824, *National Picture Frame & Art Co. Ltd.*; 830, *George Jolly*, *Carl Funk*; 832, *James McCabe*; 834, *George W. Hadwin*; 836, *Mrs. M.F. Stanley*; 838, *Leopold Vanderwhilen*; 840, Frederick Gallagher.
- 1940 **Richmond Street West:** 822-824, *National Picture Frame & Art Co. Ltd.*; *National Lamp & Electric Co.*; 830, 832, “vacant;” 834, *David Robertson*; 836, *Mrs. Mabel Stanley*; 838, *Leopold Vanderwhilen*; 840, Frederick Gallagher.
- 1945 **Richmond Street West:** 822-832, *National Picture Frame & Art Co. Ltd.*; *National Lamp & Electric Co.*; 834, *David F. Robertson*; 836, *Mrs. Mabel Stanley*; 838, *Leopold Vanderwhilen*; 840, Frederick Gallagher.
- 1950 **Richmond Street West:** 822-832, *National Picture Frame & Art Co. Ltd.*; *National Lamp & Electric Co.*; 834, *David J. Robertson*; 836, *Mrs. Mabel Stanley*; 838, *Leopold G. Vanderwhilen*; 840, Christian Moser.
- 1955 **Richmond Street West:** 822-832, *National Picture Frame & Art Co. Ltd.*; *National Lamp & Electric Co.*; *National Moulding & Trim Ltd.*; 834, *David J. Robertson*; 836, *Mrs. Mabel Stanley*; 838, “vacant;” 840, Christian Moser.
- 1960 **Richmond Street West:** 822-832, *Mercury Air Conditioning Ltd.*; *General Refrigeration of Canada*; 834, *John F. Czajkowski*; 836, *George Mino*; 838, *Reginald Becksteed*; 840, Christian Moser.
- 1965 **Richmond Street West:** 822-832, “rear, vacant;” 834, *George Mino*; 836, *Lucien Leroux*; 838, 840, “-----.”
- 1969 **Richmond Street West:** 822, *Mayer’s Custom Wood Working Ltd.* (store fixtures); *Diamond Shoe Co. Ltd.* (shoe manufacturers); *Futurama Chesterfield Ltd.*; 834, *John McGuire*; 836, *Mrs. Gladys Ellsworth*; 838, *Mrs. Nora McGill*; 840, Mrs. Jean Anthony.



2.6 Historical Map Sources

Nineteenth century maps clearly show the development of the subject property during the past two centuries (Figure 2).

The earliest maps to show this area indicate that it was undeveloped, partially wooded land on the west side of Garrison Creek near the north periphery of the Ordnance Reserve (Figure 2). This land was therefore restricted for use solely by the military. No buildings could be constructed there without the consent or authorization of the government (Williams 1813; Williams 1814; Phillpotts 1818).

The Bonnycastle map of 1833 (Figure 2) and the Castle map of 1834 show that this land formed part of the undeveloped land within the Ordnance Reserve south of Farr's brewery site on the west side of the creek. Several other maps compiled between the 1840s and the 1860s show this area as undeveloped land (e.g., Hawkins 1837; Dennis and Fleming 1851; Fleming 1852; Dennis 1862).

By 1858, this area is shown as being subdivided into three large lots in addition to a portion of the Garrison Creek ravine that would later comprise part of the "unnumbered lot" (Figure 2). Clifford Street is shown as a public highway, but no structural footprints are indicated on any of the lands south of Farr's brewery (Boulton and Boulton 1858: Plate XXII-XXIII).

The *Goad's Atlas* maps show that this land remained vacant in 1884 (Figure 2). The property was first built upon after the creation of Registered Plan 733 in 1887, and the *Goad's Atlas* map of 1890 shows the first structural footprints on the site, construction of which followed the filling of the creek valley. These were simple "L" shaped semi-detached houses, of frame and rough-cast construction, which were numbered as 10-18 Clifford Street (inclusive). Census data indicates that these houses were between four and six rooms in size. The rear or northerly lot lines for the properties at numbers 16-18 Clifford contain two small wooden structures which were undoubtedly privies. There are no apparent changes to the structural footprints for any of these properties until sometime after 1903 (Goad 1884: Plate 17; Goad 1890-1903: Plate 17).

By 1910, a long, narrow, frame and/or rough cast structure had been built which occupied the northerly or rear limit of Lot 15 (Figure 2). The east part of Lot 15 together with the whole of the unnumbered lot to its east, contained the brick factory of the Kindel Bed Co., which is shown as number 6 Clifford Street. There are no apparent changes to the structural footprints for any of the other structures on the site to 1923 (Goad 1910-1923: Plate 17).

The *Planning Board Atlas*, prepared by the City of Toronto in 1957, shows that numbers 10-12 Clifford Street had been demolished, and possibly part of number 14 as well (Figure 2). The old "Kindel Bed Co." factory had been enlarged on its western side. The rear sheds or privies had been removed, and a larger, square building, possibly a garage, had been built at the rear of number 18 Clifford. Numbers 16 and 18 Clifford were then the two remaining late Victorian houses on the site. The name "Stanley Terrace" had been changed to "Walnut Avenue" at some point between 1923 and 1957 (*Planning Board Atlas* 1957: Sheet 6B).



3.0 ARCHAEOLOGICAL CONTEXT

3.1 Physiographic Setting

The urban core of the City of Toronto has been extensively modified over the past 200 years. The subject property lies within the Iroquois Plain physiographic region (Chapman and Putnam 1984), which is the former bed of glacial Lake Iroquois. In the Toronto area, the Lake Iroquois strand is situated approximately 4.5 km inland from the current Lake Ontario shore. Below the strand, the Quaternary sediments are dominated by outwash sands typical of nearshore deposits. The balance of the plain, towards the modern lake shore, is dominated by fine sediments of silt and clay, typical of offshore deposits, overlying till (Gravenor 1957; Chapman and Putnam 1984).

Glacial Lake Iroquois came into existence by about 12,000 B.P., as the Ontario lobe of the Wisconsin glacier retreated from the Lake Ontario basin. Isostatic uplift of its outlet, combined with blockage of subsequent lower outlets by glacial ice, produced a water plain substantially higher than modern Lake Ontario. Beginning around 12,000 B.P., water levels dropped stepwise during the next few centuries in response to sill elevations at the changing outlet. By about 11,500 B.P., when the St. Lawrence River outlet became established, the initial phase of Lake Ontario began, and this low water phase appears to have lasted until at least 10,500 B.P. At this time, the waters stood as much as 100 m below current levels. However, isostatic uplift was already raising the outlet at Kingston so that by 10,000 B.P., the water level had risen to about 80 m below present. Uplift since then has continued to tilt Lake Ontario upward to the northeast, propagating a gradual transgressive expansion throughout the basin, flooding the mouths of the creeks and rivers that rim the basin (Karrow 1967:49; Anderson and Lewis 1985; Karrow and Warner 1990).

The forests which stood in this portion of the city, prior to nineteenth-century clearance, had become established shortly after 7,000 B.P. Under median moisture regimes and eco-climates the climax forest of the downtown Toronto region was likely co-dominated by hard maple (*Acer saccharum*) and beech (*Fagus grandifolia*), in association with basswood (*Tilia americana*), red oak (*Quercus rubra*), white oak (*Quercus alba*), shagbark hickory (*Carya ovata*) and bitternut hickory (*C. cordiformis*) (Hills 1958; Burgar 1993).

While no extant watercourses flow within this portion of the city today, early maps show that the subject property forms a block of land that originally straddled the west edge of the ravine cut by the east branch of Garrison Creek (Figure 2). It thus appears to encompass tablelands, valley slope and perhaps valley floor, although there is considerable variation from one map to the next in terms of the way the creek and ravine are rendered (e.g., Williams 1813; Phillpotts 1818; Bonnycastle 1833; Fleming 1852; Boulton and Boulton 1858; Dennis 1862). Garrison Creek was channelized within a major sewer in 1884-1885 and the ravine was entirely filled (ASI 2012).

3.2 Previous Archaeological Research

In order that an inventory of archaeological resources could be compiled for the project area 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 (MHSTCI); published and unpublished documentary sources; and files located at ASI.

No archaeological sites have been registered on the subject property. Nineteen sites have been



documented within approximately one kilometre of the subject property's boundaries (Table 1). The Denison site was registered on the basis of nineteenth century accounts of the discovery of Indigenous remains, while the remaining 26 sites are related to the nineteenth- and early twentieth-century development of the City of Toronto.

Table 1: Registered Archaeological Sites within an Approximate 1 km Radius of the Subject Property

Borden	Site Name	Cultural Affiliation	Site Type	Researcher
AjGu-4	Denison	Pre-contact	Unknown	Hazzard 1971
AjGu-13	Fort Rouillé	Euro-Canadian	Military	Brown 1980
AjGu-22	South Ryerson School	Euro-Canadian	Residential	ARC 1986
AjGu-26	Fort York Garrison	Euro-Canadian	Military	Spittal 2006
AjGu-29	Trinity Bellwoods	Euro-Canadian	Residential	ARC 1990
AjGu-30	Ossington/Old Orchard Public School	Euro-Canadian	Residential/Institutional	ARC 1990
AjGu-32	New Fort	Euro-Canadian	Military	HHI 1995
AjGu-37	Farr	Euro-Canadian	Residential	ASI, 1997
AjGu-60	—	Euro-Canadian	Residential /Commercial/Industrial	TAI 2008
AjGu-68	Bell	Euro-Canadian	Residential	ASI 2011
AjGu-72	32 Camden	Euro-Canadian	Residential	EAS 2011
AjGu-74	Queen's Wharf Station	Euro-Canadian	Transport Infrastructure	ASI 2012
AjGu-75	516 Wellington St. W.	Euro-Canadian	Unknown	SCL 2011
AjGu-79	Lowry-Hannon	Euro-Canadian	Residential	ASI 2012
AjGu-81	Dollery	Euro-Canadian	Residential	ASI 2012
AjGu-83	St. Mary's Church	Euro-Canadian	Cemetery	ASI 2012
AjGu-103	St. Andrew's Market	Euro-Canadian	Institutional	ASI 2018
AjGu-109	Connor	Euro-Canadian	Residential	ASI 2019
AjGu-113	C.G. Fraser PS	Euro-Canadian	Residential	CRML 2021

ARC=Archaeological Resource Centre ASI=Archaeological Services Inc. CRML=CRM Lab EAS=Earthworks Archaeological Services HHI= Historic Horizons Inc. TAI=The Archaeologists Inc.

Two archaeological assessments have been completed within 50 metres of the subject property. In 1997, a Stage 1-2 assessment was undertaken at 899-905 Queen Street West to the immediate northwest of the current subject property. Test pitting led to the recovery of a small quantity of artifacts from disturbed fill contexts. A few of the remains were potentially associated with the occupation of property on the part of John and Mary Farr, who built log house and established a brewery on a leasehold from the Garrison Reserve in 1819 on a leased parcel within the Military Reserve. Most of the assemblage, however, dated between the mid-nineteenth and twentieth century (ASI 1997:8-9). The finds were registered in the OASD as the Farr site (AjGu-37). In 2012, AM Archaeological Associates undertook a Stage 1 assessment of 842-856 Richmond Street West, to the immediate west of the current subject property, concluding that the property did not retain archaeological potential due to its relatively late date of occupation and the effects of modern development activities (AMAA 2012:4).

3.3 Modelling Indigenous Archaeological Resource 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* (MTC 2011:17-18) 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 (*cf.* ASI 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).

3.4 Existing Conditions

A property inspection was conducted on March 4, 2022, in order to refine the basic understanding of the archaeological potential of the subject property (Figure 3, Plate 1) and to determine the degree to which development and landscape alteration may affect that potential. The weather on the day was seasonally appropriate for the inspection, being sunny and cold. The inspection proceeded systematically such that all portions of the property were reviewed and given due consideration.

Approximately one third of the subject property is occupied by the circa 1909-1910 822 Richmond Street West building, which is a three-storey, eight-bay red and buff brick structure with a full basement. It housed the Kindel Bed Co. originally, followed by numerous other small businesses. The one-storey stucco-clad building at 828 Richmond probably dates to the 1970s, and, while it externally appears to be slab-on-grade structure, it too has a full basement. It occupies approximately 20% of the property. The remaining westerly part of the property is an asphalted parking lot that is graded southward to facilitate surface water runoff to the street.

4.0 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 2.0 and 3.0.

4.1 Indigenous Archaeological Resource Potential

As noted in Section 3.1, the channel of Garrison Creek lay to the immediate east of the subject property, which corresponds in part to the tablelands west of the ravine, its slopes and possibly some of the floodplain. Ultimately, as the city developed and became increasingly densely occupied, the Garrison Creek system was incorporated into the growing network of city infrastructure, with construction of the Garrison Creek sewer in the early to mid-1880s, initially running through the ravine from the lakeshore north to College Street. This work also entailed filling in the ravine to remove the topographical barrier it presented to further urban development. Such filling operations involved the importation of large quantities of material and debris to the site, from a variety of sources unrelated to the subject property, including civic refuse collection, as observed during archaeological excavations near the former mouth of



the creek (ASI 2021:60). This work also likely involved truncation or cutting down of the adjacent tablelands to facilitate the actual filling work. Such patterns have been observed on other urban properties, including 288 King Street East and 501 Adelaide Street East lands on Taddle Creek (ASI 2007).

Given these considerations, together with the obvious effects of subsequent construction, demolitions, etc., 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 historic development activities that have removed or heavily altered all elements of the original topography. This conclusion is consistent with the statements concerning the removal of archaeological potential (“disturbance”) outlined in Section 1.3.2 of the *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:18).

4.2 Euro-Canadian Archaeological Resource Potential

The subject property originally comprised part of the Military Reserve Plan on the western edge of the Town of York, which was retained as a defensive “buffer zone” around Fort York and the provincial capital until the early 1830s. The Upper Canadian government realized after the end of the War of 1812 that the Reserve was of limited use. The sale of the land would provide ample room for the westward expansion of the city, as well as raising some badly needed revenue with which to bolster the government coffers.

Some parts of the old Reserve west of Garrison Creek were not included in the 1830s Hawkins survey, but these lands were leased and later patented by private owners. Among them was the English-born brewer, John Farr, who established one of the first breweries at this site in the 1820s. Farr had purchased and patented his brewery lands by 1854. His wife Mary (Bishop) Farr patented the subject lands immediately to the south of the brewery in August 1876.

The lands which were owned by the widow Farr remained undeveloped, and following her death it was sold by her executor in 1882 to the Land Security Co. The land was not subdivided into the present plan of subdivision (Registered Plan 733) until October 1887.

The city directories and fire insurance plans show that some residential buildings had been constructed to the west of the subject lands as early as 1884. The lots making up the subject property, however, were not developed until the first phase of construction of the Garrison Creek sewer had been completed and the ravine filled in the mid-1880s. It appears that it was only this large-scale engineering work that rendered it feasible to develop the individual lots around 1892-1893 with the construction of the row housing on Lots 13 and 14 (2-6 Clifford Street) and, later still, the construction of the factory building on Lot 15 and the unnumbered lot (4-6 Clifford Street). The residential buildings were modest, frame and rough-cast houses with rear ells; some privies were located along the rear or northerly lot limit behind numbers 16-18 Clifford.

The houses were owner occupied in part, while some of the others were leased by tenants. The heads of these households were mainly of Anglo-Irish background, and were from the working class (e.g., livery drivers, stable hands, mechanics, foundry workers).

The east part of the subject property remained undeveloped until 1909 when a brick factory building was constructed for the Kindel Bed Co. Ltd. This building has since been occupied by a long succession of small manufactories including: Pathe Freres Phonograph Co., Hespeler Furniture Co., the Fisk Chocolate



Co., Gray's Upholstering, National Picture Frame & Art Co., Mercury Air Conditioning, and the Diamond Shoe Co.

Except for number 822 Richmond Street West (formerly 4-6 Clifford Street), the late Victorian and early Edwardian structures on the property were demolished during the late twentieth century. Number 828 Richmond Street was built sometime during the ca. 1970s. The west part of the property is presently a small parking area.

Given that the first occupations of subject property post-date 1890 and lands underwent extensive modifications prior to these developments—largely related to the filling of the Garrison Creek ravine—the property demonstrates no potential for the presence of Euro-Canadian archaeological resources of cultural heritage value or interest. These conclusions are consistent with the evaluation criteria outlined in the *Standards and Guidelines for Consultant Archaeologists*, as they relate to the removal of archaeological potential or “disturbance” (MTC 2011: Section 1.3.2, 18) and other indicators of significance in that the investigation of any isolated or compromised remains of the post-1870 residential occupations would not yield significant contributions to local, regional, provincial or national archaeological history and would not contribute to enhancing the public’s understanding and appreciation of Ontario’s past. Nor would the remains have any intrinsic value to any particular group or community (MTC 2011: Table 3.2).

5.0 RECOMMENDATIONS

Given the findings of the Stage 1 assessment research, the following recommendations are made:

1. The 822-838 Richmond Street West subject property may be considered free of further archaeological concern. No further archaeological assessment 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 Heritage, Sport, Tourism and Culture Industries should be immediately notified.

The documentation related to this archaeological assessment will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries, and any other legitimate interest groups.

6.0 ADVICE ON COMPLIANCE WITH LEGISLATION

The following advice on compliance with legislation is provided:

- This report is submitted to the Minister of Heritage, Sport, Tourism and Culture Industries as a condition of licensing in accordance with Part VI of the Ontario *Heritage Act*, RSO 1990, 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 regard 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 sec. 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 Government and Consumer Services is also immediately notified.

7.0 BIBLIOGRAPHY AND SOURCES

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Might Directories Limited

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8.0 IMAGES



Plate 1: The 822-838 Richmond Street West subject property in 2019 (Google Earth imagery).

9.0 MAPS

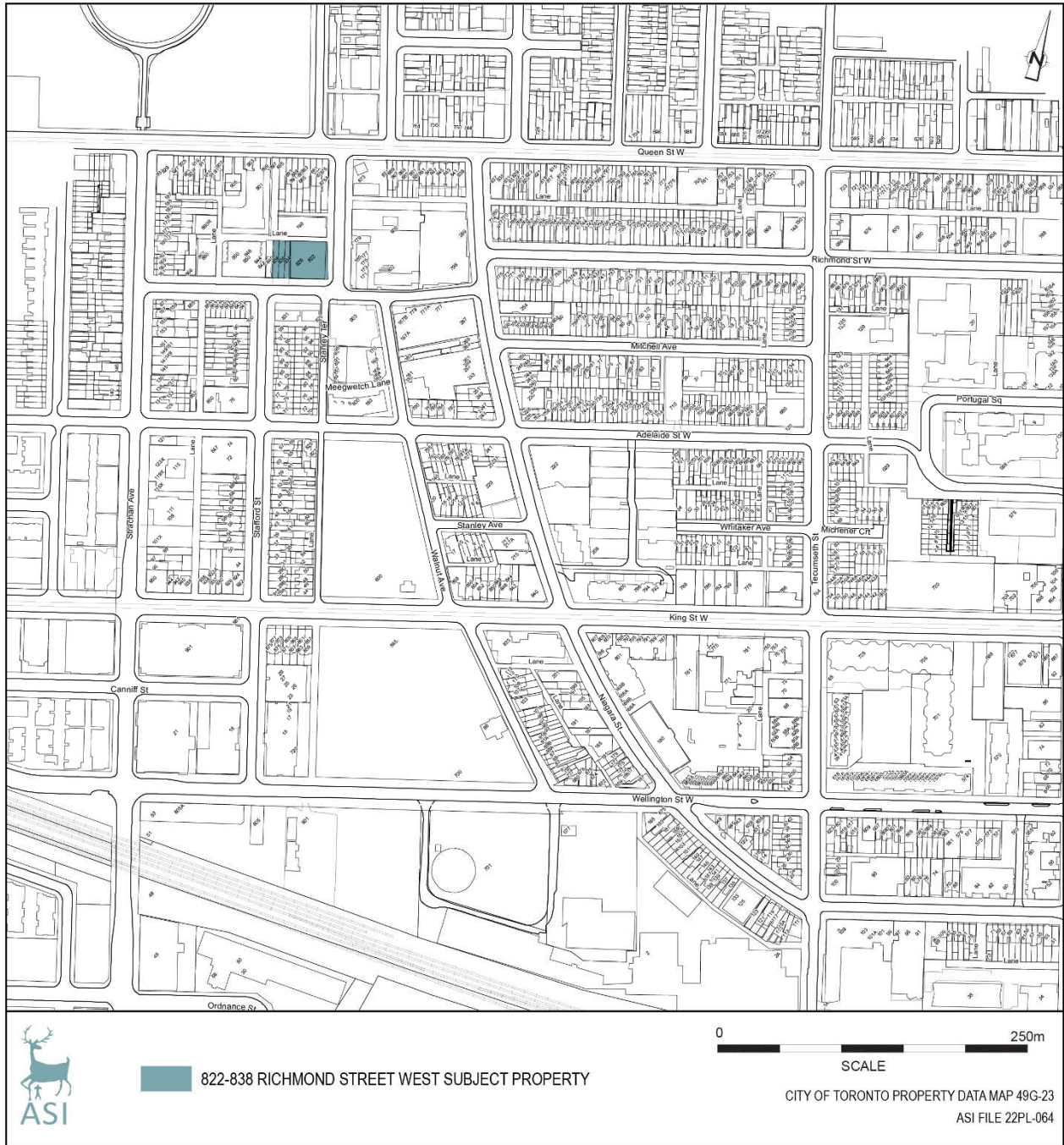
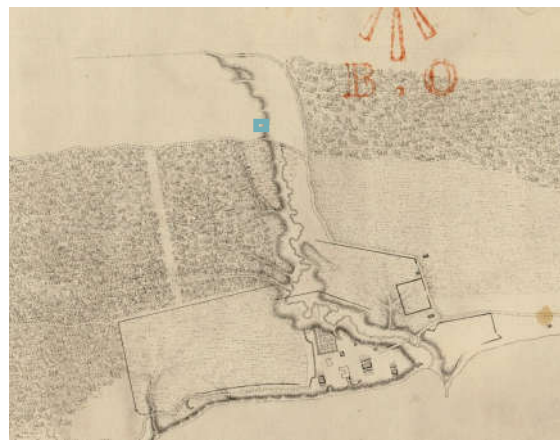


Figure 1: The location of the 822-838 Richmond Street West subject property.

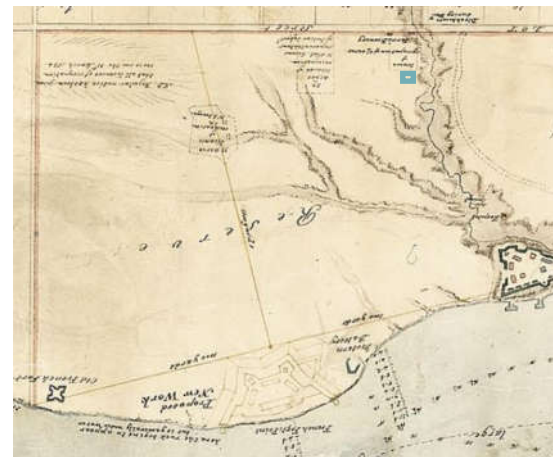




Williams 1813



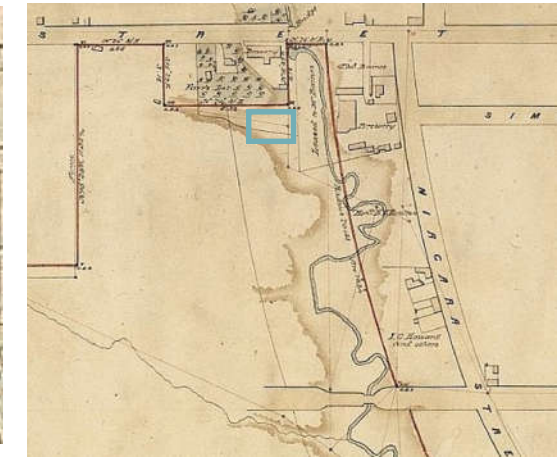
Phillpotts 1818



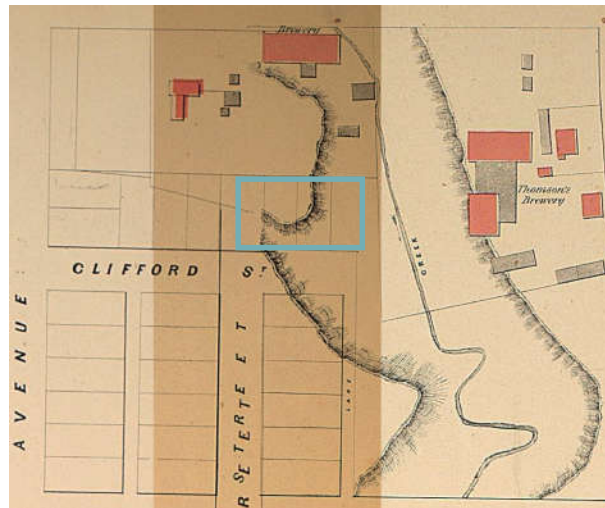
Bonnycastle 1833



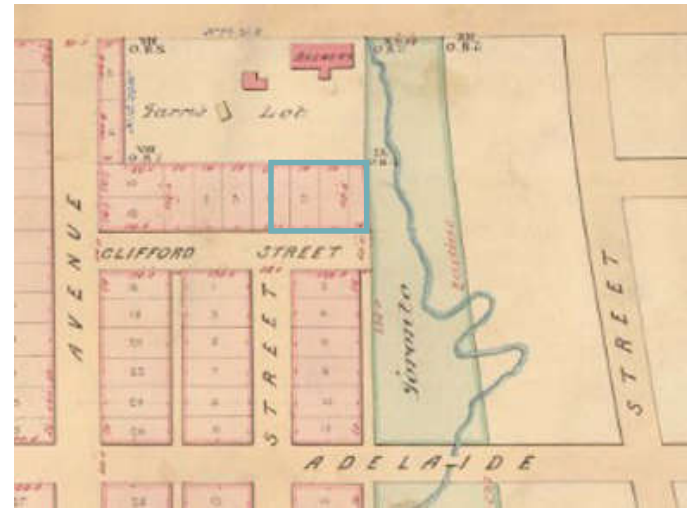
Dennis & Fleming 1851



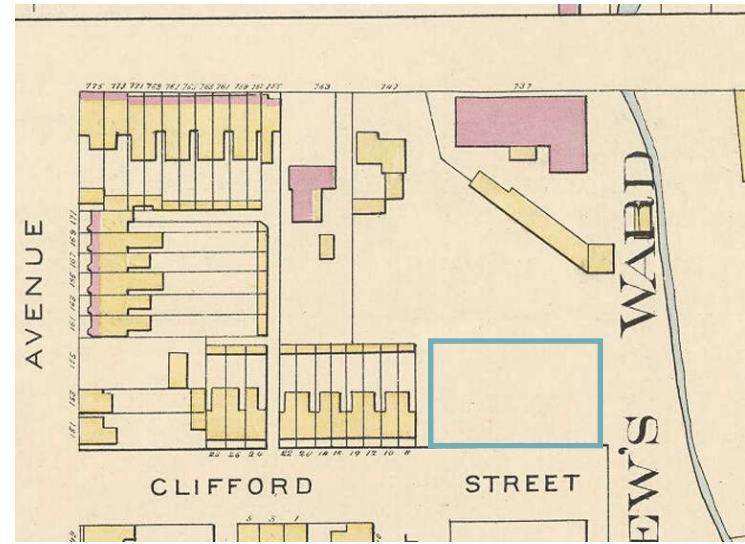
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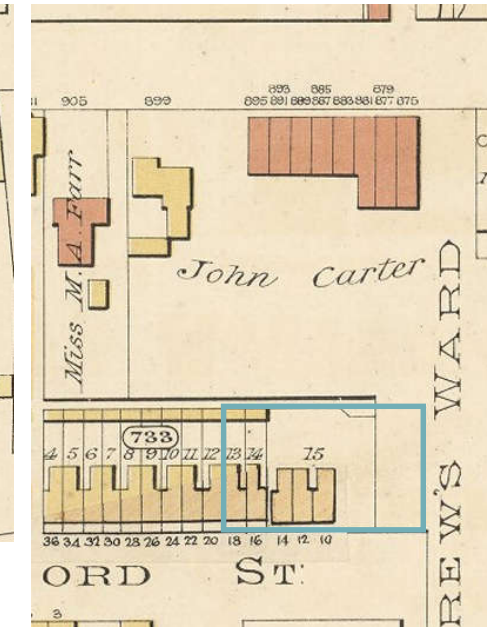
Boulton and Boulton 1858



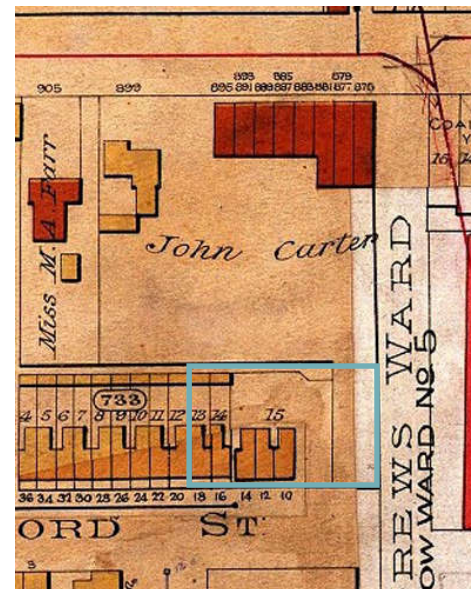
Dennis 1862



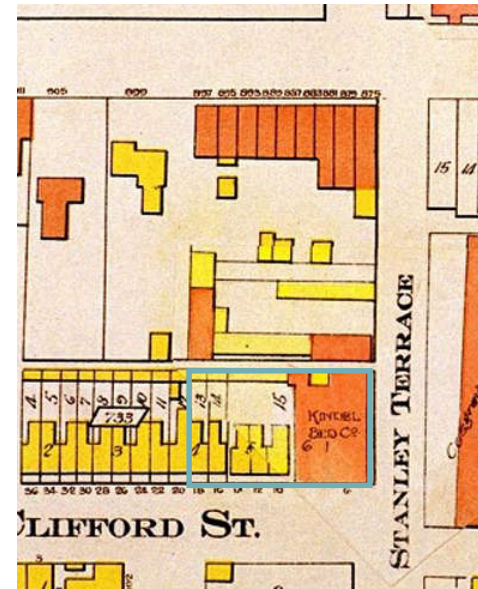
Goad's Atlas 1884



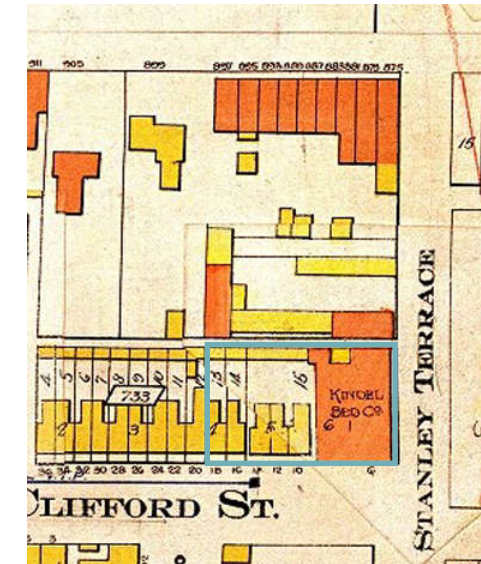
Goad's Atlas 1890-1899



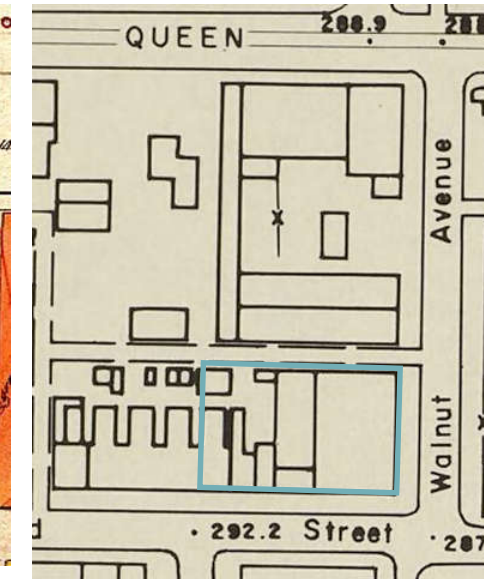
Goad's Atlas 1903



Goad's Atlas 1910



Goad's Atlas 1923



City of Toronto 1957

APPROXIMATE LOCATION AND CONFIGURATION OF THE SUBJECT PROPERTY



VARIOUS SCALES

ASI PROJECT NO.: 22PL-064
DATE: FEB 2022

DRAWN BY: DAR
FILE: 22PL-064 FIGURE 2.A1

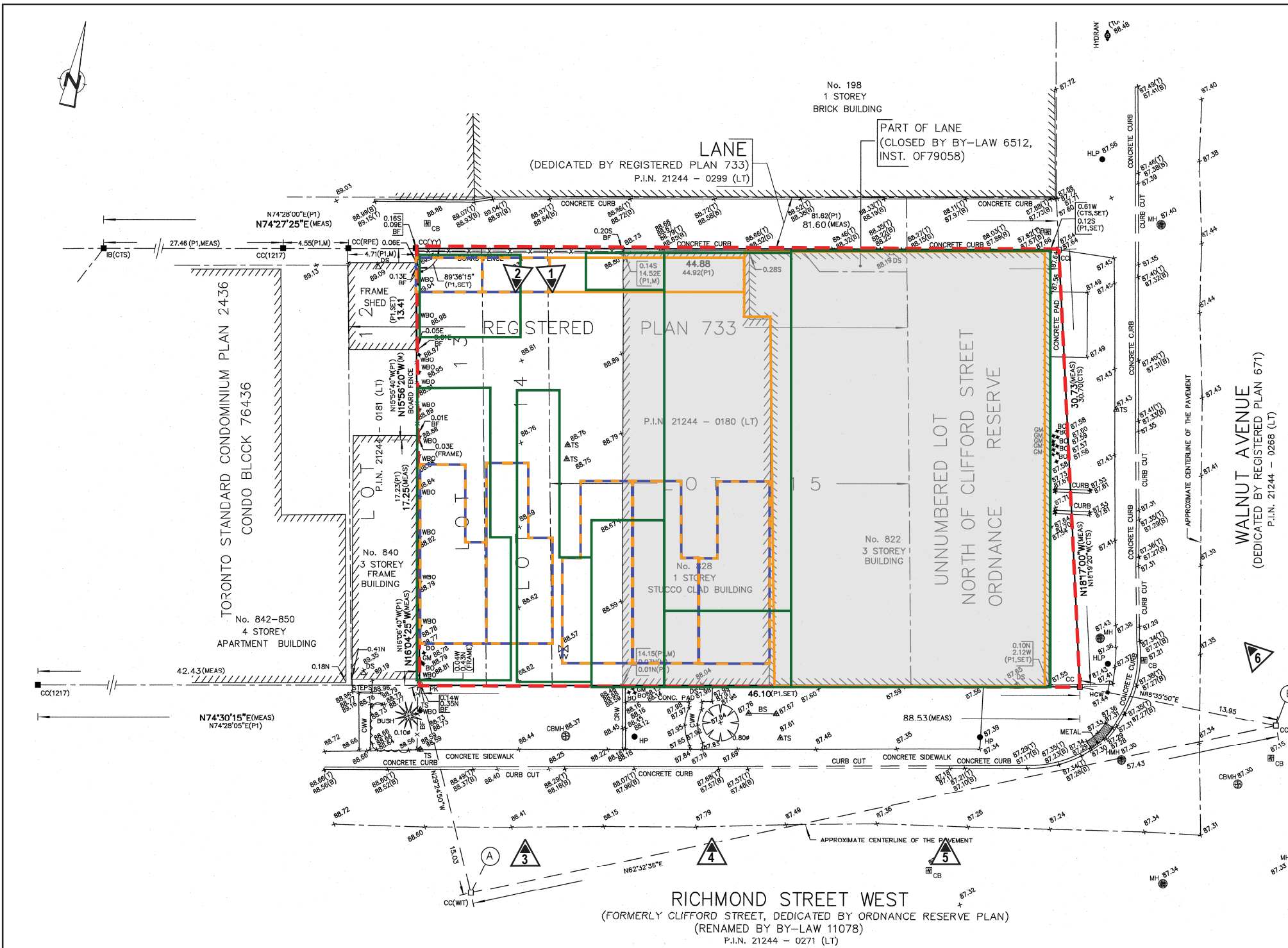


PHOTO 1



PHOTO 2

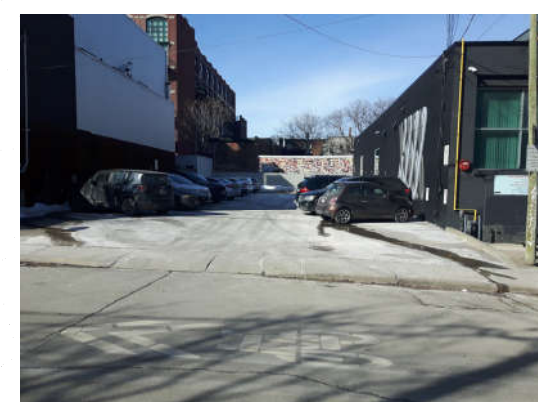


PHOTO 3

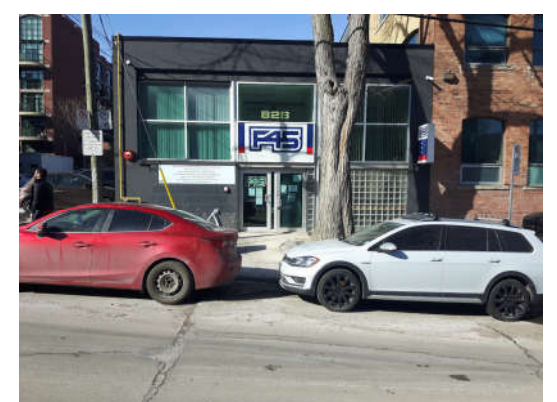


PHOTO 4



PHOTO 5

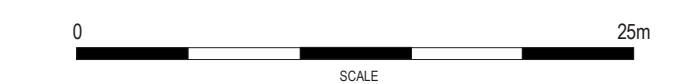


PHOTO 6

- STRUCTURE AS DEPICTED 1890-1903
- STRUCTURE AS DEPICTED 1910-1923
- STRUCTURE AS DEPICTED 1957
- EXISTING STRUCTURE

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

BASE:
 PLAN OF SURVEY OF ALL OF LOTS 13, 14 AND 15
 AND PART OF LANE (CLOSED BY BY-LAW 6512, INST. OF79058)
 REGISTERED PLAN 733
 AND
 UNNUMBERED LOT NORTH OF CLIFFORD STREET
 ORDNANCE RESERVE PLAN
 CITY OF TORONTO
 R. AVIS SURVEYING INC. 3518-OT.DWG OCT 22, 2021



ASI PROJECT NO.: 22PL-064
 DATE: FEB 2022
 DRAWN BY: DAR
 FILE: 22PL-064 figure 3.ai

Figure 3: Stage 1 Archaeological Resource Assessment of 822-838 Richmond Street West — existing conditions and assessment of potential.