

Stage 1 Archaeological Assessment of 53-55 Yonge Street (Part of Town Lot 1 North of Wellington Street, Town of York Plan), City of Toronto, Ontario

Original Report

Prepared for:

H&R REIT-55 Yonge

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Executive Summary

The Stage 1 Archaeological Resource Assessment of 53-55 Yonge Street in the City of Toronto has been carried out in advance of an application for its proposed redevelopment. The assessment entailed consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, and its nineteenth- and twentieth-century development history.

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



Project Personnel

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



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1.0 Project Context

Archaeological Services Inc. was retained by H&R REIT-55 Yonge to undertake a Stage 1 Archaeological Assessment of 53-55 Yonge Street in the City of Toronto (Figure 1). The subject property is located at the southeast corner of Yonge and Colborne streets and encompasses approximately 0.15 hectare. The City of Toronto Archaeological Management Plan identifies the property as exhibiting archaeological potential (cf. Archaeological Services Inc., 2004).

1.1 Development Context

This assessment, required as a condition of Official Plan and Rezoning amendment applications, was conducted under the project management and direction of David Robertson (Project Information Form P372-0224-2023), as required by the City of Toronto and the *Planning Act* (Ministry of Municipal Affairs and Housing, 1990) and the 2011 *Standards and Guidelines for Consultant Archaeologists* (Ministry of Tourism and Culture, 2011).

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by the proponent on January 5, 2023.

1.2 Historical Context

1.2.1 Indigenous Land Use and Settlement

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (BP). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 BP, the environment had progressively warmed (Edwards and Fritz, 1988) and populations now occupied less extensive territories (Ellis and Deller, 1990).

Between approximately 10,000-5,500 BP, the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of



heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 BP; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest evidence for cemeteries dates to approximately 4,500-3,000 BP and is indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (Ellis et alia, 1990; Ellis et alia, 2009; Brown, 1995:13).

Between 3,000-2,500 BP, populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 2500 BP and exchange and interaction networks broaden at this time (Spence et alia, 1990:136, 138) and by approximately 2,000 BP, evidence exists for macro-band camps, focusing on the seasonal harvesting of resources (Spence et al., 1990:155, 164). By 1500 BP there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier 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 Haudenosaunee in New York. The Wendat referred to the Neutral as *Attiwandaronk*, meaning “peoples of a slightly different language.” Conversely, the Neutral used the same term to refer to the Wendat. Unfortunately, none of the contemporary documents mention the term that the Neutral used to refer to themselves collectively. There is no known word comparable to the term Wendat that would indicate that the Neutral recognized themselves as a confederation of individual tribes. The term “Neutral” is an artifact of the European explorers, a name which poorly describes their position vis a vis surrounding Iroquoian and Algonquian peoples. Moreover, it implies a level of political unity equivalent to the Wendat or Haudenosaunee confederacies, which may be inaccurate.

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



1.2.2 Post-Contact Settlement

The Toronto Purchase

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

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

In light of these inconsistencies, the Crown, as represented by William Claus, Deputy Superintendent of Indian Affairs approached the Mississaugas in 1805 with the intent of identifying the land in question and formally purchasing it from



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

1.2.3 The Nineteenth- and Early-Twentieth-Century Development of the Subject Property

Administrative and Land Survey History

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, 1978:28-30).

The town and township comprised part of the East Riding of York in the Home District which, between 1792 and 1800, was administered from Niagara. 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).

Part Lot 1, South Side of King Street East, Old Town of York Plan

The subject property is located at the south-east corner of Yonge and Colborne Streets as shown on the original or “Old Town of York” plan. Colborne Street is a forced road that it did not originally extend as far west as Yonge Street.

Town Lot 1 (North side of Market or Wellington Street) Town of York Plan

For abstracting purposes, the land within the south half of the lot (abutting Wellington Street) was designated as “Block 1,” and the lands at the north-west corner of the lot (at Yonge and Colborne) were designated as “Block 2.” The lands to the east, originally bounded by “Old Toronto Street” (which no longer exists) were designated as “Block 3.” The land use history will deal with the individual “Blocks” as noted below.

Part of the boundaries of this property was confirmed by a survey during the 1960s (BA Plan 1324).

The digitized copies of the abstract index books were made using photocopies taken from the defective original pages. Some data is missing (e.g., page corners lost) or is otherwise illegible. Such information is indicated below by means of square parentheses.



During the second and early third quarters of the nineteenth century, Town Lot 1 was subdivided into several building/commercial lots. At least six of these smaller lots were later consolidated and now comprise 53 and 55 Yonge Street. For abstracting purposes, these lands were also designated as parts of Blocks 1-3 inclusive. To add to the confusion in researching this site, some of the Georgian and Victorian era deeds were abstracted against all three blocks, while some of the documents do not apply to all of them. The land at 55 Yonge Street was transferred from the Land Registry to the Land Titles system in December 1956. Each of these commercial lots and the Land Titles parcel will be dealt with individually. It is a complex site to research and to summarize.

All of Town Lot 1

This one-acre (0.4047 ha) lot was patented by Robert Young on August 10, 1801.

Captain Robert Young (b. Mar. 20, 1736) appears to have been a native of Kittery Township, York County, Maine, and the son of Job and Patience (King) Young.¹ The family originated in Scotland. Some records state that Young was a native of Massachusetts which is technically correct since Maine (formerly part of Massachusetts) did not become a separate state until 1820. Young was a ship's captain and "master shipwright," and it is believed that he was present at the siege of Louisbourg in the summer of 1758 and later at the siege of Quebec in September 1759. During the American Revolutionary War, Young was said to have commanded a man-of-war (a "transport"), and he was also a captain in the local militia. Young initially settled at Annapolis in Nova Scotia (where his brother had moved), and where he remained until 1794. Young left that province having heard favourable reports about Upper Canada. He arrived at Kingston, bringing with him the "strongest recommendations of his loyalty, services, and good character...from the first characters in that province [i.e., Nova Scotia.]" Young was granted approximately 2,000 acres of land (809 ha) and a magistracy in the Midland District. He eventually settled ca. 1796 in or near Ameliasburgh Township

¹ He is not to be confused with another Loyalist named Robert Young of Roxborough and Charlottenburgh.



at the Carrying Place between Northumberland in Prince Edward counties. In June 1798 Young petitioned to have his name added to the United Empire Loyalists List, so that he and his family “may be allowed those privelidges [sic] that others do enjoy.” He also requested family lands for his wife and children. His name was added to the Loyalist list but his prayer for additional land was denied. Young briefly considered relocating to the Town of York (Toronto) at the request of Lieutenant Governor Simcoe, but he decided to remain at Ameliasburgh. The only tarnish against Young’s character was the fact that he was reputed to have been a slave owner. He was first married in January 1761 to Mary Dill (ca. 1740-Nov. 26, 1766) with whom he had three children (two sons and a daughter) who were born between 1762 and 1766. He was then married in April 1769 to the widow Jean Johnson McGregor (b. Ireland, ca. July 1744-Aug. 3, 1838). They raised a family of ten children (nine of them were sons), born between 1770 and 1793. Young died at the Carrying Place on Feb. 18, 1826. He and his wife were interred in the Carrying Place Cemetery in Prince Edward County (Upper Canada Land Petitions, Y misc. 3 [1797], Y4/2 [1798]; Young tombstone inscriptions, Carrying Place Cemetery).

Young sold this lot one month later, in mid-September 1801, to Robert Isaac Dey Grey (Old York Memorial deeds #325).

Dey Grey (b. 1772?) was a native of New York and the son of James and Elizabet (Low) Dey Grey. His father served in the Kings Royal Regiment of New York during the American Revolutionary War, and the family fled to Quebec ca. 1776, and then settled at New Johnstown (Cornwall, Ontario) in the 1780s. Dey Grey studied law in Quebec and was called to the bar in the autumn of 1794. He continued his education and became a barrister in 1797. Dey Grey was a founding member of the Law Society of Upper Canada at Niagara in 1797 and served as its treasurer 1797-1801. He held various appointments such as Surrogate Court Registrar (Eastern District, 1793), Home District judge (1796), and acting Solicitor General (1794, confirmed in this post in 1796). He served as the temporary Attorney General for the province in 1800-1801 following the death of John White in a duel. Dey Grey was elected to the House of Assembly for Upper Canada representing Stormont and Russell between 1796 and 1804. He was drowned when the *Speedy* was wrecked and sank in Lake Ontario during a storm in October



1804. His remains were never found. Dey Grey died unmarried and with no issue. His slave, Dorinda Baker, was manumitted under the terms of his will, and her sons were bequeathed land and cash from his estate. It is not known if Dorinda's elderly mother, Lavinia, was alive at the time of her masters' death (Firth 1962:127; Burns 1983:388-389; O'Brien 1992).

In May 1803, Dey Gray sold the entire lot to Philip/Phillip Clinger (or Klinger) for £50 (Old York Memorial deeds #327).

Clinger (b. ca. 1755) was a native of Germany who enlisted for service ca. 1776 in the "Corps des Chasseurs de Hesse Hanau," a Jäger unit. He served under Colonel Carl Adolph Christoph von Creutzbourg in this unit during the American Revolutionary War, probably for most of the conflict as part of a garrison force. Clinger was discharged in 1783. Clinger settled in Lower Canada until ca. 1801 when he relocated to the Town of York (Toronto). He was described by Scadding as "old Mr. Philip Klinger, a German, whose name we used to think had in it a kind of anvil ring. His smithy on the east side [of Yonge], just south of Market Street, now Wellington Street, was almost the only attraction and occasion of resort to Yonge Street south of King Street." He was first noted as a settler in the Town of York in the list of inhabitants dated March 1802. His household then included an adult "woman," but it is not clear whether this was a servant or a relative. Clinger served as a constable in the town in 1803, and he was a Grand Juror in 1804, 1806-1807, and 1810. In the summer of 1805, Clinger was charged with assault and battery, having kicked one William Demont in the thigh. Clinger appeared before the magistrates and acted "contumecusly [sic] toward the court he was committed to prison." Due to sickness Clinger could not appear at the next session of the court and the case was not resolved until January 1806 when he pleaded guilty and was fined £10 and ordered to keep the peace. Clinger served as the pound keeper for the town, in charge of any stray livestock, in 1811. He was married at St. James' (Anglican) Church on April 20, 1805, to Martha Cameron. She may have been a member of a Loyalist family from eastern Ontario. Clinger petitioned the Executive Council for land in 1805 again in 1817; he was granted 200 acres (80.94 ha) from the first petition and 300 acres (121.41 ha) from the second. Clinger and his wife appear to have raised a family of four sons who were born between ca. 1806 and 1817. The "lists of inhabitants" for the



Town of York suggest that Clinger and his wife were estranged for a period following 1818 when the enumeration no longer refers to an adult female in the household. Clinger was sufficiently literate that he was able to write his name. He was a subscriber to a fund for a school at York in 1820. He died on Sept. 21, 1827, and his obituary referred to him as “an old and respectable inhabitant of this town” (Scadding 1873:363, 376, 381; *St. James’ Marriage Register*, 1805; *Upper Canada Gazette*, Sept. 22, 1827; Robertson 1898:398; Fraser 1933: 44, 46, 59, 62, 75-78, 80, 93, 95, 101, 153, 167; Mosser 1984:33, 84, 127, 151).

Clinger retained the intact possession of this lot until August 1826, when he sold a parcel of land to Calvin Davis, a Town of York blacksmith, for £100. After Clinger’s death, the property fell into the possession of his widow, Martha. She was married at some point between 1829 and 1832 to Kenneth Kenzie Murchison (variously, Merchison, Murckison). Murchison (b. ca. 1781) was the younger brother of John Murchison Jr. Their father, John, was a Loyalist from New York who had served under Sir John Johnson during the Revolutionary War and had originally settled at Glengarry. John Jr. relocated to the Town of York in 1808 where he established himself in business as a tailor. Other family members, including Duncan and Kenneth, later joined him there during the 1820s. Kenneth remained at home in Charlottenburgh Township and served in Lower Canada during the War of 1812. He petitioned for land as the son of a Loyalist in mid-October 1818. He appears to have been married in Toronto at St. James’ Church in June 1824, but he was a widower at the time of his marriage to Martha Clinger. There were other members of the Murchison and Cameron families who had intermarried at Charlottenburgh during the first quarter of the 19th century, so the marriage between Kenneth and Martha was not out of the ordinary. The family firm, “Murchison & Co.,” was located at the corner of George and Duke streets. Scadding noted that the firm supplied “all those of its citizens, young and old, who desired to make an attractive or intensely respectable appearance, with vestments in fine broadcloth.” Kenneth died on November 13, 1833, at the relatively young age of 52. Martha, who resided on Market Street, died less than a year later on August 17, 1834. Tragedy struck the family in May 1847 when John Murchison, Jr., the nephew of Kenneth and Martha, poisoned himself with arsenic in a fit of melancholia and depression (Upper Canada Land Petitions, M12/275; 1833 *Directory*, p. 95; *Christian Guardian*, Nov. 20, 1833; Aug. 20, 1834; May 19,



1847; *The Church*, May 21, 1847; Scadding 1873:138, 181, 355, 363; Mosser 1984:86).

In August 1828, the widow Martha Ann Clinger sold an adjoining parcel of land to Eliza A.M. Hamilton “spinster” (Old York Memorial deeds #5695, 6457).

In November 1829, the widow Clinger leased “all of Lot 1 except the lands in 5695 and 6457” to Jesse Ketchum and John Murchison. Ketchum (1782-1867) was a well-known tanner and philanthropist. John Murchison was probably the merchant tailor, and brother-in-law to Martha Clinger. In April 1832, Clinger (who by then was married to Kenneth K. Murchison) transferred a large parcel of land within Lot 1 to her husband. This property commenced at the corner of Yonge and Market (Wellington) streets and had irregular boundaries; it comprised parts of “Block 1” and “Block 2” at the rear of the small commercial part lots that fronted Yonge Street, and this land ran all the way from Market Street to the original north limit of Lot 1. In that same month, Murchison sold a large parcel of land within Lot 1 to Jesse Ketchum. This property also had irregular boundaries and appears to have comprised parts of “Block 1” and “Block 3” (Old York Memorial deeds #7046, 8797, 8819).

The remainder of Lot 1 held by the widow Martha Murchison fell into the hands of her executors, Jesse Ketchum and Dr. John E. Tims, following her death in August 1834. Dr. Tims (d. 1839) was a native of Ireland who established a medical practice in the Town of York in 1828. He was a member of the town Board of Health during the cholera epidemic of 1832 and helped to operate the York Dispensary during the crisis. Tims was a political Reformer, and was elected as an alderman in 1834. These residual lands are dealt with under the appropriate “parcels” in the discussion below (Old York Memorial deeds #36185; Firth 1966:247, 252).

Part “Block 1” (53 Yonge, “Douglas Parcel”)

“Block 1” is located at the north-east corner of Yonge and Market (Wellington) Streets. It measured 108' (32.91 m) on Yonge Street and originally extended east towards “Old Toronto Street” which no longer exists as a public highway. The subject property consists of the northerly 28' (8.53 m) of “Block 1” by a depth of



77'2" on the north limit as described in the abstract index (23.52 m). It is bounded by part of a 17" wide (5.18 m) lane at the rear.

In May 1833, Martha Murchison sold a parcel of land to William Lyons, a "shopkeeper" in the Town of York, for £[103]. Later records indicate Lyons kept the "Toronto Inn" on Yonge Street. This land was described as 24' (7.31 m) on Yonge Street by a depth of 80' (24.38 m). In February 1840, Lyons sold this property to the Commercial Bank of the Midland District. The Commercial Bank was then located on King Street "near Yonge" (Old York Memorial deeds #9850, 17075; 1837 *Directory*, pp. 10, 27).

In February 1842, the Commercial Bank sold this part lot to George Douglas for £135. Douglas may have been the proprietor of the "Sir Walter Scott Inn" then located at 5 Queen Street West. This land was described as located immediately to the south of the land then owned by Robert Beard. Beard may have transferred a strip of land to Lyons or one of the subsequent owners of the lot by an unregistered deed which increased the Yonge Street frontage to 28' or 8.53 m (Old York Memorial deeds #19553; 1846 *Directory*, p. 21).

In March 1844, Douglas sold this part lot to Charles Albert Berczy for £400 (Old York Memorial deeds #22776).

Charles Albert Berczy (b. Aug. 22, 1794) was a native of the Town of Niagara (Niagara-on-the-Lake) and the son of William von Moll Berczy and his wife Jeanne Charlotte (Allamand). The family moved temporarily to the Town of York between 1794 and 1798, and then settled at Montreal until 1802 when they returned to York. Charles was employed as an assistant in the Commissary Department between 1812 and 1816. He moved to Amherstburg (near Windsor) in 1818, and he and his brother are reported to have exported tobacco grown in Upper Canada from there in 1821. Berczy was appointed to serve as a Justice of the Peace in 1826, and was the postmaster for the area between 1831 and 1835. He moved to Toronto in that year when he was appointed Surveyor (inspector) of post offices for the province. Berczy served as the postmaster for Toronto between 1838 and 1853. He was involved in various businesses in Toronto during the 1840s: as a director of the Bank of Upper Canada; of the Toronto Building Society; president of the Consumers Gas Co., and a founding member and shareholder in the



Toronto, Simcoe, and Lake Huron Railroad Co. Berczy was married at Amherstburg in June 1828 to Ann Eliza Finch, and they raised a family of eight children (one son, seven daughters). The family resided on Wellington Street next to the post office but later moved to Carlton Street. During his later years, Berczy was described as “an inveterate snuff user, very nervous, irritable, and gloomy” and as a “very parsimonious” individual. Berczy committed suicide on June 9, 1858, leaving an estate valued at £10,000 (1843 *Directory*, p. 21; 1846 *Directory*, p. 5; 1850 *Directory*, p. 10; Jarvis 1985:83-85).

In August 1844, Berczy sold this property and other lands to the Bank of British North America for £3,812.19.0. The bank was located at the corner of Yonge and Market (Wellington) streets. The land that Berczy sold was a consolidation of several parcels which were located within “Block 1” and measured 108' (32.91 m) in total on Yonge Street by a depth of 80' or 24.38 m (Old York Memorial deeds #23176).

In August 1844, the Bank of British North America sold the northerly 55' (16.76 m) of this land by a depth of 77' (23.46 m) “to a lane” to Thomas Paton, Esq., of Montreal, for £3,191.13.4 (Old York Memorial deeds #33044).

In August 1856, Paton and his wife Jean sold part of this property to Jesse Ketchum, Jr., for £2,291.13.4. Ketchum (May 26, 1820-1874) was a native of the Town of York and the son of Jesse Ketchum Sr. and his wife, Ann Love. Jesse Jr. was married to Mary Colvin (1830-1887) and left a family of eight children (four sons, four daughters) who were born between 1849 and 1867. City directories refer to his residence as “up Yonge Street” in 1850. Ketchum was enumerated as a “farmer” in the 1851 census for York Township; he resided in Mono Township in 1861, and he was described as a “gentleman” in the 1871 census for Orangeville. He died there on Oct. 3, 1874, and he was interred at Forest Lawn Cemetery. Ketchum mortgaged this and other lands at that same date in favour of Frederick Chase Capreol of Toronto for £19,000. Another mortgage was taken out between Ketchum and Berczy. Ketchum appears to have been under financial duress at that time and at least two judgements (executions?) were issued by the courts against him. In August 1859 two documents were registered on title which “released” the Ketchum land from those judgements (Old York Memorial deeds



#54588, 63492, 65739; City deeds #660, 661; 1850 *Directory*, p. 70; 1851 York Census, division 2, p. 274; 1861 Mono Census, division 2, p. 23; 1871 Orangeville Census, division "I" pp. 1-2; Ketchum family tombstone inscription, Forest Lawn Cemetery).

In July 1859, Ketchum sold his lands to Frederick Chase Capreol for £20,788 (City deeds #662).

Capreol (b. June 10, 1803) was a native of Hertfordshire, England, and the son of Thomas and Fanny Capreol. He emigrated to Lower Canada in 1828 where he was employed by the North-West Fur Co. at Montreal. In 1833 he moved to the Town of York where he established himself in business as an auctioneer near the corner of Yonge and King streets. In the late 1840s he proposed that a railway be constructed which was to be known as the Ontario, Simcoe and Huron Railway which later became known as the Northern Railway of Canada. Capreol obtained the charter and necessary funding for the project and for a time he was the general manager for the company. During the 1870s he proposed the construction of a ship canal that was to link Lake Ontario with Georgian Bay, but that project did not come to fruition. Capreol was interested in politics, but was only elected once in 1853 to a seat on Toronto City Council. Capreol was married in 1833 to a Miss Skyring, and they raised a family of eleven children. He died in Toronto on Oct. 12, 1886. Capreol Township in northern Ontario was named in his honour (1843 *Directory*, p. 26; Baskerville 1982:150-151).

Capreol mortgaged his land in September of the same year in favour of (Sir) Casimir Stanislaus Gzowski. This was followed by a second mortgage, also in favour of Gzowski, in June 1861 for £250. In March 1864, Capreol sold the Yonge Street lands to Gzowski for £550, possibly to eliminate the outstanding amount owing on the mortgage (City deeds #662, 763, 3138, 7144).

Gzowski (b. Mar. 5, 1813) was a native of St. Petersburg, Russia, and the son of Count Stanislaw and Helena (Pacewicz) Gzowski. His father was a Polish nobleman who served in the Imperial Guard during the time of the Napoleonic Wars. Casimir was educated at the Lyceum of Krzemieniec, and he was afterwards employed in the Imperial Corps of Engineers. Gzowski took part in an uprising in 1830 which sought to establish an independent Poland and he was captured and sent as a



prisoner to Austria, and afterwards deported to the United States. Gzowski soon found employment as a teacher, while learning English, and he studied law as a clerk in a legal office in Pittsfield, Massachusetts. He commenced a legal practice in Pennsylvania, and assisted with the construction of canals and railways in New York, Pennsylvania, and Ohio. Gzowski was attracted to Canada West in 1842 where he secured government road and harbour building contracts for the Board of Works. He relocated his family to Toronto in ca. 1845, and took out British citizenship in 1846. During the late 1840s and early 1850s his attention turned once again towards railways and “Gzowski and Company” assisted with the construction of various lines that linked up to lines in the United States. There was some speculation as to whether the company attempted to buy up shares and interest in other railways prior being taken over as part of the Grand Trunk system. Gzowski and his partners thereafter concentrated on the contracting business, were involved in railway and bridge construction, and investments in various mills and factories. During the 1870s he served on various royal commissions at the request of Sir John A. Macdonald. During the period 1885-1893, Gzowski served as the chair of the Niagara Parks Commission, and in 1896-1897 he served as the “administrator” for the Province of Ontario. Gzowski was appointed honorary aide-de-camp to Queen Victoria and was knighted in 1890. He was involved with many social and charitable organizations in Toronto. He was married in late October 1839 to Maria M. Beebe, and they raised a family of eight children. The primary residence for the family was a seven-acre (2.83 ha) estate named “The Hall” located near Bathurst and Dundas streets. Gzowski died in Toronto on August 24, 1898 (Nelles 1990: 389-96).

During the third quarter of the nineteenth century this land contained two “warehouses” numbered 51 and 53 Yonge. In August 1883, Gzowski leased the southerly part of his property (51 Yonge) to David Blain for a term of ten years. In April 1884, this land was leased again to the Central Bank of Canada for a ten-year term at an annual rental of \$2,000 (City deeds #9654SE, 3506SE).

In January 1891, Gzowski sold the southerly part of his property (51 Yonge) to the Commercial Travellers’ Association of Canada for \$40,000. Gzowski retained possession over the northerly parcel of land until his death in 1898 at which time ownership passed to the heirs and executors of his estate (City deeds #5644W).



In July 1911, the north part of this property was sold by the executors of the Gzowski estate to Samuel Frenkel, an “unmarried man,” for \$66,000. Frenkel was a jeweler at 53 Yonge Street who resided on the premises. His business dealt in “wholesale watches, jewellery, diamonds, and optical goods.” He in turn sold the property to the Conger Coal Co. in July 1912 for \$95,000. The company was then headed in 1911-1912 by Ralph E. Gibson (president and treasurer) and R.L. McCormack (secretary). The head office was at the corner of Yonge and King Street East with numerous branch offices throughout the city (City deeds #42260R, 28794S, 28795S; Deposit #982; 1912 *Directory*, pp. 555, 696).

In February 1913, Conger Coal sold this land to Alexander F. (and Mima N.) and John Charles (and Nora E). Webster. The property was then mortgaged for \$65,000. In March 1925, the property was mortgaged for an additional \$107,500 in favour of the Confederation Life Assurance Co. The new owners of this property were partners in a firm known as “A.F. Webster & Co.,” steamship agents, then located at King and Yonge streets (City deeds #31736S, 31738S, 3078ES; 1913 *Directory*, p. 1436).

In February 1940, the executors of the Webster estate released the equity in part of this land to Confederation Life. In January 1942, the property was sold to William Baldwin (c.o.b. as the “Premier Art Guild”) for \$40,000. Baldwin was the owner of “Baldwin’s Gift & Card Shoppe” and the president of the Premier Art Guild. That company primarily dealt in greeting cards. It was then located on Wellington Street. Baldwin was assisted by Gladys M. Carr as the secretary-treasurer of the firm (City deeds #17037ES, 18592ES, 18593ES; Deposit #7649; 1942 *Directory*, pp. 66, 1210).

In August 1950, Canada Trust Co. and Freda E. Baldwin (as the executors of William Baldwin) sold this land to Joseph Lewis, Minnie Lewis, Lionel Finkel, and Merryl Josephson “each as to a one-quarter interest” for \$74,400. In December 1951, Josephson sold her share in the property to Joseph Lewis who thereby became the owner of a one-half interest in the land. The land was described as 28' x 77'8" (8.53 x 23.67 m) which commenced 80'4" (24.48 m) north of Wellington Street and running in a northerly direction. This purchase included a



strip of land to the rear (26'2" x 32'2" or 7.98 x 9.80 m) and rights over the south wall of an adjacent building (City deeds # 31362ES, 33965ES; Deposit #13232).

Joseph Lewis was associated with the "Dominion Milton Co.," printers and manufacturers of paper boxes, located on Oxford Street. Finkel was the proprietor of "Julia's Grill Bar" restaurant. Josephson appears to have been the wife of David R. Josephson, who was an optometrist on Bloor Street West. All four resided at 474 Oriole Parkway (1949 *Directory*, pp. 485, 585, 799, 1054).

In October 1955, Lewis and Finkel sold this land to Abraham Brodey. Brodey was a physician with an office on Bathurst Street. His private residence was on Ava Road. In April 1974, the property was transferred by his executors to his widow, Blanche Brodey (City deeds #41762ES, CT59982, CT83340; 1955 *Directory*, p. 153).

In February 1982, the executors of Blanche Brodey sold this land to Bedford Books Inc. The legal description for the property differed slightly from the deed in 1955. The property was then immediately flipped to Turnbull Luetolf Ltd. (City deeds #CT264835, CT520848, CT520850).

In August 1982, this land was sold by Turnbull Luetolf to 515925 Ontario Ltd. and mortgaged for \$1,025,000. Part of this site was then leased to Greymac Mortgage Corporation, the mortgagee, in September 1982 for a nineteen year and nine-month term at an annual rental of \$420,000. The lease was later assigned (transferred) to Greymac Trust Co. (City deeds #CT548269, CT548270, CT552623).

In July 1985, Standard Trust Co. (as the "receiver and manager" of Greymac) sold this property under Power of Sale to 631459 Ontario Ltd. This sale was made under the authority of a court order (City deeds #CT552624, CT559175, CT559176, CT701062, CT701063, CT725484, CT729538, CT729539).

In July 1986, 631459 Ontario Ltd. sold this land to John Katsuras, and in September 1987 he sold the property to Devere Holdings Ltd. (City deeds #CT799373, CT898349, TB996272).

In January 2002, Devere sold this property to 1502348 Ontario Inc. The land was mortgaged three times during the next year for a total of \$6,250,000. The



remaining documents registered on title include mortgage agreements and discharges (City deeds #CA757792, CA757793, CA767514, CA799966).

The records for this property were automated in August 2003. Any land use history between that time and the present would require a PIN search (PIN 21401-0076).

Part “Block 1” (53-55 Yonge)

Another part of the land which now comprises 53-55 Yonge appears to have included that part of Lot 1 once owned by George Douglas. The earliest chain of title for this part lot follows as above, from Robert Young (1801) to Martha Murchison.

In May 1833, Murchison and Ketchum sold this parcel of land to William Lyons for £[103] (Old York Memorial deeds #9850).

In February 1840, Lyons sold this part lot to the Commercial Bank of the Midland District (Old York Memorial deeds #17075).

In February 1842, the Commercial Bank sold this land to George Douglas, a Toronto “merchant,” for £135. The deed described the land as 24' on the east side of Yonge Street by a depth of 80' (7.31 x 24.38 m) which commenced “at the southwest corner of Robert Beard’s property and running south.” Some records suggest that Douglas was also an innkeeper who kept an establishment at 5 Queen Street West near Yonge known as the “Sir Walter Scott Inn” (Old York Memorial deeds #19553; 1846 *Directory*, p. 21).

In March 1844, Douglas and his wife Jane sold this property to Charles Albert Berczy (Old York Memorial deeds #22776).

Hereafter ownership follows as per the “Douglas parcel” as outlined above.

Part “Block 2” (Colborne Street)

Colborne Street is a “forced road” which did not exist prior to October 1851. The land to the north of Lot 1 on the north side of Market (Wellington) Street was



bounded by Lot 1 on the south side of King Street which was also the property of Robert Isaac Dey Gray prior to 1804.

The chain of title for the most northerly part of this lot follows as per the general discussion for the whole of Lot 1 as outlined above, from the patent to Robert Young in 1801 through to the ownership of the lot by Philip Clinger.

Clinger retained the possession of this lot intact until August 1826, when he sold the northerly 50' by a depth of 88' (15.24 x 26.82 m) to Calvin Davis, a Town of York blacksmith, for £100. The deed ambiguously referred to the west side of this property as being situated "on the east side of the street leading to Yonge Street being the west limit of the lot." This may have been another early reference to Yonge Street south of Bloor which was sometimes referred to as the "Yonge Street Road" (Old York Memorial deeds #5695).

Davis was an early blacksmith in the Town of York and the successor to Clinger. In February 1819, Davis obtained a "bond" for his marriage with Elizabeth McDonell (or McDonald), which noted that the bride's mother consented to the union. Philip Clinger and Colin Drummond, a carpenter, were named as the bondsmen. The marriage was solemnized two days later at St. James' (Anglican) Church (Wilson 1985:32).

In December [1828],² Davis transferred his land to Simon Washburn for £100. Washburn was an attorney, and Clerk of the Peace for the Home District. His office was in the Court House, and his private residence was on Duke Street. This land was transferred back to Calvin Davis for the same consideration in October 1830. This transaction may have taken the place of a mortgage against the property (Old York Memorial deeds #6670, 7659; 1833 *Directory*, p. 106; 1837 *Directory*, p. 48).

² The date of the instrument appears to have been recorded in error as "1829" in the abstract index.



In November 1830, Davis sold the southerly 25' (7.62 m) by a depth of 88' (26.82 m) to James Stitt for £100. This left Davis in possession of the northerly 25' of the lot. Stitt was employed as a “carter” at 12 Yonge Street, but later served as the High Bailiff for the courts (Old York Memorial deeds #7694; 1833 *Directory*, p. 103; 1837 *Directory*, p. 44).

In June 1836, Calvin and Eliza Davis sold the remainder of their property within this Block to Hannah Macdonell for £350. She was also granted a right-of-way over part of the lot at that same date. McDonell subsequently willed this land to Caroline Leslie, the wife of George Leslie, “subject to a payment of £100.”³ In July 1846, Leslie mortgaged this land in favour of Clarke Gamble for £250. In October 1851, part of this land (25' x 88' or 7.62 x 26.82 m) was expropriated by the City of Toronto to allow for the construction and extension of Colborne Street from Church Street westward towards Yonge Street (Old York Memorial deeds #15124, 17484, 17631, 28645, 42131).

The City of Toronto only required a strip of this land 20' in width by 88' in depth (6.096 x 26.82 m) which was used for Colborne Street. The remaining five feet by the full depth of 88' (1.52 x 26.82 m) was transferred by the City to James Mitchell in October 1851. That strip of land was then attached to the property already owned by Mitchell immediately adjoining it to the south. It would thereafter form part of the parcel that now comprises 55 Yonge Street. The reason for this transfer of land from the City to Mitchell is not known, but there may have been

³ The relationship between Macdonell and Leslie, if any, is not known. George Leslie (1805-1892) was a native of Scotland who emigrated to Upper Canada with his family in 1824. He worked as a gardener at Streetsville, before he established himself in business in Toronto in 1830 as a grain and seed merchant and grocer. Leslie operated his business at what became the corner of Yonge and Colborne until 1845. His shop is reputed to have been the first to be illuminated with gas in the city. He then relocated to Queen Street East in present Leslieville where he specialized in seeds and garden stock (plants, shrubs, trees). He was responsible for the original landscaping of Mount Pleasant Cemetery and supplied trees for streetscaping to the City of Toronto. Leslie served as the postmaster of Leslieville, was a magistrate and alderman, and served on the fire brigade. He was married in 1836 to Caroline A. Davis (d. 1851), the daughter of Calvin Davis (Adam et al., 1885:196ff).



structures on the property that would have encroached into the road allowance had Colborne Street been established using the full 25' that the City expropriated (Old York Memorial deeds #42040).

Mitchell was a Toronto merchant and a partner in the firm of Ross, Mitchell, & Fiskin, wholesale dry-goods merchants on Yonge Street (1856 *Directory*, p. 213).

For the discussion of the land use history of 55 Yonge Street refer to the discussion of that parcel below.

“Block 2” (historically 55-59 Yonge)

This block is situated at the southeast corner of the present intersection of Yonge and Colborne streets. It measures approximately 88.5' on the east side of Yonge by a depth of 128' on the south side of Colborne (26.97 x 39.01 m). It is comprised of parts of five separate parcels of land that were created between 1826 and 1840 that were consolidated into two parcels in early 1929. It historically included numbers 55-57-59 Yonge Street and numbers 9 and 11 Colborne Street. Note that the 55 Yonge Street property also included the most westerly portion of “Block 3” on its east side which will be dealt with below.

The early chain of title for “Block 2” follows as outlined above for Lot 1, from Robert Young as the Crown patentee in 1801 to the ownership of the lot by Martha Clinger Murchison and the sale of her estate lands by Ketchum and Tims during the mid-1830s.

Parcel 1 (the northerly 36.5'/11.12 m on Yonge Street x 128'/39.01 m on Colborne Street, historically parts of 57-59 Yonge)

In August 1826, Philip and Martha Clinger sold the northerly 88' of this lot along what would later become Colborne Street by a depth of 50' on Yonge Street to Calvin Davis for £100. The deed ambiguously referred to the west side of this property as being situated “on the east side of the street leading to Yonge Street being the west limit of the lot.” This may have been another early reference to Yonge Street south of Bloor which was sometimes referred to as the “Yonge Street Road” (Old York Memorial deeds #5695).



As noted above, this parcel was deeded by Davis to Washburn in [1828?], and then back to Davis in October 1830. In November 1830, Davis sold the southerly 25' (7.62 m) by a depth of 88' (26.82 m) to James Stitt for £100 (Old York Memorial deeds #6670, 7659, 7694).

In August 1828, the widow Martha Clinger deeded property on Yonge Street as a gift to a spinster named Eliza A.M. [Hamilton]. The description for this property noted that it commenced at the southwest corner of the land sold to Davis in instrument #5695, but it then ran in a [northerly?] direction which would have overlapped with Davis. The deed appears to have been in error and the metes and bounds were intended to run southerly from the Davis land. The abstract index contains a notation in another hand that the boundaries for the Hamilton property appear to have run "S'ly?" It is not clear what became of Hamilton, whose name afterwards vanished from the abstracts (Old York Memorial deeds #6457).

In November 1829, Martha Clinger and her future husband Kenneth K. Murchison transferred a large parcel of land with irregular boundaries to Jesse Ketchum Jr. and John Murchison. This parcel was located to the rear of the lots fronting Yonge Street. To clear away any outstanding clouds from the title to this land, Martha Murchison transferred ownership of her property to her husband in April 1832; Kenneth in turn confirmed the 1829 sale to Ketchum and Murchison in a subsequent deed. The transfer from Martha to Kenneth may have simply released her dower interest in the land, since under the (then) existing laws governing real estate, her property would have automatically fallen under the control of her husband upon their marriage (Old York Memorial deeds #7046, 8797, 8819).

In May 1836, Ketchum and Murchison sold a parcel of land 40' (12.19 m) in width by 62.5' (19.05 m) in depth to James Stitt for £100. This land commenced 88' (26.82 m) west of Yonge Street on the boundary between the properties of Lardner Bostwick and Calvin Davis. This property was located to the rear (east side) of the land which Stitt had previously purchased from Davis in 1830 (referred to above). The description referred to the land owned by Lardner Bostwick which was not abstracted against Lot 1. The land held by Bostwick appears to have been the property sold by Clinger to Hamilton in 1828 and may



have been transferred to him by way of an unregistered deed. The property appears to have been purchased from Bostwick by Stitt sometime between ca. 1836 and 1850. The two purchases provided Stitt with a “T” shaped lot (Old York Memorial deeds #15600).

Bostwick (b. 1777) was a native of Baltimore, Maryland, and the son of Quaker parents John and Mary (Lardner) Bostwick. The family moved from Baltimore to Duck Creek, in Kent Co., Delaware, shortly after Lardner’s birth. By 1785, the family had removed to Wilmington and then they settled in Ohio in 1789. Lardner emigrated to Canada in 1804 and settled at Niagara in 1804. He was married there, ca. 1805, to Sarah Bradshaw (ca. 1788-Oct. 2, 1867). She is believed to have been a native of Pennsylvania. He moved with his wife and family to the Town of York in 1810 where he established himself in business as a carriage maker and wheelwright. The family residence was then on the outskirts of town, at the southeast corner of Yonge and King streets. Bostwick served in the 3rd Regiment of York Militia during the War of 1812, and he was captured by the Americans at the Battle of York in April 1813 but paroled. He was appointed to serve as pound keeper in March 1814. In March 1834 he was elected to serve as the first councilor for St. Lawrence Ward in Toronto's first municipal election. He did not serve in this capacity for long since he contracted cholera and died at his home on August 14, 1834. His remains were originally interred in the York General Burying Ground (Potter's Field) at Yonge and Bloor, but later removed and reinterred at the Toronto Necropolis in April 1859. He and Sarah raised a family of eleven children (four sons and seven daughters) who were born between 1809 and 1834 (*Christian Guardian*, Aug. 20, 1834; Bostwick tombstone inscription, Toronto Necropolis).

In October 1851, James and Noble Stitt sold his lands (which formed a “T” shaped parcel) to James Mitchell, a Toronto merchant, for £1,000. In that same month, the City of Toronto expropriated the northerly 20' of the rear 40' of the Mitchell property (6.096 x 12.19 m) for the proposed extension of Colborne Street. Mitchell in exchange was granted the northerly 5' by a depth of 88' (1.52 x 26.82 m) along the south side of the former Leslie property. This provided Mitchell with a uniform frontage along the north side of his property on the newly constructed street. His Yonge Street frontage then measured 30' (9.144 m). In October 1851,



Mitchell's neighbour to the south, Robert Beard, exchanged a parcel of land with Mitchell—six feet in width on Yonge Street by a depth of 88' (1.82 x 26.82 m). This provided Mitchell with a frontage on Yonge Street of 36.5' by a depth of 128' or 11.13 x 39.01 m. In June 1853, Mitchell mortgaged his property for £4,000 in favour of Robert Kaye, a merchant in Glasgow, Scotland, and then in October 1854 for £1,100 in favour of David Darling of Toronto (Old York Memorial deeds #41947, 42040, 42132, 49818, 55382).

In June 1860, the mercantile firm of Ross, Mitchell & Fiskien sold this parcel of land to the City Bank of Montreal for £7,718.15.0. The outstanding mortgages of 1853-1854 were assigned (transferred) to the new owner in September-October 1861 (City deeds #1723, 3777, 11427).

In November 1862, City Bank sold this property to the Bank of Upper Canada for £7,000. Any outstanding interests in the land were quit-claimed and surrendered to the Bank of Upper Canada in February 1863 and February 1864 (City deeds #5670, 5861, 8001).

In June 1868, the Bank of Upper Canada sold this land to the Canadian Bank of Commerce for \$30,000 (City deeds #13014).

In January 1890, the Canadian Bank of Commerce sold this land to the Toronto General Trusts Company for \$65,000 (City deeds #6612M).

In May 1912, the Toronto General Trusts Company sold this property to the Crown Life Insurance Co. (City deeds #49805P).

Two agreements were registered on title (in June 1922 and May 1941) between the City of Toronto and Crown Life regarding a fire escape at 59 Yonge. Space within the building was leased by Crown Life to Royal Trust in September 1926 for a five-year term at an annual rental of \$9,909.96 (City deeds #51168S, 4823ES, 17972ES).

In August 1953, Crown Life sold this property to Sheldon Investment Ltd. for \$410,000. The property was subject to a vendors' mortgage in the amount of \$310,000 (City deeds #37183ES, 37184ES).



In February 1956, Sheldon sold this land to Fifty-Five Yonge Street Ltd. for \$450,000. In the following month, an agreement was registered on title with Fifty-Five Yonge and the Canada Security Assurance Co. regarding the south wall of the premises located at 55 Yonge (City deeds #42402ES, 44201ES).

In December 1956, the property that was owned by Fifty-Five Yonge Street Ltd. was transferred under Application 1247 from Land Registry to Land Titles as Parcel 289 Section M. The “metes and bounds” description for this land referred to at least three “old buildings” in the rear of 55 Yonge Street; one was “erected in October 1928” and still standing, another which was “standing in 1928” but had since been demolished, and a smaller brick structure which “was standing in July 1946” (City deeds #44207ES).

For a continuation of the land use history, refer to Parcel 289, Section “M” below.

Parcel 2 (52'/15.84 m on Yonge Street x 128'/39.01 m)

This parcel of land is situated directly to the south of “Parcel 1” referred to above and historically formed part of the 55-57-59 Yonge Street premises.

This property comprises what is believed to be the part lot deeded as a “gift” from Martha Clinger to the spinster Elizabeth A.M. [Hamilton?] in August 1828. Nothing is known about Hamilton, or if she was related in any way to Clinger. It is not known when Hamilton sold this property, but it appears that this parcel may have been the land owned by Lardner Bostwick and referred to in the legal description for an adjoining property in May 1836. Bostwick appears to have purchased this land, possibly from Hamilton, by means of an unregistered deed (Old York Memorial deeds #6457).

The property fell into the possession of Robert Beard at some point prior to February 1856 when he conveyed this land to Amos Bostwick, a Toronto merchant, for the nominal sum of five shillings, and Bostwick then immediately flipped the land back to Beard. This may have been a formality to clear away any outstanding interest that Bostwick may have held in the property and further suggests that this land was previously owned by Lardner Bostwick. Note that Beard had also acquired the land to the rear, measuring 40' in depth, in a land



exchange with his neighbour, James Mitchell, in December 1851 (*Old York Memorial deeds* #61880, 61881, 63521).

Amos Bostwick (b. ca. 1819? 1827?) was the son of Lardner and Sarah Bostwick referred to above. He was the business partner of John Henderson in the firm of “Henderson & Bostwick,” importers and manufacturers of “straw and fancy goods.” Their business also occupied space at 18-20 Wellington Street West. Bostwick was an unmarried man who then resided at 640 Yonge Street. Records suggest that his business failed, and Bostwick emigrated to the United States. He settled in Minneapolis, Minnesota, where some of his other siblings had settled. Amos died there from gastritis on Dec. 14, 1898. He was interred at Lakewood Cemetery (1868 *Directory*, pp. 148, 227; Minneapolis Death Registrations, “Rural Death Returns,” 1896-1907, p. 173; Bostwick tombstone inscription, Lakewood Cemetery, Minneapolis).

The abstract index also indicated that there was another parcel of land, 40' (12.19 m) in width, situated to the rear of the Yonge Street properties owned by Beard. The chain of ownership for that land followed as outlined above, from Young (1801) to Murchison and Ketchum (1832). In April 1837, that larger block of land (which commenced on Market or Wellington Street) was sold by them to a Toronto merchant named William Ware for £575. In May 1840, Ware sold part of the property to Joseph and Lilly Sherbourne for £50. In November 1840, Sherbourne sold this land lot to John Murphy for £325 who then flipped the 40' parcel to Robert Beard in the same month for £115.5.0 (*Old York Memorial deeds* #8819, 14098, 17344, 17809, 18700).

William Ware was a Toronto merchant located on King Street near Yonge. His firm was a wholesale and retail dealer in “china, glass, earthenware, spirits, wines and groceries.” Sherbourne appears to have been a tailor near the corner of Yonge and Market (Wellington) streets, and also somehow associated with Ketchum. The 1837 *Directory* notes that he was “at Ketchum’s.” His private residence appears to have been on Newgate Street. John Murphy was the proprietor of the “Albion Hotel” then located at 8 Yonge Street; he also kept the “Cooper’s Arms” hotel at the corner of Market (Wellington) and Scott streets (1837 *Directory*, pp. 41, 48; 1843 *Directory*, p. 70; 1843 *Directory*, p. 55; 1846 *Directory*, p. 53).



Beard (b. 1807) was a native of Manchester, England. He emigrated to Upper Canada with his family when he was a child. Beard was associated with the iron foundry owned by his brother, Joshua George Beard referred to below. Beard is described as a “gentleman” on Yonge Street in early records. He served as the captain of the hook and ladder company (fire brigade) for the City of Toronto; he was the assistant engineer for the company in 1838, and engineer in 1842-1846 and 1848-1850. Beard was elected to city council as an alderman and councilman between 1839 and 1852. He died in Toronto on Aug. 14, 1882 (1833 *Directory*, p. 73; 1837 *Directory*, p. 4; Robertson 1896:575, 579; Middleton 1923:791-797; Campbell 1967:262).

In June 1832, Ketchum and Murchison sold another parcel of land for £20 to Robert Beard “of York, gentleman.” This land was described as 8' (2.43 m) on Yonge Street by a depth of 88' (26.82 m) which “commenced at the south-west angle of the lands in #6457 [Hamilton] and thence running south” (Old York Memorial deeds #8933).

The 1856 deeds described the land as commencing at the “south-west angle” of the premises owned by Ross, Mitchell & Co. (i.e., parcel 1 referred to above), then running east 128' and south 52', then west to Yonge Street and north to the place of beginning. In August 1856, Beard leased this property to his neighbour, James Mitchell, for £208 per annum (Old York Memorial deeds #61880, 61881, 63521).

In December 1859, Beard transferred ownership over this land to his older brother, Joshua George Beard, for £750. In February 1864, the firm of Ross, Mitchell & Fiskin surrendered its interest in the lease of 1856 to Beard. Beard (1797-Nov. 9, 1866) was a native of England who settled in the Town of York sometime during the 1820s. Early records describe him as a “gentleman” who resided on Ontario Street (1833) and afterwards on the Kingston Road (1837). He was the owner of Beard’s iron foundry (burned in 1867) and Beard’s Hotel as well as many other properties within the city. He was elected to city council as both an alderman and councilman representing St. Lawrence Ward between 1834 and 1852 (with the exception of 1836 and 1848). He was a school trustee in 1850, and chair of the School Board in 1852. He was elected mayor in 1854. Beard also served as a clerk and Deputy to the Sheriff of York (City deeds #1121M, 8001;



1833 *Directory*, p. 73; 1837 *Directory*, p. 4; Scadding 1873:209; Middleton 1923:791-797).

In August 1869, Beard sold this land to William George Fargo of Buffalo, New York for \$8,750. The property was then flipped to the Canadian Express Co. for the same consideration. Ownership of this land was vested in James Congdell Fargo of New York City in November 1883 by a decision of the Court of Chancery. Fargo then sold this property to the Canadian Express Co. in December 1888 for \$18,250 (City deeds #1142A, 3328SE, 4497M).

William George Fargo (May 20, 1818-Aug. 3, 1881) was a native of Pompey, New York, and the son of William C. and Stacy Chappel (Strong) Fargo. Fargo was an expressman who helped to establish the modern-day financial firms of American Express Company and Wells Fargo with his business partner, Henry Wells. He was also the 27th Mayor of Buffalo, serving from 1862 until 1866 during the U.S. Civil War. James Congdell Strong Fargo (May 5, 1829-Feb. 8, 1915) was the younger brother of William George Fargo and a native of Watervale, New York. He joined his brother at Buffalo in 1845 and began to work for his company, and by 1867 he had been promoted to the position of general manager. James became president of the firm upon the death of his brother in 1881. Fargo is credited with developing the American Express Travellers Cheque in 1891. He died in New York City. The Canadian Express Co., formerly located at 57 Yonge Street, was established ca. 1866 (Grossman, 1987; 1866 *Directory*, p. 139).

In February 1892, the Canadian Express Co. sold this land to the Grand Trunk Railway. The deed described the land as 50' x 128' commencing 56' from the original north limit of Lot 1 (City deeds #2723P).

In February 1929, the Canadian National Railway (“as successor to the Grand Trunk”) sold this land to the Crown Life Insurance Co. for \$122,200 (City deeds #8877ES).

Ownership over this land then follows as per “Parcel 1” referred to above.



Part “Block 3” (now part of 55 Yonge)

The subject property contains the westerly 30.65' by 86' in depth (9.34 x 26.21 m) in this block, which commenced 127.81' (38.95 m) east of Yonge Street and running in an easterly direction (as described in prior title documents). It is also the most easterly portion of the 55 Yonge Street site.

The chain of title for this block follows as per Lot 1 outlined above, from the Crown patentee Robert Young (1801) to the ownership of the lot by Martha Clinger Murchison and the sale of her estate lands by Ketchum and Tims during the mid-1830s.

In June 1835, Jesse Ketchum and John E. Tims (as executors of the Martha Murchison estate) sold this part Block to William Campbell “of Toronto, gentleman.” The directories at that time list to two men named William Campbell: one was a blacksmith on Lot (Queen) Street, and the other resided on Front Street at the North American Hotel. The property was subject to a vendors’ mortgage bearing even date in the amount of £705 (Old York Memorial deeds #11937, 11938, 36185; 1837 *Directory*, p. 7).

In May 1844, William and Olive Campbell sold this land to John Shuter Smith and Robert P. Crooks “of Toronto, Esquires,” for £1,000. In May 1846, Smith sold his share in the property to Crooks for £1,250. Both men were barristers and partners in the firm of Smith, Crooks, and Smith located on King Street. Smith resided on Bay Street, and Crooks at the corner of Bay and Wellington streets (Old York Memorial deeds #22638, 27302; 1846 *Directory*, pp. 17, 69).

In February 1850, Crooks sold this property and other lands to John Shaw. At the same time, Shaw purchased additional land within this block from Jesse Ketchum. Other documents, including an assignment of a prior mortgage, were registered on title at that time. In March of that same year, John Shaw sold this land to James and Jane Shaw for £600, and in December they flipped the land back to John for the same consideration (Old York Memorial deeds #36386, 36387, 36389, 36529, 36529, 36570).



John and James Shaw were partners in the firm of Shaw, Turnbull, & Co., retail dry-goods merchants, located at the corner of King and Church streets. John resided on Richmond Street East, and James at the firm's location (1846 *Directory*, p. 66; 1850 *Directory*, p. 116).

In January 1858, John and Margaret Shaw sold this part lot to James Mitchell for £750. The deed referred to the point of commencement for this land as lying on the east side of the warehouse of Ross, Mitchell & Co. and then running in an easterly direction (Old York Memorial deeds #70948).

In September 1867, William and Alexander Mitchell "of England" sold this land as the executors of the estate of James Mitchell to John Rankin of Montreal for \$974 (City deeds #10775).

In June 1872, Rankin sold this land to James Arthur "of Glasgow, merchant," for \$45,000. Various instruments were registered on title at that date including agreements regarding some leased property and the transfer of a right-of-way (City deeds #6245A, 6246A, 6248A, 6536A).

In February 1890, Jane Arthur (the widow of James) and others as the heirs and executors of the estate transferred this land to the Arthur Co. Ltd. The firm leased some adjoining property from the widow Louisa Crooks (at \$1,940 per annum), all of which was sublet to John Kerr Fiskin. The Arthur Co. was based in Glasgow, Scotland, and was then managed by Gavin Sykes who was a "representative" for the firm. It dealt in wholesale dry-goods at 10 Wellington Street East. In May of that same year, the property was sold by the company to Fiskin for \$40,000. Part of this property was leased by Warring Kennedy from Fiskin for a 21-year term in December 1891, and the property was mortgaged by Fiskin for \$3,000 in May 1893. Additional documents including agreements regarding the leases were registered on title between December 1891 and December 1898 (City deeds #4795N, 8250 "O", 1548S, 1549S, 9856R, 5316S, 5317S, 1559T, 1844T, 7572S; 1890 *Directory*, p. 426; 1895 *Directory*, p. 426).

In October 1893, Fiskin sold this land to George Gooderham. Gooderham (1830-1905) was the president of Gooderham & Worts Distillery, and president of the



Manufacturers Accident Insurance Co. His residence was at the corner of St. George Street and Bloor Street West (City deeds #5241R; 1893 *Directory*, p. 802).

In December 1898, Gooderham sold this part Block to John Woodburn Langmuir. In March 1906, Fiskien quit-claimed any interest that he may have held in this land to Langmuir. This instrument was undoubtedly registered to remove any outstanding clouds from the title to the property. In November 1910, Langmuir appears to have leased the property to the Toronto General Trusts Corporation and in May 1912 the property was purchased by the Toronto General Trusts Corporation from Langmuir (City deeds #9857R, 7773T, 49800P, 49803P).

Langmuir (b. Nov. 6, 1835) was a native of Ayrshire, Scotland, and the son of Alexander R. and Jane (Woodburn) Langmuir. He emigrated to Canada in 1849 and established himself in business as a merchant at Picton. He served there on the town council and was elected mayor. In 1868, he was appointed to serve as the provincial “Inspector of Prisons, Asylums, and Public Charities.” In the 1880s he was a founding member and served as the manager of the Toronto General Trusts Corporation. Langmuir was also involved with insurance, railways, and hotels. He served on various Royal commissions, and his colleague Sir Casimir Gzowski selected him to serve on the Niagara Parks Commission. Langmuir was married four times and had a family of nine children with his first two wives. His residence was in Parkdale on Tyndall Avenue. He died in Toronto on May 12, 1915 (1898 *Directory*, p. 924; Oliver 1998:601-605).

In May 1912, the Toronto General Trusts Corporation flipped this land to the Crown Life Assurance Co. In June 1922 an agreement was registered on title between the City of Toronto and Crown Life with respect to the erection of a fire escape at 59 Yonge Street. In September 1926, Crown Life leased space at this location to the Royal Trust Co. for a term of five years and four months, at an annual rental of \$9,909. In February 1929, Crown Life acquired additional property adjoining this site (in “Block 1”) from the Canadian National Railway “as the successor to the Grand Trunk.” In May 1941, another agreement was registered on title between the City and Crown Life with respect to the fire escape (City deeds #49805P, 51168S, 4823ES, 8877ES, 17972ES).



In August 1953, Crown Life sold this property to Sheldon Investment Ltd. for \$410,000. The property was subject to a vendors' mortgage in the amount of \$310,000 (City deeds #37183ES, 37184ES; Deposits #15325, 16774).

In February 1956, Sheldon sold this land to Fifty-Five Yonge Street Limited for \$450,000. In May of the same year, an agreement was registered on title regarding the south wall of the building standing on the site (City deeds #42402ES, 44201ES).

In December 1956, the property that was owned by Fifty-Five Yonge Street Ltd. was transferred under Application 1247 from Land Registry to Land Titles as Parcel 289 Section M. The "metes and bounds" description for this land referred to at least three "old buildings" in the rear of 55 Yonge Street as noted above in the discussion of Parcel 1 (City deeds #44207ES).

For a continuation of the land use history, refer to Parcel 289, Section "M" below.

Parcel 289, Section "M"

Space within the building at 55 Yonge was leased to Lufthansa German Airlines (November 1957) for ten years at an annual rental of \$6,900; to the Canadian National Railways (September 1958) for ten years at an annual rental of \$27,086; and to the Western Assurance Co. (September 1966) for ten years. Electrical work appears to have been carried out in the building in 1960-1961 and the cost of \$150,000 was a charge against the land (Land Titles #A11869, A18437, A18559, A66061, A202405).

This parcel was closed to subsequent registrations in December 1961 and re-entered as "Parcel 1-5, Section Y-1."

Parcel 1-5, Section "Y-1"

Space within the building at 55 Yonge Street was leased to the Phelps Dodge Corporation of Canada Ltd. for a ten-year term in February 1968, and to the Canadian Imperial Bank of Commerce for a seven-year term in that same month.



This land was mortgaged for \$23,000,000 in January 1986 (Land Titles #A235410, A236907, C257772).

In October 1986, ownership of this property was acquired by H & R Properties Ltd. and mortgaged for \$13,000,000. A second charge for \$20,000,000 was entered on title in June 1992. Space within the building was leased to Her Majesty the Queen (Canada) for a five-year term starting in January 1988; to the Morgan Trust Company of Canada (seven years, from September 1989); McCarthy Securities Ltd. (15 years, October 1987); Lufthansa (ten years, December 1987); Transcanada Pipelines Ltd. (ten years, June 1992), Telerate Canada Inc. (11 years, June 1992), and Her Majesty the Queen (Ontario) for five years commencing in July 1992. Various other documents (charges, notices, and construction liens) were entered on title between September 1980 and August 1993 (Land Titles #C323117, C323118, C712870, C779370, C779371, C779372, C780120, C780706, C809393).

In November 1996, ownership of this property was transferred to Fifty-Five Yonge Street Holdings Ltd. (30% share) and to 55 Yonge Portfolio Inc. as to a 70% share. This land was mortgaged at that same time for \$35,000,000 (Land Titles #E41554, E50090, E51406, E51407).

The records for this property were automated in May 2001.

City Directories

The occupations of the subject property were traced through the various city directories between 1833 and 1880 on an annual basis (subject to availability of editions with a street directory and publication gaps), and thereafter at five-year intervals, generally, until 1969. Entries in ***bold italics*** indicate clear or probable occupants of individual lots making up subject property. Adjacent properties are listed for purposes of “landmarking” from one year to the next, where necessary, as early editions of the directories do not necessarily include property numbers, the street numbering changed periodically, or was recorded inconsistently, throughout the nineteenth and early twentieth century.



- 1833 **Yonge Street:** Market (Wellington) Street crosses; 2, William Iredale (painter, plumber, etc.); 4, Thomas Brodie (carpenter); 6, Robert Matthews (shoemaker); Peter Tariff (mould maker); 8, **Robert Beard**; 10, **John Campbell** (boot & shoemaker); 12, **James Stitt** (carter); 14, **Calvin Davis** (blacksmith); King Street crosses.
- 1837 No street directory.
- 1843 No street directory.
- 1846 No street directory.
- 1850 No street directory.
- 1856 **Yonge Street** (east side): Wellington intersects; 20, Bank of British North America; 24, **C.H Houghton** (auctioneer & commercial merchant); vacant ground; **Mitchell Ross & Co.** (wholesale dry goods merchants); Colborne intersects. Colborne Street (south side): Rear premises; vacant ground; Scott Street intersects.
- 1857-1859 No street directories.
- 1860 No street directory.
- 1861 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 51, Bryson & Bros. (water oil depot); 53, **A.K. Boomer** (general agent); vacant lots; **The New Bank of Upper Canada** (Edward Goldsmith, manager); Colborne intersects. Colborne Street (south side): Rear of **Bank of Upper Canada**; vacant ground; Scott Street intersects.
- 1862 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 51, Bryson & Bros. Co. (rock oil depot); 53, **Alfred Dredge** (wholesale stationer); vacant lots; 59, **Bank of Upper Canada**



- (Edward Goldsmith, manager); Colborne intersects. Colborne Street (south side): Rear premises; vacant ground; Scott Street intersects.
- 1864 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 51, vacant store; 53, **Dredge & Wilson** (wholesale stationers); 59, **Bank of Upper Canada** (Robert Cassells, manager); Colborne intersects. Colborne Street (south side): Rear premises, **Bank of Upper Canada**; vacant lots to 31 Colborne.
- 1866 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 51, Provincial Telegraph Company; 53, **H. Dredge & Co.** (wholesale stationers & book binders); 55, **Virtue, Yorston & Co.** (book publishers), **H.W. Russell** (importer watches, jewellery, etc.), **Bryant, Stratton & Odell's Commercial College, J.J. Vickers** (Northern Express Company), **American and Canadian Express Company** (M.H. Irish, agent), **Bank of Upper Canada**; Colborne intersects. Colborne Street (south side): vacant lots between Yonge and Scott streets.
- 1867 No street directory.
- 1869 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 51, Livingston, Johnston & Co. (wholesale clothiers); 53, **A. Dredge & Co.** (stationers); 57, **Canadian Express Co., American Express Co., European Express Co.** (M.H. Irish, agent), **Virtue, Yorston & Co.** (publishers), **Morphy, Sullivan & Fenton** (barristers), **Bryant, Stratton & Odell's Commercial College**; 59, **Canadian Bank of Commerce**; Colborne intersects. Colborne Street (south side): Rear premises, **Bank of Commerce**; vacant lots; Scott Street intersects.
- 1870 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 51, Livingston, Johnston & Co. (wholesale clothiers); 53, **A. Dredge & Co.** (wholesale stationers & bookbinders); 55-57 "Express Buildings," **G. & H.B. Morphy** (barristers), **Virtue & Yorston**



- (publishers), **A.W. Russell** (agent for Thomas Russell & Son), **North Western Express** (John Vickers, proprietor), **American Merchants' Union Express** (J.D. Irwin, agent), **European Express Co.** (J.D. Irwin, agent), **Merchants' Despatch** (fast freight, J.D. Irwin, agent); **Canadian Bank of Commerce**; Colborne intersects. Colborne Street (south side): 25, **Damer & Co.** (wholesale boots & shoes); 27, Samson, Kennedy & Gremmel (dry goods).
- 1871 **Yonge Street** (east side): Wellington intersects; 49, Bank of British North America; 51, Livingston, Johnston & Co. (wholesale clothiers); 53, **A. Dredge & Co.** (wholesale stationers); "Express Buildings," **G. & H.B. Morphy** (barristers), **A.W. Russell** (jeweller), **Virtue & Yorston** (publishers), **J.D. Irwin** (general express agent); **Canadian Bank of Commerce** (H.S. Strathy, cashier); Colborne intersects. Colborne Street (south side): **Royal Insurance Company**; Rankin Court; 13, Samson, Kennedy & Gremmel (dry goods).
- 1872 **Yonge Street** (east side): Wellington intersects; 49, Bank of British North America; 51, Childs & Co. (boots & shoes); 53, **A. Dredge & Co.** (wholesale stationers); 55, **J.J. Vickers** (express office), **A.W. Russell** (jeweller); 55-57, **J.D. Irwin** (express agent), **Morphy, Morphy & Winchester** (barristers); 57, **Russell & Davidson** (watches, etc.), 57, **G. Virtue** (publishers); **Canadian Bank of Commerce** (H.S. Strathy, cashier); Colborne intersects. Colborne Street (south side): 25, **Dudley & Burns** (printers), **Baptist Book Room**, **Canadian Baptist Office**, **Norris & Soper**, **J.B. Read**; Rankin Court; 13, Samson, Kennedy & Gremmel (dry goods).
- 1873 **Yonge Street** (east side): Wellington intersects; 49, Bank of British North America; 51, Childs & Co. (boots & shoes); 53, **A. Dredge & Co.** (book binders); 55, **General Express Office** (J.D. Irwin), **G. & H.B. Morphy** (barristers); 57, **Russell & Davidson** (watches, etc.), 59, **Virtue & Yorston** (publishers), **William Lightfoot** (printer), **Canadian Bank of Commerce**; Colborne intersects. Colborne Street (south



- side): **Norris & Soper** (pianos); **Canadian Baptist Office** (printing office); **J.B. Read** (collar maker); **Dudley & Burns** (printers); 13, Samson, Kennedy & Gremmel.
- 1874 **Yonge Street** (east side): Wellington intersects; 51, Childs & Co. (boots & shoes); 53, **A. Dredge & Co.** (book binders); 55, **Morphy, Morphy & Winchester** (barristers), **G. & H.B. Morphy** (barristers), **T. Russell & Son** (jewellers), **Alfred J. Mills** (watchmaker), **Virtue & Yorston** (publishers, *Art Journal*); 57, **American Express Co. and Canadian Express Co.** (J.D. Irwin, agent), 59, **Canadian Bank of Commerce**; Colborne intersects. Colborne Street (south side): 11, **Canadian Baptist Office, Dudley & Burns** (printers), **Joseph B. Read** (linen & paper collar manufacturer).
- 1875 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 51, Childs & Co. (boots & shoes); 53, **A. Dredge & Co.** (book binders); 55, **Morphy, Morphy & Winchester** (solicitors), **G. & H.B. Morphy** (barristers), **T. Russell & Son** (jewellers), **German Harmonic Society, Virtue & Yorston** (publishers, *Art Journal*); 57, **American Express Co. and Canadian Express Co.** (J.D. Irwin, agent), 59, **Canadian Bank of Commerce** (J.S. Lockie, local manager); Colborne intersects. Colborne Street (south side): 11, **Dudley & Burns** (printers), **C.F. Holterman** (linen & paper collar manufacturer), **Thomas Wilson** (woollens importer), **Lawson & Co.**, (wholesale dry goods).
- 1876 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 51, Childs & Co. (boots & shoes); 53 **Dredge & Co.** (book binders & stationers); 55, **Morphy, Morphy & Winchester** (solicitors), **Morphy & Monkman** (barristers), **T. Russell & Son** (watch manufacturers, Liverpool, A.W. Russell, agent); 57, **American Express Co. and Canadian Express Co.** (J.D. Irwin, agent), 59, **Canadian Bank of Commerce** (W.N. Anderson, manager, J.S. Lockie, local manager); Colborne intersects. Colborne Street (south side):



Canadian Bank of Commerce; 11, **Thomas Wilson** (woollens importer), **H.A. Schomberg & Co.**, (dry goods), **John Coulthard & Co.** (wines & spirits), **Dudley & Burns** (printers), **Bedford Bros.** (book publishers), **C.F. Holterman** (shirt & paper collar factory).

1877 **Yonge Street** (east side): Wellington intersects; 49, Bank of British North America; 51, Childs & Co. (boots & shoes), W.H. Rodden (edge tools); 53 **Barber & Ellis** (stationers & book binders); 55, **Morphy, Morphy & Winchester** (barristers), **Morphy & Monkman** (barristers), **T. Russell & Son** (watch manufacturers, Liverpool, A.W. Russell, agent); 57, **Canadian Express Co. and American Express Co.** (J.D. Irwin, agent), 59, **Canadian Bank of Commerce** (W.N. Anderson, manager, J.S. Lockie, local manager); Colborne intersects. Colborne Street (south side): **Canadian Bank of Commerce**; 11, **Thomas Wilson** (woollens importer), **Dudley & Burns** (printers), **C.F. Holterman** (paper collar & cuff factory), **Bedford Bros.** (book publishers), **John Coulthard & Co.** (wines & spirits).

1878 **Yonge Street** (east side): Wellington intersects; 49, Bank of British North America; 51, Childs & Johnston (boots & shoes), W.H. Rodden (edge tools); 53 **Barber & Ellis** (stationers & book binders); 55, **Morphy & Monkman** (barristers), **Morphy, Winchester & Madill** (barristers), **T. Russell & Son** (watch manufacturers, Robert Cuthbert, manager); 57, **Canadian Express Co.** (J.D. Irwin, agent), **American Express Co.** (J.D. Irwin, agent), 59, **Canadian Bank of Commerce** (W.N. Anderson, manager, J.S. Lockie, local manager); Colborne intersects. Colborne Street (south side): **Canadian Bank of Commerce**; 11, **City of Toronto Telephone Co.** (Fred Strange, manager), **John Fleming** (electrotyper), **Coulthard & Co.** (importers, wine & liquors) **Dudley & Burns** (printers), **Holterman & Kauffman** (commercial merchants).

1879 **Yonge Street** (east side): Wellington intersects; 49, Bank of British North America; 51, unoccupied; 53 **unoccupied**; 55, **Morphy &**



- Monkman** (barristers), **Morphy & Winchester** (barristers), **G. Sisson Morphy** (land agent & broker); 57, **Canadian Express Co.** (J.D. Irwin, agent), **American Express Co.** (J.D. Irwin, agent), 59, **Canadian Bank of Commerce**; Colborne intersects. Colborne Street (south side): **Canadian Bank of Commerce**; 11, **City of Toronto Telephone Co.** (James Mooney, manager), **John Fleming** (electrotyper), **Coulthard & Co.** (importers, wine & liquors) **Dudley & Burns** (printers), **Holterman & Kauffman** (commercial merchants).
- 1880 **Yonge Street** (east side): Wellington intersects; 49, Bank of British North America; 51, unoccupied; 53, **unoccupied**; 55, **S. Frenkel** (wholesale jeweller); 55-57, **G. & H.B. Morphy** (barristers), **Morphy & Winchester** (barristers), **G. Sisson Morphy** (real estate agent); 55-57, **American Express Co.** (J.D. Irwin, agent), **Canadian Express Co.** (J.D. Irwin, agent), 59, **Canadian Bank of Commerce**; Colborne intersects. Colborne Street (south side): **Canadian Bank of Commerce**; 11, **W. Hewitt** (manufacturer & commercial agent), **Fleming & Son** (electro & stereotypers), **Dudley & Burns** (printers), **C.F. Holterman** (paper collar manufacturer).
- 1885 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 49-51, Central Bank; 53, **Forbes, Waugh & Co.** (gentlemen's furnishings); 55, **Morphy & Millar** (barristers), **S. Frenkel** (wholesale jeweller); 55-57, **American Express Co., Canadian Express Co.**; 59, **Canadian Bank of Commerce**; Colborne intersects. Colborne Street (south side): **Canadian Bank of Commerce**; 11, **W. Hewitt** (manufacturers' agent), **Hugh Ritchie** (manufacturers' agent), **Dudley & Burns** (printers), **Pure Gold Manufacturing Co., Harkins & Smyth** (mouldings).
- 1890 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 49, vacant; 51, vacant; 53, **John D. Ivey & Co.** (wholesale millinery); 55-57, **Morphy & Millar** (barristers), **Samuel Frenkel** (wholesale jeweller), **E.A. Levain & Co.** (manufacturers, dress



- shields), **Canadian Express Co.**; 59, "Trusts Building," **Toronto General Trusts Co., Edgar & Malone** (barristers); Colborne intersects. Colborne Street (south side): **Bank** (side entrance); 11, **Getty & Fee** (vinegar manufacturers), **Dudley & Burns** (printers), **Gavin Dykes** (manufacturers' agent); **Grenadier band room**; Rankin Court.
- 1895 **Yonge Street** (east side): Wellington intersects; Bank of British North America; 49, vacant; 51, Commercial Travellers' Building; 53, vacant; 55-57, **Canadian Express Co.** (J.D. Irwin, general agent), **S. Frenkel** (wholesale jeweller), **Millar & LeVeseonte** (barristers); 59, **Trusts Building** (four floors of commercial tenants); Colborne intersects. Colborne Street (south side): **Trusts Building** (side entrance); 11, **A.L. Wilcox** (wholesale leather), **Walkerville Brewing Co.** (G.E. Cooper, agent), **Dudley & Burns** (printers); Rankin Court.
- 1900 **Yonge Street** (east side): 53, **Samuel Frenkel** jewellery); 55-57, **Canadian Express Co., Millar, Ferguson & Hughes** (barristers); 59, **Trusts Building** (four floors of commercial tenants); Colborne intersects. Colborne Street (south side): **Trusts Building** (side entrance); 11, **A.L. Wilcocks** (wholesale leather), **Dudley & Burns** (printers); Rankin Court.
- 1905 **Yonge Street** (east side): 53, **Samuel Frenkel** jewellery); 55-57, **Canadian Express Co., F.A. Wilkinson** (manufacturing jeweller), **Millar & Ferguson** (barristers), **Andrew Hunter** (barrister); 59, **Trusts Building** (four floors of commercial tenants); Colborne intersects. Colborne Street (south side): **Trusts Building** (side entrance); 11, **A.R. Bremner & Co.** (toilet specialties), **Charles Keith** (printer), **William Blackley Ltd.** (dry goods), **Hamlin's Wizard Oil Co., Standard Cloak Co.**
- 1910 **Yonge Street** (east side): 53, **Samuel Frenkel** jewellery); 55-57, **Canadian Express Co., F.A. Parkinson** (manufacturing jeweller), **John**



- Foley** (manufacturers' agent), **Millar, Ferguson & Hunter** (barristers); 59, **General Trusts Building** (four floors of commercial tenants); Colborne intersects. Colborne Street (south side): 11, **Charles Keith** (printer), **J.B. Jardine & Co.** (wholesale shoes), **C.C. Kawin & Co.** (chemists), **A.R. Bremner & Co.** (toilet specialties), **Hygienic Laboratories Ltd.**
- 1915 **Yonge Street** (east side): 53, **Webster Building** (four floors of commercial tenants); 55-57, **Canadian Express Co., F.A. Parkinson** (manufacturing jeweller), **Millar, Ferguson & Hunter** (barristers); 59, **Crown Life Building** (four floors of commercial tenants); Colborne intersects. Colborne Street (south side): 11, **vacant**.
- 1920 **Yonge Street** (east side): 53, **Webster Building** (four floors of commercial tenants); 55-57, **Canadian Express Co., F.A. Parkinson** (manufacturing jeweller), **Millar, Ferguson & Hunter** (barristers); 59, **Crown Life Building** (four floors of commercial tenants); Colborne intersects. Colborne Street (south side): 11, **three floors of industrial/commercial tenants**.
- 1925 **Yonge Street** (east side): 53, **Webster Building** (four floors of commercial tenants); 55-57, **Canadian Express Co.**; 59, **Crown Life Building** (four floors of commercial tenants); Colborne intersects. Colborne Street (south side): 11, **three floors of industrial/commercial tenants**.
- 1930 **Yonge Street** (east side): 53, **Webster Building** (four floors of commercial tenants); 55, **M. Kaplan & Son** (insurance agents), **Kaplan Customs Brokers**; 57, **Crown Life Insurance Co.**; 59, **Crown Life Building** (five floors of commercial tenants); Colborne intersects. Colborne Street (south side): 11, **Royal Trust Co.** (side entrance), **Crown Life Insurance Co.** (medical department).
- 1935 **Yonge Street** (east side): 53, **Webster Building** (four floors of commercial tenants); 55, **M. Kaplan & Son** (insurance agents),



- Kaplan Customs Brokers; 57, Crown Life Insurance Co.; 59, Crown Life Building** (five floors of commercial tenants); Colborne intersects. Colborne Street (south side): 11, **Royal Trust Co.** (side entrance), **Crown Life Insurance Co.** (side entrance).
- 1940 **Yonge Street** (east side): 53, **Webster Building** (four floors of commercial tenants); 57, **Crown Life Insurance Co.**; 59, **Crown Life Building** (five floors of commercial tenants); Colborne intersects. Colborne Street (south side): 11, **Crown Life Insurance Co.** (side entrance).
- 1945 **Yonge Street** (east side): 53, **Webster Building; 57, Crown Life Insurance Co.; 59, Crown Life Building** (five floors of commercial tenants); Colborne intersects. Colborne Street (south side): 11, **Crown Life Insurance Co.** (side entrance).
- 1950 **Yonge Street** (east side): 53, **Old Colony Building;** (four floors of commercial tenants); 57, **Crown Life Insurance Co.; 59, Crown Life Building** (five floors of commercial tenants); Colborne intersects. Colborne Street (south side): 11, **Crown Life Insurance Co.** (side entrance).
- 1955 **Yonge Street** (east side): 53, **Old Colony Building;** (four floors of commercial tenants); 57, **Crown Life Insurance Co.; 59, Crown Life Building** (five floors of commercial tenants); Colborne intersects. Colborne Street (south side): 11, **Crown Life Insurance Co.** (side entrance).
- 1960 **Yonge Street** (east side): 53, **Old Colony Building;** (four floors of commercial tenants); 55, **Office Building** (12 floors of commercial tenants); Colborne intersects. Colborne Street (south side): 1, **Thomson & McKinnon** (side entrance).
- 1965 **Yonge Street** (east side): 53, **Old Colony Building;** (four floors of commercial tenants); 55, **Office Building** (12 floors of commercial



tenants); Colborne intersects. Colborne Street (south side): 1, **Thomson & McKinnon** (side entrance).

1969 **Yonge Street** (east side): 53, **Old Colony Building**; (four floors of commercial tenants); 53A, A.F. Webster & Son (travel agents); 55, **Office Building** (12 floors of commercial tenants); Colborne intersects. Colborne Street (south side): 1, **vacant**.

Historical Mapping

Various nineteenth- and twentieth-century maps show the development of the subject property.

The patent plan for the Old Town of York showed that this lot was held by Robert Young. There are no structural footprints shown on this plan (Patent plan, Town of York, dated 1830).

George Williams' 1813 *Sketch of the Ground in Advance of and Including York* of 1813 and his 1814 *Plan of the Town and Harbour of York* (Figure 2) both show a single, rectangular structure approximately on the site of 53 Yonge. Since there are no directories available for that early period it is difficult to state with certainty what the building was, although it would not be unreasonable to suggest that it may have been the smithy of Philip Clinger. Since he was the sole owner of the lot at that date, he would have been responsible for the construction of any buildings on the property. George Phillpotts' 1818 *Plan of York* (Figure 2) shows the same structure which appears to be surrounded by a garden area (Williams, 1813; Williams, 1814; Phillpotts, 1818).

Lot 1 exhibited significant development during the second quarter of the nineteenth century. By 1842 the *Cane Topographical Plan...* shows that there were several large, irregularly shaped buildings standing on the lot which faced Yonge Street and a number of smaller, ancillary rear structures. Based upon the land ownership history, and available city directories, these appear to have been mercantile establishments, warehouses, and possibly Calvin Davis' blacksmith operation. These buildings probably contained residential space on the upper floors which was typical during the nineteenth century. There was a private rear



laneway which provided access to and from Market (Wellington) Street. The Dennis and Fleming *Topographical Plan...* of 1851 (Figure 2) shows a very similar situation to that seen on the earlier Cane map (Cane 1842; Dennis and Fleming 1851).

The plan included in Boulton and Boulton's 1858 *Atlas* (Figure 2) shows a large rectangular brick building at the northwest corner of the lot identified as the Bank of Upper Canada. The land use history shows that the bank purchased this site a few years later in 1861. The Boulton and Boulton plan also shows a rectangular brick building at the 53 Yonge location. The rest of the site appears to have been cleared, perhaps indicating that the other parts of the lot were being redeveloped (Boulton 1858 sheet XXVII). For the most part it had been built up within the next decade (Image 2).

The first edition of the *Goad's Atlas*, dating to June 1880 (Figure 2) shows that the corner of Yonge and Colborne contained a continuous row of substantial brick and stone commercial buildings, which by that time were a decade or two old. They ranged between three and four storeys in height. The site contained a three-storey building at 55 Yonge that was vacant at the time; the 3½-storey brick Express office next to it with a driving shed at the rear; and the four-storey brick Bank of Commerce building at the corner of Yonge and Colborne. The plan shows that the building next to it, at 5 Colborne, housed a type-foundry and printing establishment (Goad 1880, plate 15).

The *Goad's Atlas* maps published between 1884 and 1910 (Figure 2) show few structural changes. The subject property contained buildings numbered 53-59 Yonge (inclusive) and 5, 9, and 11 Colborne Street. These maps show that number 11 Colborne was the business establishment of J. Fiskens & Co. dry goods merchants. The 1903 edition shows that the north-west corner of the site was occupied by the Toronto General Trusts Co. building (Goad 1884-1910, plate 7). The 1923 Goad's map shows the same configuration for the structural footprints on the site. Number 59 Yonge is labeled as the Crown Life building (Goad 1923, plate 7).

The 1957 *Planning Board Atlas* map shows that the corner of Yonge and Colborne contained structures with different footprints from those seen on the 1923



Goad's Atlas map (Figure 2). The title search, city directories and other sources indicate that a new five-storey office building was built at 53 Yonge in 1930 and a 12 story office tower was under construction at 55 Yonge, to be completed by 1958 (City of Toronto 1957).

1.3 Archaeological Context

1.3.1 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).

There are no longer any extant watercourses in this portion of the city. George Williams' 1813 *Sketch of the Ground in Advance of and Including York* and his 1814 *Plan of the Town and Harbour of York* plots a small creek rising in the area of what is now York Street and Adelaide Street west and draining into the lake just east of the foot of Bay Street, passing approximately 250 metres to the southwest of the subject property. This watercourse is shown as much more extensive watershed on James Chewett's 1827 *Plan of the Town of York, Corrected*, but there are numerous elements of this source that are at variance with the majority of the early to mid-nineteenth-century maps of Toronto in terms of the manner in which drainage is rendered. This creek was clearly of minor significance, given that it is not shown on other maps of the period.

1.3.2 Previous Archaeological Research

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

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



No archaeological sites have been registered within the limits of the subject property. The search of the Ontario Archaeological Sites Database returned a result of 47 archaeological sites within approximately one kilometre of the subject property's boundaries (Appendix 1), although it should be noted that several are located well beyond the one-kilometre catchment and one (AjGu-61/64) appears to be a double entry. All are related to the nineteenth- and early-twentieth-century development of the City of Toronto.

Record of three property-specific archaeological assessments completed on lands within less than 100 metres of the subject property were located during the background research. In 2011, Archaeological Services Inc. completed a Stage 1 assessment of 40 Scott Street and 10 Wellington Street East to the southeast of the subject property (Archaeological Services Inc., 2011). In 2021, AS&G Archaeological Consulting carried out a Stage 1 assessment of 49 and 51 Yonge Street, to the south (AS&G Archaeological Consulting, 2021). In 2022, ASI completed a Stage 1 assessment of 69-71A Yonge Street and 1-3 King Street East to the north (Archaeological Services Inc., 2012). In all cases, the research concluded that the properties did not retain potential for significant archaeological resources. Given the highly variable character of historical land uses and accompanying taphonomic processes, the findings of this study and of any others in the area, are of no relevance to the current subject property.

1.3.3 The Predevelopment Landscape and Modelling Indigenous Archaeological Potential

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

The Provincial *Standards and Guidelines for Consultant Archaeologists* stipulate that undisturbed lands within 300 m of primary water sources (lakes, rivers, streams, creeks, etc.), secondary water sources (intermittent streams and creeks, springs, marshes, swamps, etc.), ancient water sources, and the shorelines of



extant or former waterbodies are considered, at a generic level, to exhibit archaeological potential. A variety of other criteria that may indicate potential are also identified in the *Standards and Guidelines*, however, they are not relevant to the subject property or cannot be reconstructed given the urban context in which the property occurs.

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

1.3.4 Existing Conditions

A property inspection was conducted on January 23, 2023. The property (Figure 3, Image 1) was inspected when weather and lighting conditions permitted satisfactory visibility of features, under overcast sky.

The subject property is taken up by the footprints of the five-storey brick and marble 53 Yonge Street building, constructed in 1930, and the 12-storey brick and stone tower at 55 Yonge Street, which was built in 1958. Both buildings feature full basements and/or underground parking. Their construction was preceded by the clearance of all earlier structures from the property.

To the immediate south is the Commercial Travellers Association building at 51 Yonge, which is listed in the City of Toronto's Heritage Register.

2.0 Analysis and Conclusions

The evaluation of the possibility for the survival of any archaeological resources of potential cultural heritage value must take into account a number of taphonomic considerations in addition to the basic historical sequence of developments,



demolitions, and general patterns of change in property use outlined in Sections 1.2 and 1.3.

2.1 Indigenous Archaeological Resource Potential

As noted in Section 1.3.1, it is possible that a very minor stream passed within 250 metres of the southwest part of the subject property, although it is shown on relatively few early nineteenth-century maps or plans of the Town of York. Otherwise, the closest well-attested watercourses were Taddle Creek to the east and Russell Creek to the west, both of which were located well beyond the distance to water potential thresholds established by either the Toronto Archaeological Management Plan potential or the generic Provincial criteria, as outlined in Section 1.3.3. These considerations aside, the potential for the survival of any Indigenous archaeological remains in primary contexts within the subject property is essentially nil. Such sites will not have survived the modern development activities that have altered the original topography of the property. This conclusion is consistent with the statements concerning the removal of archaeological potential (“disturbance”) outlined in Section 1.3.2 of the 2011 *Standards and Guidelines for Consultant Archaeologists*.

2.2 Euro-Canadian Archaeological Resource Potential

The subject property is located within the “New Town” of York, laid out in 1797. The town lot at the northeast corner of Yonge and Market (Wellington) streets was patented in 1801 by Captain Robert Young, a mariner and militiaman who was a Loyalist from Prince Edward County near the Bay of Quinte. He sold the lot to Robert Isaac Dey Gray, the provincial Solicitor General, who was drowned in the wreck of the *Speedy* in 1804. The lot was then purchased by the early blacksmith, Philip Clinger, who was a Hessian soldier who had fought for the British during the American Revolutionary War. The lot remained intact until Clinger and his widow began to subdivide it during the late 1820s. Early maps of the Town of York show one structure standing upon the subject property, 1813-1818, which may have been Clinger’s blacksmith shop.

The northwest portion of the lot was divided into five parcels of land which comprised the land presently occupied by 53-55 Yonge Street. The two most



northerly parcels were expropriated by the City of Toronto in late 1851, and used for the construction and extension of Colborne Street west from Church Street to Yonge. Five feet (1.52 m) of those parcels, not required for the road construction, were deeded to the adjoining owner on the south side of the new road.

The remaining parcels were purchased from the Clinger/Murchison family, or from the executors of the estate beginning in 1832. The site was mercantile in character from that earliest period, and the two corners of the block were dominated by the Bank of British North America (at Yonge and Wellington, south of the subject property), and by the Bank of Upper Canada at Yonge and Colborne on the northwest part of the subject property. The structures built in between them included warehouses and shops, both retail and wholesale. The buildings along this section of Yonge Street were erected between ca. 1846 and 1864. A photograph of the block taken in 1868 showed that these buildings were substantial structures, of brick and stone construction, and ranged in height from three to four storeys. The rear of these premises was bounded by a private laneway.

Some of the other prominent Torontonians who have owned portions of the subject lands during the past two centuries included: Jesse Ketchum (Sr. and Jr.), Charles Albert Berczy, Robert and Joshua George Beard, Lardner and Amos Bostwick, Frederick Chase Capreol, Sir Casimir Stanislaus Gzowski, George Gooderham, and John Woodburn Langmuir. William G. and James C. Fargo, the founders of American Express, also owned land within this block during the nineteenth century. The businesses established along this section of Yonge Street included many commercial tenants such as: barristers, bankers, express agencies, dry goods merchants, grocers, dealers in wine and spirits, clothiers, tailors and milliners, publishers, jewelers, and many others.

During the twentieth century the properties were consolidated into the hands of Confederation Life, the Toronto General Trusts Co., and Crown Life. The Victorian era structures within the subject property were demolished and replaced during the first half of the twentieth century by office buildings known as the Toronto General Trusts building (which became part of the Crown Life Building), the Webster Building, and the Old Colony Building. The sole surviving structure from



the Victoria era along the Yonge Street frontage of the block is the British Colonial Building at the corner of Yonge and Wellington Streets, south of the subject property, which replaced the original Bank of British North America building in 1872-1873.

The construction of the existing buildings at 53 Yonge in 1930 and at 55 Yonge in 1958 has removed all traces of the earlier occupations. On this basis it is concluded that the subject property retains no integrity or archaeological potential for the survival of any archeological resources of cultural heritage value or interest. This conclusion is consistent with the statements concerning the removal of archaeological potential (“disturbance”) outlined in Section 1.3.2 of the 2011 *Standards and Guidelines for Consultant Archaeologists*.

3.0 Recommendations

Given the findings of the Stage 1 assessment research, the following recommendation is made:

1. The 53-55 Yonge Street 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, ASI notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Citizenship and Multiculturalism must be immediately notified.

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



4.0 Advice on Compliance with Legislation

The following advice on compliance with legislation is provided:

- This report is submitted to the Ministry of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, RSO 2005, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Citizenship and Multiculturalism, a letter will be issued by the Ministry stating that there are no further concerns with regards to alterations to archaeological sites by the proposed development.
- It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of 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 at the Ministry of Public and Business Services Delivery is also immediately notified.



- Archaeological sites recommended for further archaeological field work or protection remain subject to Section 48(1) of the Ontario Heritage Act and may not be altered, nor may artifacts be removed from them, except by a person holding an archaeological license.

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6.0 Images



Image 1: The 53-55 Yonge Street subject property on 2021 aerial imagery (City of Toronto). Note that there are issues of distortion in in matching the perspective of the aerial imagery and the parcel fabric data.



Image 2: An 1868 view looking north from the corner of Yonge and Wellington Streets. The Bank of British North America (49 Yonge) is the imposing structure at the corner, south of the subject property. The Bank of Upper Canada at Colborne Street, at the north end of the subject property, may be seen in the distance at the left.

City of Toronto Archives Fonds 1498, Item 3.

7.0 Maps

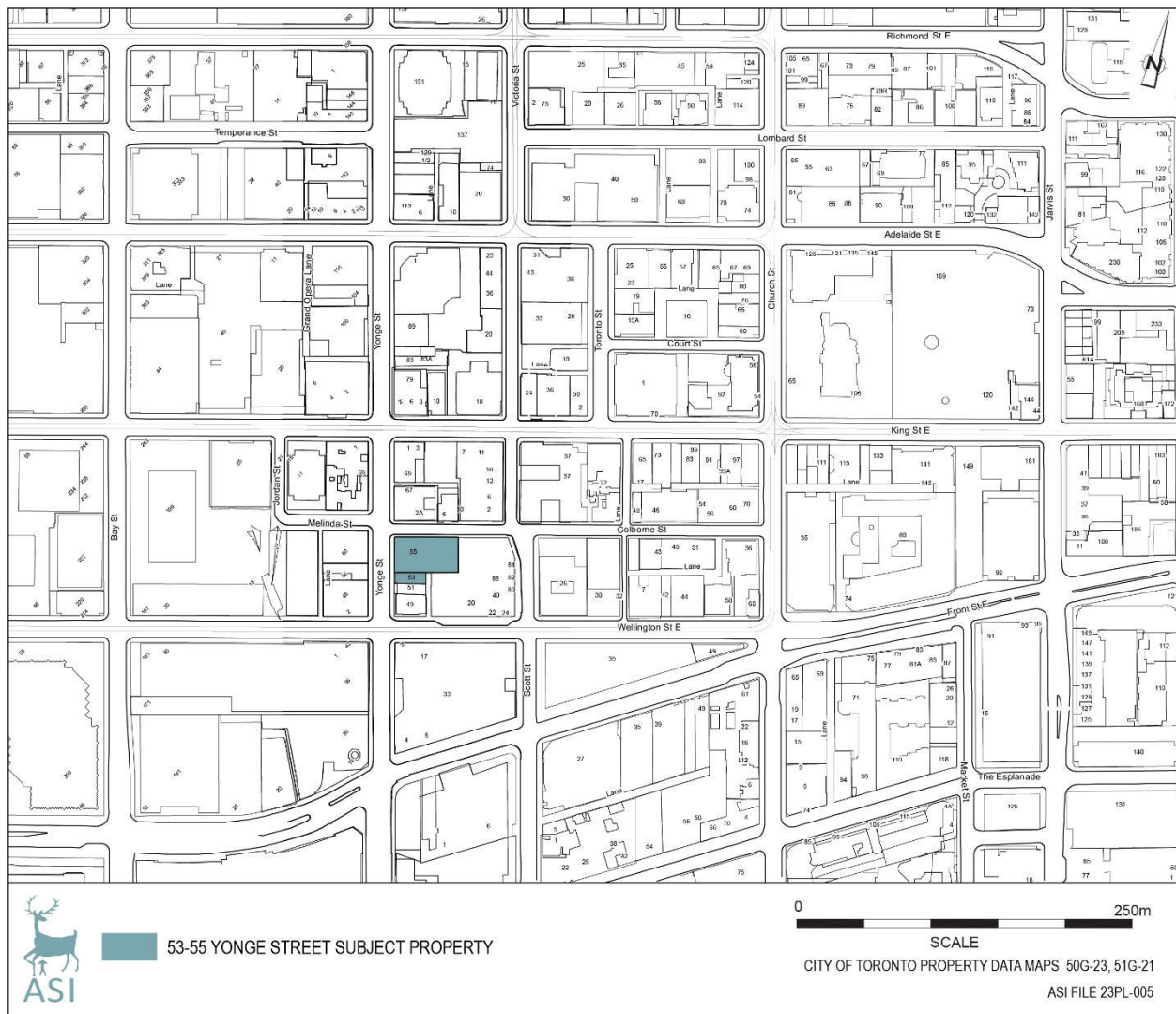
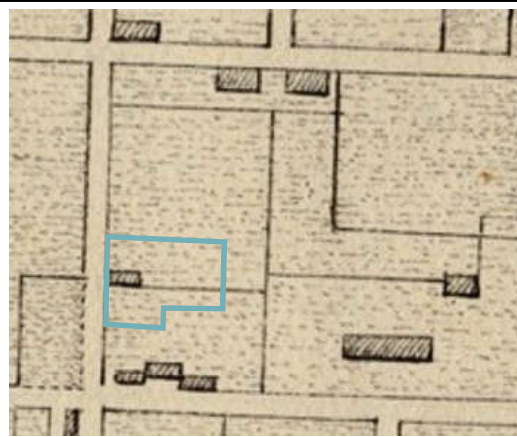


Figure 1: The location of the 53-55Yonge Street subject property.





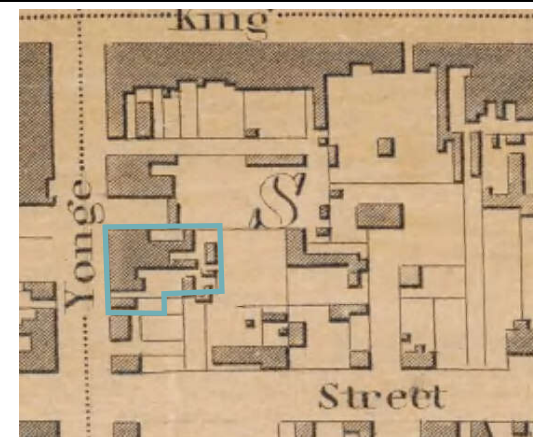
Williams 1813



Williams 1814



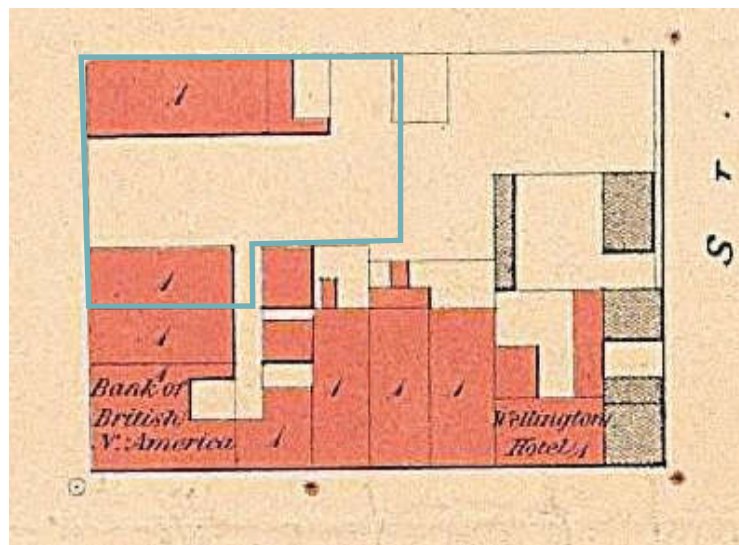
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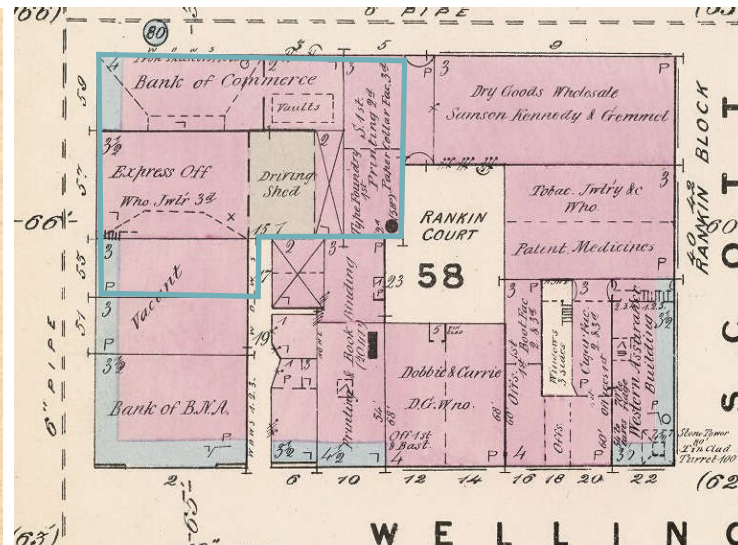
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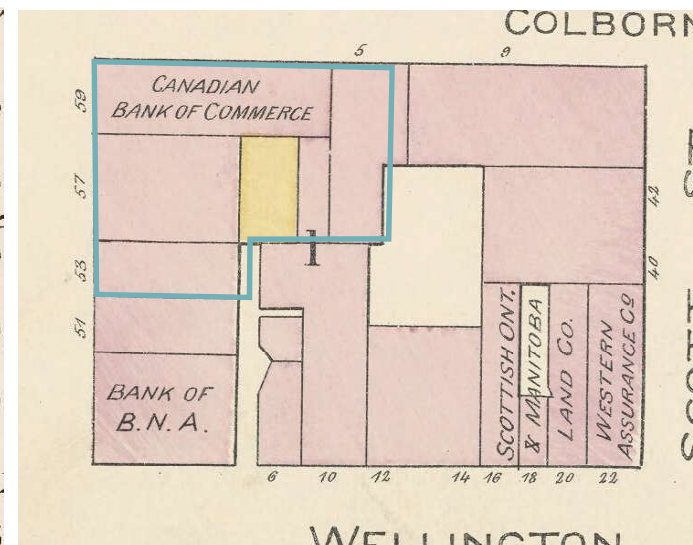
Dennis & Fleming 1851



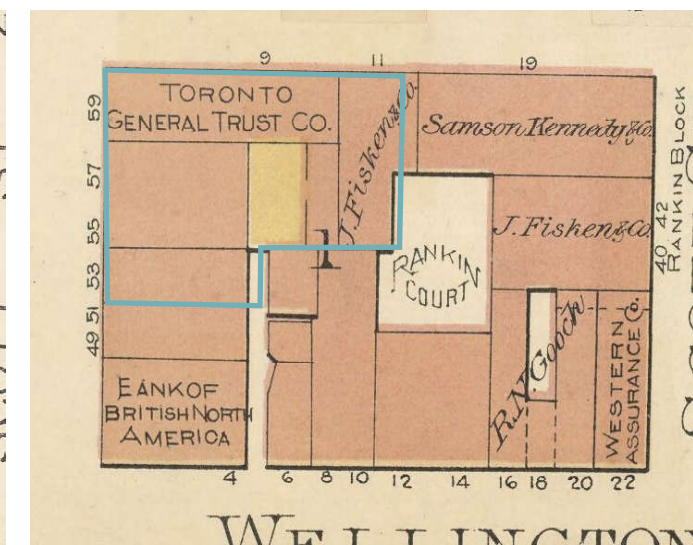
Boulton and Boulton 1858



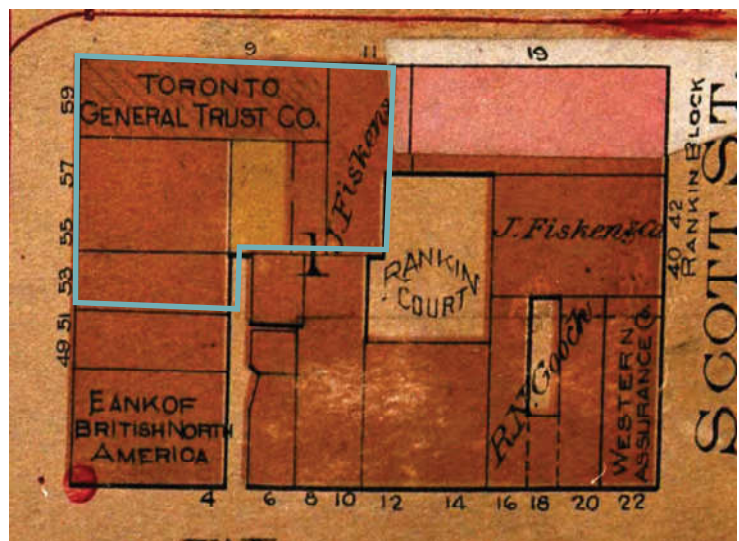
Goad's Atlas 1880



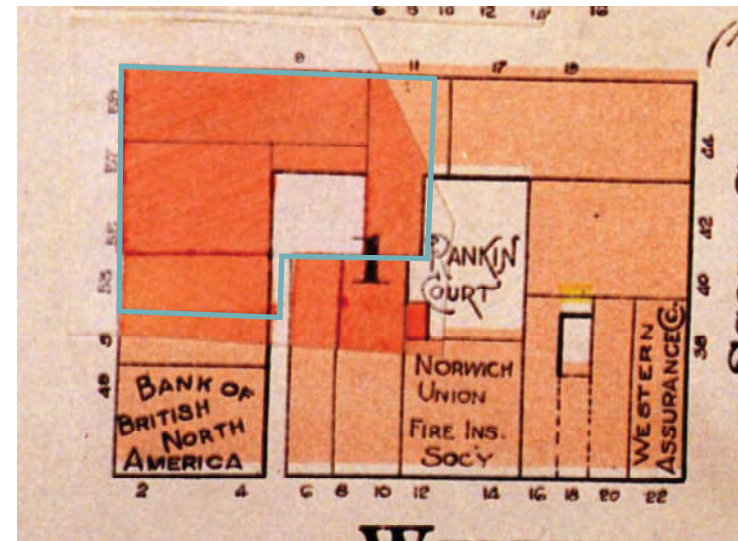
Goad's Atlas 1884



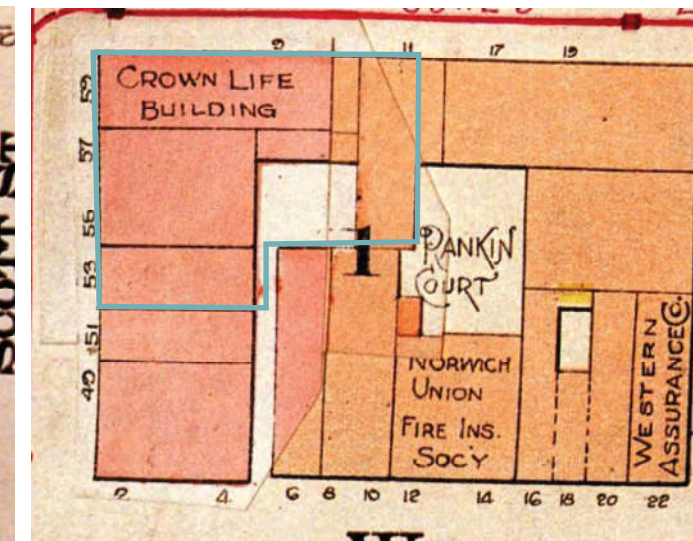
Goad's Atlas 1890-1899



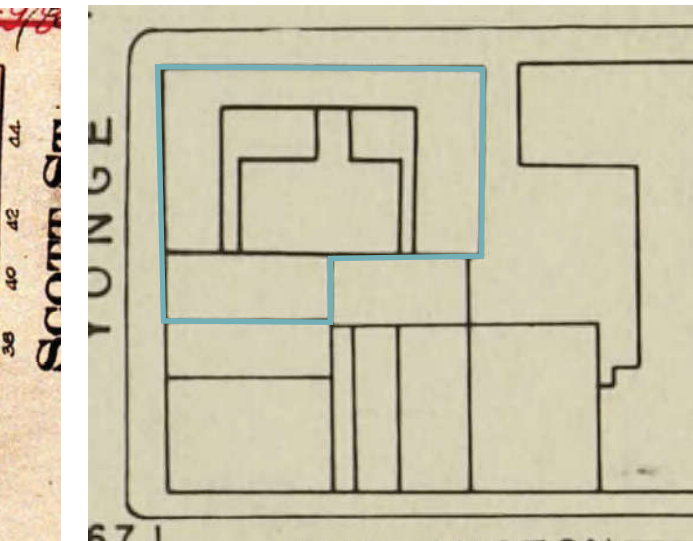
Goad's Atlas 1903



Goad's Atlas 1910



Goad's Atlas 1923



City of Toronto 1957

Figure 2: The nineteenth- and twentieth-century development of the 53-55 Yonge Street subject property.

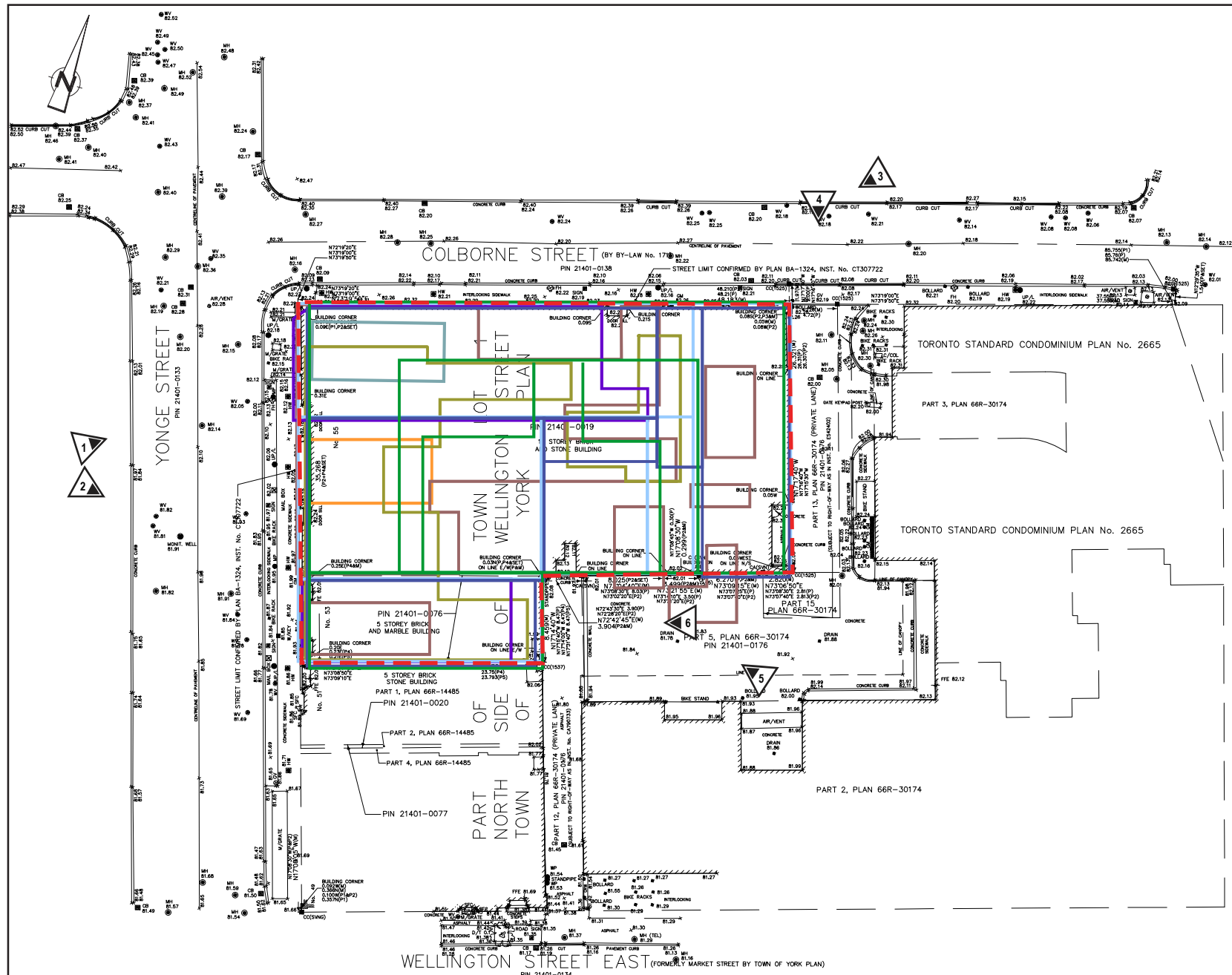


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6

| | |
|--|---------------------------------|
| | STRUCTURE AS DEPICTED 1813 |
| | STRUCTURE AS DEPICTED 1814 |
| | STRUCTURE AS DEPICTED 1842 |
| | STRUCTURE AS DEPICTED 1851 |
| | STRUCTURE AS DEPICTED 1858 |
| | STRUCTURE AS DEPICTED 1880-1903 |
| | STRUCTURE AS DEPICTED 1910-1923 |
| | STRUCTURE AS DEPICTED 1957 |

Figure 3: Stage 1 Archaeological Resource Assessment of 53-55 Yonge Street — development sequencing, existing conditions and evaluation of potential.

Appendix 1: Inventory of Registered Sites

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

| Borden | Site Name | Affiliation | Site Type | Researcher |
|---------|---|---------------|------------------------|--------------|
| AjGu-15 | Front Street | Euro-Canadian | Institutional | O'Brien n.d. |
| AjGu-17 | St. James Churchyard and Burying Ground | Euro-Canadian | Cemetery | THB 1985 |
| AjGu-19 | Mackenzie House | Euro-Canadian | Residential | THB 1985 |
| AjGu-21 | Navy Wharf | Euro-Canadian | Harbour Infrastructure | MPP 1986 |
| AjGu-23 | Esplanade Crib | Euro-Canadian | Harbour Infrastructure | MPP 1986 |
| AjGu-24 | Furniss Water Works Wharf | Euro-Canadian | Harbour Infrastructure | MPP 1986 |
| AjGu-25 | 1894 Landfill | Euro-Canadian | Harbour Infrastructure | MPP 1986 |
| AjGu-28 | Elgin-Winter Gardens | Euro-Canadian | Commercial | OHT 1988 |

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

| Borden | Site Name | Affiliation | Site Type | Researcher |
|---------------|------------------------------|--------------------|------------------------|-------------------|
| AjGu-34 | Southtown | Euro-Canadian | Harbour Infrastructure | ASI 1994 |
| AjGu-36 | Court House Square | Euro-Canadian | Institutional | No data |
| AjGu-39 | St. Paul's Catholic Cemetery | Euro-Canadian | Cemetery | HHI 1998 |
| AjGu-41 | First Parliament | Euro-Canadian | Public Building | ASI 2000 |
| AjGu-48 | The Grange | Euro-Canadian | Residential | ASI 1990 |
| AjGu-49 | Bishop's Block | Euro-Canadian | Residential | ASI 2006 |
| AjGu-50 | Ontario Heritage Centre | Euro-Canadian | Institutional | OHT 2007 |
| AjGu-51 | Toronto General Hospital | Euro-Canadian | Institutional | ASI 2006 |
| AjGu-54 | Barchard Box Factory | Euro-Canadian | Industrial | ASI 2007 |

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

| Borden | Site Name | Affiliation | Site Type | Researcher |
|---------------|--------------------------|--------------------|------------------|-------------------|
| AjGu-62 | John Bugg Stores | Euro-Canadian | Commercial | ARA 2008 |
| AjGu-61/64 | Toronto Lime Kiln Works | Euro-Canadian | Industrial | AWI 2009 |
| AjGu-67 | West Market Square Hotel | Euro-Canadian | Commercial | ASI 2011 |
| AjGu-70 | 15-19 Beverley Street | Euro-Canadian | Residential | AWI 2011 |
| AjGu-71 | 157 Dundas Street East | Euro-Canadian | Residential | AWI 2012 |
| AjGu-82 | King-Caroline | Euro-Canadian | Residential | ASI 2012 |
| AjGu-85 | Berkeley House | Euro-Canadian | Residential | ASI 2013 |
| AjGu-87 | Richmond H1 | Euro-Canadian | Residential | AWI 2016 |
| AjGu-89 | Old Upper Canada College | Euro-Canadian | Institutional | ASI 2015 |

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

| Borden | Site Name | Affiliation | Site Type | Researcher |
|---------------|---------------------------|---|------------------------|-------------------|
| AjGu-90 | Squire | Euro-Canadian | Residential/Industrial | ASI 2015 |
| AjGu-91 | Armoury Street Ward Block | Euro-Canadian, Afro-Canadian, Sino-Canadian | Residential/Commercial | TMHC 2015 |
| AjGu-92 | St. Lawrence Market | Euro-Canadian | Public Building | GAL 2015 |
| AjGu-93 | Jack Cooper Lane Parking | Euro-Canadian | Residential | SCL 2015 |
| AjGu-94 | Britain Street | Euro-Canadian | Cemetery | TLA 2015 |
| AjGu-95 | Esplanade Crib & Wharves | Euro-Canadian | Harbour Infrastructure | CRML 2015 |
| AjGu-96 | Queen Street Parking Lot | Euro-Canadian | Residential | SCL 2015 |
| AjGu-98 | City Corporation Wharf | Euro-Canadian | Harbour Infrastructure | ASI 2017 |

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

| Borden | Site Name | Affiliation | Site Type | Researcher |
|---------------|-------------------------------|--------------------|------------------------|-------------------|
| AjGu-104 | Wharves 26-28 | Euro-Canadian | Harbour Infrastructure | ASI 2018 |
| AjGu-105 | 297 George Street | Euro-Canadian | Residential | TMHC 2018 |
| AjGu-106 | Duke of Cambridge | Euro-Canadian | Commercial | ASI 2019 |
| AjGu-107 | 360 Richmond Street East | Euro-Canadian | Residential | SCL 2018 |
| AjGu-108 | The Esplanade - Market Street | Euro-Canadian | Harbour Infrastructure | ASI 2018 |
| AjGu-111 | Yonge Street Wharf | Euro-Canadian | Harbour Infrastructure | ASI 2021 |
| AjGu-112 | Field-Hagan-Rogers | Euro-Canadian | Residential | ASI 2021 |
| AjGu-117 | Wharf 16 West Pier | Euro-Canadian | Harbour Infrastructure | TMHC 2022 |
| AjGu-118 | Wharf 16 East Pier | Euro-Canadian | Harbour Infrastructure | TMHC 2022 |

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

| Borden | Site Name | Affiliation | Site Type | Researcher |
|----------|---|---------------|------------------------|------------|
| AjGu-120 | Toronto Electric Light Co. Wharf-East Pier | Euro-Canadian | Harbour Infrastructure | TMHC 2022 |
| AjGu-121 | Toronto Electric Light Co. Wharf-West Pier | Euro-Canadian | Harbour Infrastructure | TMHC 2022 |
| AjGu-124 | Hamilton/St. Lawrence Foundry | Euro-Canadian | Industrial | SCL 2022 |

ARA=Archaeological Research Associates ASI=Archaeological Services Inc. AWI=Archeoworks Inc. CRML=CRM Lab GAL=Golder Associates Ltd. HHI=Historic Horizons Inc. MPP=Mayer, Pihl, Poulton & Associates OHT=Ontario Heritage Trust SCL=Stantec Consultants Limited THB=Toronto Historical Board TLA=This Land Archaeology TMHC=Timmins-Martelle Heritage Consultants

