



**CITY OF VAUGHAN
HERITAGE VAUGHAN COMMITTEE AGENDA**

If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing clerks@vaughan.ca, or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.

Wednesday, November 27, 2024

7:00 p.m.

Online via Electronic Participation

Vaughan City Hall

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1.	NOTICE OF APPLICATION TO REPEAL THE HERITAGE DESIGNATION BY-LAW OF JAMES DALZIEL HERITAGE HOUSE AT 7230 NASHVILLE ROAD IN KLEINBURG Report of the Deputy City Manager, Planning, Growth Management and Housing Delivery	3
2.	DOCTORS MCLEAN DISTRICT PARK REDEVELOPMENT LOCATED AT 8100 ISLINGTON AVENUE 90% PLANS PRESENTATION Report of the Deputy City Manager, Planning, Growth Management and Housing Delivery	41
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Heritage Vaughan Committee Report

DATE: Wednesday, November 27, 2024

WARD: 1

TITLE: NOTICE OF APPLICATION TO REPEAL THE HERITAGE DESIGNATION BY-LAW OF JAMES DALZIEL HERITAGE HOUSE AT 7230 NASHVILLE ROAD IN KLEINBURG

FROM:

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek Heritage Vaughan Committee's support and recommend Council approval for the application to repeal the designation of the heritage property located at 7230 Nashville Road (the "**Property**"), located on the west side of Nashville Road, north of Major Mackenzie Drive, and designated under Part IV of the *Ontario Heritage Act*, as shown on Attachments 1-5.

Report Highlights

- The Owner is requesting the repeal of the recent designation of the heritage house at 7230 Nashville Road, Kleinburg, and demolition of the structure due to severe structural compromise and for life safety on the Property.
- The City published notice of application to repeal Designation By-law 139-2024 on July 3, 2024 through the City's website pursuant to section 32 of *Ontario Heritage Act* and no notice of objection was received by the stated deadline (August 2, 2024). The City published notice of application to repeal Designation By-law 139-2024 on July 3, 2024, through the City's website pursuant to section 32 of *Ontario Heritage Act* and no notice of objection was received by the stated deadline (August 2, 2024).
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff recommends approval of the proposed de-designation of the Property and demolition of the heritage house at 7230 Nashville Road in Kleinburg.

Recommendations

1. THAT Heritage Vaughan recommend Council approve the application to de-designate the Property at 7230 Nashville Road subject to the following conditions being met to the satisfaction of the City:
 - i. The owner enters into a letter of undertaking to construct a commemorative display along the public frontage of the Property salvaging and reusing some of the existing materials, in a manner that recognizes and carries forward the legacy of the James Dalziel House to the satisfaction of the City;
2. THAT upon the satisfaction of the condition outlined in Recommendation 1 of this report, City staff bring forward a By-law to repeal By-law 139-2024; and
3. THAT should Council repeal By-law 139-2024, as outlined in Recommendation 2 of this report, Council direct Staff to publish notice of Council's decision on the City's website and cause the following to be served on the owner of the Property, on any person who objected under subsection 32(4), if applicable, and on the Ontario Heritage Trust, in accordance with the *Ontario Heritage Act*.
 - i. a copy of the repealing By-law; and
 - ii. a notice that any person who objects to the decision may appeal to the Tribunal by giving the Tribunal and the Clerk of the municipality, within 30 days after the date of publication under subparagraph ii, a notice of appeal setting out the objection to the decision and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Background

The Property includes one (1½) storey masonry house with metal hip roof. The structure is located approximately 350 meters away from the road having a long driveway leading to the farmhouse. Mature trees surround the property. The frontage of the structure faces Nashville Road. The North, East, South and West are dense with natural regeneration growth that makes access impossible.

The Cultural Heritage value of the Property is related to its design of physical value as a one (1½) storey masonry farmhouse. This is an example of rural architecture in the Colonial/Georgian Revival style. The Property exhibits several defining elements that were normative for homes built in that era including dichromatic brickwork.

The following information is included for information purposes only:

- All the walls around the house are compromised, with noted major cracks on brick façade – this is an indication of major foundation problems.
- The interior is impossible to enter due to the structure's dangerous condition. The structure must be protected by a temporary fence against trespassing.
- Most of the windows and doors are missing.

This report must be reviewed in conjunction with the included structural engineering report (see Attachment 3). The Property is dilapidated and presently uninhabitable due to its dangerous structural condition. Photos are attached (see Attachment 5) indicating evidence of large crevices and the collapsed chimney onto the home.

Previous Reports/Authority

[Heritage Vaughan Committee](#) – 28 February 2024

[Committee of the Whole \(2\)](#) – 19 March 2024

City Council – 26 June 2024 [BY-LAW Number 139-2024](#)

Analysis and Options

The property was designated pursuant to the Ontario Heritage Act on July 3, 2024, through By-law 139-2024.

The City of Vaughan Official Plan 6.2.1.1.

To make full use of the provisions of Provincial legislation, such as the Ontario Heritage Act, Planning Act, Municipal Act and Environmental Assessment Act, to protect and conserve cultural heritage resources in Vaughan.

Initial detailed research was conducted to determine if the property located at 7230 Nashville Road met a minimum two (2) of the nine (9) criteria set out under O.Reg.9/06 to qualify for designation under the Part IV Section 29 of the *Ontario Heritage Act*. Based on the research, staff noted that five (5) out of nine (9) criteria were met for this property, making it a great candidate for designation. As such, a Notice of Intent to Designate was sent to the property owner (and the Ontario Heritage Trust and posted on the City of Vaughan Heritage Notice page), followed by the Council adopted by-law for designation.

The property is no longer structurally safe.

6.2.1.2. That cultural heritage resources in the Heritage register are subject to demolition control as specified under the Ontario Heritage Act. The City may use such controls to support the goals of heritage conservation and may seek additional legislative authority to further protect cultural heritage resources from demolition.

While the City and Cultural Heritage does not support the demolition of heritage resources, the safety of individuals is ultimately most important. After a meeting with the property owner(s) and other connected parties, it was concluded that the building – the main focus of the designation – is no longer structurally safe for habitation, and the property should be de-designated to allow for the lawful demolition of the building.

As stated in the Heritage Report from Arkiform Construction Inc. (see Attachment 2), *“this report must be reviewed in conjunction with a structural engineering report. The property is dilapidated and at this stage in time uninhabitable due to its dangerous conditions and safety.”*

The Structural Condition Assessment Report prepared by Candevcon Group Inc. (see Attachment 3), provides several observations and concerns, while also noting that interior inspection was not conducted due to the severe damaged condition and structurally unsound state of the building. The report concluded that the structural integrity and stability of the house is compromised beyond repair. The state of the building poses severe risk to public safety and should be demolished.

6.2.2.1. That, pursuant to the Ontario Heritage Act, the city may, through a by-law, protect cultural heritage resources by entering into heritage easement agreements or by designating:

- a. individual properties;*
- b. Heritage Conservation Districts where there is a concentration of cultural heritage resources in accordance with Policy 6.3.2.1;*
- c. Cultural heritage landscapes; and*
- d. archaeological sites.*

6.2.4.4. That, in the event a cultural heritage resource is to be demolished, and this has been demonstrated to the City’s satisfaction, the Cultural heritage impact assessment must recommend to the City’s satisfaction, mitigation measures (such as the reuse of materials or building elements in the development or in other developments) and archival documentation, as may be defined in the Vaughan Heritage Conservation Guidelines.

While the Heritage Impact Assessment Report does not include mitigation measures, the Owner offered to construct a commemorative display along the frontage of the property to recognize and carry forward the legacy of the James Dalziel House, to the satisfaction of the City.

Ontario Heritage Toolkit

7.5. Repeal of designation bylaws

There are rare instances where a designation bylaw may need to be repealed. As with the amending process, flowcharts outlining the repeal process are provided in the appendix to this guide. In a case where an owner requests a repeal of the bylaw designating the owner’s property, it is important to determine the nature of the owner’s concerns. It is advisable for the municipality, through the municipal heritage committee or municipal staff, to discuss the matter with the owner. Because properties are designated to protect and conserve them for all generations, the repeal of a designation bylaw is a serious matter that should be given careful consideration. If the property owner decides to proceed with a repeal request, and the request is unsuccessful, the property owner cannot reapply for a repeal until 12 months have passed since the decision.

Staff recommend de-designation of the property, to allow for its demolition.

Due to the irreversible and advanced state of deterioration of the designated property, Cultural Heritage staff support the Heritage Vaughan Committee recommendation to repeal the designation by-law and allow for the demolition of the heritage resource at 7230 Nashville Road.

In compliance with OHA S.32, a notice regarding the request for repeal of the designation at the owner's request has been posted on the City's website as per OHA S.32(2) and no objections from the public have been received. Staff is presenting this request for repeal of designation for review and recommendation to the Heritage Vaughan Committee as per OHA. S.32(5).

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations.

Conclusion

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed de-designation conforms to the policies and guidelines within the Vaughan Official Plan and the *Ontario Heritage Act*. Accordingly, staff can support Council approval of the proposed de-designation of the heritage house at 7230 Nashville Road.

For more information, please contact: Vanessa Lio, Heritage Specialist, ext. 8152.

Attachments

1. Location Map.
2. Cultural Heritage Impact Assessment.
3. Structural Condition Assessment Report.
4. Survey Plan.
5. Recent Photos.

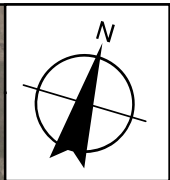
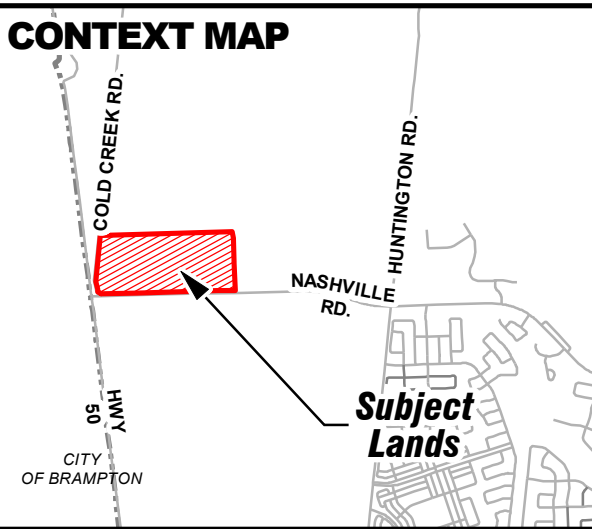
Prepared by

Vanessa Lio, Heritage Specialist, ext. 8152.

Shahzad Davoudi-Strike, Senior Manager of Development Planning, ext. 8653.

Nancy Tuckett, Director, Development and Parks Planning Department, ext. 8529.

CONTEXT MAP



Location Map

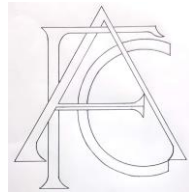
LOCATION:
7230 Nashville Road
Part of Lot 26, Concession 10



Attachment

1

DATE:
November 27, 2024



Arkiform Construction Inc.
2900 Langstaff Rd Unit 7
Concord, Ontario
L4K 4R9

JULY 8, 2024

HERITAGE REPORT

Inspection done on July 4th, 2024 @ 9:00 am

INTRODUCTION

The property on 7230 Nashville Road, Vaughan Ontario is Listed to the Municipal Heritage Inventory.
Construction date circa 1890s -1940

DESCRIPTION OF PROPERTY

The farmhouse at 7230 Nashville Road. (Nashville Road and HWY 50) in the in City of Vaughan, is a one and a half storey masonry house and metal hip roof. The structure is located away from the road approximately 350 meters having a long road leading to the farmhouse. Mature trees surround the property. The frontage of the house is along Nashville Road. The North, East, South and West is occupied by natural regeneration growth that makes access impossible (**Photo attached**)

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The cultural Heritage value of 7230 Nashville Road is related to its design of physical value as a one and a half storey masonry farmhouse. This is an example of rural Architectural with Colonial/Georgian Revival. The property exhibits several defining elements that were normative for homes build in that era including, a dichromatic brickwork. The front wood porch impossible to analyse due to natural regeneration of growth (**Photo attached**)



(Please note the Family history of the property has not been researched at this time)

DESCRIPTION OF HERITAGE ATTRIBUTES

Unless otherwise indicated, the reason for designation applies generally to all exterior elevations, facades, foundation, roof, and roof trim all doors, windows, other structural openings, and associated trims. All architectural detailing, construction materials of wood, stone, brick, plaster parching, metal and glazing and related building techniques. To ensure that the cultural heritage value of this property is conserved certain heritage attributes that contribute to its value have been specifically identified and this includes:

- Dichromatic brick work
- Wood windowsill
- Mature trees

ALTERATION HISTORY AND HERITAGE INTEGRITY

The following are known Alterations to the subject Property.

- Some windows and doors have been changed.
- All the aluminum cladding and metal roof.
- The **North Elevation** is mostly occupied by a new construction attached to the farmhouse as a brick and block and aluminum siding on the second floor.
- **West Elevation** we have a new window that is not in the context of the house, and the major chimney has fallen and resting on the roof. This created a displacement on the wall having a major hole on the façade. Also, evident vertical cracks on the RH of the house **(Photo attached)**
- The **South Elevation** is evident only the area that is currently visible, on major vertical cracks on the RH. and LH of the house.
- The **East Elevation** brick work pattern has been changed to a common bond due to a large green house on the full length of the house up to the second-floor line .and chimney is completely down on the roof creating a major crater on the roof. **(Photo attached)**
- The Antenna pole and a satellite dish on the roof.



RECOMMENEDED RESTORATION MEASURES

The following recommendations for future restoration and conservation are included for information purposes only. They are provided for the benefit of the present and future property owners. These recommendations are not binding, and property owners are under no obligation to restore any lost or missing attributes or features. The recommendations that are made are for Goldpark Group Inc.

- All the walls all around the house are compromised with noted major cracks on brick façade this is an indication of major foundation problems.
- The interior: is impossible to enter due to the house's dangerous condition. The house must be protected by a temporary fence for non-trespassing, this should be addressed immediately.
- Most of the windows and doors that are missing will also require restoration or replacement.

(Please see consulting engineer report)

- **This report must be reviewed in conjunction with a structural engineering report. The property is dilapidated and at this stage in time uninhabitable due to its dangerous conditions and safety. Photos are attached indicating that the walls are evident of large crevices and a photo of the fallen chimney in the home.**

The Building Condition Assessment Heritage Report has been prepared for the intended and exclusive use of the Goldpark Group Inc. Arkiform Construction Inc. (Giuseppe Sportelli) does not assume any liability for the use of this report by other parties.



REFERENCES CITED

City of Vaughan
July 3, 2024, - Office of the City Clerk

Mark, Fram.
2003 - Well-preserved The Ontario Heritage foundation's manual of principles and practice for
Architectural Conservation

Martin E. Weaver.
1997 - Conserving Buildings A manual of Techniques and Materials

Marianne Cusato & Ben Pentreath with Richard Sammons & Leon Krier
2007 - Get Your House Right Architectural Elements to Use & Avoid

Francis D.K.Ching and Cassandra Adam Third Edition
Building construction Illustrated

Arkiform Construction Inc.
Giuseppe (Pino) Sportelli, Arch, CAHP



NORTH ELEVATION



WEST ELEVATION





SOUTH ELEVATION



EAST ELEVATION

STRUCTURAL CONDITION ASSESSMENT

Existing House

7230 Nashville Road, Kleinburg, Vaughan



Prepared for

Goldpark Nashville Inc.

July 17, 2024

 **CANDEVCON GROUP INC.**
CONSULTING ENGINEERS AND PLANNERS

9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
(905) 794-0600

File No. W23119

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5. CONCLUSIONS AND RECOMMENDATIONS

APPENDIX

Appendix "A"

Photos

1. INTRODUCTION

1.1 Purpose of Report

Candevcon Group Inc. was retained by Goldpark Nashville Inc. to assess the existing condition of the structure (house) located at 7230 Nashville Road, Kleinburg, Vaughan, ON.

The site inspection was carried out on July 17, 2024, to determine the structural condition of the house.

The scope of our review was to assess and provide an opinion about the structural condition of the house in its current state.

The review was limited to areas and elements that were determined to be accessible without obstructions. No testing was performed on the areas under investigation, including any materials or components. During the inspection it was deemed too dangerous and unsafe to enter the building/house based on the apparent structural damages and condition of the structure as observed from the exterior.

Recommendations and comments are based on the visual site inspection.

The Structural Condition Assessment report has been prepared for the intended and exclusive use of the Goldpark Nashville Inc. Candevcon Group does not assume any liability for the use of this report, or for the information included herein, or resulting in any damage from the use of this report.

2. BACKGROUND

The subject building (house) is located at 7230 Nashville Rd., east of Highway 50 and west of Huntigton Rd. in the community of Kleinburg in Vaughan. The house is situated on a farm property and approximately 350m from Nashville Road. Access to the house is from Nashville Road and by means of a long driveway located within the property.

Entry to the property was blocked to the public and trespassers by a fence and locked gate, with a warning tape and signage. The structural and architectural drawings for the house were not available at the time of the inspection.

3. BUILDING INFORMATION

The building is a two-storey house, with a low-pitched hip-style roof and multi-layered brick masonry exterior walls. A brick chimney structure extending above the roof level is visible (now has fallen over and rests on the roof). The house features a central entrance with a wooden triangular porch. Windows are placed symmetrically on either side of the entrance. The footprint of the house is rectangular, with the hipped roof intersected by a gable roof of the adjoining one-and-a-half-storey addition on the north side at the rear and a one-storey partly metal with a sunlight roof addition on the east side.

Main Building:

The building (house) is currently vacant, abandoned, damaged, and in a severely deteriorated condition. The west and south exterior walls, including the entrance to the house, are surrounded by dense vegetation and tall bushes. (Pic. 1 to Pic. 5). The projected porch at the house is supported by wooden posts and has a partially glazed main entrance door. The main house features an exterior brick façade, and a green-coloured metal roof. There are two chimneys, one at either end, which are damaged and have fallen over and lying on top of the existing metal roof. The metal roof is damaged in several areas and severely damaged at the location of the previously noted fallen chimneys.

A greenhouse addition appears on the east side for natural sunlight supported on the exterior brick wall. (Pic. 4, Pic. 7, Pic. 8).

Adjoining Building Additions:

East Side Addition - Greenhouse

There is a Greenhouse addition on the east side of the main building. Which is supported by the exterior brick wall. (Pic. 4, Pic. 7 and Pic. 8)

North Side Addition - Adjoining Building

The existing building addition (Pic. 2, Pic. 9) along the north side of the main building (house) has a rectangular footprint and is one-and-a-half-storey with a basement. It has a side-gable roof, a chimney in the center, which is damaged/broken and fallen over onto the existing roof, and a concrete block wall foundation with wooden floors. The building addition has an exterior brick facade on the first floor and wooden siding on the second floor. There are two fully glazed windows on the front and back of the second floor, each with a chajja on top. The first floor has glazed windows on the north and east sides. The building has a one-story front verandah with wood-framed glazed windows and doors at both ends. The shed roof is green metal. Currently, the building addition is abandoned and unoccupied.

4. OBSERVATIONS

The identified structural deficiencies observed during the inspection from the exterior of the building which was visible are listed below. We note that due to the severe damaged condition and structurally unsound state of the building an interior inspection or observation was not undertaken for obvious safety reason.

1. Extensive vertically inclined crack, wide at the bottom and narrow at the top, was observed on the exterior load-bearing masonry wall on the west side from the southwest corner, travelling up from the bottom to the top of the building (Pic. 2, Pic. 3, Pic. 5). Another sizable fissure was also observed on the same wall some distance away from the long crack (Pic. 5).
2. A very large round collapsed area on the load-bearing masonry wall was observed on the west side near the top center of the wall, wide and large cracks surrounding the fallen section. It appears this fallen section caved in towards the inside of the building. (Pic. 3, Pic. 5).
3. A wide vertical crack was noticed on the left side, near the window, from the top of the load-bearing masonry wall on the southside (Pic. 5). Some disintegrated bricks with long vertical cracks were also seen on the same wall on the right side at the southeast corner (Pic. 6).
4. The Chimneys were broken above the roof line and damaged the roof structure, including the metal edge, fascia, and soffit (Pic. 2, Pic. 3, Pic. 7).
5. The metal roof was damaged and lifted in many areas including at the locations of the fallen chimneys (Pic. 2, Pic. 3, Pic. 7). The damaged roof offers no protection to the interior of the building from the elements (rain, snow etc.) resulting in further deterioration of the interior of the building, including flooding, rotting and damage to flooring, walls and ceilings, and environmental issues such as mold.
6. The wooden steps leading up to the entrance porch were observed to be degraded. The windows on the west side appear damaged with shattered panes and a broken shutter hung on the exterior wall (Pic. 3).
7. The brick masonry wall of the greenhouse addition appeared disintegrated, and vegetation growth was observed in the greenhouse with a broken few pane (Pic. 8).
8. Wide and long vertical cracks were also observed in the load-bearing masonry wall at the northeast corner of the house addition on the northside (Pic. 10).

9. The house's crawl space was not inspected due to safety concerns and health hazards; however, the basement of the house addition on the north side is visible from the ground floor and is fully submerged in dirty water up to the windowsill (Pic. 11). That makes it inaccessible to inspect the structure's foundation condition from the basement.

5. CONCLUSIONS AND RECOMMENDATIONS

Based on our observation of the condition of the building (house) during our inspection, we note that the structural integrity and stability of the house is compromised. In particular, the presence of wide, lengthy vertical cracks on the load-bearing masonry walls on exterior sides of the building indicates significant movement of the structure likely from foundation settlement due to submerged water in the basement or some other failure of structural elements within the building.

Furthermore, the damaged roof system, interior water damage to the floors, walls and ceiling, and the broken and fallen chimneys on the roof-top, increases the risk of further structural failures/issues along with additional environmental, health and safety concerns.

In conclusion, the extent of the structural deficiencies are significant, and additional movement and cracking of the bearing wall is likely to continue to a point of complete failure and collapse of the building. The current state of the building is dire, and poses a severe risk of complete collapse resulting in public safety and health concerns. Therefore, with public safety being paramount, we recommend that pro-active safety measures be implemented immediately to secure the building by installing security fencing/hoarding and warning signs around the perimeter building at an appropriate distance or offset from the building to protect the public or trespassers from falling debris and prevent entry into the unsafe building (house). In addition, we strongly recommend that the house be condemned and demolished as soon as possible, with proper demolition permit approvals in place from the City of Vaughan.

Inspection carried out by:

Ashesh Patel, P. Eng.

Report Prepared by:

Ashesh Patel, P. Eng.

Report Reviewed by:

Loreto Tersigni, P. Eng.



APPENDIX “A”



Pic. 1: Southview of the House-Front Entrance



Pic. 2: Westview of the House showing Northside Addition



Pic. 3: Westview showing Cracks on the Masonry Wall, Part Caved In and Broken Chimney



Pic. 4: Southside view showing Greenhouse Addition on Eastside



Pic. 5: Southwest view of the House-Cracks and Damage in the Load-bearing Masonry Wall



Pic. 6: Cracks and Damage on the Southside Masonry Wall of the House



Pic. 7: Eastside View of the House showing Damaged Roof at Broken Chimney and Greenhouse Addition



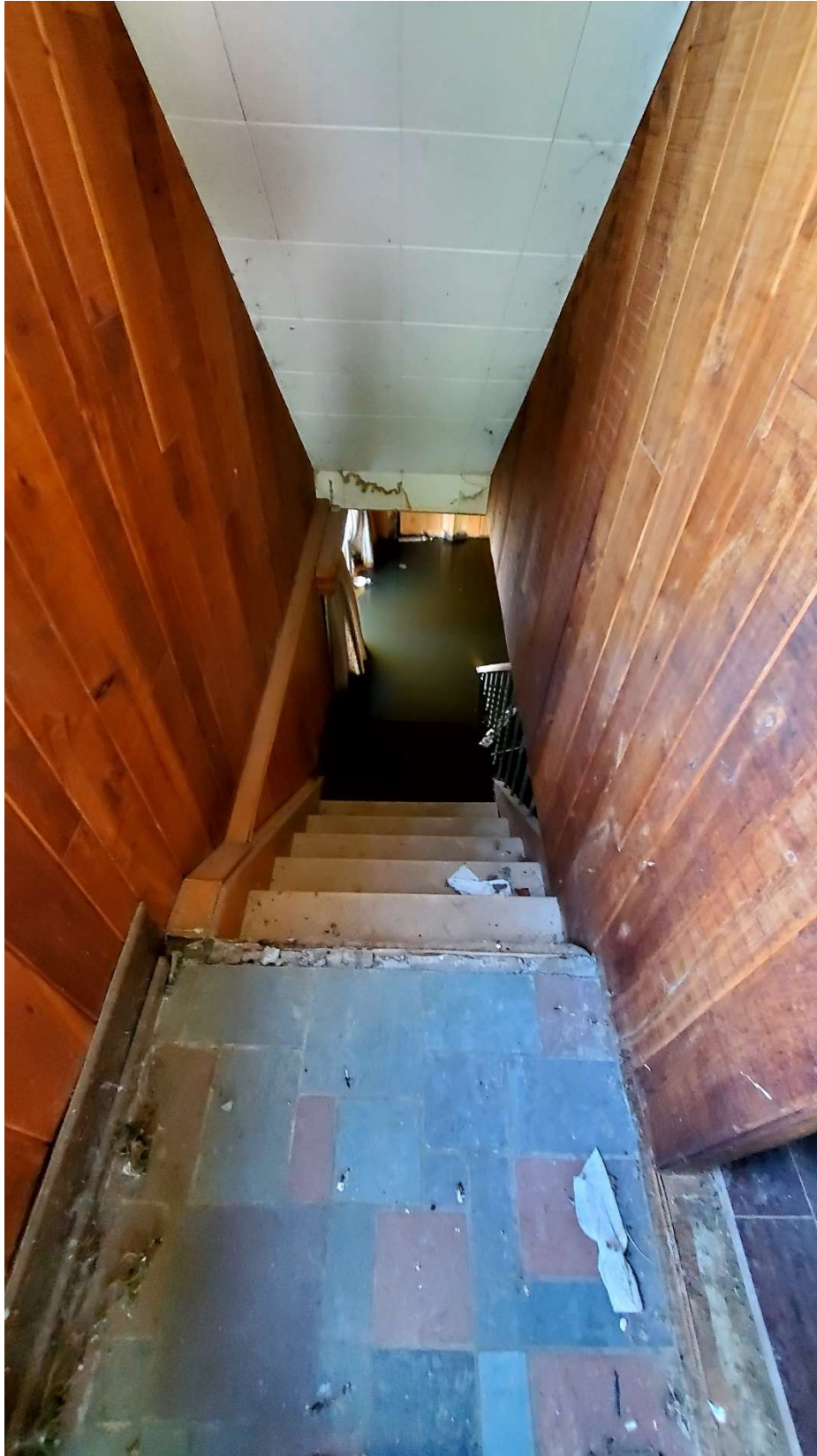
Pic. 8: Eastview showing disintegrated Masonry Wall, Vegetation growth in the Greenhouse with Broken Panes



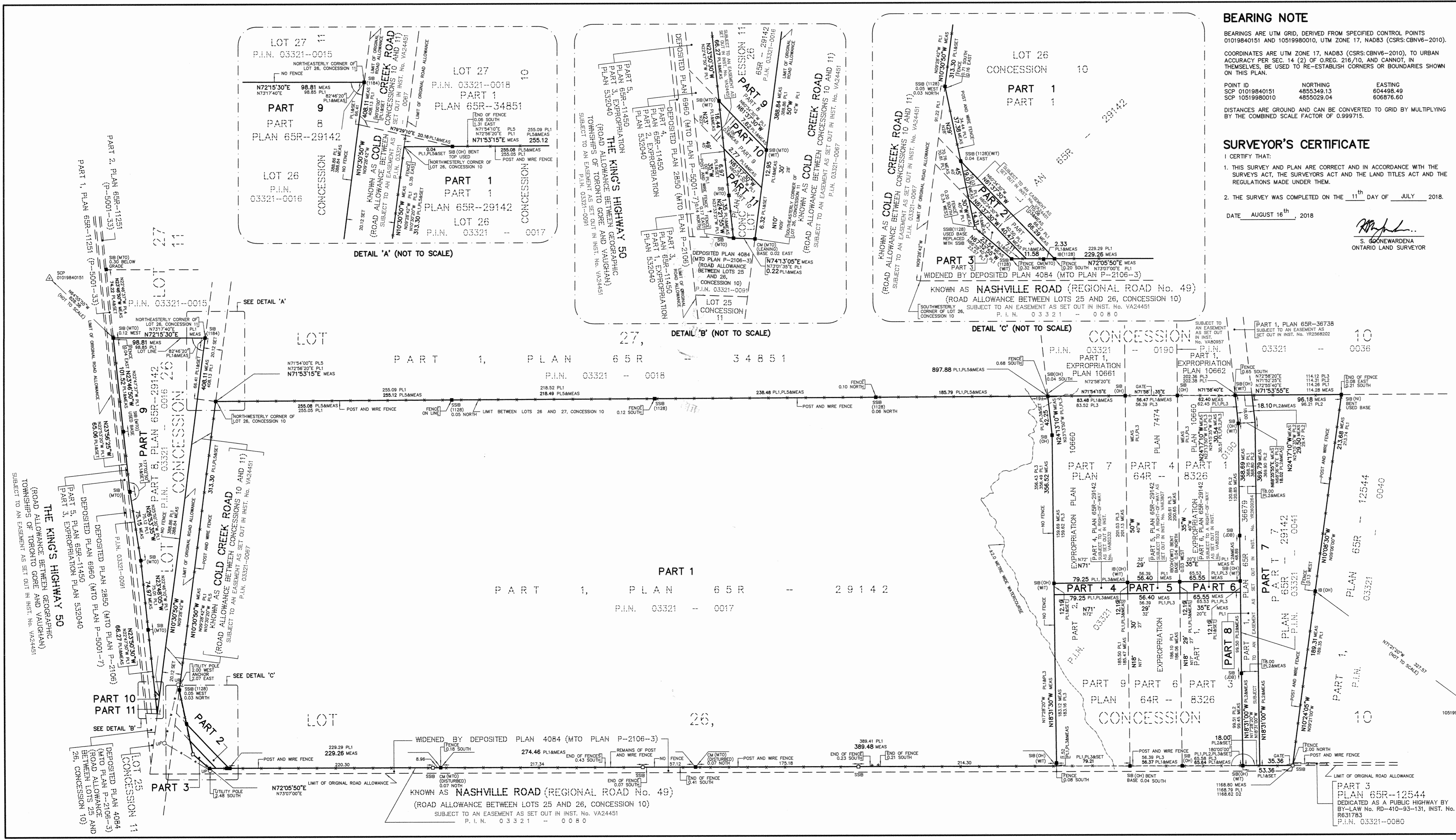
Pic. 9: House Addition on Northside



Pic. 10: Wide and Long Vertical Crack on the Northside House Addition and Water Pool Outside



Pic. 11: Submerged Basement of the House Addition on the Northside



BEARING NOTE

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 01019840151 AND 10519980010, UTM ZONE 17, NAD83 (CSRS:CBN6-2010). COORDINATES ARE UTM ZONE 17, NAD83 (CSRS:CBN6-2010), TO URBAN ACCURACY PER SEC. 14 (2) OF O.R.G. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

POINT ID NORTHING EASTING
 SCP 01019840151 4855349.13 604498.49
 SCP 10519980010 4855029.04 606876.60

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999715.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF JULY 2018.

DATE AUGUST 16th, 2018

S. Goonewardena
 S. GOONERWARDENA
 ONTARIO LAND SURVEYOR

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE AUGUST 16th, 2018
S. Goonewardena
 S. GOONERWARDENA O.L.S.

PLAN 65R-38131

RECEIVED AND DEPOSITED
 DATE November 7th, 2018

"J. Mallory"
 REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No.65)

SCHEDULE			
PART	PART OF LOT	CONCESSION	P.I.N.
1			ALL OF P.I.N. 03321-0017
2			ALL OF P.I.N. 03321-0017
3			ALL OF P.I.N. 03321-0017
4	26	10	PART OF P.I.N. 03321-0190
5			PART OF P.I.N. 03321-0190
6			ALL OF P.I.N. 03321-0041
7			ALL OF P.I.N. 03321-0041
8			ALL OF P.I.N. 03321-0041
9			ALL OF P.I.N. 03321-0016
10	26	11	ALL OF P.I.N. 03321-0016
11			ALL OF P.I.N. 03321-0016

PLAN OF SURVEY OF PART OF LOT 26, CONCESSION 10 AND PART OF LOT 26, CONCESSION 11 (GEOGRAPHIC TOWNSHIP OF VAUGHAN) CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

SCALE 1:2000

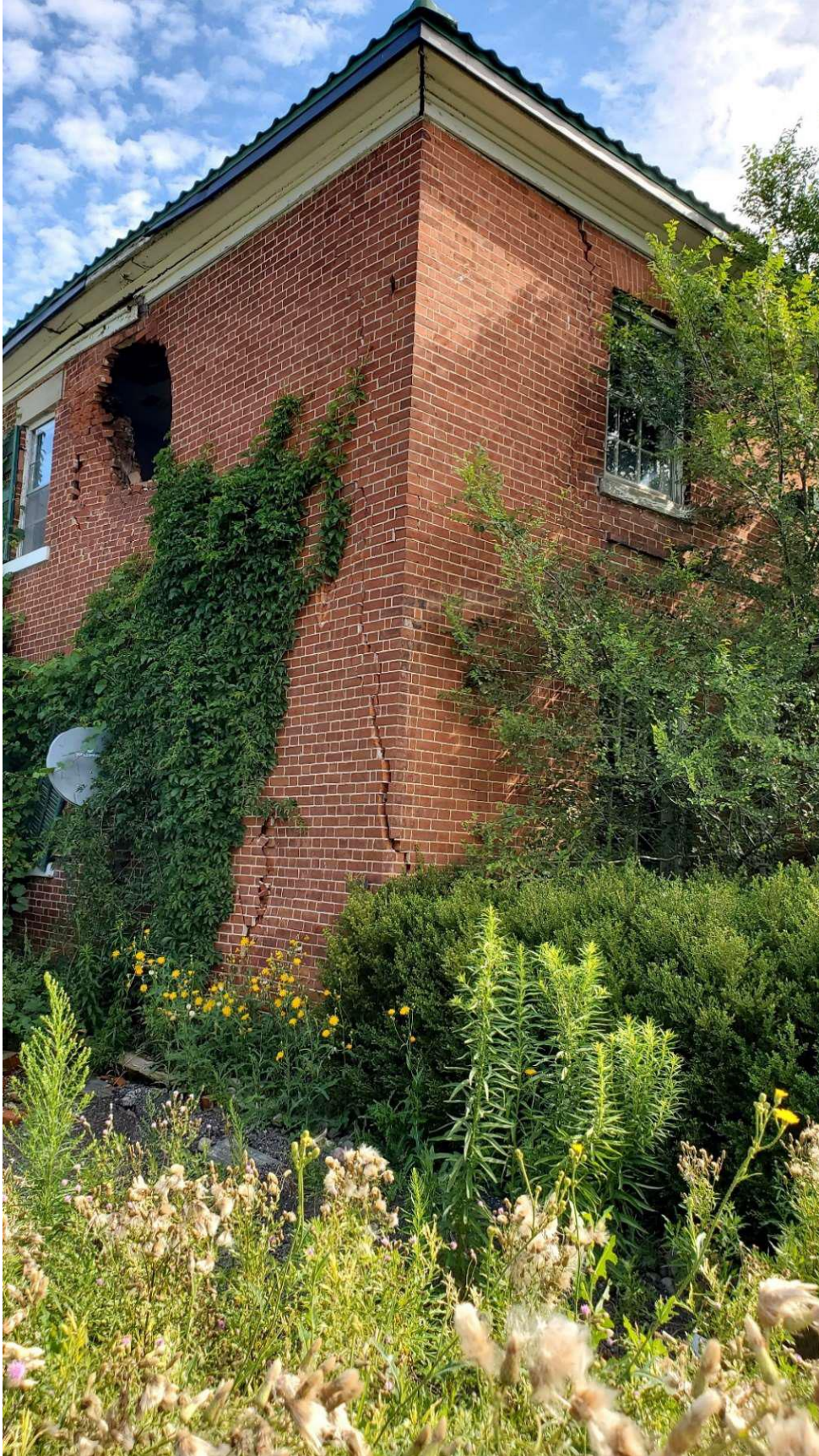
RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- NOTES**
- DENOTES MONUMENT SET
 - DENOTES MONUMENT FOUND
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - CM DENOTES CONCRETE MONUMENT
 - P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
 - PL1 DENOTES PLAN 65R-29142
 - PL2 DENOTES PLAN 65R-36679
 - PL3 DENOTES PLAN 64R-8326
 - PL4 DENOTES PLAN 65R-11251
 - PL5 DENOTES PLAN 65R-34851
 - D1 DENOTES INSTRUMENT No. V463807
 - D2 DENOTES INSTRUMENT No. V427273
 - D3 DENOTES INSTRUMENT No. V424451
 - (1184) DENOTES E. BIASON, O.L.S.
 - (N) DENOTES NOT IDENTIFIED
 - (NT) DENOTES ONTARIO HYDRO SERVICES COMPANY
 - (MTO) DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
 - (1128) DENOTES DAVID HORWOOD LIMITED, O.L.S.
 - (JDB) DENOTES J. D. BARNES LIMITED, O.L.S.
 - (WIT) DENOTES WITNESS
 - SCP DENOTES SPECIFIED CONTROL POINT
 - LOUP DENOTES UTILITY POLE
 - W- DENOTES OVERHEAD WIRE

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Heritage Vaughan Committee Report

DATE: Wednesday, November 27, 2024

WARD: 2

TITLE: DOCTORS MCLEAN DISTRICT PARK REDEVELOPMENT
LOCATED AT 8100 ISLINGTON AVENUE 90% PLANS
PRESENTATION

FROM:

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To provide information to the Heritage Vaughan Committee regarding the status of the Doctors McLean District Park Redevelopment as the first phase of the Study nears completion.

Report Highlights

- Work for the park redevelopment is expected to begin by spring 2025 and be completed by summer 2026.
- Current plans are at 90% complete.
- A full Stage 2 Archaeological Report is expected to be received by early to mid-November 2024.

Recommendation

1. THAT the information provided in this report, and Staff's presentation on the 90% plans for Doctor Maclean's Park redevelopment at 8100 Islington Avenue in the Woodbridge Heritage Conservation District, be RECEIVED.

Background

Doctors McLean District Park (8100 Islington Avenue) is a cherished Ward 2 park located next to the Humber River, within the Woodbridge Heritage Conservation District. The City of Vaughan is working to connect a key link in the Humber Trail, closing the gap between Clarence Street and both Islington Avenue and Woodbridge Avenue, through the construction of a new bridge and pathways in the park.

The city is taking this opportunity to enhance other elements of the park, including replacing the playground, adding a splashpad, building a new shade structure and adding educational/interpretive signage. Work is anticipated to begin by spring 2025 and be completed by summer 2026. These improvements are being partially funded by the Province of Ontario.

On November 23, 2023, the city held an Open House at the Woodbridge Pool and Memorial Arena (5020 Highway 7) in the Community Room, for residents to learn more about the project, provide feedback and speak to the project team. An online public engagement meeting was held in May 2024 for the same purpose.

Previous Reports/Authority

N/A

Analysis and Options

A Stage 1 Archaeological Assessment report was completed by May 30, 2023. The Stage 1 field review, conducted on April 25, 2023, confirmed that approximately 20% of the project area retains archaeological potential. Therefore, it was recommended that a Stage 2 Archaeological Assessment be required.

Stage 2 Archaeological Assessment has now been completed, with a letter received from the TRCA in June 2024 (see Attachment 4). A full report is expected to be received in November 2024 and will be added as a Consultant Communication for the meeting date. A new access route is being discussed but needs TRCA agreement and also possible additional Stage 2 AA work, to be determined.

There are three (3) heritage/educational signs that will line the trail, discussing the history of the area and specific geographical location based on the findings of the archeological assessments and consultation with Indigenous communities. The consultants will present the 90% submission plans – the soft submission is expected in November 2024 and will be added as part of the Consultant Communication.

Of the three (3) heritage/educational signs, one will specifically discuss Indigenous history of the area. Consultation with various Indigenous parties, such as the Six Nations of the Grand River, Haudenosaunee and the Mississaugas of the Credit First

Nation began right from the beginning of the project conception. They have taken part in an open house, conceptual design and interpretive panel collaborations. There will be a birch bark canoe component to the play area, which has been entirely designed with Indigenous consultation.

The consultant for the redevelopment will present the up-to-date submission at the Heritage Vaughan Committee meeting on November 27, 2024, and will make that material available at the time of the meeting.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

N/A

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations.

Conclusion

The plans for Doctor McLean District Park redevelopment are at 90% completion. Park redevelopment is expected to begin by spring 2025 and be completed by summer 2026. Parks Infrastructure Planning and Development staff, along with Cultural Heritage staff, will be reviewing the proposed educational heritage signs which will line the pathway and present a history of the subject area and geographical climate.

For more information, please contact: Vanessa Lio, Heritage Specialist, ext. 8152.

Attachments

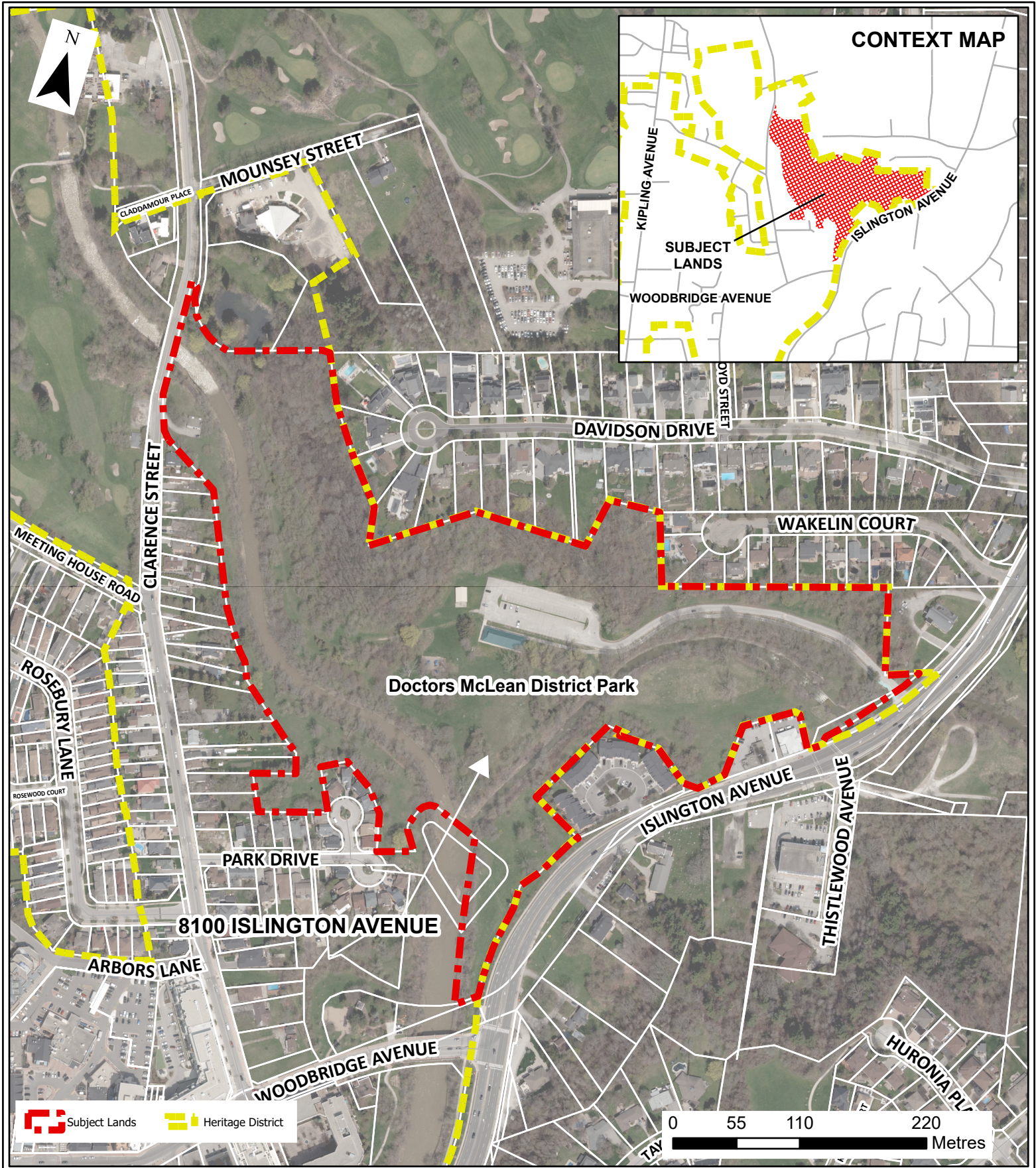
1. Location Map.
2. Doctors McLean Overall Park Plan.
3. Stage 1 AA Report.
4. Stage 2 AA – TRCA Letter.

Prepared by

Vanessa Lio, Heritage Specialist, ext. 8152

Shahzad Davoudi-Strike, Senior Manager of Development Planning, ext. 8653.

Nancy Tuckett, Director, Development and Parks Planning Department, ext. 8529.



Location Map

LOCATION:
 8100 Islington Avenue
 Part of Lots 7 and 8, Concession 7

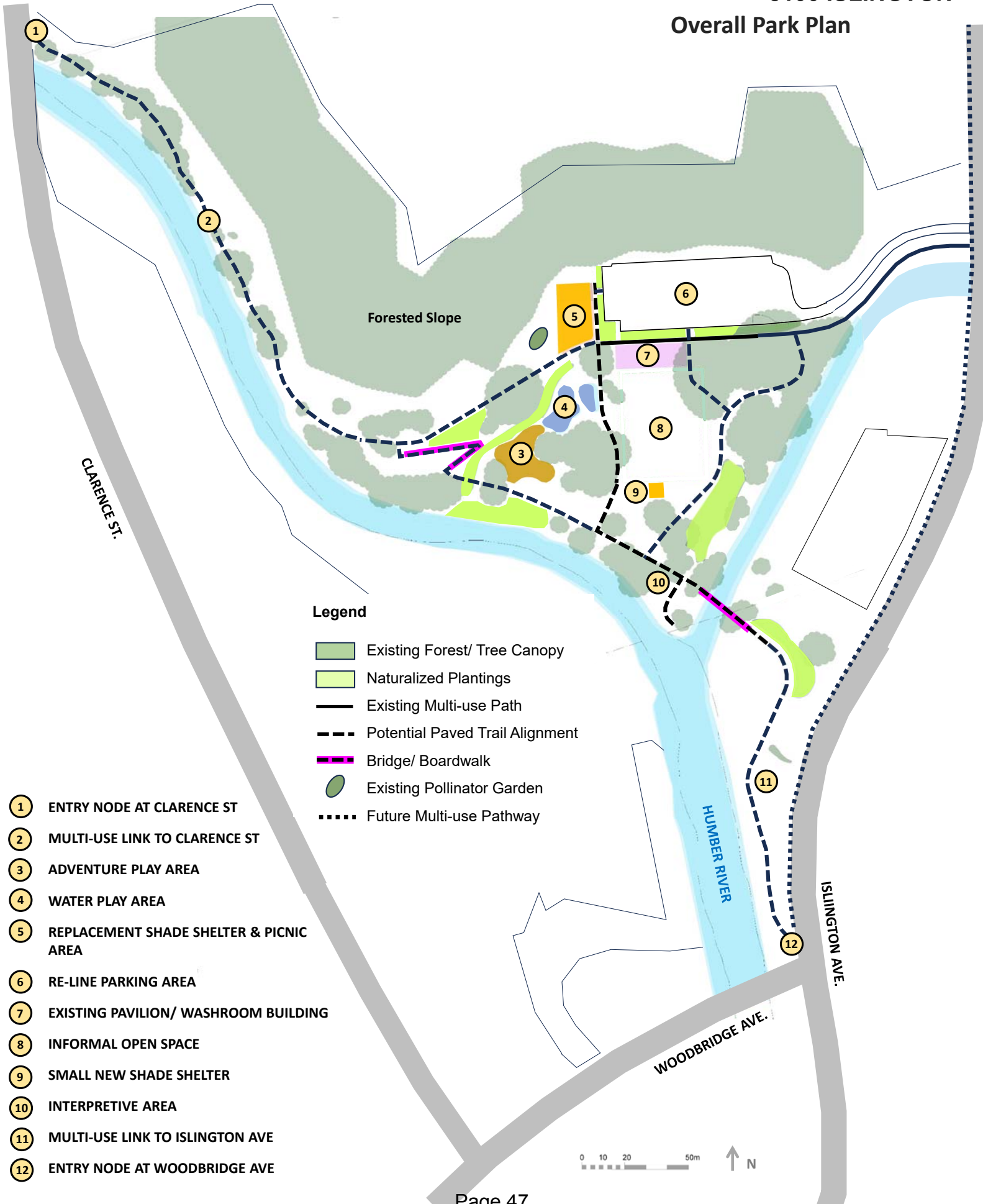


Attachment

Date:
 November 27, 2024

1

Overall Park Plan



Legend

- Existing Forest/ Tree Canopy
- Naturalized Plantings
- Existing Multi-use Path
- Potential Paved Trail Alignment
- Bridge/ Boardwalk
- Existing Pollinator Garden
- Future Multi-use Pathway

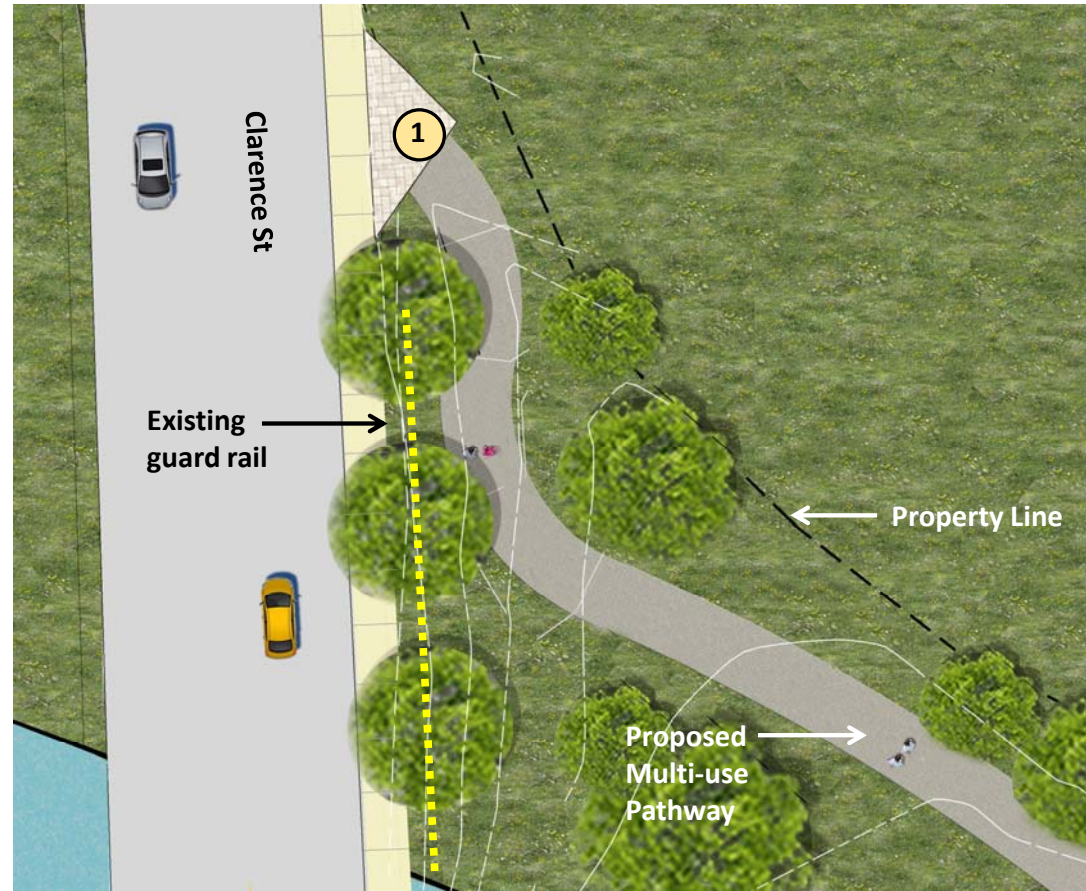
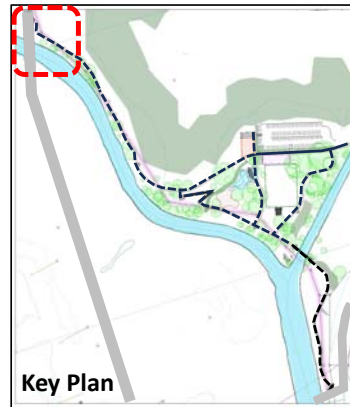
- 1 ENTRY NODE AT CLARENCE ST
- 2 MULTI-USE LINK TO CLARENCE ST
- 3 ADVENTURE PLAY AREA
- 4 WATER PLAY AREA
- 5 REPLACEMENT SHADE SHELTER & PICNIC AREA
- 6 RE-LINE PARKING AREA
- 7 EXISTING PAVILION/ WASHROOM BUILDING
- 8 INFORMAL OPEN SPACE
- 9 SMALL NEW SHADE SHELTER
- 10 INTERPRETIVE AREA
- 11 MULTI-USE LINK TO ISLINGTON AVE
- 12 ENTRY NODE AT WOODBRIDGE AVE



Entry Node at Clarence Street



- 1 Entry node with ornamental paving and way-finding signage.



Multi-use Path Link to Clarence St



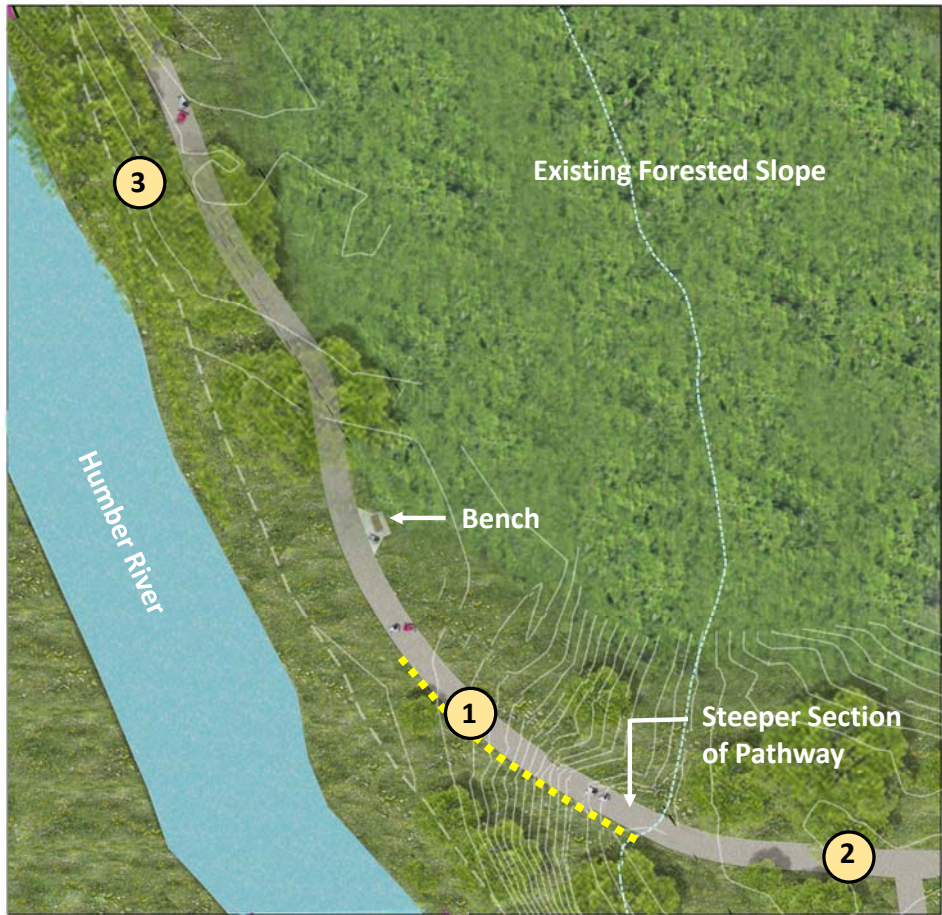
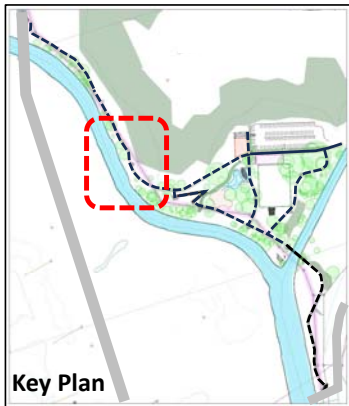
1 Post & paddle guard rail



2 Paved multi-use pathway (3.0 m)



3 Slope stabilization with native plants to increase climate change resilience



Adventure Play Area



1 Playful Climber



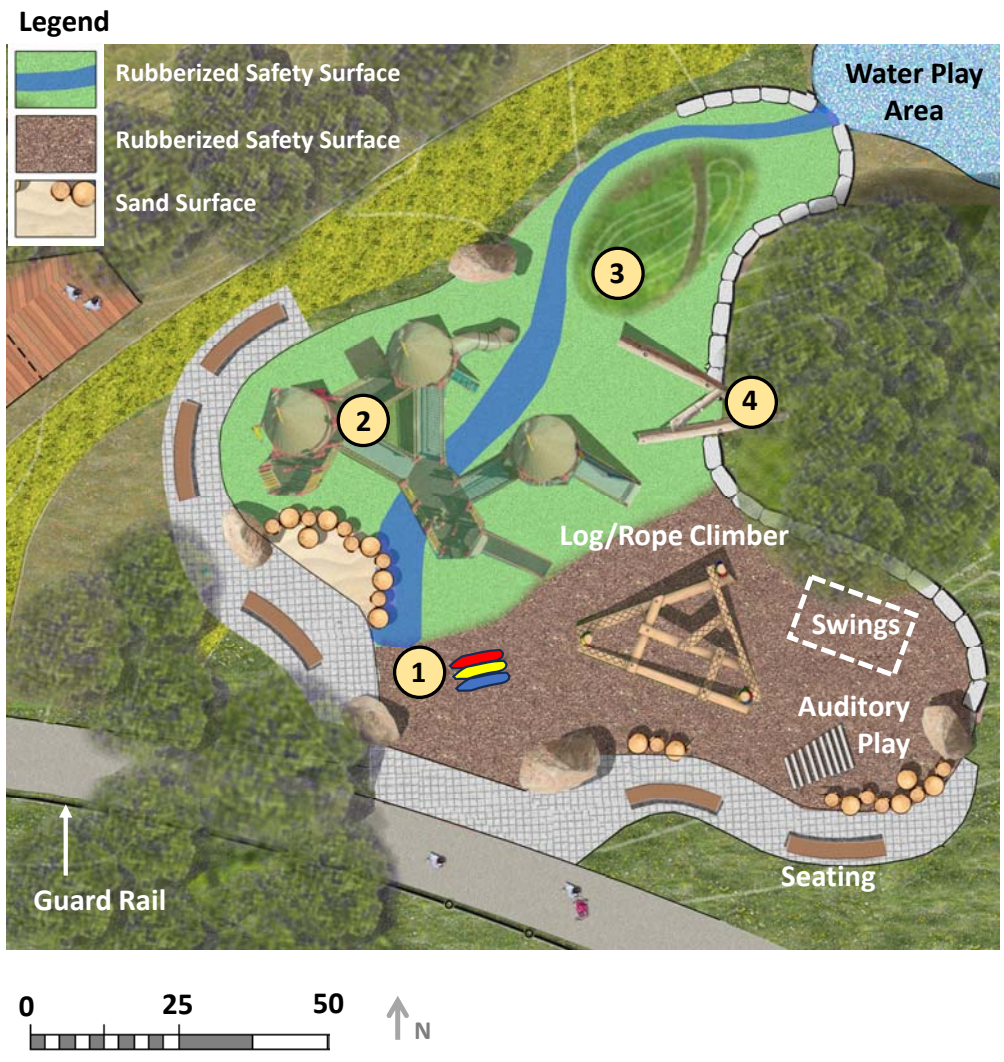
3 Rubberized Surface Play Mounds



2 Tree House Play Structure



4 Natural Log Climbing Feature



Adventure Play Area

Play Structures



Water Play Area



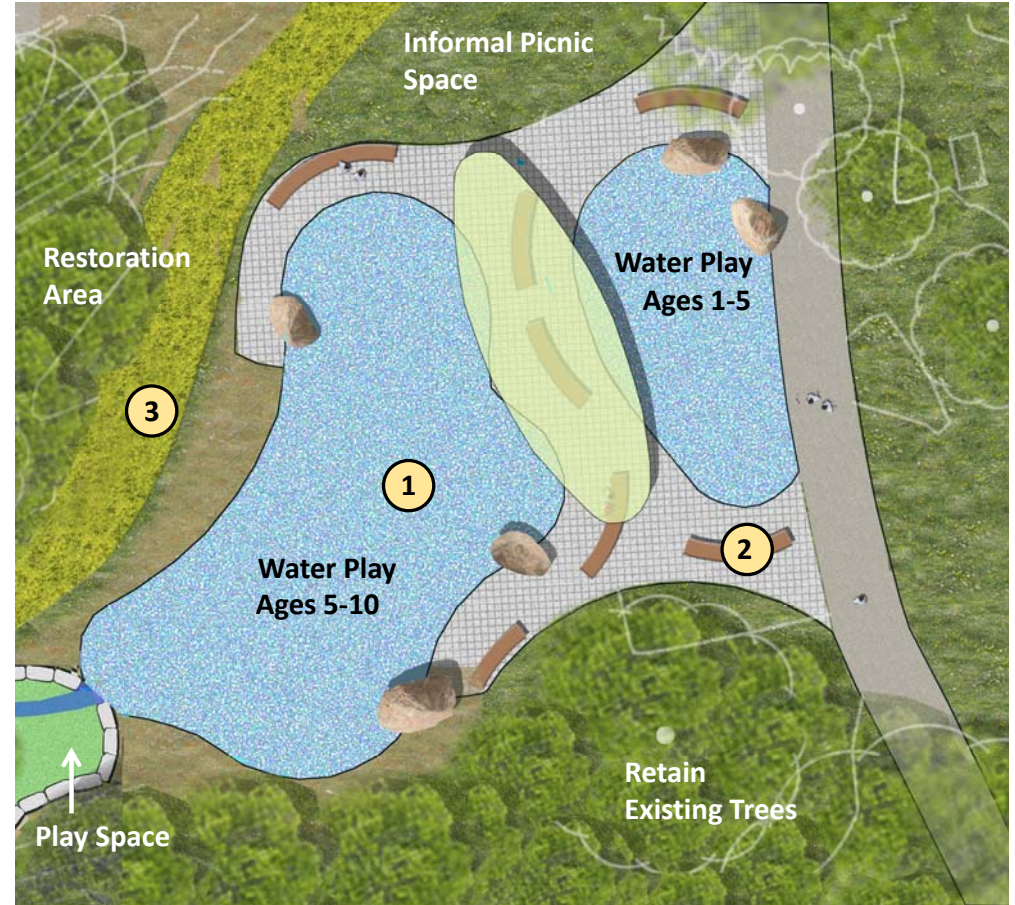
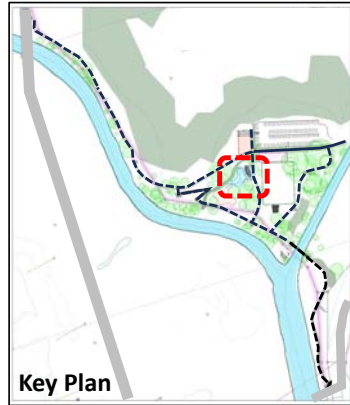
1 Custom Design. Organic Shapes and Materials. River Theme.



2 Seating for viewing – some with back and arm rests and some without.



3 Swale Enhanced with Native Plants



Water Play Area

Play Features



Seating – At Pathways & Overlooks



Standard classic
park bench



Metal bench



Modern metal & timber bench



Bench with centre handrail for accessibility

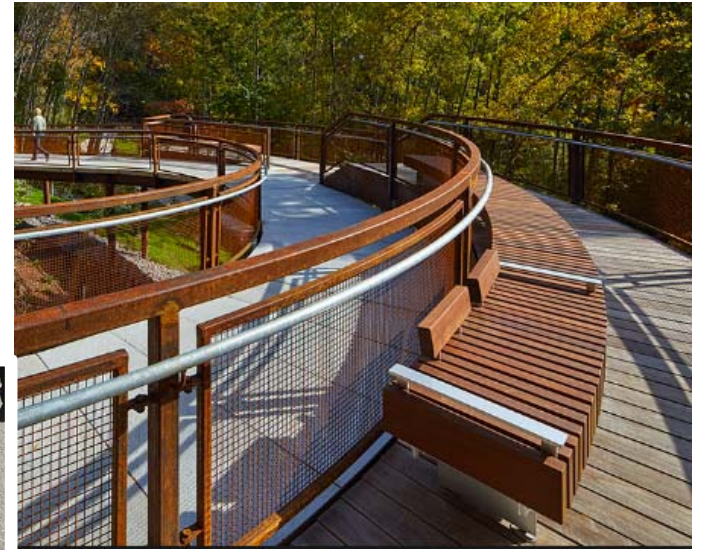
Artistic Style Seating – At Play Spaces



Organic shaped benches; no backing



Custom, backless bench



Curved bench modified with backing and arm rests for accessibility

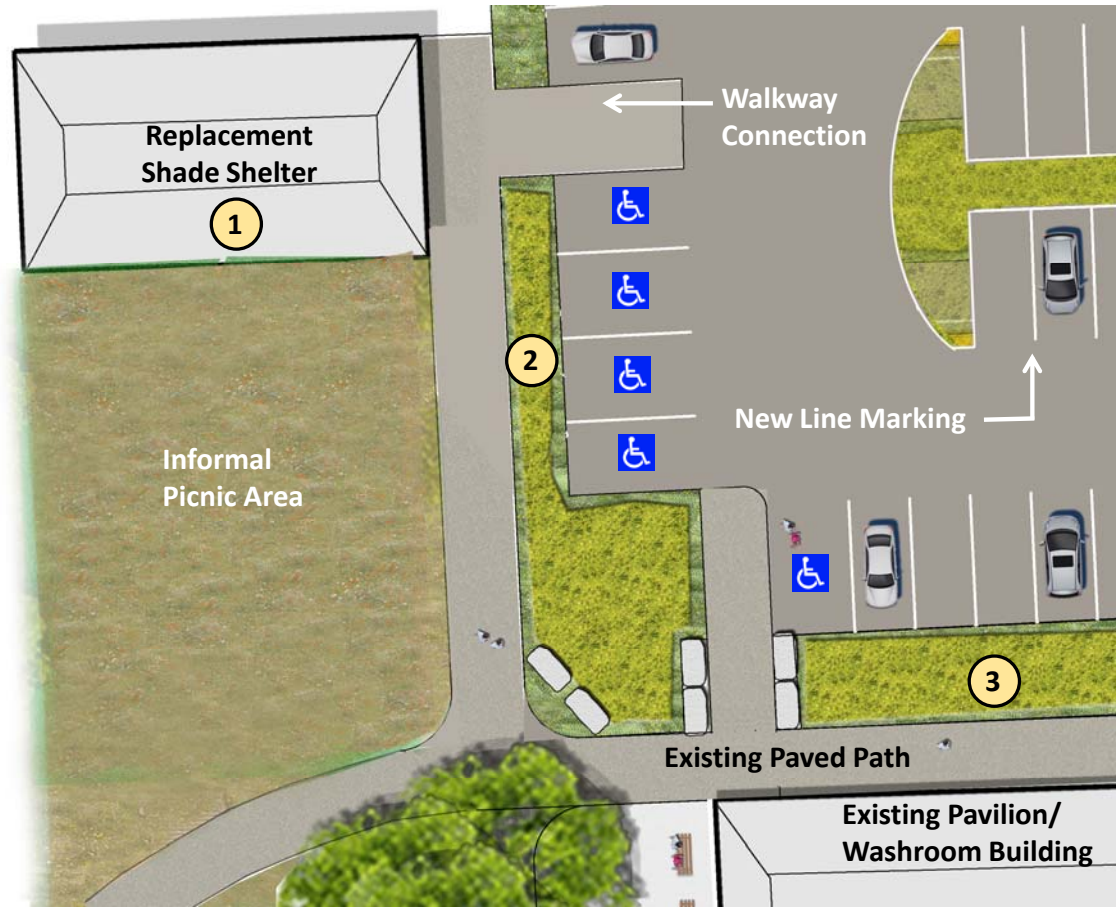
Replacement Shade Shelter & Picnic Area



1 Replacement Shade Shelter for Smaller Group Gatherings



2 Swale Enhanced with Native Plants



Picnic Shade Shelters



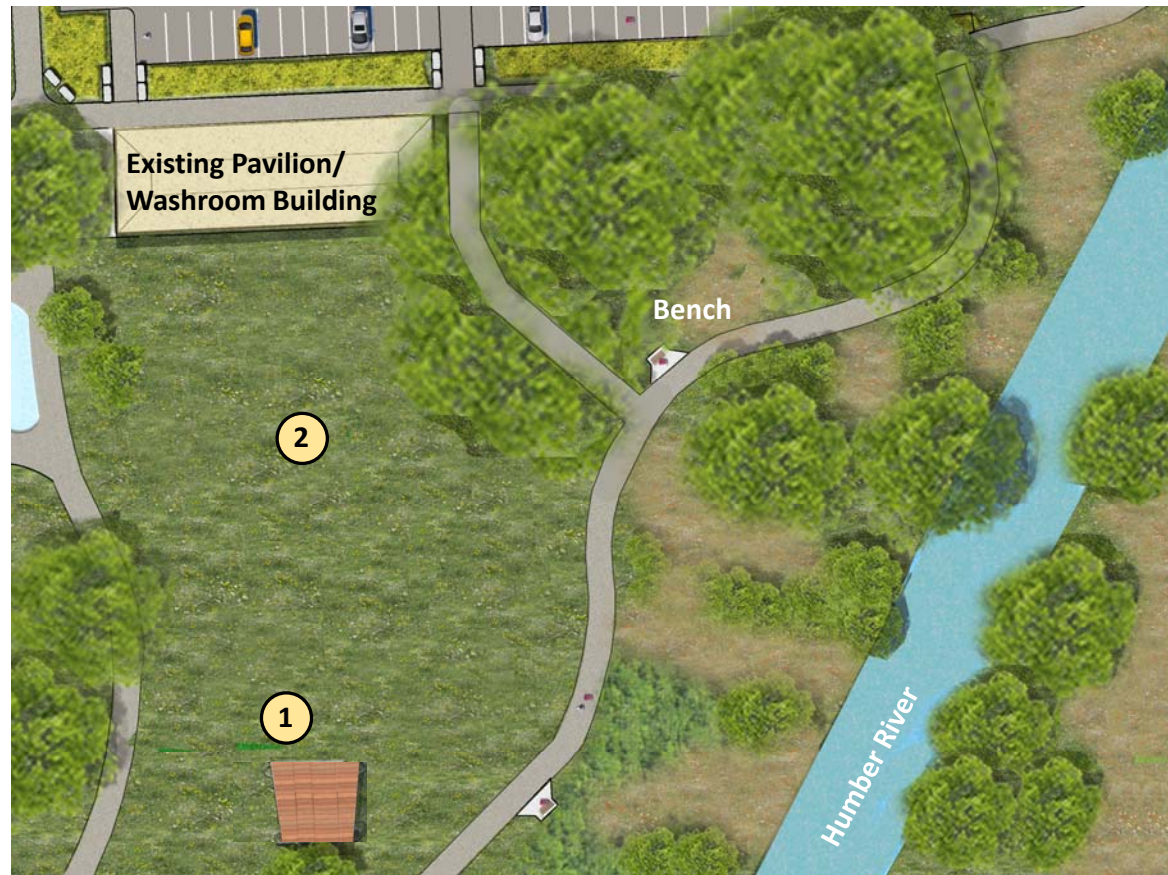
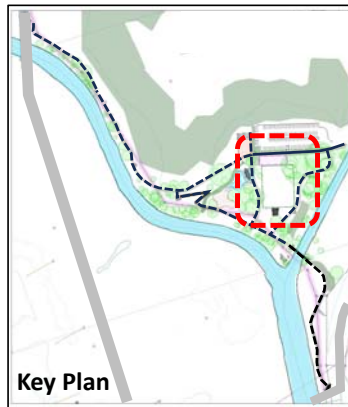
Informal Open Space



1 Feature shade structure. Focal point within the park



2 Informal open space



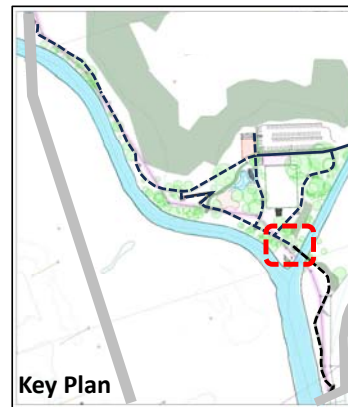
Interpretive Space & Overlook



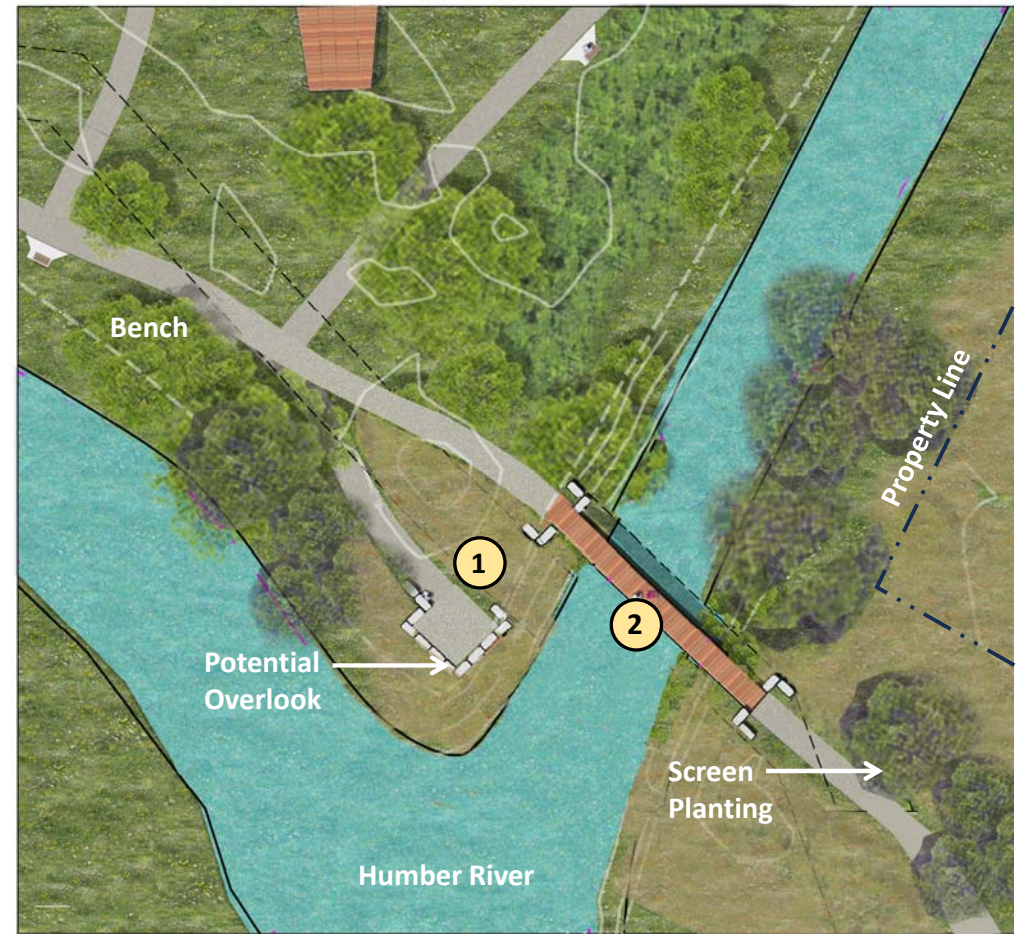
1 Interpretive Signage



2 Steel Footbridge and Overlook



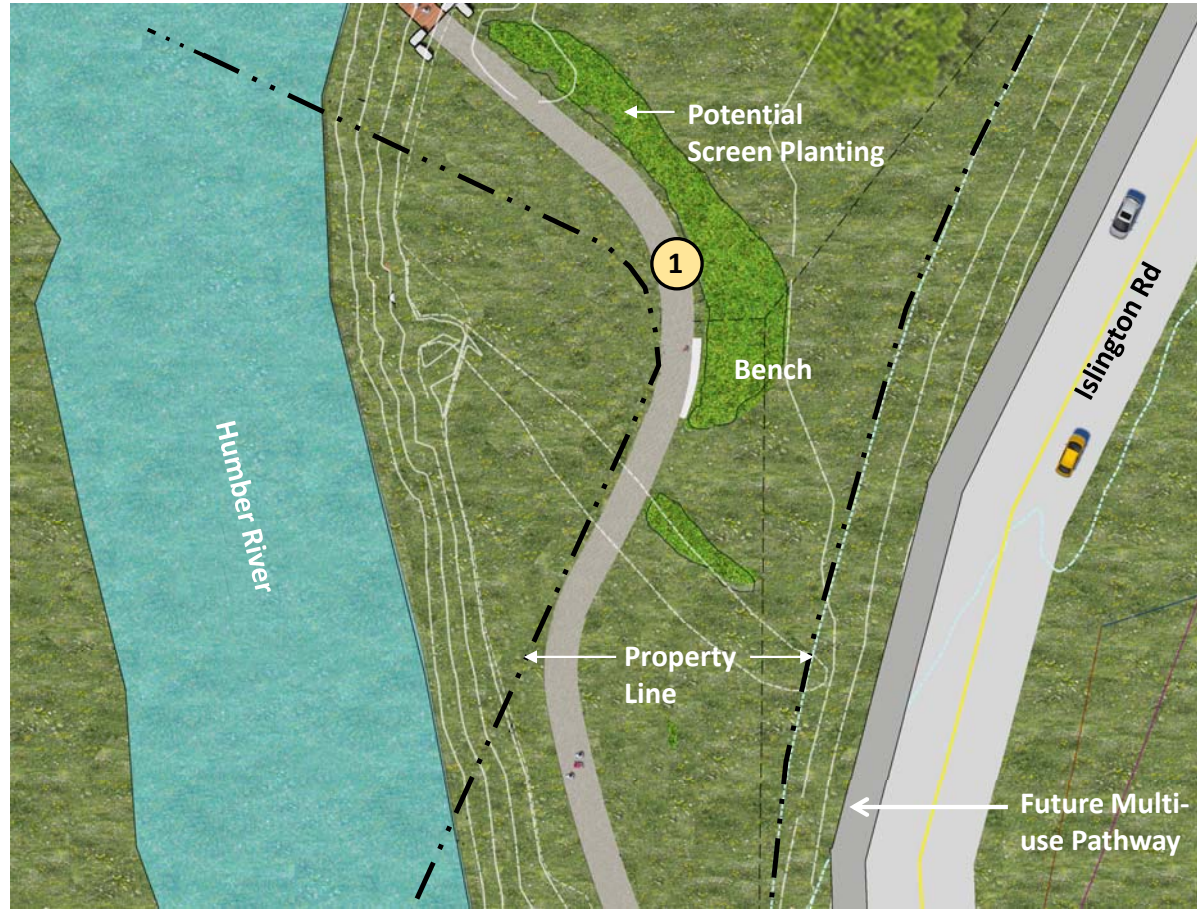
Key Plan



East Connection to Islington Rd



- 1 Proposed multi-use trail link between Woodbridge Avenue and Doctors McLean District Park



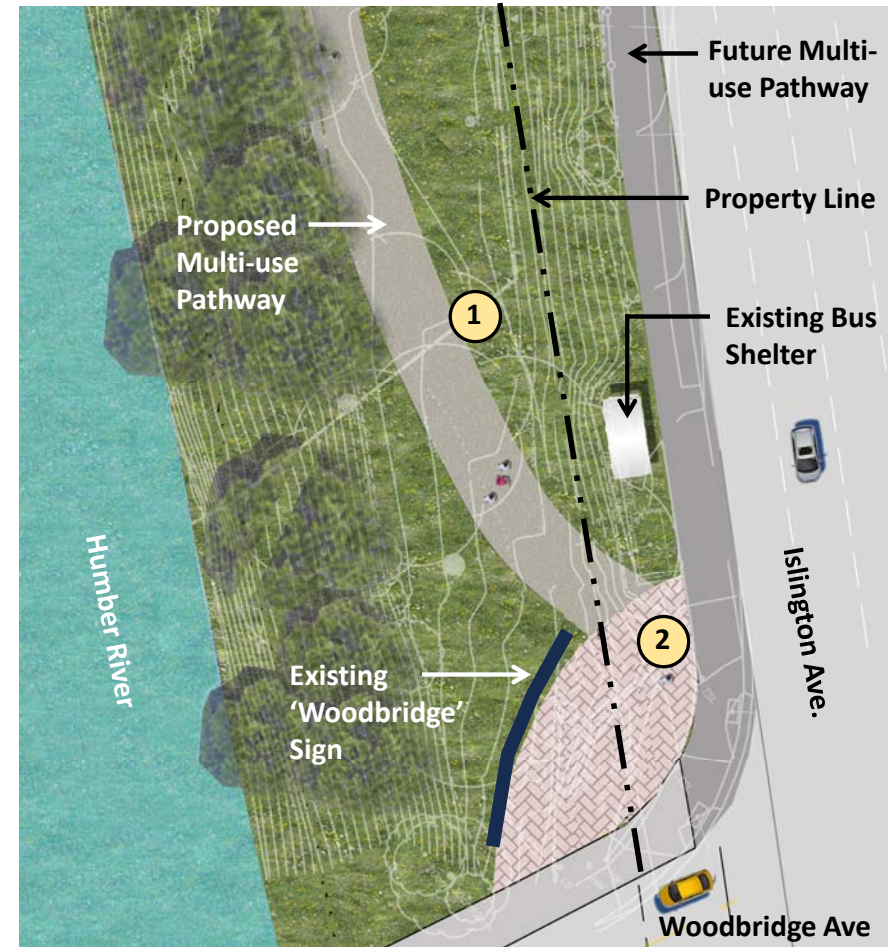
Entry Node at Woodbridge Ave



1 One of several potential locations for interpretive signage.



2 Main trail head to proposed multi-use pathway.



Boardwalk



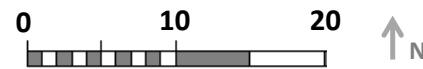
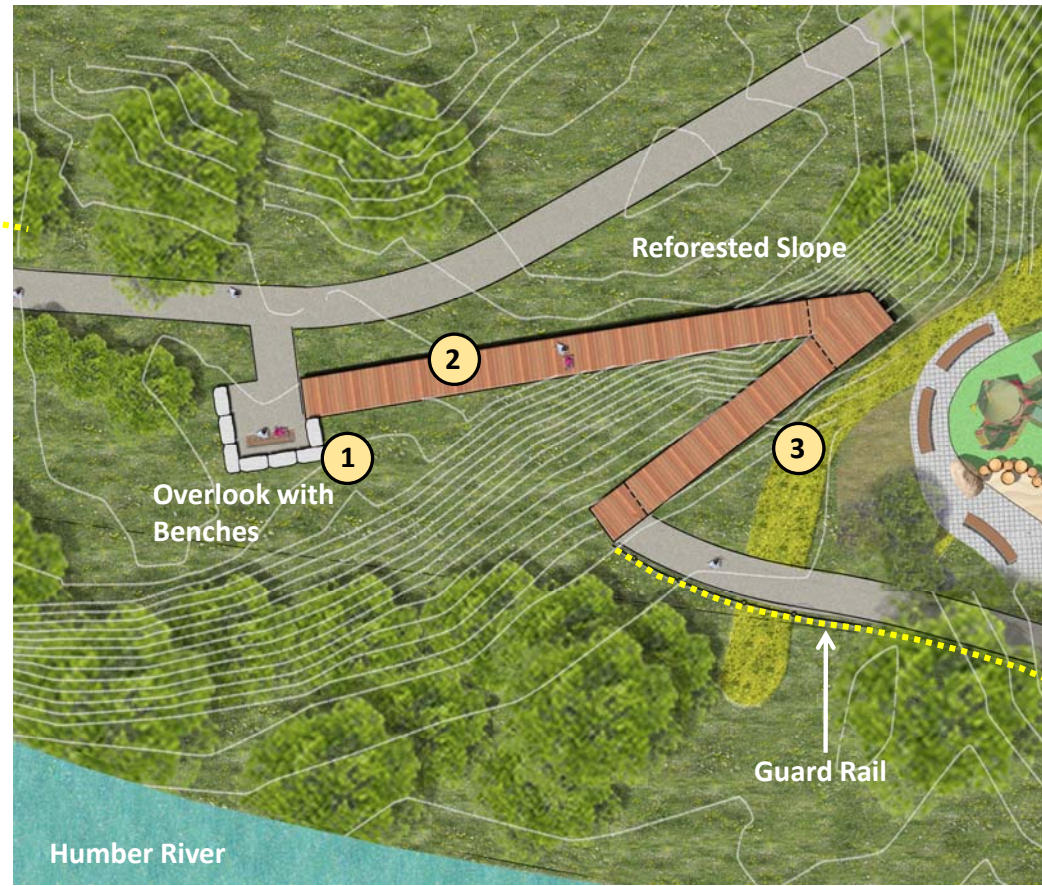
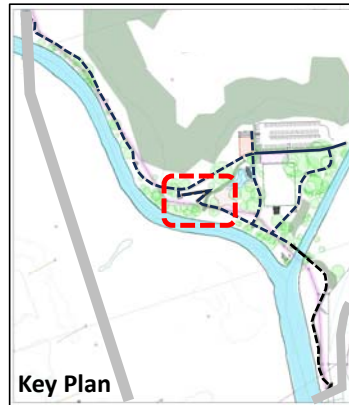
1 Overlook with Accessible Seating



2 Elevated Boardwalk



3 Swale with Native Plants



Naturalized Plantings & Drainage Swale



Slope stabilization



Biofiltration swale/ drainage feature



Use of native plants for adaptability

Stage 1 Archaeological Assessment of Doctors McLean District Park, Part of Lots 7-9, Concession 7, Geographic Township of Vaughan, County of York, Now in the City of Vaughan, Regional Municipality of York

Original Report

Prepared for:

City of Vaughan

2141 Major Mackenzie Drive

Vaughan, ON L6A 1T1

Archaeological Licence: P449 (Bhardwaj)

Project Information Form P449-0709-2023

Archaeological Services Inc. File: 23PL-037

30 May 2023



Executive Summary

Archaeological Services Inc. was contracted by the City of Vaughan to undertake a Stage 1 Archaeological Assessment of Doctors McLean District Park, Part of Lots 7-9, Concession 7, in the Geographic Township of Vaughan, County of York, now in the City of Vaughan, Regional Municipality of York. The project area is approximately 17 hectares.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the project area, along with a review of available aerial imagery and the guidance of the *Archaeological Management Plan for the Regional Municipality of York* (York Region, 2014). This research suggested that there was potential for the presence of both Indigenous and Euro-Canadian archaeological sites within the project area.

The Stage 1 field review, conducted on April 25, 2023, confirmed that approximately 20% of the project area retains archaeological potential. Therefore, it is recommended that a Stage 2 archaeological assessment be required.

Project Personnel

- **Senior Project Manager:** Jennifer Ley, Honours Bachelor of Arts (R376), Lead Archaeologist, Manager, Planning Assessment Division
- **Project Manager:** Robb Bhardwaj, Master of Arts (P449), Associate Archaeologist, Project Manager, Planning Assessment Division
- **Project Director:** Robb Bhardwaj
- **Project Administrator:** Lauren Vince, Honours Bachelor of Arts (R1235), Archaeologist, Project Administrator, Planning Assessment Division
- **Field Director:** Lauren Vince
- **Report Preparation:** Dana Millson, Doctor of Philosophy, Archaeologist, Technical Writer, Planning Assessment Division
- **Graphics:** Andrew Clish, Bachelor of Environmental Science (P047), Senior Archaeologist, Senior Field Director, Laboratory and Fieldwork Services, Operations Division
- **Report Reviewers:** Christopher Brown, Master of Arts, (P361), Associate Archaeologist, Project Manager, Planning Assessment Division; Robb Bhardwaj; Jennifer Ley

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1.0 Project Context

Archaeological Services Inc. was contracted by the City of Vaughan to undertake a Stage 1 Archaeological Assessment of Doctors McLean District Park, Part of Lots 7-9, Concession 7, in the Geographic Township of Vaughan, County of York, now in the City of Vaughan, Regional Municipality of York (Figure 1). The project area is approximately 17 hectares.

1.1 Development Context

This assessment was conducted under the senior project management of Jennifer Ley (R376), and the project management and project direction of Robb Bhardwaj (P449) under Ministry of Citizenship and Multiculturalism (hereafter the “Ministry”) Project Information Form P449-0709-2023. All activities carried out during this assessment were completed as part of park improvements, as required by the City of Vaughan. All work for this project was completed in accordance with the *Ontario Heritage Act* (Ministry of Culture [now the Ministry], 1990) and the *Standards and Guidelines for Consultant Archaeologists* (hereafter the “Standards”) (the Ministry of Tourism and Culture [now the Ministry], 2011). It was also guided by *The Archaeological Management Plan for the Regional Municipality of York* (York Region, 2014), which provides further refinement with regard to potential buffers surrounding any noted features or characteristics that affect archaeological potential.

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 February 23, 2023.

1.2 Historical Context

The purpose of this section is to describe the past and present land use and settlement history, and any other relevant historical information gathered through the Stage 1 background research. First, a summary is presented of the current understanding of the Indigenous land use of the area. This is followed by a review of historical Euro-Canadian settlement trends.



1.2.1 Indigenous Land-Use Settlement

Table 1 provides a general summary of the pre-contact Indigenous settlement history of southern Ontario from approximately 11,500 Before Common Era (B.C.E.) to the year 1650 Common Era (C.E.).

Table 1: Pre-contact Indigenous Temporal Culture Periods in Southern Ontario

Period	Description
Paleo > 11,500 – 8,500 B.C.E.	<ul style="list-style-type: none"> • First human occupation of Ontario • Astronomers/ Artists/ Hunters/ Gatherers/ Foragers • Language Unknown • Small occupations • Non-stratified populations
Archaic 8,500 – 1,000 B.C.E.	<ul style="list-style-type: none"> • Astronomers/ Artists/ Hunters/ Gatherers/ Foragers • Small occupations • Non-stratified populations • Mortuary ceremonialism • Extensive trade networks for raw materials and finished objects
Early Woodland 1,000 – 450 B.C.E.	<ul style="list-style-type: none"> • Astronomers/ Artists/ Hunters/ Gatherers/ Foragers • General trend in spring/summer congregation and fall/winter dispersal • Small and large occupations • First evidence of community identity • Mortuary ceremonialism • Extensive trade networks for raw materials and finished objects



Period	Description
Middle Woodland 450 B.C.E. – 750 C.E. Transitional Woodland 600 – 900 C.E.	<ul style="list-style-type: none"> • Astronomers/ Artists/ Hunters/ Gatherers/ Foragers • A general trend in spring/summer congregation and fall/winter dispersal into large and small settlements • Kin-based political system • Increasingly elaborate mortuary ceremonialism • Incipient agriculture in some regions • Longer term settlement occupation and reuse
Late Woodland (Early) 900 – 1300 C.E.	<ul style="list-style-type: none"> • Foraging with locally defined dependence on agriculture • Villages, specific and special purpose sites • Socio-political system strongly kinship based
Late Woodland (Middle) 1300 – 1400 C.E.	<ul style="list-style-type: none"> • Major shift to agricultural dependency • Villages, specific and special purpose sites • Development of socio-political complexity
Late Woodland (Late) 1400 – 1650 C.E.	<ul style="list-style-type: none"> • Complex agricultural society • Villages, specific and special purpose sites • Politically allied regional populations

1.2.2 Post-Contact Settlement

The Toronto Purchase (Treaty 13)

The project area is within Treaty 13, the Toronto Purchase. In 1787, representatives of the Crown met with members of the Mississaugas at the Bay of Quinte to negotiate the sale of lands along the shore of Lake Ontario near the settlement of York, the seat of the colonial government. Due to disputes over the boundaries, a new agreement, the Toronto Purchase, was signed on August 1, 1805, in which the Mississaugas ceded to the Crown 250,830 acres of land. Both the 1787 Purchase and its 1805 Indenture are known as Treaty 13. The



Mississaugas claimed that the Toronto Islands and other lands were not part of the purchase, and a land claim settlement was reached for these areas in 2010 (Mississauga of the New Credit First Nation, 2001; Mississaugas of the Credit First Nation, 2017).

Township of Vaughan

The first survey of the Township of Vaughan was undertaken in 1793, and the first legal settlers occupied their land holdings in 1796. The township was named in honour of Benjamin Vaughan, who was one of the negotiators for the Treaty of Paris, which ended the American Revolutionary War in 1783. In 1805, Boulton (1805:89) noted that the soil in Vaughan was “much improved,” and due to its proximity to York “may be expected to form an early and flourishing settlement.” Vaughan was initially settled by Loyalists, their offspring, disbanded soldiers, and by Americans including the Pennsylvania Dutch, French Huguenots, and Quakers. By the 1840s, the township was noted for its excellent land and “well cleared and highly cultivated farms” (Boulton 1805:89; Smith 1846:199; Reaman 1971:19; Armstrong 1985:148; Rayburn 1997:355).

The Township of Vaughan was incorporated in 1850 as a municipal government. Tremaine’s map (1860) shows a developed agricultural landscape, traversed by the Humber River and its tributaries, with small hamlets, a local road system and churches and schoolhouses. The Township continued to develop economically in the 1860s and 1870s. The Illustrated Historical Atlas (1878) shows a well-established and prosperous agricultural township dotted with farmsteads, small hamlets, and villages. Agriculture continued as the principal land use throughout the nineteenth century.

Although Yonge Street on the east side of the township was the principal route to the markets in York to the south, the construction of the two railways through the township greatly increased market access for the farmers and contributed to the township’s prosperity. Construction for the Ontario Simcoe and Huron Railway began in 1852 and the line was opened through Vaughan Township in 1853 with a station in Concord. It was renamed the Northern Railway Company in 1858, and later became part of the Grand Trunk Railway and then Canadian National



Railway, circa 1920. The Toronto, Grey and Bruce Railway was opened through the west part of the Township in 1871.

In the period from 1850 to 1950, Vaughan witnessed the introduction of railways, improved rural-urban roadways, larger villages and towns, and industrialization. This facilitated growth in population of both rural and urban communities in the Township of Vaughan. After World War II an influx of immigration occurred in the Township, and the process of urbanization of the land began in the south and gradually moved northward. Highway 400 was built north to south through the western part of Vaughan Township in the late 1940s. Urbanization of the township slowly moved northward from Steeles Avenue, and the southern part of Vaughan Township developed quickly from the 1970s onwards. In 1971, the new regional government of York Region was established, and Vaughan Township merged with the Village of Woodbridge to form the Town of Vaughan. That same year, the Police Village of Thornhill ceased to exist, and the community was divided between the newly created Towns of Markham and Vaughan in the Regional Municipality of York Act. In 1991, it officially changed its legal status to City of Vaughan.

The City of Vaughan has continued to evolve through the urbanization of the agricultural lands and intensification of former nineteenth-century hamlets and villages. Echoes of its early centres of settlements remain, with names such as Carrville, Coleraine, Elder Mills, Nashville, Patterson, Pinegrove, Purpleville, Richvale, Teston, and Vellore. At the same time the larger historical centres of settlement, such as Thornhill and Woodbridge, grew correspondingly as new families moved to more affordable, larger residential properties and sought commercial centres. New nodes of residential and commercial areas have begun to emerge as a result of the development.

Village of Woodbridge

The south part of the project area overlies the southeast edge of the historic Village of Woodbridge in Lot 7, Concession 7. The Crown patent for Lot 7, Concession 7 was first granted to Hugh Cameron on May 20, 1801 (Land Registry Office, no date). After changing hands several times, Rowland Burr purchased the west half of the lot in 1837 and the east half in 1839. Burr established a flour mill



on the Humber River in the west half and in subsequent years, added sawmills and a woolen mill to his enterprise, and divided the land into village lots (Mika and Mika, 1983:668). The settlement soon became known as Burwick, which is recorded on the Tremaine map (Tremaine, 1860). In 1855, when the first post office was established with John F. Howell as postmaster, a new name was chosen for the village, Woodbridge, since there was already a Berwick registered. In the 1860s, John Abell founded an agricultural equipment factory in Woodbridge, which by 1874, employed over 200 people in the community (City of Vaughan, 2023). When Woodbridge was incorporated as a village in 1882, Abell was made the first reeve. By that date, the population had burgeoned to 1,000, and the community included a library, a school, two churches, two hotels, general stores, a local newspaper, a butcher, a chemist, a printer, a publisher, a watchmaker, and a physician and surgeon. However, after a dispute between John Abell and the railway in the late 1880s, in which Abell was refused a spur line to Woodbridge, Abell's Agricultural Equipment factory was moved to Toronto, which thrust the community into decline (Mika and Mika, 1983:668).

In the early twentieth century, the roads surrounding Woodbridge were paved and improved and the railway was finally altered to pass through the settlement (City of Vaughan, 2023). This enabled the community to grow once again, particularly with the influx of immigration after World War II.

In 1971, Vaughan Township was divided, with portions becoming part of the City of Richmond Hill, and other parts, including the Town of Woodbridge amalgamating into the Town of Vaughan (Mika and Mika, 1983:668) (Scott, 1997:230). In 1993, the population of Woodbridge was 19,800, and today, that number has expanded to 106,810 (Statistics Canada, 2021).

Village of Pine Grove

The Village of Pine Grove was situated within Lot 9, Concession 7, northeast of the project area. In 1828, John Schmidt established a sawmill and a gristmill on the Humber River northwest of Toronto (Mika and Mika, 1983:218). A community began to grow around the mills after he opened a store. In 1840, John Gamble acquired Schmidt's mills and established a woolen mill and a distillery. Two decades later, the Gooderham and Worts firm purchased the businesses.



Gooderham and Worts was an established business from Toronto, headed by William Gooderham Senior (August 29, 1790-August 20, 1881) and his nephew, James Gooderham Worts. William Gooderham Senior was born in Scold, Norfolk (England) to farmers (Newell, 1982), moved to London (England) at twelve years old to work for his maternal uncle who was an East Indies trader, and later became a Royal York Ranger, fighting in the Napoleonic wars in Martinique (1808) and Guadeloupe (1810). After marrying Harriet Tovell Herring (1802-1885), he and his brother-in-law James Worts (a flour miller), moved both families, their servants and 11 orphans, to York, Upper Canada in 1831, where they established the Worts and Gooderham milling business. Worts died in 1834, and his son, James Gooderham Worts joined William Gooderham, forming a new expanded distilling business with milling and farming enterprises through the counties of York and Peel (Newell, 1982; Find a Grave, 2010). Renamed Gooderham and Worts, it became the largest distillery in Canada West by 1861. Although William Gooderham and most of his family lived in Toronto near the main business headquarters on Front Street, his son, Alfred L. Gooderman, was the first postmaster at Pine Grove in 1865 (Mika and Mika, 1983:218).

In 1971, Pine Grove was amalgamated with Woodbridge and other settlements into the Town of Vaughan (Mika and Mika, 1983:668; Scott, 1997:230).

1.2.3 Review of Map Sources

A review of nineteenth- and early twentieth-century mapping was completed to determine if these sources depict any nineteenth-century Euro-Canadian settlement features that may represent potential historical archaeological sites within or adjacent to the project area. Historic map sources are used to reconstruct/predict the location of former features within the modern landscape by cross-referencing points between the various sources and then georeferencing them to provide the most accurate determination of the location of any property from historic mapping sources. The results can be imprecise (or even contradictory) because sources of error, such as the vagaries of map production, differences in scale or resolution, and distortions caused by the reproduction of the sources, introduce error into the process. The impacts of this error are dependent on the size of the feature in question, the constancy of reference

points on mapping, the distances between them, and the consistency with which both are depicted on historic mapping.

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

On the 1860 *Tremaine Map of the County of York* (Tremaine, 1860) (Figure 2), the project area overlies parcels owned by Samuel Smith in the north and centre, and J. W. Gamble in the east. The west and south parts of the project area extend into the eastern parts of the Village of Burwick (later Woodbridge), which is centred on modern-day Clarence Street and Woodbridge Avenue to the southwest. The Humber River is depicted as entering the project area at its northwest corner, flowing along the west side and then meandering into the centre where it meets the East Humber River. The river then flows south to exit the project area at the south limit. The settlement road of present-day Clarence Street is illustrated aligning with the west limit of the project area, and present-day Woodbridge Avenue and Islington Avenue are drawn as a continuous corduroy roads that connect Brownville to the south, to Woodbridge to the west, and then Pine Grove to the northeast. Christ's Church and a woollen mill are indicated on the opposite side of this corridor, southeast of the project area, and a store, post office, an inn, a wagon shop, the Burwick Hotel, and other businesses are recorded on the main streets of Burwick to the west. A third road, present-day Mounsey Street, is depicted at the project area's northwest corner, which connects Clarence Street with the Village of Pine Grove to the northeast.

On the 1878 *Illustrated Historical Atlas of the County of York* (Miles and Company, 1878) (Figure 3), the project area is depicted on parcels of land now owned by Samuel Smith in the north and centre, and Davis Higgins in the east. The project area is shown partially overlying buildings associated with the Village of Woodbridge in the west, which has expanded in all directions and is further subdivided into village parcels. It should be noted that the built up area, as

shown, is a mapping convention rather than an accurate rendering of the location or extent of any particular structure. The Toronto, Grey and Bruce railway corridor is shown passing to the west of the village, with a station indicated at the western terminus of Woodbridge Avenue. Abell's Agricultural Works is illustrated immediately south of the project area, on the opposite side of present-day Woodbridge Avenue, and there is now a church fronting present-day Islington Avenue, immediately northeast of the area's limits.

On the Village of Woodbridge inset from the 1878 *Illustrated Historical Atlas of the County of York* (Figure 4), the project area is shown to overlie portions of village parcels in the west. The Humber River is depicted meandering through the project area along the west side and there is a bridge fording the watercourse in the centre-west of the area. In the centre of the project area, the Humber River and the East Humber River are shown on the same alignment as previous mapping. A third, minor tributary is depicted beginning in the north of the area and flowing through the centre to meet the main confluence. No structures are illustrated within the project area on this map, however very few are illustrated within the surrounding area in general.

Early topographic mapping was also reviewed for the presence of potential historical features (Figure 5). Land features such as waterways, wetlands, woodlots, and elevation are clearly illustrated on this series of mapping, along with roads and structure locations. The 1914 and 1926 Bolton Topographic Maps (Department of Militia and Defence, 1914; Department of National Defence, 1926) both illustrate the northern areas of the project area as consisting of part of the southern extent of a broad, cleared plateau, with an elevation of 575 feet (175 metres) above sea level in the north and centre. This elevation abruptly declines to 500 feet (152.4 metres) to the south, on lands within the Humber River and East Humber River valleys, which run along the west, east, and southern project area limits. Wooded areas are depicted along this decline on both maps. A house fronts present-day Islington Avenue at the base of the slope in the extreme northeast of the project area.

On the 1926 map, a wooden bridge fords the Humber River in the centre-west of the project area, and there is a greater concentration of houses fronting Clarence

Street and Park Drive to the west, including a house that is now illustrated along the northwest limits of the area.

1.2.4 Review of Twentieth-Century Aerial Imagery

Aerial imagery spanning from 1954 to 2012 was reviewed to better understand the previous land use and development of the project area (Hunting Survey Corporation Limited, 1954; York Region, no date; Google Earth Pro, 2022).

Figure 6 displays the project area on aerial imagery from 1954, 1970, and 1978 (Hunting Survey Corporation Limited, 1954; York Region, no date). In the 1954 image, the project area consists mainly of parkland along the course of the Humber River with woodlots in the northwest corner and in the southwest. The winding alignment of watercourses remains the same as in previous mapping. A structure is visible in the north-centre of the project area, accessible via a curving laneway from the west side of Islington Avenue to the east. An additional laneway extends from this structure further to the southwest, towards the Humber River, where it was shown to have been spanned by a wooden bridge at the end of Meeting House Road in 1926 topographic mapping. Within the northeastern portion of the project area, there is a parking lot as well as an adjacent structure. Residences front Clarence Street to the west; the property limits abut the residential lots to the west and the new alignment of Davidson Drive, and several residences are being developed to the north. There is a structure fronting Islington Avenue that abuts the northeast corner of the subject property, corresponding roughly to the that illustrated in early twentieth century mapping.

In the 1970 image, the Humber River and East Humber River within the project area limits have been channelized and their courses straightened in the west and east of the area, meeting in the centre and flowing to the south, through former residential and wooded lands. A new bridge has been constructed immediately south of the project area where the Humber River flows under the improved Woodbridge Avenue. Islington Avenue, widened and improved, has been extended south along the east side of the channelized Humber River and along the extent of the southeast limit of the project area. Both the central structure, its laneway, as well as the northeast parking lot and associated structure have been removed. There is now a driveway along the course of the former lane in the

northeast, which ends at a rectangular parking lot with a small structure in the north-central part of the area. The property mainly consists of grassed areas with a few small trees, in addition to some wooded lands along its northern limits. The residential development along Davidson Drive is now complete and there are now areas of grading abutting the north limit of the project area. Another graded area abuts the project area to the south, fronting Woodbridge Road, and there are two small structures within this area on the southern boundary. To the northeast of the area, ongoing development can be seen on an adjacent property fronting onto Islington Avenue.

The 1978 image depicts the project area in a similar context to the previous image; however, the outline of Wakelin Court is now visible to the north of the area, and a church building (presently M.L. Montessori School), which had been under construction in 1970, is now visible to the immediate northeast.

Figure 7 displays the project area on aerial photography from 1988, 1995, and 1999 (York Region, no date). On the 1988 image, the project area remains as parkland, dotted with trees, and with wooded areas along its northern limits. There are now residences lining Wakelin Court, immediately north of the project area limits. The image from 1995 indicates that two play areas had been constructed in the centre of the area, southwest of the parking lot. The image from 1999 demonstrates that the project area's features remained consistent through the end of the millennium.

1.2.4 Review of Twentieth-First-Century Orthographic Imagery

Figure 8 shows the project area on orthographic imagery from 2009 and 2012 (Google Earth Pro, 2022). In the 2009 image, the features of the area remain constant with the previous imagery; however, the parking lot and driveway in the north-centre and northeast had been paved, and the wooded areas had expanded and matured. A playground had been constructed adjacent to the church, abutting the northeast corner of the subject property. Islington Avenue, as well as the bridge on Woodbridge Avenue, had been widened along the extent of the south and east limits of the project area. In 2012, a structure had been placed to

the south of the parking lot in the north-central part of the area and one of the two playgrounds in the centre of the area had been removed.

1.3 Archaeological Context

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

1.3.1 Registered Archaeological Sites

In order that an inventory of archaeological resources could be compiled for the project area, three sources of information were consulted: the site record forms for registered sites housed at the Ministry, published and unpublished documentary sources, and the files of Archaeological Services Inc.

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

There are 10 archaeological sites registered within a 1.5-kilometre radius of the project area (Ministry, 2023). All sites are presented below in Table 2. The nearest site is the MacKenzie (AkGv-2) site, a Woodland village and burial located approximately 250 metres southeast of the area's limits. The Boyd (AkGv-3) site, a second Late Woodland village, is located approximately 1.5 kilometres northeast of the project area.

Table 2: Registered Sites within a 1.5-Kilometre radius of the Project Area

Borden number	Site Name	Temporal/Cultural Affiliation	Site Type	Researcher
AkGv-2	MacKenzie	Woodland	Village, burial	Wright 1966; Konrad 1977
AkGv-3	Boyd	Late Woodland	Village	Sweetman, 1958
AkGv-63	Kline Mills	Euro-Canadian	Homestead	Mayer, Pihl, Poulton and Associates, 1987
AkGv-68	Dalmosh	Pre-contact	Campsite	Mayer, Pihl, Poulton and Associates, 1987
AkGv-283		Late Archaic	Campsite	Archaeological Associates Limited, 2008
AkGv-284	Little Dunpar	Indigenous	Findspot	Archaeological Associates Limited, 2016
AkGv-326	Thompson- Neighswander	Euro-Canadian	Homestead	Archaeological Services Inc., 2014a, 2014b, 2016
AkGv-335		Pre-contact	Campsite	Timmins Martelle Heritage Consultants Inc., 2016, 2017, 2018



Borden number	Site Name	Temporal/Cultural Affiliation	Site Type	Researcher
AkGv-342	Monsheen	Pre-contact	Campsite	Toronto Region Conservation Authority, 2010a, 2010b, 2018
AkGv-348	Pine Grove Site	Euro-Canadian	Homestead	This Land Archaeology Inc., 2018, 2021

1.3.2 Previous Assessments

During the course of the background research, it was determined that two previous archaeological assessments have been completed within 50 metres of the project area. No previous archaeological assessments were found to have been completed within the project area.

In 2017, This Land Archaeology Inc. conducted a Stage 1 Archaeological Assessment of a large parcel of active golf course lands overlying parts of Lots 8-12, Concession 7, and Lots 10-11, Concession 8 (This Land Archaeology Inc., 2017; Project Information Form P379-0129-2017). The 117-hectare study area for this assessment lies to the northwest of the current project area, with its closest point being approximately 20 metres to the west of the northwest area limits, on the west side of Clarence Street. The background research revealed that most of the study area retained significant archaeological potential due to its association with the course of the Humber River and proximity to a number historical features, including the Village of Woodbridge and early transportation routes. Further archaeological assessment was recommended ahead of development.

In 2017, Archeoworks Inc. completed a Stage 1-2 Archaeological Assessment of a 1.6-hectare parcel at 55 Mounsey Street (Archeoworks Inc., 2017; Project Information Form P390-0209-2016). The study area was located on a parcel north



of Davidson Drive, immediately to the northeast of the northernmost edge of the current project area. Test pit survey was conducted at five and 10 metre intervals in all areas retaining archaeological potential; however, no archaeological remains were encountered. It was recommended that no further archaeological assessment be required.

1.3.3 Physiography

The project area is situated within the bevelled till plains of the Peel Plain physiographic region of southern Ontario (Chapman and Putnam, 1984). The Peel Plain is a level-to-undulating area of clay soil, which covers an area of approximately 77,700 hectares across the central portions of the regional municipalities of York, Peel, and Halton. The Peel Plain has a general elevation of between 500 and 750 feet (152-229 metres) above sea level with a gradual uniform slope towards Lake Ontario. The Peel Plain is sectioned by the Credit, Humber, Don, and Rouge rivers with deep valleys as well as several other streams such as the Bronte, Oakville, and Etobicoke creeks. These valleys are in places bordered by trains of sandy alluvium. The region is devoid of large, undrained depressions, swamps, and bogs though nevertheless the dominant soil possesses imperfect drainage.

The Peel Plain overlies shale and limestone till, which in many places is veneered by occasionally varved clay. This clay is heavy in texture and more calcareous than the underlying till and was presumably deposited by meltwater from limestone regions and deposited in a temporary lake impounded by higher ground and the ice lobe of the Lake Ontario basin. The Peel Plain straddles across the contact of the grey and red shales of the Georgian Bay and Queenston Formations, respectively, which consequently gives the clay southwest of the Credit River a more reddish hue and lower lime content than the clay in the eastern part of the plain. Additionally, the region exhibits exceptional isolated tracts of sandy soil specifically in Trafalgar Township, near Unionville, and north of Brampton where in the latter location there is a partly buried esker. The region does not possess any good aquifers and the high level of evaporation from the clay's now deforested surface is a disabling factor in ground-water recharge. Further, deep groundwater accessed by boring is often found to be saline (Chapman and Putnam, 1984:174–175). The subject property exists within a smaller



physiographic landform area characterized by bevelled till plains (Ontario Geological Survey, 2007).

The surficial geology of the project area consists of modern alluvial deposits of clay, silt, sand, gravel, and organic remains (Ontario Geological Survey, 2018).

The project area is within the Humber River watershed (Ministry of Natural Resources and Forestry, 2020). The Humber River flows through the west side of the area and meets the East Humber River in the centre before continuing to the south, exiting the project area along its southern boundary (Figure 1).

1.3.4 Existing Conditions

The project area, approximately 17 hectares in size, consists of the Doctors McLean District Park surrounding the confluence of the Humber River and East Humber River (Figure 9). There is a paved driveway providing access to the park from Islington Avenue at the northeast limit, which extends to a paved parking lot in the north-central part of the area. Two structures and a playground are southwest of the parking lot. There is a concrete utility building in the northwest corner of the area on the south bank of the Humber River, accessible via a paved driveway from the east side of Clarence Street. Residential subdivisions abut the area to the west and north, and Islington Avenue aligns with the east and southeast limits. A residential complex and a commercial property on the northwest side of Islington Avenue are excluded from the project area. Fred Armstrong Parkette and Woodbridge Avenue abut the southern limits of the project area.

1.3.5 Review of Archaeological Potential

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

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

Potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in south central Ontario after the Pleistocene era, proximity to water can be regarded as a useful index for the evaluation of archaeological site potential. Indeed, distance from water has been one of the most used variables for predictive modelling of site location.

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

The generic distance to water potential model has been refined for the *Archaeological Management Plan for the Regional Municipality of York* (York Region, 2014). According to the modelling criteria, undisturbed land within 250 metres of major rivers and their tributaries, in addition to the Lake Ontario and Lake Simcoe shorelines has potential for the presence of Indigenous archaeological sites. This 250-metre potential zone is also extended to the lands above glacial lake strands, while 200 metre buffers are applied to the lands below glacial lake strands. The *Management Plan* also identifies potential for Indigenous resources within 100 metres of registered Indigenous sites. The *Archaeological Management Plan for the Regional Municipality of York* also includes an Ossuary Potential Model, which places a 1000 metre buffer around Late Woodland village sites for which an ossuary has not been identified, in lands which are located within 300 metres of a current or former water source.



Given that the project area is situated on land in which two important waterways, the Humber River and East Humber River, come together, and that there is a Woodland village site and a burial approximately 240 metres from the project area, a second Late Woodland village approximately 1.5 kilometres to the northeast, and several sites along the course of the Humber River, there is significant archaeological potential for Indigenous materials within the property limits. In addition, the north part of the property comprises part of a plateau that overlooks the waterways and their confluence.

For the post-contact period, Section 1.3.1 of the Standards stipulates that those areas of early Euro-Canadian settlement, including places of early military pioneer settlement (pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches, and early cemeteries, are considered to have archaeological potential. There may be commemorative markers of their history, such as local, provincial, or federal monuments or heritage parks. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historical landmark or site, and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations are also considered to have archaeological potential.

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

The *Archaeological Management Plan for the Regional Municipality of York* (York Region, 2014) considers a similar suite of criteria or indicators. There is potential



for historical sites within 100 metres of registered or designated historical sites, cemeteries, and features illustrated on historical maps. There is also potential within 200 metres of settlement roads and within 50 metres of early railways.

Historical mapping indicates that the project area was situated between the densely settled historical Village of Woodbridge to the west (including its industrial sites that spanned the Humber River immediately south of the park) and an early plank road to the south and east. There was also an historical road that connected Woodbridge with the community of Pine Grove to the northeast, which abutted the north of the project area in the west. In addition, historical mapping indicates that there was a nineteenth-century church immediately northeast of the project area, fronting the plank road (present-day Islington Avenue). Hence, there is potential for the presence of Euro-Canadian archaeological resources in the project area, depending on the impacts of subsequent land development.

2.0 Field Methods

The Stage 1 field assessment was conducted on April 25, 2023, to inventory, identify, and describe any archaeological resources extant within the project area prior to development. All fieldwork was conducted under the field direction of Lauren Vince (R1235) and was carried out in accordance with the Standards. The weather conditions were appropriate for the completion of fieldwork, permitting good visibility of the land features.

Representative photos documenting the field conditions during the Stage 1 fieldwork are presented in Section 7.0 of this report, and photo locations and field observations have been compiled on project mapping (Figure 10; Images 1-14).

2.1 Findings

The assessment was conducted by means of a visual inspection. During this review, approximately 80% of the project area was determined to retain no archaeological potential due to disturbance, and physical characteristics including low/wet areas and steep slope (Figure 10).



Approximately 65% of the project area was found to be devoid of archaeological potential due to extensive and deep land alteration. These disturbances consist of the areas adjacent to the watercourse that were extensively channelized in the mid-twentieth century (Figure 6), as well as the footprints of former and existing buildings and parking areas in the north of the project area, and the playground in the south of the project area (Images 1-6). In accordance with the Standards, Section 1.3.2, these disturbances are considered too deep and extensive to warrant further survey.

The West Humber River and East Humber River enter the project area in the northwest and northeast corners, respectively, meet in the centre of the project area, and then flow south to exit at the southern limit (Images 7-11). In accordance with the Standards, Section 2.1, Standard 2.a.i, the watercourses retain no archaeological potential on account of their physical characteristics.

The north part of the project area, approximately 10% of the total area, is steeply sloped (Image 12-14). In accordance with the Standards, Section 2.1, Standard 2.a.iii., this area retains no archaeological potential due to its physical characteristics.

3.0 Analysis and Conclusions

Archaeological Services Inc. was contracted by the City of Vaughan to undertake a Stage 1 Archaeological Assessment of Doctors McLean District Park, Part of Lots 7-9, Concession 7, in the Geographic Township of Vaughan, County of York, now in the City of Vaughan, Regional Municipality of York. The project area is approximately 17 hectares.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites, the original environmental setting of the project area, and a review of available aerial imagery, along with the guidance of the *Archaeological Management Plan for the Regional Municipality of York* (York Region, 2014). This research suggested that there was potential for the presence of both Indigenous and Euro-Canadian archaeological sites on the project area, depending on the degree of subsequent land altering activities.

The Stage 1 field review confirmed that approximately 80% of the project area retains no archaeological potential due to previous ground disturbance, steep slope, and permanently low/wet areas. The balance of the project area will require further assessment ahead of development.

4.0 Recommendations

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

1. Prior to any land-disturbing activities within the project area, a Stage 2 Archaeological Assessment must be conducted in accordance with the Ministry of Citizenship and Multiculturalism's 2011 *Standards and Guidelines for Consultant Archaeologists* all portions of the project area identified as having archaeological potential.
 - a) The Stage 2 Archaeological Assessment of the portion of the project area with archaeological potential (Figure 10) must be carried out by means of a test pit survey. All test pits must be excavated at least five centimetres into sterile subsoil, with all soils being screened through six-millimeter mesh to facilitate artifact recovery. All test pits must be at least 30 centimetres in diameter and backfilled upon completion. Test pit excavation must be initiated at five-metre transect intervals, but intervals may be adjusted in light of considerations of disturbance, topography, and drainage, as outlined in the Standards, Section 2.1.2.

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

The above recommendations are subject to Ministry approval, and it is an offence to alter any archaeological site without Ministry of Citizenship and



Multiculturalism concurrence. No grading or other activities that may result in the destruction or disturbance of any archaeological sites are permitted until notice of Ministry approval has been received.

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

5.0 Advice on Compliance with Legislation

Archaeological Services Inc. advises compliance with the following legislation:

- This report is submitted to the Ministry of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, RSO 2005, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation, and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the 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 Archaeological Reports referred to in Section 65.1 of the Ontario Heritage Act.

- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the Ontario Heritage Act.
- The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33, requires that any person discovering or having knowledge of a burial site shall immediately notify the police or coroner. It is recommended that the Registrar, Funeral, Burial, 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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7.0 Images



Image 1: View of the driveway at the entrance to the park in the northeast corner of the project area.



Image 2: View of the parking lot and pavilion in the north of the project area.



Image 3: View of the driveway and parking lot in the north of the project area.



Image 4: View of the structure, pavilion, and children's playground in the north of the project area.



Image 5: View of a pavilion and part of the parking lot in the north of the project area. Note the steep slope in the background at the northern limit of the project area.



Image 6: View of the playground in the south of the project area.



Image 7: View of the Humber River in the northwest corner of the project area.



Image 8: View of the Humber River in the centre of the project area, looking southeast.



Image 9: View to the East Humber River in the northeast of the project area.



Image 10: View of the East Humber River in the south-central part of the project area.



Image 11: View of the Humber River in the south of the project area.



Image 12: View of steeply sloped area in the northwest corner of the project area.



Image 13: View of steeply sloped area in the north of the project area.

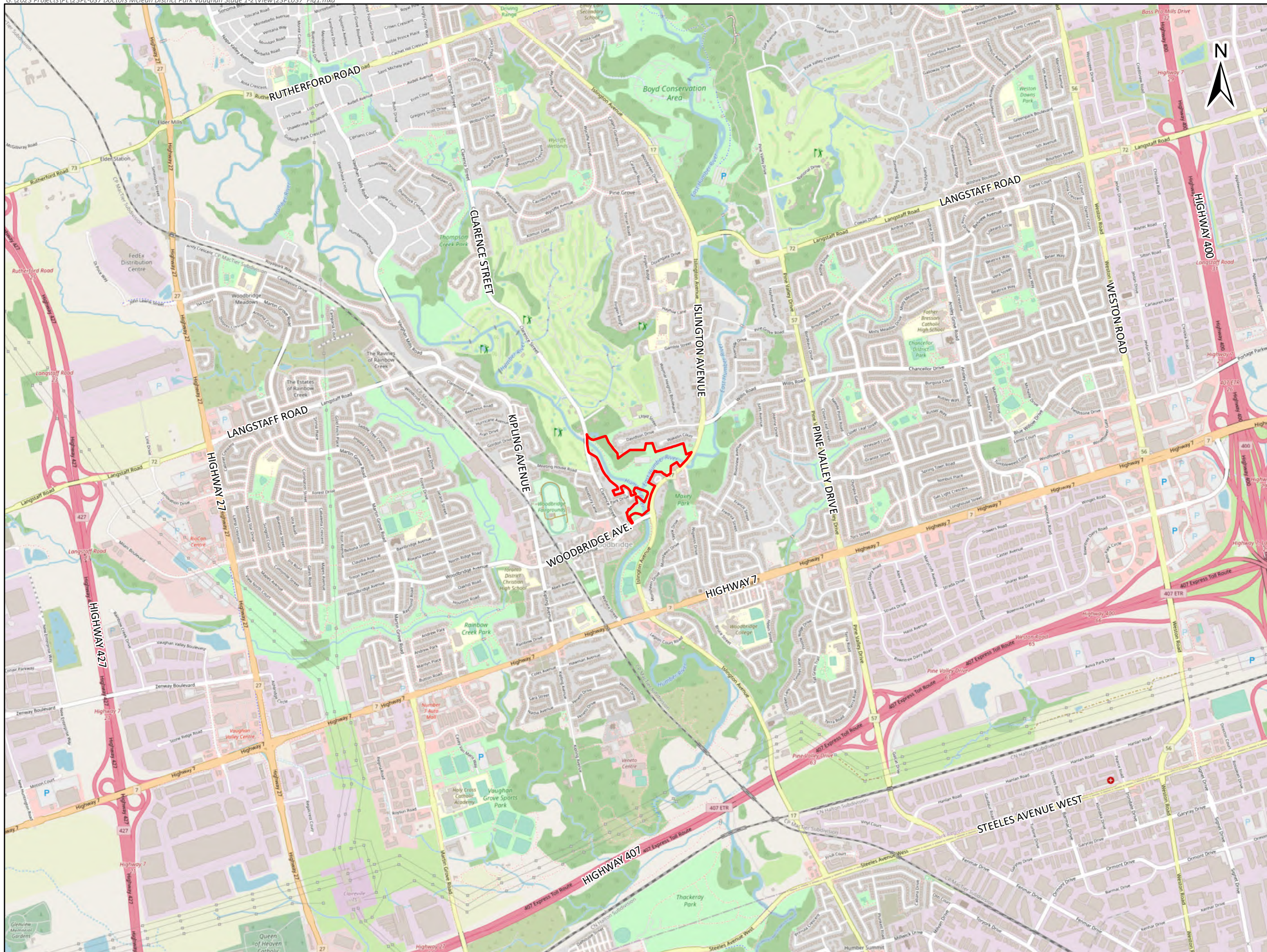


Image 14: View of steeply sloped area in the north-central part of the project area.

8.0 Maps

See following pages for detailed assessment mapping and figures





 PROJECT AREA

Sources: Open Street Map
 Projection: NAD 1983 UTM Zone 17N
 Scale: 1:750,000
 Page Size: 11 x 17



ASI PROJECT NO.: 23PL-037
 DATE: 2023-02-28
 DRAWN BY: A.C.
 FILE: 23PL037_Fig1



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

Figure 1: Location of the Project Area

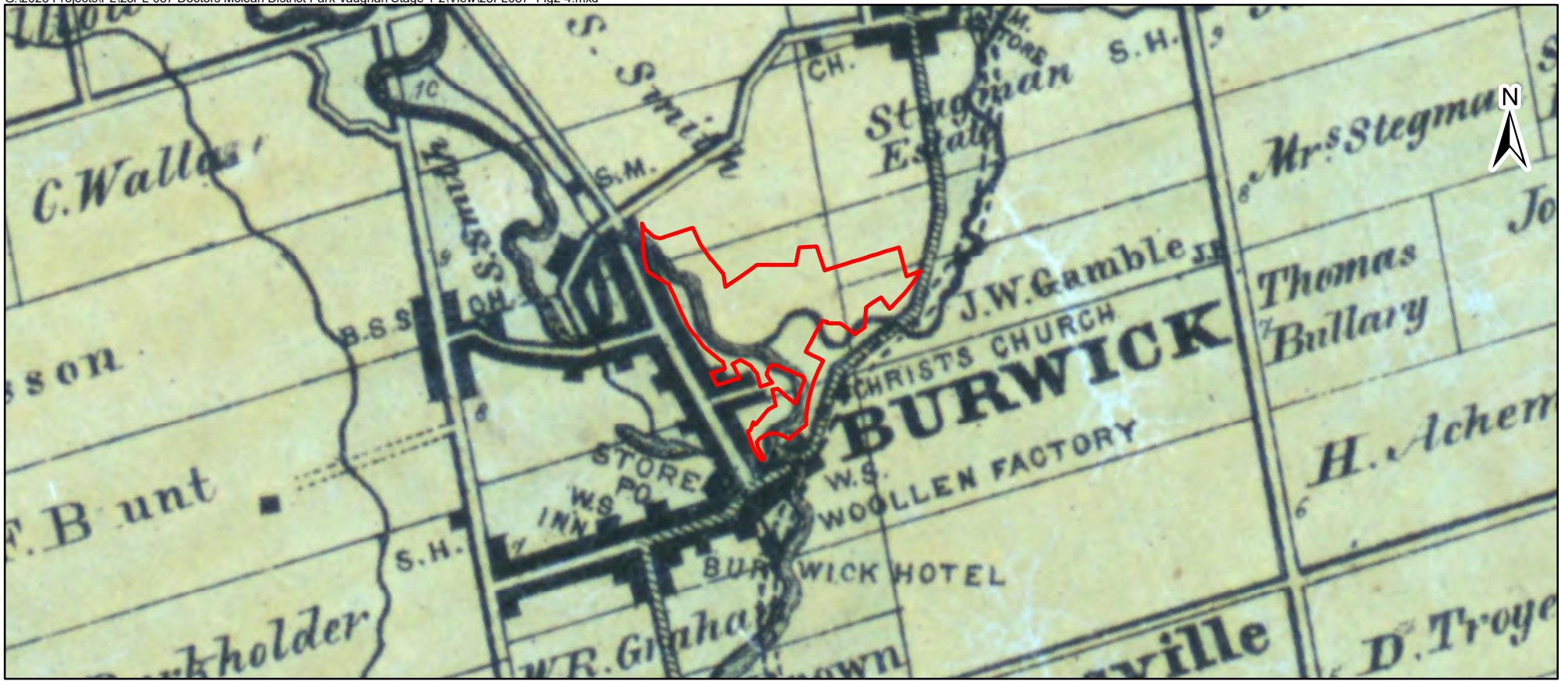


Figure 2: Project Area located on the 1860 Tremaine Map of the County of York



Figure 3: Project Area located on the 1878 Illustrated Historical Atlas of the County of York

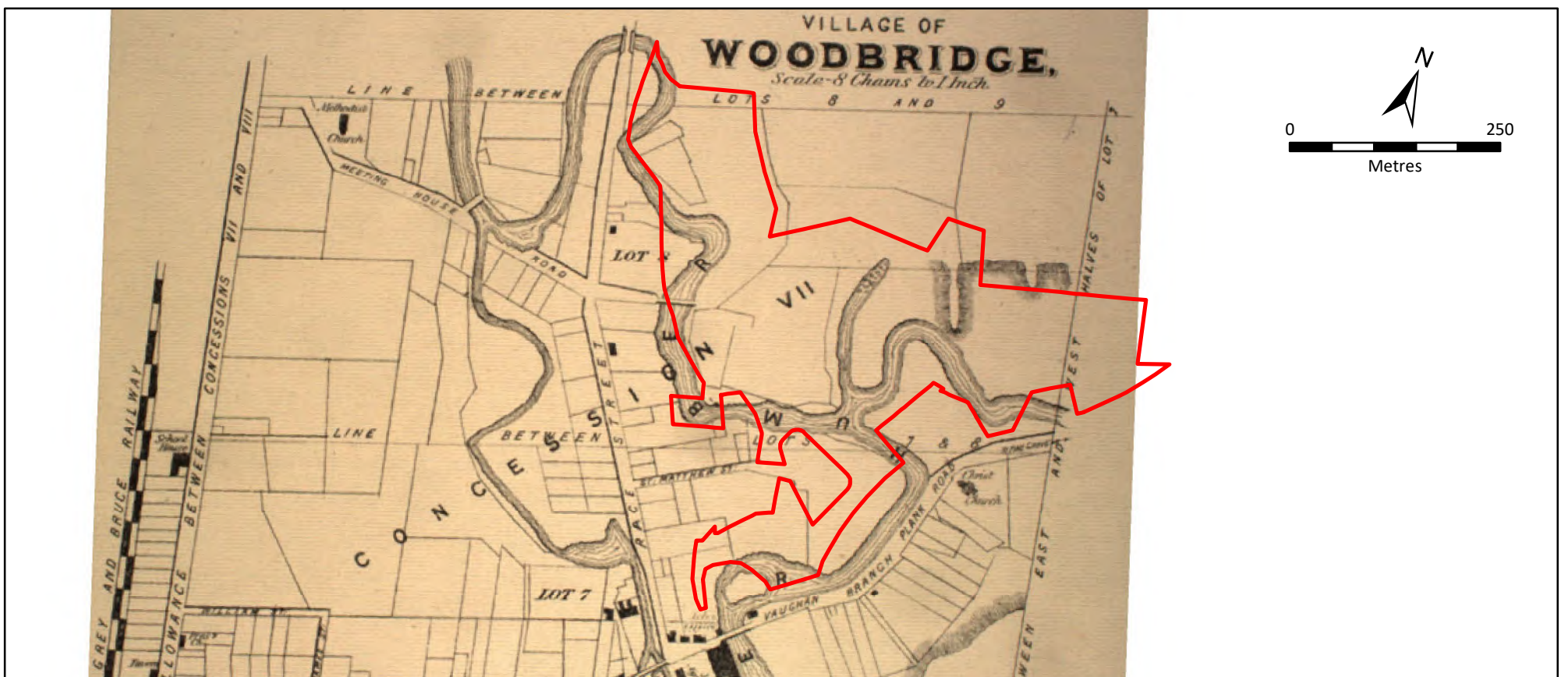
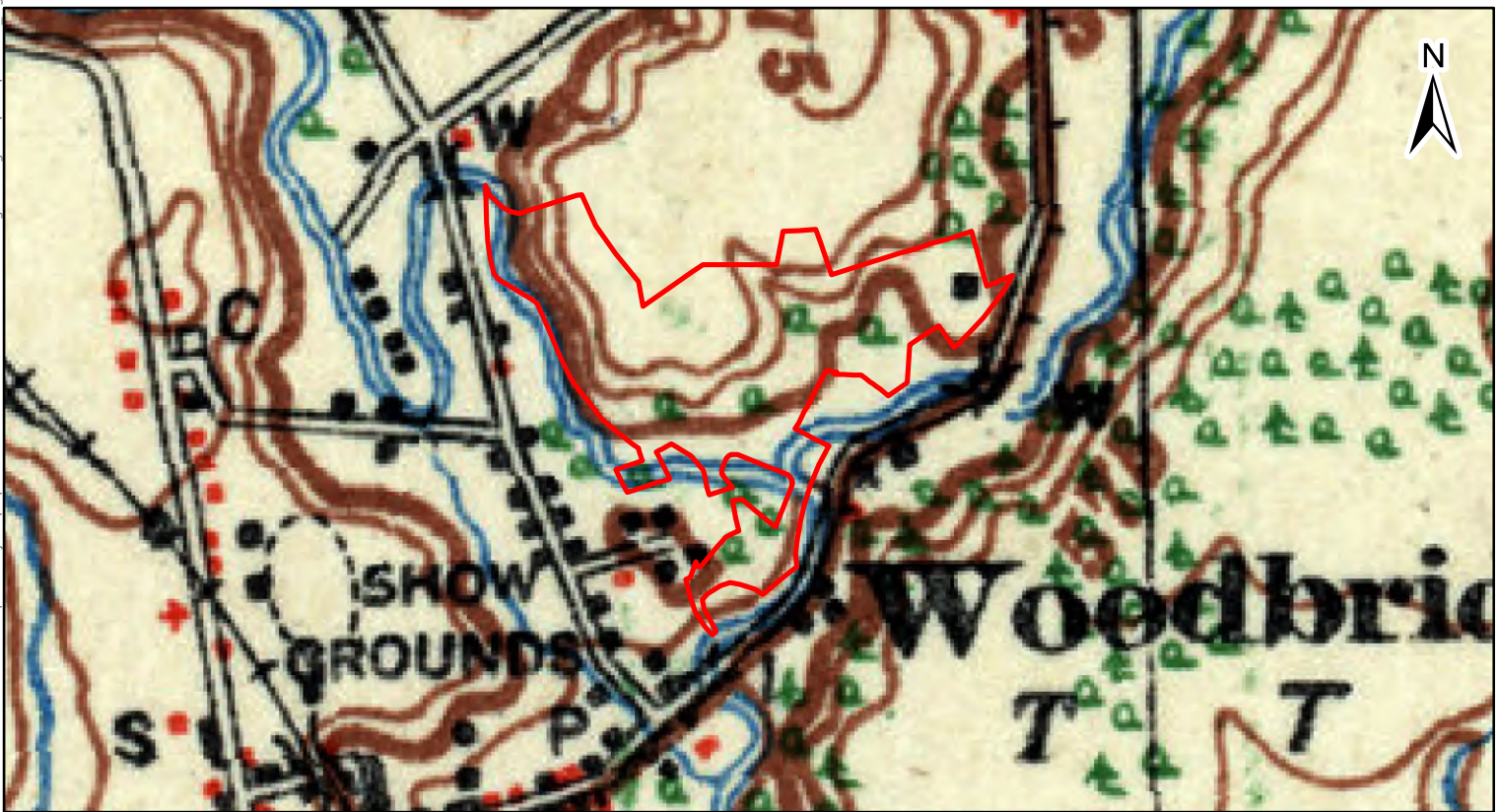
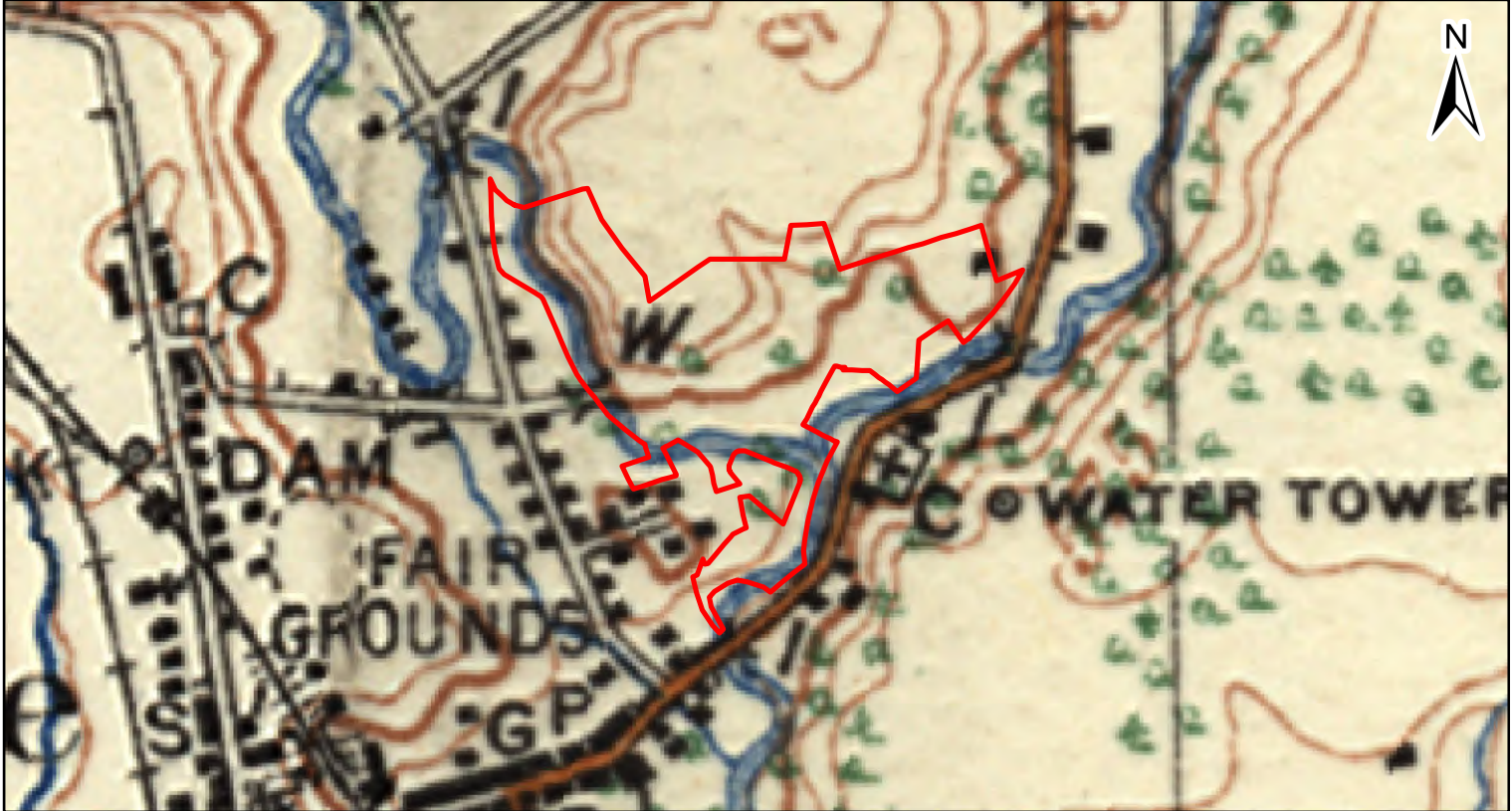


Figure 4: Project Area located on the Village of Woodbridge inset from the 1878 Illustrated Historical Atlas of the County of York



1914



1926




	 PROJECT AREA	Sources:	
		Projection: NAD 1983 UTM Zone 17N Scale: 1:10,000 Page Size: 8.5 x 11	

Figure 5: Project Area located on the 1914 and 1926 Bolton Topographic Map



1954



1970



1978



 PROJECT AREA

Sources:

Projection: NAD 1983 UTM Zone 17N
Scale: 1:8,000
Page Size: 11 x 17

0 250
Metres

ASI PROJECT NO.: 23PL-037
DATE: 2023-02-28
DRAWN BY: A.C.
FILE: 23PL037_Fig6

Figure 6: Project Area located on 1954, 1970, and 1978 Aerial Photography



1988



1995



1999



 PROJECT AREA

Sources:

Projection: NAD 1983 UTM Zone 17N
Scale: 1:8,000
Page Size: 11 x 17

0 250
Metres

ASI PROJECT NO.: 23PL-037
DATE: 2023-02-28
DRAWN BY: A.C.
FILE: 23PL037_Fig7



2009



2012




	 PROJECT AREA	Sources: Projection: NAD 1983 UTM Zone 17N Scale: 1:8,000 Page Size: 8.5 x 11	 0 250 Metres ASI PROJECT NO.: 23PL-037 DRAWN BY: A.C. DATE: 2023-02-28 FILE: 23PL037_Fig8
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Figure 8: Project Area located on 2009 and 2012 Orthographic Imagery



	<p>PROJECT AREA</p>	<p>Sources: ESRI and GIS USER COMMUNITY</p> <p>Projection: NAD 1983 UTM Zone 17N Scale: 1:4,000 Page Size: 8.5 x 11</p>	<p>0 100 Metres</p> <p>ASI PROJECT NO.: 23PL-037 DRAWN BY: A.C. DATE: 2023-02-28 FILE: 23PL037_Fig9</p>
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Figure 9: Existing Conditions of the Project Area











	 PROJECT AREA	 STAGE 2 ARCHAEOLOGICAL ASSESSMENT REQUIRED	Sources: ESRI and GIS USER COMMUNITY Projection: NAD 1983 UTM Zone 17N Scale: 1:4,000 Page Size: 8.5 x 11	 0 100 Metres
	 CONTOUR (1m INTERVALS)	 STEEPLY SLOPED - NO POTENTIAL		
	 PHOTO LOCATION AND DIRECTION	 PERMANENTLY LOW / WET - NO POTENTIAL	ASI PROJECT NO.: 23PL-037 DATE: 2023-05-03	DRAWN BY: A.C. FILE: 23PL037_Fig10

Figure 10: Stage 1 Archaeological Assessment Results



June 14, 2024

Property Assessment Results

**HR23-26 Riverwalk Phase 2b & Doctors Mclean District Park Redevelopment
PIF # P303-0747-2024**

**Project Manager: Alexis Moxley – City of Vaughan
Project Planner: Manirul Islam – TRCA**

Fieldwork Details:

TRCA Archaeology has completed a Stage 2 archaeological assessment of the project area as identified in the attached graphic (yellow polygon) and defined as all lands to be impacted by the project, either by land use or physical alteration.

As per Section 2.1.2 of the 2011 Standards and Guidelines for Consultant Archaeologists by the Ministry of Citizenship and Multiculturalism (MCM), all the objectives of the Stage 2 assessment have been satisfied in that no cultural resources were identified within the project area. As per Section 7.8.4 in the 2011 Standards and Guidelines, TRCA Archaeology recommends that no further archaeological assessment of the property be required.

However, if there is any deviation from the agreed upon project area, additional assessment may be necessary. Furthermore, in the unlikely event that any deeply buried deposits or human remains are encountered, all activities will cease and the TRCA Archaeology as well as the proper authorities will be contacted immediately.

Reporting and Invoicing:

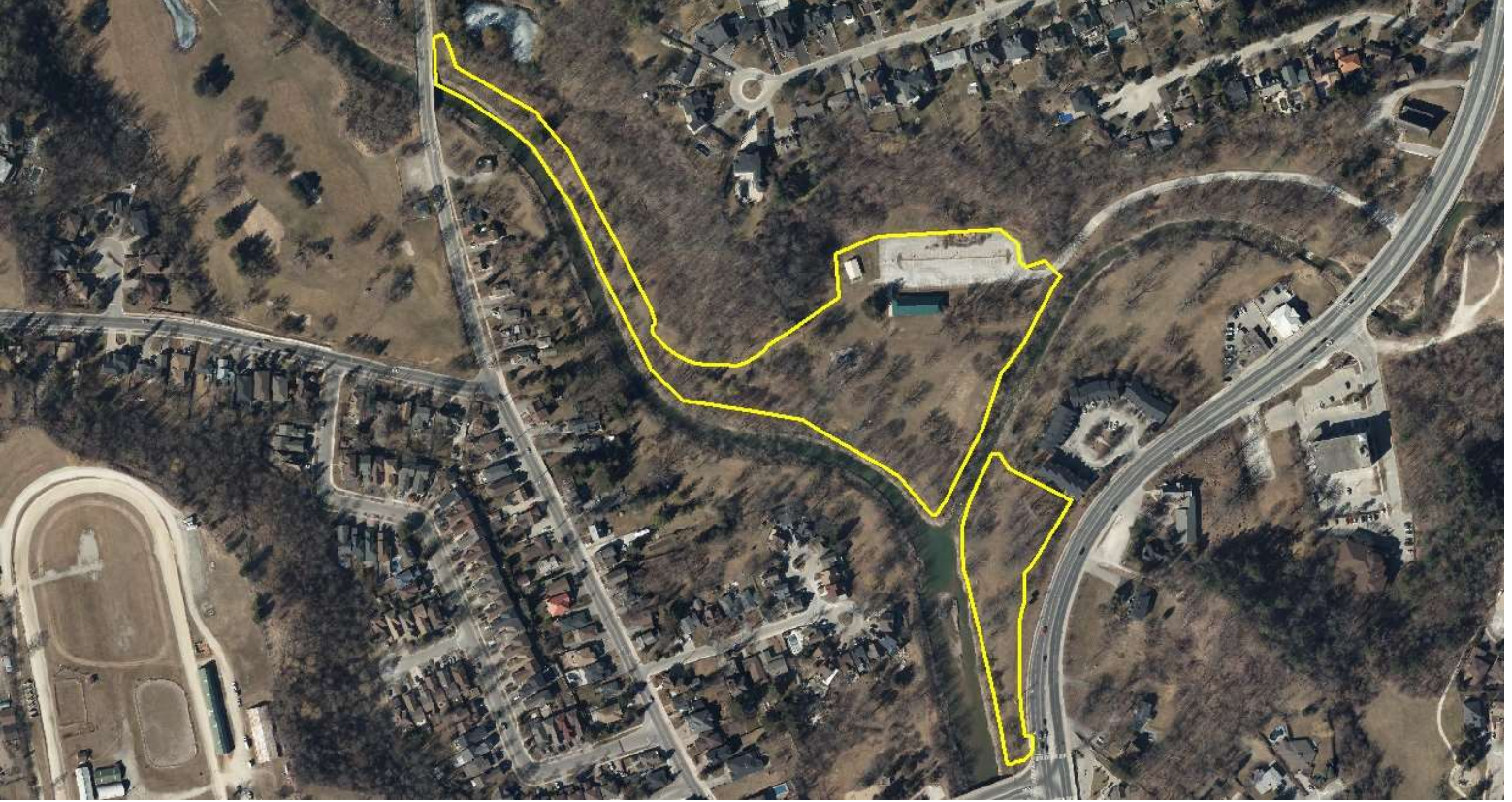
You will be invoiced for all fieldwork, reporting and associated administrative costs following completion of fieldwork and prior to issuance of the report. Please note, a field season extends from April to December. Reports accrued from the preceding field season may take up to a year from the date of fieldwork to be drafted. Accordingly, expect a delay preceding report delivery.

Draft reports may be supplied ahead of MCM submission. Expedited report completion and submission is available upon request. The final, formal report will be forthcoming following MCM acceptance.

Thank you,

A handwritten signature in black ink, appearing to read "A. Jolly", is positioned below the "Thank you," text.

Alistair R. Jolly, M.A.
Supervisor, Archaeology
Restoration & Infrastructure - Professional Services
Toronto and Region Conservation Authority
Cell: (416) 771-2004



**HERITAGE VAUGHAN COMMITTEE
2025 SCHEDULE OF MEETINGS**

Meetings are held virtually at 7:00 p.m. on the third or fourth Wednesday
of every month, except in the months of July and August
(unless otherwise specified)

Quorum = 6

2025 Schedule of Meetings

January 15

February 19

March 19

April 16

May 21

June 25

September 24

October 22

November 26

Note: These meeting dates may be subject to change if this is the consensus of the
majority of the members.

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1; Tel.: (905) 832-2281 Ext. 8637
Agendas and Minutes - www.vaughan.ca