Stage 1 Archaeological Resource Assessment
of
260-270 King Street West
(Part of Block D, Registered Plan 223-E),
City of Toronto, Ontario

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EXECUTIVE SUMMARY

The Stage 1 Archaeological Resource Assessment of 260-270 King Street West in the City of Toronto has been carried out in advance of an application for its proposed redevelopment. The assessment entailed consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, and its nineteenth- and twentieth-century development history. This research has led to the conclusion that there is no potential for the presence of significant precontact or Euro-Canadian archaeological resources that may be impacted by site preparation or construction activities necessitated by the proposed redevelopment. Accordingly, this report recommends that the undertaking be cleared of any further archaeological concern, with the proviso that the appropriate authorities must be notified should deeply buried archaeological or human remains be encountered during any future work on the property.
ARCHAEOLOGICAL SERVICES INC.

PLANNING DIVISION

PROJECT PERSONNEL

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1.0 PROJECT CONTEXT

1.1 Development Context

Archaeological Services Inc. was retained by ERA Architects Inc. to conduct a Stage 1 Archaeological Resource Assessment of the proposed development of 260-270 King Street West, located at the northeast corner of King and Duncan streets in the City of Toronto (Figure 1). The subject property encompasses approximately 0.303 hectare.

This assessment, required as a condition of site plan and rezoning applications, was conducted under the project management and direction of David Robertson (MTCS PIF P372-005-2012), as required by the Ontario Planning Act. All activities carried out during this assessment were completed in accordance with the terms of the Ontario Heritage Act and the Ministry of Tourism and Culture’s (now Ministry of Tourism, Culture and Sport) 2011 Standards and Guidelines for Consultant Archaeologists (MTC 2011).

Permission to access the subject property and to carry out all necessary activities necessary for the completion of the assessment was granted by ERA Architects Inc. on September 4, 2012.

2.0 HISTORICAL CONTEXT

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

The subject property is located at 260-270 King Street West on the northeast corner of King and Duncan (Ed Mirvish Way) streets in the City of Toronto. It falls within a block of land originally known as Russell Square. It is composed of part of Block D on Registered Plan 223-E. This land was converted to Land Titles Qualified in August 2003, and forms PINs 21411-0170 and 21411-0171.

The land that comprises the former York Township was alienated by the British from the native Mississaugas by provisional treaty number 13, known as the “Toronto Purchase,” dated at the Bay of Quinte on September 23, 1787. Due to certain irregularities contained in the original document, this purchase was confirmed by a second treaty dated August 1, 1805. Between 1784 and 1792, this part of southern Ontario formed a part of the judicial District of Montreal in the Province of Quebec (Anonymous 1891 vol. 1:32-35).

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

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

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

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

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

The population of York increased gradually before the War of 1812, but experienced significant growth during the 1820s. In 1797, for instance, the total number of inhabitants within the town was estimated at 212 persons. Within the space of one decade, this number had doubled to 414. By 1824-1825, the town contained 1,679 residents. By 1834, when Toronto was incorporated as a city, the population had reached 9,254, and by 1845 this number had doubled again to 19,706 (Walton 1837:41; Smith 1846:193; Mosser 1984:7, 67, 157).

### 2.1.1 Russell Square and Upper Canada College

During the late 1790s, Russell pursued plans, originally proposed by Simcoe, to establish a college or university for the benefit of those Upper Canadians who possessed the means and inclination to attain a higher education. As early as December 1797, he wrote to Simcoe and announced that in the westward extension of the town, he had reserved “a large space for public buildings,” which included a “school
house.” The Chewett and Smith map (1798), shows that a ten acre (4.05 ha) reserve “submitted for a Colledge [sic]” was situated at the corner of Lot (Queen) and Peter streets. “Russell Square” was depicted on this map (Figure 2), with no buildings on it, but it was clearly intended to be used as public land (Chewett and Smith 1798; Firth 1962:46).

In 1827, a charter was obtained for the university which was to be known as “King’s College.” Land was procured for the campus, partly from the Elmsley estate, although the plans for the university were halted by Lieutenant Governor Sir John Colborne in 1829. Colborne felt that there was a greater need to establish a university preparatory school, which would eliminate the need for boys to be sent abroad for an education. As a result, a charter for Upper Canada College, which was also referred to as the “Minor College” (as opposed to the “University” or “Major College”) was granted in 1829. Funding to operate the college was to be provided not only through the collection of student tuition fees, but also raised through the sale of surplus Canada Company lands. The first classes, modeled after the English school system, commenced on January 4, 1830 under the tutelage of the head master, the Rev. Joseph H. Harris.

The abstract index volume for Russell Square (Town Lots, volume 4) held by the Registry Office was not microfilmed, and the hard copy has been sent to an off-site storage facility. Therefore, the patent date and other information it contains were not available for reference. It is probable that the patent for the Russell Square block was granted sometime around January 1828, or within a few years thereafter. The patent was undoubtedly granted to King’s College. During the remainder of the nineteenth century, ownership of property, which became part of the grounds of Upper Canada College, remained in the hands of the University.

Nothing was done with the square, which appears to have sat as vacant land until the late 1820s. The Chewett map of December 1827 (Figure 2) shows the square labeled as “Upper Canada College,” with five structures depicted on the east side of Russell Creek. The large central structure was the college itself, and the buildings on either side of it were houses for the teachers and students. They were referred to either as boarding houses or more properly as the residences of the masters, in which a certain number of the college boys lodged. Tenders for the design and erection of these buildings were called for in 1829.

The structures were designed by John Ewart and J.G. Chewett, and constructed by Ewart and Matthew Priestman. It is thought that Chewett may have also acted as the project manager. This complex of structures (Plate 1) was designed in a symmetrical, Late Georgian style, and constructed out of red brick and cut stone. During their construction, classes were held in the “Old Blue School” or Home District Grammar School building on Church Street directly to the north of St. James’ Cathedral. The college buildings were sufficiently complete that classes commenced at the King Street site in January of 1831.

The main buildings on the campus were renovated in 1855, 1869 and most importantly in 1877. The major change at that time was the addition of a “mansarded block,” which was constructed directly in front of the original central block. The flanking houses were also given a “mansarded” or French Second Empire style face-lift (Plate 2). In no instance did the structural footprints for any of the buildings extend into, or impact upon, the subject property.

During the late 1880s, there was discussion in the Ontario Legislature in regard to university federation and the abolition of Upper Canada College as an unnecessary expense. Critics argued that the same level
of instruction which Upper Canada College gave could have been obtained “in any well-conducted high school in the province.” The university and the Liberal government viewed the Upper Canada College share of the endowment fund, and the Russell Square property, as an additional source of badly needed revenue.

In March 1887, it was decided that Upper Canada College would not be abolished. Rather, the institution was turned primarily into a boarding school, and the staff and trustees were given notice that the King and Simcoe site would eventually be vacated. The downtown campus land was appraised at $325,000. Out of this amount, Upper Canada College would receive $250,000; the remainder of the money from the sale of the site ($75,000), as well the original Upper Canada College endowment ($283,163), would be transferred to the University of Toronto. On April 23, 1887, the university federation came into effect at which time the official ties with Upper Canada College were severed.

In early 1888, the present Deer Park site for the new Upper Canada College campus was selected. Tenders were called for the construction of the new buildings, and the official ground-breaking ceremony took place in April 1889. The new campus was ready for occupancy by Upper Canada College by the summer of 1891, and the school was officially opened in October of that same year. Ownership of the downtown campus was formally transferred to the governors of the University of Toronto.

Some of the buildings at the former downtown campus continued to be utilized for a few years after Upper Canada College vacated the site. However, in 1900 all of the buildings on the campus were razed with the exception of part of one boarding house at the corner of Adelaide and Duncan streets, north of the subject property. That building had been constructed during the 1830s, and was converted into a warehouse. It remains standing to the present day.

Shortly after the acquisition of Russell Square by the University, it was proposed that the city should have bought the site and converted it into public parkland. However, the land was subdivided in April 1902 into large blocks, slated for resale as commercial and/or industrial sites (Dendy 1978:59-61).

2.1.2 Block D, Plan 223-E

260 King Street West

The property municipally known as 260 King Street is located upon a parcel of land described as being 99’11½” (30.47 m) on King Street by a depth of 185’6” (56.54 m), commencing 100 feet (30.48 m) east of Duncan Street and running in an easterly direction.

This parcel was first sold by the trustees of the University of Toronto to Frederick and Florence Nicholls in May 1902. This deed covered a larger parcel of land including the adjoining 100 feet (30.48 m) of land immediately to the east (City deed #25545R).

Nicholls (b. 1856) was a native of England, and educated at Stuttgart, Wurtemberg. He came to Canada in 1874, where his business interests included mining, insurance, railways and publication of the Canadian Manufacturer which was “the official organ and spokesman of the manufacturing interests.” Nicholls was
Nicholls may have purchased this land on speculation or for investment purposes, since he sold it in January 1904 to Alfred Ernest Ames. Ames flipped the property, one month later, to the Securities Holding Co. Ltd. (City deeds #14066P, 14173P).

Ames (b. 1866) was born at Lambeth, Ontario, but moved with his family to Woodstock. He was educated in Brantford. He was employed as the manager of several financial institutions during the late 1880s and 1890s, including the Imperial and Ontario banks. He opened his own banking and brokerage firm in Toronto in 1889, and purchased a seat on the Toronto Stock Exchange in 1895. He was president of the stock exchange, and a member of the Board of Trade. His other business interests included insurance, coal mining, railways, navigation, and dairying. He was a member of several charitable organizations and social clubs. He donated $10,000 to Victoria College for the establishment of a scholarship in modern languages. He was married in 1889 to Mary, the daughter of the Hon. Senator G.A. Cox. The family resided at Glen Stewart on Kingston Road (Morgan 1912:21-22).

In May 1904, the Company entered into an agreement with Henry S. and Emma Strathy for the sale and purchase of the land for the sum of $21,000. In order to clear a cloud from the title, Mary Ames released her dower interest in this property in November 1904. In February 1905, this part lot was formally deeded by the Company to Strathy (City deeds #18052P, 29187R, 18308P).

Henry Seaton Strathy (b. 1832) was a native of Edinburgh, but came to Canada as a child with his family who settled near London. He was educated locally, and entered into the service of Hope, Birrell & Co., wholesale merchants, in London. He started to work for the Gore Bank in 1850, and joined the Canadian Bank of Commerce in 1867. He became cashier in that bank in 1889. Strathy was also employed by the now defunct Federal Bank between 1874 and 1883, and he was appointed general manager of the Trader’s Bank in 1885. In 1896, he married his second wife, Emma K., the daughter of Rev. Professor George, D.D. of Queen’s University. They resided at 71 Queen’s Park in Toronto (Morgan 1898:977).

In May 1906, this property was sold to Maggie F. Mitchell. One month later, it was once again sold, this time to the Alexandra Company Ltd. An additional parcel, containing 6½’ (0.17 m) along Pearl Street, was acquired by the Alexandra Company from the land to the west, in June 1907 (City deeds #33803R, 23175R, 12690T).

The Alexandra Company was composed of a group of four businessmen of different social status and backgrounds, namely: Cawthra Mulock, Stephen Haas, Robert Alexander Smith and Lawrence Solman. A rival theatre owner, Ambrose Small, was asked to join this company but he declined the offer.

Mulock (1882-1918) was the son of the Hon. Sir William Mulock and his wife, Sarah Cawthra Crowther. He was a graduate of Upper Canada College, and he also briefly attended the University of Toronto. He
was married to Adele Baldwin Falconbridge, the daughter of Sir William Glenholme Falconbridge, who was the Chief Justice of the Court of King’s Bench. In addition to inheriting a portion of the considerable Cawthra fortune from his aunt (his share was $8,000,000 in 1909), Mulock accumulated wealth on his own account as the youngest member of the Toronto Stock Exchange. He was nick-named the “boy millionaire” at the time of his marriage in 1903. Mulock served on the boards of Confederation Life, the Imperial Bank, National Trust (vice president), Guardian Trust, and the Toronto General Hospital. He was also the president of the National Iron Works, and vice-president of the Maple Leaf Milling Company and the Canada Bread Company. Socially, Mulock was a member of the Toronto Guild of Civic Art, a director of the National Horse Show Association, and owned a yacht named Adele. His family residence was at 538 Jarvis Street near the corner of Isabella Street. Mulock died from influenza while on a trip to New York City on December 1, 1918. He was eulogized as “a man of genuine public spirit.” His shares in the Alexandra Company were turned over to the Royal Trust Company as part of his estate (Morgan 1912:833; Brockhouse 2007:100).

Haas (b. ca. 1861) was a native of Alsace-Lorraine, who appears to have settled in Toronto during the early 1890s. He was the head of George Haas and Son Ltd., the manufacturers of quality awnings, draperies and upholstery. He was the vice-president of the Union Bank, and a director of the Royal Bank and of Canadian General Electric. He was a commodore of the Royal Canadian Yacht Club. He was married (wife named Kate), with three sons and three domestics. In 1901, the family lived beside Bert Massey. Their address in 1911 was 128 St. George Street. Haas died on March 29, 1943. His shares in the Alexandra Company were transferred to his administrator and the Royal Trust Company (1901 York West Census, Ward 4 division E-5 p. 16; 1911 Toronto Census, ward 4 p. 6; Brockhouse 2007:131).

Smith (b. Jan. 24, 1860) was a native of Rayne, Scotland. He came to Canada as a young man in 1882, initially working as a clerk for the Northern Railway, and then for the Canadian Northwest Company. He eventually became a partner in the brokerage firm of Osler and Hammond in 1896, and was elected to the Toronto Stock Exchange in that same year. He served as president of the Toronto Stock Exchange in 1902-1903. He was a director of the board for the Mackay-Bennett Cable Company in 1905, and was the secretary-treasurer of the Toronto Ferry Company. Smith was also associated with various railroad and steamship companies, mining companies, and with the Victoria Rolling Stock Co. He was a member of the Toronto Hunt Club, the Toronto Club and the Albany Club among others. He was married to Eliza Thomson (formerly of Aberdeen) and they resided at 487 Huron Street. They had two children. Smith died when he crashed his automobile while on his way home, on Yonge Street near Richmond Hill, on July 17, 1912 (Morgan 1912:1040; Middleton 1923:99-100; Brockhouse 2007:17, 87).

Solman (b. ca. 1862-63) was the son of Samuel Solman, one of the earliest Jewish settlers in Toronto. As a child, Solman lived in a small house at 146 John Street. He worked in a hardware store in Yorkville, and was apprenticed to a baker. He moved briefly to Detroit, where he worked as a clerk in a mail-order business and later in his own small mail-order company. He returned to Toronto in 1893, and took over management of a restaurant at the Hanlan’s Point Hotel. He was married to Emily Durnan Hanlan, sister of the rower Ned Hanlan, around this same time. Solman later set up an amusement park at Hanlan’s Point, and became a partner in the firm of Solman, Hammond and Smith which provided ferry service to the Toronto islands. Their first ferries were the well known vessels, Blue Belle and Trillium. Solman was instrumental in the development of the Sunnyside Amusement Park, and later still built the Mutual Street Arena and the Maple Leaf Stadium at Bathurst and Lakeshore. Following the death of Mulock in 1918,
Solman took over the presidency of the Alexandra Company. Solman was later the vice-president of the Loews Canadian theatre chain. He died from complications arising from pneumonia on March 24, 1931, and was interred at Mount Pleasant Cemetery. His wife was buried with her family in the Hanlan plot at the Toronto Necropolis (*Toronto Star*, Mar. 24, 1931; Brockhouse 2007:100, 111-112).

Construction of the Royal Alexandra Theatre, financed by the Alexandra Company Ltd. syndicate members, began in 1905 and was completed in 1907.

Between 1906 and 1963, there are no documents registered on title reflecting a change in ownership. During this period, there are a few agreements registered between the city and the Alexandra Company with respect to the theatre canopy and minor encroachments (City deeds #18925ES, 56809EM, 55692ES, 56325ES, 55714ES).

In June 1963, the theatre property was sold to Ed Mirvish Enterprises Ltd. for $215,000 (City deeds #55693ES, 55694ES).

Edwin (“Honest Ed”) Mirvish (1914-2007) was one of the great entrepreneurial success stories in twentieth-century Toronto. He was born Yehudah Mirvish in Colonial Beach, Virginia, the son of Jewish immigrants from Lithuania. The family lived in Washington for a few years where his father ran a grocery store which went bankrupt in 1923. The family moved to Toronto, where his father worked as a salesman until he had saved enough money to open a small grocery store on Dundas Street. He died around 1929, and Ed took over management of the store. During the 1930s and 1940s, Ed operated a dry-cleaning business and worked in sales with varying degrees of success. In 1941, he was married to Annie Macklin, a radio singer from Hamilton. They opened a small dress shop, and in 1948 they opened Honest Eds. This store sold discounted goods in a “no credit, no service, no frills” location at Bloor and Bathurst. It was advertised as the “World’s Biggest Discount Department Store.” The store immediately became successful, and Mirvish began to acquire the old Victorian houses near his store along Markham Street with his profits. Rather than demolishing these buildings, Mirvish rented them as inexpensive living and studio space to artists – the origins of what is today known as “Mirvish Village.” Mirvish was largely responsible for the revitalization of several of the former industrial buildings within the subject property block, and revived the cultural life of King Street through the restoration of the Royal Alexandra Theatre and his chain of restaurants. His dining establishments, which became immensely popular, included Ed’s Warehouse, Ed’s Seafood, Ed’s Folly, Ed’s Chinese, Ed’s Italian, and Old Ed’s. Ed’s Warehouse was known for its set menu of prime rib, mashed potatoes and peas. The popularity of these restaurants gradually diminished, until the last of them (Ed’s Warehouse) closed in 2000. In 1982, Mirvish bought and restored the Old Vic theatre in London, England, and was recognized for his efforts by being made a Commander of the British Empire (CBE) in 1989. Mirvish was also awarded the Order of Canada in 1978. During the 1980s, Mirvish and his son took over management of the old Pantages Theatre, and in 1992 they opened the Princess of Wales theatre at 300 King Street West. Mirvish was interred in the Pardes Shalom Cemetery in Maple. In recognition of his many philanthropic donations to the City of Toronto, and due to his patronage of the arts within the City, part of Duncan Street was re-named Ed Mirvish Way in 2008. The former Canon Theatre on Yonge Street was renamed the Ed Mirvish Theatre in 2011 ([wikipedia.org/wiki/Ed_Mirvish](http://wikipedia.org/wiki/Ed_Mirvish)).
The Royal Alexandra Theatre was designated by the City of Toronto on its historical and architectural merits in 1975 (Plate 3) (City deed #CT160183).

In December 2001, Mirvish registered two new deeds on title. Both of the resultant parcels remained in the hands of Mirvish; one was for the 260 King address (Part 2 on Reference Plan 64R-13304) and the other was for the adjacent part lot numbered 266-270 King (Part 1 on Reference Plan 64R-13304; City deeds #CA751983, CA751984).

266-270 King Street West

The parcel of land containing the address 266-270 King Street West was first sold by the trustees of the University of Toronto to Reuben Millichamp and George Theodore Irving in April 1904. The legal description contained in their deed shows that they bought 100 feet (30.48 m) along King Street by a depth of 186 feet (56.69 m) along the east side of Duncan Street. On the same day, Millichamp and Irving conveyed part of this parcel (100 x 93 feet; 30.48 x 28.35 m) to the Featherbone Novelty Manufacturing Co. for $10,000 (City deeds #26572R, 26573R).

Millichamp (b. 1842) was a native of Birmingham, England. His family was of Huguenot descent. He settled in Toronto in 1855. He was described as a “manufacturer and capitalist.” His business interests included: the Canadian Woollen Mills, the Irving Umbrella Co., the Crown Whitewear Co., the Continental Costume Co., the Maple Leaf Woollen Mills Co., and the Siche Gas Co. He was also a board member for a number of insurance companies. Millichamp was a councilor for Wycliffe and Ridley Colleges, and a founder and director of Havergall Ladies’ College. He belonged to several charitable organizations and social clubs, and was described as “a useful, enterprising and patriotic citizen.” He was married to Elizabeth E. Williams. They resided at 68 Prince Arthur Avenue (Morgan 1912:806).

Irving (b. 1869) was the son of William and Mary (Sheard) Irving, and born and raised in Toronto. He was a long-time businessman and manufacturer in the city. He was married in 1908 to Eleanor, the daughter of Frank Phillips. He was elected president of the National Club in 1908-1909. He resided at 69 Spadina Road (Morgan 1912:569).

In December 1904, Featherbone conveyed this property to Alexander T. Reid. Alexander Reid was the manager of the Featherbone Novelty Co. (City deed #29015R). He is said to have been responsible for financing the construction of additions made to the original structure on this site in 1909 and 1913. He died during the early 1920s, and in March 1927 his widow, Emily A. Reid, elected to take the bequests contained in her husbands will in lieu of her dower interest in the land (City deed #5484ES).

During the period between 1904 and 1927, there are no documents registered on title to indicate a change in the ownership. The instruments listed in the abstract index during this period are mainly agreements in relation to right-of-ways, party walls and fire escapes (City deeds #41225T, 41235T, 48358T).

The publishing firm of McClelland and Stewart occupied the 266 King Street West site for several years following the establishment of that company in 1906.
In January 1943, the York Knitting Mills Ltd., which occupied part of this property, conveyed its interest in this land to the National Trust Company. On the same day, National Trust (as the executor of Alexander T. Reid) deeded this land to Ida Smith (City deed #19409ES, 19411ES).

In September 1944, Smith sold this property to Minnie Rotenberg for $75,000 (City deed #21308ES).

In July 1946, this site changed hands again. It was sold at that time to Assaf and Haseby Aziz. On the following day, the paper title was transferred to J. & A. Aziz Ltd. (City deeds #24129ES, 24825ES).

Aziz operated a wholesale dry goods business at this King Street site for a number of years. The firm appears to have relocated to North York, where it continues to operate.

In June 1965, this property was acquired by Ed Mirvish Enterprises Ltd. (City deed #58856ES).

In December 2001, Mirvish registered two new deeds on title. Both of the resultant parcels remained in the hands of Mirvish; one was for the 260 King address (Part 2 on Reference Plan 64R-13304) and the other was for the adjacent part lot numbered 266-270 King (Part 1 on Reference Plan 64R-13304; City deeds #CA751983, CA751984).

2.1.3 Historical Map Sources

Maps of Toronto show no structures of any sort on the Russell Square property between 1798 and 1818. These maps show the topography and the route of Russell Creek across the block, and the Smith map contained the notation “submitted for Russell Square” (Smith 1798; Williams 1813; Phillpotts 1818).

By December 1827, the location of the Upper Canada College buildings is shown on the Chewett plan, even though the actual construction had not yet started.¹ This plan also shows the location of a curved driveway approaching the campus buildings from the direction of King Street. The 1833 Bonnycastle map also shows the newly constructed College buildings, but contains no further details (Chewett 1827; Bonnycastle 1833).

Cane’s 1842 map shows that the front common area of the Upper Canada College campus had been landscaped. It contained a main central drive on a north-south axis, which was bisected by another drive or lane which crossed it at right angles directly in front of the college buildings. This map and several subsequent plans indicate that trees and shrubs had been planted, as well as the presence of some small pathways. Photographs of the campus taken during the late 1870s or early 1880s show that the trees had matured into specimen plantings (Cane 1842; Dennis and Fleming 1851; Boulton and Boulton 1858; Browne 1862).

The Goad’s Atlas maps show the position of the campus buildings between 1880 and 1899, but the common areas contained no details. Presumably this area remained as a landscaped “common” area

¹ Perhaps the building locations were added to the map after the construction had started, in order to keep the map up to date.
during that period. The 1903 rendition of the *Atlas* shows the site cleared of all buildings, and the Russell Square property bisected by the newly constructed extensions of Duncan and Pearl Streets. By 1910-1923, these maps show the footprints for the Royal Alexandra Theatre building, as well as the Reid Building within the subject property (*Goad’s Atlas*, renditions of 1880-1923).

The *Underwriters’ Survey Bureau* map (USB) shows the subject property in detail as it existed between July 1954 and 1964. The 260 King Street site contained the Royal Alexandra Theatre, described as being of steel, brick and concrete construction. It contained sprinklers and an asbestos curtain in case of fire. The theatre occupied the entire depth of the block, between King and Pearl streets.

The Reid Building was shown next door at 266-274 King Street and number 7 Duncan Street. It was described as concrete and mill construction. Number 266-268 contained various warehouses and factories. Number 270-274 King Street contained J. & A. Aziz, wholesale drygoods. The rear of 266-268 contained a coal bin (USB 1954).

### 2.1.4 City Directories

All of the available directories were consulted between 1833 and 1880, and thereafter at five year intervals. The most recent directory searched was that of 2000. Entries in *italics* are the owners or occupants of parts of the subject property that can be identified with a reasonable degree of confidence.

Because no structures were erected on the subject property there is no listing for owners or occupants until 1905. Prior to that time it is only referred to as part of the Upper Canada College grounds.

**1833**  
**King Street West:** Graves [Simcoe] Street crosses; Upper Canada College, with lawn and shrubbery in front, enclosed by a neat palisade fence. The centre building is the school house. The brick houses on each side are inhabited by: The Rev. J.H. Harris, D.D. Principal, The Rev. T. Phillips, D.D. Vice Principal, Charles Matthews, M.A. First Classical Master, William Boulton, B.A. Second Classical Master, C. Dade, M.A. Mathematical Master, Mr. J.P. De La Haye, French Master; adjoining is the college boarding house, Mrs. Fenwick is the Mistress and Mr. John Kent the Preparatory Master resides in the house; John Street crosses.

**1856**  
**King Street West:** Simcoe Street crosses; The Upper Canada College and grounds, F.W. Barron, Principal, Rev. Henry Scadding, D.D. First Classical Professor, Rev. Walter Stennett, M.A. Second Classical Professor, William Wedd, M.A. Third Classical Professor, Rev. G. Maynard, Michael Barrett, M.A. First English Professor, Christopher J. Thompson, Second English Professor, John Dodd, Classical Master, J.P. Delahaye, French Master; John Street crosses.

**1861**  
1862 **King Street West**: Simcoe Street crosses; George R.R. Cockburn, Principal First Class Master, James Brown M.A., Mathematical and Second Class Master, Michael Barrett M.A. M.D., First English Master and Superintendent of the boarding house, Christopher Thompson, Second English Master, Rev. E. Schluter, French and German Master, Stewart Westmacott, Drawing Master, Captain Goodwin, Gymnastic Master, David Alderdice, Janitor; John Street crosses.

1864 **King Street West**: Simcoe Street crosses; Upper Canada College and grounds; vacant lots; John Street crosses.

1866 **King Street West**: Simcoe Street crosses; Upper Canada College and grounds, William Wedd, First Class Teacher, Christopher Thompson, English Second Class Teacher, Dr. Cannon, First Classical Teacher; vacant lots; John Street crosses.

1868-1869 **King Street West**: Simcoe Street crosses; Upper Canada College and grounds; vacant lots; John Street crosses.

1870 **King Street West**: Simcoe Street crosses; Upper Canada College; John Street crosses.

1871 **King Street West**: Simcoe Street crosses; Upper Canada College; John Street crosses.

1872 **King Street West**: Simcoe Street crosses; Upper Canada College; John Street crosses.

1873 **King Street West**: Simcoe Street crosses; Upper Canada College; John Street crosses.

1874 **King Street West**: Simcoe Street crosses; Upper Canada College, George J. Cockburn, Principal; John Street crosses.

1875 **King Street West**: Simcoe Street crosses; Upper Canada College Terrace, 1, William Wedd M.A., First Classical Master, 2, Christopher J. Thompson, Second English Master, 3, unoccupied, 4, George B. Sparling, Third English Master, 5, Upper Canada College, G.R.R. Cockburn, Principal, 6, Dr. Barrett M.A. M.D., First English Master and Lecturer on Chemistry and Physiology, 7, James Brown M.A., Mathematical Master, 8, George R.R. Cockburn, Principal, 9, Upper Canada College boarding house; John Street crosses.

1876 **King Street West**: Simcoe Street crosses; Upper Canada College Terrace, 1, William Wedd M.A., First Classical Master, 2, Chris J. Thompson, Second English Master, 3, George R.R. Cockburn, Principal, 4, George B. Sparling, Assistant English Master, 5, Upper Canada College, G.R.R. Cockburn, Principal, 6, Dr. Barrett M.A. M.D., First English Master and Lecturer on Chemistry and Physiology, 7, James Brown M.A., Mathematical Master, 8, unoccupied, 9, Upper Canada College boarding house; John Street crosses.

1877 **King Street West**: Simcoe Street crosses; Upper Canada College, George R.R. Cockburn M.A., Principal; John Street crosses.

1878 **King Street West**: Simcoe Street crosses; Upper Canada College, George R.R. Cockburn M.A., Principal; John Street crosses.

1879 **King Street West**: Simcoe Street crosses; Upper Canada College, George R.R. Cockburn M.A., Principal; John Street crosses.
1880  **King Street West:** Simcoe Street crosses; Upper Canada College, George R.R. Cockburn M.A., Principal; John Street crosses.


1895  **King Street West:** Simcoe Street crosses; Upper Canada College (old), 1, Buglers’ Mess, 48th Highlanders, John Prattis (caretaker), 2, Edward A. Phillips, 3, Frank Moore, 4, Henry Brock, Barracks, 48th Highlanders; private grounds; John Street crosses.

1900  **King Street West:** Simcoe Street crosses; Old Upper Canada College building, 1, August Kischel, 2, William Crouden, Frank Moore, 4, John Prattis, 5-6, Macdonald Manufacturing Co., tinware, 7, Frank Belz (tailor), 8, Nonsuch Manufacturing Co., stove polish; Old Upper Canada College grounds; John Street crosses.

1905  **King Street West:** Simcoe Street crosses; vacant lots; northeast corner *Featherbone Novelty Co.*; Duncan Street crosses; northwest corner E.W. Gillett Co. Ltd.; D.M. Best and Co., piano hammers; Eclipse Whiteware Manufacturing Co.; John Street crosses.

1910  **King Street West:** Simcoe Street crosses; Canada Foundry Co. Ltd.; Canadian General Electric Co. Ltd.; 260, *Royal Alexandra Theatre*; 266-274, *A.T. Reid and Co. Ltd.*, fancy goods; Duncan Street crosses.


1930

**King Street West:** Simcoe Street crosses; 212-216, Canadian General Electric Co., Canadian Allis-Chalmers Ltd.; 220, Nicholls Building; 224, Royal Alexandra Parking Station, garage; 260, Royal Alexandra Theatre; 266-268, Reid Building; basement, vacant, 1st Fl., George J. McLeod Ltd., publishers, Thomas Allen, publisher, 2nd Fl., J. Schwartz and Co., furs, Standard Underground Cable Co. of Canada Ltd., E.W. Playford Ltd., magnetic switches, 3rd Fl., Carl Austin and Co. Ltd., French ivory, Thayer Perfumer Ltd., 4th Fl., Beare and Son, musical instruments; 270-274, A.T. Reid and Co. Ltd., neckwear, J.R. Schwartz, furrier; Duncan Street crosses.

1935


1940


1945


1950

**King Street West:** 260, Royal Alexandra Theatre, William J. Emery; 266-268, Reid Building: basement, Mail Order Printers, 1st Fl., Robecraft Ltd., ladies house coats, 2nd Fl., Allan G. Sylvester, manufacturers agent, 3rd Fl., Menzies and Co. Ltd., greeting cards, McIntosh Sportswear, 4th Fl., M.S. Till and Co. Ltd., lingerie manufacturers, Thomas Allen Ltd., publishers, 5th Fl., William Hollins and Co. Ltd., textile manufacturers and wholesale dry goods, Okun Brothers Ltd., millinery manufacturers; 270-274, J. and A. Aziz Ltd., dry goods; Duncan Street crosses.

1955

**King Street West:** 260, Royal Alexandra Theatre, Robert Reid, caretaker; 266-268, J. and A. Aziz Building: basement, Mail Order Printers, 1st Fl., J.W. Turner Co., distributor, 2nd Fl., Visi Record of Canada Ltd., record keeping systems, 3rd Fl., Smithers and Bonellie, publishers, McIntosh Sportswear, 4th Fl., M.S. Till and Co. Ltd., lingerie manufacturers, Okun Brothers Ltd., millinery manufacturers, 5th Fl., William Hollins and Co. Ltd., textile manufacturers and wholesale dry goods, Thomas Allen Ltd., publishers; 270-274, J. and A. Aziz Ltd., dry goods; Duncan Street crosses.


3.0  **ARCHAEOLOGICAL CONTEXT**

3.1  **Physiographic Setting**

The urban core of the City of Toronto has been extensively modified over the past 200 years. The subject property lies within the Iroquois Plain physiographic region (Chapman and Putnam 1984), which is the former bed of glacial Lake Iroquois. In the Toronto area, the Lake Iroquois strand is situated approximately 4.5 km inland from the current Lake Ontario shore. Below the strand, the Quaternary sediments are dominated by outwash sands typical of nearshore deposits. The balance of the plain, towards the modern lake shore, is dominated by fine sediments of silt and clay, typical of off-shore deposits, overlying till (Gravenor 1957; Chapman and Putnam 1984).
Glacial Lake Iroquois came into existence by about 12,000 B.P., as the Ontario lobe of the Wisconsin glacier retreated from the Lake Ontario basin. Isostatic uplift of its outlet, combined with blockage of subsequent lower outlets by glacial ice, produced a water plane substantially higher than modern Lake Ontario. Beginning around 12,000 B.P., water levels dropped stepwise during the next few centuries in response to sill elevations at the changing outlet. By about 11,500 B.P., when the St. Lawrence River outlet became established, the initial phase of Lake Ontario began, and this low water phase appears to have lasted until at least 10,500 B.P. At that time the waters stood approximately 100 m below the current level, but isostatic uplift was already raising the outlet at Kingston so that by 10,000 B.P., the water level had risen to about 80 m below the present level. Uplift since then has continued to tilt Lake Ontario upward to the northeast, propagating a gradual transgressive expansion throughout the basin, flooding the mouths of the creeks and rivers that rim the basin (Karrow 1967:49; Anderson and Lewis 1985; Karrow and Warner 1990).

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

3.2 Previous Archaeological Research

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

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

No archaeological sites have been registered within the limits of the subject property. Thirteen sites have been documented within approximately one kilometre of the subject property’s boundaries (Table 1), all of which are related to the nineteenth- and early twentieth-century development of Toronto.

<table>
<thead>
<tr>
<th>Borden</th>
<th>Site Name</th>
<th>Cultural Affiliation</th>
<th>Site Type</th>
<th>Researcher</th>
</tr>
</thead>
<tbody>
<tr>
<td>AjGu-15</td>
<td>Front Street</td>
<td>Euro-Canadian</td>
<td>Public Building</td>
<td>R. O’Brien (no date)</td>
</tr>
<tr>
<td>AjGu-21</td>
<td>Navy Wharf</td>
<td>Euro-Canadian</td>
<td>Commercial/Transport Structure</td>
<td>MPP 1986</td>
</tr>
<tr>
<td>AjGu-23</td>
<td>Esplanade Crib</td>
<td>Euro-Canadian</td>
<td>Commercial/Transport Structure</td>
<td>MPP 1986</td>
</tr>
<tr>
<td>AjGu-24</td>
<td>Furniss Water Works Wharf</td>
<td>Euro-Canadian</td>
<td>Commercial/Transport Structure</td>
<td>MPP 1986</td>
</tr>
<tr>
<td>AjGu-25</td>
<td>1894 Landfill</td>
<td>Euro-Canadian</td>
<td>Commercial/Transport Structure</td>
<td>MPP 1986</td>
</tr>
</tbody>
</table>
Table 1: Registered Archaeological Sites within an Approximate 1 km Radius of the Subject Property

<table>
<thead>
<tr>
<th>Borden</th>
<th>Site Name</th>
<th>Cultural Affiliation</th>
<th>Site Type</th>
<th>Researcher</th>
</tr>
</thead>
<tbody>
<tr>
<td>AjGu-34</td>
<td>Southerntown</td>
<td>Euro-Canadian Commercial/Transport Structure</td>
<td>ASI 1994</td>
<td></td>
</tr>
<tr>
<td>AjGu-49</td>
<td>Bishop’s Block</td>
<td>Euro-Canadian Residence</td>
<td>ASI 2006</td>
<td></td>
</tr>
<tr>
<td>AjGu-50</td>
<td>Ontario Heritage Centre</td>
<td>Euro-Canadian Commercial</td>
<td>Doroszenko 2007</td>
<td></td>
</tr>
<tr>
<td>AjGu-51</td>
<td>Toronto General Hospital</td>
<td>Euro-Canadian Institutional</td>
<td>ASI 2006</td>
<td></td>
</tr>
<tr>
<td>AjGu-63</td>
<td>327-333 Queen Street W</td>
<td>Euro-Canadian Residences</td>
<td>HHI 2009</td>
<td></td>
</tr>
<tr>
<td>AjGu-81</td>
<td>Dollery</td>
<td>Euro-Canadian Residences</td>
<td>ASI 2012</td>
<td></td>
</tr>
</tbody>
</table>

ASI=Archaeological Services Inc.  HHI=Historic Horizons Inc.  MPP=Mayer, Pihl, Poulton & Associates Inc.

A number of archaeological assessments have been carried out in the vicinity of the subject property (e.g., Archeoworks 2007a, 2007b, 2008; ASI 2006a, 2006b, 2006c, 2007, 2009a, 2009b, 2009c, 2010a, 2010b, 2010c, 2011, 2012a, 2012b). Given the highly variable character of historical land uses and accompanying taphonomic processes, the findings of these assessments, and of any others in the area, are of no relevance to the current subject property.

3.3 The Predevelopment Landscape and Modelling Aboriginal Archaeological Resource Potential

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

The Ministry of Tourism, Culture and Sport’s Standards and Guidelines for Consultant Archaeologists (MTC 2011:17-18) stipulate that undisturbed lands within 300 m of primary water sources (lakes, rivers, streams, creeks, etc.), secondary water sources (intermittent streams and creeks, springs, marshes, swamps, etc.), ancient water sources, and the shorelines of extant or former waterbodies are considered, at a generic level, to exhibit archaeological potential. A variety of other criteria that may indicate potential are also identified in the MTCS document, however, they are not relevant to the subject property or cannot be reconstructed given the urban context in which the property occurs.

The generic MTCS distance to water potential model has been refined for the City of Toronto, as part of the City’s Archaeological Master Plan, currently in development. According to the Interim Master Plan of Archaeological Resources for the City of Toronto (ASI 2004), undisturbed lands within 250 m of an extant or formerly mapped river or creek, or within 250 m of the pre-development shoreline of Lake Ontario, have potential for the presence of precontact Aboriginal archaeological sites. In addition, this potential zone is extended to any floodplain lands, and to lands in close proximity to the Lake Iroquois strand (i.e., lands above and within 200 m of the strand, or below and within 100 m of the strand).

While no extant watercourses flow within this portion of the city today, early maps (Williams 1813; Phillpotts 1818; Chewett 1827; Dennis and Fleming 1851) show that Russell Creek, which drained into Lake Ontario, ran approximately 50 m to the west of the subject property (Figure 2). Several of the early
maps show the creek entrenched in a substantial ravine. This section of Russell Creek was diverted into the city sewer system in the mid-nineteenth century and its ravine filled.

3.4 Existing Conditions

A property inspection was conducted on September 20, 2012, in order to refine the basic understanding of the archaeological potential of the subject property (Figure 3) and to determine the degree to which development and landscape alteration may affect that potential. The weather on the day was appropriate, being overcast and 17 degrees Celsius.

The Reid Building at 266-270 King Street West is a five-storey brick-faced concrete and mill structure with a full basement. The Royal Alexandra Theatre, at 260 King Street West, is a brick and stone faced steel and concrete building with a full basement. Two three metre external passages are found on either side of the south half of the theatre, providing space for fire escapes. Combined, the buildings effectively occupy the entire footprint of the subject property.

4.0 ANALYSIS AND CONCLUSIONS

The evaluation of the possibility for the survival of any archaeological resources of potential cultural heritage value must take into account a number of taphonomic considerations in addition to the basic historical sequence of developments, demolitions, and general patterns of change in property use outlined in Sections 2.0 and 3.0.

4.1 Aboriginal Archaeological Resource Potential

The property falls within an area of general potential for the presence precontact or early contact period aboriginal sites, given its immediate proximity to Russell Creek. As noted in Section 3.3, the property occupies the tableland immediately to the east of the Russell Creek ravine. The ravine was likely filled when the surrounding area was built up in the mid-nineteenth century and the property incorporated into the Upper Canada College grounds. The filling operations likely involved the importation of large quantities of material and debris, which are otherwise unrelated to the occupation of the adjacent properties. This work also likely involved truncation or cutting down of the adjacent tablelands, including that of the subject property, to facilitate the actual filling work. Such patterns have been observed on other urban properties (e.g., ASI 2007). These fills and any of their contents are not considered to be of potential cultural heritage value. Further, the entire subject property is effectively occupied by two buildings, both of which have full basements, the excavation of which involved the bulk removal of all soils from the property to the depth of the basement and foundations of the buildings. This work will have obliterated any traces of precontact or early contact occupation. This conclusion is consistent with the statements concerning the removal of archaeological potential (“disturbance”) outlined in Section 1.3.2 of the Ministry of Tourism, Culture and Sport’s 2011 Standards and Guidelines for Consultant Archaeologists (MTC 2011:18).
Given these considerations, the potential for the recovery of aboriginal material on the subject property is essentially nil. Sites dating to the precontact and early contact periods have not survived the historical development activities that have removed or heavily altered all elements of the original topography.

4.2 Euro-Canadian Archaeological Resource Potential

The Euro-Canadian land use of the subject property began in the late 1790s when the site was surveyed and set apart as a public reserve known as Russell Square. This large block of land remained vacant and undeveloped during the first third of the nineteenth century. It may have been used for the grazing of livestock or as a green space for recreation purposes, although there are no records to substantiate this. The site was appropriated by Lieutenant Governor Sir John Colborne for use as a Minor College in 1828-1829, and construction of this new educational facility – later known as Upper Canada College – commenced in the summer of 1829. The new buildings were situated on the north side of the block, and were ready for occupancy by 1831. The subject property contained a green common area, formally landscaped, and bisected by pathways and Russell Creek which flowed through the block, but it contained no structures. The buildings on the site were renovated a few times during the mid-Victorian period, and remained in use until 1891 when Upper Canada College abandoned the site for the new Deer Park campus. The downtown Upper Canada College lands became vested in the hands of the trustees of the University of Toronto. Nearly all of the buildings were razed around 1900, and the Russell Square site was surveyed into large blocks and slated for redevelopment. The land was quickly sold to individual purchasers for investment purposes. Following the disastrous Great Fire of 1904, the industrial core in downtown Toronto shifted westwards. During this period, multi-use buildings were erected along this section of King Street. By 1907, the subject property contained the Royal Alexandra Theatre as well as the first phase of the Reid Building. The Reid Building, which contained factories, offices and warehouse space, was enlarged in 1909 and again in 1913. The Reid Building and the Royal Alexandra Theatre effectively occupy the entire subject property. According to the heritage value criteria outlined in the Ministry of Tourism, Culture and Sport’s 2011 Standards and Guidelines for Consultant Archaeologists (MTC 2011), archaeological remains from this period of the property’s history are not considered to be of potential cultural heritage value.

Furthermore, both buildings sit on full foundations and basements, the excavation of which involved the bulk removal of all soils from the property to the depth of the basement and foundations of the buildings. This work will have obliterated any traces of unrecorded earlier occupations that might otherwise be considered to be of potential cultural heritage value or interest. This conclusion is consistent with the statements concerning the removal of archaeological potential (“disturbance”) outlined in Section 1.3.2 of the Ministry of Tourism, Culture and Sport’s 2011 Standards and Guidelines for Consultant Archaeologists (MTC 2011:18).

Due to their historical and architectural significance, as well as their context within the cultural landscape of the King-Duncan neighbourhood, the Reid and Royal Alexandra Theatre buildings have been designated by the City of Toronto (By-law 1148-2011 and 512-75 respectively) (Heritage Toronto 1998:173). The Royal Alexandra Theatre has also been designated as a National Historical site by the government of Canada.
5.0 RECOMMENDATIONS

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

1. The 260-270 King Street West subject property may be considered free of further archaeological concern. No further archaeological assessment is required.

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

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

The following advice on compliance with legislation is provided:

- This report is submitted to the Minister of Tourism, Culture and Sport as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, RSO 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism, Culture and Sport, a letter will be issued by the Ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

- It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the Ontario Heritage Act.

- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.

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8.0 IMAGES

Plate 1: Upper Canada College in the mid-1800s. The main school building in the centre is flanked by houses for the masters and boarders. These structures were located to the north of the subject property which is located out of frame to the left of the image.

Plate 2: Upper Canada College around 1890. The approximate location of the visible portion of the subject property is outlined in red.
Plate 3: Ontario Heritage Act designation plaque on the Royal Alexandra Theatre, 260 King Street West
9.0 MAPS

Figure 1: The location of the 260-270 King Street West subject property
Figure 3: Stage 1 Archaeological Resource Assessment of 260-270 King Street West – existing conditions and assessment of archaeological potential

NOTE:
1. Due to limitations of the historical maps and the sources of error inherent in overlaying such maps on modern base maps, the location and configuration of any specific feature within the subject property must be considered approximate.