

Stage 1 Archaeological Assessment of 2233-2235 Hurontario Street, City of Mississauga, Regional Municipality of Peel, Ontario

Part of Lot 15, Concession 1 South of Dundas Street, Geographic Township of Toronto, Former County of Peel and Part of Lot 1 Registered Plan B-27, City of Mississauga

Original Report

Prepared for:

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Executive Summary

The Stage 1 Archaeological Resource Assessment of 2233-2235 Hurontario Street in the City of Mississauga has been carried out in support of rezoning and Official Plan amendment applications for the construction of an additional building on the existing residential site. 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 precontact Indigenous or Euro-Canadian archaeological resources that may be impacted by site preparation or construction activities necessitated by the proposed redevelopment. Accordingly, this report recommends that the undertaking be cleared of any further archaeological concern, with the proviso that the appropriate authorities must be notified should deeply buried archaeological or human remains be encountered during any future work on the property.



Project Personnel

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Table of Contents

Executive Summary	2
Project Personnel	3
1.0 Project Context	7
1.1 Development Context	7
1.2 Historical Context	7
1.2.1 Indigenous Land Use and Settlement	7
1.2.2 Post-Contact Settlement	11
1.2.3 The Early Development of the Subject Property	12
1.3 Archaeological Context	15
1.3.1 Physiographic Setting	15
1.3.2 Previous Archaeological Research	15
1.3.3 The Predevelopment Landscape and Modelling Archaeological Potential	17
1.3.4 Existing Conditions	18
2.0 Analysis and Conclusions	19
3.0 Recommendations	20
4.0 Advice on Compliance with Legislation	21
5.0 Bibliography and Sources	22
6.0 Images	27
7.0 Maps	36
Appendix 1: Inventory of Registered Archaeological Sites	43

List of Images

Image 1: View northeast along the boundary between the 2233-2235 Hurontario subject property and 2211 Hurontario. 27

Image 2: View northeast across surface parking to the 2233 Hurontario building. 27



Image 3: View southwest to Hurontario Street in the southwest part of the subject property.	28
Image 4: View northeast to the entrance to 2233 Hurontario underground parking garage.	28
Image 5: View north to the 2235 Hurontario building.	29
Image 6: View northeast to the entrance to 2235 Hurontario underground parking garage.	29
Image 7: View southwest across the surface parking above the 2235 underground garage.	30
Image 8: View northeast across surface and underground parking to the 2233 building.	30
Image 9: View southeast across surface and underground parking to the 2233 building.	31
Image 10: View northeast across the northwest part of the property.	31
Image 11: View south from the northwest corner of the property.	32
Image 12: View northwest along the rear of the property.	32
Image 13: View southeast along the west bank of Cooksville Creek with reinforcing.	33
Image 14: View southeast along the west bank of Cooksville Creek.	33
Image 15: View across Cooksville Creek to the east bank.	34
Image 16: View southwest from the rear of the property to the 2233 Hurontario building.	34
Image 17: View northeast to the rear parking lot above Cooksville Creek.	35
Image 18: View southwest from the northeast corner of the 2233 Hurontario building.	35

List of Maps

Figure 1: Location of the subject property	37
Figure 2: The subject property on the 1859 <i>Tremaine Map of the County of Peel</i>	38
Figure 3: The subject property on the map of Toronto Township in the 1877 <i>Illustrated Historical Atlas of the County of Peel</i>	38
Figure 4: The subject property on 1909 topographic mapping (Brampton sheet)	39
Figure 5: The subject property on 1954-1973 aerial imagery	40
Figure 6: Subject property existing conditions	41



Figure 7: Stage 1 Archaeological Assessment of 2233-2235 Hurontario Street—
existing conditions, evaluation of potential and recommendations

42



1.0 Project Context

Archaeological Services Inc. was retained by 2233 & 2235 Hurontario Ltd. to undertake a Stage 1 Archaeological Assessment of 2233-2235 Hurontario Street in the City of Mississauga (Figure 1). The subject property consists of Part of Lot 15, Concession 1 South of Dundas Street, in the Geographic Township of Toronto, Former County of Peel and part of Lot 1 Registered Plan B-27. It encompasses approximately 2.19 hectares.

1.1 Development Context

This assessment, required as a condition of rezoning and Official Plan amendment applications for the construction of an additional building on the existing residential site, was conducted under the project management of David Robertson and direction of Eva MacDonald (Project Information Form P125-0361-2026), as required by the City of Mississauga and the *Planning Act* (Ministry of Municipal Affairs and Housing, 1990). All work was completed in accordance with the *Ontario Heritage Act* and the Province's 2011 *Standards and Guidelines for Consultant Archaeologists* (Ministry of Tourism and Culture, 2011), as administered by the Ministry of Citizenship and Multiculturalism.

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 March 19, 2026.

1.2 Historical Context

1.2.1 Indigenous Land Use and Settlement

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 11,000 Before Common Era (BCE). Populations at this time were highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 8,000 BCE, the environment had progressively warmed (Edwards and Fritz, 1988) and populations occupied less extensive territories (Ellis and Deller, 1990).



Between approximately 8,000-3,500 BCE, the Great Lakes basins experienced low-water levels, and many sites located on those former shorelines were submerged. This period produces the earliest evidence of heavy wood working tools, indicating a greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were produced by approximately 6,000 BCE; the raw material for the latter was acquired from the north shore of Lake Superior, providing evidence of extensive exchange networks throughout the Great Lakes region. The earliest evidence for cemeteries dates to approximately 2,500-1,000 BCE and is indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (Ellis et al., 1990; Ellis et al., 2009; Brown, 1995:13).

Between 1,000 and 500 BCE, populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period begins around 500 BCE and exchange and interaction networks broadened at this time (Spence et al., 1990:136, 138) and by approximately 50 BCE, evidence exists for macro-band camps, focusing on the seasonal harvesting of resources (Spence et al., 1990:155, 164). By 400 Common Era (CE) there is macro botanical evidence for maize in southern Ontario, but maize only supplemented people's diet. There is earlier phytolith evidence for maize in central New York State by 350 BCE — it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch and Williamson, 2013:13–15). Bands likely moved inland to interior camps during the winter. It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 950 CE, lifeways became more similar to those described in early historical documents. Between approximately 1000-1300 CE, semi-permanent settlements focused on horticulture began to form although seasonal dispersal of the community, some members for the exploitation of a wider territory and more varied resource base was still the norm (Williamson, 1990:317). By 1300-1450 CE, this seasonal community dispersal involved a smaller number of people and populations



communally occupied sites throughout the year (Dodd et al., 1990:343). Within the Toronto area, these communities represent the ancestors of the Wendat. From 1450-1649 CE this process continued with the coalescence of the small semi-permanent settlements into larger communities (Birch and Williamson, 2013). The ancestral Huron-Wendat on the north shore of Lake Ontario gradually began to move northward during this period. Through this process, the socio-political organization of the Wendat, as described historically by the French and English explorers who first visited southern Ontario, developed. By 1600 CE, the Wendat were the northernmost of the Iroquoians, inhabiting the area between Lake Simcoe and Georgian Bay known historically as Wendake and forming a confederation of individual nations. At the time of contact with Europeans, the Niagara Peninsula was peopled by the “Neutral Nation” (*Gens Neutral*), a term coined by the French, in reference to the fact that this group took no part in the long-term conflicts between the people of the Wendat and the Haudenosaunee in New York. The Wendat referred to the Neutral as *Attiwandaronk*, meaning “peoples of a slightly different language.” Conversely, the Neutral used the same term to refer to the Wendat. Unfortunately, none of the contemporary documents mention the term that the Neutral used to refer to themselves collectively. There is no known word comparable to the term Wendat that would indicate that the Neutral recognized themselves as a confederation of individual nations. The term “Neutral” is an artifact of the European explorers, a name which poorly describes their position vis-a-viz surrounding Iroquoian and Algonquian peoples. Moreover, it implies a level of political unity equivalent to the Wendat or Haudenosaunee confederacies, which may be inaccurate (Lennox and Fitzgerald, 1990).

In the 1640s, devastating epidemics the traditional enmity between the Haudenosaunee and the Huron-Wendat and their Algonquian allies such as the Nipissing and Odawa) led to the dispersal of the Huron-Wendat and then the Neutral from their traditional territories in southern Ontario.

In the mid-seventeenth century, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario (Konrad, 1981; Jordan, 2023; Williamson, 2023). From east to west, these villages consisted of Ganneious, on Napanee Bay; Kenté, near the



isthmus of the Quinte Peninsula; Ganaraské, at the mouth of the Ganaraska River; Quintio, at the mouth of the Trent River on the north shore of Rice Lake; Ganatsekwyagon, near the mouth of the Rouge River; Teiaiagon, near the mouth of the Humber River; and Quinaouatoua, on the portage route between the western end of Lake Ontario and the Grand River. The locations of Ganatsekwyagon and Teiaiagon in particular, near the mouths of the Rouge and Humber rivers, two branches of the Toronto Carrying Place, strategically linked these settlements with the upper Great Lakes through Lake Simcoe. The inhabitants of these villages were agriculturalists, growing maize, pumpkins and squash, but their central roles were those of trading centres and portage starting points for travel to the north for the annual beaver hunt. With increasing military pressure from the French on their homelands south of Lake Ontario, these settlements were abandoned by the Haudenosaunee by the late 1680s. Nevertheless, they did not relinquish their interest in the area and continued to claim the north shore of Lake Ontario as part of their traditional hunting territory.

By the 1690s, however, Algonquian-speaking Anishinaabe groups, such as the Mississaugas, were the only communities with a permanent presence in southern Ontario (Warrick and Williamson, 2023). A formal peace treaty was achieved between the Haudenosaunee and the Anishinaabe nations in August of 1701, when representatives of more than 20 Anishinaabe nations assembled in Montreal to participate in peace negotiations. Peace was confirmed again at council held at Lake Superior when the Haudenosaunee delivered a wampum belt to the Anishinaabe nations. This agreement between the Haudenosaunee and Anishinaabe nations is referred to as the Dish with One Spoon (Jacobs and Lytwyn, 2020).

From the beginning of the eighteenth century to the assertion of British sovereignty following the Treaty of Paris in 1763, there was no interruption to Anishinaabeg use of southern Ontario. Toward the end of the eighteenth century, the British government began to pursue major land purchases to the north of Lake Ontario. The Crown acknowledged the Mississaugas of the Credit as the owners of this land and entered into negotiations for additional tracts as the need arose to facilitate European settlement.



1.2.2 Post-Contact Settlement

The Head of the Lake Purchase (Treaty 13-A/14)

The subject property is within Treaty 13-A, signed on August 2, 1805, by the Mississaugas and the British Crown at the Government Inn in Port Credit. This was a provisional agreement, in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east (Treaty 13), the Brant Tract in the west (Treaty 8), and a northern boundary that ran six miles back from the shoreline of Lake Ontario. The Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a one-mile strip of land on each of its banks, which became the Credit Indian Reserve. They also reserved rights to fishing along the Twelve Mile, Sixteen Mile and Etobicoke creeks.

On September 12, 1806, the signing of Treaty 14 confirmed the Head of the Lake Purchase between the Mississaugas of the Credit and the Crown for lands along the north shore of Lake Ontario southwest of the Toronto Purchase to what is now Oakville (Mississaugas of the New Credit First Nation, 2001; Mississaugas of the Credit First Nation, 2017).

The Township of Toronto

The Township of Toronto was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. The first settler in the township (and also the County of Peel) was Colonel Thomas Ingersoll. The entire population of the township in 1808 consisted of seven families, scattered along Dundas Street. The number of inhabitants gradually increased until the War of 1812, which gave considerable check to its progress. When the war was over, the township's growth revived, and the rear part of the township was surveyed and called the "New Survey". The greater part of the New Survey was granted to a colony of Irish settlers from New York City, who suffered persecution during the war (Pope, 1877:86).

The first transportation routes to be established followed early Indigenous trails, both along the lakeshore and adjacent to various creeks and rivers. Local roads were initially cleared by the grantees of adjacent land as part of their settlement duties although the many rivers and creeks posed a challenge to the gridded road



system, and nineteenth-century maps detail the many diversions and detours necessary to avoid bad crossing points.

The Credit River runs through the western portion of the township and proved to be a great source of wealth to its inhabitants, as it was not only a good watering stream, but there were seemingly endless mill privileges along its entire length. Communities began to emerge, usually along the river or at crossroads along Dundas Street, which developed into the villages of Clarkson, Cooksville, Dixie, Erindale, Malton, Meadowvale Village, Port Credit and Streetsville, as well as the hamlet of Lakeview and numerous other settlements, which later disappeared. In 1821, the township's population was 803. By 1851, over 7,500 people lived in the township and more than 36,000 acres were being farmed to produce barley, wheat, oats, vegetables, and fruit. Small industries were located throughout the township, manufacturing products ranging from hosiery to ploughshares (Pope, 1877:84-86).

During the second half of the nineteenth century, railways were built, and the markets shifted. Water-powered industries in the rural areas could no longer compete with those in larger centres, which were run by steam and later electricity. By 1901, the township's population had dropped considerably to 4,690. The economy did not recover until the 1950s, when new industries moved into the township and spurred massive growth. When the Township of Toronto became the Town of Mississauga in 1968, it had a population of 107,000 and covered 70,598 acres. It grew very quickly, and the rural township transformed into an urban area, as over 1,200 industries relocated to Mississauga by the 1970s. In 1974, the towns of Port Credit, Streetsville and Mississauga were amalgamated to become the City of Mississauga (Mika and Mika, 1977).

1.2.3 The Early Development of the Subject Property

The subject property is located in the south half of Lot 15, Concession 1 South of Dundas Street as laid out in the original Toronto Township survey.

The 200 acres (80.94 hectares) making up the lot were patented by Daniel Harris on July 13, 1809. Harris is believed to have been a farmer, possibly from the United States, who settled at the Forty Mile Creek (Grimsby) in the Niagara



District circa 1804 with his wife and three children. Harris took the oath of allegiance and submitted a petition to the Executive Council for a land grant in late July 1806, which stated that he desired to occupy a lot and improve it and that he was prepared to immediately pay the survey and patent fees. Harris is believed to have been “the first settler” at Cooksville, which was originally named “Harrisville” in his honour (Library and Archives Canada, no date).

In February 1810, Harris sold “part” of Lot 15 to Levi Lewis, and in April 1818 he sold another “part” of his land, approximately ten acres (4.05 hectares) at the “west corner” to Isabella Higgins. The abstract index did not specify the amount nor the location of the land that was purchased by Lewis, but later entries in the abstracts refer to the Lewis family on the “south half” of the lot (Ontario Land Registry Access, no date:# 396, 3133).

Ownership of the south half of the lot passed to Daniel Lewis through the will of his father, Levi, at some point between May 1826 and November 1828. In November 1828, Lewis transferred this land to his son, also named Levi, for £10 (Ontario Land Registry Access, no date:6510, 6512). In December 1834, Lewis sold “part” of this lot to Francis Logan for £150 (Ontario Land Registry Access, no date:#13606).

In March 1842, Logan sold the south “part” of this lot to Isaac Buchanan for £600. This individual may be Isaac Buchanan of Hamilton, but then of Toronto. Buchanan (1810-1883) was born in Glasgow and immigrated to Upper Canada during the 1830s where he helped to establish a mercantile importing business in partnership with his brother Peter. They imported dry goods and other British wares to Montreal, Toronto, and later Hamilton. Buchanan was a land speculator and railway promoter. He was a politician who sat in the Legislative Assembly for the Province of Canada between 1841 and 1843, and again from 1857 to 1865. Buchanan was also a “pamphleteer,” who published books on British and Canadian political issues and trade. His home was at “Auchmar” in Hamilton, where he entertained as a “grandee” (Ontario Land Registry Access, no date:#19563; McCalla 1982:125-131).

In August 1843, Buchanan sold this land to James Trotter for £500 (Ontario Land Registry Access, no date:#21401).



In June 1848, Trotter sold this property and other land to Charles E. Romain for £1,000 (Library and Archives Canada, 2025: Instrument#33514), and in July 1851, Romain sold this part lot and other land to Henrietta Maria Jennings for £2,250 (Ontario Land Registry Access, no date:#41349). Jennings sold the “south half” of the lot to Albert Parker for £400 in November 1858 (Library and Archives Canada, 2025: Instrument# 6230). Parker is shown as the owner of the south halves of Lots 14 and 15 on the 1859 Tremaine *Map of the County of Peel* and a steam sawmill is plotted in the northeast part of the subject property, likely near the original top of bank of the Cooksville Creek ravine. Another structure, presumably a farmhouse, was located to the south of the subject property (Figure 2). During the 1840s-1860s, Albert Parker, together with his brothers Sir Henry Parker and Sir Melville Parker, were heavily involved in the development of an early commercial winery operation in the Cooksville area (Wilkinson, 2018).

The steam sawmill may be that referred to in the 1851 *Canada Directory*, as owned and operated by Charles E. Romain, the landowner at the time (MacKay, 1851:68). The directory noted the existence of four other sawmills in or near the village of Cooksville, but the Romain mill was the only one powered by steam. A second contemporary source also refers to this mill in a description of settlement at Cooksville (Smith, 1851:276). The steam sawmill remained operational in 1857-1858 and the proprietor at that time was “Mrs. William Jennings” (Henrietta Maria Jennings) who owned part of Lot 14 to the east (Lovell, 1857:115). The mill was not enumerated in the in the 1861 or 1871 censuses for Toronto Township, nor the 1866 directory for Toronto, York and Peel (Library and Archives Canada, 1861, 1871; Mitchell & Co., 1866).

In August 1872, Parker sold this land to Andrew R. Gordon for \$7,500 (Ontario Land Registry Access, no date:#1021). In November 1876, Gordon sold this property to William Moody for \$6,500 (Ontario Land Registry Access, no date:#2058). Moody is identified as the owner of the property on the 1877 map of Toronto Township in the *Illustrated Historical Atlas of Peel County* (Figure 3), with a house indicated in roughly the same location as shown on the earlier Tremaine map. The mill is not indicated on this map. Moody retained his interest in the land until the mid-1920s.



The 1909 topographic map of Brampton prepared by the Department of Militia and Defence (Figure 4), shows the property as open land with the surrounding area wooded to some degree. There are no structures within the limits of the subject property, which sits at an elevation of approximately 350 feet (106 metres) above sea level. Cooksville Creek is not rendered correctly on this map as it is located too distant from Hurontario Street and the subject property.

Later twentieth-century aerial photography reveals that the subject property remained generally arable land until the later 1960s, although development of the surrounding area was beginning to transform the historical landscape (Figure 5) and construction of the two apartment buildings that now occupy the property began in 1968 or 1969.

1.3 Archaeological Context

1.3.1 Physiographic Setting

The subject property lies near the inland limit of the Iroquois Plain physiographic region (Chapman and Putnam 1984), which is the former bed of glacial Lake Iroquois. The Lake Iroquois strand, which is intermittently preserved in this part of Mississauga, lies approximately four kilometres inland from the current Lake Ontario shore. Below the strand, the Quaternary sediments are dominated by outwash sands typical of nearshore deposits. The balance of the plain, towards the modern lake shore, is dominated by fine sediments of silt and clay, typical of offshore deposits, overlying till (Gravenor 1957; Chapman and Putnam 1984).

Cooksville Creek flows through the extreme easterly part of the subject property (Figure 7). The creek rises near Hurontario Street and Britannia Road and flows south empty into Lake Ontario west of Cawthra Road.

1.3.2 Previous Archaeological Research

In order that an inventory of archaeological resources could be compiled for the subject property and surrounding area, three sources of information were consulted: the site record forms for registered sites housed at the Ministry of



Citizenship and Multiculturalism; 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). 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 kilometres east to west, and approximately 18.5 kilometres 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 *AjGv*.

No archaeological sites have been registered within the limits of the subject property. Six sites have been documented within a one-kilometre radius of the property's boundaries (Appendix 1). The precontact Indigenous sites span the Archaic through Late Woodland periods. The Euro-Canadian sites date to the mid-nineteenth century. The paucity of documented archaeological sites in the general vicinity of the property is likely related to the lack of archaeological investigation of the densely developed area prior to the implementation of systematic archaeological assessments under provincial legislation. It does not necessarily reflect the intensity of Indigenous settlement or land use prior to Euro-Canadian colonization, nor the absence of early Euro-Canadian settlement.

The background research for the present study identified five archaeological assessments having been completed within approximately 50 metres of the subject property.

Archaeological Services Inc. carried out a Stage 1-2 Archaeological Assessment prior to the construction of a new building on the Trillium Health Centre campus at 130 The Queensway, directly across Hurontario Street from the subject property. Test pit survey documented extensive prior disturbance, and the property was cleared of further concern (Archaeological Services Inc., 2006).

AECOM undertook a Stage 1-2 Archaeological Assessment on a small parcel at the northeast corner of Hurontario Street and the Queensway that was to be used for staging during the Queensway/Hurontario Street Sanitary Sewer Project. The



Stage 2 testing found the project area to have been thoroughly disturbed (AECOM, 2015).

In 2023, Amick Consultants Limited completed Stage 1 and 2 Archaeological Assessments of 2177 and 2211 Sherobee Road, to the east of the subject property (AMICK Consultants Limited, 2023a, 2023b). Both properties are occupied by apartment blocks. Test pit survey of all areas of open lawn revealed both properties to have been extensively disturbed and no further work was recommended.

Archaeological Services Inc. completed the fieldwork for the Stage 2 Archaeological Assessment of a large land assembly following the course of Cooksville Creek for the Cooksville and Iggy Kaneff Parks expansion and redevelopment project in late 2025 (Archaeological Services Inc., in preparation). This survey, carried out by means of test pit survey from Dundas Street East south to a point roughly aligned with Pathfinder Drive, included the valley land to the immediate west of the subject property. The assessment documented variable conditions in terms of landscape integrity. One deposit of Indigenous artifacts (AjGv-98) was discovered, although this material is likely derived from secondary context. The report is currently in preparation but will nonetheless recommend Stage 3 investigation of the site.

1.3.3 The Predevelopment Landscape and Modelling Archaeological Potential

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

The Provincial *Standards and Guidelines for Consultant Archaeologists* (Ministry of Citizenship and Multiculturalism, 2011) stipulate that undisturbed lands within 300 metres 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 potential for pre-contact archaeological resources. A variety of other environmental criteria that may indicate potential are also identified in the *Standards and Guidelines*, however, they are not relevant to the subject property or cannot be reconstructed given the urban context in which the property occurs.

For the post-contact period, the *Standards and Guidelines* stipulate 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. Also considered to have archaeological potential are 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.

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 water model outlined above, 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, the *Standards and Guidelines* consider undisturbed lands within 100 metres of early settlement roads or railroads to have potential for the presence of Euro-Canadian archaeological sites.

1.3.4 Existing Conditions

The existing apartment buildings on the property were constructed beginning in 1968 or 1969. This work was completed by 1973. Each building is underlain by a



single-storey basement and parking garage, the latter of which extends beyond the footprint of the tower (Figures 6 and 7).

Aerial photography from the period of construction (Figure 5) shows soil cutting, grading and stockpiling progressively occurring throughout the full extent of the property prior to the final landscaping. On the 1969 image a temporary drain cut between the location of the 2233 Hurontario basement and garage foundation and the creek is evident. By 1970, the earthworks had extended to the bank of the creek with large-scale soil stockpiling to the water's edge (Image 5).

A property inspection was carried out on April 1, 2026 (Figures 6 and 7; Images 1-18). The inspection was conducted when weather and lighting conditions permitted good visibility of features, being mixed sun and cloud. The subject property is dominated by the two apartment buildings, surrounded by asphalted surface parking lots, circulation routes, playgrounds and lawns with tree plantings. The immediate creek zone supports scrub growth and portions of the bank have been reinforced with armourstone.

The property is entirely the product of the cutting and filling/grading operations, servicing, construction and landscaping undertaken during the development of the existing apartment buildings.

2.0 Analysis and Conclusions

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

2.1 Indigenous Archaeological Resource Potential

As noted in Section 1.3.1, Cooksville Creek flows through the easternmost part of the subject property. Therefore, the property would normally be considered to fall within an area of potential for the presence of precontact or early contact period Indigenous archaeological resources according to the generic Provincial



distance to water criteria as outlined in Section 1.3.3. Regardless, the late 1960s-early 1970s development of the subject property has extensively altered the original topography through cutting, grading, filling, servicing, and construction. Any archaeological resources dating to the precontact and early contact periods that may have been present will not have survived these activities. This conclusion is consistent with the statements concerning the removal of archaeological potential (“disturbance”) outlined in Section 1.3.2 of the 2011 *Standards and Guidelines for Consultant Archaeologists*.

2.2 Euro-Canadian Archaeological Resource Potential

The subject property remained undeveloped arable land until the construction of the existing apartment towers circa 1968-1972. The construction of these buildings and their underground parking garages was preceded by comprehensive grading and soil removals across the full extent of the property. These alterations have destroyed any potential remains of the initial Euro-Canadian settlement period, including any remains of the steam sawmill, just as is the case for the Indigenous period, a conclusion which, again, is consistent with the statements concerning the removal of archaeological potential (“disturbance”) outlined in Section 1.3.2 of the 2011 *Standards and Guidelines for Consultant Archaeologists*.

3.0 Recommendations

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

1. The 2233-2235 Hurontario Street subject property may be considered free of 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 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 of Citizenship and Multiculturalism approval has been received.

4.0 Advice on Compliance with Legislation

The following advice on compliance with legislation is provided:

- This report is submitted to the Ministry of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, RSO 2005, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation, and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the subject property of a development proposal have been addressed to the satisfaction of the Ministry of Citizenship and Multiculturalism, a letter will be issued by the Ministry stating that there are no further concerns with regards to alterations to archaeological sites by the proposed development.
- It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.
- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48



(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological field work, in compliance with sec. 48 (1) of the Ontario Heritage Act.

- The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33, requires that any person discovering human remains must notify the police or coroner and the Registrar, Funeral, Burial and Cremation Services Act, Ministry of Public and Business Services Delivery.
- Archaeological sites recommended for further archaeological field work or protection remain subject to Section 48(1) of the *Ontario Heritage Act* and may not be altered, nor may artifacts be removed from them, except by a person holding an archaeological license.

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6.0 Images



Image 1: View northeast along the boundary between the 2233-2235 Hurontario subject property and 2211 Hurontario.



Image 2: View northeast across surface parking to the 2233 Hurontario building.



Image 3: View southwest to Hurontario Street in the southwest part of the subject property.



Image 4: View northeast to the entrance to 2233 Hurontario underground parking garage.



Image 5: View north to the 2235 Hurontario building.



Image 6: View northeast to the entrance to 2235 Hurontario underground parking garage.



Image 7: View southwest across the surface parking above the 2235 underground garage.



Image 8: View northeast across surface and underground parking to the 2233 building.



Image 9: View southeast across surface and underground parking to the 2233 building.



Image 10: View northeast across the northwest part of the property.



Image 11: View south from the northwest corner of the property.



Image 12: View northwest along the rear of the property.



Image 13: View southeast along the west bank of Cooksville Creek with reinforcing.



Image 14: View southeast along the west bank of Cooksville Creek.



Image 15: View across Cooksville Creek to the east bank.



Image 16: View southwest from the rear of the property to the 2233 Hurontario building.



Image 17: View northeast to the rear parking lot above Cooksville Creek.

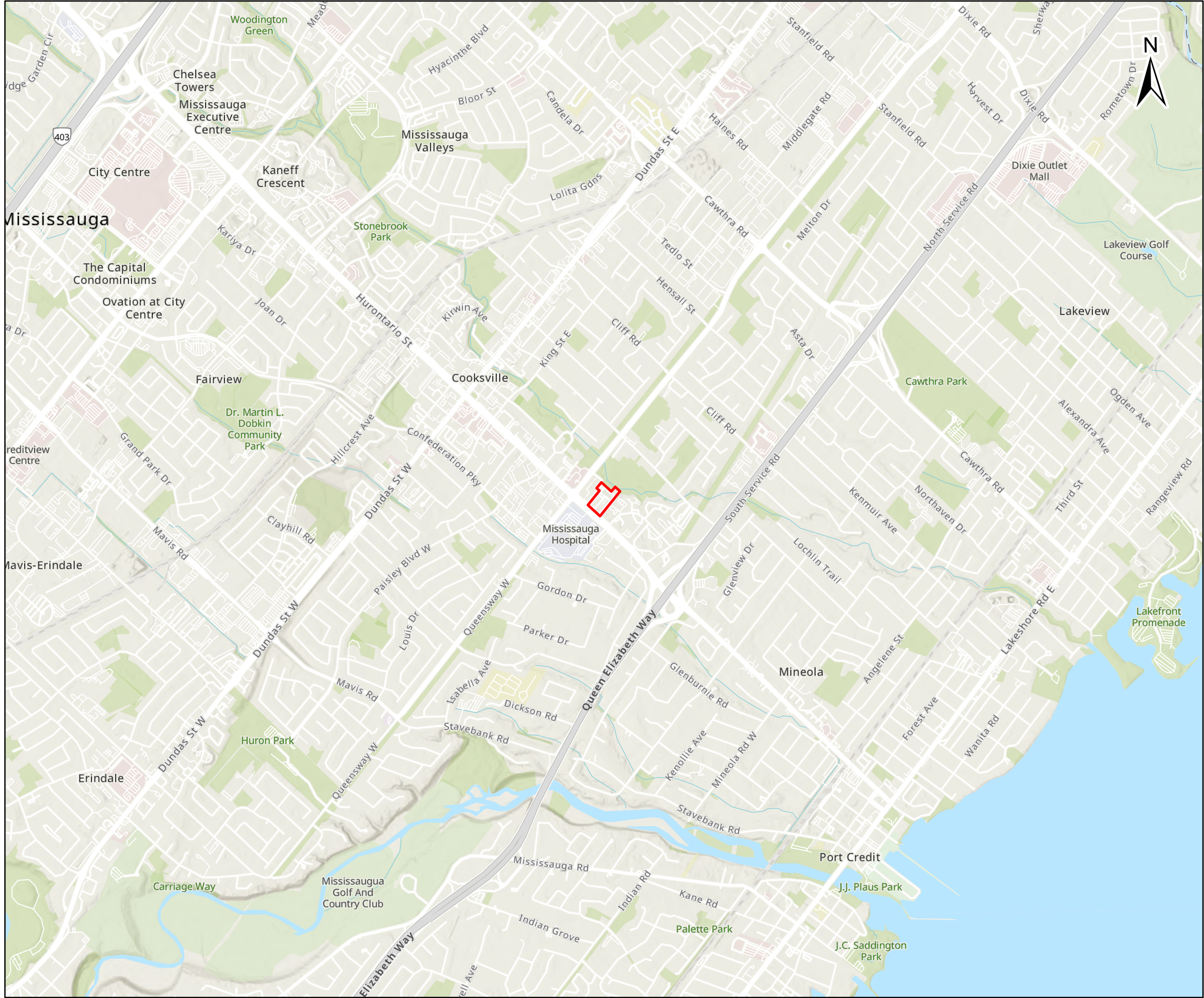


Image 18: View southwest from the northeast corner of the 2233 Hurontario building.

7.0 Maps

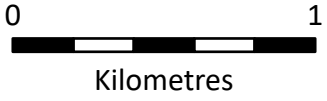
See the following pages for detailed assessment mapping and figures.





 SUBJECT PROPERTY

Sources: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA
 Projection: NAD 1983 UTM Zone 17N
 Scale: 1:25,000
 Scale Inset: 1:300,000
 Page Size: 11 x 17



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 Date: 3/24/2026 11:57 AM
 Drawn By: aclish
 File: 26PL050_Fig1



Figure 1: Location of the Subject Property

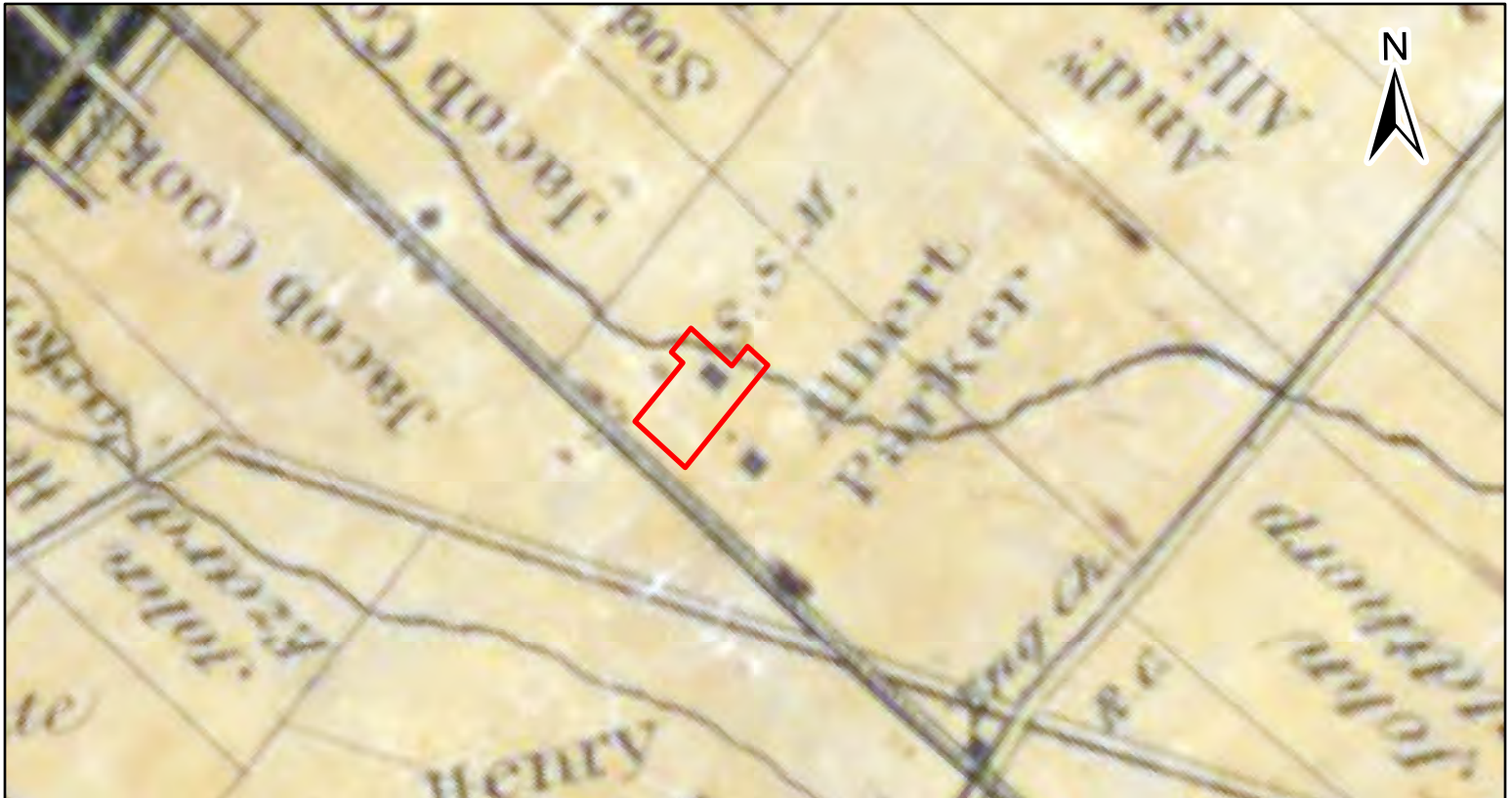


Figure 2: The Subject Property on the 1859 Tremaine Map of the County of Peel

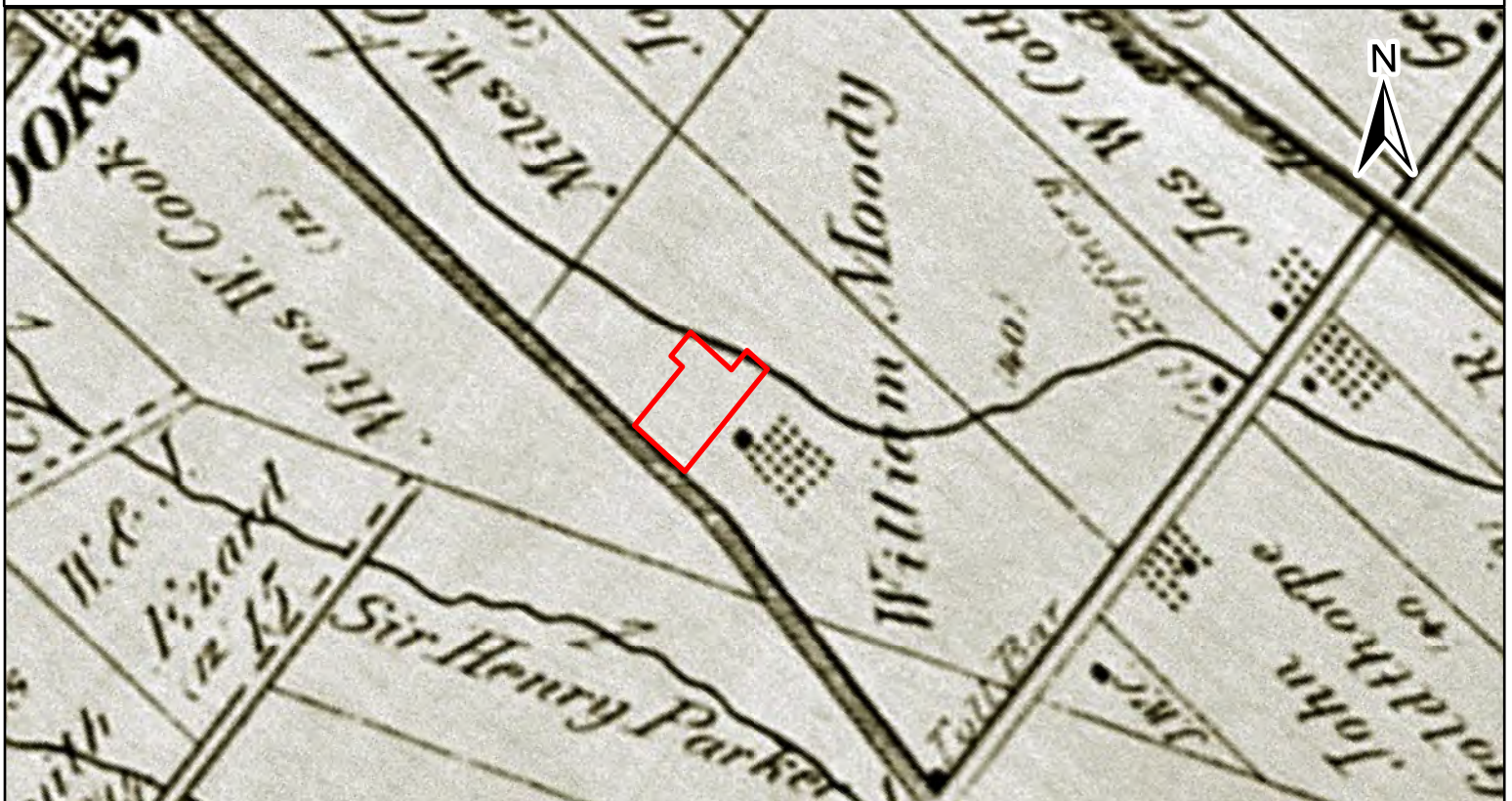
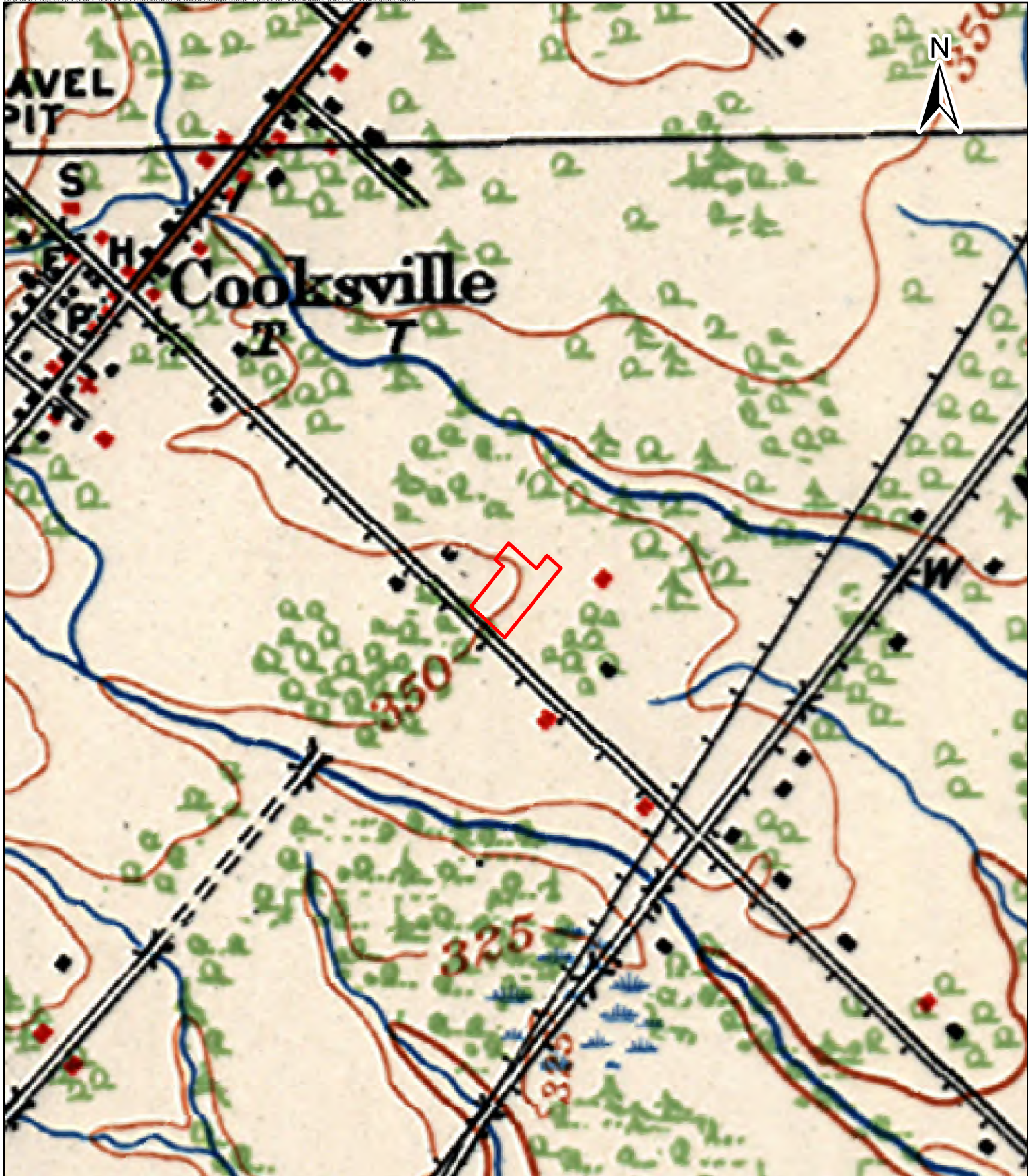


Figure 3: The Subject Property on the map of Toronto Township in the 1877 Illustrated Historical Atlas of the County of Peel

	 SUBJECT PROPERTY	Sources: Tremaine's Map of the County of Peel G.R. & G.M. Tremaine, Toronto 1859 Illustrated Historical Atlas of the County of Peel Walker & Miles, Toronto 1877	0  250 Metres	
		Projection: NAD 1983 UTM Zone 17N Scale: 1:12,000 Page Size: 8.5 x 11	ASI Project No.: 26PL-050 Date: 3/24/2026	Drawn By: aclish File: 26PL050_Fig2-3





	 SUBJECT PROPERTY	Source: Department of Militia and Defence 1909	 0 250 Metres	
		Projection: NAD 1983 UTM Zone 17N Scale: 1:12,000 Page Size: 8.5x11	ASI Project No.: 26PL-050 Date: 3/24/2026 2:12 PM	Drawn By: aclish File: 26PL050_Fig4

Figure 4: The Subject Property on 1909 Topographic Mapping (Brampton Sheet)



1968




1969




1970



1971




ASI

 SUBJECT PROPERTY

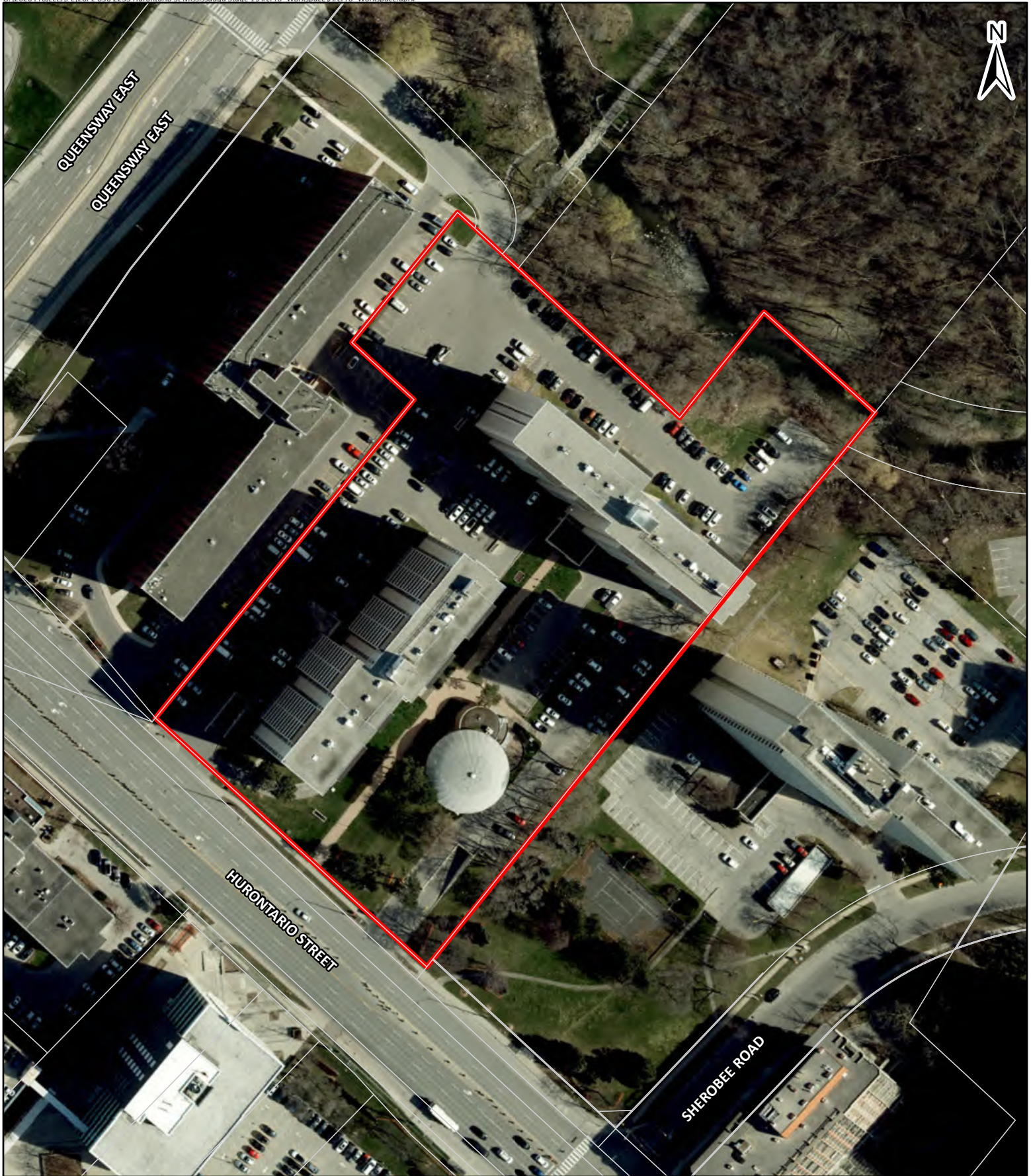
Sources: City of Toronto Archives


Projection: NAD 1983 UTM Zone 17N
Scale: 1:3,000
Page Size: 11 x 17

0  100
Metres


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DATE: 3/24/2026 FILE: 26PL050_Fig5

Figure 5: The Subject Property on 1968-1971 Aerial Imagery



 SUBJECT PROPERTY
 PROPERTY PARCEL

Source: Ontario Ministry of Natural Resources - Geospatial Ontario, New York State, Peel Region, Microsoft, Vantor

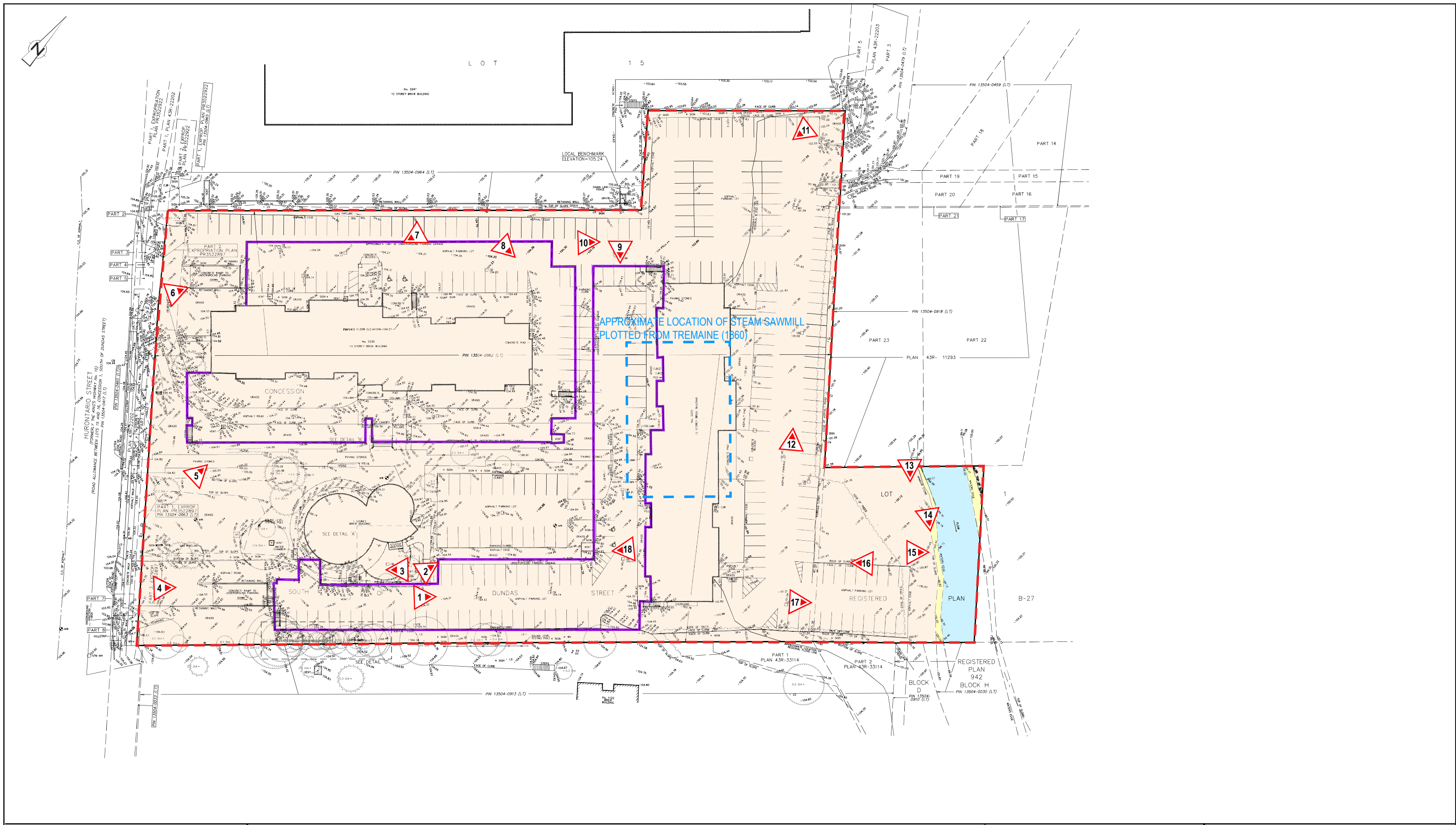
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Metres



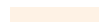



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Figure 6: Subject Property Existing Conditions



LEGEND:	
	SUBJECT PROPERTY LIMITS
	EXTENT OF UNDERGROUND PARKING
	DISTURBED/NO INTEGRITY: NO FURTHER ASSESSMENT REQUIRED
	COOKVILLE CREEK CHANNEL: NO FURTHER ASSESSMENT REQUIRED
	ENGINEERED SLOPE/BANK: NO FURTHER ASSESSMENT REQUIRED
	LOCATION AND ORIENTATION OF PHOTOGRAPH

BASE:
 Plan of Survey of
 Part of Lot 15, Concession 1 South of Dundas Street,
 Geographic Township of Toronto
 and Part of Lot 1 Registered Plan B-27
 City of Mississauga, Regional Municipality of Peel
 J.D. Barnes Ltd. July 29, 2024 24-30-219-00-B

0  50m
 SCALE

ASI PROJECT NO.: 26PL-050
 DATE: MAR 2026

DRAWN BY: DAR
 FILE: 26PL-050 figure 7.ai

Figure 7: Stage 1 Archaeological Assessment of 2233-2235 Hurontario Street – existing conditions, evaluation of potential and recommendations

Appendix 1: Inventory of Registered Archaeological Sites

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

Borden	Site Name	Affiliation	Site Type	Researcher
AjGv-2	Murphy	Undetermined Precontact	Unknown	Konrad 1971
AjGv-6	Geveny	Archaic	Camp	Konrad 1971
AjGv-12	Pinewood Trail	Undetermined Precontact	Unknown	Konrad 1971
AjGv-63	Collins	Euro-Canadian	Unknown	ASI 2008
AjGv-92	Cooksville	Undetermined Precontact	Isolated Find	ACL 2019
		Euro-Canadian	Farmstead	
AjGv-98	—	Late Woodland (?)	Unknown	ASI 2025

ACL= Amick Consultants Limited. ASI=Archaeological Services Inc.

