

## Archaeological Potential Study

Subject site: 23 Don Ridge Dr, Toronto (demonstration) · York Mills / Hoggs Hollow

---

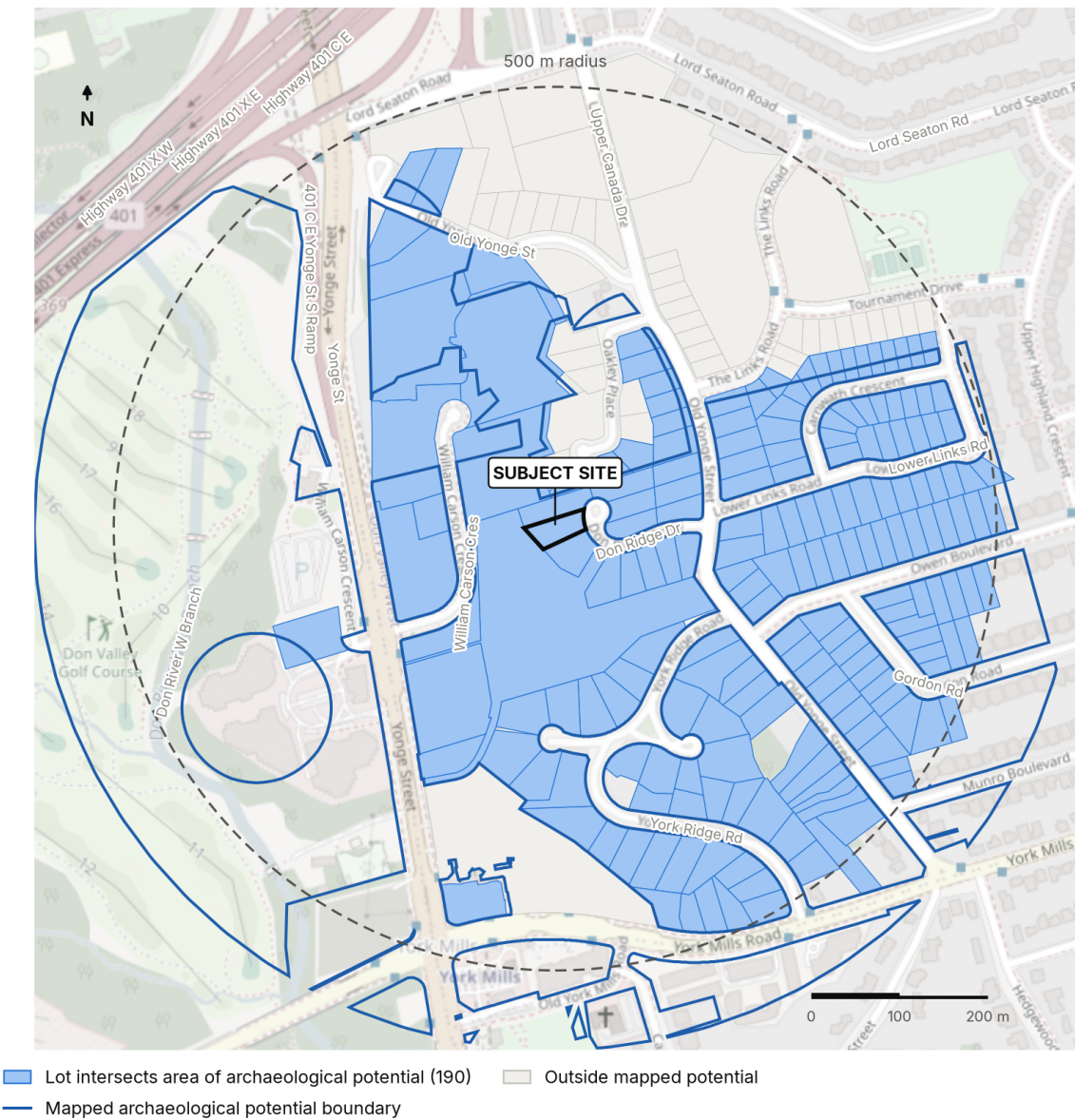
Archaeological potential mapping decides whether a Stage 1 archaeological assessment is part of the approval path. That assessment carries both a fee and a schedule. This study intersects the City's mapped potential areas with every lot within 500 m of the site. The trigger is then known before the application is designed, not after it is circulated.

### Key findings

1. The subject lot is **100.0%** inside the mapped area of archaeological potential.
2. **81.5%** of lots within 500 m intersect the mapped area. This reflects the valley setting. Assessment conditions are routine here, not exceptional.
3. Where potential is triggered, a Stage 1 assessment scopes the risk. Most residential-scale files clear at Stage 1 or with a targeted Stage 2.
4. The lot-by-lot table supports a due-diligence read. It also supports a response to circulation comments.

Exhibit 1

**Lots intersecting mapped archaeological potential within 500 m.**



Source: City of Toronto Open Data, Archaeological Potential (interim), accessed September 2026; Ontario Heritage Act and provincial Standards and Guidelines for Consultant Archaeologists (assessment framework); Daniel Du analysis

Method

We intersect the City’s interim archaeological potential layer with the parcel fabric in EPSG:2952.

We report each lot’s share inside the mapped area. We suppress overlaps under 2% as digitization noise.

Potential mapping is a screening layer. It triggers an assessment. It never prohibits development by itself.

Source material

| Dataset                                            | Custodian         | Vintage / access                               |
|----------------------------------------------------|-------------------|------------------------------------------------|
| Municipal Parcels; Street Centrelines              | City of Toronto   | Accessed September 2026                        |
| Zoning By-law 569-2013 layers and overlays         | City of Toronto   | Accessed September 2026                        |
| Topographic Building Outlines (LiDAR heights)      | City of Toronto   | Accessed September 2026                        |
| Committee of Adjustment applications; TLAB appeals | City of Toronto   | Accessed September 2026                        |
| Application Information Centre feed                | City of Toronto   | Accessed September 2026 (feed refreshes daily) |
| Building Permits                                   | City of Toronto   | Accessed September 2026                        |
| Census 2021 (dissemination areas)                  | Statistics Canada | 2021 Census release                            |
| Rental Market Survey                               | CMHC              | Surveys to October 2025                        |
| OLT decisions                                      | CanLII            | Indexed September 2026                         |

Sources

City of Toronto Open Data: Archaeological Potential (interim), accessed September 2026.

Ontario Heritage Act and provincial Standards and Guidelines for Consultant Archaeologists (assessment framework).

About this sample

This is a demonstration study on a randomly selected site. No application exists at this address. Daniel Du (Development Analytics) prepared this as a work sample. It is not planning advice for any specific matter. We compute every figure in this report from the cited public datasets. The accompanying CSV contains the full lot-level table, so you can check any number. Our measurements and tolerances follow the Technical Standards, v1.0 (September 2026). This document is available with every engagement and in the study library.