

18 Great Oak Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: June 15, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Ward 2 - Etobicoke Centre

SUMMARY

This report recommends that City Council state its intention to designate the property at 18 Great Oak Drive under Part IV, Section 29 of the Ontario Heritage Act ("the Act") for its cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1.

The subject property at 18 Great Oak Drive, known historically as the Moore Farmhouse, is located on the north side of Great Oak Drive, west of Islington Avenue and south of Rathburn Road, within the Islington Heights neighbourhood of Etobicoke.

A location map and current photograph of the heritage property are included in Attachment 2.

The property contains a detached one-and-a-half storey brick farmhouse constructed between 1842 and 1851, with a later rear addition. The property was originally part of Lot 11, Concession A (Clergy Block), and was historically associated with the Moore family, early agricultural settlers in Etobicoke Township. The subject property is associated with the architect William Tyrrell, a significant figure in Etobicoke and Weston who designed numerous institutional, industrial and residential buildings, including St. George's Anglican Church-on-the-Hill, of which the Moore family were founding members. As a surviving farmhouse from the mid-19th century, the subject property contributes to the understanding of the evolution of Etobicoke from a rural landscape to a planned suburban community and remains a distinct and highly visible connection, within a neighbourhood characterized by post-war and contemporary residential development, to its agricultural past.

The subject property at 18 Great Oak Drive was listed on the City of Toronto's Heritage Register on September 27, 2006.

This property is one of eighteen pre-1870 listed properties citywide that have been identified as candidates for designation through the City's implementation of Bill 23 amendments to the Act and its ongoing prioritization strategy for listed properties that must be designated or removed from the Heritage Register by January 1, 2027.

Part of the strategy for the review of listed properties on the Heritage Register includes the procurement of qualified heritage consultants to research, evaluate, and prepare heritage evaluation reports for a subset of listed properties prioritized for designation. City Planning retained the services of Alex Corey Heritage Consulting ("the Consultant") to research and evaluate a citywide group of eighteen pre-1870 listed properties which includes the subject property at 18 Great Oak Drive. The Consultant evaluated the subject property and determined that it meets the provincial criteria.

The Consultant's research on the subject property is included in Attachment 3 of this report. The research, analysis, and evaluation contained within Attachment 3 reflect the Consultant's professional expertise and opinion. Staff have independently reviewed the Consultant's research and heritage evaluation and concur with the determination that the property at 18 Great Oak Drive has cultural heritage value and meets four of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 18 Great Oak Drive under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 18 Great Oak Drive (Reasons for Designation) attached as Attachment 1, to the report, June 15, 2026, from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject property at 18 Great Oak Drive on the City of Toronto's Heritage Register on September 27, 2006.

On October 30, 2024, the Planning and Housing Committee received for information the item 2024.PH16.9 - Updates on Implementation of Bill 23 Amendments to the Ontario Heritage Act regarding phase two of the City's response to Bills 23 and 200. This report outlined the citywide prioritization framework developed to prioritize subsets of listed properties located within areas where growth is anticipated for designation under the Act and described the proactive strategy under development that will be used to monitor the listed properties that are deemed removed from the Register after January 1, 2027.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](https://www.ontario.ca/government/planning-development/provincial-planning-statement)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted by the Consultant on the property at 18 Great Oak Drive (Attachment 3). The research and heritage evaluation was reviewed by staff, who concur with the Consultant's determinations of cultural heritage value that provides the rationale for the recommendations found in this report.

The property at 18 Great Oak Drive meets the following four out of nine criteria:

- **Criterion 1:** The property has design and physical value because it is a representative example of a style and type.
- **Criterion 4:** The property has historical value or associative value because it has direct associations with an institution that is significant to a community.
- **Criterion 6:** The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- **Criterion 7:** The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.

For more detailed explanations of how each criterion is met, see Attachments 1-3 of this report for the Statement of Significance; Location Map and Current Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 18 Great Oak Drive, as these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have independently reviewed the research and heritage evaluations prepared by the Consultant and agree with the determination that the property at 18 Great Oak Drive has cultural heritage value and meets four of the nine criteria as outlined by Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Therefore, the property merits designation and staff recommend that Council designate this property.

The Statement of Significance: 18 Great Oak Drive (Reasons for Designation) included as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 18 Great Oak Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Regulation 9/06, the provincial criteria for municipal designation.

Description

The subject property at 18 Great Oak Drive is located on the north side of Great Oak Drive, west of Islington Avenue and south of Rathburn Road, within the Islington Heights neighbourhood of Etobicoke. Constructed between 1842 and 1851, the property contains a detached one-and-a-half storey brick farmhouse known as the Moore Farmhouse, with a later rear addition. The property was originally part of Lot 11, Concession A (Clergy Block), and was historically associated with the Moore family, early agricultural settlers in Etobicoke Township.

Statement of Cultural Heritage Value**Design and Physical Value**

The property at 18 Great Oak Drive has design and physical value as a representative example of a mid-19th century vernacular farmhouse with elements of the Georgian style. The house displays the characteristic symmetry and restrained detailing of the Georgian architectural style, expressed through its three-bay composition, central entrance, rectangular window openings and low-pitch side gable roof. Classical detailing including the pronounced eaves with brackets reinforce its Georgian style.

The building retains key features of its period of construction, both original and rehabilitated, including its brick cladding laid in Flemish bond, the replacement twelve-over-twelve sash windows set within rectangular window openings with radiating brick lintels and lug sills, and a central entrance with a multi-paned transom window. The decorative cornice returns and bracketed eaves distinguish the building within its rural architectural context and contribute to its elevated architectural expression.

As a surviving farmhouse constructed when this region was primarily agricultural in nature, the building is an important example of early rural domestic architecture in Etobicoke and contributes to an understanding of mid-19th century construction practices and rural settlement patterns and design.

Historical and Associative Value

The property at 18 Great Oak Drive has historical and associative value through its association with the Moore family, early Irish immigrants who settled in Etobicoke Township in the early 19th century and established a working farm on Lot 11, Concession A (Clergy Block) to the north of the then-newly established village of Islington. The construction of the house, between 1842 and 1851, marked the transition

from an initial log dwelling to a more permanent farmhouse following the acquisition of the property by John Moore, and signalled the wealth the Moore family was generating through their operation of a farm on this land.

The subject property is associated with the architect William Tyrrell, a significant figure in Etobicoke and Weston whose work includes institutional, industrial, and residential buildings. The attribution of the design to Tyrrell reflects his contribution to mid-19th century architecture in the region and his connection to local communities, including St. George's Anglican Church-on-the-Hill, of which the Moore family were founding members.

The later history of the property, including its retention as part of George P. Wood's Islington Heights subdivision following its sale in 1946, reflects the transformation of the area from a rural agricultural landscape to a post-war suburban community. The decision to retain the subject property as part of the subdivision reflects an intentional act of heritage conservation, and a desire to maintain a part of the property's heritage value into the post-war period.

Contextual Value

The property at 18 Great Oak Drive has contextual value as it is important in defining and maintaining the historical character of the Islington Heights neighbourhood. As a surviving farmhouse from the mid-19th century, it represents a connection to the former Moore farm which historically included the 96 acres that were incorporated into the subdivision and provides a tangible link to the area's agricultural origins.

The building contributes to the understanding of the evolution of Etobicoke from a rural landscape to a planned suburban community and remains a distinct and highly visible connection, within a neighbourhood characterized by post-war and contemporary residential development, to its agricultural past.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the property at 18 Great Oak Drive as a representative example of a mid-19th century vernacular Georgian style farmhouse include:

- The scale, form and massing of the one-and-a-half storey detached house form building
- The rectangular plan and low-pitched side gable roof
- The symmetrical three-bay composition of the primary (south) façade
- The central entrance, including the multi-pane transom window
- The brick cladding laid in Flemish bond, currently painted
- The rectangular window openings with radiating brick lintels and lug sills on the primary (south) façade
- The rectangular window openings with radiating brick lintels and lug sills on the side (east and west) façades

- The smaller rectangular window openings on the second storey side (east and west) façades
- The two brick chimneys located along the roof ridge
- The cornice returns at the gable ends
- The bracketed eaves

Historical and Associative Value

Attributes that contribute to the historical and associative value of the property at 18 Great Oak Drive as part of the Moore farm and its early agricultural context include:

- The location of the farmhouse within the historic Lot 11, Concession A (Clergy Block) associated with the Moore family from their arrival in the 1820's until 1846
- The siting and orientation of the building reflective of its historic use as part of a farmstead, situated to the north of Mimico Creek and well in from Islington Avenue
- The surviving mid-19th century building that has historically and continues to be associated with the Moore family

Contextual Value

Attributes that contribute to the contextual value of the property at 18 Great Oak Drive as a remnant of the Moore farm that was subsequently subdivided to create the Islington Heights subdivision include:

- The placement and siting of the farmhouse within a post-war residential subdivision on lands historically associated with the Moore farm
- The retention of the building on a large lot reflective of its agricultural origins
- The relationship of the property to the surrounding mature tree canopy and low-density residential character
- The orientation of the house to Great Oak Drive, which angles northward from Cedarland Drive to Islington Avenue providing access and frontage to the subject property and breaking from the grid pattern of the surrounding subdivision

LOCATION MAP AND CURRENT PHOTOGRAPH

18 GREAT OAK DRIVE

ATTACHMENT 2



Figure 1. This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline depicts the location of the subject property (City of Toronto iView Mapping, 2026).



Figure 2. 18 Great Oak Drive, south (primary) façade (Alex Corey, April 2026).

**RESEARCH, EVALUATION &
VISUAL RESOURCES
18 GREAT OAK DRIVE**

ATTACHMENT 3

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Figure 3. 18 Great Oak Drive, south (primary) façade (Alex Corey, April 2026).

1. DESCRIPTION

18 GREAT OAK DRIVE – MOORE FARMHOUSE	
ADDRESS	18 Great Oak Drive
WARD	2 - Etobicoke Centre
NEIGHBOURHOOD/COMMUNITY	Princess-Rosethorn
CONSTRUCTION DATE	c. 1842-51
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential

ARCHITECT/BUILDER/DESIGNER	William Tyrell (architect)
ADDITIONS/ALTERATIONS	Rear addition (1 storey)
LISTING DATE	September 27, 2006

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 18 Great Oak Drive for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

18 Great Oak Drive – Moore Farmhouse

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N/A
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe

1 With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

2 <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Islington Village

The property containing 18 Great Oak Drive was part of a large clergy block comprising 1,000 acres provided by The Crown to the Church of England, bound by Bloor Street, Kipling Avenue, Rathburn Road, and Royal York Road.⁴ Individual lots within the reserve were initially leased out to tenant farmers, providing the local church with a form of income. Beginning in the 1830s, lots began to be sold to the tenants or investors, and by the 1850s, few remained in the Church's ownership.

3 Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

4 Dennis Harris, "Islington Village," Etobicoke Historical Society, accessed March 26, 2026.
<https://www.etobicokehistorical.com/islington-village.html>.

Islington Village developed as a strategic stop along Dundas Street, an historically significant transportation route constructed by Governor Simcoe in 1795 connecting Toronto to communities in southwestern Ontario and along the north shore of Lake Ontario. The construction of Montgomery's Inn (c.1832) alongside a general store (1830) marked the earliest concentration of activity within Islington Village; the opening up of Islington Avenue (1844); the Etobicoke and Mono Sixth Line Plank Road (1846); and Montgomery Road by the mid-1840's saw agricultural traffic filter through the community, bringing the related services necessary for the formation of a village.⁵

The Moore Farm

The Moore family emigrated from the Ulster (today Northern Ireland) to Upper Canada c.1820, consisting of George Moore, his wife Mary, and their five children: James, John, Isabella, George and Jane. The Moore family was part of a wave of Irish immigrants attracted to settle in Upper Canada (Ontario) and Lower Canada (Quebec) through the availability of cheap, or free, farmland, pre-dating the waves of Irish immigrants following the famine beginning in 1845.⁶ The exact path the Moore family took is unknown, however many Irish immigrants travelled from the port city of Liverpool to Quebec City, before working their way to Kingston, Toronto, and Niagara and the surrounding agricultural communities.

Soon after their arrival, the Moore family rented Lot 11, Concession A (Clergy Block) from a Jacob Smith, with fees directly to the Clergy Corporation. The Clergy Block was a portion of lands reserved for the Protestant Church (Church of England) through the 1791 Constitutional Act. The intent of these Clergy Reserves (one seventh of public lands) was to provide a means of income for the church so it could establish missions and support church activities within the newly settled regions. The prevalence of free land afforded to settlers undermined the efficacy of this model, however, and by the 1820s the granting of Clergy Reserves ceased, with much of the land reserved for the church gradually sold in the proceeding years.⁷

After the elder George Moore passed away, his two eldest sons, John and George, took over the family farm. The family at this time had constructed a simple log cabin on the property. In 1836, John Moore petitioned to purchase the lot from the Clergy Corporation; an Order in Council was issued to sell the lot to John Moore on June 17, 1836.

On June 15th, 1842, John Moore received title to Lot 11 within Concession A (Clergy Block) in Etobicoke Township, comprising 100 acres of agricultural land.⁸ It is believed that the existing house at 18 Great Oak Drive was constructed between 1842 when the title was received and the 1851 Canadian Census which identifies a 1 ½ storey brick

⁵ Ibid.

⁶ Mark McGowan, "Overview: Irish Migration and Settlement in Canada," Embassy of Ireland, Ottawa, Canada, accessed March 25, 2026, <https://www.ireland.ie/en/canada/ottawa/news-and-events/news-archive/overview-irish-migration-and-settlement-in-canada/>.

⁷ Curtis Fahey, "Clergy Reserves," The Canadian Encyclopedia, accessed March 26, 2026, <https://thecanadianencyclopedia.ca/en/article/clergy-reserves>.

⁸ Ontario Land Registry Records, accessed March 18, 2026.

house on the property, replacing the log cabin and providing a residence for the immediate family.

The design of the house at 18 Great Oak Drive is credited to the architect William Tyrrell (1816-1904) who was active in the nearby community of Weston and throughout Etobicoke Township. Tyrrell was a native of Ireland who emigrated to Upper Canada in 1836 and resided in Weston until his death in 1904. He is credited with the design of William Gamble's Humber River Mill (The Old Mill), St George's Anglican Church-on-the-Hill, and the Lambton House Hotel, alongside numerous smaller and residential commissions. He was involved in local politics as an elected member of York Township Council, and served as the Justice of the Peace, Warden of York County Council, and Reeve of Weston Township at various times.⁹

The Moore family would have been familiar with Tyrrell through their mutual connection to St. George's Anglican Church-on-the-Hill of which the Moore's were a founding family (1835) and the church being designed by Tyrrell in 1844. Although no primary sources support this connection, it was advanced by descendants of the Moore Family, as well as the local historian Mary Appleby (1909-2003) who had grown up in Islington and knew the Moore family when they were still residing at 18 Great Oak Drive.

The 1851 Canadian Census records the inhabitants of the Moore Farm as John Moore (yeoman), his brother George Moore (yeoman), Allan & Mary Duncan (nephew and niece), Livinia Morgan (niece), and Mary Moore (widow). The next census, in 1861 is largely the same, save for Mary Moore who had passed away, and an unnamed servant living at the property.

On December 7, 1868, the property was willed to George Moore, who continued to operate the farm until his death in 1885. As neither brother married nor had children, the property was subsequently willed to George Moore's great nephew, Richard Morgan, before transferring to his widow, Margaret. Margaret moved to Lambton Mills after Richard's death and the farm was subsequently rented by Margaret to tenant farmers until 1924.

On April 2, 1946, the four joint owners of the property (Margaret's children) sold the remaining 96 acres (the first four of the original 100-acre lot having been sold in 1942) to George P. Wood. George Wood was an Islington resident and the owner of Woodlawn, a large house located at Dundas and Kipling.

Samuel Wood immigrated to Etobicoke in 1841 after making a fortune in the silk business in Philadelphia. A native of Yorkshire, England, Samuel and his wife Janet Buchanan moved to Etobicoke purportedly to live "under the British flag,"¹⁰ as well as recognizing the increased competition from domestic silk production undercutting the value of imported European product. Samuel Wood established himself as a gentleman farmer, residing in a three-storey brick house completed in 1843 called "The Maples."

⁹ University of Toronto Archives, William Tyrrell Papers, accessed March 30, 2026.
<https://discoverarchives.library.utoronto.ca/index.php/william-tyrrell-papers>.

¹⁰ Dennis Harris, "The Wood Family of Islington," Etobicoke Historical Society, accessed March 26, 2026,
<https://www.etobicokehistorical.com/the-wood-family.html>.

George P. Wood was the grandson of Samuel who established the George Wood Manufacturing Company and was involved in real estate development, most notably the Viking Road and Islington Heights subdivisions.¹¹

Islington Heights

The subdivision of Islington Heights was an early post-World War II residential development within Etobicoke Township bound by Rathburn Road to the north, Islington Avenue to the east, the Islington Golf Club to the south, and Kipling Avenue to the west. Owned by George P. Moore who partnered with Colonel J.E.L. Streight¹² and developed by George A. Rome and Son Builders, it was advertised through the late 1940s as a “planned” community of modern homes with traditional exteriors, featuring roads laid out for safe driving, small parks, and easy access to churches, schools, and a “new and growing shopping district”¹³ – a reference that may point to Thorncrest or Humbertown Plazas, both built in the mid-1950s.

The former Moore farm was subdivided through Plan 3707, with the farmhouse at 18 Great Oak Drive integrated into the development on lot 121. The subject property was sold in 1949 to Frederick R. and Helen R. Brown, who remained there until 1969. It passed through several owners before being purchased by Frank M. and Eleanor Warnock in 1972. The Warnock’s undertook the first major restoration of the Moore farmhouse, receiving a bronze plaque commemorating the house and their restoration work in 1974 from the Etobicoke Historical Board and the Canadian Inventory of Historic Buildings.¹⁴

In 1979, 18 Great Oak Drive was purchased by the present owners, who have undertaken further restoration and rehabilitation work carrying the property forward to the present-day. The subject property was added to the Heritage Register on September 26, 2006.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The property at 18 Great Oak Drive is a representative example of a mid-19th century vernacular farmhouse with elements of the Georgian architectural style. The house replaced an earlier log cabin built on the property and was constructed to provide shelter and accommodate domestic tasks for the Moore family. Features indicative of a vernacular farmhouse here include the peaked roof, brick walls, and large windows, affording the inhabitants protection from inclement weather along with ample natural light. The modest scale and minimal applied ornamentation are representative of a typical farmhouse from this period for a moderately well-off farming family.

¹¹ Ibid.

¹² Robert Given, *Etobicoke Remembered*, 156.

¹³ Toronto Star, “Islington Heights Advantages and Particulars,” August 27, 1949.

¹⁴ The Globe and Mail, “After a Fashion,” June 8, 1974.

The Georgian style was a popular architectural style in the early to mid-19th century, coinciding with the end of the rule of the House of Hanover and the transition to the Victorian era. The style is classically rooted, evidenced through symmetrical design and the use of classical elements (columns, cornices, dentils, quoins, etc.). The property's simple, symmetrical façade comprised of three bays, the large rectangular window openings with multi-pane windows, and the bracketed eaves, are indicative of the Georgian style.

The property at 18 Great Oak Drive contains a detached 1 ½ storey brick home built c.1842-1851. The house features a side gable roof clad in asphalt shingles, with two short brick chimneys rising from the roof ridge. The brick cladding is laid in Flemish bond and has been painted white; records indicate the bricks are light grey/buff and were made on the property.¹⁵

The primary (south) façade is stoic in appearance, comprising three bays with a central entrance bay flanked by windows on either side. The front door has eight panels arranged in a double-cross pattern below a 14-paned transom window of multi-coloured glass. Two tall twelve-over-twelve sash windows on either side of the front door are set within rectangular openings with radiating brick lintels and lug sills. No window openings are present on the second floor of the primary (south) façade. Similarly sized and designed windows on the first floor are present on the side (east and west) elevations, with two smaller rectangular window openings with radiating transoms and lug sills set below the gable ends on the second floors of both side (east and west) elevations. Six-over-six hung windows are located within these window openings.

Of note to the design of the house is the treatment of the roof, eaves, and cornice. Prominent cornice returns are present at each corner of the house, featuring decorative wood brackets grouped into fours. Nine pairs of wooden brackets embellish the eaves on the primary (south) façade. The condition and treatment of the eaves on the rear (north) façade could not be verified from the public right of way.

A one-storey kitchen addition was constructed in the late 19th century extending from the rear (north) façade, which was later added to and extends the width of the rear (north) façade.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 18 Great Oak Drive

The subject property is located within the Islington Heights neighbourhood of central Etobicoke, within the City of Toronto. The immediate surrounding context is a post-war

¹⁵ Heritage Planning, City of Toronto, "18 Great Oak Drive Property Records."

suburban residential subdivision, situated between Islington Avenue and Kipling Avenue, south of Rathburn Road and north of the Islington Golf Club and Mimico Creek which runs through the course. The small enclave was carved out from the original Clergy Reserve of 100 acres within Concession A and owned by the Moore family, before being subdivided by George P. Wood in the post-war period. The prevailing residential character is of post-war and contemporary detached houses, with more recent demolitions replacing the bungalows built at the time of subdivision with larger, two storey houses in a range of architectural styles.

Topographically, the surrounding context is uniform with a moderate decline south towards Mimico Creek. The neighbourhood features a mature tree canopy and a rural suburban landscape with houses situated on large lots, no sidewalks, and culverts without sidewalks.

4. VISUAL RESOURCES



Figure 4: Extract of the Map of the Township of Etobicoke, 1856. (Toronto Public Library) Annotated to show the Moore family property.

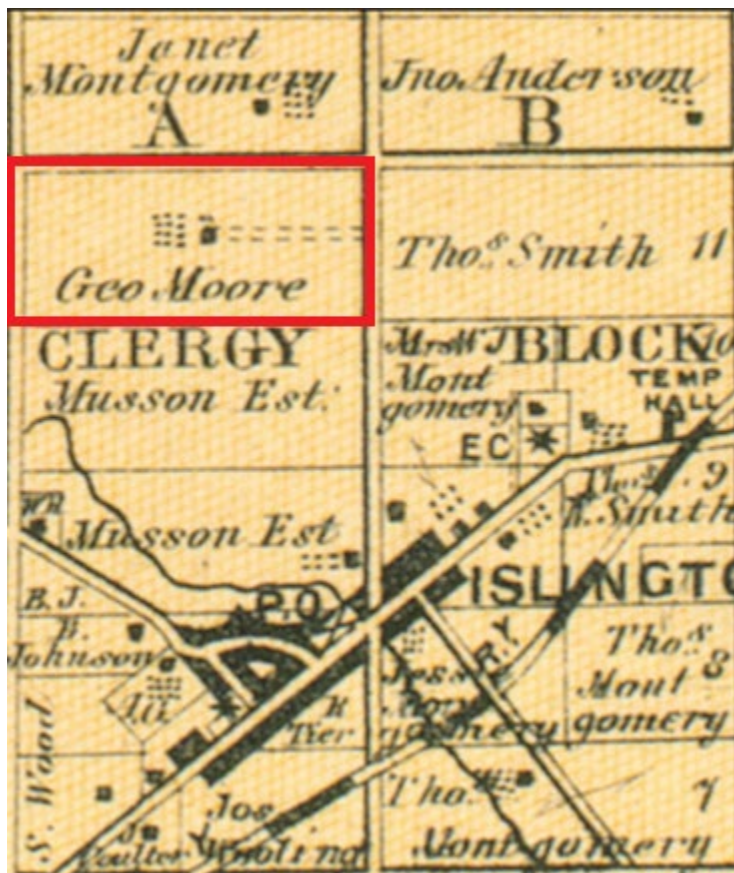


Figure 5: Extract from the Illustrated Historical Atlas of York County, Miles & Co., 1878 (McGill Digital Library). Annotated to show the Moore family's property with house.



Figure 6: Primary (south) facade of 18 Great Oak Drive, pre-1966 (Etobicoke Historical Society).



Figure 7: Primary (south) facade of 18 Great Oak Drive, c.1966 (Etobicoke Historical Society).



Figure 8: Primary (southwest) facade of 18 Great Oak Drive, c.1966 (Etobicoke Historical Society).



Figure 9: Primary (southeast) facade of 18 Great Oak Drive, c.1966 (Etobicoke Historical Society).



Figure 10: Primary (south) facade of 18 Great Oak Drive, c.1966 (Etobicoke Historical Society).



Figure 11: South (primary) facade, 18 Great Oak Drive (Alex Corey, April 2026).



Figure 12: Southwest facade, 18 Great Oak Drive (Alex Corey, April 2026).

5. LIST OF SOURCES

ARCHIVAL SOURCES

- Etobicoke Historical Society, Image Library – Islington Village
<https://www.etobicokehistorical.com/islington-image-library.html>
- Etobicoke Historical Society, Image Library – Islington Village (additional)
<https://www.etobicokehistorical.com/islington-additional.html>
- Ontario Land Registry.

SECONDARY SOURCES

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