

Authority: Toronto and East York Community Council  
Item TE8.19, as adopted by City of Toronto Council on  
October 2 and 3, 2019

## **CITY OF TORONTO**

### **BY-LAW 1775-2019**

**To designate the property at 39 Commissioners Street as being of cultural heritage value or interest.**

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 39 Commissioners Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 39 Commissioners Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

- 1.** The property at 39 Commissioners Street, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 39 Commissioners Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on December 18, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE A****STATEMENT OF SIGNIFICANCE  
REASONS FOR DESIGNATION**

39 Commissioners Street  
Reasons for Designation  
Fire Hall No. 30 (Ashbridge's Bay Fire Hall)

The property at 39 Commissioners Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

**Description**

Located on the south side of the street opposite the entrance to Munition Street, the property at 39 Commissioners Street contains the building completed in 1922 as Fire Hall No. 30, which was also known as the Ashbridge's Bay Fire Hall. It was part of a collection of fire halls either custom-designed or expanded during that decade in reaction to the continued growth of the city, including the newly developed industrial area at the east end of Toronto's central waterfront. Officially opened in 1929, Fire Hall No 30 served the Port Industrial District (today's Port Lands) until 1980 and was used afterward as offices for the Firefighters' Union. The property was listed on the City of Toronto Inventory of Heritage Properties (now the Heritage Register) in 2003.

**Statement of Cultural Heritage Value**

The property at 39 Commissioners Street has cultural heritage value for the design of Fire Hall No. 30, which was among the purpose-built fire stations constructed by the City of Toronto in the 1920s that was set apart from others of this period by the modest scale, hipped roof and Edwardian Classical styling. Its fire hall typology is identified by the oversized opening originally designed for mechanized fire engines and the placement of the entrance on the side elevation (west) where the hose drying tower shown in drawings and illustrations was excluded from the final design.

Fire Hall No. 30 is associated with the Department of the City Architect, which was responsible for the design of most city-owned buildings, including those commissioned by Toronto's fire department. In the early 1920s when the subject building was designed, G. W. Price held the position of City Architect, overseeing the completion of the Coliseum at Exhibition Place and five purpose-built fire stations, including Fire Hall No. 30.

Fire Hall No. 30 is also linked to the historical development of the Port Industrial District (today's Port Lands), which was created in the 1920s following the introduction of plans by the Toronto Harbour Commissioners to reorganize Toronto's waterfront according to commercial, recreational and industrial uses. A key component of the municipal servicing for the area was the protection provided by a permanent fire hall.

Contextually, Fire Hall No. 30 is historically, visually and physically linked to its setting on Commissioners Street, east of Cherry Street, where it was placed to terminate the vista looking south on Munition Street. It is part of the group of institutional buildings near the intersection of Cherry and Commissioners streets, including the former bank branch (1920) and hydro substation (1928) from the same era as Fire Hall No. 30.

### Heritage Attributes

The heritage attributes of the Ashbridge's Bay Fire Hall on the property at 39 Commissioners Street are:

- The placement, setback and orientation of the building on the south side of Commissioners Street opposite the entrance to Munition Street
- The scale, form and massing of the two-storey plan
- Covering the building, the steeply-pitched hipped roof with the brick chimney
- The materials, with the brick cladding and the brick, stone and wood detailing,
- The principal (north) elevation, where the left (east) bay extends as a frontispiece and contains an oversized opening in the first storey that was originally designed for fire equipment (the opening has been bricked in)
- On the remainder of the north elevation, the flat-headed window openings with the brick flat arches and the stone keystones and sills
- The side elevations (east and west), which continue the cladding, fenestration and detailing from the north elevation
- The main entrance, which is placed on the west side elevation in a flat-headed surround
- On the north, east and west elevations, the stone detailing that is applied for the band courses at the base and beneath the roofline, the cornice dividing the first and second stories, the keystones on the door and window openings, the pediment above the equipment opening (north), and the window sills
- The rear (south) elevation and wings

**SCHEDULE B**

LEGAL DESCRIPTION

PIN 21385-0074 (LT)  
PART OF BLOCK 5, REGISTERED PLAN 540E, AS IN CT479992

City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)