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ONTARIO HERITAGE TRUST

MAR 20 2017

March 15, 2017

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3

**Re: Designation of 3 and 5 Father David Bauer Drive, Waterloo**

To Whom it May Concern,

Please find enclosed a copy of the designation by-laws adopted by Waterloo Council on February 27, 2017 for 3 and 5 Father David Bauer Drive. If you have any questions, please don't hesitate to contact me at the phone number or email below.

Sincerely,

Michelle Lee  
Heritage Planner, Growth Management  
Phone: 519-747-6068  
Email: michelle.lee@waterloo.ca



# THE CORPORATION OF THE CITY OF WATERLOO

## BY-LAW NO. 2017 – 015 ~~014~~

### BY-LAW TO DESIGNATE THE PROPERTY AT 3 FATHER DAVID BAUER DRIVE (SEAGRAM BONDED WAREHOUSE B) UNDER PART IV OF THE ONTARIO HERITAGE ACT AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

**WHEREAS** section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended authorizes the council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, within the municipality, to be of cultural heritage value or interest;

**AND WHEREAS** the Council for The Corporation of the City of Waterloo (the "City") deemed it desirable to designate the property municipally known as 3 Father David Bauer Drive, Waterloo, Ontario (the "Seagram Bonded Warehouse B"), to be of cultural heritage value or interest on November 21, 2016;

**AND WHEREAS** the reasons for designating the Seagram Bonded Warehouse B are set out in Schedule "A" attached hereto;

**AND WHEREAS** the Clerk of the City has given notice of intention to designate the Seagram Bonded Warehouse B in accordance with subsection 29(3) of the *Ontario Heritage Act*;

**AND WHEREAS** no notice of objection was served upon the Clerk in accordance with section 29(5) of the *Ontario Heritage Act*;

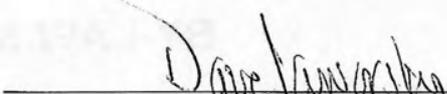
**NOW THEREFORE** the Council of The Corporation of the City of Waterloo enacts as follows:

1. The property at 3 Father David Bauer Drive, described in Schedule "B" and shown on Schedule "C" attached to this by-law, is hereby designated to be of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*.

2. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 3 Father David Bauer Drive and upon the Ontario Heritage Trust in accordance with notice requirements under the Ontario Heritage Act.
3. This by-law shall come into force and effect on the date of its passage.

ENACTED this 27<sup>th</sup> day of February, 2017.

Approval	Date	Print Name	Initials
IPPW	Feb 1/17	Scott Nevin	
Legal	Feb 1/17	Steve Ross	
Finance		n/a	

  
\_\_\_\_\_  
**D. Jaworsky, Mayor**

  
\_\_\_\_\_  
**O. Smith, City Clerk**

## **SCHEDULE "A" REASONS FOR DESIGNATION**

### **Description of property – 3 Father David Bauer, Waterloo**

3 Father David Bauer Drive (Waterloo Condo Corporation 311) is located south of Father David Bauer Drive and west of Caroline Street South adjacent to the Barrel Warehouse Park. The property contains a multi-story, buff brick building that served as a bonded warehouse to house barrels of ageing spirits for the Seagram Distillery.

### **Statement of Cultural Heritage Value or Interest**

Built ca. 1892, the former barrel warehouse contains design value pertaining to its representative late 19<sup>th</sup> century monumental industrial architecture, evident in its neoclassical form, low pitched pediment, buff brick, and distinctive fenestration. The original east and west facing facades are also unique in terms of their relatively large scale. Reconstructed using the original brick, the north and south façades play a supporting role in maintaining the form and mass of the building.

The building has direct association with historic personalities and vital industrial developments that are significant to the community. Seagram's Distillery was founded by members of one of Waterloo's pioneering families. The Seagrams played important roles in the history of Waterloo, as industrialists, politicians and philanthropists. The 19th century patriarch, Joseph E. Seagram, moved from Hespeler (Cambridge) to Waterloo to manage the business interests of William Hespeler, his wife's uncle. The Granite Mills and Waterloo Distillery, as it was known then, had been founded in 1857. The distilling business along with other concerns such as milling and dry goods was owned by William Hespeler, George Randall, and William Roos. In 1883, Seagram purchased the businesses from the original owners, disposed of the other parts and renamed the successful spirit producing works, "J. E. Seagram's Distillery." From 1857 to 1992 the distillery operated continuously, in the heart of Waterloo. As one of the community's leading industries, the Seagram complex provided regular employment to as many as 250 local citizens. Though the family is no longer in the alcohol distilling business, the Seagram name is known around the world.

The building is a landmark and an icon in the City of Waterloo appearing on tourist promotion brochures, letterhead, postcards and web sites. It serves as a character-defining terminus to Willis Way where it meets Caroline Street. It defines the historic industrial character of the City as a manufacturing powerhouse of the 19th and 20th centuries. It is historically and visually linked to a cluster of extant former Seagram distillery buildings, including the former barrel warehouse building at 5 Father David Bauer Drive, which repeats the building's distinctive neoclassical form and

fenestration patterns. As well, it serves as a visual link to the proud tradition of the City and to a time when functional buildings were also statements of cultural sophistication with their classical architectural reference.

**Description of Heritage Attributes**

Key heritage attributes that embody the property's design, historical and contextual values include:

- The mass and outline of the building
- The setback, location and orientation of the building, including proximity to 5 Father David Bauer Dr.
- The soft, varied-coloured and mottled buff brick on all façades
- The east and west façades including:
  - pediments underlined by brick dentils
  - brick pilasters
  - tiers of small windows topped by segmented brick arches
  - appearance of the former window shutters
  - painted "Seagram Distillers Since 1857" sign
- Views of the east façade from Caroline Street, as depicted in Schedule "D"

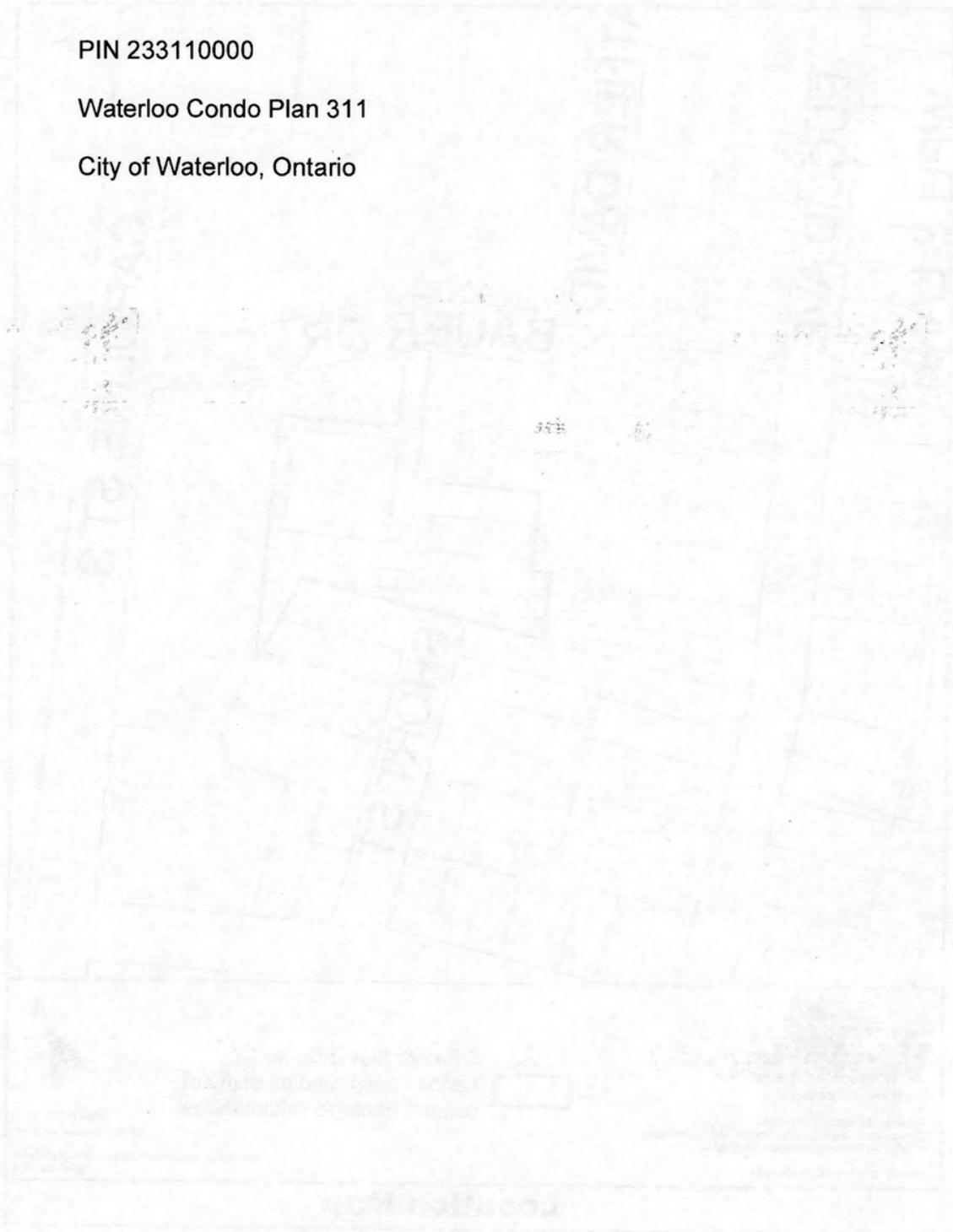
Key attributes do not include the three single storey garages to the south west of the former barrel warehouse.

**SCHEDULE "B"  
LEGAL DESCRIPTION**

PIN 233110000

Waterloo Condo Plan 311

City of Waterloo, Ontario



**SCHEDULE "C"  
LOCATION MAP**



THE CITY OF   
**Waterloo**

Map © 2016, City of Waterloo

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THIS IS NOT A PLAN OF SURVEY



3 Father David Bauer Dr.  
Lands designated as being of  
cultural heritage value/interest



Scale N.T.S.  
DATE: December 15, 2016

DRAWN BY: Integrated Planning and Public Works  
City of Waterloo

**Location Map**

**SCHEDULE "D"  
DESCRIPTION OF VIEW**

