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THE CITY OF WINDSOR

COUNCIL SERVICES DEPARTMENT

VALERIE CRITCHLEY
CITY CLERK

ONTARIO HERITAGE TRUST

JUL 18 2016

IN REPLY, PLEASE REFER

TO OUR FILE MBA/12356

RECEIVED

REGISTERED MAIL

July 13, 2016

Ontario Heritage Trust
10 Adelaide St. E, 3rd Floor
Toronto, ON M5C 1J3

Dear Sirs:

Re: Designation of 2072 Riverside Drive East

Council, for the Corporation of the City of Windsor, at its meeting held June 20, 2016 passed By-law Number 88-2016 to designate **2072 Riverside Drive East** as a property of architectural and/or historic significance under the provisions of the Ontario Heritage Act.

- * A copy of the by-law outlining the reasons for designation is attached. Notice of the designating By-law will be published in the Windsor Star on July 16, 2016.

Yours very truly,

Anna Ciacelli
Supervisor of Council Services

AC/ks
attachments

JUL 1 8 2016

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BY-LAW NUMBER 88-2016

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES SITUATE WITHIN THE CITY OF WINDSOR, MUNICIPALLY KNOWN AS PART OF 2072 RIVERSIDE DRIVE EAST, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED

Passed the 20th day of June 2016.

WHEREAS by virtue of the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, the Council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest.

AND WHEREAS upon consideration of the recommendation of the Planning Heritage and Economic Development Standing Committee, The Corporation of the City of Windsor deems it desirable and expedient to designate the lands municipally known as *Part of 2072 Riverside Drive East*, more particularly described in Schedule "A" annexed hereto and forming part of this by-law (the subject lands), to be of cultural heritage value or interest, for the reasons stated in Schedule "B" annexed hereto and forming part of this by-law.

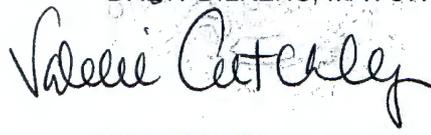
AND WHEREAS notice of intention to so designate the subject lands, was served on the owner(s) of the said subject lands and upon the Ontario Heritage Trust and such notice was published in a newspaper having general circulation in the municipality, on *Tuesday, May 10, 2016*.

AND WHEREAS no Notice of Objection has been served on the Clerk of the Municipality within thirty (30) days after the date of publication of the Notice of Intention in a newspaper having general circulation in the municipality.

THEREFORE the Council of the Corporation of the City of Windsor enacts as follows:

1. That the lands municipally known as *Part of 2072 Riverside Drive East*, more particularly described in said Schedule "A" annexed hereto, be and the same is hereby designated to be of cultural heritage value or interest, for the reasons stated in said Schedule "B" annexed hereto.
2. This by-law shall come into force and take effect after the final passing thereof on the day upon which it is electronically registered in the Land Registry Office for the County of Essex (No. 12).


DREW DILKENS, MAYOR


CITY CLERK

First Reading - June 20, 2016
Second Reading- June 20, 2016
Third Reading - June 20, 2016

SCHEDULE "A" to By-Law 88-2016

PART LOT 95, CONCESSION 1 (MCNIFF'S SURVEY), DESIGNATED AS
PART 7, PLAN 12R-26532; WINDSOR

Part of PIN 01051-0104 (R)
2072 Riverside Drive East

SCHEDULE "B"

REASONS FOR DESIGNATION / STATEMENT OF SIGNIFICANCE WISER'S RECEPTION CENTRE PART OF 2072 RIVERSIDE DRIVE EAST

Description of Historic Place

The Wisers Reception Centre, part of the property at 2072 Riverside Drive East, is a Contemporary-style meeting hall next to the Detroit River.

Historic Value

The Wisers Reception Centre was built in 1964 for the distillery company Hiram Walker & Sons. It was known as the "Reception Centre", primarily used for company functions. In recent years it was renamed "Wiser's" for the Canadian whisky brand now produced by Pernod Ricard, thus differentiating it from the Canadian Club brand founded by Hiram Walker.

Architectural Value

The Wisers Reception Centre was constructed in the Contemporary style in 1964, with a square footprint. It appears to be two storeys tall but is actually a high single storey. It is topped by a flat roof concrete structure that extends beyond all four exterior walls over a gallery supported by square brick columns. The roof edge has projected square details in groups of three. Each face of the columns has a full height depressed shaft one end-brick wide. Each column supports the intersection of concrete ceiling beams laid diagonally; the beams form square recesses (triangular at edges) below the ceiling; this ceiling pattern continues throughout the interior. The walls have the same red-brown brick mixture as the columns, with regularly spaced metal-framed door sets topped with glass extending to the ceiling beams.

The building was designed by the Canadian office of the long-time major Detroit architectural firm Smith, Hinchmann & Grylls (founded 1853, now SmithGroupJJR), which designed many major buildings in Detroit.

The main entry is through a wood-framed glass-walled corridor on the east side; it has a lower ceiling than the rest of the building.

An L-shaped room comprises more than half the interior. It features the diagonal ceiling beams and brick walls continued from the exterior.

This building is one of the best 1960s designs in Windsor.

Contextual Value

The Wisers Reception Centre is on the north side of Riverside Drive East, set well back from the street and close to the edge of the Detroit River. It is adjacent to and east of the 1892 Mason & Rice-designed Hiram Walker Office Building (designated 1978), and is one of many buildings on the property that extends almost 1 km for several blocks between the street and the river.

Character Defining Elements

Items that contribute to the historical value of the Wisers Reception Centre include:

- Designed by the Canadian office of Smith, Hinchmann & Grylls, the major Detroit architectural firm.
- Constructed in 1964 for the distillery company Hiram Walker & Sons, intended mainly for company use.
- Known as the "Reception Centre", primarily used for company functions; recently renamed "Wiser's" for the Canadian whisky brand now produced

by Pernod Ricard, thus differentiating it from the Canadian Club brand founded by Hiram Walker.

Exterior features that contribute to the architectural value of the Wiser's Reception Centre include:

- Contemporary style – one of the best 1960s designs in Windsor.
- Tall single storey; appears to be two storeys.
- Square footprint.
- Topped by flat roof concrete structure that extends beyond all four exterior walls, with roof edge of projected square details in groups of three.
- Gallery on all four sides supported by square brick columns; each column face has a full height depressed shaft one end-brick wide.
- Ceiling beams of the gallery laid diagonally; the beams form square recesses (triangular at edges) below the ceiling.
- Walls of the same red-brown brick mixture as the columns, with regularly spaced metal-framed door sets topped with glass extending to the ceiling beams.
- Main entry is through a wood-framed glass-walled corridor on the east side.
- Wrought-iron railing at the north (river side) edge of the surrounding paved area.

Interior feature that contributes to the architectural value of the Wiser's Reception Centre includes:

- Diagonal ceiling beams and brick walls continued from the exterior.

Characteristics that contribute to the contextual value of the Wiser's Reception Centre include:

- Located between the Detroit River and Riverside Drive East, on a large parcel with multiple manufacturing, warehouse and office buildings.
- Deep setback from the street; almost at the river's edge.
- Adjacent to the 1892 Mason & Rice-designed Hiram Walker Office Building (designated 1978).

<p style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small;">FOR OFFICE USE ONLY</p> <p style="text-align: center; font-size: large; font-weight: bold;">R1553380</p> <p style="text-align: center; font-weight: bold;">CERTIFICATE OF REGISTRATION CERTIFICAT D'ENREGISTREMENT ESSEX (12) WINDSOR</p> <p style="text-align: center; font-size: large;">JUN 21 2016 15:23</p> <p style="text-align: center; font-size: large; font-style: italic;">Katherine Lee</p> <p style="text-align: center; font-weight: bold;">AND REGISTRAR/REGISTRATEUR</p> <p>New Property Identifiers</p> <p style="text-align: right; font-size: small;">Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p style="text-align: right; font-size: small;">Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></p>	<p>(2) Page 1 of <u>886</u> pages</p>	
	<p>(3) Property Identifiers</p> <p style="text-align: center; font-weight: bold;">PART OF PIN 01051 - 0104</p>	<p>Block Property</p>	<p>Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Nature of Document</p> <p style="text-align: center; font-weight: bold;">BY-LAW</p>		
	<p>(5) Consideration</p> <p style="text-align: center; font-weight: bold;">NIL</p> <p style="text-align: center;">NIL Dollars \$ NIL</p>		
	<p>(6) Description</p> <p style="text-align: center; font-weight: bold;">PART LOT 95, CONCESSION 1 (MCNIFF'S SURVEY), DESIGNATED AS PART 7, PLAN 12R-26532; CITY OF WINDSOR, COUNTY OF ESSEX</p>		
	<p>(7) This Document Contains <input type="checkbox"/> (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>		

(8) This Document provides as follows:

By-law 88-2016 a By-law to designate lands to be of cultural heritage value or interest under the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended

Continued on Schedule

(9) This Document relates to instrument number(s) N/A

<p>(10) Parties (Set out Status or Interest)</p>								
<p>Name(s)</p> <p style="font-weight: bold;">THE CORPORATION OF THE CITY OF WINDSOR</p> <p>(Applicant)</p> <p>by Wira H. D. Vendrasco, Deputy City Solicitor</p>	<p>Signature(s)</p> <p style="text-align: center; font-size: large; font-style: italic;"><i>Wira H. D. Vendrasco</i></p> <p style="font-weight: bold;">WIRA H. D. VENDRASCO</p> <p>I have authority to</p> <p style="text-align: center; font-weight: bold;">bind the Corporation.</p>	<p>Date of Signature</p> <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td style="font-size: x-small;">Y</td> <td style="font-size: x-small;">M</td> <td style="font-size: x-small;">D</td> </tr> <tr> <td style="font-size: large;">2016</td> <td style="font-size: large;">06</td> <td style="font-size: large;">23</td> </tr> </table>	Y	M	D	2016	06	23
Y	M	D						
2016	06	23						

(11) Address for Service OFFICE OF THE CITY CLERK 350 City Hall Square West, Windsor, ON N9A 6S1

<p>(12) Party(ies) (Set out Status or Interest)</p>								
<p>Name(s)</p>	<p>Signature(s)</p>	<p>Date of Signature</p> <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td style="font-size: x-small;">Y</td> <td style="font-size: x-small;">M</td> <td style="font-size: x-small;">D</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Y	M	D			
Y	M	D						

(13) Address for Service

(14) Municipal Address of Property
**Part of 2072 Riverside Drive East
Windsor, Ontario
N8Y 1A7**

(15) Document Prepared by:
**The Corporation of the City of Windsor
OFFICE OF THE CITY SOLICITOR
Wira H. D. Vendrasco, Deputy City
Solicitor
400 City Hall Square East, Suite 201
Windsor, ON N9A 7K6**

Fees and Tax	
Registration Fee	62.85
Total	62.85

FOR OFFICE USE ONLY

CANADA)
)
Province of Ontario)
)
To Wit)
)

*To all whom these Presents
may come, be seen or known*

I, WIRA H. D. VENDRASCO,

a Notary Public, in and for the Province of Ontario, by Royal Authority duly appointed, residing at the City of Windsor, in the County of Essex and in the said Province,

Do Certify and Attest the photocopy hereto annexed is a true copy of the municipal by-law passed by the Council of the Corporation of the City of Windsor as By-law 88-2016 on June 20, 2016, the said copy having been compared by me with the said original document, an act whereof being requested I have granted under my Notarial Form and Seal of Office to serve and avail as occasion shall or may require. The photocopy conforms to the original document which has not been altered in any way.

In Testimony Whereof I have hereunto subscribed my name and affixed my Notarial Seal of Office at Windsor, Ontario this 23rd day of June, 2016.



A Notary Public in and for the
Province of Ontario