

Subject: Designation of 218 Cantin Street, 224 McArthur Avenue, 297 Dupuis Street, 159 (also known as 149) Montréal Road, and 381 Montréal Road under Part IV of the *Ontario Heritage Act*

File Number: ACS2024-PDB-RHU-0007

Report to Built Heritage Committee on 10 September 2024

and Council 18 September 2024

Submitted on August 29, 2024 by Court Curry, Manager, Right of Way, Heritage, and Urban Design Services, Planning, Development and Building Services Department

Contact Person: Ashley Kotarba, Heritage Planner II, Heritage Planning Branch

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Ward: Rideau-Vanier (12)

Objet: Désignation du 218, rue Cantin, du 224, avenue McArthur, du 297, rue Dupuis, du 159 (aussi connu sous le numéro 149), chemin de Montréal et du 381, chemin de Montréal en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*

Dossier: ACS2024-PDB-RHU-0007

Rapport au Comité du patrimoine bâti

le 10 septembre 2024

et au Conseil le 18 septembre 2024

Soumis le 29 août 2024 par Court Curry, Gestionnaire, Services des emprises, du patrimoine, et du design urbain, Services de la planification, de l'aménagement et du bâtiment

Personne ressource: Ashley Kotarba, Planificatrice de patrimoine II, Planification du patrimoine

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Quartier: Rideau-Vanier (12)

REPORT RECOMMENDATIONS

That the Built Heritage Committee recommend that Council:

1. Issue a Notice of Intention to Designate 218 Cantin Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.
2. Issue a Notice of Intention to Designate 224 McArthur Avenue under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 7.
3. Issue a Notice of Intention to Designate 297 Dupuis Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 9.
4. Issue a Notice of Intention to Designate 159 Montréal Road (also known as 149 Montréal Road) under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 11.
5. Issue a Notice of Intention to Designate 381 Montréal Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 13.

RECOMMANDATIONS DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil de :

1. Publier un avis d'intention de désigner la propriété située au 218, rue Cantin, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel faisant l'objet du document 5 ci-joint.
2. Publier un avis d'intention de désigner la propriété située au 224, avenue McArthur, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel faisant l'objet du document 7 ci-joint.
3. Publier un avis d'intention de désigner la propriété située au 297, rue Dupuis, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel faisant l'objet du document 9 ci-joint.
4. Publier un avis d'intention de désigner la propriété située au 159, chemin

de Montréal (aussi connue sous l'adresse 149, chemin de Montréal) en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel faisant l'objet du document 11 ci-joint.

- 5. Publier un avis d'intention de désigner la propriété située au 381, chemin de Montréal, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel faisant l'objet du document 13 ci-joint.**

EXECUTIVE SUMMARY

This report recommends the designation of five properties located in Vanier, under Part IV of the *Ontario Heritage Act*. The buildings include three purpose-built residences located at 218 Cantin Street, 224 McArthur Avenue, and 381 Montréal Road which later became mixed use, a former school located at 297 Dupuis Street, and one commercial building located at 159 Montréal Road.

The designations respond to the changes made to the *Ontario Heritage Act* made through Bill 23, effecting properties listed on the Heritage Register, resulting in the removal of these properties from the City's Heritage Register if Council does not issue Notices of Intention to Designate the properties by January 1, 2027.

RÉSUMÉ

Le présent rapport recommande la désignation de cinq propriétés situées à Vanier, en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*. Les bâtiments comprennent trois maisons construites à l'origine à titre de résidences, situées au 218, rue Cantin, au 224, avenue McArthur et au 381, chemin de Montréal, qui ont ensuite obtenu une fonction polyvalente, ainsi qu'une ancienne école située au 297, rue Dupuis, et un bâtiment commercial situé au 159, chemin de Montréal.

Ces désignations sont demandées à la suite des changements apportés à la *Loi sur le patrimoine de l'Ontario* dans le cadre du projet de loi 23, touchant les propriétés inscrites au Registre du patrimoine, qui visent à retirer ces propriétés du Registre du patrimoine de la Ville si le Conseil municipal ne publie pas des avis d'intention visant à désigner ces propriétés d'ici le 31 décembre 2026.

BACKGROUND

This report has been prepared because designation under Part IV of the *Ontario Heritage Act (OHA)* must be approved by City Council.

The properties recommended for designation through this report are all located in the Vanier neighbourhood and all contribute to an understanding of how Janeville, Clondeboye, Eastview and eventually Vanier evolved over the course of the 19th and 20th century. Staff identified a gap in the City's designation program in Vanier where despite the neighbourhood's age and significance in the development of Ottawa's east end, few representative buildings are recognized through designation. The buildings included in this report include a former school and City Hall, private homes, and businesses which help to tell part of Vanier's story.

There are five properties recommended for designation through this report:

- 218 Cantin Street is a two-and-a-half storey red brick "L" shaped building constructed circa 1912. The property is located on the west side of Cantin Street across the street from the Notre Dame de Lourdes grotto. The building is representative of the vernacular front gable building with Late Victorian influences seen in Vanier in the early 20th century.
- 224 McArthur Avenue is a two-storey "L" shaped red brick building constructed circa 1898 to 1908. The property is located on the south side of McArthur Avenue near Crete Place.
- 297 Dupuis Street is a three storey, rectangular, red brick clad building located on the east side of Dupuis Street near Lévis Avenue. It was constructed as a Catholic School in 1912 and was designed by well-known Ottawa architect Francis C. Sullivan.
- 159 Montréal Road, also known as 149 Montréal Road is a two-and-a-half storey side gable stucco clad building located on the north side of Montreal Road at Durocher Street. 159 Montréal Road was constructed circa 1885 by Joseph Durocher who lived and operated a grocery and general store from this building.
- 381 Montréal Road is a two-storey "L" shaped red brick clad building located on the north side of Montreal Road at Alfred Street. Built circa 1908, 381 Montréal Road is a representative example of a vernacular Janeville building with Edwardian Classicist influences.

See Documents 1 and 2 for Location Maps and photos of each property.

These properties were listed on the City of Ottawa Heritage Register in 2019. Changes to the *Ontario Heritage Act* through Bill 23 will result in the removal of these properties from the City's Heritage Register if Council does not issue Notices of Intention to Designate the properties by December 31, 2026. Further, Council will not be able to

re-list the properties for five years after this date. Through Heritage staff review of the Register in spring 2023 as a result of Bill 23, these properties were identified as potential candidates for designation.

DISCUSSION

Recommendations 1-5

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *OHA*.

Official Plan

The Official Plan has policies related to cultural heritage in Section 4.5, Cultural Heritage and Archaeology. Section 4.5.1(3) states: “Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*.”

Provincial Policy Statement (2020)

Section 2.6.1 of the Provincial Policy Statement (2020) contains the following policy regarding the protection of cultural heritage resources: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Ontario Heritage Act

Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the *OHA* sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Per the *Ontario Heritage Act* Alternative Notice Policy, the Notices of Intention to Designate will be published on the City’s website in both official languages. Documents 5, 7, 9,11,13 contain the Statements of Cultural Heritage Value for the properties.

Ontario Regulation 09/06

Regulation 09/06 (see Document 3) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the OHA if it meets two or more of the nine criteria set out in the regulation.

Through research and evaluation, staff have determined that the properties meet at least three of the nine criteria. Detailed research and analysis are outlined for each property in the respective Cultural Heritage Evaluation Reports (see Documents 4, 6, 8, 10 and 12).

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.

218 Cantin Street

218 Cantin Street has design value as a representative example of a vernacular building in Eastview (later Vanier) with Late Victorian influences. The vernacular style is exemplified by a front gable, steeply pitched roof, simple form, red brick cladding, stone foundation, stone sills, and a verandah over the main entrance. This simple front gable form clad in red brick can be seen around Vanier. 218 Cantin Street is a slightly elevated and larger form and design compared to the typical rectangular, front gable buildings in Vanier due to its two-and-a-half storey massing, “L” shaped form, and wraparound verandah, which are Late Victorian features.

224 McArthur Avenue

224 McArthur Avenue has design value as a representative example of a vernacular building in Vanier with Late Victorian influences. The vernacular style is exemplified by the front gable with a steeply pitched roof, one-and-a-half to two storey massing, simple form, red brick cladding, stone sills, and a porch over the main entrance. This simple front gable form clad in red brick can be seen around Vanier. 224 McArthur Avenue is a slightly elevated form and design compared to the typical rectangular, front gable buildings in Vanier due to its “L” shaped form, bay window, brick detailing and oval entrance window, which are Late Victorian features.

297 Dupuis Street

297 Dupuis Street has design value as a representative example of a vernacular early 20th century school with Edwardian Classicist influences. 297 Dupuis Street is characteristic of many schools that were constructed in the 1910s that were functionally designed with symmetrical façades with a centrally located entrance, large windows,

high-ceilinged rooms, and minimal ornamentation. Its Edwardian Classicist characteristics are exemplified by its simple and balanced façade, brick cladding, rectangular plan, flat roofline, stone sills, and a simple cornice.

159 Montréal Road

159 Montréal Road has design value and physical value because it is a rare example of a late 19th century vernacular commercial building on Montréal Road. Constructed circa 1885, the building is the earliest remaining historic commercial building on Montréal Road in the historic village of Janeville.

381 Montréal Road

381 Montréal Road has design value as a representative example of a vernacular historic building in Vanier with Edwardian Classicist influences. The vernacular form with Edwardian Classicist characteristics is exemplified by its simple façade, rectangular footprint with rear side additions creating an “L” shape, brick cladding, heavy cornice, and stone lintels and sills.

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.

218 Cantin Street

218 Cantin Street has historical value because it has direct associations with the theme of agriculture in Vanier’s early history. The first settlers were drawn to Vanier’s historic villages of Janeville and Clandeboye for its agricultural opportunities, and gardening and market gardens flourished into the mid 20th century. The first owner of 218 Cantin Street was Gedeon Loyer from 1912 to 1923, and he was a gardener and operated a market gardener business from this property, illustrating the direct agricultural connections into Eastview’s history.

224 McArthur Avenue

224 McArthur Avenue has historical value because of its direct associations with the theme of German immigration to Canada’s capital. Clustered around McArthur Avenue, many German families immigrated in the late 19th century and established themselves in Janeville, and many were gardeners and market gardeners.

224 McArthur Avenue also has historical value because it has direct associations with the theme of market gardens in Vanier’s early history. The first settlers were drawn to Janeville for its agricultural opportunities, and market gardens flourished on McArthur

Avenue into the mid-20th century. The first owner of 224 McArthur Avenue, Frank H. Schieman, was one of Eastview's well-known market gardeners on McArthur Avenue.

297 Dupuis Street

297 Dupuis Street has historical value because it has direct associations with the theme of early education in Janeville and Les Filles de la Sagesse (The Daughters of Wisdom). Constructed in 1912 to accommodate the growing community of Janeville, the Montfort School is the earliest remaining Separate school building in the area. The Montfort School was operated by the religious order, The Daughters of Wisdom from 1912 until its closure in 1958. The Daughters of Wisdom arrived in Janeville in 1891 and focused on children's education and were highly involved in French-speaking Catholic instruction in Vanier for several decades.

297 Dupuis Street also has historical value because it has direct associations with the City of Vanier and illustrates the administrative history of Vanier during its shift from the Town of Eastview to the City of Eastview to the City of Vanier in 1969 before it was amalgamated with the City of Ottawa in 2001. After the closure of the Montfort School in 1958, 297 Dupuis Street served as a variety of functions including the municipal library and some City of Eastview then City of Vanier administrative offices. By 1972, all City Hall services were operated from the building including the police department until 1985. 297 Dupuis Street was a building central to the community during this period and used for a variety of functions to serve local needs.

159 Montréal Road

159 Montréal Road has historical value because it has direct associations with the early commercial development of Janeville on the west end of Montréal Road. 159 Montréal Road has direct associations with the Durocher family who operated a grocery and general store at the building for several generations. The Durochers' store was a Janeville establishment, well known to the community for decades. The Durochers' influence on the community can be demonstrated by the renaming of the street adjacent to the property for the family who operated their business there for many decades.

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.

297 Dupuis Street

297 Dupuis Street has historical value because it demonstrates the work of architect Francis Conroy Sullivan, who was significant to the architecture community in Canada. Francis Conroy Sullivan was the first Canadian student of Frank Lloyd Wright and is

credited with bringing the Prairie School of architecture to Canada. From 1908 to 1911, he was Chief Architect for the Canadian Department of Public Works and subsequently operated his own firm until 1916. Under his practice, Sullivan designed a range of buildings from the Gainsborough Apartments on Metcalfe Street, his own home at 346 Somerset Street East, the Edward P. Connors's residence at 166 Huron Avenue, and the Pembroke Public Library. Sullivan designed many schools and additions for the Separate School Board (Ottawa Catholic School Board), including 297 Dupuis Street. These buildings exemplify Sullivan's application of the Prairie Style and an eclectic Edwardian Classicism in and around Ottawa.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

224 McArthur Avenue

224 McArthur Avenue has contextual value as it maintains the character of Vanier and the former neighbourhoods of Janeville and Eastview. The building was constructed circa 1898 to 1908, and Janeville at this time was densely populated with a hub of local industries centered on or near Montréal Road and the residential area centered on both sides of the railway line near Montréal Road. Amalgamation of Clarkstown, Janeville, and Clandeboye into Eastview in 1908 (later Vanier in 1969) prompted additional settlement and residential growth between Montréal Road and McArthur Avenue. Most historic buildings were constructed between the 1890s and 1920s, and 224 McArthur Avenue conforms to Janeville's typical character of shallow setbacks, low continuous building mass, with mature trees, and its vernacular homes with steep roofs, front gables, and porches over the entrance. 224 McArthur Avenue also contributes to the character of vernacular red brick buildings constructed in the 1900s and 1910s clustered on McArthur between the railway and Olmstead Street.

159 Montréal Road

159 Montréal Road has contextual value because as a commercial building it is important in maintaining the vernacular and mixed-use character of the historic village of Janeville to Vanier today. 159 Montréal Road was constructed circa 1885, and it reflects the simple and varied vernacular building stock. Its physical location also lends to 159 Montréal Road's value in maintaining the mixed-use residential and commercial buildings along Montréal Road since the last 19th century.

381 Montréal Road

381 Montréal Road has contextual value because it is important in maintaining the vernacular and mixed-use character of historic village of Eastview to Vanier today. 381

Montréal Road was constructed circa 1908 around the time of amalgamation and supports the varied historic building stock of Eastview. The building's Edwardian Classicism architectural influences can be seen on many of Eastview's residential streets as well on Montréal Road's commercial streetscape.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

218 Cantin Street

218 Cantin Street has contextual value because it is physically, visually, and historically linked to its surroundings. 218 Cantin Street is physically and visually connected to the Notre Dame de Lourdes grotto and the Notre Dame Cemetery which are immediately east of the building. Cantin Street is connected to the history of the Notre Dame Cemetery and its expansion into Clandeboye, changing Cantin Street from an interior street to the eastern boundary. 218 Cantin Street is also historically linked to its surroundings as several residents worked at the Notre Dame Cemetery.

224 McArthur Avenue

224 McArthur Avenue has contextual value because it is functionally and historically linked to its surroundings. McArthur Avenue was a hub of market gardeners which was likely driven by its location. The lots on the south side of McArthur Avenue were wide and deep and could accommodate several buildings and rear farms and gardens. Additionally, the proximity to the railway and Montréal Road made it a convenient location to transport goods to the City of Ottawa. 224 McArthur Avenue's first homeowner Frank Schieman was a well-known market gardener on McArthur Avenue for several decades, and likely chose this location due to its location in proximity to local transportation networks.

297 Dupuis Street

297 Dupuis Street has contextual value because it is historically and functionally linked to its surroundings. Montfort School was the second Separate school to be built in Janeville and is the earliest remaining Separate school in Vanier. The requirement to build 297 Dupuis Street as a new Catholic school was a result of increased enrollment around the time of amalgamation of Janeville, Clarkstown, and Clandeboye in 1909, to become Eastview.

159 Montréal Road

159 Montréal Road is physically and historically linked to its surroundings by its location on the western end of Montréal Road near Cummings Bridge and the former railway.

Joseph Durocher likely strategically selected this location for his grocery store due to the proximity to these vital transportation routes, which then in turn, made his business operations successful for several decades.

381 Montréal Road

381 Montréal Road is functionally linked to its surroundings through its changing use to suit the owner and community's needs. 381 Montréal Road is connected to its surroundings by its use as residential, several rental units, and a later mixed-use residential and commercial building. The first owner Wilfred Charlebois constructed 381 Montréal Road circa 1908 and his family lived there until the early 1930s when they moved to 385 Montréal Road. The Charlebois' converted 381 Montréal Road into two rental units and continued to residential use for five decades. Since the 1990s, 381 Montréal Road has been used for residential and commercial purposes, and mixed-use characterizes the Eastview building stock and specifically Montréal Road.

Conclusion

The properties at 218 Cantin Street, 224 McArthur Avenue, 297 Dupuis Street and 159 and 381 Montréal Road meet at least three of the nine criteria outlined in Ontario Regulation 09/06 for designation under Part IV of *the Ontario Heritage Act*. Staff recommend that Council issue Notices of Intention to Designate the properties under Part IV of the *Ontario Heritage Act*.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

COMMENTS BY THE WARD COUNCILLOR(S)

The Ward Councillor is aware of the recommendations associated with this report.

CONSULTATION

The property owners were mailed letters regarding the proposed designations of their properties under Part IV of the *Ontario Heritage Act* on July 30, 2024 and again on August 20.

The Vanier Community Association and Heritage Ottawa were notified of the proposed designations.

ACCESSIBILITY IMPACTS

The designation of these properties under the *Ontario Heritage Act* does not impact the physical fabric of the buildings. While alterations to designated properties, including renovations to remove barriers for people with disabilities, require a heritage permit, the fees for these permits are waived and staff work with property owners to allow for accessibility retrofits.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

RURAL IMPLICATIONS

There are no rural implications.

APPLICATION PROCESS TIMELINE STATUS

There are no application timelines associated with designations under the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Maps

Document 2 Photos

Document 3 Ontario Regulation 09/06

Document 4 Cultural Heritage Evaluation Report, 218 Cantin Street

Document 5 Statement of Cultural Heritage Value, 218 Cantin Street

Document 6 Cultural Heritage Evaluation Report, 224 McArthur Avenue

Document 7 Statement of Cultural Heritage Value, 224 McArthur Avenue

Document 8 Cultural Heritage Evaluation Report, 297 Dupuis Street

Document 9 Statement of Cultural Heritage Value, 297 Dupuis Street

Document 10 Cultural Heritage Evaluation Report, 159 Montréal Road

Document 11 Statement of Cultural Heritage Value, 159 Montréal Road

Document 12 Cultural Heritage Evaluation Report, 381 Montréal Road

Document 13 Statement of Cultural Heritage Value, 381 Montréal Road

DISPOSITION

If Council does not approve the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the properties located at 218 Cantin Street, 224 McArthur Avenue, 297 Dupuis Street and 159 and 381 Montréal Road, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Building Services Department, to prepare the Notices of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owners and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue Notices of Intention to Designate the properties at of 218 Cantin Street, 224 McArthur Avenue, 297 Dupuis Street and 159 and 381 Montréal Road under Part IV of the Ontario Heritage Act.
- 2) Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of the Notices of Intention to Designate according to the requirements of Section 29 the *Ontario Heritage Act*.
- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notices of Intention to Designate, the Heritage Planning Branch, Planning, Development and Building Services Department is to prepare a report regarding the objection for consideration by Council within 90 days after conclusion of the objection period, according to Section 29(6) of the *Ontario Heritage Act*.
- 4) If the City Clerk does not receive any Notices of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notices of Intention to Designate, or if City Council decides not to withdraw the notices of intention to designate the property after an objection has been served, the Heritage Planning Branch, Planning, Development and Building Services Department, is to prepare the designation by-laws, under the authority of the approval of this report and Legal Services to submit to City Council for enactment


within 120 days of the publication of the Notices of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.

- 5) Office of the City Clerk, Council and Committee Services to cause a copy of the by-laws together with a statement explaining the cultural heritage value or interest of the properties and a description of the heritage attributes of the properties, to be served on the owner of the properties and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Development and Building Services Department to ensure publication of the notices of the by-laws in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.


Document 1 – Location Maps

218 Cantin Street



	
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LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

 218 rue Cantin St.




224 McArthur Avenue



	
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LOCATION MAP / PLAN DE LOCALISATION
SITE PLAN / PLAN D'EMPLACEMENT

 224 av. McArthur Ave.

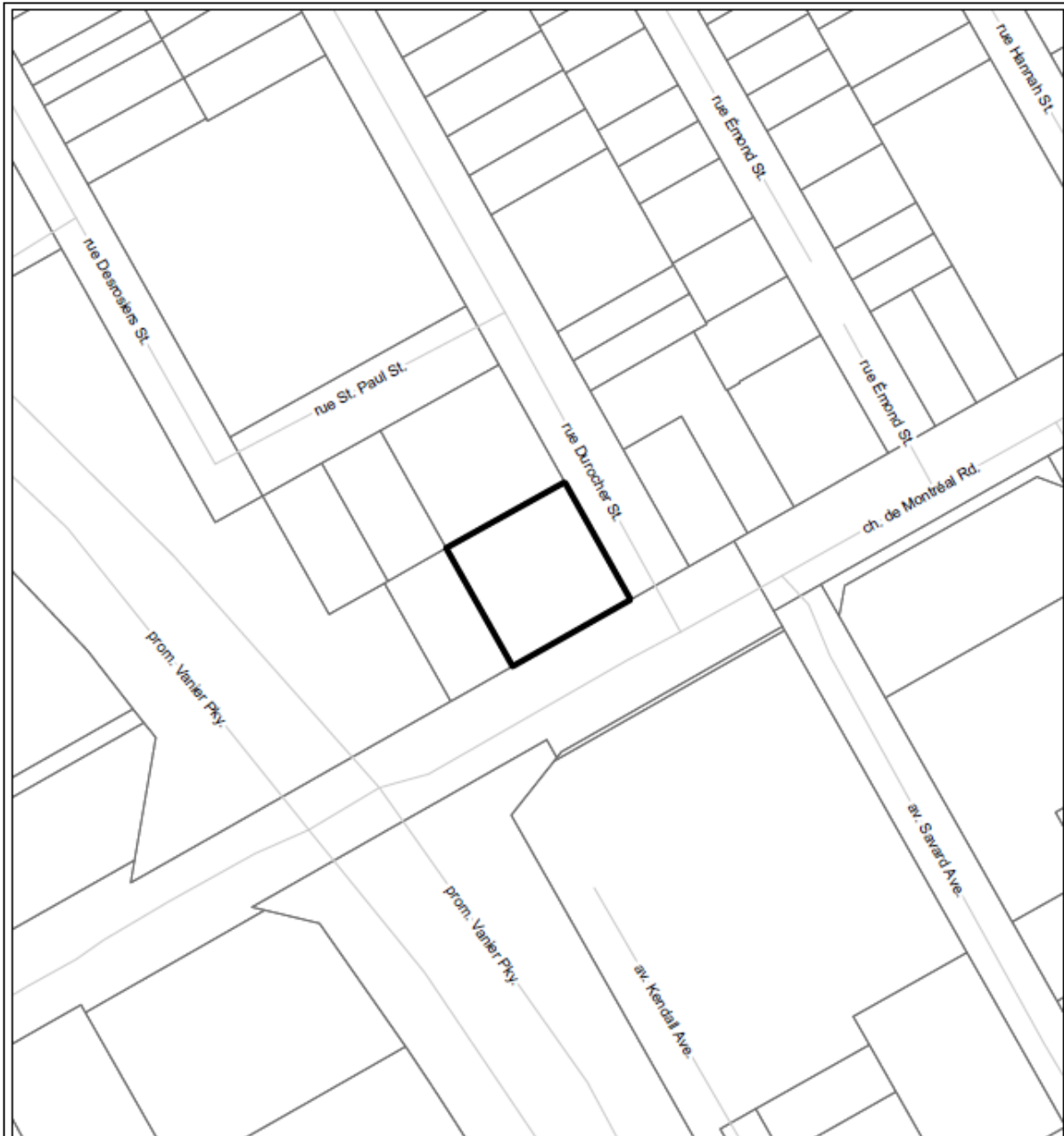





297 Dupuis Street



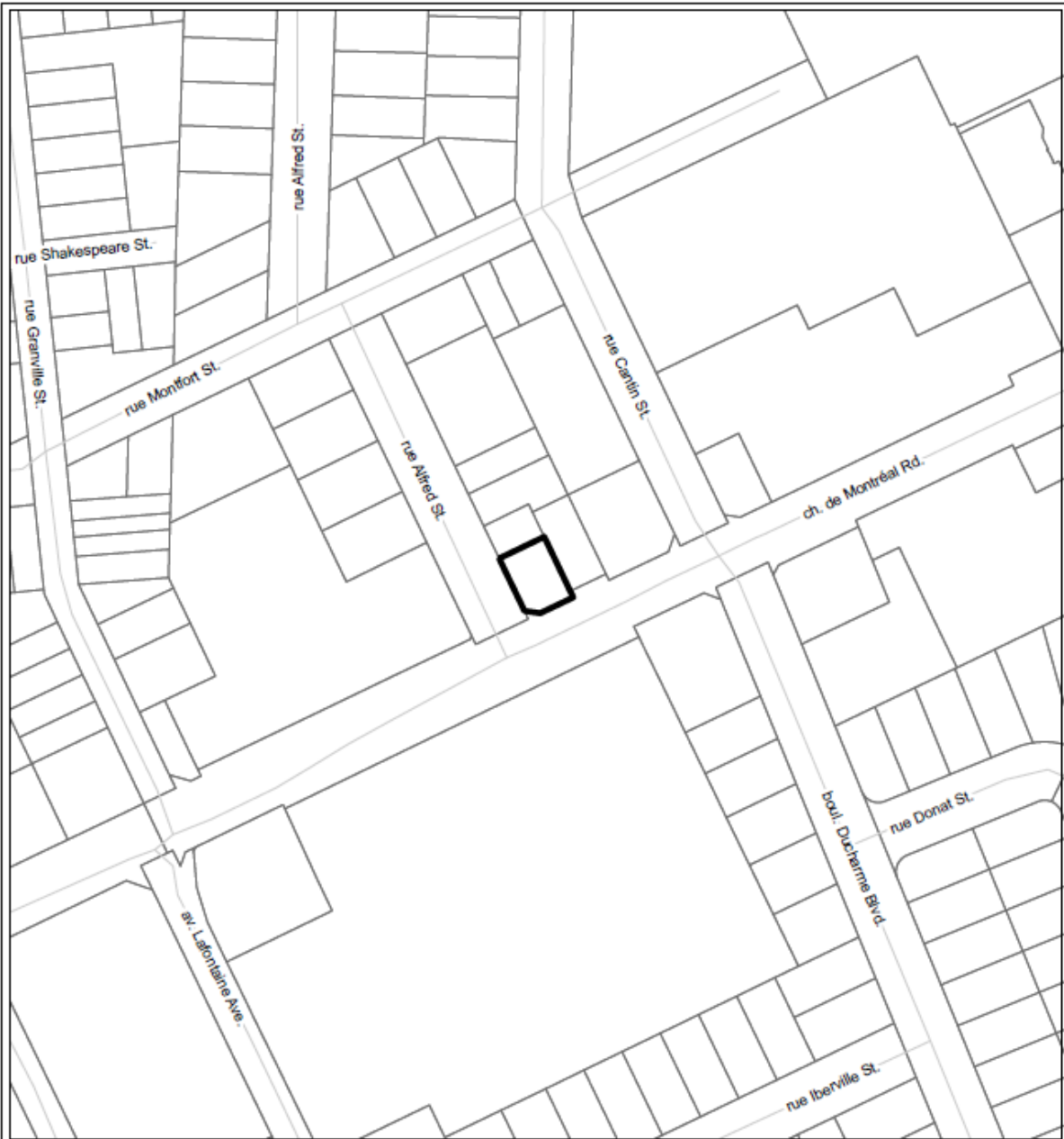
		<p>LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE</p> <p> 297 rue Dupuis Street</p> 
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159 Montréal Road



		<p>LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE</p> <p> 159 ch. Montréal Road</p> 
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381 Montréal Road



		<p>LOCATION MAP / PLAN DE LOCALISATION HERITAGE / PATRIMOINE</p> <p> 381 ch. Montreal Street</p> 
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Document 2 – Photos

218 Cantin Street



218 Cantin Street – Front façade (west)



Cantin Street, looking south. Google Streetview, 2019



218 Cantin Street – Front façade (west)



218 Cantin Street – Front façade (west)

224 McArthur Avenue



224 McArthur Avenue – Front façade (north) Google Streetview, May 2021



McArthur Avenue, looking west. Google Streetview May 2022



224 McArthur Avenue – Front façade (north)



224 McArthur Avenue – Front façade (northwest)

297 Dupuis Street



297 Dupuis Street, front façade (west)



297 Dupuis Street, front façade (west)



297 Dupuis Street, rear façade (east)



Dupuis Street, looking south



297 Dupuis Street, front façade (west)

159 Montréal Road



159 Montréal Road, front façade (south)



159 Montréal Road, southeast façade



159 Montréal Road, southwest façade



159 Montréal Road, side façade (east)



Montréal Road looking east. Google Streetview, June 2023



Montréal Road looking west. Google Streetview, June 2023

381 Montréal Road



381 Montréal Road, front façade (south)



Montréal Road, looking east. Google Streetview, May 2022



381 Montréal Road, front façade (south)



381 Montréal Road, side façade (west)

Document 3 – Ontario Regulation 09/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 1, 2023 to the e-Laws currency date.

Last amendment: 569/22.

This is the English version of a bilingual regulation.

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
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.
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.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2)

of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

Criteria, s. 29 (1) (a) of the Act

2. (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the Act after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the Act on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

Criteria, s. 41 (1) (b) of the Act

3. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the Act if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:
 - i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
 - ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
 - iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.

iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.

v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.

vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

vii. The properties have contextual value because they define, maintain or support the character of the district.

viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.

ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the Act on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the Act was given before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the Act,

(a) does not apply in respect of a by-law under subsection 41 (1) of the Act that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and

(b) does not apply in respect of a by-law under subsection 41.1 (2) of the Act. O. Reg. 569/22, s. 1.

Document 5 Statement of Cultural Heritage Value, 218 Cantin Street

Statement of Cultural Heritage Value

Description of Property

218 Cantin Street is a two-and-a-half storey red brick “L” shaped building with vernacular and Late Victorian architectural influences. Constructed circa 1912, it is located on the west side of Cantin Street north of Montfort Street in Vanier, Ottawa.

Statement of Cultural Heritage Value or Interest

218 Cantin Street has design value as a representative example of a vernacular building with Late Victorian influences. The vernacular style is exemplified by a front gable, steeply pitched roof, stone foundation, red brick cladding, and stone sills. 218 Cantin Street is a slightly elevated in its design with its two-and-a-half storey massing, “L” shaped form, and wraparound verandah.

218 Cantin Street has historical value because it has direct associations with the theme of agriculture in Vanier’s early history. The building is located in the historic village of Clandeboye which was amalgamated into the village of Eastview in 1908 and was renamed Vanier in 1969. The first settlers were drawn to Vanier’s historic villages of Janeville and Clandeboye for their agricultural opportunities, and gardening and market gardens flourished into the mid 20th century. The first owner of 218 Cantin Street was Gedeon Loyer from 1912 to 1923, and he was a gardener and operated a market gardening business from this property, illustrating the direct agricultural connections into Eastview’s history.

218 Cantin Street has contextual value because it is physically, visually, and historically linked to its surroundings. 218 Cantin Street is connected to the Notre Dame de Lourdes grotto and Notre Dame Cemetery located immediately east of the building. Cantin Street is connected to the history of the Notre Dame Cemetery and its expansion into Clandeboye, changing Cantin Street from an interior street to the eastern boundary of the village. 218 Cantin Street is also historically linked to its surroundings as several residents worked at the Notre Dame Cemetery.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 218 Cantin Street as a representative example of a vernacular Eastview building with Late Victorian architectural influences include:

- Two-and-a-half storey massing

- Front gable with steeply pitched roof and “L” shaped form
- Red brick cladding and stone foundation
- Window openings with stone lintels and sills
- Open wooden wraparound verandah with simple wood columns and a balustrade
- Red brick chimney

Key attributes that demonstrate 218 Cantin Street contextual value are:

- Its proximity to Notre Dame Cemetery and Notre Dame de Lourdes grotto

The interior of the building and any additions or outbuildings are excluded in this designation.

Déclaration de la valeur sur le plan du patrimoine culturel

Description du bien-fonds

Le 218, rue Cantin est un bâtiment de brique rouge de deux étages et demi en forme de L, influencé par le style de l'architecture vernaculaire et le style de la fin de l'époque victorienne. Construit vers 1912, il est situé du côté ouest de la rue Cantin au nord de la rue Montfort, dans Vanier à Ottawa.

Déclaration de la valeur ou du caractère sur le plan du patrimoine culturel

Le 218, rue Cantin a une valeur esthétique parce qu'il s'agit d'un exemple représentatif d'un bâtiment vernaculaire influencé par la fin de l'époque victorienne. Le pignon avant, le toit très pentu, les fondations de pierre, le bardage de brique rouge et les assises de pierre témoignent de son style vernaculaire. Le 218, rue Cantin est légèrement rehaussé dans son style en raison de sa volumétrie de deux étages et demi, de sa forme en L et de sa véranda enveloppante.

Le 218, rue Cantin a une valeur historique en raison de ses associations directes avec le thème de l'agriculture dans les premiers jours de l'histoire de Vanier. Le bâtiment est situé dans le village historique de Clandeboye, fusionné avec le village d'Eastview en 1908 et appelé Vanier en 1969. Les premiers habitants ont été attirés dans les villages historiques de Janeville et de Clandeboye dans Vanier en raison de leurs perspectives agricoles, et le jardinage et le maraîchage ont été florissants au milieu du XXe siècle. Gédéon Loyer a été le premier propriétaire du 218, rue Cantin de 1912 à 1923; jardinier, il exploitait une entreprise maraîchère depuis cette propriété, ce qui témoigne des liens agricoles directs avec l'histoire d'Eastview.

Le 218, rue Cantin a une valeur contextuelle parce qu'il est physiquement, visuellement et historiquement lié à ses environs. Son terrain donne sur le site de la Grotte Notre-Dame-de-Lourdes et du Cimetière Notre-Dame, situé tout de suite à l'est de ce bâtiment. La rue Cantin est liée à l'histoire du Cimetière Notre-Dame et à son expansion dans Clandeboye; la rue Cantin, qui était une rue intérieure, est ainsi devenue une rue limitrophe à l'est du village. Le 218, rue Cantin est aussi lié historiquement à ses environs, puisque plusieurs résidents travaillaient dans le Cimetière Notre-Dame.

Description des caractéristiques patrimoniales

Voici les principales caractéristiques extérieures qui concourent à la valeur patrimoniale du 218, rue Cantin, exemple représentatif d'un bâtiment vernaculaire d'Eastview dont l'architecture est influencée par la fin de l'époque victorienne :

- la volumétrie de deux étages et demi;
- le pignon avant, le toit très pentu et la forme en L;
- le bardage de brique rouge et les fondations de pierre;
- les ouvertures de fenêtre avec linteaux et assises de pierre;
- la véranda en bois enveloppante ouverte, ses colonnes de bois élémentaires et sa balustrade;
- la cheminée de brique rouge.

Voici la principale caractéristique qui démontre la valeur contextuelle du 218, rue Cantin :

- la proximité du Cimetière Notre-Dame et de la Grotte Notre-Dame-de-Lourdes.

Sont exclus de cette désignation, l'intérieur du bâtiment, ainsi que ses annexes ou dépendances.

Document 7 Statement of Cultural Heritage Value, 224 McArthur Avenue

Statement of Cultural Heritage Value

Description of Property

224 McArthur Avenue is a two-storey “L” shaped red brick building with vernacular and Late Victorian architectural influences. The building was constructed circa 1898 to 1908 on the south side of McArthur Avenue across from Olmstead Street in Vanier, Ottawa.

Statement of Cultural Heritage Value or Interest

224 McArthur Avenue has design value as a representative example of a vernacular building in Vanier with Late Victorian influences. The vernacular style is exemplified by the front gable with a steeply pitched roof, one-and-a-half to two storey massing, simple form, red brick cladding, stone sills, and a porch over the main entrance. 224 McArthur Avenue is a slightly elevated form and design due to its “L” shaped form, bay window, brick detailing, and oval entrance window.

224 McArthur Avenue has historical value because of its direct associations with the theme of German immigration to Canada’s capital and the theme of market gardens in Vanier’s early history. Clustered around McArthur Avenue, many German families immigrated in the late 19th century to Janeville and made a living as gardeners and market gardeners. Janeville’s first settlers were drawn to the area for its agricultural opportunities, and market gardens flourished on McArthur Avenue into the mid 20th century. 224 McArthur Avenue’s first homeowner Frank H. Schieman immigrated from Germany and became one of Eastview’s well-known market gardeners.

224 McArthur Avenue has contextual value as it maintains the character of the former villages of Janeville and Eastview. Janeville was amalgamated into the village of Eastview in 1908 and was renamed Vanier in 1969. This character includes shallow setbacks, low continuous building mass, with mature trees, and its vernacular homes with steep roofs, front gables, and porches over the entrance. 224 McArthur Avenue also contributes to the character of vernacular red brick buildings constructed in the early 20th century clustered on McArthur Avenue between the railway (now the Vanier Parkway) and Olmstead Street.

224 McArthur Avenue has contextual value because it is functionally and historically linked to its surroundings. McArthur Avenue was a hub of market gardeners, likely driven by its wide and deep south side lots accommodating several buildings and rear farms and gardens, and the proximity to the railway and Montréal Road. 224 McArthur Avenue’s first homeowner Frank Schieman was a successful market gardener on McArthur Avenue, and likely chose this lot due to its convenient location near local

transportation networks.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 224 McArthur Avenue as representative example of a vernacular building in Vanier with Late Victorian influences include:

- Two-storey massing with an “L” shaped form and gabled roof
- Red brick cladding and stone foundation
- Bay window
- Pedimented wood porch over the entrance with stone piers
- Rectangular window openings with stone sills and brick voussoirs
- Transom window over the front entrance
- Oval window near the entrance

The interior of the building and any additions or outbuildings are excluded in this designation.

Déclaration de la valeur sur le plan du patrimoine culturel

Description du bien-fonds

Le 224, avenue McArthur est un bâtiment de brique rouge de deux étages en forme de L dont l'architecture est influencée par le style vernaculaire et par celui de la fin de l'époque victorienne. Ce bâtiment a été construit entre 1898 et 1908 du côté sud de l'avenue McArthur, au bout de la rue Olmstead dans Vanier à Ottawa.

Déclaration de la valeur ou du caractère sur le plan du patrimoine culturel

Le 224, avenue McArthur a une valeur esthétique parce qu'il s'agit d'un exemple représentatif, dans Vanier, d'un bâtiment vernaculaire influencé par le style de la fin de l'époque victorienne. Le toit à pignon avant très pentu, la volumétrie d'un étage et demi et de deux étages, la forme élémentaire, le revêtement de brique rouge, les assises de pierre et le porche surmontant l'entrée principale témoignent du style vernaculaire. Le 224, avenue McArthur a une forme et un style légèrement rehaussés en raison de son plan en L, de sa fenêtre en baie, de ses ouvrages de brique et de l'œil-de-bœuf de l'entrée.

Le 224, avenue McArthur a une valeur historique en raison de ses associations directes avec le thème de l'immigration allemande dans la capitale du Canada et avec le thème des jardins maraîchers dans les premiers jours de l'histoire de Vanier. En se regroupant dans les environs de l'avenue McArthur, de nombreuses familles allemandes ont immigré à Janeville à la fin du XIXe siècle et se sont consacrées au jardinage et au maraîchage. Les premiers habitants de Janeville ont été attirés dans la région en raison de ses perspectives agricoles; les jardins maraîchers ont fleuri sur l'avenue McArthur jusqu'au milieu du XXe siècle. Frank H. Schieman, premier propriétaire du 224, avenue McArthur, est venu d'Allemagne et a été l'un des jardiniers-maraîchers les mieux connus d'Eastview.

Le 224, avenue McArthur a une valeur contextuelle puisqu'il préserve le caractère des anciens villages de Janeville et d'Eastview. Janeville a été fusionnée avec le village d'Eastview en 1908 et s'est ensuite appelée Vanier en 1969. Les marges de retrait peu profondes, la volumétrie basse et continue du bâtiment, les arbres matures et les demeures vernaculaires à toit pentu, dotées de pignons avant et de porches surmontant l'entrée en définissent le caractère. Le 224, avenue McArthur concourt aussi au caractère des bâtiments de brique rouge de style vernaculaire construits au début du XXe siècle et regroupés sur l'avenue McArthur entre le chemin de fer (aujourd'hui devenu la promenade Vanier) et la rue Olmstead.

Le 224, avenue McArthur a une valeur contextuelle parce qu'il est fonctionnellement et historiquement lié à ses environs. L'avenue McArthur a été un carrefour de jardiniers-maraîchers, probablement en raison de ses lots larges et profonds du côté sud, qui ont permis d'aménager plusieurs bâtiments, ainsi que des fermes et des jardins à l'arrière, et de la proximité du chemin de fer et du chemin de Montréal. Frank Schieman, premier propriétaire du 224, avenue McArthur était un florissant jardinier-maraîcher sur cette avenue et a probablement choisi ce lot en raison de sa situation pratique, non loin des réseaux de transport locaux.

Description des caractéristiques patrimoniales

Voici les principales caractéristiques extérieures qui concourent à la valeur patrimoniale du 224, avenue McArthur, exemple représentatif d'un bâtiment de style vernaculaire dans Vanier, influencé par la fin de l'époque victorienne :

- volumétrie de deux étages, forme en L et toit à pignon;
- bardage de brique rouge et fondations de pierre;
- fenêtre en baie;
- porche à fronton de bois surmontant l'entrée et reposant sur des socles en pierre;
- ouvertures de fenêtre rectangulaires avec assises de pierre et voussoirs de brique;
- fenêtre à imposte au-dessus de l'entrée avant;
- œil-de-bœuf non loin de l'entrée.

Sont exclus de cette désignation, l'intérieur du bâtiment et toutes ses annexes ou dépendances.

Document 9 Statement of Cultural Heritage Value, 297 Dupuis Street

Statement of Cultural Heritage Value

Description of Property

297 Dupuis Street, formerly Montfort School, is a three-storey rectangular red brick building constructed in 1912. The property is located on the west side of Dupuis Street and south of Montréal Road in Vanier, Ottawa.

Statement of Cultural Heritage Value or Interest

297 Dupuis Street has design value as a representative example of a vernacular early 20th century school with Edwardian Classicist influences. 297 Dupuis Street is characteristic of many schools that were constructed in the 1910s that were functionally designed with symmetrical façades with a centrally located entrance, large windows, high-ceilinged rooms, and minimal ornamentation. Its Edwardian Classicist characteristics are exemplified by its simple and balanced façade, brick cladding, rectangular plan, flat roofline, stone sills, and a simple cornice.

297 Dupuis Street has historical value because it has direct associations with the theme of early education in Janeville and Les Filles de la Sagesse (The Daughters of Wisdom). Constructed in 1912 to accommodate the growing community of Janeville, the Montfort School is the earliest remaining Separate school building in the area. The Montfort School was operated by the religious order, The Daughters of Wisdom from 1912 until its closure in 1958. The Daughters of Wisdom arrived in Janeville in 1891 and focused on children's education and were highly involved in French-speaking Catholic instruction in Vanier for several decades.

297 Dupuis Street also has historical value because it has direct associations with the administrative history of Vanier during its shift from the City of Eastview to the City of Vanier in 1969 as it housed City Hall for 18 years before it was amalgamated with the City of Ottawa in 2001. After the closure of the Montfort School in 1958, 297 Dupuis Street served as a variety of functions including the municipal library and some City of Eastview then City of Vanier administrative offices. By 1972, all City Hall services were operated from the building including the police department until 1985. 297 Dupuis Street was a building central to the community during this period and used for a variety of functions to serve local needs.

297 Dupuis Street has historical value because it demonstrates the work of architect Francis Conroy Sullivan, who was significant to the architecture community in Canada. Francis Conroy Sullivan was the first Canadian student of Frank Lloyd Wright and is credited with bringing the Prairie School of architecture style to Canada. From 1908 to

1911, he worked for the Chief Architect for the Canadian Department of Public Works and subsequently operated his own firm until 1916. Under his practice, Sullivan designed a range of buildings from Pembroke Public Library, his own home at 346 Somerset Street East, the Edward P. Connors's residence at 166 Huron Avenue North, and St. Clare Mission Catholic Church. Sullivan designed many schools and additions for the Eastview and Ottawa Separate School Boards, including 297 Dupuis Street. These buildings exemplify Sullivan's application of the Prairie Style and an eclectic Edwardian Classicism in and around Ottawa.

297 Dupuis Street has contextual value because it is historically and functionally linked to its surroundings. Montfort School was the second Separate school to be built in Janeville and is the earliest remaining Separate school remaining in Vanier. The requirement to build 297 Dupuis Street as a new Catholic school was a result of increased enrollment around the time of amalgamation of Janeville, Clarkstown, and Clandeboye in 1909, to become Eastview.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 297 Dupuis Street as a representative example of a vernacular early 20th century school with Edwardian Classicism influences include:

- Three-storey rectangular massing
- Red brick cladding
- Brickwork including:
 - two rows of soldier courses between the first and second storeys, and above the third storey windows
 - two rows of stringcourses between the second and third storeys
- Red brick pier buttresses with vertical and horizontal banding capped with copings
- Symmetrical west façade with a central entrance
- Window openings on west and east façades on the first, second, and third storey with stone sills
- Remaining arched brick voussoirs on the north and south façades
- Flat roof with a simple cornice

The interior of the building and any additions or outbuildings, including the north, east, and south additions, are excluded in this designation.

Déclaration de la valeur sur le plan du patrimoine culturel

Description du bien-fonds

Le 297, rue Dupuis, qui abritait l'école Montfort, est un bâtiment de brique rouge rectangulaire de trois étages construit en 1912. Il est situé du côté ouest de la rue Dupuis et du côté sud du chemin de Montréal dans Vanier à Ottawa.

Déclaration de la valeur ou du caractère sur le plan du patrimoine culturel

Le 297, rue Dupuis a une valeur esthétique puisqu'il s'agit d'un exemple représentatif de l'architecture vernaculaire du début du XXe siècle, influencée par le classicisme édouardien. Il est caractéristique de nombreuses écoles qui ont été construites dans les années 1910 et qui ont été fonctionnellement conçues avec des façades symétriques et une entrée centrale, de grandes fenêtres, des pièces hautes sous plafond et une ornementation minimale. Sa façade simple et équilibrée, son bardage de brique, son plan rectangulaire, sa toiture plate, ses appuis de pierre et sa corniche élémentaire sont caractéristiques de son style classique édouardien.

Le 297, rue Dupuis a une valeur historique en raison de ses associations directes avec les thèmes de l'enseignement primaire à Janeville et de la Congrégation des Filles de la Sagesse (The Daughters of Wisdom). Construite en 1912 pour la collectivité de plus en plus nombreuse de Janeville, l'ancienne école séparée Montfort est le plus vieux bâtiment de ce type encore debout aujourd'hui dans la région. Cette école a été dirigée par l'ordre religieux des Filles de la Sagesse de 1912 jusqu'à sa fermeture, en 1958. La Congrégation des Filles de la Sagesse, qui s'est installée à Janeville en 1891, se consacrait à l'éducation des enfants et est intervenue massivement, pendant plusieurs dizaines d'années dans l'éducation catholique francophone à Vanier.

Le 297, rue Dupuis a aussi une valeur historique en raison de ses associations directes avec l'histoire administrative de Vanier lorsque l'ancienne Ville d'Eastview est devenue la Ville de Vanier en 1969, puisque cet édifice a abrité l'hôtel de ville pendant 18 ans avant la fusion de cette ville avec Ottawa en 2001. Après la fermeture de l'école Montfort en 1958, le 297, rue Dupuis a entre autres accueilli la bibliothèque municipale et certains bureaux administratifs de la Ville d'Eastview, puis de la Ville de Vanier. En 1972, cet édifice regroupait tous les services de l'hôtel de ville, dont le service de police, qui y ont poursuivi leurs opérations jusqu'en 1985. Le 297, rue Dupuis a été un édifice essentiel à cette collectivité durant cette période et a permis d'exercer différentes activités pour répondre aux besoins locaux.

Le 297, rue Dupuis a une valeur historique parce qu'il témoigne des travaux de l'architecte Francis Conroy Sullivan, figure de proue de la communauté des architectes

au Canada. Francis Conroy Sullivan a été le premier élève canadien de Frank Lloyd Wright, et c'est à lui qu'on doit l'avènement du style de l'école d'architecture des Prairies au Canada. De 1908 à 1911, il a été au service de l'architecte en chef du ministère des Travaux publics du Canada avant d'ouvrir son propre cabinet en 1916. Dans l'exercice de ses activités, Sullivan a conçu différents bâtiments, dont la bibliothèque publique de Pembroke, sa propre demeure du 346, rue Somerset Est, la résidence d'Edward P. Connors au 166, avenue Huron Nord et la St. Clare's Mission Catholic Church. Il a imaginé de nombreuses écoles et annexes pour les conseils des écoles séparées d'Eastview et d'Ottawa, dont le 297, rue Dupuis. Ces bâtiments témoignent de l'application, par Sullivan, du style des Prairies et du classicisme édouardien polyvalent à Ottawa et dans les environs.

Le 297, rue Dupuis a une valeur contextuelle en raison de ses liens historiques et fonctionnels avec les environs. L'école Montfort a été la deuxième école séparée construite dans Janeville; il s'agit de la plus vieille école séparée qui existe encore à Vanier. S'il a fallu construire une nouvelle école catholique au 297, rue Dupuis, c'est en raison des inscriptions de plus en plus nombreuses à peu près au moment de la fusion des villages de Janeville, de Clarkstown et de Clandeboye, pour former le village d'Eastview, en 1909.

Description des caractéristiques patrimoniales

Voici les principales caractéristiques extérieures qui concourent à la valeur patrimoniale du 297, rue Dupuis, exemple représentatif d'une école de style vernaculaire du début du XXe siècle influencée par le classicisme édouardien :

- la volumétrie rectangulaire de trois étages;
- le bardage de brique rouge;
- la maçonnerie de brique, dont :
 - les deux rangées d'assises de briques en palissade entre le premier et le deuxième étages et audessus des fenêtres du troisième étage;
 - les deux rangées d'assises de ceinture entre le deuxième et le troisième étages;
- les contreforts du socle en brique rouge avec bandeaux horizontaux et alignements verticaux de briques en balèbres couronnés de chapeaux de ferblanterie;
- la façade symétrique ouest dotée d'une entrée centrale;

- les ouvertures de fenêtres sur les façades ouest et est au premier, deuxième et troisième étages, avec assises de pierre;
- les voussoirs en brique à arc surbaissé toujours en place sur les façades nord et sud;
- la toiture plate avec corniche élémentaire.

Sont exclus de cette désignation, l'intérieur du bâtiment et toutes ses annexes ou dépendances, dont les annexes nord, est et sud.

Document 11 Statement of Cultural Heritage Value, 159 Montréal Road

Statement of Cultural Heritage Value

Description of Property - 159 Montréal Road (also known as 149 Montréal Road)

159 Montréal Road is a two-and-a-half storey side gable stucco clad building with vernacular architectural influences. The building was constructed circa 1885 on the northwest corner of Montréal Road and Durocher Street in Vanier, Ottawa.

Statement of Cultural Heritage Value or Interest

159 Montréal Road has design value and physical value because it is a rare example of a late 19th century vernacular commercial building on Montréal Road. The architectural design is a later vernacular interpretation of the frame house, which was common in the Rideau River Corridor. Constructed circa 1885, the building appears to be the earliest remaining building on Montréal Road from Janeville.

159 Montréal Road has historical value because of its associations with the early commercial development of Janeville on the west end of Montréal Road. Janeville was amalgamated into the village of Eastview in 1908 and was renamed Vanier in 1969. 159 Montréal Road was constructed by Joseph Durocher, and Joseph and his descendants operated a grocery and general store at the building from 1885 to 1949. The Durochers' store was a Janeville establishment, well known to community members. Joseph Durocher was highly involved in Janeville and Eastview affairs, and his impact was illustrated by the renaming of the street abutting his store.

159 Montréal Road is important in maintaining the vernacular and mixed-use character of the historic village of Janeville and Vanier today. It was constructed circa 1885 and reflects the simple and varied early vernacular building stock. Constructed as a commercial building, its physical location also lends to its value in maintaining the mixed-use residential and commercial buildings along Montréal Road since the late 19th century.

159 Montréal Road is physically and historically linked to its surroundings by its location on the western end of Montréal Road near Cummings Bridge and the former railway. Joseph Durocher likely strategically selected this location for his grocery and general store due to the proximity to these vital transportation routes, which then in turn, made his family's business successful for over six decades.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 159 Montréal Road as a

rare, early example of a vernacular Janeville commercial building include:

- Two-and-a-half storey massing
- Side gables structure with an “L” shaped form
- Stucco cladding
- Returned eaves on gable ends
- Evenly spaced window openings on the upper storeys, with a shaped head, moulded plain trim, and plain slip sills
- Red brick chimneys

Key attributes that demonstrate 159 Montréal Road’s contextual value are:

- Its location at the corner of Montréal Road and Durocher Street, in proximity to the former railway line and Cummings Bridge.

The interior of the building and any additions on the west and north façades, later modifications, or outbuildings, are excluded in this designation.

Déclaration de la valeur sur le plan du patrimoine culturel

Description du bien-fonds – 159, chemin de Montréal (portant aussi l'adresse du 149, chemin de Montréal)

Le 159, chemin de Montréal est un bâtiment de deux étages et demi à pignon latéral bardé de stuc, influencé par l'architecture vernaculaire. Il a été construit vers 1885 dans le coin nordouest du chemin de Montréal et de la rue Durocher dans Vanier à Ottawa.

Déclaration de la valeur ou du caractère sur le plan du patrimoine culturel

Le 159, chemin de Montréal a une valeur esthétique et une valeur physique parce qu'il s'agit d'un rare exemple de bâtiment commercial de style vernaculaire de la fin du XIXe siècle sur ce chemin. Sa conception architecturale relève d'une interprétation vernaculaire ultérieure de la maison à charpente, qui était répandue dans le couloir de la rivière Rideau. Construit vers 1885, il semble que ce bâtiment soit l'un des premiers à subsister sur le chemin de Montréal depuis la fusion du village de Janeville.

Le 159, chemin de Montréal a une valeur historique en raison de ses associations avec les premiers jours du développement commercial de Janeville dans le secteur ouest du chemin de Montréal. Janeville a été fusionnée avec le village d'Eastview en 1908 et s'est ensuite appelée Vanier en 1969. Le 159, chemin de Montréal a été construit par Joseph Durocher, qui a exploité, avec ses descendants, une épicerie et un magasin général dans ce bâtiment de 1885 à 1949. Le magasin des Durocher était un incontournable du village de Janeville bien connu parmi les membres de la collectivité. Joseph Durocher a participé activement aux affaires de Janeville et d'Eastview, et la nouvelle appellation de la rue jouxtant son magasin témoigne de l'empreinte qu'il a laissée dans cette collectivité.

Le 159, chemin de Montréal est important dans la préservation du caractère vernaculaire et polyvalent du village historique de Janeville et de Vanier encore aujourd'hui. Construit vers 1885, il témoigne du parc immobilier vernaculaire simple et varié des premiers jours. La localisation de ce bâtiment commercial contribue aussi à son importance dans les efforts de préservation des bâtiments résidentiels et commerciaux polyvalents du chemin de Montréal depuis la fin du XIXe siècle.

Le 159, chemin de Montréal est lié physiquement et historiquement à ses environs en raison de sa situation dans le secteur ouest du chemin de Montréal non loin du pont Cummings et de l'ancien chemin de fer. Joseph Durocher a probablement sélectionné ce lieu pour y implanter stratégiquement son épicerie et son magasin général en raison de la proximité de ces voies de transport vitales, ce qui explique le succès commercial de sa famille pendant plus de six décennies.

Description des caractéristiques patrimoniales

Voici les principales caractéristiques extérieures qui concourent à la valeur patrimoniale du 159, chemin de Montréal, qui est l'un des rares exemples des premiers bâtiments commerciaux vernaculaires du village de Janeville :

- la volumétrie de deux étages et demi;
- la structure à pignon latéral et à plan en L;
- le revêtement de stuc;
- les avanttoits à retours sur les pignons;
- les fenêtres équidistantes aux étages supérieurs, dont certaines sont dotées d'un arc brisé droit, ainsi que les moulures et les appuis à tenons simples;
- les cheminées de brique rouge.

Voici la principale caractéristique qui témoigne de la valeur contextuelle du 159, chemin de Montréal :

- sa situation à l'angle du chemin de Montréal et de la rue Durocher, non loin de l'ancienne voie ferrée et du pont Cummings.

Sont exclus de cette désignation, l'intérieur du bâtiment et toutes ses annexes sur les façades ouest et nord, les modifications apportées ultérieurement ou les dépendances.

Document 13 Statement of Cultural Heritage Value, 381 Montréal Road

Statement of Cultural Heritage Value

Description of Property

381 Montréal Road is a two-storey “L” shaped red brick building with Edwardian Classicist architectural influences. The building was constructed circa 1908 on the northeast corner of Montréal Road and Alfred Street in Vanier, Ottawa.

Statement of Cultural Heritage Value or Interest

381 Montréal Road has design value as a representative example of a vernacular historic building in Vanier with Edwardian Classicist influences. The vernacular form with Edwardian Classicist characteristics is exemplified by its simple and smooth façade, rectangular footprint with rear side additions creating an “L” shape, brick cladding, heavy cornice, and stone lintels and sills.

381 Montréal Road has contextual value as it is important in maintaining the vernacular and mixed-use character of historic village of Eastview to Vanier today. The building is located in the historic village of Clandeboye which was amalgamated into the village of Eastview in 1908 and was renamed Vanier in 1969. 381 Montréal Road was constructed circa 1908 around the time of Eastview amalgamation, and it supports the varied historic building stock of the period. The building’s Edwardian Classicist architectural influences can be seen on many of Eastview’s residential streets as well on Montréal Road’s commercial streetscape.

381 Montréal Road is functionally linked to its surroundings through its changing use to suit the owner and community’s needs through its use as a residential building, and later as a mixed-use residential and commercial building. The first owner Wilfred Charlebois constructed 381 Montréal Road circa 1908 and his family lived there until the early 1930s when they moved to 385 Montréal Road. The Charlebois’ converted 381 Montréal Road into two rental units and its residential use continued for five decades. Since the 1990s, 381 Montréal Road has been used for residential and commercial purposes, and mixed-use characterizes the Eastview building stock and specifically Montréal Road.

Description of Heritage Attributes

Key exterior attributes that contribute to the heritage value of 381 Montréal Road as a representative example of a vernacular Eastview building with Edwardian Classicism influences include:

- Two-storey rectangular massing
- Red brick cladding
- Flat roof with decorative cornice with brackets, dentil detailing, and finials
- Window openings on south and west façades on the second storey with stone lintels and sills
- Oval window on east façade on the first storey
- Presence of an open wraparound verandah
- Red brick chimney

The interior of the building and any additions or outbuildings, including the eastern addition, are excluded in this designation.

Déclaration de la valeur sur le plan du patrimoine culturel

Description du bien-fonds

Le 381, chemin Montréal est un bâtiment de brique rouge de deux étages en forme de L, dont l'architecture est influencée par le classicisme édouardien. Ce bâtiment a été construit vers 1908 dans le coin nordouest du chemin de Montréal et de la rue Alfred, dans Vanier à Ottawa.

Déclaration de la valeur ou du caractère sur le plan du patrimoine culturel

Le 381, chemin de Montréal a une valeur esthétique parce qu'il s'agit d'un exemple représentatif d'un édifice historique de style vernaculaire influencé par le classicisme édouardien dans Vanier. Sa façade simple et lisse, son empreinte rectangulaire et ses annexes latérales à l'arrière, en forme de L, son bardage de brique, sa corniche massive et ses linteaux et assises de pierre témoignent de son architecture vernaculaire enrichie de caractéristiques classiques édouardiennes.

La valeur contextuelle du 381, chemin de Montréal tient de son importance dans les efforts de préservation, aujourd'hui dans Vanier, du caractère vernaculaire et polyvalent du village historique d'Eastview. Le bâtiment est situé dans le village historique de Clandeboye, qui a été fusionné avec le village d'Eastview en 1908 et qui s'est ensuite appelé Vanier, en 1969. Le 381, chemin de Montréal a été construit vers 1908 à peu près à l'époque de la fusion avec Eastview et témoigne de la diversité du parc immobilier de l'époque. On peut constater les influences architecturales du classicisme édouardien du bâtiment dans de nombreuses rues résidentielles d'Eastview, ainsi que dans le paysage urbain commercial du chemin de Montréal.

Le 381, chemin de Montréal est lié fonctionnellement à ses environs en raison de son changement de vocation pour l'adapter aux besoins de son propriétaire et de la collectivité : ce bâtiment d'habitation à l'origine a ensuite été un édifice résidentiel et commercial polyvalent. Son premier propriétaire, Wilfred Charlebois, l'a construit vers 1908, et sa famille y a habité jusqu'au début des années 1930, avant de s'installer au 385, chemin de Montréal. Les Charlebois ont converti le 381, chemin de Montréal en deux logements locatifs et ont continué d'y habiter pendant cinq décennies. Depuis les années 1990, le 381, chemin de Montréal abrite des logements et des commerces, et cette polyvalence caractérise le parc immobilier du village d'Eastview et du chemin de Montréal en particulier.

Description des caractéristiques patrimoniales

Voici les caractéristiques extérieures essentielles qui concourent à la valeur patrimoniale du 381, chemin de Montréal, exemple représentatif d'un édifice

vernaculaire d'Eastview influencé par le classicisme édouardien :

- la volumétrie rectangulaire de deux étages;
- le bardage de brique rouge;
- la toiture plate avec corniches décoratives et corbeaux, denticules ouvragés et faîteaux;
- les ouvertures de fenêtre sur les façades sud et ouest du deuxième étage et les linteaux et assises de pierre;
- la fenêtre ovale sur la façade est du premier étage;
- la véranda enveloppante ouverte;
- la cheminée de brique rouge.

Sont exclus de cette désignation, l'intérieur du bâtiment et toutes ses annexes ou dépendances, dont l'annexe du côté est.