

**Subject: Consideration of Objection to the Notice of Intention to Designate 159  
Montréal Road, under Part IV of the *Ontario Heritage Act***

**File Number: ACS-PDB-RHU-0090**

**Report to Built Heritage Committee on 10 December 2024  
and Council 11 December 2024**

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

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

**613-580-2424 ext. 23582, Ashley.Kotarba@ottawa.ca**

**Ward: Rideau-Vanier (12)**

**Objet: Examen de l'opposition à l'avis d'intention de désigner la propriété située  
au 159, chemin de Montréal, en vertu de la partie IV de la Loi sur le  
patrimoine de l'Ontario**

**Dossier : ACS-PDB-RHU-0090**

**Rapport au Comité du patrimoine bâti**

**le 10 décembre 2024**

**et au Conseil le 11 décembre 2024**

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

**Personne ressource : Ashley Kotarba, Planificatrice de patrimoine II, Planification  
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**Quartier : Rideau-Vanier (12)**

## REPORT RECOMMENDATION

That the Built Heritage Committee recommend that Council:

1. Not withdraw the Notice of Intention to Designate 159 Montréal Road and proceed with the designation process under Part IV of the *Ontario Heritage Act*.
2. Suspend the notice required under Subsections 29(3) and 34(1) of the Procedure By-law to consider this report at its meeting on December 11, 2024, to decide this matter within the legislated timeline.

## RECOMMANDATION DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil :

1. de ne pas révoquer l'avis d'intention de désigner la propriété située au 159, chemin de Montréal, et de procéder à la désignation en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*.
2. De suspendre l'obligation d'avis prévue aux paragraphes 29(3) et 34(1) du Règlement de procédure afin d'examiner ce rapport lors de sa réunion prévue le 11 décembre 2024 en vue de pouvoir prendre une décision à ce sujet dans les délais prescrits par la loi.

## BACKGROUND

At the September 10, 2024, Built Heritage Committee meeting, staff presented report [ACS2024-PDB-RHU-0007](#) recommending the property at 159 Montréal Road for designation under Part IV of the *Ontario Heritage Act (OHA)*. The report concluded that the property had cultural heritage value as they met at four of the nine criteria defined in Regulation 9/06 of the *OHA*. The Built Heritage Committee recommended that the property be designated under Part IV of the *OHA* according to the Statement of Cultural Heritage Value, attached as Document 1 to this report.

On September 18, 2024, City Council directed staff to issue a Notice of Intention to Designate (NOID) under Section 29 (1.1) of the *Ontario Heritage Act (OHA)* for the 159 Montréal Road. In accordance with the *Ontario Heritage Act Alternative Notice Policy*, the NOID was published on the City's website on September 27, 2024. In accordance with the *OHA*, the NOID was also served on the property owner and the Ontario Heritage Trust.

Under Part IV, Section 29 (5) of the *OHA* any person can serve the City with Notice of Objection to a NOID within 30 days after its publication. City Council must consider

objections and render a decision to either withdraw or proceed with the designation within 90 days from the end of the objection period.

A Notice of Objection was received by the City Clerk on behalf of the owners of the property on October 18, 2024 (Document 2), within the required timeframe set out in the *OHA*. Council has until January 26, 2025 to consider this objection and pass a by-law designating the property if the NOID is not withdrawn. This report was prepared in response to the objection.

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 *Ontario Heritage Act* if it meets two or more of the nine criteria set out in the regulation. Through research and evaluation, staff have determined that 159 Montréal Road meets four of the nine criteria. Detailed research and analysis are outlined in the proposed Statement of Cultural Heritage Value attached as Document 1 and the proposed Cultural Heritage Evaluation Report attached as Document 4.

### **Cultural Heritage Value of the Property**

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 Montréal Road at Durocher Street. It was constructed circa 1885 and is a rare example of a late 19<sup>th</sup> century vernacular commercial building on Montréal Road. 159 Montréal Road was constructed by Joseph Durocher, who lived and operated a grocery and general store from this building, which continued by two generations of family until 1949. The building is contextually linked to its location, being situated on western end of Montréal Road near Cummings Bridge and the former railway. Additionally, it maintains the vernacular and mixed-use character of the historic village of Janeville and Vanier today.

### **DISCUSSION**

Heritage staff have reviewed the Notice of Objection dated October 18, 2024 prepared by the owner. This Notice of Objection is attached as Document 2 to this report. Through this letter, the property owner outlined the reason for their objection to the NOID, which was the lack of timely notification for the Notice of Intention to Designate. The following section provide staff's comment on the objection letter.

#### **The lack of timely notification for the Notice of Intention to Designate**

Heritage staff mailed a letter on July 30, 2024 and a follow up letter on August 20, 2024 to notify the property owner of Staff's recommendation to designate 159 Montréal Road, to be considered by the Built Heritage Committee on September 10, 2024. Staff used the City's internal property database to determine the owner's mailing address and did

not receive a response. Built Heritage Committee supported the Staff recommendation to designate 159 Montréal Road, and on September 18, 2024 City Council approved the issuance of a Notice of Intention to Designate. On September 27, 2024, the Notice of Intention to Designate online advertisement was published and a Notice of Intention to Designate letter was mailed to the owner. The Office of the City Clerk notified Heritage Planning staff on October 8, 2024 that the letter was returned by Canada Post, noting that it was an invalid address. The previous notification letters were not returned. On October 8, 2024, staff drafted a new letter to an alternative address found in City records and returned that to Office of the City Clerk, which they mailed on October 15, 2024. The owner received the October 15, 2024 letter on October 17, 2024, and did not receive any other correspondence related to the designation of 159 Montréal Road. Although the first two letters were not received, the October 15, 2024 letter was sent and received during the objection period which ended on October 27, 2024.

Upon receiving the owner's Objection letter, staff reached out and held a virtual meeting with the property owner on October 28, 2024. The property owner expressed concern with the designation limiting the development potential of the subject site and adjacent properties. Staff indicated their general willingness to explore opportunities for development and intensification on site, facilitated in part by the appropriate processes under the *Ontario Heritage Act*. Staff welcome future discussions and the opportunity to work with the owner.

### **Process Improvements**

Despite the lack of requirement in the *OHA* to notify property owners in advance of the issuance of a NOID, staff are committed to ensuring timely and transparent communications with owners in advance of BHC consideration of staff's recommendation. Staff are often able to resolve issues with the property owner related to the proposed designation through meetings and dialogue in advance of BHC.

As a result of this situation and one other instance where notification was not properly received by the property owner, the Heritage Planning Branch has introduced a change in process to ensure that the address on file is the correct address for the property owner. Staff work with Legal Services staff on a Property Title Search to ensure that the property owner's address is correct.

### **Conclusion:**

Heritage staff are of the opinion that while the notification process in this instance was not ideal, the objection received does not provide new or substantive information related to the designation of 159 Montréal Road. Staff maintain the position that 159 Montréal Road merits designation under Part IV of the *Ontario Heritage Act* for its cultural

heritage value and recommend that Council not withdraw the NOIDs and proceed with the passage of a by-law to designate this property.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **LEGAL IMPLICATIONS**

The Owner filed their objection to the Notice of Intent to Designate within the prescribed time periods outlined in the Ontario Heritage Act. If Council proceeds with the designation, the Owner has a right of appeal to the Ontario Land Tribunal.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Plante is aware of the Notice of Objection to the designation 159 Montréal Road.

### **CONSULTATION**

No consultation was undertaken on this objection.

### **ACCESSIBILITY IMPACTS**

There are no risk implications.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications.

### **RURAL IMPLICATIONS**

There are no rural implications.

### **APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for consideration of this objection under the *Ontario Heritage Act* will expire on January 26, 2025

### **SUPPORTING DOCUMENTATION**

Document 1 Statement of Cultural Heritage Value, 159 Montréal Road

Document 2 Objection Letter

Document 3 Ontario Regulation 9/06

Document 4 Cultural Heritage Evaluation Report, 159 Montréal Road

## DISPOSITION

If, after considering the objection to the Notice of Intention to Designate the property known as 159 Montréal Road, Council proceeds with the designation of the property under Part IV of the *Ontario Heritage Act*, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Building Services Department, is to finalize the designation by-law, 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 Notice of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 2) Office of the City Clerk, Council and Committee Services to cause a copy of the by-law together with a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property, to be served on the owner of the property and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Real Estate and Economic Development Department to ensure publication of the notice of the by-law according to the requirements of Section 29(8)(4) of the *Ontario Heritage Act*.

If, after considering the Objection to the Notice of Intention to Designate the property known as 159 Montréal Road, Council decides to withdraw the notice and not proceed with the designation of the property under Part IV of the *Ontario Heritage Act*, several actions must be taken:

- 1) Heritage Planning Branch, Planning, Development and Building Services Department, is to prepare the notice of withdrawal. Office of the City Clerk, Council and Committee Services to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to withdraw the Notice of Intention to Designate 159 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 notice of withdrawal according to the requirements of Section 29 the *Ontario Heritage Act*.

\* Note: Pursuant to the Delegation of Authority By-law (By-law No. 2024-265), Schedule "C", Section 8, the City Clerk has authorized a clerical correction so that the "Application Process Timeline Status" for this consideration of objection notes the correct date of January 26, 2025. This amended version of the report was distributed and published on December 2, 2024.

## **Document 1 - 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 19<sup>th</sup> 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 19<sup>th</sup> 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.



## Document 2 - Objection Letter

JSF Investments  
Ottawa, Ontario, K1G 1B7  
October 18, 2024

Clerk of the City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

Subject: Notice of Objection to Designation of 159 Montréal Road under the Ontario Heritage Act

Dear Caitlin,

I am writing to formally object to the designation of 159 Montréal Road under Part IV of the Ontario Heritage Act. I received the Notice of Intention to Designate yesterday October 17th, and it is completely unacceptable that I have only until October 27 to object.

You mentioned that the City of Ottawa mailed correspondences related to this designation on July 30, August 20, and September 27. However, I have not received these letters. The letter I received yesterday (see attached) was delivered to [REDACTED] [REDACTED] To which address were the previous correspondences sent?

This lack of timely notification severely restricts my ability to review the matter and formulate a proper objection. It is outrageous that such an important issue is being handled in this dismissive manner. I expect prompt acknowledgment of my objection and a clearer explanation of how the City intends to improve its communication processes.

## 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 4 - Cultural Heritage Evaluation Report, 159 Montréal Road

### Ontario Regulation 9/06 Assessment

Address 159 Montréal Road

Date August 2024

Prepared by: Heritage Staff

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159 Montréal Road, south façade, Source: City of Ottawa, 2024

### Executive Summary

159 Montréal Road, also known as 149 Montréal Road, is a two-and-a-half storey side gable stucco clad building located in Vanier. 159 Montréal Road was constructed circa 1885 by Joseph Durocher who lived and operated a grocery and general store from this building. It was the second general store to open in Janeville, and three generations of the family continued operating the business. The building has design value as a rare late 19<sup>th</sup> century vernacular commercial building from Janeville and is the earliest commercial building on Montréal Road. As such, the building helps maintain the vernacular and mixed-use character of Janeville and Eastview. 159 Montréal Road also has contextual value as it is physically linked to its surroundings near Cummings Bridge and the former railway which likely facilitated the success of the general store for over six decades.

The property has cultural heritage value for its design, associative and contextual values. It meets four of the nine criteria for designation under Part IV of the Ontario Heritage Act.

### Introduction

159 Montréal Road is a two-and-a-half storey side gable stucco clad building constructed circa 1885. 159 Montréal Road is located on the northwest corner of Montréal Road and Durocher Street in Vanier, Ottawa. This area was part of the historic

neighbourhood of Janeville (1870s), Eastview (December 1908), Vanier (1969), then the City of Ottawa (2001).

<b>Criterion 1</b>	
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.	<b>Yes</b>
<b>Response to Criterion</b>	
159 Montréal Road has design value and physical value because it is a rare example of a late 19 <sup>th</sup> 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.	

**Supporting Details – Criterion 1**

Architectural Analysis and Overview

159 Montréal Road was constructed circa 1885 and has design value as a rare, early example of a vernacular commercial building from Janeville. The building is two-and-a-half storeys in height and has two side gables that intersect to form a “L” shape and have returned eaves. These architectural features are present on a mural believed to depict the building circa 1890.<sup>1</sup>



159 Montréal Road west façade mural by Karole Marois, Source: Outdoor Murals of Ottawa Canada - Past Tense



159 Montréal Road west façade mural by Karole Marois partially visible, Source: Google Street View, 2020



159 Montréal Road west façade mural by Karole Marois obstructed, Source: City of Ottawa, 2024

According to *Ottawa Fire Insurance Plans*, the building featured rough cast cladding and continues to have this type of cladding today and has had shingle roof since 1912.<sup>2</sup> The building has two red brick chimneys, on the front east corner and on the north end of the roof, which appear to be a later alteration to the original three red brick chimneys seen below.

<sup>1</sup> John Sankey, “Outdoor Murals of Ottawa Canada - Past Tense,” Outdoor Murals of Ottawa Canada, accessed July 15, 2025, <https://www.johnsankey.ca/muralc.html#km>.

<sup>2</sup> *Ottawa Fire Insurance Plans*, 1912, Volume 2, 165; *Ottawa Fire Insurance Plans*, Volume 2, 165; *Ottawa Fire Insurance Plans*, 1948, Volume 2, 231; *Ottawa Fire Insurance Plans*, 1965, Volume 2, 231-1.



Durocher general store, 1920s, Source: Muséoparc Vanier, MVM.2010.P.0005.0001



159 Montréal Road east façade, Source: City of Ottawa, 2024

159 Montréal Road has evenly spaced rectangular window openings with decorative window surrounds with a shaped head, moulded plain trim, and plain slip sill, and which have been retained on the upper storeys on all three façades. Beside the alteration of the first-floor doors and windows, the building retains a high degree of integrity. 159 Montréal Road has a shallow awning on the south and east façade, reminiscent of the porch over the south façade over the historic store entrance. The building no longer has a vertical wood plank siding below the first storey windows, however the current appearance of the darker stucco cladding with a trim is reminiscent of its appearance in the 1920s. It is worth mentioning that in 2001, the City of Vanier Heritage Committee awarded the owner at the time, Pierre Sfeir, the Award of Excellence for Building Conservation following his restoration of 159 Montréal Road.<sup>3</sup>

### Architectural Style Description & Canadian Context

Vernacular architecture can be applied to a wide range of buildings that are constructed using locally available materials and incorporate design forms that are appropriate for the climate.<sup>4</sup> Vernacular architecture does not replicate architectural styles however they often reference old and familiar forms, and architects or builders may interpret the high styles and apply local design characteristics.<sup>5</sup>

<sup>3</sup> "Then and Now: Durocher Grocery Store / Vanier Grill," Vanier Now, last modified March 17, 2013, accessed July 15, 2024, <https://vaniernow.blogspot.com/2013/03/then-and-now-durocher-grocery-store.html?q=durocher+general>.

<sup>4</sup> Shannon Kyles, "Vernacular," Ontario Architecture, accessed May 9, 2024, <http://www.ontarioarchitecture.com/vernacular.htm>.

<sup>5</sup> "Ontario Architectural Style Guide," University of Waterloo Heritage Resources Centre, last modified January 2009, <https://www.therealtydeal.com/wp-content/uploads/2018/06/Heritage-Resource-Centre-Achitectural-Styles-Guide.pdf>, 28.



Canada was influenced by the styles that emerged in the United Kingdom, France, and the United States of America, however true stylistic replicas are rare. This is a result of limitations of local resources and preexisting regional design preferences and construction methods which caused highly vernacular expressions of styles.<sup>6</sup> For example, early Quebec dwellings are typically made of stone, compared to Ontario houses that predominantly used brick in the latter half of the nineteenth century.<sup>7</sup> However the majority of Canadian homes were constructed of wood given the Canadian economy, landscape, and lumber industry.<sup>8</sup>

### Architectural Style Locally

The vernacular architecture style is varied in the historic village of Janeville and early Eastview, due to reduced building restrictions compared to Ottawa. This resulted in interpretations of architectural styles to suit the owner and resident needs, and construction using local materials that were readily available. Most early Janeville buildings were constructed of wood, and 159 Montréal Road fits within this description in that it had a wood frame and by 1912 it was clad in rough cast as a protective layer. As the entrance of the general store, the first-storey street facing façade had two large windows, which likely served as displays, and two large doors providing easy navigation. The Montréal Road façade also had a deep canopy to provide cover for customers.

159 Montréal Road can be described as a later variation of a typical frame house in the Ottawa area. These houses can be characterized by one-and-a-half storeys, side gables, straight eaves or a gable over the central door, rear addition to form an “L” shape, brick chimneys near the gable ends, none or minimal decoration or later detailing was focused over the entrance, and timber framing with most finished with clapboard and some with stucco.<sup>9</sup> The similarities can be demonstrated between the early frame houses and 159 Montréal Road with larger two-and-a-half scale massing and modifications to the street facing façade to accommodate the building’s commercial needs. A



Durocher general store, 1920s,  
Source: Muséoparc Vanier,  
MVM.2010.P.0005.0001.



54 Benjamin Tett house in Newboro,  
North Crosby township, Source:  
<http://parkscanadahistory.com/series/chs/10/chs10-1i.htm>.

<sup>6</sup> Barbara A. Humphreys and Meredith Skyes, *The Buildings of Canada: A Guide to pre-20<sup>th</sup> century styles in houses, churches and other structures*, (Ottawa: Environment Canada, Parks Service, 1980,) page 4, <https://www.historicplaces.ca/media/7173/buildingsofcanada.pdf>

<sup>7</sup> Humphreys and Skyes, *The Buildings of Canada*, 4.

<sup>8</sup> Humphreys and Skyes, *The Buildings of Canada*, 4.

<sup>9</sup> Barbara A. Humphreys, “The Architectural Heritage of the Rideau Corridor,” in *Canadian Historic Sites: Occasional Papers in Archaeology and History* No. 10, last modified October 24, 2006, accessed July 16, 2024, <http://parkscanadahistory.com/series/chs/10/chs10-1i.htm>.



local example was 1518-1526 Stittsville Main Street (demolished) which was a general store known as Bradley's Store and was constructed circa 1870.<sup>10</sup> It has similar frame house architectural features with its side gable, central entrance, regular window openings, rear additions, and red brick chimneys.



1518-1526 Stittsville Main Street,  
Source: Google Street View, 2012

### **Criterion 2**

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

**No**

#### **Response to Criterion**

Heritage staff have reviewed primary sources including fire insurance plans for the subject building, compared the building to others of similar age or typology, and consulted relevant secondary sources including architectural history books. Staff's review concluded that due 159 Montréal Road's simple vernacular design and cladding with no ornamentation, the property does not display a high degree of craftsmanship or artistic merit.

### **Criterion 3**

The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

**No**

#### **Response to Criterion**

Heritage staff have reviewed primary sources including fire insurance plans for the subject building, compared the building to others of similar age or typology, and consulted relevant secondary sources including architectural history books. Staff's review concluded that the construction method for 159 Montréal Road is typical of the building's construction era and type. As such, the property does not display a high degree of technical or scientific achievement.

### **Criterion 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.

**Yes**

#### **Response to Criterion**

<sup>10</sup> Julie Harris, ContentWorks Inc., *Cultural Heritage Impact Statement, The Station, 1518-1526 Stittsville Main Street, Ottawa, ON, 4, 2020,*

[https://webcast.ottawa.ca/plan/All\\_Image%20Referencing\\_Site%20Plan%20Application\\_Image%20Reference\\_2020-12-01%20-%20Cultural%20Heritage%20Impact%20Study%20-%20D07-12-20-0167.PDF](https://webcast.ottawa.ca/plan/All_Image%20Referencing_Site%20Plan%20Application_Image%20Reference_2020-12-01%20-%20Cultural%20Heritage%20Impact%20Study%20-%20D07-12-20-0167.PDF).

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 and being the oldest remaining commercial building in Vanier. 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.

#### **Supporting Details – Criterion 4**

The Durochers were from Quebec and were living in Ottawa by the early 1860s.<sup>11</sup> Jean Baptiste Durocher and many of his sons, including James, John, and Joseph, had grocery businesses in Lowertown in the 1870s and 1880s, with Joseph operating a grocery at the corner of Dalhousie Street and St Andrew Street from 1876 onwards.<sup>12</sup>

Joseph purchased Lots 1 and 2 at the corner of Montréal Road and Catherine Street (now Durocher Street) in 1873, took a large mortgage in 1882,<sup>13</sup> and by 1885 is documented residing on the north side of Montréal Road,<sup>14</sup> therefore 159 Montréal Road is estimated to have been built between 1882 and 1885.<sup>15</sup>

When Joseph Durocher opened Épicerie Durocher (Durocher Grocery Store), it was the second general store in Janeville preceded only by the shop on Cummings Island.<sup>16</sup> By 1887, the population of Janeville was around 500, and Joseph's store was only one of the three grocers in the village,<sup>17</sup> and only one of two in the early 20<sup>th</sup> century.<sup>18</sup> In 1922, the



Joseph Durocher, circa 1915, Source: Muséoparc Vanier. Durocher 18-7.

<sup>11</sup> "1861 Census of Canada," Canada East (Quebec), Beauharnois County, St Timothée, Ancestry, accessed July 16, 2024, <https://www.ancestry.ca/imageviewer/collections/1061/images/e092-e002296230?pld=2731849>; "Mr. Joseph Durocher," *The Ottawa Journal*, August 13, 1923, accessed July 16, 2024, <https://newspapers.com/image/48326262/>.

<sup>12</sup> *The Ottawa City Directory*, 1874-5, 123; *The Ottawa City Directory*, 1876, 115; *The Ottawa City Directory*, 1877, 149; *The Ottawa City Directory*, 1877, 138; *The Ottawa City Directory*, 1879, 263; *The Ottawa City Directory*, 1881, 127; *The Ottawa City Directory*, 1882, 112; *The Ottawa City Directory*, 1884, 38.

<sup>13</sup> "OTTAWA-CARLETON (04), OTTAWA-CARLETON, Book 73, PLAN 45; GLOUCESTER; VANIER," Ontario Land Registry Access, accessed July 16, 2024, <https://www.onland.ca/ui/4/books/82352/viewer/159975601?page=70>.

<sup>14</sup> *The Ottawa City Directory*, 1885, 349.

<sup>15</sup> In 1963, Phil Durocher recalled the "family lived on St. Andrew Street but operated a general store in what is now Eastview at the corner of Durocher Street and Montreal Road...Later the family sold its Ottawa home and moved into a residence behind and above the store." This may suggest 159 Montréal Road opened in 1882, however the first year Joseph Durocher is documented in Janeville on the north side of Montréal Road is 1885.

<sup>16</sup> "Then and Now: Durocher Grocery Store / Vanier Grill."

<sup>17</sup> "Janeville," *Ottawa Daily Citizen*, September 17, 1887, accessed July 17, 2024, <https://www.newspapers.com/image/455930857/>.

<sup>18</sup> "86 Years of Eastview Recalled by Phil Durocher," *The Ottawa Journal*, January 14, 1963, accessed July 17, 2024, <https://www.newspapers.com/image/42416237/>.

Cummings Island general store was demolished,<sup>19</sup> therefore making 159 Montréal Road the oldest commercial building in Vanier.

Joseph Durocher operated his business at 159 Montréal Road from 1885 to 1920, and the building also served as their primary residence living above and behind the store. Around 1920, Joseph constructed a brick building immediately west of 159 Montréal Road where he, his daughter Ageneleine, his son Philip and his family lived, while his daughter Agnes Durocher and her husband Albert Gosselin and children lived at 159 Montréal Road.<sup>20</sup> Between 1920 and 1921, the general store was briefly known as Durocher and Gosselin, run by operated by Joseph Durocher's son, Philippe Durocher and son-in-law Albert Gosselin.<sup>21</sup>

In 1922, Philippe and his father then opened a new grocery two blocks east located immediately east of 185 Montréal Road (now demolished), and they also lived and operated the business out of the same building. Joseph Durocher died in 1923, and Philippe continued his grocery business at least until 1941.<sup>22</sup>

In 1922, Albert Gosselin was living and operating the grocery business at 159 Montréal Road.<sup>23</sup> In 1931, the store was renamed to Albert Gosselin & Son to include Albert's son, Paul who became involved in the business, and they dealt in groceries in addition to hay, grain, and hardware.<sup>24</sup> The following year, Albert died and Paul continued the grocery and hardware store, and later a grocery and butchery, and the family continued to own and operate the grocer business, and reside at 159 Montréal Road until 1949.<sup>25</sup> In the late 1940s, Paul Gosselin rented the western unit to a hardware store, and another unit was rented for residential use.<sup>26</sup> By the 1950s, 159 Montréal Road became a restaurant, and since then, has had many commercial and residential uses.



Phil Durocher ad,  
Source: The Ottawa Citizen. August 29. 1931.

Therefore, three generations of Durochers' and Gosselins' continuously operated a general or grocery store at 159 Montréal Road for 64 years. Joseph Durocher's obituary describes him as a "merchant and well known and respected resident of Eastview," and "one of the most prominent residents of Eastview," with "business men, corporation

<sup>19</sup> Bruce Deachman, "Cummings Island: A former commercial hub now sits empty," *Ottawa Citizen*, September 20, 2015, accessed July 11, 2024, <https://ottawacitizen.com/news/local-news/cummings-island-a-former-commercial-hub-now-sits-empty>.

<sup>20</sup> *The Ottawa City Directory*, 1920, 1082.

<sup>21</sup> *The Ottawa City Directory*, 1920, 1082; *The Ottawa City Directory*, 1921, 1142; "Marriage Record for Albert Gosselin and Agnes Durocher," Ancestry, accessed July 16, 2024, <https://www.ancestry.ca/discoveryui-content/view/3639995:7921?tid=&pid=&queryId=40c8bb74-f57b-4b6b-9f53-3a14b42ad2ff&phsrc=gnB982&phstart=successSource>.

<sup>22</sup> *The Ottawa City Directory*, 1922, 1112; "Mrs. P. Durocher Dies in Hospital," *The Ottawa Journal*, December 18, 1941, accessed July 17, 2024, <https://www.newspapers.com/image/47789467/>.

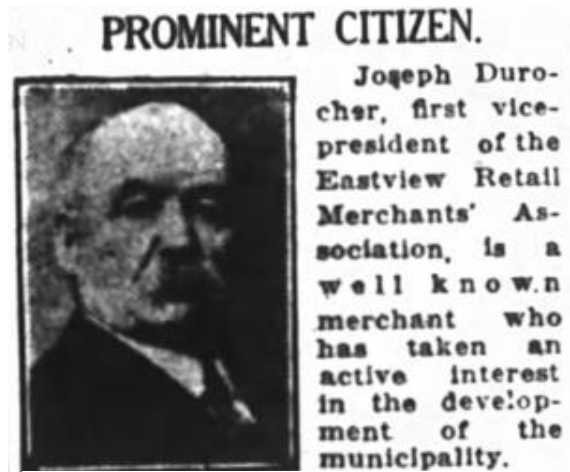
<sup>23</sup> *The Ottawa City Directory*, 1922, 1113.

<sup>24</sup> *The Ottawa City Directory*, 1931, 233.

<sup>25</sup> *The Ottawa City Directory*, 1932, 228; *The Ottawa City Directory*, 1935, 217; *The Ottawa City Directory*, 1937, pink 138; *The Ottawa City Directory*, 1946, pink 153; *The Ottawa City Directory*, 1949, pink 163.

<sup>26</sup> *The Ottawa City Directory*, 1947, pink 145; *The Ottawa City Directory*, 1949, pink 163.

officials, friends and relatives” attending his funeral.<sup>27</sup> It also documented him as a “citizen who took a keen interest in welfare and progress of municipality in which he lived,”<sup>28</sup> which is demonstrated by his service on Eastview council in 1912, 1913, 1914 as the separate school trustee,<sup>29</sup> in 1917 on the Board of Health,<sup>30</sup> and in 1923 the vice-president of the Board of Trade in its first year of inception.<sup>31</sup> Additionally, Joseph served as the first vice president for the Retail Merchants’ Association of Eastview whose purpose was to take an active interest in the merchants and the welfare of Eastview.<sup>32</sup>



Joseph Durocher, Source: *The Ottawa Journal*, June 29, 1918,

In an oral history interview with a local resident who grew up in the neighbourhood in the 1920s to 30s, Robert Raymond Cyr remembered the Durocher’s general store being “one of the buildings that contributed to everyday social life on and around Montreal Road.”<sup>33</sup> He recalled you would always run into to someone you knew at Mr. Durocher’s general store, and that “The store was a friend to the community, and M. Durocher carried many of the residents of Eastview on credit during the Depression.”<sup>34</sup> Many older residents in Vanier still remember Durocher’s grocery store as the local institution that it was in Janeville and Eastview.<sup>35</sup> The Durochers’ impact to the community can be demonstrated even during Joseph’s lifetime, as sometime between 1912 and 1922, the street at the corner of 159 Montréal Road was renamed from Catherine Street to Durocher Street.<sup>36</sup>

### Criterion 5

The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

**No**

<sup>27</sup> “Late Jos. Durocher,” *The Ottawa Citizen*, August 15, 1923, accessed July 17, 2024, <https://www.newspapers.com/image/455857814/>.

<sup>28</sup> “Late Jos. Durocher.”

<sup>29</sup> “Mayor Gladu is Re-elected,” *The Ottawa Journal*, January 6, 1914, accessed July 17, 2024, <https://www.newspapers.com/image/41547603/>.

<sup>30</sup> “Eastview Council,” *The Ottawa Journal*, January 18, 1917, accessed July 17, 2024, <https://www.newspapers.com/image/43441635/>.

<sup>31</sup> “Eastview Now Has A Board of Trade,” *The Ottawa Citizen*, January 13, 1923, accessed July 17, 2024, <https://www.newspapers.com/image/456334712/>.

<sup>32</sup> “Eastview Retail Merchants Organize To Help Further Advance The Municipality,” *The Ottawa Journal*, June 29, 1918, accessed July 17, 2024, <https://www.newspapers.com/image/43244056/>.

<sup>33</sup> “Then and Now: Durocher Grocery Store / Vanier Grill.”

<sup>34</sup> Andrea Hossack and Dorota Grudniewicz, *The Janeville Heritage Study*, Canadian Studies Heritage Conservation, April 27, 1996, 4, 13058GL, City of Ottawa Archives, Ottawa.

<sup>35</sup> “Why my Street is Called...Durocher Street,” *Le droit*, January 18, 2011, accessed July 16, 2024, <https://numerique.banq.qc.ca/patrimoine/details/52327/3752278?docsearchtext=%C3%89picerie%20Durocher>.

<sup>36</sup> “Why my Street is Called...Durocher Street.”

**Response to Criterion**

Based on research conducted by Heritage Staff, the property at 159 Montréal Road does not yield information that contributes to the understanding of a community or culture.

**Criterion 6**

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

**No****Response to Criterion**

Based on primary and secondary source research conducted by Heritage Staff, no architect, artist, builder, designer or theorist has been associated with 159 Montréal Road.

**Criterion 7**

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

**Yes****Response to Criterion**

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 19<sup>th</sup> century.



## Supporting Details – Criterion 7



Village of Janeville, Source: *Historical Atlas of Carleton County*, 1879, page

159 Montréal Road has contextual value as it maintains the historic and contemporary vernacular and mixed-use character of the village of Janeville to the suburb of Vanier today. The building was constructed circa 1885, only 13 years after the village of Janeville was established, and therefore reflects the early building stock. As both a business and residence, 159 Montréal Road contributes to the historic mixed-use character found throughout Vanier.

In 1873, the village of Janeville is documented in the western parts of lots six and seven and later also parts of lot 5 and 8 of Junction Gore in Gloucester Township.<sup>37</sup> The village was bounded on the west by Cummings Bridge, on the south by McArthur Road, Hannah Street and Deschamps Avenue on the north, and Olmstead Street as the eastern boundary which was later extended to Base Line Road (today St. Laurent Boulevard).<sup>38</sup> Therefore the early community centered around the intersection of Montréal Road and the railway, and 159 Montréal Road was less than a block from this location.

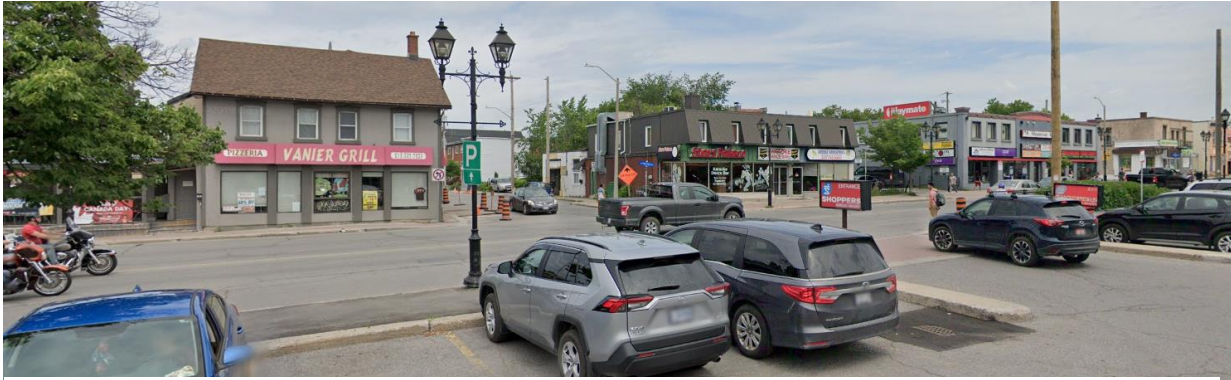
Many were drawn from Ottawa to Janeville for a quieter suburb that had reduced taxes and fewer building restrictions.<sup>39</sup> This resulted in a vernacular building stock in the commercial and residential areas and allowed merchants to construct buildings with a commercial space on the ground level with living quarters above. This resulted in many convenience stores in Janeville and later Eastview operating at street corners in

<sup>37</sup> Robert Serré, *Pioneer Families of Janeville (Gloucester Township)*, (Ottawa: Gloucester Historical Society, 2008), 7.

<sup>38</sup> H. Belden & Co, *Historical Atlas of Carleton County*, (Toronto: H. Belden, 1879), 36.

<sup>39</sup> Robert Serré, *Pioneer Families of Janeville (Gloucester Township)*, (Ottawa: Gloucester Historical Society, 2008), 8.

residential sections.<sup>40</sup> The building stock of historic homes built between the late nineteenth and early twentieth century were typically narrow, rectangular shaped buildings with steep roofs, front gables, and front porches or verandahs, with additions at the rear (to accommodate family growth).<sup>41</sup> The residential area can also be characterized by narrow two lane streets, deep and narrow lots, shallow setbacks from the streets, and some mature trees.<sup>42</sup> Although Janeville/Eastview was considered an industrial area centered on Montréal Road, the community still had a village feel according to long-time residents.<sup>43</sup>



159, 161, 175, and 181 Montréal Road, Source: Google Street View, 2019

Most of Janeville's historic building stock dates between the 1890s and 1920s, and therefore 159 Montréal Road represents one of the few remaining early buildings. However, it still exhibits many features that came to define the vernacular architecture and neighbourhood characteristics. This includes its rectangular shape with rear additions, side and front gables, and medium pitched roofs. 159 Montréal Road has a wood frame and at least from 1912 onwards, has had rough cast cladding, which can be seen on other historic buildings on the north side of Montréal Road such as 175 and 181 Montréal Road.<sup>44</sup> Although today the building only has a narrow awning on the south and east façade, historic documents indicate 159 Montréal Road used to have a canopy across the south façade. And besides the addition of the staircase on the west façade, it can be demonstrated that the building has retained its historic footprint at least from 1912 to today.<sup>45</sup> 159 Montréal Road has no setback, does not have a front or side yard, and is immediately on Montréal Road and Durocher Street. Its prominence on the street is a defining feature of its former commercial use as shallow or no setbacks is characteristic of Montréal Road's commercial streetscape. Additionally, as the oldest building on Montréal Road, its location appears to have determined the road width at its the northwest end.

<sup>40</sup> Andrea Hossack and Dorota Grudniewicz, *The Janeville Heritage Study*, Canadian Studies Heritage Conservation, April 27, 1996, page 3, 13058GL, City of Ottawa Archives, Ottawa.

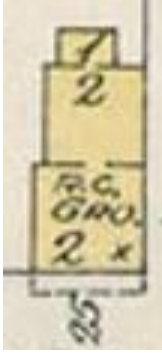
<sup>41</sup> Hossack and Grudniewicz, *The Janeville Heritage Study*, 3.

<sup>42</sup> Hossack and Grudniewicz, *The Janeville Heritage Study*, 3.

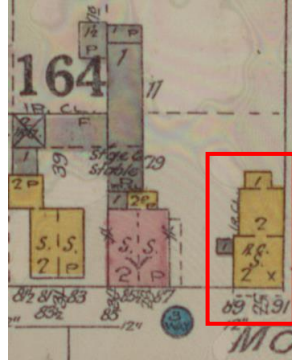
<sup>43</sup> Hossack and Grudniewicz, *The Janeville Heritage Study*, 4.

<sup>44</sup> *Ottawa Fire Insurance Plans*, 1912, Volume 2, 165; *Ottawa Fire Insurance Plans*, 1922, Volume 2, 165.

<sup>45</sup> *Ottawa Fire Insurance Plans*, 1912, Volume 2, 165; 159 Montréal Road, aerial view, GeoOttawa,



159 Montréal Road, Source: Ottawa Fire Insurance Plans, 1912, Volume 2, 165



159 Montréal Road (89 and 91), Source: Ottawa Fire Insurance Plans, 1922, Volume 2, 165.



159 Montréal Road, Source: GeoOttawa, 2021

159 Montréal Road is representative of Janeville’s mixed-use character. The building was used for several generations as both a commercial space where they operated their general/grocery store in the Montréal Road facing portion, and a residential space in the rear portion of the building. Following Durocher’s grocery, the building remained a general and grocery store under several family members, and later retained its commercial use. For the past several decades, the first storey has been a restaurant, Vanier Grill from 1994 to 2024.<sup>46</sup> The second storey and north portion of the building have served a variety of uses over time. The consistent addressing of 276 Durocher Street since 1948 would suggest the second storey had several units for other uses, whether residential, retail, or commercial.<sup>47</sup>

<b>Criterion 8</b>	
The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	<b>Yes</b>
<b>Response to Criterion</b>	
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.	

**Supporting Details – Criterion 8**

Cummings Bridge

The first European settlers of the Janeville area arrived in the 1820s,<sup>48</sup> and the Rideau Canal construction and the flourishing lumber industry in Eastern Ontario slowly brought

<sup>46</sup> “Then and Now: Durocher Grocery Store / Vanier Grill.”

<sup>47</sup> Ottawa Fire Insurance Plans, 1948, Volume 2, 231; Ottawa Fire Insurance Plans, 1965, Volume 2, 231-1; Note: recent use, such as Ink Sessions using the second storey at least from 2016 to 2020. Google Street View.

<sup>48</sup> Serré, *Pioneer Families of Janeville (Gloucester Township)*, 4.



more people to the area.<sup>49</sup> The first Cummings Island Bridge was built by the early 1840s,<sup>50</sup> and it allowed labourers to reside and work at the mills east of the Rideau River, and connected the eastern townships to Bytown.<sup>51</sup> A variety of labourers were drawn to the area for the lumber and their related industries, as well as for agricultural opportunities.<sup>52</sup>

The original Cummings Bridge was replaced in 1845 with a stronger one of wood construction and became a toll road.<sup>53</sup> Cummings Island served as a local supply hub for early Junction Gore residents [the northwest part of Gloucester Township bounded by the Rideau River, Ottawa River, St. Laurent Boulevard, and Walkley Road],<sup>54</sup> and the bridge facilitated the growth and development Vanier's early villages.<sup>55</sup> Cummings Island had the first general store and post office (1879) in the area, along with a stable, lumber yard, and was the only nearby telephone service.<sup>56</sup> By the mid to late nineteenth century, Janeville village had grown slowly due to its accessibility to Bytown. The connection allowed Ottawa merchants and affluent civil servants to work downtown and live in Janeville in a country setting, away from the hustle and bustle of city living.<sup>57</sup> To meet local needs, a new metal Cummings Island Bridge was constructed in the early 1890s as a joint project between Ottawa and Carleton County.<sup>58</sup> In the early 1920s, the City of Ottawa acquired Cummings Island and demolished the metal bridge and store,

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<sup>49</sup> Kenza Benali and Jean-François Parent, "Vanier: French-Speaking Bastion in Ontario," in *Encyclopedia of French Cultural Heritage in North America*, accessed May 10, 2024, <http://www.ameriquefrancaise.org/en/article-720/vanier: french-speaking bastion in ontario.html#1>.

<sup>50</sup> Philip Shea, *History of Eastview* (Ottawa: The Historical Society of Ottawa, 1964), 1.

<sup>51</sup> Yves Breton, Lucie Lecomte, and Muséoparc Vanier Museopark, *Vanier-on-the-Ottawa: Today for Tomorrow*, (Ottawa, Muséoparc Vanier Museopark, 2007), 7; Vito Pilieci "Vanier's rise would be return to area's past," *Ottawa Citizen*, March 9, 2019, accessed July 11, 2024, <https://ottawacitizen.com/news/local-news/vaniers-rise-would-be-return-to-areas-past>.

<sup>52</sup> Breton, Lecomte, Muséoparc Vanier Museopark, *Vanier-on-the-Ottawa: Today for Tomorrow*, 6.

<sup>53</sup> Breton, Lecomte, Muséoparc Vanier Museopark, *Vanier-on-the-Ottawa: Today for Tomorrow*, 14.

<sup>54</sup> "Township of Gloucester," The Gloucester Historical Society, last modified July 22, 2024, <http://www.gloucesterhistory.com/index.html>.

<sup>55</sup> Breton, Lecomte, Muséoparc Vanier Museopark, *Vanier-on-the-Ottawa: Today for Tomorrow*, 14.

<sup>56</sup> Breton, Lecomte, Muséoparc Vanier Museopark, *Vanier-on-the-Ottawa: Today for Tomorrow*, 7.

<sup>57</sup> Shea, *History of Eastview*, 2.

<sup>58</sup> Shea, *History of Eastview*, 1.

and constructed the existing concrete bridge which is still known as Cummings Bridge today.<sup>59</sup>



Cumming's Bridge, Ottawa, Ontario, 1896. Source: Library and Archives Canada, John Beverley MacLaughlin, C-001011.

### Montréal Road

Since early settlement of Carleton County and Gloucester Township, the dirt road from Cummings Island eastward was the main thoroughfare. By 1850, the road connecting Bytown to the Gloucester and Cumberland Townships was complete and known as the King's Road or Montréal Road.<sup>60</sup> The road was maintained by the Ottawa, Montreal and Russel Consolidated Road Company and they ran it as a toll road,<sup>61</sup> and in 1869 they paved the first eight kilometers west of the Rideau River.<sup>62</sup> Montréal Road was the mechanism that fueled Janeville and later Eastview and Vanier to become a commercial and industrial hub.

Amalgamation of the villages of Janeville, Clarkstown, and Clandeboye in December 1908 continued the expansion of industry centered on Montréal Road. For over a century, Montréal Road remained the important thoroughfare. In 1947, an article describes Eastview as, "not only an important industrial center (most highly industrialized for its size than either Ottawa or Hull) but a business and residential centre...Montreal Road, in close touch with the Capital, and offers opportunity for new industries and new homes."<sup>63</sup> Into the 1950s, most of Eastview's goods and services were clustered on Montréal Road including the construction industry with, "much of it processed or manufactured in Eastview: sand and gravel, brick and concrete blocks, lumber, windows and doors, metalwork and fuel oil."<sup>64</sup> Although many industrial industries left Vanier in the 1960s when the CPR stopped running,<sup>65</sup> Montréal Road

<sup>59</sup> Deachman, "Cummings Island: A former commercial hub now sits empty."

<sup>60</sup> Robert Serré, "A Brief History of the Montreal Road," in *Historic Gloucester*, Gloucester Historical Society, Fall 2011, Volume 12, No. 3, page 4, <http://www.gloucesterhistory.com/Historic%20Gloucester%20Volume%2012%20No%203.pdf>.

<sup>61</sup> Serré, "A Brief History of the Montreal Road."

<sup>62</sup> "Vanier's rise would be return to area's past."

<sup>63</sup> "History and Development of Eastview," *The Ottawa Citizen*, July 12, 1947, accessed May 13, 2024, <https://www.proquest.com/hnpottawacitizen/docview/2337944472/F699CBF2AF844B31PQ/1?accountid=46526&sourcetype=Historical%20Newspapers>.

<sup>64</sup> "Vanier's rise would be return to area's past."

<sup>65</sup> "Vanier's rise would be return to area's past."

remained the centre of the community and to this day remains an important corridor connecting the communities east of the Rideau River.

Railway

In 1854, the Prescott opened and focused on



Bytown and Railway operations the

Postcard of Montréal Road, 1910, Eastview, Vanier, Ottawa. Source: L1\_124. Archives-FDLS Canada/MAS. L\_o\_Paquette\_photo\_8. 381

transportation of lumber, industrial products, and agricultural goods.<sup>66</sup> The line was built to connect to the northeastern United States and Montreal to reach other markets, and the track ran through New Edinburgh, Janeville, Kempville to Prescott.<sup>67</sup> In 1855, Bytown and Prescott Railway (renamed the Bytown and Prescott then the St. Lawrence and Ottawa Railway<sup>68</sup>) extended the line into Bytown.<sup>69</sup> In 1884, the St. Lawrence and Ottawa Railway was leased by the Canadian Pacific Railway (CPR) for 999 years, and the CPR continued operations through Vanier into the 1960s, and the tracks were in ground until 1974.<sup>70</sup> Today, the Vanier Parkway between Beechwood Avenue and Prince Albert Street is in the same location of the Bytown and Prescott Railway tracks.<sup>71</sup>

<b>Criterion 9</b>	
The property has contextual value because it is a landmark	<b>No</b>
<b>Response to Criterion</b>	
159 Montréal Road does not have contextual value as a landmark. 159 Montréal Road is in a prominent location near the busy intersection of Montréal Road and the Vanier Parkway, and the building does have murals on the side of the building that are likely known to many community members. And although it has retained its original form,	

<sup>66</sup> Mike Steinhauer, "The History of the Vanier Parkway – Part One: Bytown and Prescott Railway Company," Vanier Now, February 25, 2013, accessed July 11, 2024, <https://vaniernow.blogspot.com/2013/02/the-history-of-vanier-parkway-part-one.html>.

<sup>67</sup> "Vanier's rise would be return to area's past."

<sup>68</sup> Note: in 1867, Bytown and Prescott was renamed the St. Lawrence and Ottawa Railway. Steinhauer, "The History of the Vanier Parkway – Part One: Bytown and Prescott Railway Company."

<sup>69</sup> Steinhauer, "The History of the Vanier Parkway – Part One: Bytown and Prescott Railway Company."

<sup>70</sup> "Vanier's rise would be return to area's past."

<sup>71</sup> Steinhauer, "The History of the Vanier Parkway – Part One: Bytown and Prescott Railway Company."

window openings, and historic materials, its modest architectural features and scale are cohesive with the mixed-character low massing on the north side of Montréal Road, and therefore is not considered a landmark within the city.

## Appendix

Historic photograph illustrates interior of Durocher's general store dated 1915; referenced for the second mural on 159 Montréal Road's west façade.



Interior of Durocher General Store, circa 1915,  
Source: Muséoparc Vanier, Durocher 18-7.



159 Montréal Road west façade mural by Karole  
Marois, Source: Outdoor Murals of Ottawa Canada -



159 Montréal Road, west facade, mural visible,  
Source: City of Ottawa, 2024

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