

Subject: 159 Montreal Road - Resolution of Appeal

File Number: ACS2026-PDB-RHU-0024

Report to Built Heritage Committee on 10 February 2026

and Council 25 February 2026

**Submitted on January 30, 2026 by Court Curry, Director, Right of Way, Heritage,
and Urban Design Services, Planning, Development and Building Services
Department**

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Ward: Rideau-Vanier (12)

Objet : 159, chemin de Montréal – Résolution de l'appel

Dossier: ACS2026-PDB-RHU-0024

Rapport au Comité du patrimoine bâti

le 10 février 2026

et au Conseil le 25 février 2026

**Soumis le 28 janvier 2026 par Court Curry, Gestionnaire, Services des emprises,
du patrimoine, et du design urbain, Direction générale des services de la
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REPORT RECOMMENDATION(S)

That the Built Heritage Committee recommend that Council:

- 1. Support the amendment of the Statement of Cultural Heritage Value associated with the Notice of Intention to Designate for the property at 159 Montreal Road in accordance with Document 1**
- 2. Approve the Heritage Guidelines for Redevelopment for the property at 159 Montreal Road related to future redevelopment attached as Document 2.**

RECOMMANDATION(S) DU RAPPORT

Que le Comité du patrimoine bâti recommande au Conseil :

- 1. D'appuyer la modification de la Déclaration de la valeur de patrimoine culturel associée à l'avis d'intention de désigner la propriété située au 159, chemin de Montréal, conformément au document 1; et**
- 2. D'approuver les Lignes directrices en matière de patrimoine pour le futur réaménagement de la propriété située au 159, chemin de Montréal, ci-jointes en tant que document 2.**

BACKGROUND

The building at 159 Montréal Road is a two-and-a-half storey side gable, stucco clad mixed-use 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 nineteenth century vernacular commercial building on Montréal Road. The building at 159 Montréal Road was constructed by Joseph Durocher, who lived and operated a grocery and general store from this building, which was 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.

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 has cultural heritage value as it meets 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*.

On September 18, 2024, City Council directed staff to issue a Notice of Intention to Designate (NOID) under Section 29 (1.1) of the *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, within the required timeframe set out in the *OHA*. A

Consideration of Objection report [ACS-PDB-RHU-0090](#) was considered by the Built Heritage Committee at the December 10, 2024 meeting. City Council affirmed its decision to designate the property at 159 Montréal Road, under Part IV, Section 29 of the *OHA* on December 11, 2024.

The “Notice of passage of By-law 2024-542 to designate 159 Montréal Road” was published on the City of Ottawa’s *Ontario Heritage Act* notices website on January 10, 2025. The ad was published for 30 days, in accordance with the *Ontario Heritage Act*.

Under Part IV, Section 29 (5) of the *OHA* any person can serve the City with Notice of Appeal to a designation by-law within 30 days after its publication. An appeal was received on February 7, 2025.

An Ontario Land Tribunal hearing was scheduled for December 2025. A meeting took place on November 24, 2025, between legal representatives for the property owner and Heritage Planning Staff and Legal Services from the City. The purpose of the meeting was to work towards resolving the property owners concerns regarding the designation and provide clarity regarding future development. This report outlines the agreed upon actions between the City and the appellant to address their concerns regarding the designation. The appellant is in agreement with this approach. Should the recommendations be approved by Council, the City will seek an amendment to the designating by-law through the Ontario Land Tribunal.

DISCUSSION

Recommendation

- 1. Support the amendment of the Statement of Cultural Heritage Value associated with the Notice of Intention to Designate for the property at 159 Montreal Road in accordance with Document 1**

Heritage Planning Staff propose the following amendment to the Statement of Cultural Heritage Value:

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

- Its location on Montréal Road near Durocher Street, in proximity to the former railway line and Cummings Bridge.

By removing the specific reference to the building’s location on the corner of Durocher Street, staff allow for the flexibility of relocating the building on the site. The location of the building along Montreal Road is maintained through the revised wording, which in staff’s opinion will maintain the cultural heritage value of the property.

2. Approve the Heritage Guidelines for Redevelopment for the property at 159 Montreal Road related to future redevelopment attached as Document 2.

As a result of discussions with the appellant, Heritage Staff developed the “159 Montreal Road Heritage Guidelines for Redevelopment” attached as Document 2. The purpose of this document is to inform the conservation and redevelopment of the property at 159 Montréal Road with the understanding that the property will be consolidated with the property parcels at 268 Durocher Street and 143 Montreal Road.

There are currently no plans to redevelop the site. This report recommends that Council approve these guidelines to apply in any future redevelopment proposal.

The Guidelines provide direction on:

- Heritage attributes: The heritage attributes of the building identified in the SCHV should be conserved.
- Building relocation: Staff confirm that the building could be relocated on the property, so long as it’s location on and orientation towards Montreal Road is maintained.
- Heritage building incorporation: The building should be conserved in its entirety or with significant portions of the three-dimensional volume, which maintains the side gable profile of the building.
- Density transfer: The City will contemplate a density transfer on the property for the retained heritage building
- Application requirements: Future redevelopment will require *Planning Act* applications and an *Ontario Heritage Act* application with a Heritage Impact Assessment and Conservation Plan.

Heritage Staff believe these guidelines will conserve the cultural heritage value of the building at 159 Montréal Road, while also providing flexibility and clarity to the property owner regarding potential future development.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

As outlined in the report, approval of the recommendations will permit resolution of the appeal that is before the Ontario Land Tribunal. An order of the Tribunal authorizing the modifications to the Statement of Cultural Heritage Value in accordance with Document

1 would be sought, if this report is adopted by Council.

COMMENTS BY THE WARD COUNCILLOR(S)

Ward Councillor Stéphanie Plante is aware of the recommendation of this report.

CONSULTATION

No public consultation was undertaken as part of this application. Consultation was undertaken between the City's and the property owner's representatives.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

ASSET MANAGEMENT IMPLICATIONS

There are no infrastructure servicing AMI related to this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

RURAL IMPLICATIONS

There are no rural implications.

TERM OF COUNCIL PRIORITIES

There are no impacts on Term of Council Priorities.

SUPPORTING DOCUMENTATION

Document 1 Amended Statement of Cultural Heritage Value - 159 Montreal Road.

Document 2 Conservation Design Guidelines - 159 Montreal Road.

DISPOSITION

Heritage Planning and Legal Services staff will implement Council's decision on this report. If Council approves the recommendations, the City will seek an order of the Tribunal to amend the by-law. Heritage Planning staff will use the Conservation Design Guidelines in evaluating any future application under the Ontario Heritage Act for this property.

Document 1: Proposed Amended Statement of Cultural Heritage Value – 159 Montreal 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 nineteenth 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 nineteenth 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 on Montréal Road near 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: Heritage Guidelines for Redevelopment - 159 Montreal Road

1. The purpose of this document is to inform the conservation and redevelopment of the property at 159 Montreal Road with the understanding that the property will be consolidated with the property parcels at 268 Durocher Street and 143 Montreal Road.
2. As per the amended Statement of Cultural Heritage Value, the City shall permit the relocation of the building on the site so long as its location on and orientation towards Montreal Road is maintained. Prior to the relocation, an engineering assessment, conducted by a professional engineer with experience working with buildings designated under the *Ontario Heritage Act*, will be conducted to ensure the building is relocated in a manner that conserves its cultural heritage value. An application under the *Ontario Heritage Act* will be required and a Heritage Impact Assessment and Conservation Plan will be required and will conduct according to the City of Ottawa Terms of Reference.
3. The Statement of Cultural Value for the property at 159 Montreal Road identifies the heritage attributes of the building, these attributes shall be conserved as part of a redevelopment.
4. As per the amended Statement of Cultural Heritage Value, the City will contemplate the relocation of the building on the site so long as its location on and orientation towards Montreal Road is maintained. Prior to the relocation, an engineering assessment, conducted by a professional engineer with experience working with buildings designated under the *Ontario Heritage Act*, will be conducted to ensure the building is relocated in a manner that conserves its cultural heritage value. An application under the *Ontario Heritage Act* will be required and a Heritage Impact Assessment and Conservation Plan will be required and will conduct according to the City of Ottawa Terms of Reference.
5. A future redevelopment will include significant retention and incorporation of the building and not simply its façade. Façadism is not an appropriate approach to the conservation of this building. The building should be conserved in its entirety or with significant portions of the three-dimensional volume, which maintains the side gable profile of the building. Of note, the south and east facades of the building are where the majority of the heritage attributes of the building are located.
6. Subject to all other applicable Official Plan and Secondary Plan Policies, the City would contemplate a density transfer on the property for the retained heritage building. As per Official Plan Policy 4.5.2.7, development that includes retention

of the entire building or a significant portion of the building, as determined by the City, could leverage a density transfer to facilitate the conservation as described in the Official Plan policy 4.5.2 (7) below:

- The City may permit the transfer of density potential from one site to another to facilitate the retention of built heritage resources in those areas that have an established floor space index (FSI) under the Zoning By-law, and will study options to transfer density on sites without specified FSI, subject to:
- a. A concurrent, equivalent downzoning and up-zoning of donor and recipient sites, respectively;
 - b. Maintaining an appropriate relationship with respect to scale and architectural treatment between the heritage resource(s) and the new development and between the recipient site and its existing environs; and
 - c. Where a density transfer is to take place in the Downtown Core Transect, conformity shall be required with policies regarding building heights and the visual integrity and symbolic primacy of the Parliament Buildings and other national symbols.
7. Any future redevelopment will be assessed using the applicable policy framework in place at the time of the application. Any future redevelopment will require *Planning Act* applications and an *Ontario Heritage Act* application.