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File No. ACS2024-PDB-RHU-0007

October 8, 2024

JSF Investments Ltd
1174 Tawney Road
Ottawa, ON
K1G 1B7

RECEIVED
2024/10/15
(YYYY/MM/DD)
Ontario Heritage Trust

Dear JSF Investments Ltd,

RE: Designation of 159 Montréal Road, under Part IV of the *Ontario Heritage Act*

This letter is to advise you that Ottawa City Council, at its meeting of September 18, 2024, approved the following recommendation in respect of the above-noted item:

That Council issue a Notice of Intention to Designate 159 Montréal Road under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value.

A copy of the complete report in this matter, as well as the minutes of the City Council meeting of September 18, 2024, can be found on the City's website at ottawa.ca/agendas.

Enclosed is the Notice of Intention to Designate, served according to the *Ontario Heritage Act*, to be published online at Ottawa.ca/heritagenotices on September 27, 2024. You will have 30 days from the publication date, until October 27, 2024, to file an objection to the designation. Should you wish to object to the designation, you may do so by submitting a notice of objection in writing, outlining the reasons for the objection and any other relevant information. The notice must be received by the Clerk of the City of Ottawa within 30 days after the online publication of this notice.

The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
ottawa.ca

Direct Line (613) 580-2424 Ext. 28136
caitlin.salter-macdonald@ottawa.ca

Bureau du greffier municipal
Ville d'Ottawa
110, ave. Laurier ouest
Ottawa (Ontario) K1P 1J1
ottawa.ca

Ligne directe (613) 580-2424 poste 28136
caitlin.salter-macdonald@ottawa.ca

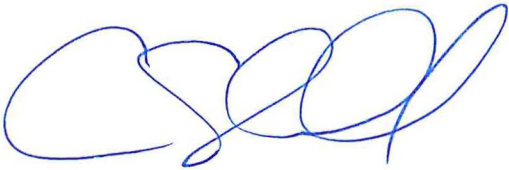
Caitlin Salter MacDonald, City Clerk
c/o Mélanie Blais, Committee Coordinator
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or at melanie.blais@ottawa.ca. When an objection has been received, City Council will consider the objection including all relevant information within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*. Should Council pass a by-law to designate the property, there will be further correspondence from the City on how you may appeal this decision to the Ontario Land Tribunal.

The City of Ottawa mailed correspondences related to the designation of 159 Montréal Road on July 30, 2024, August 20, 2024, and September 27, 2024. However, only our correspondence sent on September 27, 2024 was returned. Therefore, we apologize for this late notification.

Should you require further information, please contact Heritage Planner Ashley Kotarba, at (613) 580-2424, 23582 or by email at Ashley.Kotarba@ottawa.ca.

Regards,



Caitlin Salter MacDonald
City Clerk

c.c. Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa
(Kirsty.Walker@ottawa.ca)
Ashley Kotarba, Heritage Planner, City of Ottawa (Ashley.Kotarba@ottawa.ca)
Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)

Encl.



Notice of intention to designate 159 Montréal Road

Notice of intention to designate 159 Montréal Road as a property of cultural heritage value or interest, pursuant to section 29 (3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18

Dated and published at the City of Ottawa on September 27, 2024

Take notice that the City of Ottawa, on September 18, 2024 established its intention to designate 159 Montréal Road under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

Description of property

159 Montréal Road (also known as 149 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 or outbuildings are excluded in this designation.

Objections

Please be advised that any person wishing to object to this designation may do so under the objection process set out in Section 29 (5) of the *Ontario Heritage Act* by giving the Clerk of the City of Ottawa, **within 30 days** after the online publication of this notice, a notice of objection outlining the reasons for the objection and any other relevant information.

The notice of objection can be submitted via email to:

CityClerk-HeritageObjections@ottawa.ca ✉

The notice of objection can also be submitted via registered mail or be delivered in person, by appointment, at the following coordinates:

Caitlin Salter MacDonald, City Clerk
c/o Mélanie Blais, Committee Coordinator
110 Laurier Avenue West
Ottawa, Ontario K1P 1J1
mail code 01-71

When an objection has been received, City Council will consider the objection including all relevant information, **within 90 days** after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*.

For further information please contact:

Ashley Kotarba
Ashley.Kotarba@ottawa.ca ✉