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Report No. ACS2024-PDB-RHU-0007

January 10, 2025

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

**RECEIVED**  
2025/01/08  
(YYYY/MM/DD)  
Ontario Heritage Trust

Attn: JSF Investments Ltd,

**Re: Notice of passage of By-law 2024-542 to designate 159 Montréal Road  
under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on December 11, 2024 passed the following by-law:

2024-542 A by-law of the City of Ottawa to designate 159 Montréal Road to be of cultural heritage value or interest.

Please find enclosed a copy of the by-law, including the Statement of Cultural Heritage Value and Attributes, for the property.

Notice of the passage of By-law 2024-542 will be published online at [ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on January 10, 2025.

Please be advised that any person who wishes to object to the by-law may do so by appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

The notice of appeal can be submitted via email to [CityClerk-HeritageObjections@ottawa.ca](mailto:CityClerk-HeritageObjections@ottawa.ca). The notice of appeal 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

Office of the City Clerk  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
[ottawa.ca](https://ottawa.ca)

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

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

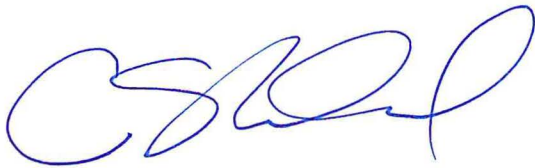
Ligne directe 613-580-2424 poste 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

To make an appointment, please contact Mélanie Blais, Committee Coordinator at 613-580-2424, ext. 27005, or [melanie.blais@ottawa.ca](mailto:melanie.blais@ottawa.ca).

If no appeals are filed, By-law 2024-542 will come into force on February 11, 2025 and be registered on title. A copy of the registered by-law will be served on the Ontario Heritage Trust.

Should you require further information, please contact Ashley Kotarba directly at [Ashley.Kotarba@ottawa.ca](mailto:Ashley.Kotarba@ottawa.ca) or 613-580-2424 x 23582.

Regards,



Caitlin Salter MacDonald  
City Clerk

cc: Pierre Sfeir (by email to [pierre\\_sfeir@hotmail.com](mailto:pierre_sfeir@hotmail.com))  
Kirsty Walker, Built Heritage Research Coordinator, City of Ottawa (by email to [Kirsty.Walker@ottawa.ca](mailto:Kirsty.Walker@ottawa.ca))  
Ashley Kotarba, Heritage Planner, City of Ottawa (by email to [Ashley.Kotarba@ottawa.ca](mailto:Ashley.Kotarba@ottawa.ca))  
Registrar, Ontario Heritage Trust (by email to [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))

Encl.

BY-LAW NO. 2024 - 542

A by-law of the City of Ottawa to designate 159 Montréal Road to be of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 159 Montréal Road (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on September 18, 2024, as permitted by by-law 2002-522 as amended;

AND WHEREAS a notice of objection to the proposed designation was received by the Clerk on October 18, 2024;

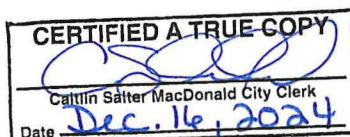
AND WHEREAS the Built Heritage Committee considered the objection on December 10, 2024, and recommended Council not withdraw the Notice of Intention to Designate;

AND WHEREAS on December 11, 2024, City Council considered the objection and decided not to withdraw the Notice of Intention to Designate;

AND WHEREAS the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes reasons for designation are set out as Schedule "B" hereto;

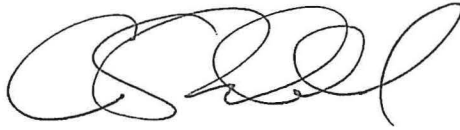
THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as 159 Montréal Road, and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes are set out as Schedule "B" hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry office.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property described in Schedule "A", and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published online on Ottawa.ca as permitted by by-law 2002-522 as amended.



5. The schedules attached hereto and marked Schedule "A" and Schedule "B" form part of this By-law, and all notations, references and other information contained therein shall be as much a part of this By-law as if all the matters and information set forth by the said Schedules were all fully described herein.

ENACTED AND PASSED this 11<sup>th</sup> day of December 2024.

A stylized, cursive handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

CITY CLERK

A handwritten signature in black ink that reads "Mark Sutcliffe" in a cursive script.

MAYOR

## SCHEDULE "A"

DESCRIPTION	P.I.N.
Lot 1, Block B on Plan 45 and Lot 2, Block B on Plan 45 (sometime known as Plan 113 Gloucester); Vanier/Gloucester	04236 - 0276 (LT)



## SCHEDULE "B"

### 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.



BY-LAW NO. 2024 - 542

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A by-law of the City of Ottawa to designate  
159 Montréal Road to be of cultural  
heritage value or interest.

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Enacted by City Council at its meeting of  
December 11, 2024

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

LEGAL SERVICES  
LCE/LA

COUNCIL AUTHORITY:  
City Council September 18, 2024  
Agenda Item 16.2.6  
(Built Heritage Committee Report 17

City Council December 11, 2024  
Agenda item 31.4  
(Built Heritage Committee Report 20