

Bingo!

191-?

Unknown developer

Plan for a housing development in the
Rosemont and Maisonneuve boroughs.
(unrealised)

When Rosemont was still a rural village
known as Petite-Côte, a Grid was being
drawn for it.

Curiously, what is designated in
the plan as Parc Champlain is now
typical housing, while the projected
development north of the "Chemin
Public" was made into the large Parc
Maisonneuve which hosts Montreal's
Olympic installations, the largest science
museum complex in Canada, and the
botanical gardens.

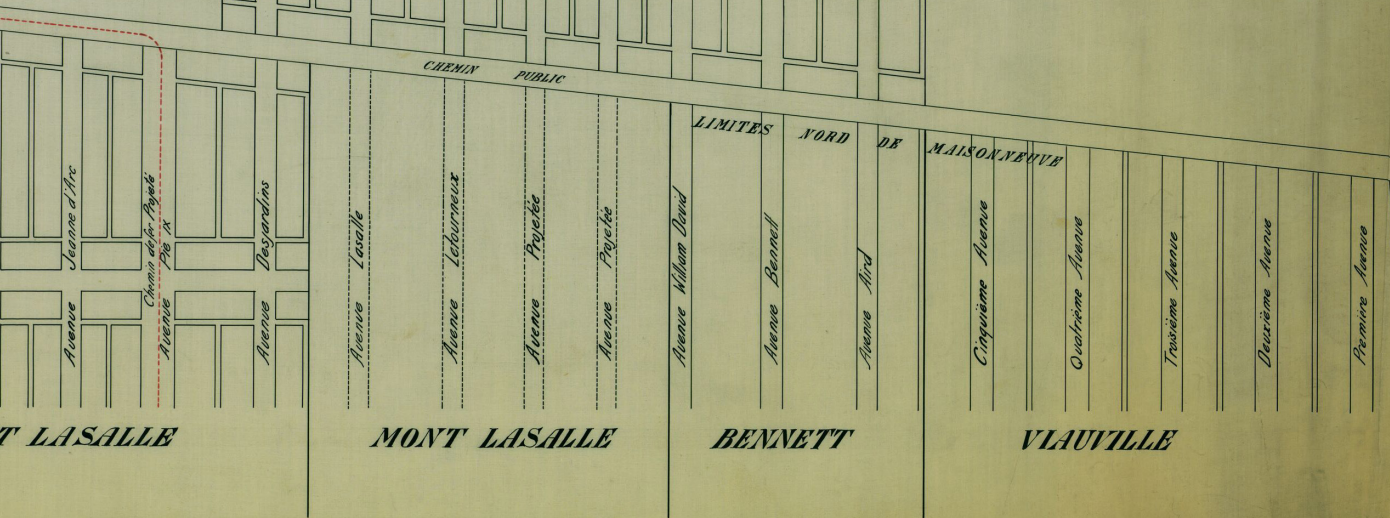
The Grid reproduces, but not always as
planned.

National Library and Archives of Quebec
[https://numerique.banq.qc.ca/patrimoine/
details/52327/3287668](https://numerique.banq.qc.ca/patrimoine/details/52327/3287668)



PARC CHAMPLAIN

LIMITES NORD DE ROSEMOUNT

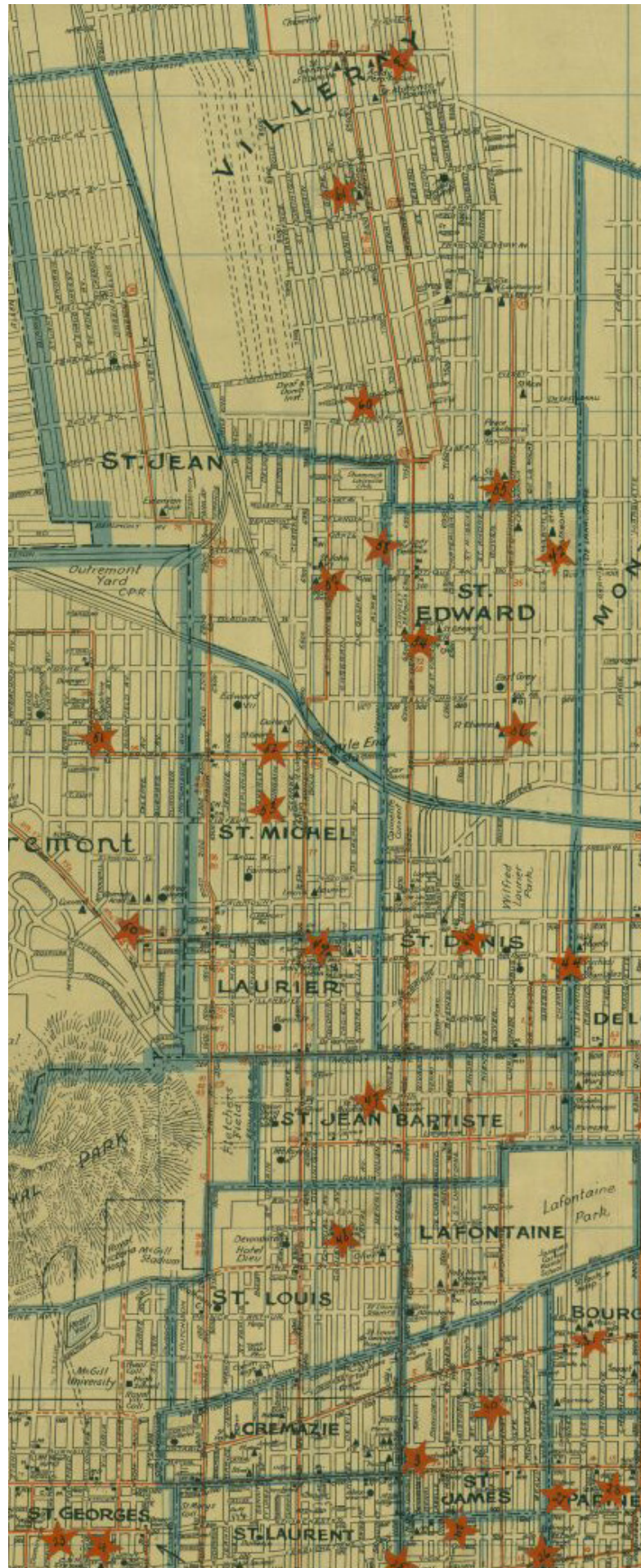


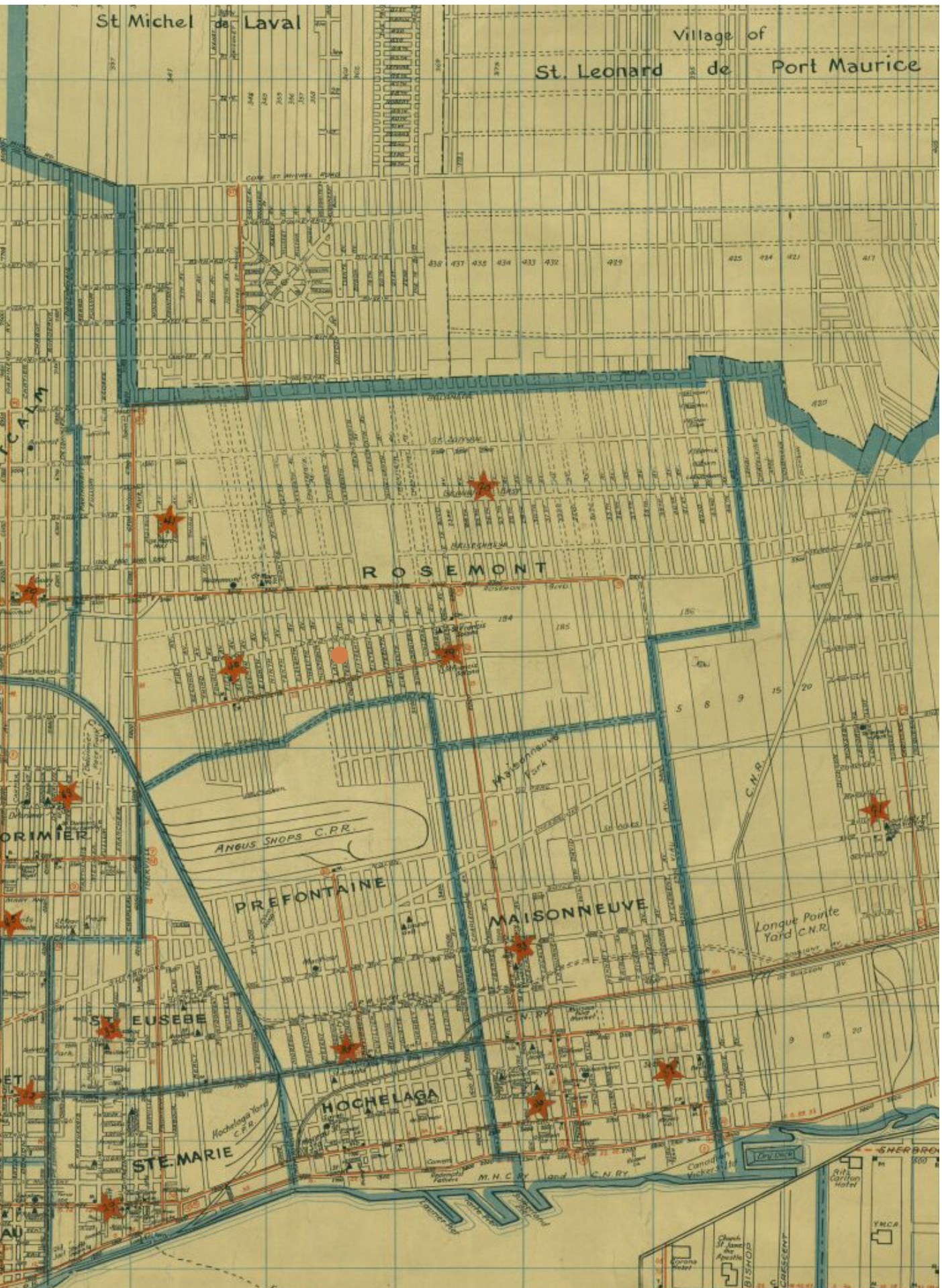
1926

Frank P. Lloyd, Angus Mack Co.
Lloyds map of the city of Montreal

Twenty years Propagating Northward and Westward, the Grid solidified its hold, and itself. Yet, its phase of expansion happened much earlier. Descending from the French seigneurie rows, and the English and American township sections, the city blocks of Montreal are traced upon and aligned with the colonial divisions of land.

National Library and Archives of Quebec
<https://numerique.banq.qc.ca/patrimoine/details/52327/3287573>





193-?

Frank P. Lloyd, Angus Mack Co.
Lloyds map of the city of Montreal

Much of Rosemont was built as worker housing for the nearby Angus Shop, a 500 hectare facility to build, maintain and repair railcars of the Canadian Pacific Railway.

The facility was decommissioned in 1992, and much of its site has been converted to housing, with the lowest population density of the borough and a higher reliance on cars than most of the city.

If the Angus site remains dedicated to machines that move people across land rather than along it, the urbanism its demand for labor generated is a fabric that continues to be woven and unwoven by different threads.

National Library and Archives of Quebec
<https://collections.banq.qc.ca/ark:/52327/2244018>





Provincial and municipal government Macro-inventory of districts, Rosemont and Ville Saint-Michel

On one such end at the corner of Lafond Street and Masson Street, there are two buildings: a printing house, built in 1931 and expanded later, and a gas station garage, opened in 1953.

National Library and Archives of Quebec
<https://collections.banq.qc.ca/ark:/52327/4544937>



2024

1:1500



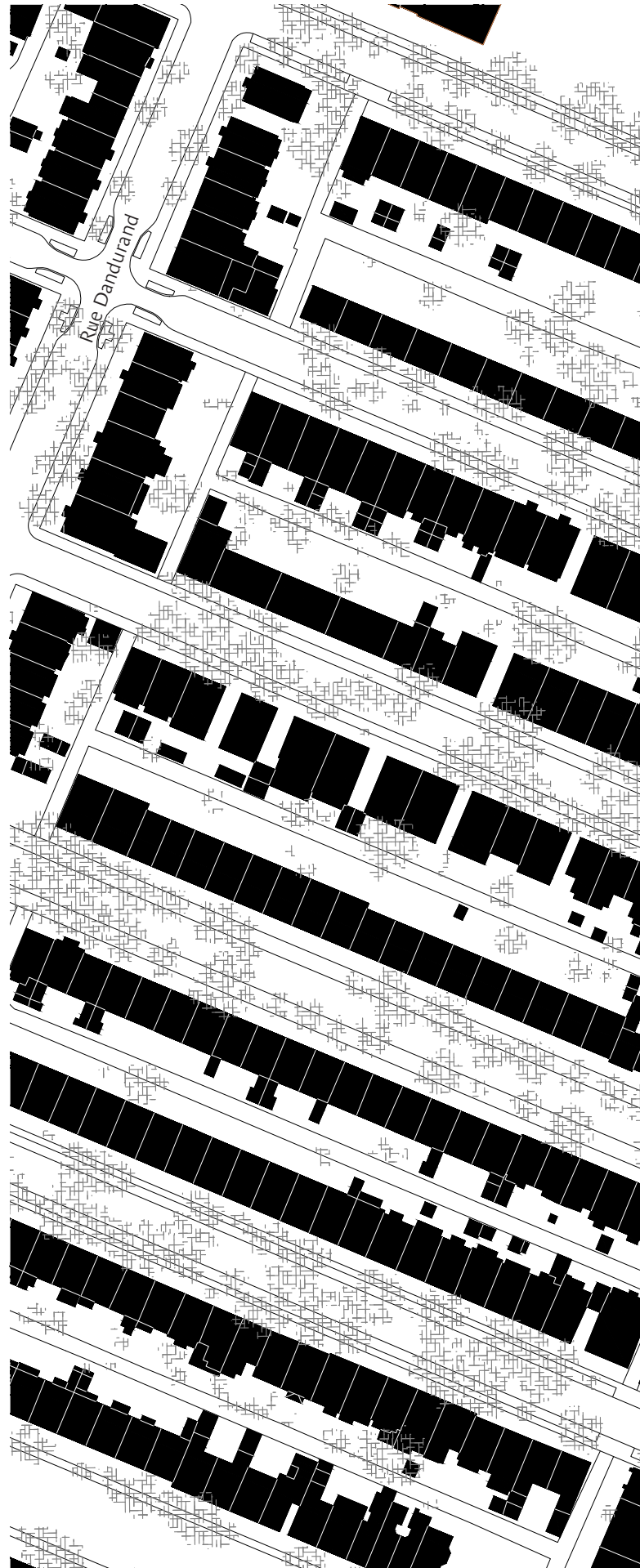
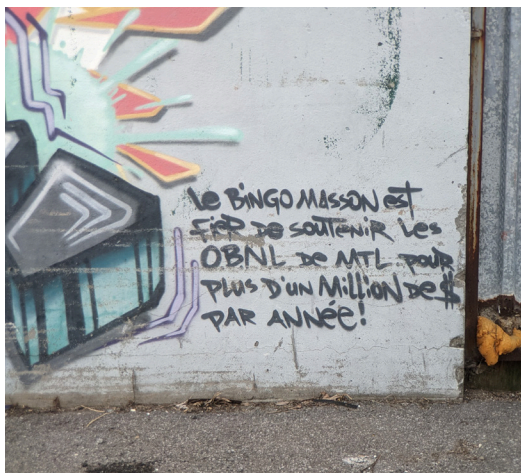
By 1995, the printing house was no more, and a bingo parlor took its place.

The bingo's profits helped finance 26 local community organisations.¹ It was also a gathering place for older residents, an age group which faces increasing social isolation.

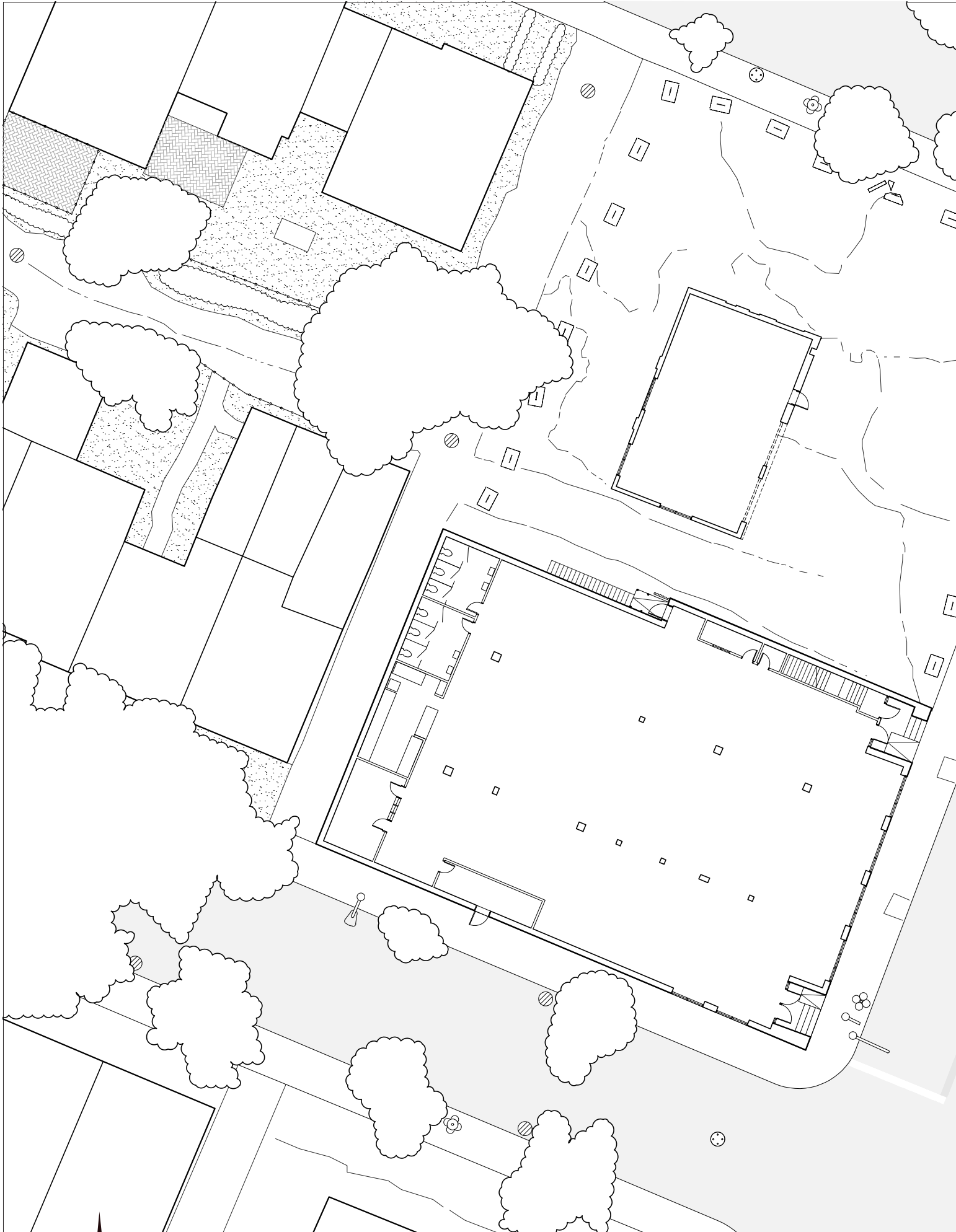
The following year, the gas station closed its pumps, and the lot remains abandoned to this day.

The bingo closed to the public in 2020 due to the covid crisis and lack of funding and of an alternative facility. Despite attempts to sell it or convert it to housing, the building is still vacant.

1 Delacour, Emmanuel. 'Le Bingo Masson Déménage'. Journal Métro, 6 March 2020. <https://journalmetro.com/local/rosemont-la-petite-patrie/2426589/le-bingo-masson-demenage/>.



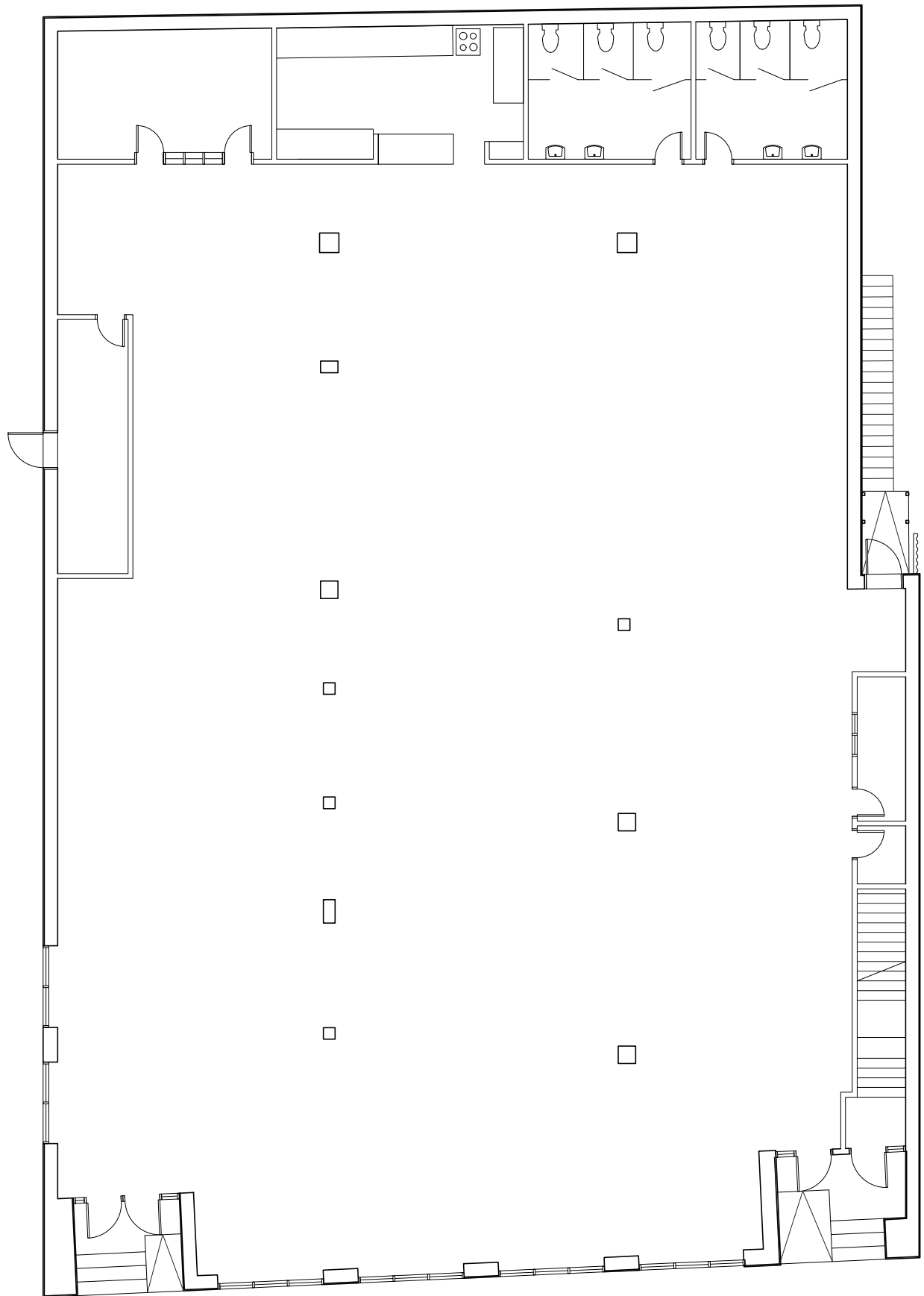




N

1:150

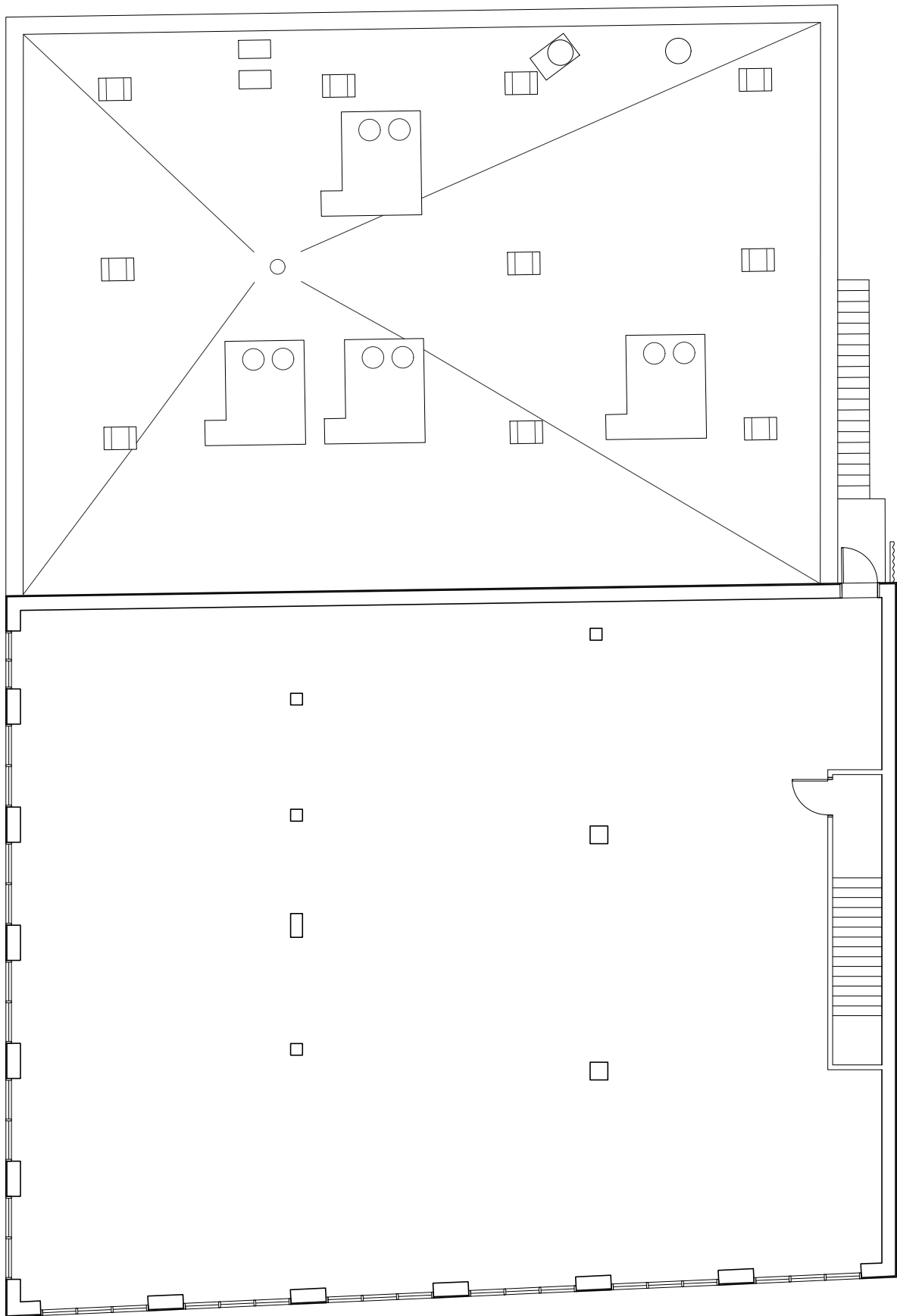




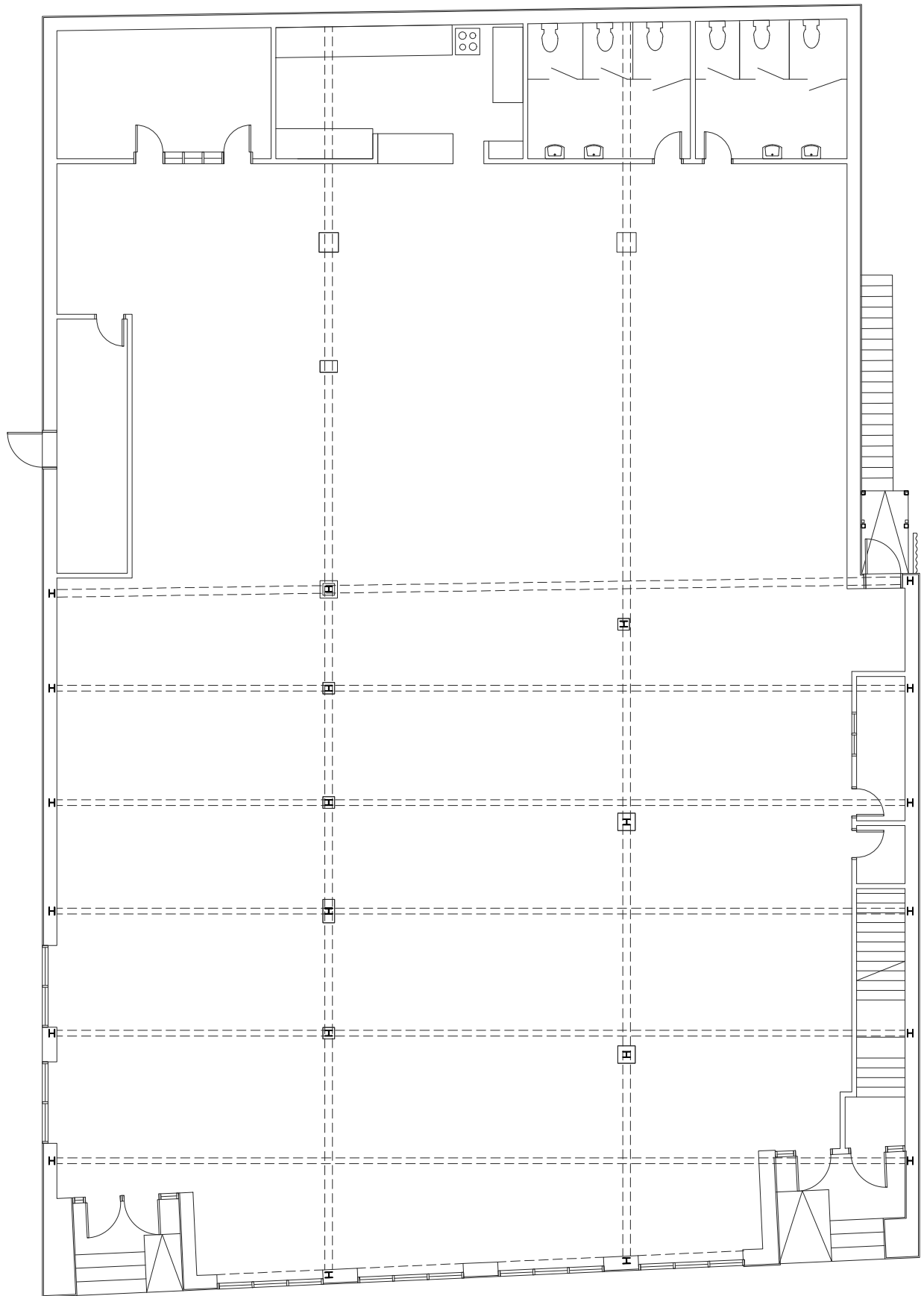
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N

1:150

Bingo Masson - Existing Ground Floor



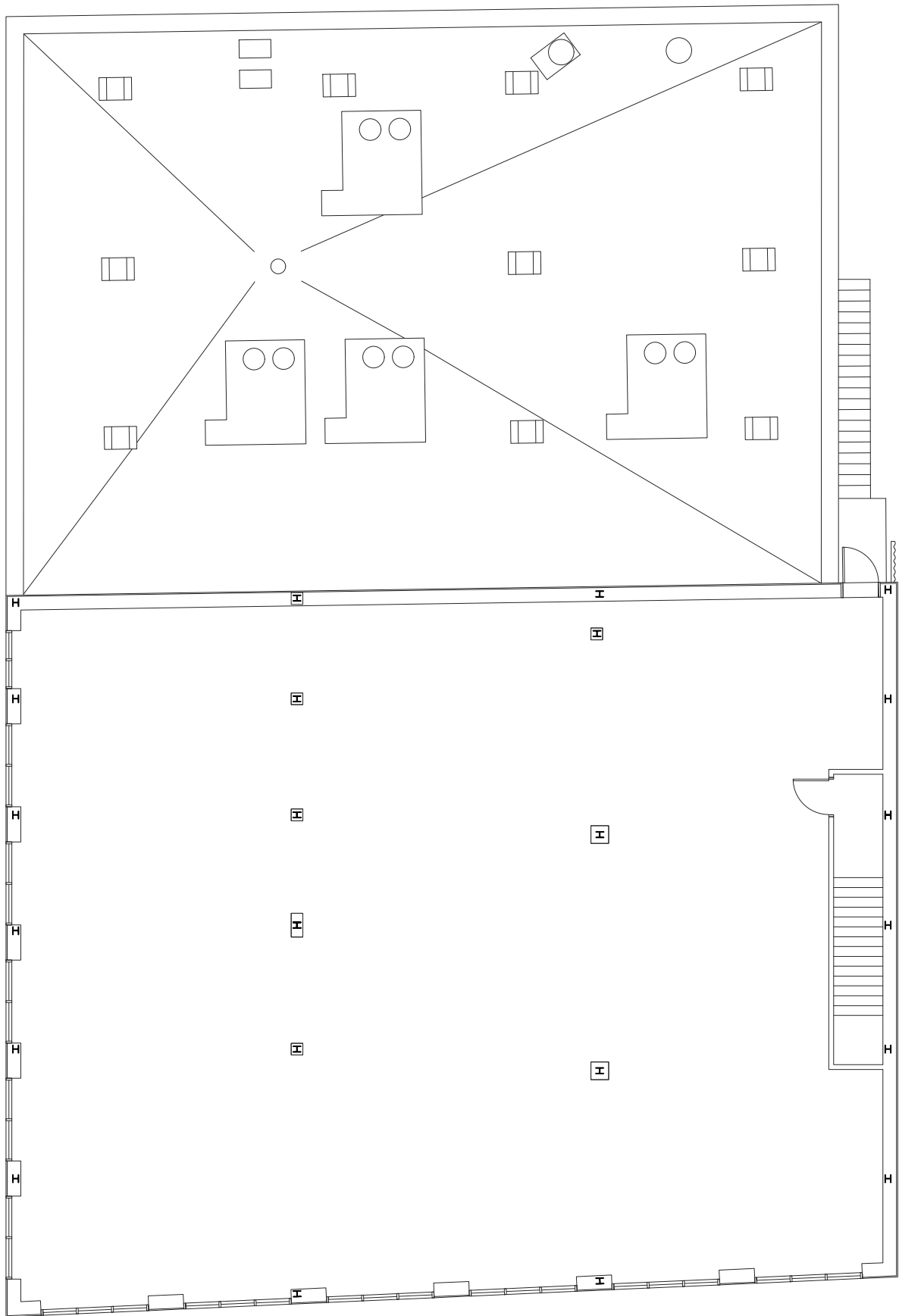
Bingo Masson - Existing Upper Floor




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Bingo Masson - Ground Floor Structure



Bingo Masson - Upper Floor Structure

























Bingo?

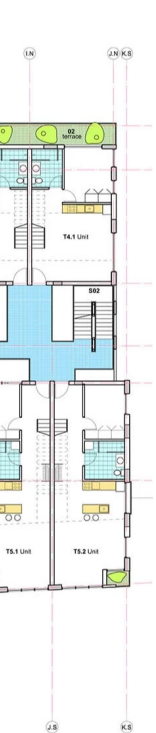
Had it been otherwise

2020-2022
Atelier Big City
La Massonerie (unrealised)

When the Bingo building was sold, the original plan was to combine both the bingo and the gas station lots to build 52 units of rental housing. Montreal architecture firm Atelier Big City was commissioned and the project was presented to the borough's urban planning advisory committee, but it never materialised. The architects were contacted, but did not comment on why the project fell through.

<https://www.atelierbigcity.com/housing>





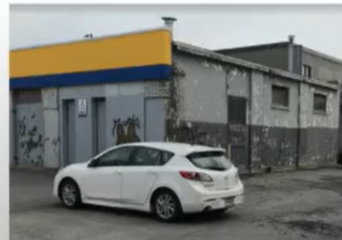
2020-2022
Atelier Big City
La Massonerie (unrealised)

The project's intention was to preserve the façade of the Bingo building, while demolishing the extension in back, and the whole gas station garage. Reasons cited to justify the demolition were poor conditions of the garage foundations and cladding, and negligible aesthetic or heritage value for both buildings. The Bingo building was found to be in generally good condition.

Information and screenshots from:
Arrondissement de Rosemont–La Petite-Patrie.
"Demande de Démolition - 3451, 3455 ET 3515, Rue Masson." YouTube, August 11, 2021. <https://www.youtube.com/watch?v=utRzUNKFlaE>.

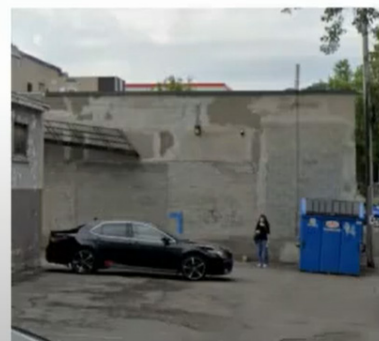
ÉTAT ACTUEL DE L'IMMEUBLE – 3515, RUE MASSON

- Portion des fondations exposée aux intempéries
- Possible dommage aux fondations sous terre en raison d'un mauvais drainage
- Dégradation importante du revêtement extérieur
- Présence de moisissures sur la façade arrière
- Présence de fissures



ÉTAT ACTUEL DE L'IMMEUBLE – 3451-3455, RUE MASSON

- Revêtement de brique en bon état
- Aucune fissure ou dégradation observable
- Enduit cimentaire en mauvais état, sur les fondations et le mur arrière (blocs de béton exposés)
- Aucun problème majeur au niveau de l'étanchéité de l'enveloppe
- Bonne condition générale





VALEUR PATRIMONIALE DU BÂTIMENT – 3515, RUE MASSON

- Aucune valeur esthétique, historique, urbaine ou paysagère



VALEUR PATRIMONIALE DU BÂTIMENT – 3451-3455, RUE MASSON

- Aucun statut
- Valeur sociale (Bingo: espace social, impliqué dans financement d'organisme communautaires)
- Aucune valeur historique particulière
- Aucune valeur esthétique (modulations dans la brique sur la partie de 2 étages seulement)
- Aucune valeur contextuelle, urbaine ou paysagère

