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BY-LAW NO. 2006 - 418

A by-law of the City of Ottawa to designate portions of Lorne Avenue and Primrose Avenue as a heritage conservation district.

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, C. O.18 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, as heritage conservation districts;

AND WHEREAS the City of Ottawa has examined the lands described in Schedule "A" and Schedule "B" annexed hereto pursuant to the provisions of Section 40 of the *Ontario Heritage Act*;

AND WHEREAS the City of Ottawa has an approved Official Plan currently in effect that contains provisions relating to the establishment of heritage conservation districts;

AND WHEREAS Section 41.1(1) of the *Ontario Heritage Act* requires that a municipality shall adopt a heritage conservation district plan for each district that is so designated;

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

1. There is designated, as a heritage conservation district, the real property more particularly described in Scheduled "A" and Schedule "B" hereto, known as:

9 Lorne Avenue;  
15 - 19 Lorne Avenue;  
21 - 25 Lorne Avenue;  
27 - 33 Lorne Avenue;  
35 - 37 Lorne Avenue;  
39 Lorne Avenue;  
41 - 43 Lorne Avenue;  
45 - 49 Lorne Avenue;  
18 - 20 Lorne Avenue;  
24 - 26 Lorne Avenue;  
28 Lorne Avenue;  
30 Lorne Avenue;  
40 Lorne Avenue;  
42 - 44 Lorne Avenue;  
46 - 48 Lorne Avenue;  
50 - 52 Lorne Avenue;  
54 Lorne Avenue;  
58 Lorne Avenue; and,  
109 Primrose Avenue.

2. The Lorne Avenue Heritage Conservation District Plan is adopted as set out in Schedule "B" hereto attached.

3. The City Clerk is hereby authorized to cause notice of the passage of this By-Law to be served upon the owners of the property described in Schedule "A" and in Schedule "B" and upon the Ontario Heritage Trust and to cause notice of the passage of this By-law to be published in a newspaper having general circulation in the City of Ottawa.

4. The City Solicitor is hereby authorized to cause a copy of this By-Law to be registered against the property described in Schedule "A" and Schedule "B" hereto in the proper Land Registry Office upon this by-law coming into force.

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 matters and information set forth by the said Schedules were all fully described herein.

ENACTED AND PASSED this 25<sup>th</sup> day of October, 2006

CITY CLERK

MAYOR

## SCHEDULE "A"

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Ottawa, Province of Ontario, being composed of:

PIN 04111 – 0032 (LT)

Part Lot 11, Plan 7, on Plan 5R-6834 known as 9 Lorne Avenue.

PIN 04111 – 0033 (LT)

Part Lot 12, Plan 7, being parts 5, 6 and 7 on Plan 5R-6834 known as 15 Lorne Avenue.

PIN 04111 – 0034 (LT)

Part Lot 12, Plan 7, being parts 2, 3 and 4 on Plan 5R-6834 known as 17 Lorne Avenue.

PIN 04111 – 0035 (LT)

Part Lot 7, Plan 7, being part 1 on Plan 5R-6834 known as 19 Lorne Avenue.

PIN 04111 – 0036 (LT)

Part Lot 14, Plan 7, being part 4 on Plan 5R-8900 known as 27 Lorne Avenue.

PIN 04111 – 0037 (LT)

Part Lot 14, Plan 7, being part 3 on Plan 5R-8900 known as 29 Lorne Avenue.

PIN 04111 – 0038 (LT)

Part Lot 14, Plan 7, being part 2 on Plan 5R-8900 known as 31 Lorne Avenue.

PIN 04111 – 0039 (LT)

Part Lot 14, Plan 7, being part 1 on Plan 5R-8900 known as 33 Lorne Avenue.

PIN 04111 – 0042 (LT)

Part Lot 15, Plan 7, being part 1 on Plan 5R-6811 known as 35 Lorne Avenue.

PIN 04111 – 0043 (LT)

Part Lot 15, Plan 7, being part 2 on Plan 5R – 6811 known as 37 Lorne Avenue.

PIN 04111 – 0044 (LT)

Part Lot 15, Plan 7, being part lot 13 on Plan 11285 known as 39 Lorne Avenue.

PIN 04111 – 0078 (LT)

Part Lots 12 and 13, being part lot 3 on Plan 5R-7165 known as 41 Lorne Avenue.

PIN 04111 – 0077 (LT)

Part Lots 12 and 13, being parts 4, 5 and 6 on Plan 5R-7165 known as 43 Lorne Avenue.

PIN 04111 – 0273 (LT)

Part Lot 11, Plan 11285, being parts 1, 2, 3 and 4 on Plan 4R-20793 known as 45 Lorne Avenue.

PIN 04111 – 0274 (LT)

Part Lot 11, Plan 11285, being parts 5, 6, 7 and 8 on plan 4R-20793 known as 47 Lorne Avenue.

PIN 04111 – 0275 (LT)

Part Lot 11, Plan 11285, being parts 9, 10 and 11 on Plan 4R-20793 known as 49 Lorne Avenue.

PIN 04111 – 0013 (LT)

Part Lot 19, Plan 7 on Plan 5R-7357 known as 18 Lorne Avenue.

PIN 04111 – 0014 (LT)

Part Lot 19, Plan 7 on Plan 5R-7357 known as 20 Lorne Avenue.

PIN 04111 – 0015 (LT)

Part Lot 18, Plan 7, being part 1 on Plan 5R-7357 known as 24 Lorne Avenue.

PIN 04111 – 0016 (LT)

Part Lot 18, Plan 7, being part 2 on Plan 5R-7357 known as 26 Lorne Avenue.

PIN 04111 – 0017 (LT)

Part Lot 17, Plan 7 on Plan 5R-7357 known as 28 Lorne Avenue.

PIN 04111 – 0018 (LT)

Part Lot 17, Plan 7 on Plan 5R-7357 known as 30 Lorne Avenue.

PIN 04111 – 0019 (LT)

Part Lot 16, Plan 7, being parts 1 and 2 on Plan 5R-7193 known as 40 Lorne Avenue.

PIN 04111 – 0020 (LT)

Part Lot 16, Plan 7, being parts 3, 4, 5 and 6 on Plan 5R-7193 known as 42 Lorne Avenue.

PIN 04111 – 0021 (LT)

Part Lot 16, Plan 7 on Plan 5R-7193 known as 44 Lorne Avenue.

PIN 04111 – 0022 (LT)

Part Lot 16, Plan 7, being part 9 on Plan 5R-9431 known as 46 Lorne Avenue.

PIN 04111 – 0023 (LT)

Part Lot 16, Plan 7, being parts 5, 6, 7 and 8 on Plan 5R-9431 known as 48 Lorne Avenue.

PIN 04111 – 0024 (LT)

Part Lot 16, Plan 7, being part lot 11 on Plan 5R-9431 known as 50 Lorne Avenue.

PIN 04111 – 0025 (LT)

Part Lot 16, Plan 7, being part 3 on Plan 5R-9431 known as 52 Lorne Avenue.

PIN 04111 – 0026 (LT)

Part Lot 16, Plan 7, being parts 1 and 2 on Plan 5R-9431 known as 54 Lorne Avenue.

PIN 04111 – 0065 (LT)

Part Lot 7, Plan 11285 on Plan 5R-9431 known as 58 Lorne Avenue

PIN 04111 – 0064 (LT)

Part lot 7, Plan 11285 on Plan 5R-9431 known as 109 Primrose Avenue.

PIN 04111 – 0031 (LT)

Plan 7, Lot 13 known as 21 Lorne Avenue.

PIN 04111 – 0031 (LT)

Plan 7E, Lot 10 known as 23 Lorne Avenue.

PIN 04111 – 0031 (LT)

Plan 7E, Pt Lot 10 known as 25 Lorne Avenue.

## SCHEDULE "B"

## 3.0 Heritage Conservation District Plan

## 3.1 Objectives to be achieved through designation

The objective of designation of lower Lorne Avenue is to conserve and enhance the historical and architectural character of this early 20<sup>th</sup> century, working class streetscape. Designation under Part V of the *Ontario Heritage Act* will establish a planning process that respects the history and architecture of Lorne Avenue.

Development in a heritage conservation district takes place by adding to existing buildings and/or by infilling vacant land. The design guidelines contained in this plan will provide the means to encourage development that is compatible with the character of the proposed district. The objectives of the design guidelines are to:

- Encourage infill construction and alterations that respect the architectural character and scale of buildings in the streetscape;
- Encourage infill construction to be of contemporary architectural expression, while respecting the architectural character and scale of buildings in the streetscape;
- Encourage the restoration of buildings;
- Prevent the demolition of heritage buildings identified in the district inventory;
- Discourage the removal or alteration of original architectural features;
- Encourage landscaping on private property that is consistent with the existing streetscape character.

## 3.2 Current conditions

The portion of Lorne Avenue located between Albert Street and Primrose Avenue is known locally as 'lower Lorne Avenue.' A steep escarpment, Nanny Goat Hill, separates lower Lorne Avenue from upper Lorne Avenue to the south. For many years the expectation that buildings on lower Lorne Avenue might be expropriated discouraged redevelopment and lower Lorne Avenue remained relatively unchanged. Within the last fifteen years development pressure, in the form of infill development, has replaced the threat of expropriation. Residents of lower Lorne Avenue requested designation because they would like to prevent incompatible infill development. The goal of the residents is to conserve the historical and architectural character of lower Lorne Avenue.

## 3.3 Proposed boundaries of the district

The history of development and the architectural character of lower Lorne Avenue differ from that of adjacent streets. Lower Lorne Avenue is separated from upper Lorne Avenue by the escarpment, Nanny Goat Hill. The buildings on lower Lorne Avenue were destroyed fire on April 26, 1900, while the area to the south, upper Lorne Avenue, was protected from the fire by the escarpment. The result is that the lower Lorne Avenue streetscape is homogeneous in its architectural character because all of the buildings were built in a similar style within a seven-

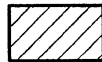
year period. Upper Lorne Avenue is more heterogeneous in architectural character, containing buildings of varying architectural styles from various periods before and after the fire of 1900. The areas to the west and east, Booth and Perkins Streets respectively, are also heterogeneous in character, having had infill development in various architectural styles over the years. Buildings located on the LeBreton Flats, to the north of Lorne Avenue, were expropriated and demolished in the early 1960s. The LeBreton Flats have been vacant since that time. The proposed boundary is the dark outline around the properties.





**Ottawa**  
 Produced by Planning and Development Department  
 Produit par le Service de l'urbanisme et de l'aménagement

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OCT. 27, 2004	
REVISION DATE DE RÉVISION	



LOCATION MAP / Plan de révision  
 HERITAGE / Patrimoine  
 9 - 45 LORNE AVE  
 18 - 58 LORNE AVE  
 109 PRIMROSE AVE.

ÉCHELLE  
 N.T.S.  
 MÈTRES

SCALE  
 N.T.S.  
 MÈTRES

### 3.4 A description of the cultural heritage value and heritage attributes of lower Lorne Avenue

The description of the cultural heritage value and the heritage attributes of the study area is important because it defines what is to be conserved by the guidelines. The description also helps to promote an understanding of the heritage character of the lower Lorne Avenue streetscape and provides a means for evaluating the compatibility of a proposed development.

#### 3.4.1 Cultural heritage value or interest of lower Lorne Avenue

Lower Lorne Avenue (between Albert Street and Primrose Avenue) is a homogeneous, well-preserved streetscape, typical of the type of housing built in Ottawa for the working class from 1900 – 1907. The history of lower Lorne Avenue, located directly adjacent to the LeBreton Flats, is associated with the development of the LeBreton Flats as an industrial centre and as a residential area for the mill and railway workers who worked there. In the early 1850s, only a handful of labourers lived in the LeBreton Flats area. However, the sawn lumber industry expanded in the 1860s and new lands were subdivided to house workers within walking distance of the mills and railway yards located on the LeBreton Flats. The Perkins Block, the current location of lower Lorne Avenue, was surveyed and registered in 1860.

The fire of Thursday, April 26, 1900 is a pivotal event in the history of Ottawa. It destroyed 400 acres of the west end of Ottawa, including all of the buildings on lower Lorne Avenue. Within a short period of time following the fire the residential and industrial buildings in the LeBreton Flats area were rebuilt. The rapid rebuilding that followed the fire resulted in the construction of the architecturally homogeneous streetscape on lower Lorne Avenue. These modest, brick, two-storey row houses were an affordable solution to the problem of finding a housing form that could replace the wood frame buildings that were destroyed by the fire.

Areas adjacent to lower Lorne Avenue present streetscapes that have a different development history, being composed of buildings constructed before and after the fire of 1900. Streetscapes to the south of Lorne Avenue that were not destroyed by the fire have had infill development over the years, resulting in a more heterogeneous architectural streetscape character. Lorne Avenue's cultural heritage significance is enhanced by the fact that its character is representative of the type of streetscape that was eliminated when the LeBreton Flats community was levelled in the early 1960s, leaving lower Lorne Avenue as a significant working class streetscape to be conserved.

#### 3.4.2 Heritage attributes of lower Lorne Avenue

The modest two-storey, singles and rowhouses on lower Lorne Avenue were built in the vernacular Italianate style between 1900 and 1907. These red brick buildings are generally uniform in appearance and display elements typical of the vernacular Italianate style including modest brick surface ornamentation such as corbeling and stringcourses. Other elements typical of the vernacular Italianate style include a shallow projecting bay on the front façade and a flat roof with building cornice of wood or pressed metal. Many of the buildings have some or all of

the original cornice brackets. The building cornices are a unifying element in the streetscape. A continuous line of building cornices extends along the length of lower Lorne Avenue.

The window openings are generally rectangular, with voussoirs and masonry window sills. All of the buildings have a front porch with modest wood ornamentation. A shed roof with a decorative pediment detail is the most common porch roof form.

There is a vertical emphasis to the building massing, a result of the narrowness of the typical width of a single unit in a row, relative to the height of the building. All of the rows are broken into a series of narrow divisions, two bays wide. The front yard setback is relatively uniform, with minor variations in the streetscape. The side yards setbacks are zero or are very narrow. Parking is usually at the side or rear of the property, accessed by a narrow driveway from the street or from Perkins Street.

Front yards display a layering of landscape elements including annuals, perennials, shrubs, climbing vines, small areas of lawn and small trees. The regularly spaced, small, flowering street trees in the shallow front yards provide shade and help to screen views into residences. The narrow street and lot dimensions were established by the survey completed in 1860. The narrow front and side yard setbacks are a result of the desire to construct the largest building possible on the narrow lots. The height of the buildings relative to the width of the street and the proximity of the front façade to the sidewalk establishes a particular relationship unique to Lorne Avenue; the narrow street and continuous wall of uniformly set back buildings produce a shallow tunnel effect. This, combined with the soft edge of layered landscaping in the front yards results in a streetscape that is pleasantly sheltered and pedestrian in scale.

### 3.5 Policy statements, procedures and design guidelines for managing change in the heritage conservation district

Various policy documents at the provincial and municipal levels establish a framework for the conservation of heritage resources. These policies as well as the procedures for the approval of development applications in heritage conservation districts are explained in this section. The design guidelines contained in this section will provide the means for evaluating the compatibility of proposed developments with the heritage character of Lorne Avenue.

#### 3.5.1 General policies supporting the conservation of heritage resources

With regard to cultural heritage resources, the *Provincial Policy Statement* states in Section 2.6.1 that a decision of a council of a municipality in respect of the exercise of any authority that affects a planning matter “shall be consistent with” the following, “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”<sup>1</sup>

The *Provincial Policy Statement* defines cultural heritage landscapes as, “a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent

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<sup>1</sup> Provincial Policy Statement, Ministry of Municipal Affairs and Housing, 2005, p. 21.

elements or parts.”<sup>2</sup> Significant cultural heritage resources are resources, “that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.”<sup>3</sup>

The *Provincial Policy Statement* defines conserved as, “the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.”<sup>4</sup>

The *Ontario Heritage Act* enables municipalities to designate heritage conservation districts. Section 41. (1) of the Act states,

Where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district.

The City of Ottawa Official Plan provides a framework for the conservation of heritage resources within the city. The Lorne Avenue Heritage Conservation District Study was undertaken in accordance with Section 2.5.5.2 of the City of Ottawa Official Plan, that states:

Groups of buildings, cultural landscapes, and areas of the city will be designated as Heritage Conservation Districts under Part V of the *Ontario Heritage Act*.

### 3.5.2 Application to alter a heritage building

The *Ontario Heritage Act* and the City of Ottawa require that all proposals for new construction or alteration to the exterior appearance of properties within a heritage conservation district must be approved by City Council, and a permit must be issued before any work may begin.

In order to initiate the application process, the applicant must complete a heritage permit application and submit it to heritage staff along with plans and material samples, if applicable. Staff review the application to determine if the alterations meets all City requirements, and a report will be prepared and sent to the Local Architectural Conservation Advisory Committee (LACAC), Planning and Environment Committee (PEC) and City Council. Council may approve the application with or without conditions, or refuse it. If Council approves the application, a Heritage Permit is issued. A Heritage Permit must be issued before a Building or Demolition Permit may be issued. In the case of alterations within a heritage conservation district, the applicant can appeal Council's decision to the Ontario Municipal Board.

Demolition of buildings within the proposed district is discouraged. Demolition of Category 4 buildings within the district may be considered subject to the replacement building being compatible with the heritage character of the streetscape. An application for demolition and for new construction under the *Ontario Heritage Act*, and a building permit for the construction of

<sup>2</sup> Provincial Policy Statement, 2005, p. 29.

<sup>3</sup> Provincial Policy Statement, p. 36.

<sup>4</sup> Provincial Policy Statement, p. 29.

the new building are required before a demolition permit can be issued. Section 42 (2.1) of the *Ontario Heritage Act* states,

*The owner of property situated in a designated heritage conservation district may apply to the municipality for a permit to alter any part of the property other than the interior of a building or structure on the property or to erect, demolish or remove a building or structure on the property.*

*The decision of the municipal council must be made within 90 days of the date of the notice of receipt of the application, or within such longer period of time as is agreed upon by the applicant and the council. The council may grant approval of the permit applied for, refuse the application for a permit, or grant approval of the permit subject to terms and conditions. If the council refuses the permit applied for or gives the permit with terms and conditions attached, the owner of the property may appeal to the Ontario Municipal Board.*

Other approvals or permits may be required:

- Zoning By-law Amendment or Minor Variance;
- Site Plan Control Approval - for certain residential developments, for certain changes in land use, and for any developments in certain zones;
- Building Permits - required for most construction;
- Review of Site Elements – required for new construction and some additions to existing buildings within a heritage conservation district.

### 3.5.3 Alterations that do not require an application to alter under the Ontario Heritage Act

The following is a list of the types of work that do not require a heritage permit:

- interior alterations;
- painting/paint colour;
- on - going building maintenance such as repointing, a new roof and foundation repairs;
- repair, using the same materials, of existing features including roofs, exterior cladding, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations and decorative wood, metal or stone;
- minor alterations to the rear of the building;
- landscaping.

### 3.5.4 Heritage grants

Heritage grants are available to assist owners of heritage buildings designated under Part V of the *Ontario Heritage Act* with restoration work. Grants are approved subject to the availability of funding, which is approved by Ottawa City Council as part of the overall City budget each year. Grants are for projects that involve the restoration of building elements to their original condition or material. Examples of eligible projects include:

- conservation of existing exterior elements, such as deteriorated original windows, gingerbread trim or decorative metal work;
- repointing mortar joints in masonry surfaces;
- restoration of missing features based on documentary evidence, such as reinstating a blocked-in window, rebuilding an interesting chimney stack or re-roofing with the original material;
- custom restoration work, such as replicating porch columns or trim, or building new windows to replace originals that are beyond repair.

### 3.5.5 Design guidelines

These design guidelines will be used to evaluate the compatibility of a proposed development with the heritage character of the streetscape as defined in the description of cultural heritage value and heritage attributes. The objective of the design guidelines is to conserve the heritage character of individual properties and the district as a whole. The guidelines, as they relate to infill construction, encourage the use of contemporary approaches to architectural design that are compatible with the historic character of the streetscape.

#### 3.5.5.1 Conservation of existing building fabric

Conservation is the general term used to describe the retention and safeguarding of heritage buildings and areas. The term is used to describe the broad range of processes associated with the identification, protection, maintenance, revitalization and management of heritage properties. Conservation may involve the preservation, restoration, renovation, rehabilitation, and/or adaptive re-use of heritage buildings.

- a) Cleaning and repointing brick - The extensive use of brick cladding is a unifying element in the Lorne Avenue streetscape. Cleaning of brick should be approached with caution. Heritage staff are available for consultation regarding non-abrasive cleaning methods. Test patches should be made in unobtrusive locations to first ensure the effectiveness of the cleaning method. Repointing of brick should be undertaken in consultation with heritage staff to ensure that lime-rich mortars similar to the original mortar are used;
- b) Conservation and repair of cornices and cornice brackets - The continuous line of building cornices is a unifying element in the Lorne Avenue streetscape. The conservation and repair of cornices and cornice brackets is encouraged. Repair is preferable to replacement. Where replacement is necessary, the replacement cornice or bracket should be the same design and material as the original;
- c) Conservation and repair of original wood doors and windows – Retention of original doors and windows is encouraged. Increased energy efficiency can be achieved through the use of weather stripping or the installation of wood storm windows. If a window or door has to be replaced, the new window or door should match the size, shape and muntin profile of the original. When no documentary evidence regarding the design of the original exists, the design

of original windows or doors from neighbouring buildings can be used as a model. A replacement door or window should not falsely evoke a particular era;

d) Conservation and repair of porches - Retention of original porch elements is encouraged. Regular maintenance is critical to the preservation of decorative woodwork.

Sources of water penetration should be identified and removed, and paint cover maintained. Replacement decorative wood elements should be based on documentary evidence such as remaining decorative elements and historical photographs. Where no original material exists, the design of a replacement porch should replicate existing early porches in the streetscape. In general, the typical porch has a shed roof with a pediment. There is precedent for a porch with a flat roof and classically-inspired decoration. Ghost marks may provide an indication of where a porch roof was once located on the building.

#### 3.5.5.2 Infill – additions

a) Height - additions to the rear; additions may be up to two storeys in height, but must be lower than the original building and set back from the sides of the original building;

b) Roof and building cornice - The continuous line of flat roofs and building cornices is a unifying element in the streetscape. The use of a flat roof, a building cornice and/or cornice brackets is encouraged;

c) The architectural expression of an addition may be of its own time. The design of the addition should, however, be sympathetic to the massing and finishes of the original building;

d) Legibility - Additions should be distinguishable from the original building. There should be a differentiation between old and new;

e) Windows - Window openings with voussoirs or rectangular window openings are encouraged. Double or single hung windows are encouraged.

#### 3.5.5.3 Infill – new construction

a) The architectural expression of new construction may be of its own time. The massing, finishes, use of decoration, and rhythm of divisions of buildings should make reference to typical patterns in the streetscape;

b) Maintaining vertical emphasis - The width of each single or unit within a row should be less than the height. Each single or unit within a row should be two bays wide;

c) Roof and building cornice - A flat roof is encouraged. A building cornice with or without brackets is encouraged. The flat roof and cornice are a unifying element in the streetscape and the design of new buildings should continue this pattern;

- d) Building height - A building height of two-storeys is encouraged. The two-storey height of the buildings is a unifying element in the streetscape;
- e) Shallow projecting bays - While a flat façade is common in the streetscape, there is precedent for shallow projecting bays. Shallow projecting bays are encouraged;
- f) Cladding - Brick cladding is a unifying element in the streetscape. Brick cladding is encouraged;
- g) Windows - Window openings with voussoirs or rectangular window openings are encouraged. Double or single hung windows are encouraged. A transom window over the front door is typical in the streetscape and is encouraged;
- h) Surface decoration - Modest surface decoration, such as a stringcourse, is encouraged;
- i) Porches - Porches with shed roofs and wood decoration are encouraged;
- j) Building setback – Small variations in building setback from the front property line occur in the streetscape. Maintaining this uniform front yard setback is encouraged;
- k) Legibility – New construction should be distinguishable from existing buildings. There should be a clear differentiation between old and new.

#### 3.5.5.4 Streetscape

- a) Landscaping in front yards should include a combination of the following: small trees, small shrubs, perennials, climbing vines, small areas of lawn. Hard surfaces should be kept to a minimum;
- b) Parking should be located at the rear of the property or within narrow driveways to the side of the lot. Underground parking is not encouraged. Parking in the front yard is not permitted.



BY-LAW NO. 2006 - 418

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A by-law of the City of Ottawa to designate portions of Lorne Avenue and Primrose Avenue as a heritage conservation district.

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Enacted by City Council at its meeting of October 25, 2006.

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LEGAL SERVICES  
C. Ruddy / A. Bourgon

COUNCIL AUTHORITY:  
City Council October 25, 2006  
PEC Report 54A, Item 5