

Document 5 Study Area – Neighbourhood Heritage Statement Attributes

1. Billings Bridge – Alta Vista – Riverside Park – Hunt Club Woods

Billings Bridge – Alta Vista

- Wide arterial roads define “super blocks” with narrower streets within neighbourhoods in a discontinuous street grid plan
- Billings Estate, a National Historic Site
- Billings Bridge, built 1914
- Largely comprised of low-rise, detached houses of mid-century modern style built in the decades following the Second World War
- Tract housing and towers built by large developers like Campeau
- Custom built houses designed by architects including well known architects such as James Strutt

Hog’s Back – Riverside Park

- Wide arterial roads define “super blocks” with narrower streets within neighbourhoods in a discontinuous street grid plan
- Hog’s Back Falls
- Parkland associated with the Greber Plan for Ottawa and developed in the early postwar years, including Hog’s Back Park, Vincent Massey Park and Mooney’s Bay Park and Beach
- Architect designed pavilions and structures in Hog’s Back Park and Vincent Massey Park of a mid-century modern style and recognized as heritage by the FHBRO
- Confederation Heights and the modernist federal buildings clustered there, including a number of properties recognized by the FHBRO
- Largely comprised of low-rise, detached houses of mid-century modern style built in the decades following the Second World War
- Tract housing and towers built by large developers like Campeau
- Custom built houses designed by architects
- Riverside Court, a master planned “complete community” consisting of four apartment towers, a number of townhouses, a recreation centre and a commercial mall

Hunt Club – Quintarra – Revelstoke – Riverside Park South

- Curvilinear street plan

- The Ottawa Hunt and Golf Club
- Largely comprised of low-rise, detached houses of mid-century modern style built in the decades following the Second World War
- Tract housing and towers built by large developers
- Custom built houses designed by architects

2. Britannia – Crystal Bay

Britannia Village

- Early cottage-style houses illustrating Britannia's history as a late 19th century and early 20th century summer resort community
- Detached houses built after the Second World War in a mid-century modern style
- Britannia Conservation Area
- Grid street plan

Belltown

- 19th century farmhouses
- Detached houses built in the first half of the 20th century in a vernacular or revival style
- Detached houses built after the Second World War in a mid-century modern style
- Grid street plan

Fairfield Heights

- Detached houses built after the Second World War in a mid-century modern style
- Grid street plan

Lincoln Heights

- Low-scale housing, including detached houses, row houses and mid- to high-rise towers erected in the 1960s and 1970s, many by developer Assaly Construction
- Lincoln Fields Shopping Centre
- Discontinuous grid street plan

Bayshore

- Buildings and street layout dating from the 1960s and 1970s construction of the Bayshore community, including high-rise apartment buildings, townhome complexes, row houses, recreational facilities, commercial areas, parks and pathways
- Bayshore Shopping Centre
- Curvilinear street plan

Crystal Bay – Rocky Point

- Early cottage-style houses illustrating area's history as a late 19th century and early 20th century summer cottage community
- Detached houses built after the Second World War in a mid-century modern style
- Relationship of buildings to Ottawa River, including many homes with private access to River
- Curvilinear street plan

Crystal Beach

- Crystal Beach is a triangular area bound by Moodie Drive to the west, Carling Avenue to the north and east and Corkstown Road to the south.
- Despite its name, Crystal Beach is landlocked and does not have direct access to the Ottawa River.
- Detached houses built in the 1960s by Minto Developments; five models used in area
- Curvilinear street plan

Lakeview Park

- Lakeview Park is a triangular area bound by Corkstown to the north, Highway 417 to the south and Moodie Drive to the east.
- Detached houses built in the 1960s in a mid-century modern style
- Curvilinear street plan

3. Carlington – Civic Hospital

Civic Hospital

- Irregular street plan with prevalent grid plan
- Relationship to the Civic Hospital
- Relationship to the Central Experimental Farm and Dominion Observatory
- Late 19th century and early 20th century homes on Parkdale Avenue and near the Central Experimental Farm and Dominion Observatory
- Low-rise, detached and semi-detached houses built in the 1930s and 1940s in vernacular or various revival styles
- Several developer-built houses including those built by David Younghusband
- Many remaining original features of homes including multi-pane windows and wooden doors
- Mature street tree canopy
- Various parks and greenspaces
- Mixed uses along Carling Avenue
- Clusters of modern buildings including 1960s and 1970s homes on Larchwood Avenue and Old Irving Place
- Civic Pharmacy sign at corner of Holland Avenue and Carling Avenue

Central Experimental Farm

- Varied street plan blocks laid out similarly to concession blocks, typical of a rural environment
- Functioning agricultural fields
- Various public buildings built in the 19th and early 20th centuries in a vernacular or revival style
- Larger public buildings built after the Second World War in a modern style
- “Pencil”-style wood post fences painted red and tapered to a point
- The Dominion Arboretum, the Canada Agriculture and Food Museum, Ornamental Gardens and Fletcher Wildlife Garden
- The Experimental Farm Multi-Use Pathway

Carlington

- Varied street plan with discontinuous grid
- Views to the Central Experimental Farm from neighbourhoods and along thoroughfares
- Parks and greenspaces including Carlington Park, Bellevue Manor Park and Carlington Woods
- 19th and early 20th century brick- and stone-clad buildings predominantly found along Fisher Avenue
- Early 20th century school building
- Hundreds of wartime houses concentrated south of Carling Avenue between Fisher Avenue and Merivale Road; one-and-a-half-storey, modestly-scaled Cape Cod-style

homes often organized at irregular angles to the street, purpose-built for Second World War veterans and their families

- Many low-rise, detached houses built shortly after the Second World War
- Low-rise apartment buildings built in the postwar period in a modern-influenced style, found predominantly along Kirkwood Avenue north of Laperriere Avenue
- High proportion of community and affordable housing in row houses and mid- and high-rise apartment buildings built in the 1970s between Merivale Road, Caldwell Avenue and Morriset Avenue
- Places of worship built in the postwar period including several designed by well-known architectural firms
- Carlington Hill, a large hill used for winter sledding and a notable geographic feature of the neighbourhood; formerly the Anne Heggveit Hill used for skiing
- Unique natural and faux-rock features incorporated into the landscaping of properties along Edgecliffe Avenue, built in the early 1960s
- Carlington Business Area and the various offices and factories located there, with some structures built as early as the 1950s and 1960s
- Merivale Road and the predominantly commercial uses found along it
- Carling Avenue and the predominantly commercial uses found along it, including the Westgate Shopping Centre

Central Park

- Curvilinear street plan
- Detached houses, townhouses and a small number of high-rise apartment buildings constructed in the 1990s
- Central Park as the central organizing feature

4. Centretown

Centretown

- Residential character of the district, featuring low- to medium-scale development
- Variety of architectural styles, expressions and types indicative of an area with distinct periods of development over the 19th and 20th century
- Original grid block layout and plan
- Relatively intact 19th and early 20th century residential streetscapes with mature tree canopy
- Predominant use of Rideau red clay brick veneer with trim details in stone, wood and pressed metal
- Single-family homes of varying size in vernacular Queen Anne and Edwardian Classicist style, with substantial wood verandas and elaborate trim
- Low-rise apartment buildings up to four storeys in height, frequently with Edwardian Classicist details
- Commercial corridors on Bank Street, Sparks Street and Elgin Street, consisting of low-rise commercial and mixed use buildings set close to the street.
- The eastern section of today's Asian Village centred around Somerset Street West and an historical Chinatown along Albert Street between Kent and O'Connor streets
- Influence of the Ottawa Improvement Commission and National Capital Commission on the built form of the area, including the development of Confederation Square, the War Memorial, the Driveway system and the beautification of the Rideau Canal
- Associations with many people and institutions of national prominence who have played an important role in shaping Canada
- Historical role as a meeting place for governmental and community groups, clubs and organizations
- The Ottawa River and the parks and recreational pathways along it
- High-rise apartment buildings constructed after the Second World War
- High-rise office buildings constructed between the end of the Second World War and the 1980s, predominantly in the north end of the neighbourhood, with many constructed in the 1970s and clad with precast concrete panels in the Brutalist style]

5. Cityview- Carleton Heights – Borden Farm

Rideauview

- Mix of grid and irregular street plans
- Housing stock predominantly comprised of semi-detached houses, townhouses and a small number of high-rise apartment buildings
- Small cluster of contemporary homes, some designed by Teron Construction Ltd.
- Mixed-use area along Prince of Wales, including low-rise commercial strip-type plaza, chain restaurants, surface parking, and low- and high-rise office buildings
- Relationship to the Rideau River

Carleton Heights

- Many mid-century modern-style detached houses, typically one storey with garage or carport additions
- Many homes from original developments have been demolished and replaced with contemporary homes
- Small clusters of wartime houses, especially along Argue Drive: one-and-a-half-storey, modestly-sized Cape Cod-style homes with side gable roofs
- Few vernacular- or revival-style detached houses from before the Second World War
- Relationship to the Rideau River
- Mixed of grid and discontinuous street plan

Fisher Heights

- Developed mostly by Minto Construction
- Many mid-century modern-style detached red brick houses, with long, low profiles and features including picture windows and attached garages or carports
- Relationship with the Central Experimental Farm
- Grid street plan with a few mature trees lining the streets

Parkwood Hills

- Developed mostly by Minto Construction
- Many mid-century modern-style detached red brick houses, with long and low profiles and features such as picture windows and attached garages or carports
- Modernist housing stock, reflecting mass production and standardization techniques
- Irregular street plan
- Many low-rise, vernacular- or revival-style detached houses from the late 19th or early 20th century built by Minto

Cityview / Skyline

- Developed mostly by Minto Construction

- Mix of housing stock; many mid-century modern-style and colonial revival detached houses, reflecting mass production and standardization techniques
- Mixed-use area along Merivale and Baseline roads, including low-rise commercial plazas, chain restaurants, high-rise apartments, low-and high-rise office buildings and surface parking lots
- Relationship with the Central Experimental Farm
- Mix of grid and irregular street plans

6. Craig Henry-Centrepointe-Meadowlands

Cityview

- Mix of housing styles and sizes, ranging from undecorated Cape Cod-style houses to newly-built multi-storey houses
- Few vernacular- or revival-style detached houses from before the Second World War
- Mixed-use area along Merivale Road and Baseline Road, including low- and high-rise apartment and office buildings, low-rise commercial plazas, big-box stores, and Algonquin College
- Grid street plan with few trees lining the streets

Meadowlands

- Mix of housing styles and sizes, ranging from undecorated Cape Cod-style houses to newly-built multi-storey houses
- Few vernacular- or revival-style detached houses from before the Second World War
- Mixed-use area along Merivale Road, including low- and high-rise apartment and office buildings, low-rise commercial plazas and big-box stores
- Irregular street plan

Craig Henry

- Western portion surveyed; mix of detached and semi-detached houses
- Many two-storey, colonial revival houses
- Eastern portion developed post-1980; not included in study area

Manordale

- Many mid-century modern-style detached houses with long, low profiles and features including picture windows and attached garages
- Grid street plan throughout most of the area

Tanglewood

- Northern area developed post-1980; not included in study area
- Southern portion built by Minto Construction
- Many one- to two-story semi-detached houses
- Discontinuous street plan with many cul-de-sacs

Merivale Gardens

- Mix of housing styles and sizes, ranging from undecorated Cape Cod-style houses to newly-built multi-storey houses
- Many mid-century modern-style detached houses with long, low profiles and features including picture windows and attached garages
- Irregular street plan centred around Merivale Garden Park
- Almost entirely surrounded by forested area

Grenfell Glen

- Many custom-built contemporary homes
- Some mid-century modern-style detached houses
- Cluster of industrial buildings along Merivale and around Grenfell Crescent
- Grid street plan with tree lined streets
- Almost entirely surrounded by forest and farm lands; the southern border is the National Capital Commission greenbelt

Pineglen

- Mix of housing styles and sizes, ranging from undecorated Cape Cod-style houses to newly-built multi-storey houses
- Cluster of many revival-inspired houses with garages
- Many mid-century modern-style detached houses
- Large and often heavily-forested lots
- Cluster of industrial buildings along McFarlane Road
- Relationship to the Rideau River

- Mix of street plans, from tree-lined grid plans to a discontinuous street plan with many cul-de-sacs

7. Cyrville – Carson Grove – Wateridge Village

Cyrville – Carson Grove – Wateridge Village

- Buildings associated with early settlement such as churches
- Mix of housing styles and sizes
- Curvilinear street plan
- Mixed use areas, especially along Cyrville Road and Montreal Road
- Low-rise, detached houses built in the decades following the Second World War
- Tract housing and towers built by large developers
- Custom built houses designed by architects
- Aviation Parkway and Sir George-Étienne Cartier Parkway
- Federal institutions such as the Canada Aviation and Space Museum and federal campuses such as the National Research Council
- Buildings associated with recreation and leisure such as the Ottawa Hunt and Golf Club

8. Glebe – Dows Lake

Glebe

- Street plan and lot patterns from the original 1792 survey
- Single detached homes in popular early 20th century types and styles including Arts & Crafts, Four Square, Spanish Colonial Revival, Queen Anne Revival, Edwardian Classicism
- Houses and other buildings designed by early Ottawa developers including David Younghusband and recognized architects including Francis C. Sullivan, E.L. Horwood and Werner E. Noffke
- Large “villa residences,” many of which now serve as embassies
- Consistent use of rich exterior materials including red and buff brick veneers, wood and limestone
- Notable stone farmhouses: Abbotsford, 950 Bank Street (1867); 6 Lakeview Terrace (1879)
- Early brick farmhouses: Ralph Cottage, 200 Fifth Avenue (1880s); 7 Clarey Street (1870s)
- Relatively intact, cohesive suburban streetscapes and developments such as Clemora Park
- Historical connection between church land and residential development
- Concentration of many prominent churches
- Turn-of-the-century schools and educational institutions including Mutchmor School, First Avenue School, Glebe Collegiate, Ottawa Ladies’ College
- Residential buildings associated with prominent historical figures, including leading academics, artists and public servants, who contributed to the history of Canada
- Houses fronting the Rideau Canal, Patterson Creek, Brown’s Inlet, Queen Elizabeth Driveway, Clemow Avenue and Monkland Avenue
- Streetscapes lined with mature trees with broad overhanging leaf canopies
- Aggregate light standards
- Layout of driveways as ceremonial routes connecting Clemow Avenue to the Queen Elizabeth Driveway via Monkland Avenue
- Evidence of new late 19th century ideas in town planning that prescribed uniform front and side yard setbacks, frontages and consistent lot-to-building ratios
- Houses fronting onto Central Park, Patterson Creek Park, and Brown’s Inlet
- Blending of private and public space
- Historically mixed use buildings
- Bank Street as a central artery for the Glebe’s commercial activity
- Commercial enterprises including grocery stores, hardware stores, gas stations, shops that allowed the Glebe to be a self-sufficient neighbourhood
- Purpose-built industrial buildings such as the streetcar transformer station
- Historical connection between industrial sites and residential development
- Vernacular front-gabled workers houses near early industrial areas
- Houses fronting Lansdowne Park and other long-established sporting facilities including tennis courts and the Rideau Aquatic Club

- Buildings within the Lansdowne Park development

Dows Lake

- Distinct street plan and lot patterns typical of 1930s suburban development including crescents and a cul-de-sac
- Concentration of homes built in colonial revival styles
- Homes built with attached garages

9. Greenbelt – Bells Corners – Blackburn Hamlet

Greenbelt

- Early farmhouses clad in stone, brick and clapboard
- Early barns and agricultural buildings representative of prosperous late-19th to mid-20th century dairy, livestock, and agricultural production
- Richmond Road, Prince of Wales Drive, River Road, Bank Street, and Highway 417 East follow historic roadways and former Algonquin trails
- Few buildings associated with education and worship dating from pre-NCC greenbelt era
- Original concession road and lot patterns from early surveys
- Original forced roads navigating around swamp and bog areas
- Few remaining buildings associated with early settlement, especially in Greenbelt West
- Vernacular single-storey, post-war homes from sporadic construction pre-NCC greenbelt era
- Several “premature subdivisions” consisting of small clusters of postwar, mid-century, and early 21st century homes
- Large expanses of forested areas throughout
- Large expanses of arable farmland throughout
- Localized swamp and bog areas; Stony Swamp in Greenbelt West and Mere Bleue Bog in Greenbelt East
- Former rail lines converted into NCC greenbelt walking trails
- Road names reflecting original settler names, settlement patterns, and early industry
- Large federal government campuses including Connaught Range and Primary Training Centre, CANMET Complex, Carling Complex (all Department of National Defense facilities), Canada Food Inspection Agency, and the NCC Greenbelt Research Farm
- Federal government buildings built in the modern style
- Recreational and commercial sites including a driving range, equestrian facilities, conservation areas
- Market farms operating out of historic farmsteads

Bells Corners

- Early buildings clad in stone and brick
- Original concession roads from early surveys
- Original path of Richmond Road bisecting the community
- Some remaining buildings associated with early settlement
- Housing stock predominantly comprised of semi-detached houses, townhouses and a small number of high-rise apartment buildings
- Mix of styles among detached houses; many mid-century modern style and colonial revival detached houses reflecting mass production and standardization techniques
- Contemporary and modernist places of worship, schools, and public buildings

- Mixed-use area along Robertson Road, including low- and mid-rise apartment buildings, low-rise commercial strip plazas, big-box stores, surface parking, and low- and mid-rise office buildings
- Industrial buildings located to the north of Robertson Road

Blackburn Hamlet

- Few roads remaining from original surveys
- Original path of Innes Road bisecting the community
- Few buildings associated with early settlement located within the community boundaries
- Housing stock predominantly comprised of semi-detached houses, townhouses and a small number of high-rise apartment buildings
- Mix of styles among detached houses; many mid-century modern style and colonial revival detached houses reflecting mass production and standardization techniques
- Contemporary and modernist places of worship, schools, and public buildings
- Mixed-use area along Innes Road, including low- and mid-rise apartment buildings, low-rise commercial strip plazas, big-box stores, surface parking, and low- and mid-rise office buildings

10. Hintonburg-Mechanicsville

Hintonburg

- Early village buildings including post office, fire station, and town hall
- Early farms and country estates built along historic Richmond Road
- Consistent use of red and buff brick veneers, wood and limestone
- Many vernacular low-rise, detached houses built in the late 19th and early 20th century
- Some early 20th century apartment buildings
- Turn-of-the-century institutions including schools and churches
- Historical connection between residential development and the streetcar line
- Richmond Road (now Wellington Street) and Somerset Street as traditional main streets with blend of commercial, institutional and mixed-use buildings

Mechanicsville

- Historical connection between industry and residential development
- Neighbourhood development adjacent to the Ottawa River and railyards
- Many modest, detached houses of vernacular or revival styles, built in the late 19th and early 20th century for a working-class population
- Many buildings originally clad in wood
- Many houses built without basements, as rock was near surface
- Cluster of industrial buildings along former Canadian Pacific Railway, now the O-Train corridor
- Large-scale developments at former railyards, in the area surrounding Bayview Road at Albert Street
- High-rise towers built in the decades immediately following the Second World War

Lemieux Island

- Historical and engineering value of water supply system that includes former Hintonburg Pumping Station and Lemieux Island Water Purification Plant
- Landscaped grounds of Lemieux Island
- Buildings in proximity to the Ottawa River, Sir John A Macdonald Parkway and recreational paths alongside them

11. Laurentian – Carlingwood – McKellar Heights

Woodpark

- Comprised almost entirely of detached, one- or two-storey houses built in the 1940s and 1950s
- Many detached houses built in a mid-century modern style, with long, low profiles and features that include picture windows and attached garages or carports
- Modernist housing stock that reflects mass production and standard designs
- Byron Linear Park extends into and terminates at the north end of Woodpark
- A variety of commercial buildings along Carling Avenue

Woodroffe North

- Low-rise, detached houses of vernacular or revival style built in early 20th century; some with a distinctly “cottage” character
- Mix of uses on Carling Avenue and Richmond Road, including commercial and residential
- Highly individualized postwar-built churches, including the First Unitarian Congregation of Ottawa
- Buildings oriented toward the Ottawa River and the parks and recreational pathways alongside it

Highland Park

- Concentration of early 20th century churches and schools including the Highland Park Baptist Church (1913), Churchill Public School (1910), Hilson Public School (1914), Broadway Public School (now Broadview, 1916) and Nepean High School (1922)
- Development of organized sports facilities, including the Highland Park Lawn Bowling Club (1914)
- Many homes originally clad in wood
- Low-rise, detached houses of vernacular or revival style, built in the early 20th century after the completion of the streetcar line to Britannia
- Many detached bungalows built in the 1940s and 1950s
- Many vacant lots into the 1940s and 1950s

McKellar Park

- 19th century buildings and their associated estates, including Maplelawn, illustrating early settlement in the area
- Many homes originally clad in wood
- Low-rise, detached houses of vernacular or revival style, built in the early 20th century after the completion of the electric tram line to Britannia
- Mix of uses on Richmond Road and Carling Avenue, including commercial and residential uses
- Greenspaces and parks including Byron Linear Park, the former site of the tramway
- Many vacant lots into the 1940s and 1950s
- Many bungalows built in a modern style following the Second World War

Glabar Park

- Much of Glabar Park was built as a new subdivision by Glabar Realty (named after businessmen E. Meyer Glatt and A.L Achbar) in 1950
- Many detached houses built in a mid-century modern style, with long, low profiles and features such as picture windows and attached garages or carports
- Modernist housing stock reflects mass production and standard designs
- Many custom-built houses designed by well-known architects and/or developers; 2113 Rushton Street, a design credited to developer Bill Teron, won a Canadian Housing Design Council award in 1960
- Some custom-built houses in this area are far larger than a typical postwar bungalow
- Excellent examples postwar-built churches, including St. Paul's Presbyterian Church at 971 Woodroffe Avenue, designed by architect James Strutt

McKellar Heights

- Many detached houses built in a mid-century modern style, with long, low profiles and features such as picture windows and attached garages or carports
- Modernist housing stock reflects mass production and standard designs
- Some custom-built houses designed by well-known architects and/or developers
- McKellar Heights features a prominent and highly individual postwar built church, St. Basil's Catholic Church, designed by Bemis & Murray Architects

Carlingwood

- Some low-rise, detached houses built prior to the Second World War in a vernacular or revival style
- Many detached houses built in a mid-century modern style, with long, low profiles and features such as picture windows and attached garages or carports
- Modernist housing stock reflects mass production and standard designs
- Some custom-built houses designed by well-known architects and/or developers
- High-rise apartment towers built in the postwar years, including Somerset Towers and Saville Apartments, both illustrating the "tower in the park" design typical of postwar apartment buildings, with buildings set well back from the street and buffered from the street with landscaped grounds
- Low-rise commercial plazas, big box stores and Carlingwood Mall featuring large surface parking lots
- Low- and high-rise office buildings
- High proportion of post-war places of worship built in a modern style, including some built by well-known architects, including Our Lady of Fatima and Woodroffe United Church on Woodroffe Avenue, and St. Martin's Anglican Church on Prince Charles Road
- Greenspaces and parks including Byron Linear Park

Lincoln Heights

- Irregular street plan

- High-rise apartment towers built in the postwar years and illustrating the “tower in the park” design theory
- The Ottawa River and the parks and recreational pathways alongside it
- Mix of uses on Richmond Road, including commercial and residential uses

12. Lindenlea – New Edinburgh – Rockcliffe Park

Lindenlea

- Curvilinear street plan with short blocks
- Mature street tree canopy
- Lindenlea Park, a small triangular park defined by Rockcliffe Way, Lindenlea Avenue and Middleton Drive, centrally located within neighbourhood
- Housing stock predominantly comprised of low-rise, detached houses built in the early 20th century in a vernacular or revival style
- Many homes designed by William David Cromarty and Franklin Ernest Belfry
- Consistent set backs
- Beechwood Avenue as a traditional main street with mixed-use buildings
- High-rise, postwar apartment towers along Rideau Terrace
- Many low-rise, postwar apartment buildings built to south of Rideau Terrace

New Edinburgh

- Grid street plan
- Mature street tree canopy
- Range of building types representing early village settlement
- Housing stock predominantly comprised of low-rise, detached houses, semi-detached houses, and rowhouses built in the early 20th century in a vernacular or revival style
- Consistent set backs
- Early 20th century semi-detached houses and apartment buildings in an Arts and Crafts-influenced style, with distinctive castellated parapets and symmetrical elevations, mainly found in a cluster along the south side of Crichton Avenue
- Early 20th century schools and churches in vernacular or revival style
- Mont St. Joseph school built in the 1960s in a modern style
- Rideau Hall and its associated buildings and landscape
- A number of embassies located in prominent buildings along or near Sussex Drive
- The Rideau and Ottawa Rivers and the parks and pathways along them

Rockcliffe Park

- Large blocks of predominantly straight roads that form a discontinuous grid
- Heavily treed and landscaped lots and mature tree canopy
- Housing stock largely comprised of detached houses built before the Second World War in a vernacular or revival style
- A collection of modern buildings designed by recognized architects
- Rockcliffe Park Heritage Conservation District

Manor Park

- Curvilinear street grid with cul-de-sacs
- Organized around two central parks: Manor Park and Anthony Vincent Park, an irregularly shaped, small, linear park
- Mature street tree canopy
- Few remaining examples of early settlement including farmhouses
- Housing stock largely comprised of detached houses, usually with attached garages, built in the 1940s
- Houses show the influence of the Modern movement in their use of materials, including the widespread use of a composite siding resembling clapboard, as well as in the standardization and mass production techniques used to develop the neighbourhood, but also illustrate the influence of vernacular architecture with peaked roofs, wood door and window surrounds and wood shutters and storm windows
- Consistent set backs
- A large area occupying the south east corner of Manor Park is comprised of two-storey row houses or apartment buildings, purpose-built social housing, built out by the 1960s

Kingsview Park

- Curvilinear street grid
- Mature street tree canopy
- Detached houses built in the 1940s or early 1950s in a revival or vernacular style, ranging from modestly scaled to larger houses; many houses built after the Second World War show the influence of the Modern movement in their design and use of materials
- Two-storey, red-brick clad apartments along Mark Avenue built in 1950
- The Rideau River and the recreational paths and parks along it
- Boundary imposed by the Vanier Parkway

13. Lowertown – Sandy Hill

Lowertown - General

- early “workers’ cottages”, commonly 1.5 or 2.5 storey double houses with central or side chimneys, built using traditional materials and techniques;
- detached and semi-detached houses of the mid 19th century with front gable, wood verandas and distinct wood decorative elements;
- late 19th century flat roofed houses, single, semi-detached and rows, often clad in red brick and included wood porches, and carriageways;
- protected viewplane between Parliament Hill and Beechwood Cemetery;
- design elements that reflect the original French, Irish and Jewish working class settlers of Bytown such as squared timber logs, transoms above windows, ornamental hoods over doors, and ornate porches;
- large scale institutional buildings, mainly in Gothic Revival, Second Empire, and Modernist styles;
- significant park and trail network integrated into urban fabric in areas adjacent to Rideau Canal, the Ottawa River and the Rideau River;
- bridges crossing the Rideau River, Rideau Canal and the Ottawa River, specifically Plaza Bridge, Porter Island Bridge, Cummings Bridge and Alexandra Bridge, providing connectivity to Quebec and adjacent neighbourhoods;

Lowertown West

- former horse stables at Cherry House, 257 Clarence Street;
- mid 19th century gable roofed buildings, 1.5-2.5 storeys, with wood cladding, some of the earliest surviving residential and commercial buildings in Ottawa;
- truncated hip or mansard roofed houses clad in red brick with dormers and other features such as projecting bays and porches;
- Commercial building with apartments above, constructed in Second Empire style, on Dalhousie Street between St. Patrick to just north of Bruyère Street
- concentration of 19th century Roman Catholic buildings including churches, rectories, convents, Notre-Dame Basilica and St. Brigid’s Church;
- monumental Beaux-Arts National Research Council Laboratory overlooking the Ottawa River;
- significant views along the Ottawa River toward Parliament, Gatineau Hills and the Rideau Canal locks, particularly from Major’s Hill Park and Nepean Point;
- three Baronial Gothic buildings constructed by Chief Dominion Architect David Ewart along Sussex Drive, the Connaught Building, the former Public Archives and the Royal Canadian Mint;
- rugged, rocky escarpment along Ottawa River shoreline;
- Ottawa Rowing Club (10 Lady Grey Drive) founded in 1867 by Sir John A. Macdonald – one of city’s first sporting venues;

- Lasalle Academy, (373 Sussex Drive) founded by Father J.E. Bruno Guigues in 1847 - Ottawa's first bilingual school which would later become the University of Ottawa;
- Public Archives (330 Sussex Drive) building with south wing extension, designed by David Ewart in 1904-1906;
- L'école Guigues (159 Murray Street) constructed 1904-1905 is a symbol of Francophone educational rights dating back to the struggle against Regulation 17 and the eventual legal recognition of bilingual schools in 1927;
- primarily intact residential streetscapes in Lowertown West with vistas of significant institutional buildings;

Byward Market

- flat roofed Italianate commercial buildings with residential units above from the turn of the 20th century, some with decorative brick and elaborate cornices;
- Chateau Laurier and Union Station, built in 1912;
- Art Deco commercial buildings on Rideau Street, namely the Mercury Court and the former Woolworth's Department Store;
- Second Empire style commercial buildings with residential units above, lining the east side of Sussex Drive with their distinctive mansard roofs ;
- commercial streetscapes expressing vibrancy of neighbourhood as both a locally and regionally important retail and entertainment destination
- rich mix of building types dating from the 19th and early 20th century that reflect the continuous change of the area;
- eclectic mix of commercial uses, with federal institutional, museum and ambassadorial buildings along Sussex Drive;
- historic streetscapes near the Byward Market, particularly surrounding Byward Market Square, featuring a variety of vernacular mixed-use buildings;
- Rideau Street with its busy retail landscape from Sussex Drive to Cumberland Street
- east-west street layout with north-south connectors, as originally planned by Colonel By in 1827 with 40m widths along George and York Street to accommodate the market building, the By wash and a planned courthouse;
- existing portions of 1842 street plan for Bytown;
- street layout and block configuration dating from the 1860s, centralized around the Byward Market building;
- importance and evolution of the Byward Market as economic hub for the city and region, particularly for the sale of produce and local products;

Lowertown East

- Tudor Revival inspired detached houses along Rockwood and Wurtemberg Streets;
- detached houses constructed between 1900-1930 on Rockwood Street, Wurtemberg Street and Clarence Street East;

- red brick Art Deco inspired 'Eileen Apartments' at 468 Clarence Street East;
- low-rise Edwardian apartments and stately early 20th century houses fronting Macdonald Gardens Park;
- detached houses fronting Bordeleau Park;
- York Street School built in Collegiate Gothic style with original 'boys' and 'girls' entrances at opposite wings;
- vestiges of grand King Edward Boulevard, particularly three red brick buildings on the east side of street: Ottawa Hydro Electric Station, the Champagne Bath, and former Adath Jeshurun synagogue;
- few remaining historic residential or mix- used buildings along King Edward Avenue;
- Rideau Library and Andrew Fleck Child Services Centre built in the early 1930s contributing to the social welfare of working class residents;
- repurposed recreational areas on historic open spaces, including Jules
- Morin Park on former Anglesea Square as well as Cathcart Park, Bingham Park— formerly a recreational space exclusively for boys;
- scattered commercial uses on Nelson Street, integrated into residential area
- Wallis House (560 Rideau Street), former Protestant Hospital, Catholic seminary and wartime residence, and its landscaped grounds adjacent to Rideau Street and Charlotte Street, visually connected to Macdonald Gardens Park;
- Tudor Revival Embassy of Turkey, formerly a children's hospital;
- Gothic Revival Embassy of the People's Republic of China;
- Rideau Branch (377 Rideau Street) of the Ottawa Public Library, designed by
- J.P. MacLaren in 1933, as North America's first bilingual library;
- stone and wrought iron fence remnant of Sir Robert Borden's house (211 Wurtemberg Street);
- sporadic early 20th century remaining brick buildings on Rideau Street between Nelson and Augusta Street;
- historically intact residential streetscapes north of Macdonald Gardens Park;
- urban renewal projects including modern cooperative townhouse blocks and medium to highrise apartment buildings integrated into reconfigured neighbourhood street pattern;
- culturally diverse population living in medium to high density housing, constructed in late 1970s/early 1980s, reflecting the area's continued role as an arrival neighbourhood for new immigrants;
- open space within Macdonald Gardens Park, the summer house, and sightlines to and from the park

Sandy Hill - Besserer Place

- Street plan and lot patterns from the original survey in the 1840s;
- relatively intact, cohesive streetscapes of residential and institutional development;

- evidence of new late nineteenth century ideas in town planning that prescribed uniform setbacks and frontages;
- consistent side yard setbacks providing space between buildings within the existing HCDs;
- consistent front yard set backs on many residential streets;
- consistent lot to building ratio, setbacks and settings within Stewart-Wilbrod HCD;
- generous front lawns with shrubs and trees and some low front yard fences within Daly Street, Wilbrod-Laurier, and Stewart-Wilbrod HCDs;
- about 80% of current building stock dating from before 1920 in Sandy Hill West;
- historical connection between the founding Oblate Fathers and the University of Ottawa, visible through original campus building such as Tabaret Hall and the 100 Laurier Building, previous Juniorat du Sacré-Coeur;
- significant, historical buildings of the University of Ottawa, the first bilingual educational institution in Canada (est. 1848);
- unique concentration of many prominent nineteenth century religious buildings, particularly in the Sandy Hill West Heritage Conservation District;
- variety of architectural styles, expressions and types;
- relatively consistent building materials of red brick and grey stone veneers on Besserer Place, particularly west of King Edward;
- relatively intact residential streetscape of primarily large villa style properties within Wilbrod Street Heritage Conservation District;
- large villa park lots surrounding larger buildings on Besserer Place;
- excellent examples of the Second Empire style, with mansard roofs, iron cresting and ornate detailing;
- excellent examples of the Queen Anne Revival, with verandas, towers and asymmetrical designs;
- consistent use of rich, exterior materials, including red and buff brick veneers, wood and limestone;
- residential buildings associated with a number of prominent historical figures and industrialists which contributed to the history of Canada, including former prime ministers;
- turn of the century schools such as L'École Saint-Paul at 353 Friel Street and Franco Jeunesse at 119 Osgoode;
- streetscapes lined with mature deciduous trees in King Edward HCD, and trees within City right-of-way between sidewalks and road along Daly Avenue, Stewart, Wilbrod Streets and Laurier Street East;
- mainly two to three storey building heights on residential streets;
- consistent large setbacks from the street with open yards in historically intact areas along King Edward Avenue;
- two notable terraces at 503-507 King Edward Avenue and Martin Terrace at 519-525 King Edward Avenue;
- Panet House at 189 Laurier Avenue currently the Embassy of Angola;

- eclectic mix of architectural styles including Queen Anne Revival, Italianate, Gothic Revival, and Edwardian Classicism in Daly Avenue HCD;
- large covered, open front porches and verandas including many two storey porches on Daly, Stewart, Wilbrod Streets and Laurier Street East, particularly within existing HCD boundaries;
- Besserer House, 149 Daly Avenue located at the corner of King Edward and Daly Avenues;
- elaborate row houses and terraces including Philomene Terrace, 363-383 Daly Avenue, McFarlane Terrace, 199-205 Daly Avenue, 503-507 King Edward Avenue and Martine Terrace at 519-525 King Edward Avenue;
- large, upper class residences including Patterson House, 339 Daly Avenue, Winterholme 309-311 Daly Avenue;
- vernacular Gothic Revival, one and a half storey, front gabled houses at 124, 128, 132 and 134 Stewart Street and 243 Wilbrod Street;
- Second Empire style house located at 136 Stewart Street;
- Queen Anne Revival house located at 253 Wilbrod Street;
- large side lot associated with 253 Wilbrod Street;
- low front yard associated with 253 Wilbrod Street;
- large “villa residences” including Stadacona Hall, 395 Laurier Avenue East, 400 and 407 Wilbrod Street;
- le Cordon Bleu, 453 Laurier East, with 1926 by W.E. Noffke addition;
- Bell Telephone Exchange Building, built in 1911 on the northeast corner of Besserer Street and King Edward Avenue;

Sandy Hill - Colonel By Estate

- Simard House at 31 Sweetland Avenue, the oldest house in the Sweetland Avenue HCD and a rare example of a Second Empire style worker’s cottage;
- range of building types representing residential development of the By Estate in the last quarters of the 19th and 20th century including detached houses and row houses;
- Italianate terraces at 24-34 Sweetland and 38-48 Sweetland with decorative two storey wooden porches;
- Gothic Revival style front gable houses with decorative bargeboard and front porches within Sweetland Avenue HCD;
- mature, deciduous street trees in Sweetland Avenue HCD;
- mix of house types including large single detached houses, modest row houses;
- Strathcona fountain in its associated landscape at the top of a hill in Strathcona Park;
- consistent modest detached and semi-detached housing between in south part of the former By Estate;
- modest 1930s-1940s vintage residential blocks between Somerset Street East and Mann Avenue from Blackburn Avenue to Range Road;

- simple turn of the century gable front housing south of Mann Avenue
- English Cottage style houses in park like setting on Range Road, south of Strathcona Park;
- white stucco modernist houses at 68 Range Road and 265 Goulburn Avenue;

Sandy Hill - Institutional

- Judicial District of Ottawa along Nicholas Street between Wilbrod and Daly Avenues containing the Carleton County Gaol, Ottawa City Registry Office, the Carleton County Courthouse, and the Carleton County Registry;
- Department of National Defence Headquarters situated prominently along the Rideau Canal;
- turn of the century academic buildings evocative of Bytown College including Tabaret Hall and Academic Hall;
- contemporary structures reflecting Modernist, Brutalist and International styles on University of Ottawa campus, namely Simard Hall, Vanier Hall, and the Morisset Library.

14. Old Ottawa East and South

Old Ottawa South

- turn of the century front gable houses with intact decorative bargeboard on Belmont Avenue;
- early 20th century all brick three storey semi- detached houses with wide hipped three- window dormers on Bellwood Avenue;
- few remaining mixed-use traditional brick buildings with commercial uses at grade along Bank Street between the Rideau Canal and the Rideau River;
- mature trees along residential streets enhanced by extensive landscaping on private property;
- Interaction between NCC parkland and residential streets situated within close proximity to the Rideau Canal;
- historically commercial character of the intersection of Sunnyside Avenue and Seneca Avenue;
- Notable designated heritage buildings including Mayfair Theatre and Graham Fire Station, both designed by John P. MacLaren and W.E. Noffke respectively;
- south side of Belmont Avenue between Willard Street and Bellwood Avenue - series of middle class homes on narrow lots featuring 1920s Prairie Style architecture built between 1916 and 1930;
- large redbrick centre hall plan houses on Aylmer Avenue, between Roslyn Street and Carlyle Avenue, with alternating stone voussoirs and prominent keystones. Some with semi-circular windows in centre bay on second storey;
- two and a half storey front gable houses on Aylmer Avenue between Seneca Street and Carlyle Avenue, with unique matching curvilinear bargeboard framing semicircular windows in gable end;
- Tudor Revival and English Cottage inspired houses on Seneca Street, Downing Street and Colonel By Drive, within close proximity to the NCC parkland adjacent to Rideau Canal, featuring leaded glass windows and intricate stone work around arched entrance.
- intact grid street pattern reflective of original Rideauville, Wyoming Park, and Oakland Heights subdivisions;
- contemporary and early 20th century houses fronting the Rideau Canal on Echo Drive and Colonel By Drive, some with entirely landscaped front yards and access at rear;
- pedestrian and cycling linkages from Windsor Park, Brewer Park, and Brighton Beach Park into the adjacent residential neighbourhoods;
- waterfront parkland along Rideau River shoreline including Brewer Park, Ottawa Tennis and Lawn Bowling Club, Osborne Park, Linda Thom Park (including gold medal replica monument), Windsor Park and Brighton Beach Park;
- Boyd block houses including 21, 63, and 67-69 Fentiman Avenue;
- distinctive natural stucco porches with trapezoid shaped drains along the front wall of porch, some containing decorative arches, located in the Spring Lake Property Company subdivision (east of Bank Street and south of Sunnyside Avenue);

- Carleton University School of Architecture, brutalist structure built in 1969, designed by J. Stinson and C. Corneil, Architects.

Old Ottawa East

- cottage style houses on west side of Belgrave Road in a natural setting with mature trees and landscaping;
- cluster of educational institutions near the north end of Main Street, namely Lady Evelyn Elementary School, St. Patrick's College (Immaculata High School), Canadian Martyr's School (St.Nicholas' Adult High School) and Mazenod School (Riverside Montessori);
- two and a half storey redbrick commercial structure at corner of Main Street and Harvey Street reminiscent of the areas historic commercial and industrial character;
- large religious institutional buildings situated on a park like setting along the Rideau River, encompassing the Oblate Lands and St.Paul University campus;
- green space between Deshatelets Building and Main Street, adjacent to the grande allée;
- late 19th and early 20th century red brick houses along Hawthorne and Lees Avenue, featuring decorative brickwork, ornate porches or bargeboard;
- "Plain Air" on Hawthorne Avenue, the home of W.A.D. Lees, constructed prior to 1894;
- Williams and Bower farm houses, constructed in 19th century, reminiscent of the early rural character of the area;
- small clusters of commercial oriented activity on Hawthorne Avenue near the intersection of Echo Drive as well as at Main Street;
- early 20th century semi-detached and row houses characterized by flat roofs, brick cladding, some facades enhanced by brick stringcourses, voussoirs, and cornices with decorative finials;
- low-rise residential character along Echo Drive, oriented towards Rideau Canal, with a mix of contemporary and older detached and multi-dwelling housing stock;
- Brantwood Park, providing direct waterfront access to adjacent low-density residential Brantwood Park subdivision;
- stone gates to Brantwood Park subdivision at Main Street and Beckwith Road;
- commercial character on Main Street, across from St. Paul University campus, established in the 1950s and anchored by the Green Door Restaurant;
- mix of contemporary and early 20th century houses fronting the Rideau Canal on Echo Drive;
- Pretoria Bridge which replicates original bridge constructed in 1915.

15. Playfair Park – Elmvale - Hawthorne

Eastway Gardens

- Bounded by the Highway 417 to the north, St. Laurent Blvd to the east, the railway to the south and Riverside Drive to the west.
- A series of dead end streets coming off of Tremblay Road
- Many mid-century modern-style detached red brick houses, with low profiles, picture windows and long driveways to no garage or carport
- Few two storey, revival inspired townhouses
- Few demolitions and rebuilds
- Grid street plan with few trees lining the street
- Relationship to the railway

East Industrial – Trainyards

- Roughly bounded by the railway to the north, St. Laurent Blvd to the east, Industrial Ave to the south, Riverside Drive to the West
- Close relation to the railway
- Many modern box stores
- Few freight sheds along Terminal Ave
- Few industrial buildings along Industrial Ave
- Adjacent to the OC Transpo bus depot

Elmvale Acres

- Bounded by Smyth Road to the North, Othello Avenue to the East, Pleasant Park Drive to the South and the Hydro corridor to the West.
- Elmvale Acres Shopping Centre on St. Laurent, which functions as an east end OC Transpo transit terminus.
- Mostly builds by Campeau
- Modernist housing stock, reflecting mass production and standardization techniques
- Mix of one and two storey mid-century modern-style detached red brick houses, with picture windows that often wrap around and long driveways that lack a garage or carport
- Discontinuous street plan with many trees lining the streets

Guildwood Estates

- It roughly bounded by Kilborn Ave to the north, west of the Walkley-Kilborn greenspace, east of Parkland and Heron Road to the south.
- This area also covers a neighbourhood called Urbandale Acres
- Many mid-century revival inspired, detached two storey houses, with picture windows and attached garages

- Modernist housing stock, reflecting mass production and standardization techniques
- Few vernacular detached houses from before World War II
- Numerous greenspaces and parks, including Orlando Park, Parkland, and Featherston Park
- Discontinuous street plan

Hawthorne Meadows

- It is triangular in shape; it is bounded on the west by St. Laurent Boulevard, on the northeast by Russell Road and on the south by Walkley Road
- Close relation to the railway
- Mostly Minto builds
- Many mid-century modern-style detached red brick houses, with long and low profiles and features such as picture windows and long driveways that lack a garage or carport
- Modernist housing stock, reflecting mass production and standardization techniques
- Grid street plan with Hawthorne Park in the center

Playfair Park – Lynda Park

- It is bounded by Smyth Road on the north, Kilborn Ave to the south, Ryder-Featherston-Delmar to the west and Parkland and Lynda Lane to the east.
- Many mid-century revival inspired, detached two storey houses, with picture windows and attached garages
- Some mid-rise apartment buildings along Playfair Drive
- Numerous greenspaces and parks, including Grasshopper Hill Park and Playfair Park

Sheffield Glen

- It is bounded on the west by Russell Road, on the south by Walkley Road and on the north and east by Lancaster Road.
- Many mid-century modern-style detached red brick houses, with long and low profiles and features such as picture windows and long driveways that lack a garage or carport
- Modernist housing stock, reflecting mass production and standardization techniques
- Some townhouses and mid-rise apartment buildings along Russell Road
- Mixed-use area along Lancaster Road, including low-rise commercial strip-type plazas, surface parking, and low- and high-rise office buildings
- Relationship to the previous railway
- Wrapped street plan around Sheffield Glen Park

16. Queensway Terrace – Iris – Copeland Park

Queensway Terrace

- Homes mostly constructed by Campeau Corporation
- Many mid-century modern-style detached red brick houses with long, low profiles and features including picture windows and attached garages or carports
- Modernist housing stock reflecting mass production and standardization techniques
- Few vernacular- or revival-style detached houses from before the Second World War
- Numerous greenspaces and parks, including Connaught Park and George C. Brown Park
- Mixed-use area along Carling Avenue and the Transitway, including low- and high-rise apartment buildings, low-rise commercial strip plazas, big-box stores, surface parking, and low- and high-rise office buildings
- Relation to Highway 417
- Mix of grid and warped parallel street plans

Whitehaven

- Many homes custom built and designed by Kenden Builders; others were built by Simpson and Sherbrooke
- Many two storey revival-style detached houses with features including picture windows and attached garages or carports
- Mature tree lined streets
- Many split level, detached homes
- Many post-war homes from the original subdivision have been demolished and replaced with contemporary homes
- Relation to Highway 417
- Fragmented parallel street plan

Iris

- Many mid-century modern-style detached red brick houses with long and low profiles and features such as picture windows, wrap around windows and attached garages or carports
- Many Minimal Traditional houses with low or moderate pitched, generally gabled roofs, with no dormers
- Few contemporary homes
- Relation to Highway 417

- Variety of street plan with a some mature tree-lined streets

Copeland Park

- Homes mostly constructed by Campeau Corporation
- Many mid-century modern-style detached red houses with long, low profiles and features including picture windows, corner windows and attached garages or carports
- Many Minimal Traditional houses with low- or moderately- pitched gabled or hipped roofs
- Numerous greenspaces and parks, including Bel-Air Park and the Experimental Farm pathway running northeast through the neighbourhood
- Few custom-built contemporary homes along Castle Hill
- Relation to Highway 417
- Discontinuous street plan with mature tree-lined streets

17. Rothwell Heights – Beacon Hill

Rothwell Heights

- Discontinuous street grid with some curvilinear streets
- Custom built houses designed by architects in the postwar period
- Houses built according to CMHC plans
- The Briarcliffe Heritage Conservation District
- Adjacency to National Research Council laboratories
- Natural landscape including hilly and forested terrain, the escarpment, dramatic grade changes, rocky outcroppings
- The Ottawa River and the recreational pathways alongside it

Cardinal Heights

- Discontinuous street grid plan
- Tract housing mass produced in the 1950s
- Adjacency to National Research Council Laboratories

Beacon Hill

- Discontinuous street grid with some curvilinear streets
- Housing mass produced by developers such as Minto and Campeau in the 1970s, including bungalow subdivisions, townhouse subdivisions and tower complexes
- Recreation centres, churches and schools built in the 1970s
- The Ottawa River and the recreational pathways alongside it

Beacon Hill Industrial

- Industrial facilities built between the 1960s and 1980s, including the Robert O. Pickard Environmental Centre

Ottawa River and the Upper and Lower Duck Islands

- The remains of the Green Shoal lighthouse
- The natural landscape of the Upper and Lower Duck Islands

18. Rural

Rural

- Original street and lot patterns from early surveys
- Buildings associated with early settlement, villages and the development of townships
- Commercial buildings located in proximity to historical village main streets
- Buildings associated with rural commerce and industry such as weaver's shops, limekilns, blacksmiths shops, offices, mills
- Buildings associated with agriculture such as barns and outbuildings
- Buildings associated with founding families/early settlers/immigrants ethno-cultural groups such as farmhouses
- Buildings and structures with a historical connection to the river such as wharves and lighthouses
- Buildings associated with the development of the Rideau Canal such as Lockmaster's houses
- Buildings associated with the railway including former train stations and hotels
- Buildings constructed using local materials and local techniques such as limestone, squared logs or locally made concrete block ie. Brownlee Block, Boyd Block, Moses Block
- Buildings and structures with a relationship to religious sites such as parishes, churches and cemeteries
- Buildings located in proximity to wetlands, woodlands, creeks and rivers such as Fitzroy Provincial Park buildings

19. South Keys – Hunt Club – Ottawa Airport

Blossom Park

- Bounded by Hunt Club Road to the north, Airport Parkway to the west, Conroy Road to the east and the Greenbelt to the south (near Lester Road)
- Majority of the area is post 1980, and built by Campeau
- Mix of housing styles and sizes, ranging from modest Cape Cod style houses to large new homes built in a traditional style.
- Mixed-use area along Bank Street, including low-rise commercial strip-type plazas, surface parking, and low- and high-rise office buildings
- Grid planned streets with few trees lining the streets
- Mainly a grid street plan to the south and a discontinuous street plan to the north, reflecting the different times of development

Elizabeth Park

- Bounded by Hunt Club road to the north, Uplands Drive to the East, Breadner Blvd to the south, and the airport to the west
- Close relationship to the airport and Canadian Forces
- Mix of single detached, cape cod inspired houses and townhouses
- Discontinuous street plan with few trees lining the streets

Emerald Woods- Sawmill Creek

- Bounded by Hunt Club Road to the north, Lester Road to the south, Albion road to the east and just west of Millstream Way and Mac Street
- Majority of the area is post 1980, and built by Campeau
- Many mid-century revival inspired, detached two storey houses, with picture windows and attached garages
- Many mix of townhouses and a few mid-rise apartment buildings along Bridle Path drive

Heron Gate

- Built by Minto in 1968
- Town houses and mid- to high-rise towers built after the Second World War in a mid-century modern style

Ledbury- Ridgemount – Elmwood

- Discontinuous grid street plan with few trees
- Historical relationship to the railway
- Low-scale housing, including detached houses, town houses
- Organized around parks and schools

Ottawa Macdonald-Cartier Airport

- Buildings associated with airport activities
- Buildings associated with federal government activities

South Keys- Greenboro

- Some townhouses and mid-rise apartment buildings along Russell Road
- South Keys mainly built by Campeau in 1968 and Greenboro was built by Tartan and Sandbury starting in 1978
- Mixed-use area along Lancaster Road, including low-rise commercial strip-type plazas, surface parking, and low- and high-rise office buildings
- Numerous greenspaces and parks, including Pushman Park, Parkland, Greenboro Park and Bruff Park
- Discontinuous street plan

20. Suburban – East

Orléans

- Many streets and lot patterns from the original 1879 plan completed for the Village of St-Joseph d'Orléans
- Early vernacular buildings along St-Joseph Boulevard
- Early farmhouses built in stone and brick
- Many barns and agricultural buildings
- Mix of exterior cladding materials
- Historically mixed use buildings
- Historical connection between residential developments and church lands, including Paroisse St-Joseph d'Orléans, the Grey Nuns Convent at 1811 St. Joseph and early sub-divisions built on lands purchased from Grey Nuns, such as Convent Glen
- Historical connection between industrial developments and church lands, such as Youville Industrial Park
- Houses built in proximity to parks and greenspaces, including the Ottawa River, the Greenbelt, Green's Creek and Cardinal Creek
- Mud Creek Bridge and the former Baily Bridge, now a causeway built in early 1970s
- Large-scale housing projects built in the 1970s, designed to be affordable
- Custom-built homes with unique features such as angular rooflines, generally exhibiting Ranch, Neo-Mansard and Postmodern influences
- Many homes built with large attached garages
- Distinct postwar schools featuring modern and Postmodern influences
- Commercial and mixed use buildings generally exhibiting postmodern influences
- Postwar commercial developments including Place d'Orléans Shopping Centre
- Well-used commuter routes such as Regional Road 174 and the Transitway
- Arterial roads and collector roads following established rural routes such as St-Joseph Boulevard and Tenth Line Road, with the notable exception of Jeanne d'Arc Boulevard, a dramatic winding road built later to encircle the suburb
- Curvilinear roads and winding street patterns established for subdivisions

Petrie Islands

- Grandmaître cottages
- Buildings associated with ecological preservation and recreational use

21. Suburban – South

Barrhaven and environs

- Jockvale Road and Prince of Wales Drive built along parts of former Indigenous portages and pathways
- Mix of old vernacular farmhouses, mid-century bungalows, tract housing and modern custom homes throughout area
- Old barns and agricultural buildings
- Early farmhouses built in stone, brick and clapboard
- Older mid-century modern bungalows and ranch houses interspersed in small communities, mainly along river banks
- Heritage homes and cottages preserved among new modern subdivisions
- Subdivision neighbourhoods turned away from main arterial roads and built around parks and recreational areas
- Mix of townhouses, semi-detached, bungalows and two-storey detached homes
- Distinct design, colour palette and materials dependent on developer and neighbourhood
- Custom-built homes in both subdivisions and smaller communities; mid-century modern features such as piecrust rooflines, octagonal footprints and clerestory windows
- Curvilinear roads and winding street patterns in modern subdivisions
- Many new postmodern-era schools
- Distinctly planned commercial centres and shopping plazas
- Many homes built with attached garages

Riverside South - Leitrim

- Development associated with rail: The Ottawa-Prescott Railway opened in 1850s and closed in 1960s
- Mix of old vernacular farmhouses, mid-century bungalows, tract housing and modern custom homes throughout area
- Old barns and agricultural buildings
- Early mid-century bungalows and two-storey homes built along Analdea Drive
- 1950s and 1960s country houses developed in Gloucester Glen, Honey Gables, and Nicolls Island communities
- 1960s and 1970s mixed residential and industrial community at Albion and Leitrim roads
- Residential neighbourhoods turned away from main arterial roads and built around parks and recreational areas
- Curvilinear roads and windings street patterns in modern subdivisions

- Wide main streets with boulevards and bike lanes
- Many homes built with attached garages
- Many woodlots and marshes in the southwest and east areas

22. Suburban – West

Beaverbrook

- First phase built by Bill Teron based on Garden City principals; second phase completed by Campeau Corporation
- Mid-century ranch and bi-level homes, townhomes and apartment buildings arranged in “clusters”
- Homes incorporating characteristics of modern architecture
- Detached garages set apart from houses
- Main commercial area along a main street bisecting the neighbourhood; mix of commercial plazas and community facilities
- Commercial and residential buildings designed using natural cladding materials in earth tones
- Curvilinear street plan built around parks; “fingers” of green space separating clusters
- Emphasis on the natural landscape including natural rock outcrops integrated into property and building design
- Heavily-treed and extensively landscaped residential areas

Bridlewood

- Newer suburban development starting in the 1980s; out of project scope

South March-Morgan’s Grant

- Early main street in South March dating to 19th century
- 19th and early 20th century vernacular buildings, farmsteads, and barns constructed in a variety of materials including wood, brick and stone
- 1950s and 1960s ranch-style homes on large lots
- Continual suburban development beginning in the 1980s

Kanata Lakes

- 19th and early 20th century vernacular buildings, farmsteads, and barns constructed in a variety of materials including wood, brick and stone
- 1950s and 1960s ranch-style homes on large lots
- Continual suburban development beginning in the 1980s

Kanata North Business Park

- Developed in 1970’s as an employment center for the community of Beaverbrook
- Continual suburban development beginning in the 1980s
- Referred to as “Silicone Valley North” in the 1990s

Glen Cairn – Kanata South Business Park

- In 1963 was quoted as being “Canada’s Centennial City”.
- Continual suburban development beginning in the 1980s

- 19th and early 20th century vernacular buildings dating to the original village of Hazeldean
- 19th century place of worship and social club building

Katimavik – Hazeldean

- Late 1970s homes between Katimavik and Kakalua streets based on the Garden City plan previously established in Beaverbrook
- Developed primarily in the 1980s and 1990s
- Mix of light commercial and industrial uses

Stittsville

- Old main street and crossroads on Hazeldean Road dating from early to mid-19th century
- New main street established around the railway line, after the fire of 1870
- 19th and early 20th century vernacular buildings, farmsteads, and barns constructed in a variety of materials including wood, brick and stone
- 1950s and 1960s ranch-style homes on large lots
- Explosion of suburban development in the 1970s and 1980s, primarily as bi-level, single family homes.
- Suburban development continues to present

23. Trend – Arlington – Qualicum

Qualicum – Graham Park

- High concentration of mid-century modern homes from late 1950s to late 1960s
- Mix of architect-designed homes, custom builder homes, and tract housing
- Central boulevard on Qualicum Street serves as dividing line between Teron's architect-designed homes and Campeau's tract housing
- Largely curvilinear street plan with many cul-de-sacs; small section of grid street plan
- Properties backing onto Graham Creek
- Mature tree canopy and extensive landscaping
- Several parks and green spaces

Briar Green – Leslie Park

- Primarily detached and semi-detached houses built in the 1960s by Minto Developments
- Small cluster of townhome condominiums and one mid-rise apartment building
- Pinecrest Cemetery at north end of neighbourhood
- Curvilinear street plan with no through streets
- Mature tree canopy
- Neighbourhood centered around Briargreen Park
- Mid-century schools and places of worship

Sheahan Estates – Trend Village – Arlington Woods

- Upscale Campeau tract homes on large lots with heavily-treed streetscapes
- Diverse 1960s and 1970s two-storey designs including mansard roofs, Georgian revival, Plantation, and executive side-splits
- Woodlea Village, modern townhouse complex
- Mature tree canopy
- Area bisected by Graham Creek and bounded by the National Capital Commission greenbelt to the west and south
- Small commercial area with strip malls and surface-level parking
- Mid-century places of worship

24. Vanier - Overbrook

Vanier - Overbrook

- Many street plans and lot patterns from the original 1792 survey
- Grid plan dominant in areas that developed later
- Early vernacular buildings in Janeville, Clarkstown and Clandeboye
- Many buildings from the 19th and early 20th century, many demonstrating significant alterations
- Many buildings constructed incrementally
- Historical connection between residential development and church lands, including Notre-Dame-de-Lourdes Grotto and Notre-Dame Cemetery
- Historical connection between former industrial lands and residential development
- Cummings Bridge and houses fronting the Rideau River
- Varied streetscapes with generally inconsistent front and side setbacks
- Mix of exterior cladding materials
- Historically mixed use buildings
- Commercial buildings along Beechwood Avenue, Montreal Road, and McArthur Avenue
- Large-scale housing projects built after World War II, designed to be affordable
- Custom-built postwar bungalows and semi-detached houses with unique features such as skylights, and bold rooflines, generally exhibiting the influence of the Ranch style with long and low profiles
- Homes built with attached garages
- Postwar places of worship built in a boldly Modern style, including churches by well-known architects
- Postwar commercial development including the Eastview Plaza along with other prominent buildings of mid-century design including the Concorde Motel
- Houses fronting parks and greenspaces, including Richelieu Park

25. West Centretown

West Centretown

- Buildings in proximity to the Ottawa River, its landscaped shores and recreational pathways
- Industrial buildings and associated structures on and around Chaudière and Victoria islands including the Chaudière Crossing and the Union Bridge
- Historical connection between industry and neighbourhood development
- Historical connection between O-Train corridor (former rail line) and neighbourhood development
- Developments located on former industrial lands, including 290 City Centre Avenue
- Proximity of housing to former industrial sites such as mills and railyards
- Some relatively intact 19th and early 20th century residential streetscapes with mature tree canopy
- A mix of low-rise housing built before and after the fire of 1900, largely built for the working class: row houses, semi-detached houses and detached houses built in a vernacular or revival style
- Shallow setbacks and narrow side yards
- Parking typically at the side or rear
- Many buildings originally clad in wood
- Natural separation of area due to Nanny Goat Hill, a 60-foot bluff south of Scott Street
- Buildings that reflect the neighbourhood's French Catholic heritage including Jean Baptiste Church, Dominican Monastery and Saint-Vincent Hospital
- Buildings that reflect the distinct working class origins of the neighbourhood, including the Plant Bath
- Buildings that reflect distinct cultural communities, including the Annunciation Orthodox Cathedral and St. Anthony of Padua Church
- The western section of today's Asian Village organized around Somerset Street West
- Little Italy organized around Preston Street
- Historical and engineering value of early water supply system, including Pooley's Bridge, the Fleet Street Pumping Station, the tailrace, and the aqueducts
- Somerset Street and Preston Street as traditional main streets with mixed-use development
- The Booth Street Complex of federal buildings built between the late 19th century and the 1950s
- Housing developments tied to urban renewal and/or social housing
- Apartment buildings built before the Second World War in a revival or vernacular style
- Apartment buildings built after the Second World War in a modern style
- Places of worship and schools built in the early 20th century in a revival style
- Places of worship and schools built after the Second World War in a Modern style

26. Westboro – Wellington Village

Westboro

- Grid street plan
- Early buildings such as stone farmhouses and a former fire station
- Predominantly low-rise, detached houses of vernacular or revival style, built in the late 19th and early 20th century
- Richmond Road as a traditional main street with commercial, institutional and mixed-use buildings
- 20th century schools in vernacular, revival or modern style
- Historical connection between residential development and streetcar line
- Places of worship built before the Second World War in a revival style and after the Second World War in a Modern style
- Houses along Island Park Drive with consistent, large setbacks, developed by the Ottawa Improvement Commission in the 1920s
- Large residences, many of which now serve as embassies, along on Island Park Drive and adjacent streets
- Consistent use of rich exterior materials, including red and buff brick, wood and limestone
- The Ottawa River and the parks and recreational pathways along it, including architect James Strutt's beach pavilion structures at Westboro Beach
- Bate Island, Cunningham Island and Riopelle Island
- Champlain Bridge
- Divide imposed by the John A. Macdonald Parkway
- Boundary imposed by the Queensway/Highway 417
- Boundary imposed by Scott Street and the Transitway
- A number of greenspaces and parks including Byron Tramway Park

Wellington West

- Grid street plan
- Detached homes built between the First and Second World Wars in a revival style
- Historical connection between residential development and streetcar line
- Consistent use of rich exterior materials, including red and buff brick, wood and limestone
- A number of parks and greenspaces including Byron Tramway Park
- Early 20th century schools and places of worship built in revival style
- Wellington Street West as a traditional main street with commercial, institutional and mixed-use buildings
- Boundary imposed by Scott Street and the Transitway

- Boundary imposed by the Queensway/Highway 417

Champlain Park

- Grid street plan
- Detached homes built between the First and Second World Wars in a vernacular or revival style
- Consistent use of rich exterior materials, including red and buff brick, wood and limestone
- Places of worship built after the Second World War in a Modern style
- A number of parks and greenspaces including Champlain Park
- Wooded divide between Champlain Park and Tunney's Pasture as well as between the residential part of the neighbourhood and the John A. Macdonald Parkway/Ottawa River
- Divide imposed by the John A. Macdonald Parkway
- The Ottawa River and the parks and recreational pathways along it
- Lots featuring mature Bur Oaks
- Divide imposed by Scott Street and the Transitway

Tunney's Pasture

- Campus-style plan
- Architecture and planning influenced by the Modernist movement
- Low-, mid- and high-rise federal buildings built between the 1950s and the 1970s with a predominant use of concrete
- Extensive greenspace in the form of manicured lawns, often in boulevards between streets
- Remic Bunker on the Ottawa River
- Ottawa River and the parks and recreational pathways along it
- Boundary imposed by Sir John A. Macdonald Parkway
- Boundary imposed by Scott Street / Transitway