

Planning and Design Rational
Wednesday, February 11, 2026

Consent Application
878 Ivanhoe Ave.

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Consent Rational

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Modulink, Planning & Design

11 February 2026

Committee of Adjustment
Received | Reçu le
2026-02-13
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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1.0 INTRODUCTION and PROJECT OVERVIEW:

This report has been prepared in support of the application for a consent to sever the property located at 878 Ivanhoe Ave to create a vacant parcel of land for future development or to be sold.

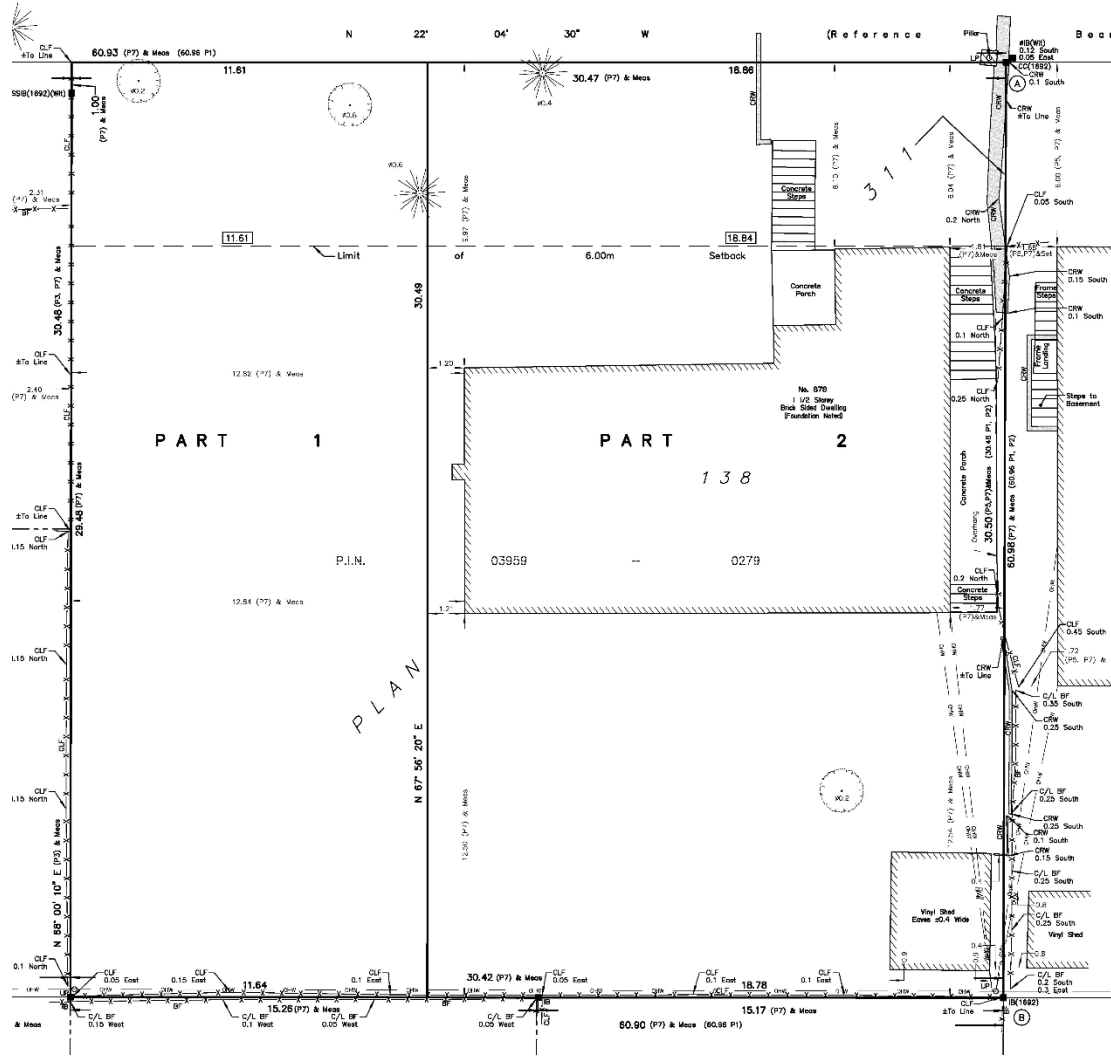
2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

The property is currently occupied by one-storey detached dwelling built in the 1960s. A building permit has been applied for to convert this to two semidetached dwellings each containing 3 units with no significant change to the building exterior. The property is in the City of Ottawa. It has a street frontage width of 60.93 (north/south) and a depth of 30.48m (east/west). It has a lot area of 928.4sqm. The zoning is R2G[1564].

It is located in the Schedule B2 Inner Urban Transect on the dead end portion of Ivanhoe Ave., south of Elmhurst Street. The site is in a designated neighbourhood.



On Schedule C4 - Urban Road Network, both Ivanhoe Ave., and Elmhurst Street are classified as a local roads.



Subject Site

Surrounding Land Uses:

The property is surrounded by residential development characterized by a mix of ground-oriented dwelling types, including detached dwellings, semi-detached dwellings, and townhouse dwellings



4.0 POLICY AND REGULATORY FRAMEWORK:

Provincial Planning Statement (PPS), 2024

The PPS supports the severance as follows:

4.1 Increase housing supply through intensification (s. 2.2)

4.2 Make efficient use of existing infrastructure (s. 3.1)

4.3 Occur within settlement areas, the focus of growth (s. 2.1)

The severance will add additional housing using existing municipal infrastructure within the current urban boundary

4.3 Support complete communities and compatible infill (s. 2.3, 2.4)

The additional units and density will add demand for commercial services with residential dwelling construction compatible with the existing neighbourhood

4.5 Meet the lot creation criteria (s. 4.3)

The proposed lots are consistent with the City of Ottawa Official Plan and adequate servicing is available. There is no requirement for a plan of subdivision as no new public services are required. The proposed severance is orderly development.

City of Ottawa Official Plan

The Ottawa Official Plan has been reviewed. The site is designated General Urban Area on Schedule B of the City of Ottawa Official Plan. Lands within this designation are meant to provide a full range and choice of housing options in combination with conveniently located employment, retail, service, entertainment and institutional uses. The project site does not fall within any of Schedule C7-A - Design Priority Areas – Urban. It is classified as “Neighbourhood” under Schedule B2 Inner Urban Transect

City of Ottawa Comprehensive Zoning By-law 2008-250:

Purpose of the Zone

The property is currently R2G[1564].

Purpose of the Zone

The purpose of the R2- Residential Second Density Zone is to:

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(1) restrict the building form to detached and two principal unit buildings in areas designated as General Urban Area in the Official Plan

(2) allow a number of other residential uses to provide additional housing choices within the second density residential areas;

(3) permit ancillary uses to the principal residential use to allow residents to work at home;

(4) regulate development in a manner that is compatible with existing land use patterns so that the detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced;

(5) and permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

5.0 CONCLUSION:

The proposed severance is consistent with the Provincial Policy Statement, Ontario Planning Act and conforms to the City of Ottawa Official Plan.

A. Consistent with the Provincial Policy Statement (PPS)

It is an efficient land use and has adequate servicing

B. Conforming to the Official Plan

It is consistent with the Official Plan in density and character

C. Suitable for the Intended Use

It permits the construction of a long semidetached under the current zoning bylaw and is compatibility with surrounding uses

D. Adequately Serviced

It has adequate services, roads, sewer, water

E. Not Premature

It is the existing urban serviced area

F. In the Public Interest

The development of the property will create significant adverse impact on the the neighbourhood and adds dwelling units without urban sprawl

G. Conformity with Zoning

The severed and retained lots do not require any variances to be developed.