



# Valecraft

Homes (2019) Limited

June 26, 2024

Delivered by Hand

Mr. Michel Bellemare, Secretary-Treasurer  
City of Ottawa Committee of Adjustment  
101 Centrepointhe Drive, 4th Floor  
Ottawa, ON K2G 5K7

**Committee of Adjustment**  
Received | Reçu le  
2024 - 06 26

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Dear Mr. Bellemare:

**Re: Application for Minor Variance  
Valecraft Homes (2019) Ltd.  
1126 Cope Road**

I am pleased to submit the attached application for a minor variance relating to the property described as Part of Block 41, Plan 4M-1740, known municipally as 1126 Cope Drive. Block 41 contains a block of five townhomes nearing completion. This application requests relief from the Zoning By-law to permit a driveway at 1126 Cope Drive which occupies 60 % of the front yard, whereas the provisions of Section 107 (3) (b) (ii) of the Zoning By-law limit the driveway area to no more than 50 % of the area of this yard.

In support of this request, you will find the following material:

- Completed application form;
- Cheque payable to the City of Ottawa in the amount of \$3,196;
- An email from Nancy Young, Planning Forrester confirming that a TIR is not required;
- A Site Plan highlighting 1126 Cope Road and showing all of the building setbacks (1 full size copy);
- An Excerpt of Plan 4M-1740, illustrating Block 41 (full scale) and Reduction of Plan 4M-1740; and,
- Building elevations.

Valecraft Homes (2019) Ltd. is submitting this request to ensure that the unit at 1126 Cope Drive may be conveyed to a future homeowner in compliance with the Zoning By-law. The minor variance is intended to apply solely to the corner unit municipally addressed as 1126 Cope Road. This unit presently serves as a residential sales office but will ultimately revert to its intended use as a townhouse. The front façade of this model features a double garage and

driveway facing Cope Drive, while the principal entry and porch are oriented to Craig Duncan Terrace. This arrangement results in a driveway occupying more of the front yard than is permitted under the by-law. The building permit was obtained with the understanding that zoning relief will be necessary to enable a double driveway, failing which the driveway may need to be reconfigured. The townhouse is compliant with the Zoning By-law in every other regard.

We believe that the minor variance is fundamentally appropriate and meets all the prescribed tests of the Planning Act. The increase in yard coverage from 50 to 60 % is relatively minor and is more than off- set by the fact that this corner unit has a fully landscaped external side yard. When the two yards are considered together, the driveway area represents less than 20 % the area of the yards abutting streets. Thus, while the driveway may occupy a slightly greater area, the lot still provides far more opportunities for street parking and street landscaping than the surrounding lots. The additional driveway width will not be perceptible in this context.

The proposed variance is desirable and appropriate for the development of this site and the neighbouring lands. Corner locations such as this provide an unusual opportunity to fit our largest townhouse with a double driveway. This model tends to attract blended families and larger households, a segment which has become particularly challenged in the current affordability climate. We believe this variance helps to broaden the housing options as family-oriented townhomes are not usually available with double garages. We also note that having an additional parking space within the driveway will likely help alleviate parking pressures on Cope Drive. This road is designated as a Collector with a Multi-Use Pathway. The layout does not impede the ability to implement the tree planting program approved under the subdivision process. The driveway does not compromise sight lines at this intersection or the functionality of the pathway.

The proposed variance is consistent with the general intent of the Zoning By-law and the Official Plan. Section 107 3) (b) (ii) of the By-law limits the extent of driveway coverage in a front yard or corner side yard to ensure that the streetscape is not dominated by driveways. In this instance, the driveway area will be increased marginally within the front yard, while the corner side yard provides extensive landscaped area and an animated building façade. This building façade is fully clad in a combination of brick and cultured stone and includes ten windows, a porch and principal entrance. This contributes to a more interesting built form and a more active streetscape. Such measures are encouraged by the Official Plan.



Photo of 1126 Cope Road (June 21, 2024)

We believe that the requested variance is appropriate for its context, is minor and is consistent with the intent of both the Zoning By-law and the Official Plan.

I trust that this information will assist you in considering this minor variance application. If you have any questions, please feel free to contact me by telephone at (613) 837-1104 or by email at [dpage@valecraft.com](mailto:dpage@valecraft.com).

Yours truly,

Danny W. Page, MCIP, RPP

Manager of Planning and Land Development