

# REPORT TO COUNCIL



**Date:** September 20<sup>th</sup>, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DVP22-0131

**Owner:** Marino Bigattini and  
Bernadette Bigattini

**Address:** 1746 Tronson Drive

**Applicant:** Surinder Gosal

**Subject:** Development Variance Permit

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

**Existing Zone:** RU1 – Large Lot Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0131 for Lot 1 Section 29 Township 26 ODYD Plan 24924, located at 1746 Tronson Drive, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

**Section 13.1.6(c): RU1 – Large Lot Housing, Development Regulations**

To vary the required minimum front yard from 4.5 m permitted to 2.47 m proposed.

AND FURTHER THAT this Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## Purpose

To issue a Development Variance Permit to vary the front yard setback to facilitate an addition to the garage.

## 2.0 Development Planning

Staff recommend support for the Development Variance Permit for the construction of an addition to the existing garage. The addition allows the owners to age in place and will include a washroom and a vehicle lift to allow the owner to work on classic cars. No concerns were received from the various departments who reviewed the file. Staff do not anticipate any neighbourhood concerns.

### 3.0 Proposal

#### 3.1 Project Description

The applicant is requesting a variance to reduce the front yard setback from 4.5 m to 2.47 m to accommodate an addition to the garage. The proposed addition is on the west side of the existing garage, and the variance is due to the parcel being a corner lot with an irregular shape due to its location on the cul de sac. The variance applies to a portion of the addition in the north west corner of the site. The variance is being requested due to the homeowners desire to expand their garage to allow for them to continue their hobbies as they age in place.

#### 3.2 Site Context

The site is zoned RU1 – Large Lot Housing and has a Future Land Use Designation of C-NHD – Core Area Neighbourhood. The property is located within the permanent growth boundary, and is an irregular lot at the intersection of Tronson Drive and Pitcairn Court. The surrounding area is primarily zoned RU1 – Large Lot Housing, and RU1c – Large Lot Housing with Carriage House.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Single Detached Dwelling
East	RU1c – Large Lot Housing with Carriage House	Single Detached Dwelling w/Carriage House
South	RU1c – Large Lot Housing with Carriage House	Single Detached Dwelling w/Carriage House
West	RU1 – Large Lot Housing	Single Detached Dwelling

#### Subject Property Map: 1746 Tronson Drive



3.3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU <sub>1</sub> ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Min. Front Yard	4.5 m	2.47 m <span style="color: red;">❶</span>
Min. Side Yard (south)	4.5 m	4.5 m
Min. Side Yard (north)	2.1 m	1.5 m <span style="color: red;">*</span>
Min. Rear Yard	7.5 m	7.5 m
<span style="color: red;">❶</span> Indicates a requested variance to front yard setback in the RU <sub>1</sub> – Large Lot Housing zone. <span style="color: red;">*</span> Existing non-conforming		

4.0 **Application Chronology**

Date of Application Received: June 13, 2022

Date Public Consultation Completed: June 19, 2022

**Report prepared by:** Alissa Cook, Planner I

**Reviewed by:** Lydia Korolchuk, Urban Planning Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Draft Development Permit DVP22-0131

Schedule A: Site Plan

Attachment B: Applicant’s Rationale