

ITEM	22
MANAGER'S REPORT NO.	57
COUNCIL MEETING	Aug. 29/77

Re: ADDITION TO O-LOT LINE HOUSE TYPE 2
4602 GARDEN GROVE DRIVE - LOT 3, PLAN 44533
CD DISTRICT - REZONING REFERENCE #1/72
GREENTREE VILLAGE - PHASE I

Following is a report from the Director of Planning dated August 24, 1977 concerning proposed additions to a O-lot line house in the Greentree Village Development. Minor renovations to properties within this type of development have previously been treated administratively and approved by the Planning Department. This particular report is brought to Council at this time because it is the most extensive proposed addition up to the present time and it was felt that Council should be aware of the procedure. In future, unless Council direct otherwise, renovations and additions of this type will be handled at the administrative level.

This is for the information of Council.

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PLANNING DEPARTMENT
AUGUST 24, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: Addition to O-Lot Line House Type 2
4602 Garden Grove Drive,
Lot 3, Plan 44533
CD District - R.Z. #1/72
Greentree Village - Phase I

The Planning Department is in receipt of an application from the owner of a O-lot line house at 4602 Garden Grove Drive in Greentree Village - Phase I to construct additions to his house. Since the subject O-lot line house is part of a Comprehensive Development Plan adopted by Council as Rezoning #1/72, the Planning Department considered it appropriate that Council be informed of the situation.

The proposed additions comprise:

- (a) enlargement of the master bedroom ensuite (approximately 4' x 5')
- (b) addition of a closet (approximately 2' x 4')
- (c) enlargement of the kitchen/family room into the front yard area (approximately 8' x 9')

These are all additions visible on the exterior of the building. The kitchen/family area addition is to be a single storey, cedar shingle roofed element set back 24 feet from the front property line and set back 4 feet from the front of the existing carport. The exterior finish material is to be cedar siding matching the existing siding.

The original architect of Greentree Village has designed the proposed additions. It is our opinion that the additions do not intrude upon the spatial character of front yard setback modulations for this row of O-lot line single-family dwellings along Garden Grove Drive.

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Since the proposed additions to the subject O-lot line house comply with the overall quality and major design parameters of the approved Comprehensive Development Plan, the Planning Department will be pursuing the approval of the subject additions through the Preliminary Plan Approval process.

This is for the information of Council.

AI

KI/sam
cc: Chief Building Inspector

A. L. Parr
A. L. Parr
DIRECTOR OF PLANNING