

13595 FOREST HILLS DRIVE

RESIDENTIAL ADDITION

PID 018-311-644



- BUILDING HEIGHT & 'SECONDARY SUITE' RATIONALE
- PROJECT / TOPOGRAPHIC 3D RENDERING

PROJECT RATIONALE:

The long-time homeowners at 13595 Forest Hills Drive have a vision of creating a family home in which three generations can comfortably live in one building. To best utilize the existing topography and create reasonable privacy for each generation, the plan to remove the existing 'Accessory Garage' and attach a Two-Storey addition to the existing home became the clear path forward.

The existing structure is a Three-Storey walk-up home, plus a Rooftop Patio access. The proposed addition would extend the footprint of the grade-level Ground Floor towards the street, while adding a walk-out Basement Storey below (at the same grade and approximate placement of the existing 'Accessory Garage'). This plan allows for the existing areas of the home to remain as-is, without major renovations required, and ensures the addition does not incumber the valley & lake views from the existing spaces.

Per the Hillside Development Sightline Bylaw regulations, the home currently is well below the maximum allowable height, the proposed addition would add Two-Storeys beneath the tallest point of the existing structure / would not add height beyond the top of the existing structure.

The proposed addition will add One-Storey to the overall structure, though, because of its placement on the sloping property, no one part of the home will visually become taller than the existing Three-Storey height. For clarity, along with the Renderings included in this document, a Building / Topography Section Drawing has also been included in the application.

To ensure the home functions well for each residing generation, both for practicality and privacy, the homeowners wish for a second kitchen to be included within the addition. To meet local bylaws, DoLC staff have recommended the addition be classed as a 'Secondary Suite'. The homeowners wish for the DoLC to consider varying the size limitation of a Secondary Suite to allow for a total area which the younger generation deems suitable (the 'Suite' will contain three Bedrooms and Living areas large enough for the family to feel comfortable as the children grow – the plan is to remain in this home long term). It should be noted that the homeowners do not intend to include a 'locking door' between the existing building and the addition.

Lastly, the proposed addition would improve firefighter access to the home. Currently the Principal Entry is nearly 45.0M from the Property Line, and a section of the existing driveway is at a 28% grade. The proposed addition will include a new Principal Entry located such that the need for firefighters to use the steepest driveway section will be eliminated.

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3D RENDERINGS IN PAGES TO FOLLOW – GENERAL LEGEND:

Light Grey	=	Existing Dwelling
Blue	=	Existing Pool & Pool Deck
White	=	Existing Detached Garage
Dark Grey	=	Proposed Addition to Dwelling

In addition to the following images, a 3D Flyover can be accessed via the below link:

<https://www.dropbox.com/scl/fi/ced1anene2yzd8a7dshqu/04.29.2024-13595-FOREST-HILLS-MASSING-MODEL-FLYOVER.mp4?rlkey=rjv1gcrhpne43fs39t5q5v00r&dl=0>

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*See Page 1 for Colour Legend

EXISTING – ROAD APPROACH (FACING NORTH-EAST)



PROPOSED – ROAD APPROACH (FACING NORTH-EAST)

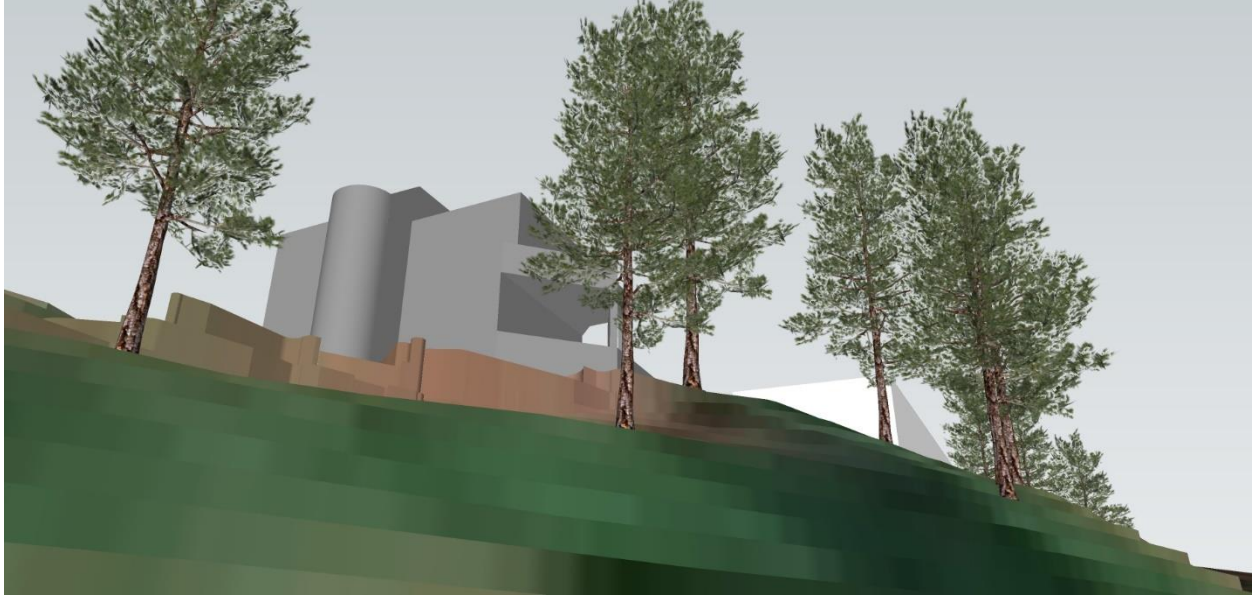


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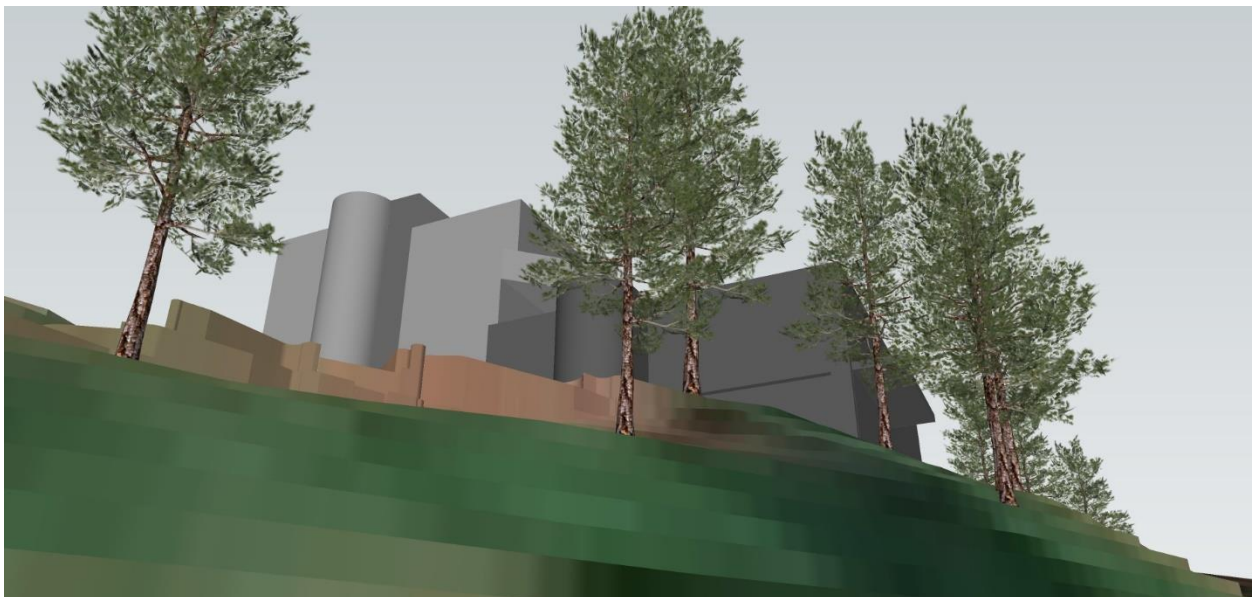


*See Page 1 for Colour Legend

EXISTING – VIEW FROM ROAD (FACING EAST)



PROPOSED – VIEW FROM ROAD (FACING EAST)

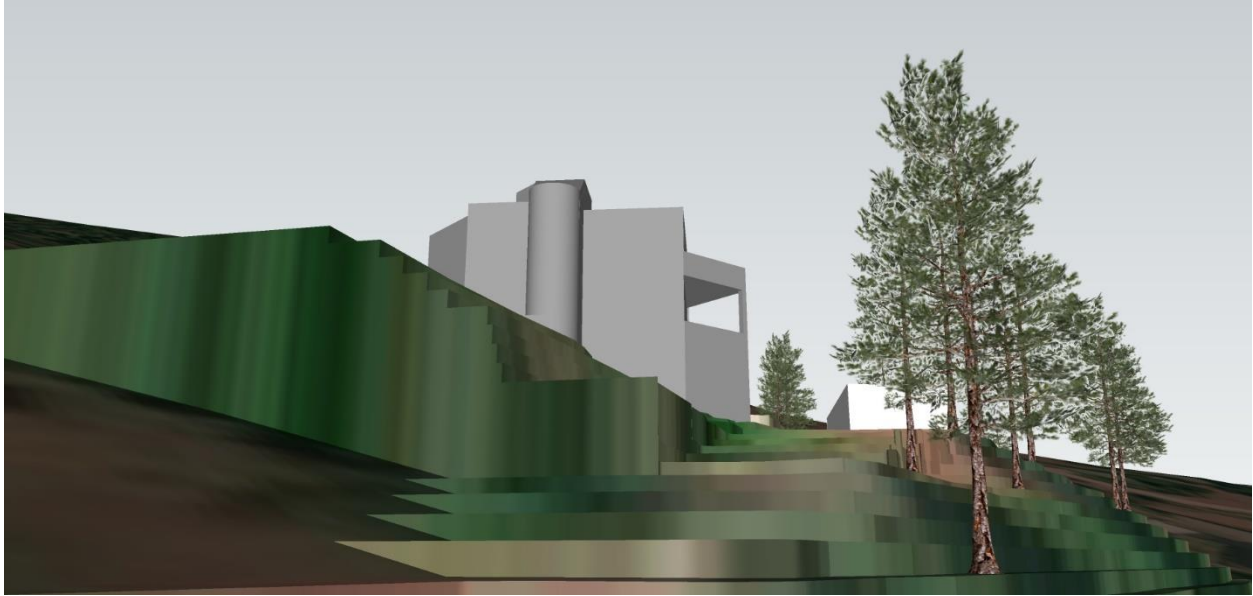


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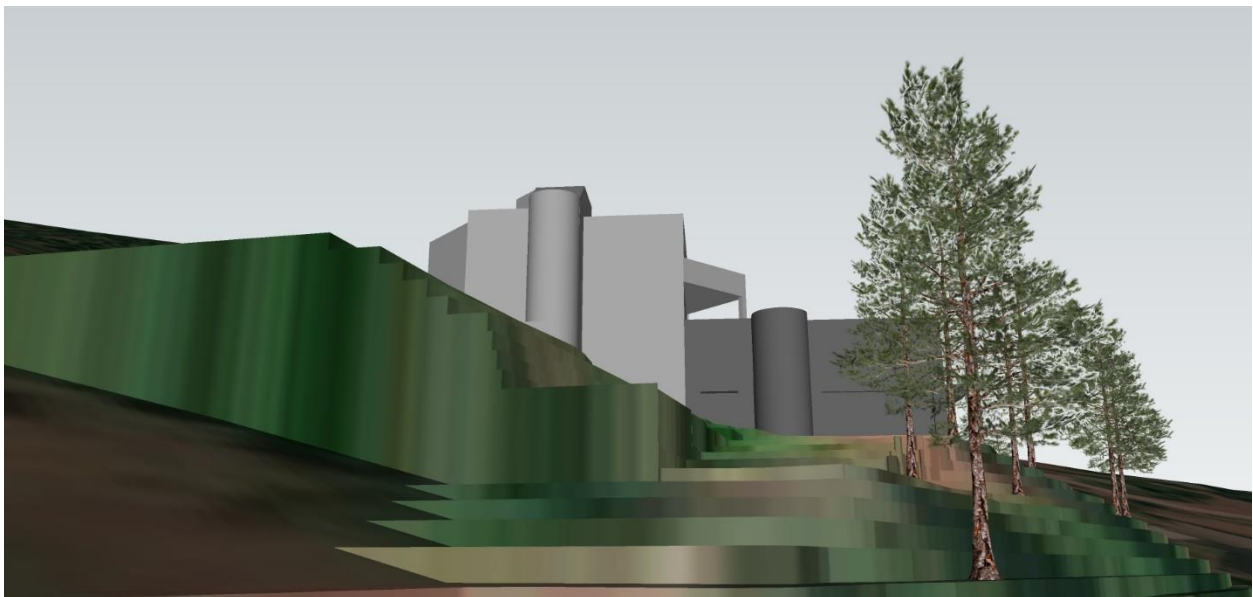


*See Page 1 for Colour Legend

EXISTING – DRIVEWAY APPROACH (FACING SOUTH-EAST)



PROPOSED – DRIVEWAY APPROACH (FACING SOUTH-EAST)

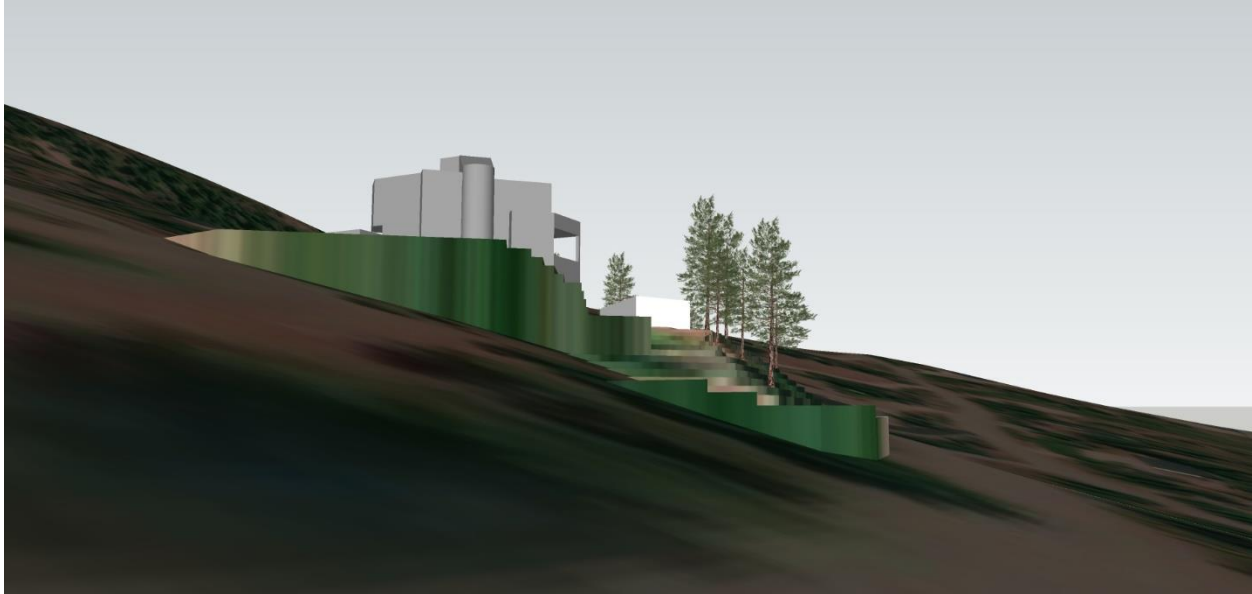


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EXISTING – ROAD APPROACH (FACING SOUTH)



PROPOSED – ROAD APPROACH (FACING SOUTH)

