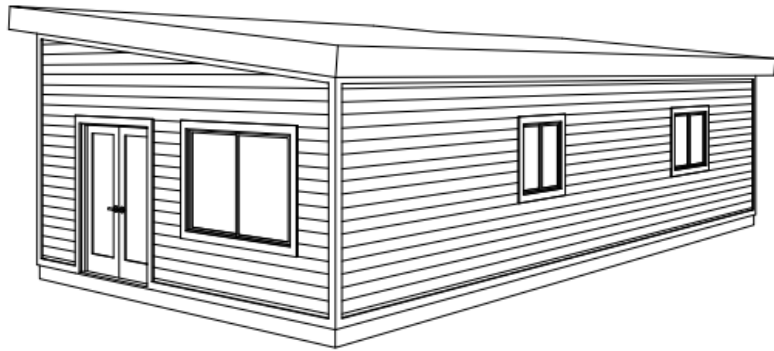




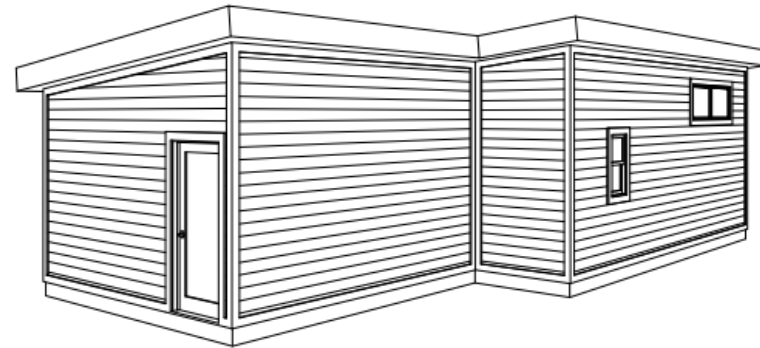
# 1086 Colville Rd

## DADU Application Presentation

- Nick Kardum of Backyard Bungalows Inc on behalf of the homeowner.
- Thank you all for your time. It is appreciated.



3 3D NORTH + WEST ELEVATION  
PERSPECTIVE



4 3D SOUTH + EAST ELEVATION  
PERSPECTIVE

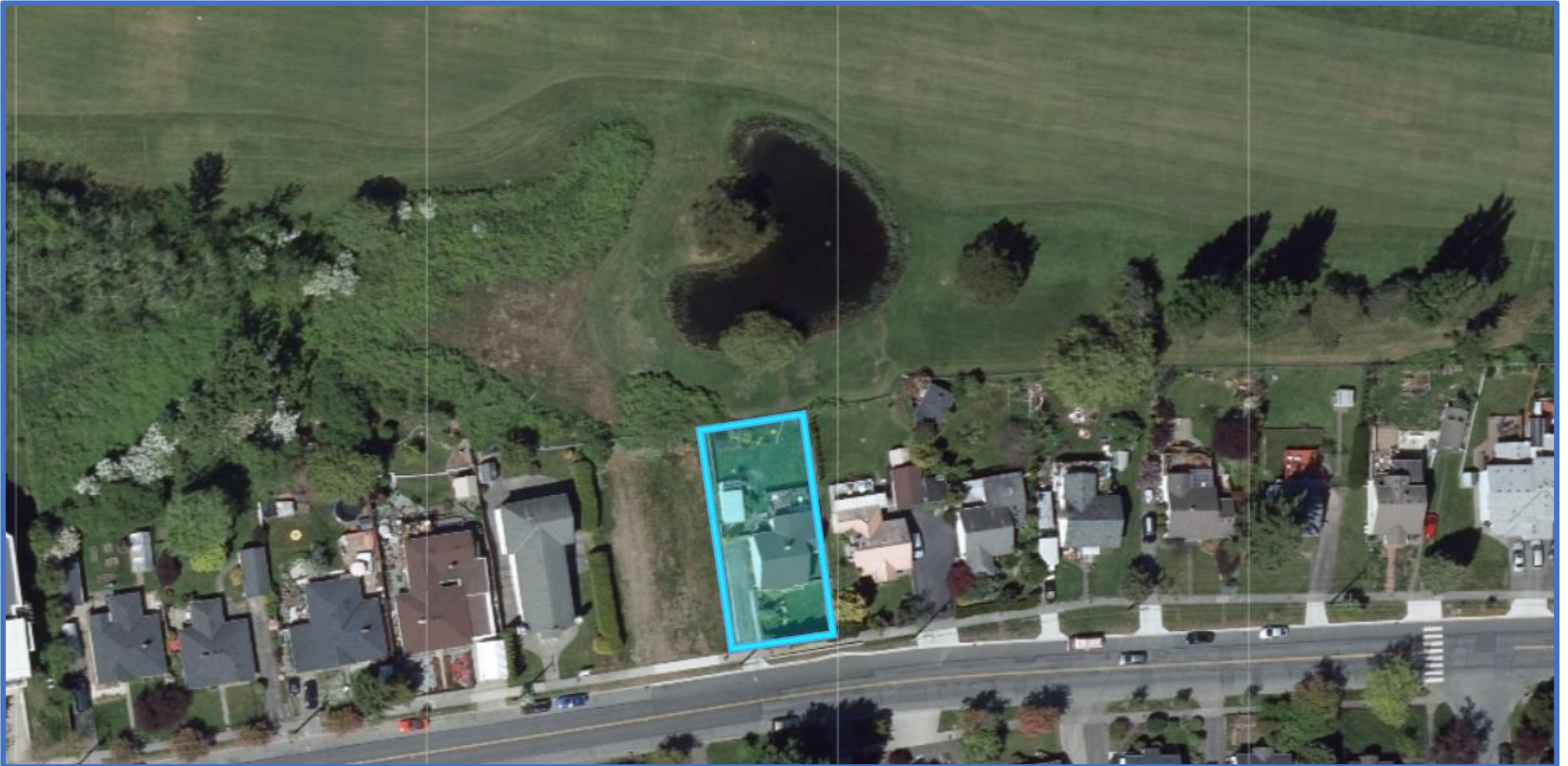


# Overview

- Application for a 1 storey DADU.
- We will briefly summarize how we've met the design guidelines.
  - Preliminary Site Design and Layout
  - Building Design (Design, Roof, Windows, Entrances)
  - Outdoor Amenity Space
  - Landscaping
  - Parking and Access
  - Energy Efficiency



# Overhead – Property and Neighbours





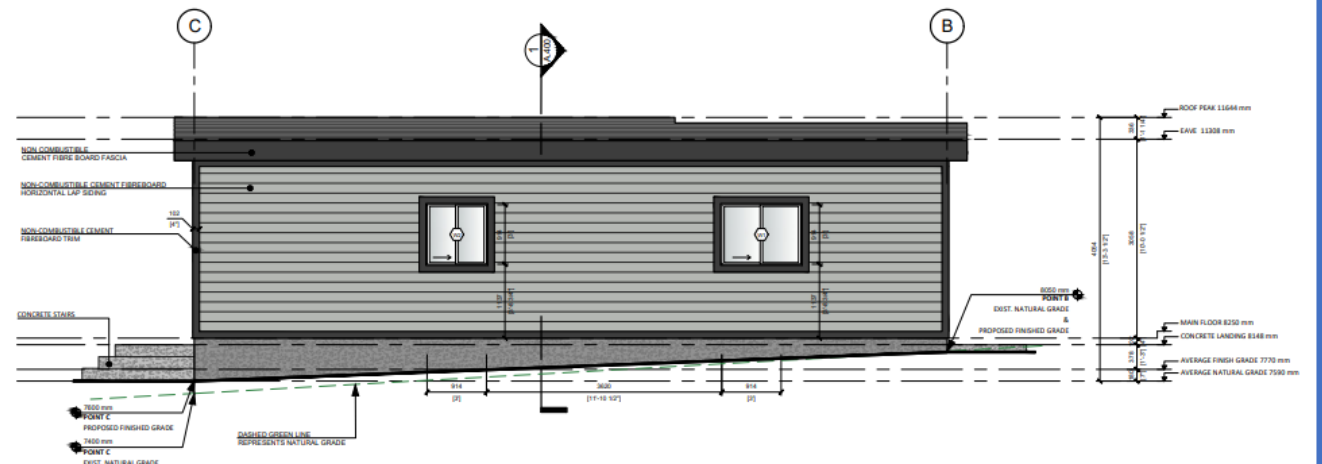
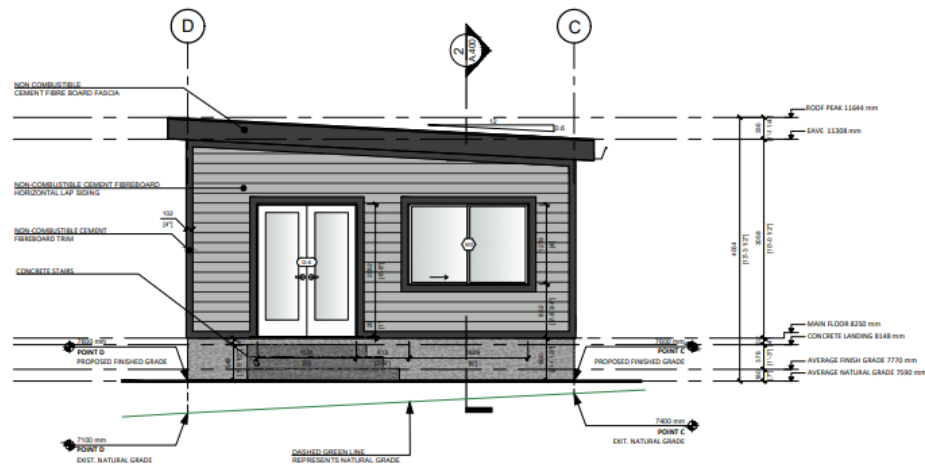
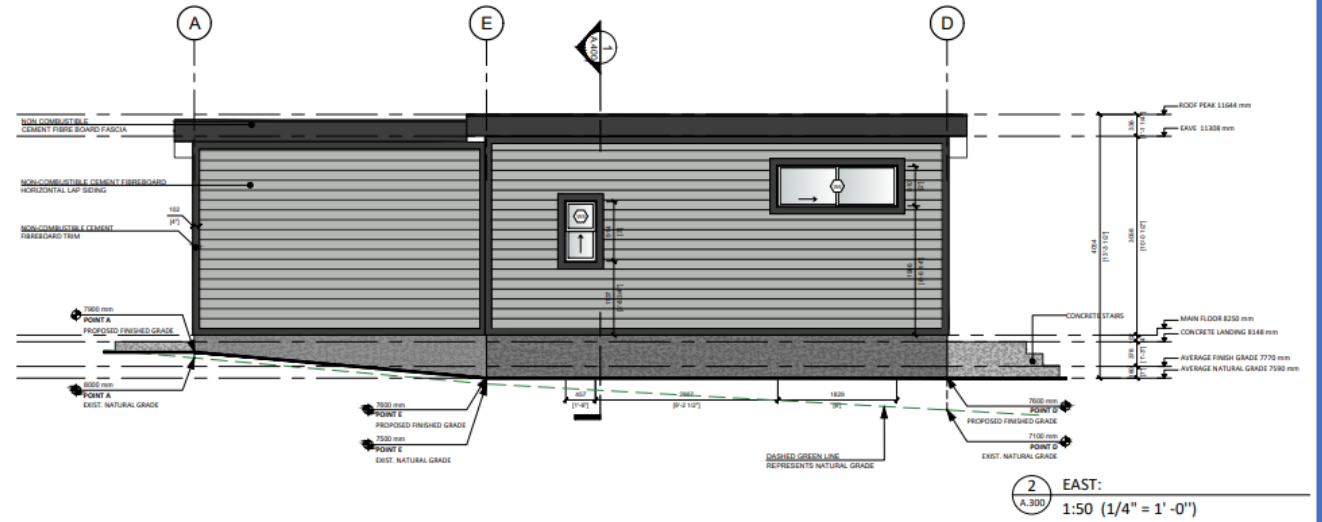
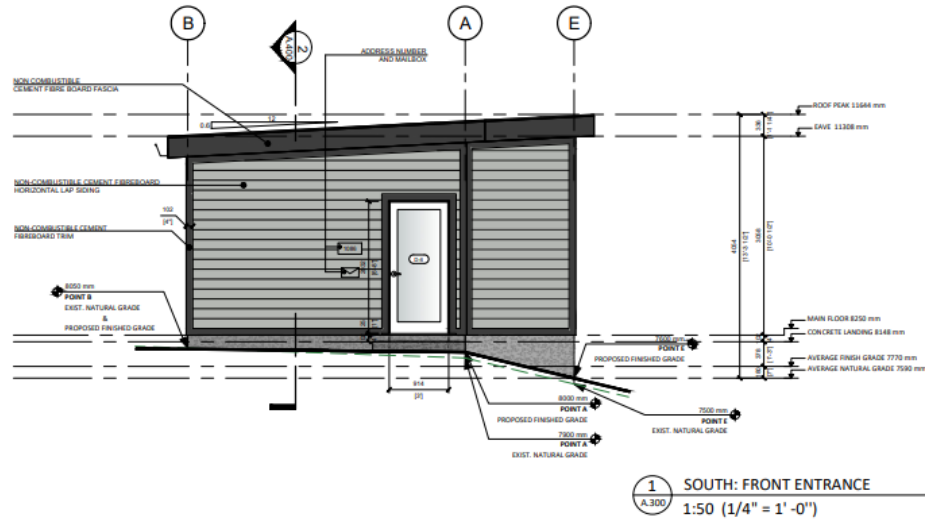


# Streetview

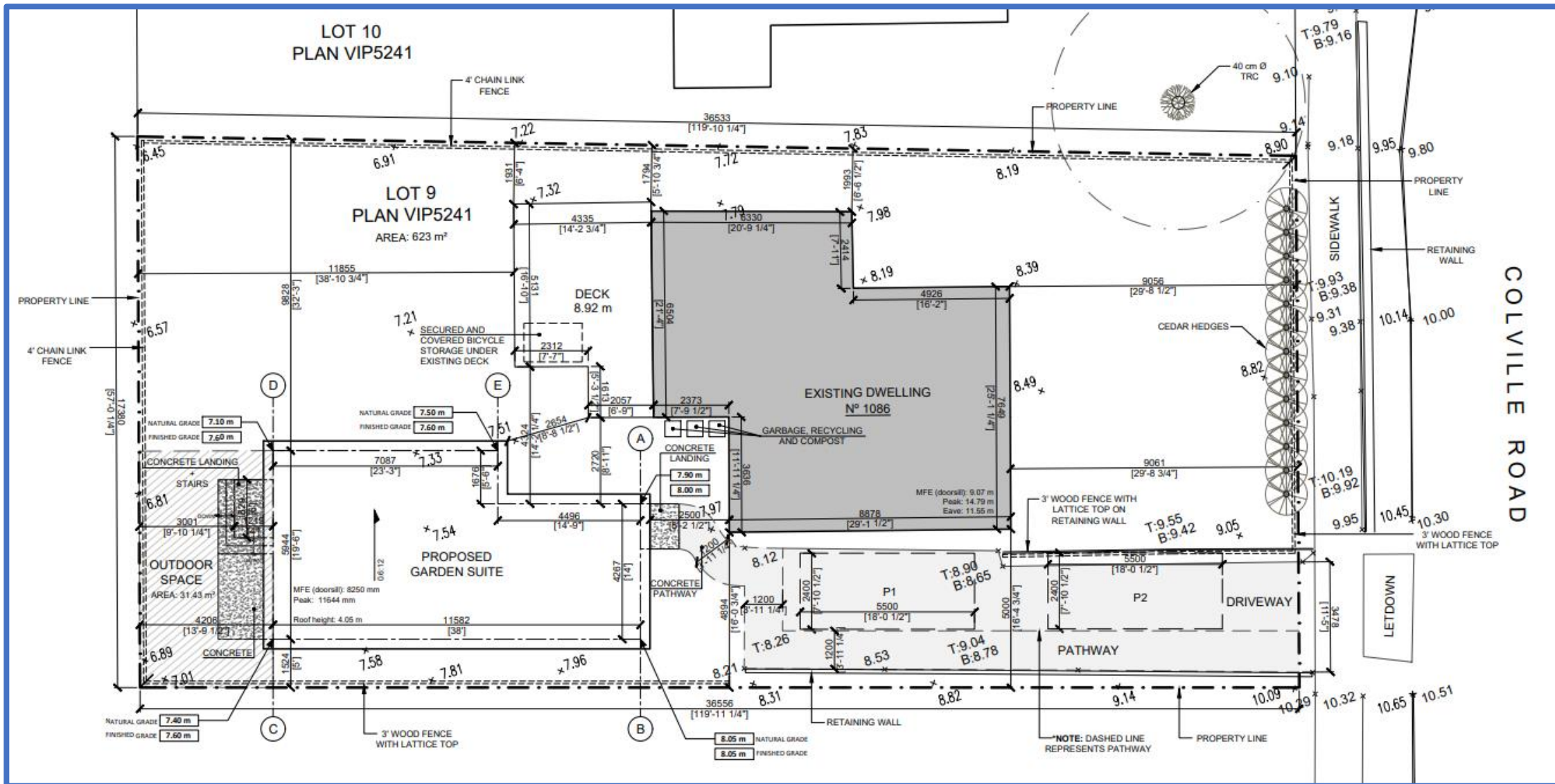




# Building Design - Elevations



# Excerpt of Site Plan







# Preliminary Site Design and Layout

- All items (suite size, lot coverage, etc.) comply with Township of Esquimalt requirements.
- Variances are not required.
- The location of the DADU replaces an existing garage.
- The location and roof form minimize overlook and shading.
- The DADU fits in to the neighbourhood as most houses are two storeys and this is only one storey.
- We have protected and retained existing trees.
- We minimized hard (impervious) surfacing as the DADU replaces an existing structure and most of the pathway and parking are existing.
- The siting responds to the natural topography of the lot. Significant excavation is not required as this is slab on grade (no crawlspace).



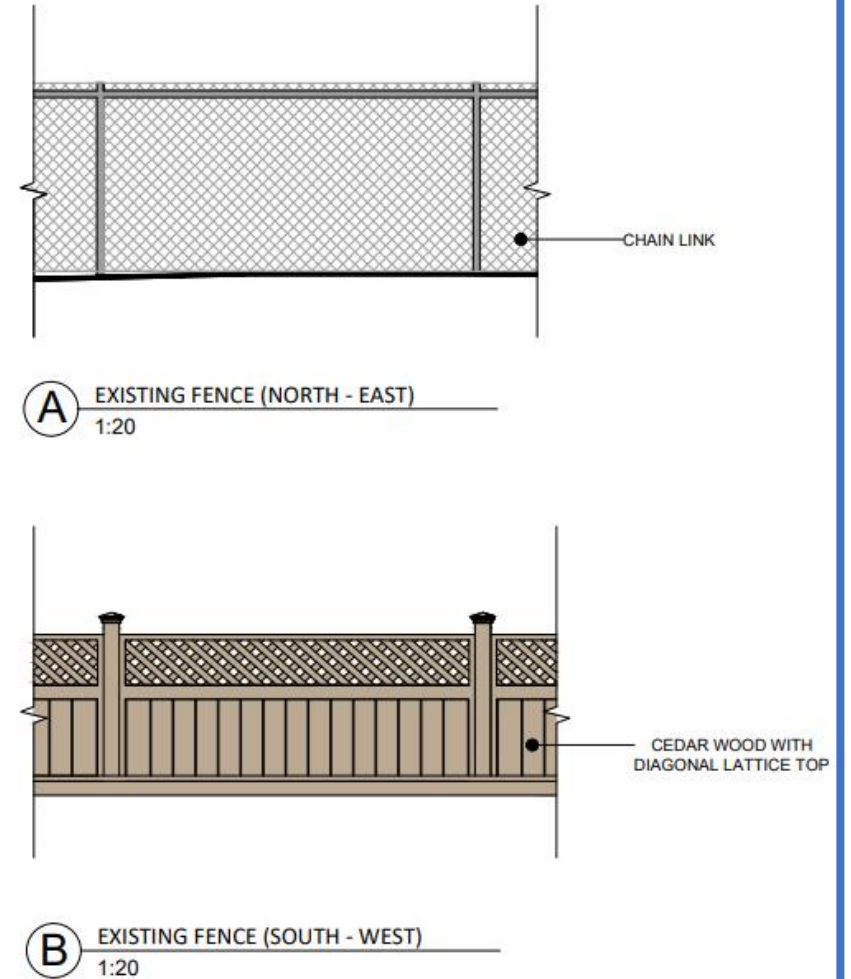
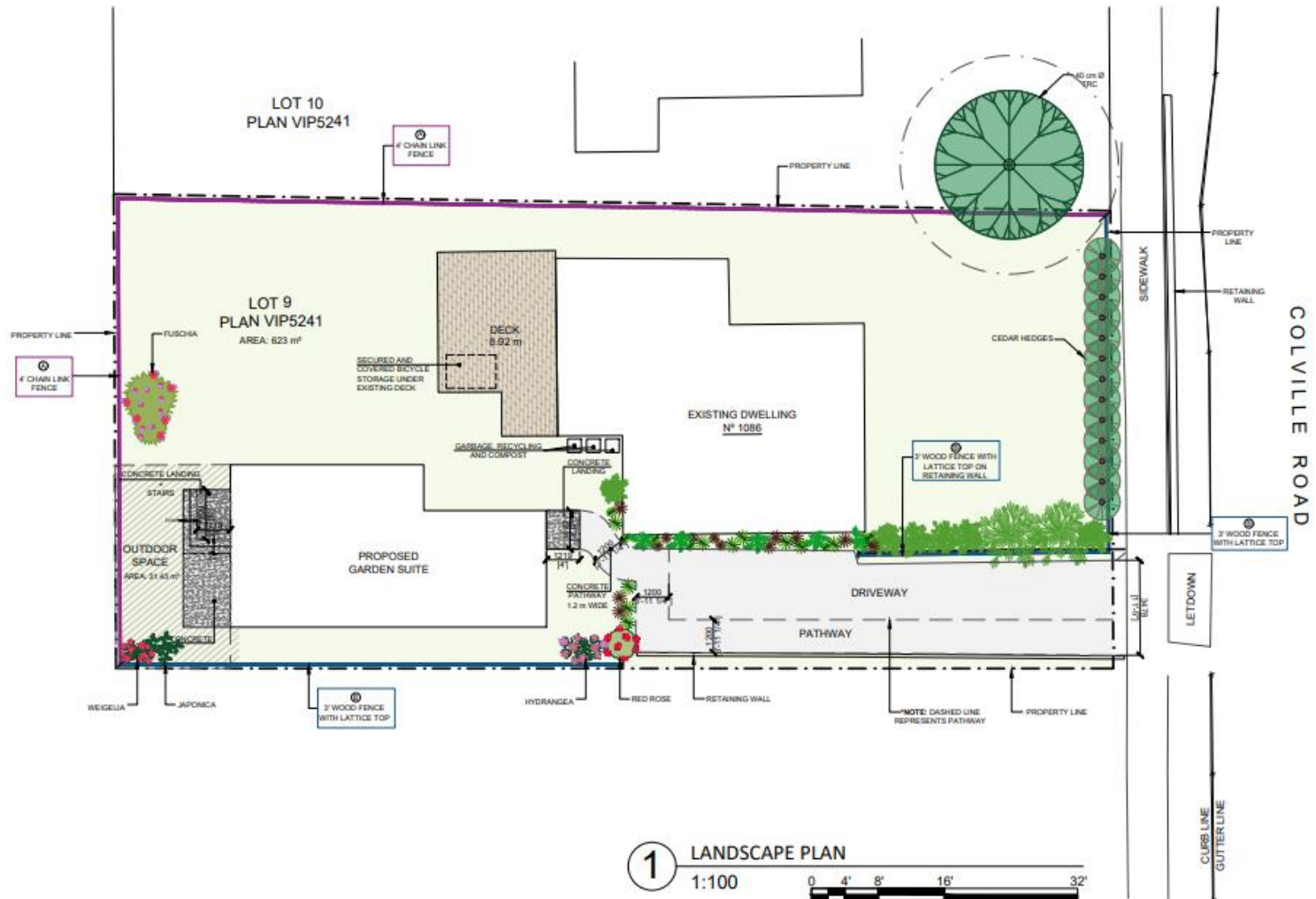
# Building Design

- Hardieboard lap siding reinforces the residential character of the DADU.
- The size and placement of DADU windows minimize overlook and are sensitive to neighbours' privacy. The living room has sliding glass doors and a large window are oriented toward the outdoor amenity space facing the pond at the golf course.
- The single slope roof has the tallest side oriented toward the interior of the lot which minimizes shading on neighbouring properties.
- Operable windows increase air flow and natural ventilation in the garden suite.
- Heat Recovery Ventilator (HRV) provides mechanical ventilation throughout.
- Entrance is oriented toward the street.





# Excerpt of Landscape Plan





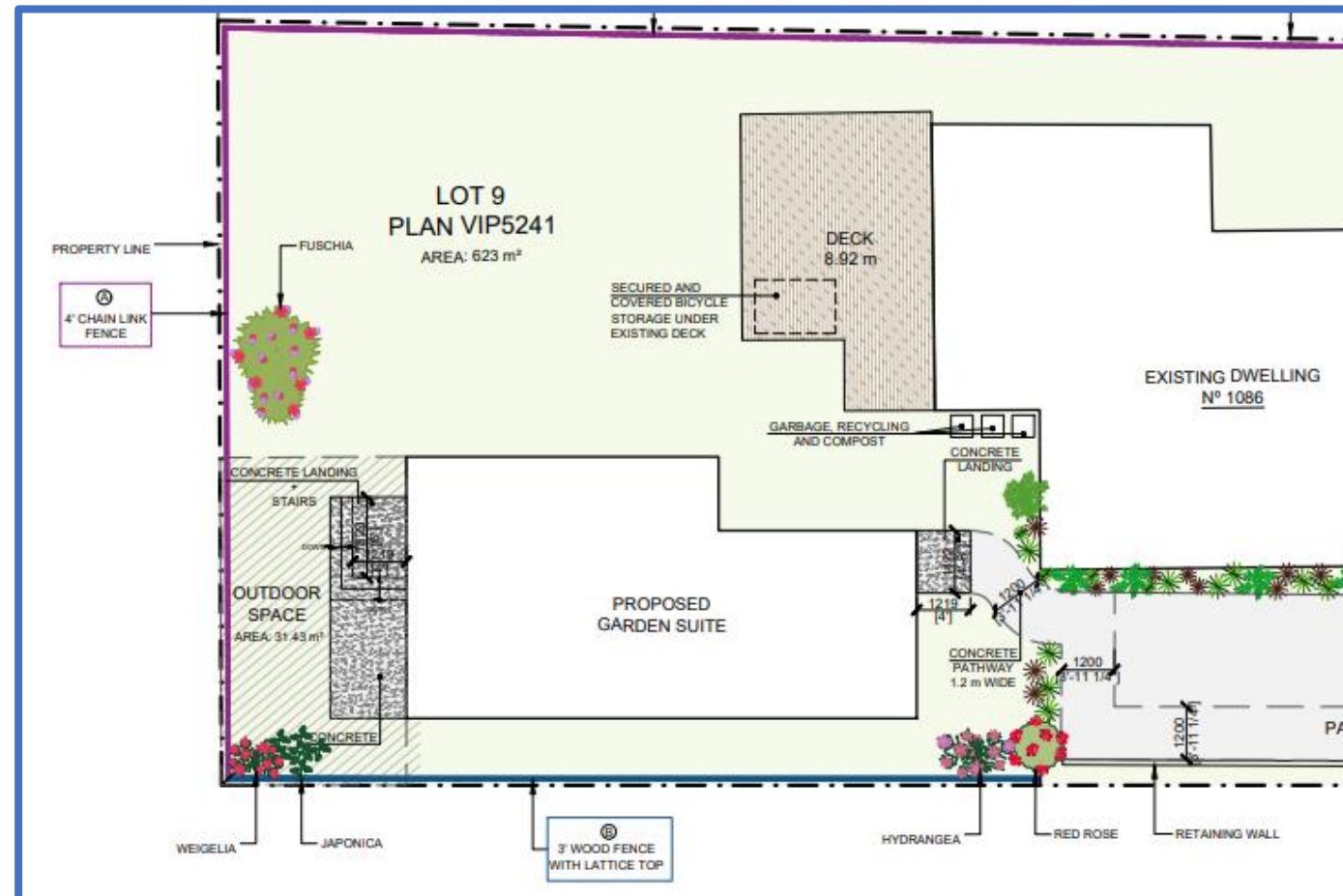
# Landscaping

- Mature trees and significant vegetation will be retained.
- Cedar hedges along the front lot line provides privacy for the property.
- The property has various trees, plants, and flowers.
- Most of the pathway utilizes existing surfaces.
- Existing fences provide privacy.



# Amenity Space

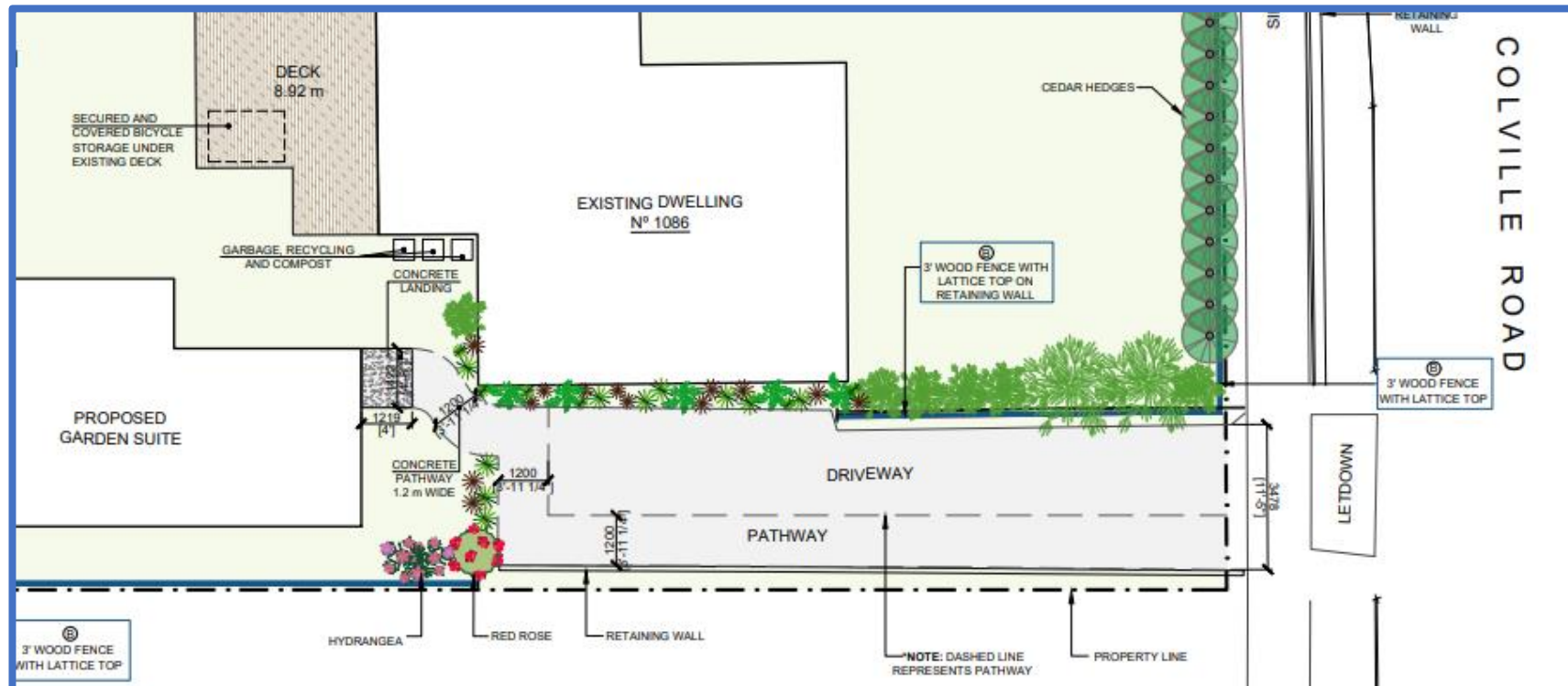
- Access from the living room.
- Privacy from main residence.
- Oriented toward golf course pond.





# Parking and Access

- Weather protected bicycle parking is provided under the deck of the main house. With good access from the DADU entrance.
- Parking located in existing driveway.
- Pathway along driveway.

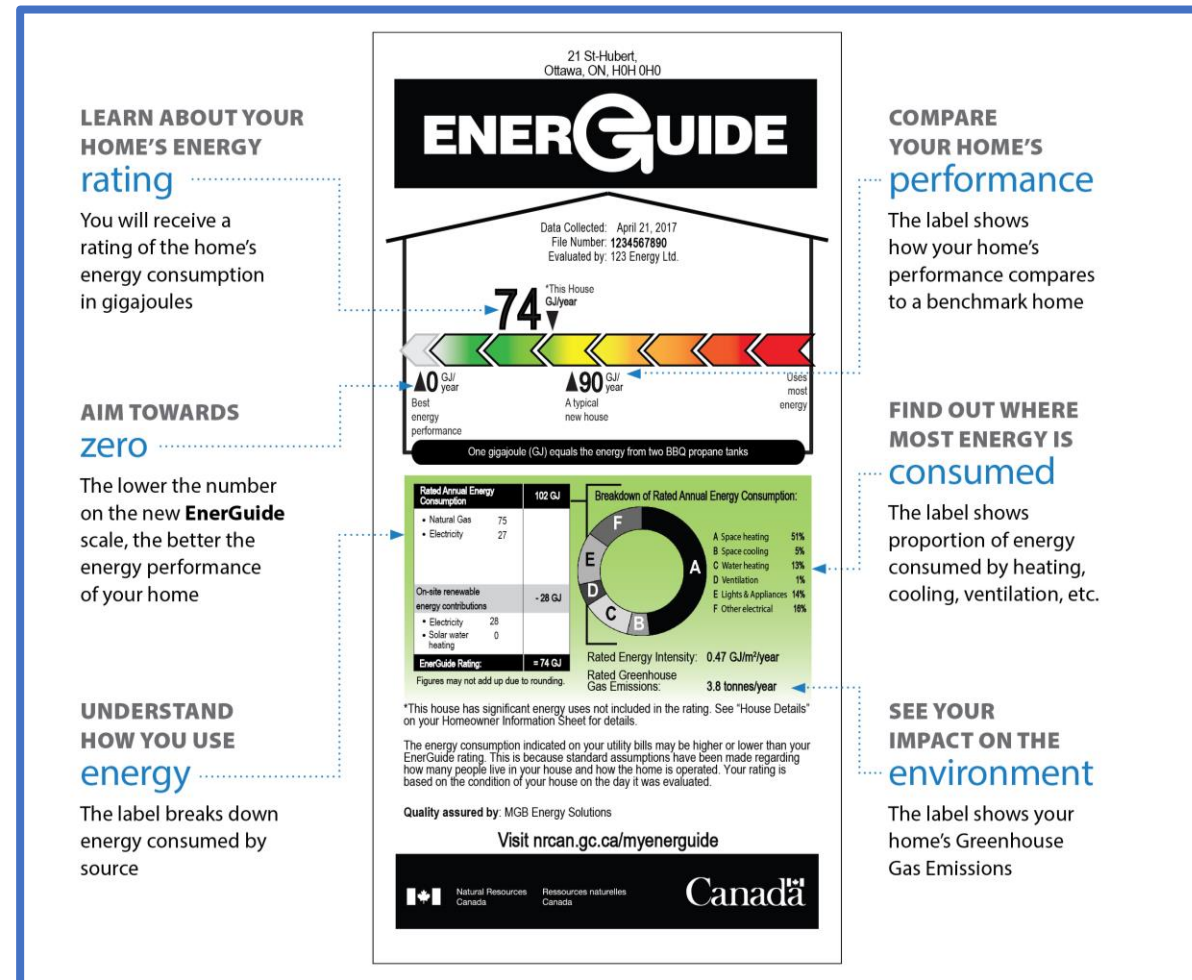






# Energy Efficiency

- An Energy Advisor is consulted and homes are built to a very high standard for energy efficiency, livability, comfort, and exceed regulatory standards.





# Conclusion

- The DADU's design, layout, location, roof form, amenity space, landscaping, parking, access, etc. meet and/or exceed the guidelines.
- Thoughtful consideration has been given to ensure this DADU fits well into the neighbourhood.
- The build is energy efficient.
- Thank you for your time and efforts for the work you do for residents of the Township of Esquimalt.