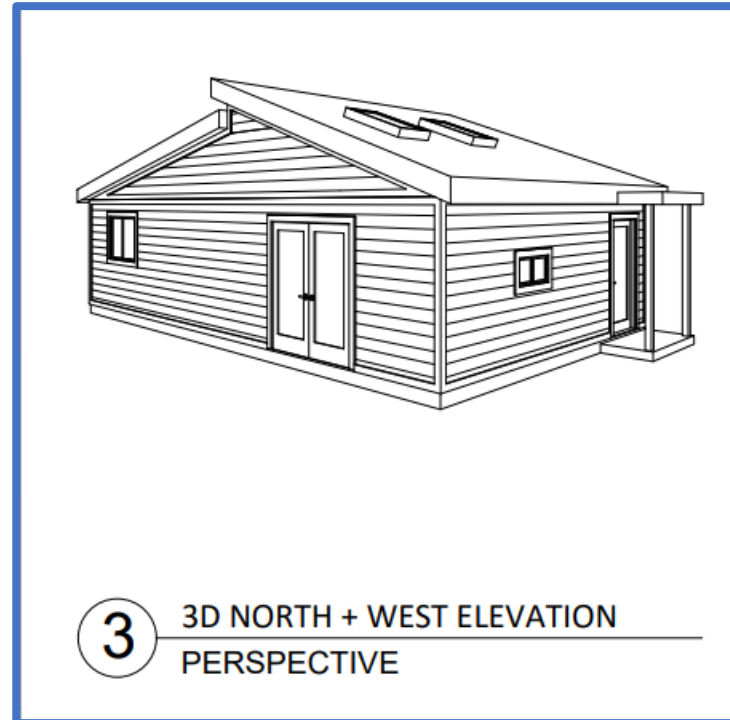
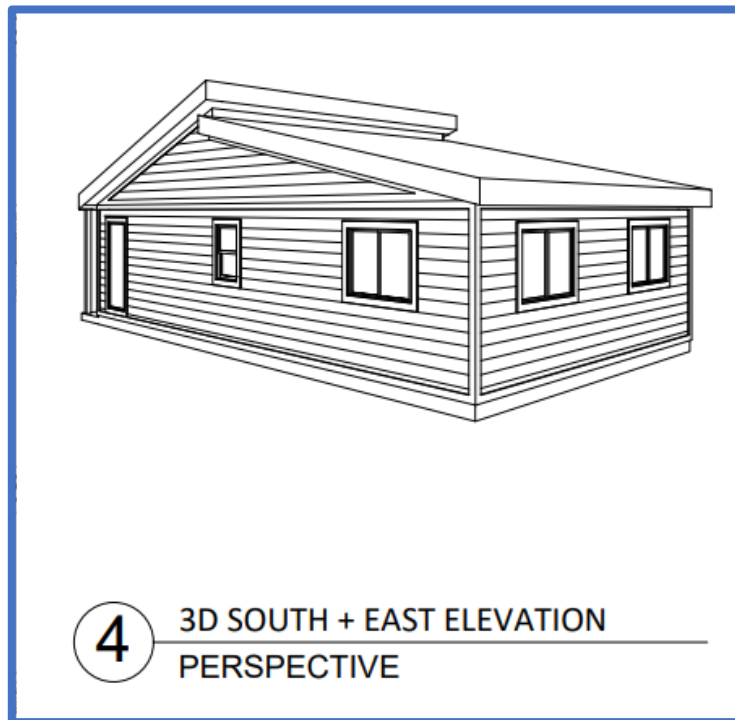




314 Uganda Ave

DADU Application Presentation

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





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



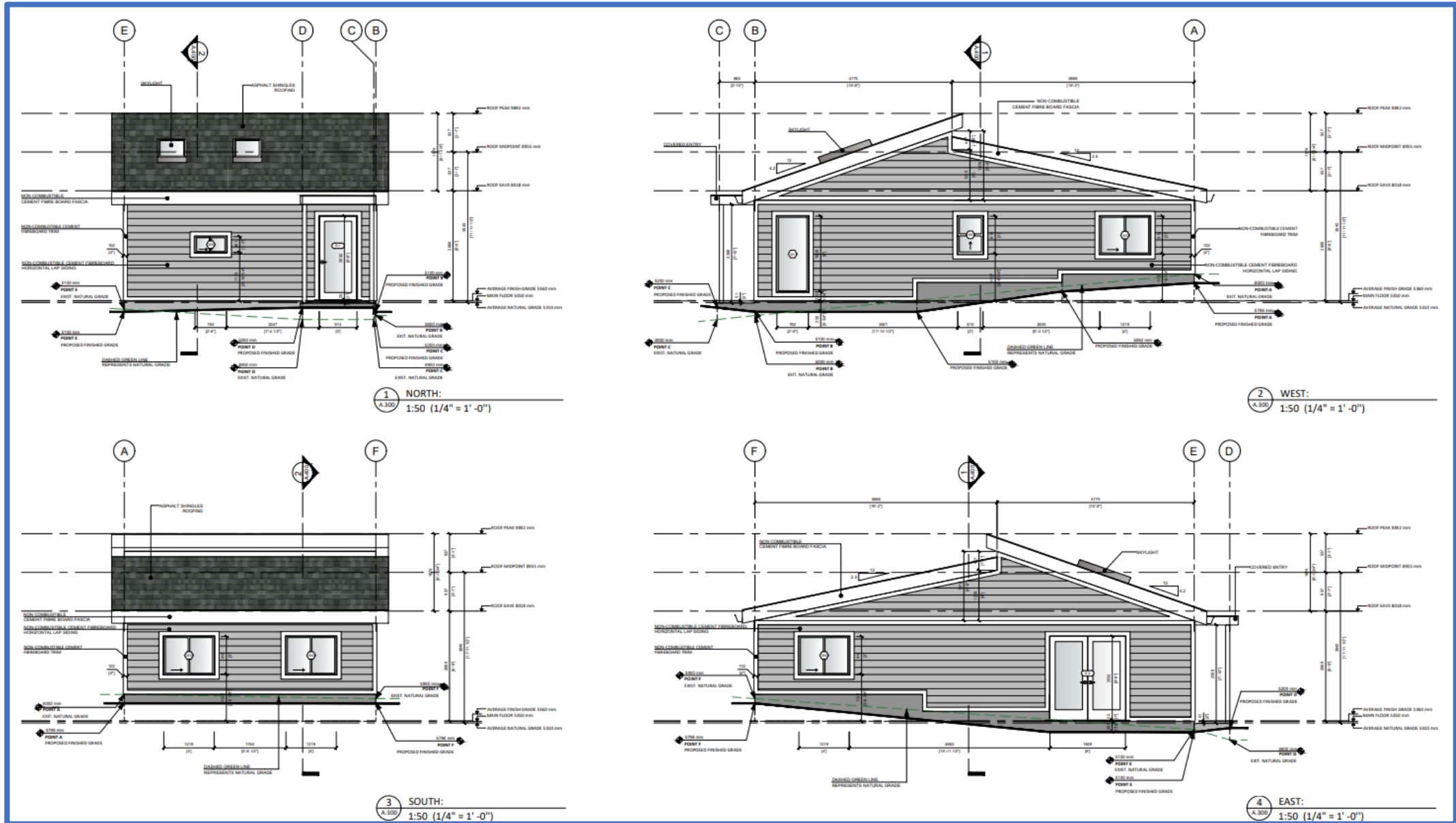


Streetview



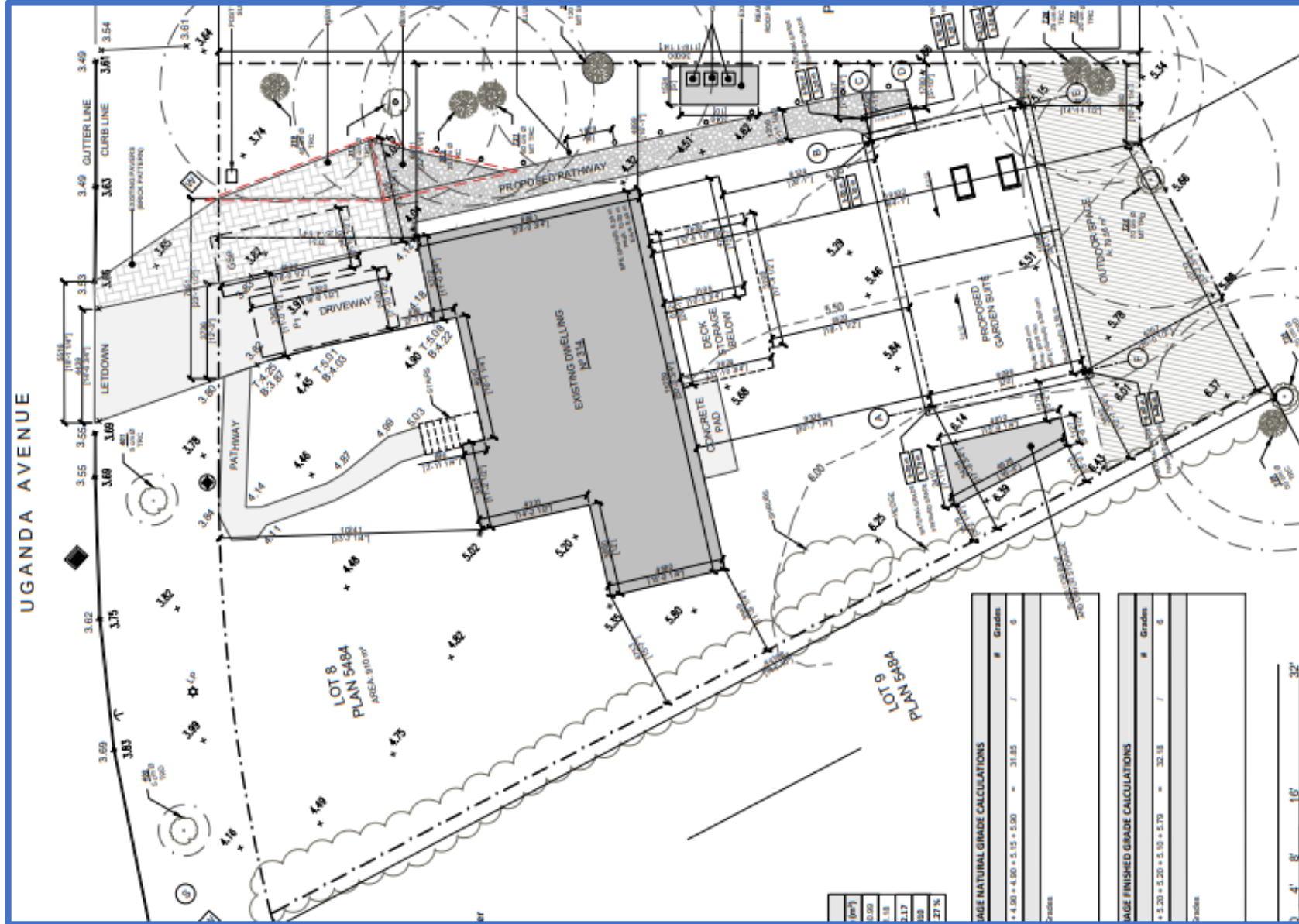


Building Design - Elevations





Excerpt of Site Plan





Preliminary Site Design and Layout

- All items (suite size, lot coverage, etc.) comply with Township of Esquimalt requirements.
- Variance is requested for the bike/storage shed.
- The location and roof form minimizes 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 most existing trees with arborist engagement to determine location of the DADU. Specifically to ensure the 74 cm Hawthorn tree can be retained. This results in rear setbacks of approx. 15ft and 20ft.
- We minimized hard (impervious) surfacing with a gravel pathway from the parking to the DADU.
- The siting responds to the natural topography of the lot. Significant excavation is not required as this is slab on grade (no crawlspace) with stepped foundation.



Building Design

- Hardieboard lap siding reinforces the residential character of the DADU.
- Double sloped “West Coast” roof allows the highest portion of the roof in the middle of the DADU to reduce neighbour shading.
- The size and placement of DADU windows minimize overlook and are sensitive to neighbours’ privacy. The living room has sliding glass door access to the outdoor amenity space.
- Operable windows increase air flow and natural ventilation.
- Heat Recovery Ventilator (HRV) provides mechanical ventilation throughout.
- Low light LED illuminated along the pathway is kept to a minimum necessary for pedestrian safety and visibility and with recessed pot lights in the building soffits, limits light spilling into adjacent properties.



Excerpt of Landscape Plan





Landscaping

- The property has various tree, plants, and flowers.
- Most trees and significant vegetation will be retained.
- Cedar hedges along one side lot line and other trees and vegetation along the other side lot line and rear lot line provide privacy for the property.
- Pathway will be a new pervious surface for increased onsite stormwater management.
- Existing fences provide privacy.



Amenity Space

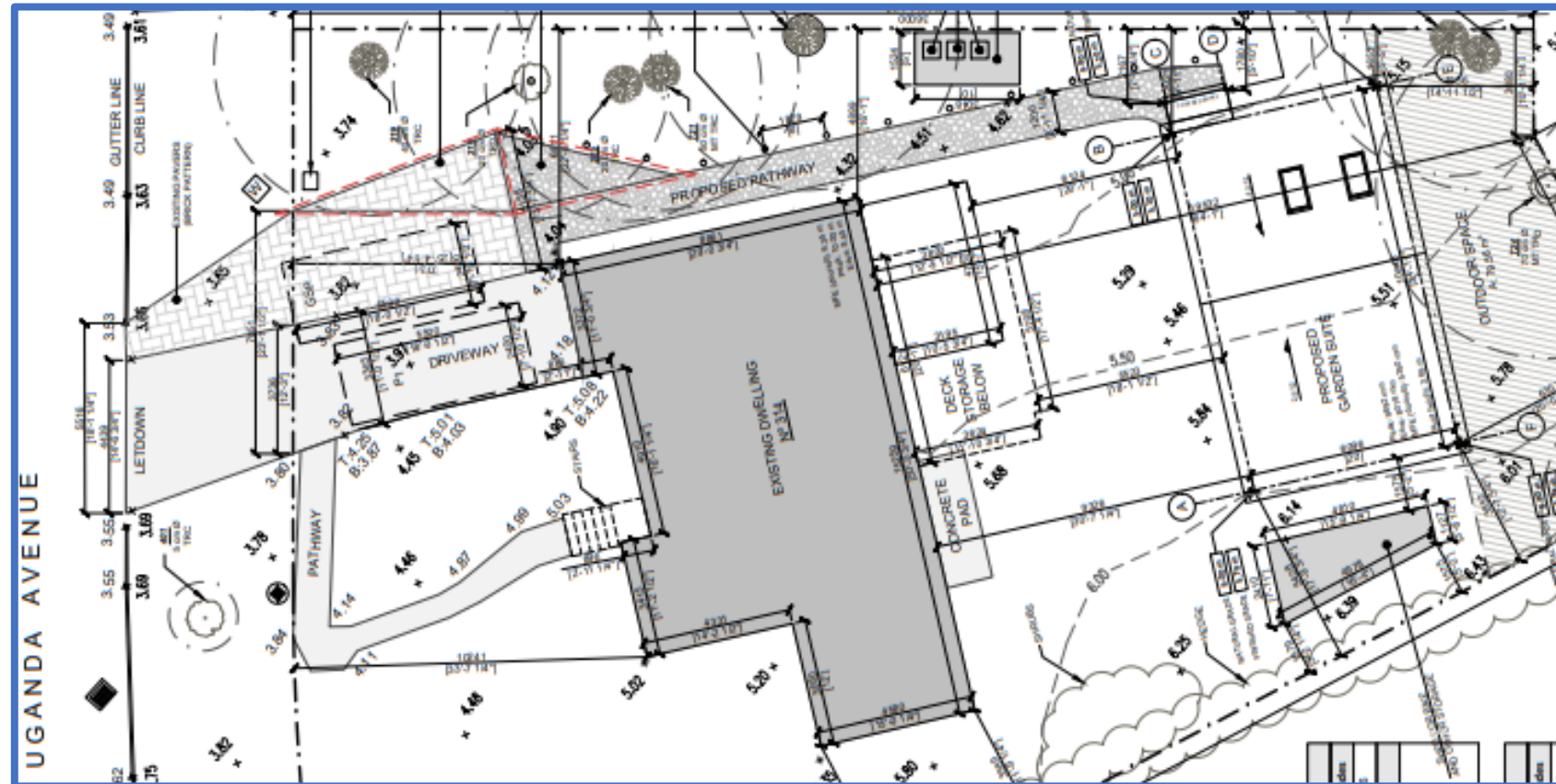
- Access from the living room.
- Privacy from main residence.
- Approx 80 sq m (860 sq ft) of dedicated outdoor space.





Parking and Access

- Weather protected bicycle parking is provided in a new shed located by the DADU.
- Parking located in existing paver driveway.
- Pathway along the side of the house.





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.

LEARN ABOUT YOUR HOME'S ENERGY rating

You will receive a rating of the home's energy consumption in gigajoules

AIM TOWARDS zero

The lower the number on the new **EnerGuide** scale, the better the energy performance of your home

UNDERSTAND HOW YOU USE energy

The label breaks down energy consumed by source

21 St-Hubert,
Ottawa, ON, H0H 0H0

ENERGUIDE

Data Collected: April 21, 2017
File Number: 1234567890
Evaluated by: 123 Energy Ltd.

*This House
74 GJ/year

▲10 GJ/year Best energy performance ▲90 GJ/year A typical new house 100 GJ/year Of 660 most energy

One gigajoule (GJ) equals the energy from two BBQ propane tanks

Rated Annual Energy Consumption		102 GJ
• Natural Gas	75	
• Electricity	27	
On-site renewable energy contributions		-28 GJ
• Electricity	28	
• Solar water heating	0	
EnerGuide Rating:	= 74 GJ	

Breakdown of Rated Annual Energy Consumption:	
A	Space heating 51%
B	Space cooling 3%
C	Water heating 13%
D	Ventilation 1%
E	Lights & Appliances 14%
F	Other electrical 16%

Rated Energy Intensity: 0.47 GJ/m²/year

Rated Greenhouse Gas Emissions: 3.8 tonnes/year

*This house has significant energy uses not included in the rating. See "House Details" on your Homeowner Information Sheet for details.

The energy consumption indicated on your utility bills may be higher or lower than your EnerGuide rating. This is because standard assumptions have been made regarding how many people live in your house and how the home is operated. Your rating is based on the condition of your house on the day it was evaluated.

Quality assured by: MGB Energy Solutions

Visit nrcan.gc.ca/myenerguide

Natural Resources Canada / Ressources naturelles Canada

COMPARE YOUR HOME'S performance

The label shows how your home's performance compares to a benchmark home

FIND OUT WHERE MOST ENERGY IS consumed

The label shows proportion of energy consumed by heating, cooling, ventilation, etc.

SEE YOUR IMPACT ON THE environment

The label shows your home's Greenhouse Gas Emissions



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.