



February 19/2019

Victoria Mayor & Council,

SC Smith Building Company have been retained by the property owners to assist in the process of approval and construction of a new duplex residence on the property currently owned by the family located at 1210 Haultain Street.

We believe that this project represents the vision of the City of Victoria to increase the ability for families to obtain secure housing through multiple generations by best utilizing properties to their full potential while maintaining the integrity of streetscapes, planning, density and minimizing carbon footprint.

There are several key areas we will be focusing on in through the construction to ensure that the process maintains a constant thought of green building process lessens the overall carbon footprint both during construction and as a completed home:

1. SC Smith Building Company is an active Built Green BC member as well as Energy Star rated homebuilders
2. The new home will feature many of the key elements of the built green platinum certification and we will take many cues in the build from the BG checklist including:
 - Hardie plank exterior finishing materials and cladding
 - Low VOC paints and adhesives on all surfaces
 - Solar ready conduits in place for future upgrades
 - Energy star rated appliances, doors and windows
 - Energy efficient heating and cooling including on demand H/W and possible red zone heating systems
 - Minimum R-48 attic insulation and minimum R-20 rockwool insulation in all exterior walls or equivalent
 - Drought tolerant planting and landscape design with design intended to maximize and recycle water to the landscape
 - All plumbing fixtures to be rated for minimum water use and maximum efficiency
 - All materials and trades locally sourced for minimum shipping distances and travel to site location
 - Recycle management system in place for proper distribution of all building waste

If you have any further questions or require any further information please do not hesitate to contact me directly,

Regards,

Steve Smith
SC Smith Building Company Ltd
250-883-3712