

# A Builder's Perspective: ENERGY STAR<sup>®</sup> for New Homes

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Builders' Workshop | Surrey & Langley



# The builder

## Garcha Homes

- Residential builder/developer
- Family owned and operated
- Located in Surrey, B.C.



# The project



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New townhome development

- Four phases
- 74 units
- Clayton Heights on Clayton Street



# Working with local government

City of Surrey offers a density bonus

- First to participate
- Bonus offer: relaxed “FAR” (floor area ratio” requirements for achieving ENERGY STAR for New Homes



# The appeal of the offer

- Optimize development space by increasing density
- Provide better built homes for their customers
- Innovative approach: today's buyer wants a home with a smaller carbon footprint



# How'd they get started

- Met with City of Surrey planner, decision made before going in with 3<sup>rd</sup> reading (PLA) stage.
- Started the conversation with their energy advisor, why is this important
- Registered for and completed ENERGY STAR builder training BCIT



# Why are Garcha's homes different?

- No additional cost to consumer for energy program
- Homes are spacious with square footage ranging from 1,595 to 1,905





# Marketing

- Fifth Avenue Marketing Ltd.



# Support from BC Hydro & City of Surrey

- BC Hydro, Garcha, the City and the energy advisor are working together to build better homes.
- City is providing training to the industry and its own building officials.
- Documentation and promotion through Garcha's website and presentation centre.



# Contacts

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