



February 11, 2005

Mr. L. M. Murray  
5567 Toronto Rd.  
Vancouver B.C.  
V6T 1L1

**Re: DP Application 13/2005 (GLENLLOYD PARK)  
5740 Toronto Road & 5725/5745 Agronomy Road, Vancouver B.C.**

Dear Mr. Murray:

I am writing this is response to your letter to Mr. Bruce Stenning dated January 19, 2005 regarding the above noted residential development. You raised some very good questions about the durability of residential buildings and I hope the following information is helpful to you in understanding the approach we take at Polygon in terms of design, professional review, and construction of our wood frame buildings.

Our buildings are designed to manage moisture from inception by employing a number key design principles. Pitched roofs and wide overhangs are provided to create an umbrella architecture that shields the building. A drainage cavity (rainscreen) is provided behind the cladding material of the exterior wall to enhance drying of the envelope.

We created new standards and protocols for construction, now used industry wide, while working with CMHC during the construction of our first "New Generation" building, called Greenwich on 5<sup>th</sup>. As part of our regular construction activities qualified Building Envelope Professionals monitor moisture contents of materials, review mock ups of assemblies constructed on site, and witness windows being tested with water while under pressure.


It is critical that buildings are properly maintained over time by the Strata Corporation. We assist both the Strata and the property manager in this regard in two ways. First we provide documentation for ongoing building envelope maintenance and second, we set aside money in the Strata's annual budget to pay for maintenance activities and for periodic performance reviews of exterior building components by a Building Envelope Professional.

We hope this information addresses somewhat your questions regarding the durability of our buildings. Our web site ([polygon-homes.com](http://polygon-homes.com)) contains additional information on this topic, which may be of interest to you, under the heading of "New Generation".

Should you have any questions regarding our approach to building envelope design and construction please feel free to call me directly at 604 - 871- 4231.

Yours truly,

**POLYGON DEVELOPMENT 154 LTD.**



G. Scott Baldwin  
Senior Vice President Development

cc: Bruce A. Stenning, Manager University Endowment Lands