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NEW HOMES

trends | neighbourhoods | show homes | industry

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SATURDAY, MARCH 10, 2007

FREE AND EASY

You could win a home in the Herald's Home Free contest. See page J3 in New Condos for what you could win. Contest details, page J12.

SHOW HOMES
OF THE WEEK

From an award-winning house, to a \$3.5-million mansion.

16, 110

NEXT
WEEK

Advice for the home buyer.

A 'rurban' future

KATHY McCORMICK
CALGARY HERALD

"Rurban" development is the wave of the future, say Calgary-area developers who are seeking to make such projects more environmentally sustainable.

Rural housing projects around urban Calgary are becoming coveted places to live, providing the desired lifestyle of the country with the proximity to city jobs, conveniences and amenities.

But such projects face problems like water consumption and use of agricultural land.

A sustainable "rurban" approach is being pursued by the Municipal District of Rocky View, which borders Calgary on the east,

Rocky View projects
look at hybrid concept
of rural development

north and west, says Steve Shawcross, a director with the IBI Group.

"The M.D. of Rocky View is looking for a hybrid development strategy," he says.

Shawcross has been working with Sapphire Development Corp., a Vancouver-based developer that has 230 hectares of land east of Chestermere that it is planning to develop.

"Meadow Lake Farm will be a much denser

community making use of municipal services, but it will be done in a way that's much more sustainable," he says.

At the other end of the municipal district, a developer recently received unanimous approval from Rocky View council for a conceptual scheme for a community around the Springbank Airport.

Bordeaux Developments is planning a 700-hectare, master-planned community that is tentatively being called Harmony.

It will be a full village, with one-third of the area remaining as green space or water.

"It's a lifestyle statement," says Birol Fisekci, president and co-CEO of Bordeaux Developments.

SEE FUTURE, PAGE 14

HOME
SHORTS

Cash helps charity

A Calgary developer has announced a new charitable partnership to help people with Down's Syndrome. The Hopewell Group of Companies, which includes Hopewell Residential Communities, has partnered with the PREP Program — a registered charity that provides education and resources for individuals as well as their families and educators. Hopewell will donate \$75,000 over three years to the program. It will also be actively involved in promoting the program and will assist in defining how the donated funds will be used.

— Kathy McCormick

Expert opinion

Calgary is certainly not the only place in Alberta that's hopping these days. Every major centre is experiencing huge growth thanks to the oil and gas industry. That's why many people will be interested in the Edmonton Real Estate Forum on May 2 at the Shaw Conference Centre. More than 50 experts are slated to speak. Visit www.mediaedge.com/realstateforums/west/edmonton/

— Kathy McCormick

Warm on savings

A setback or programmable thermostat can result in as much as five to 15 per cent savings on your home's heating bill, says a federal agency.

The thermostats allow people to change the temperature setting automatically during the night and during the work days when occupants have left the house, says Canada Mortgage and Housing Corp. Research says the greatest savings are made when temperatures are set back at least six degrees, it says.

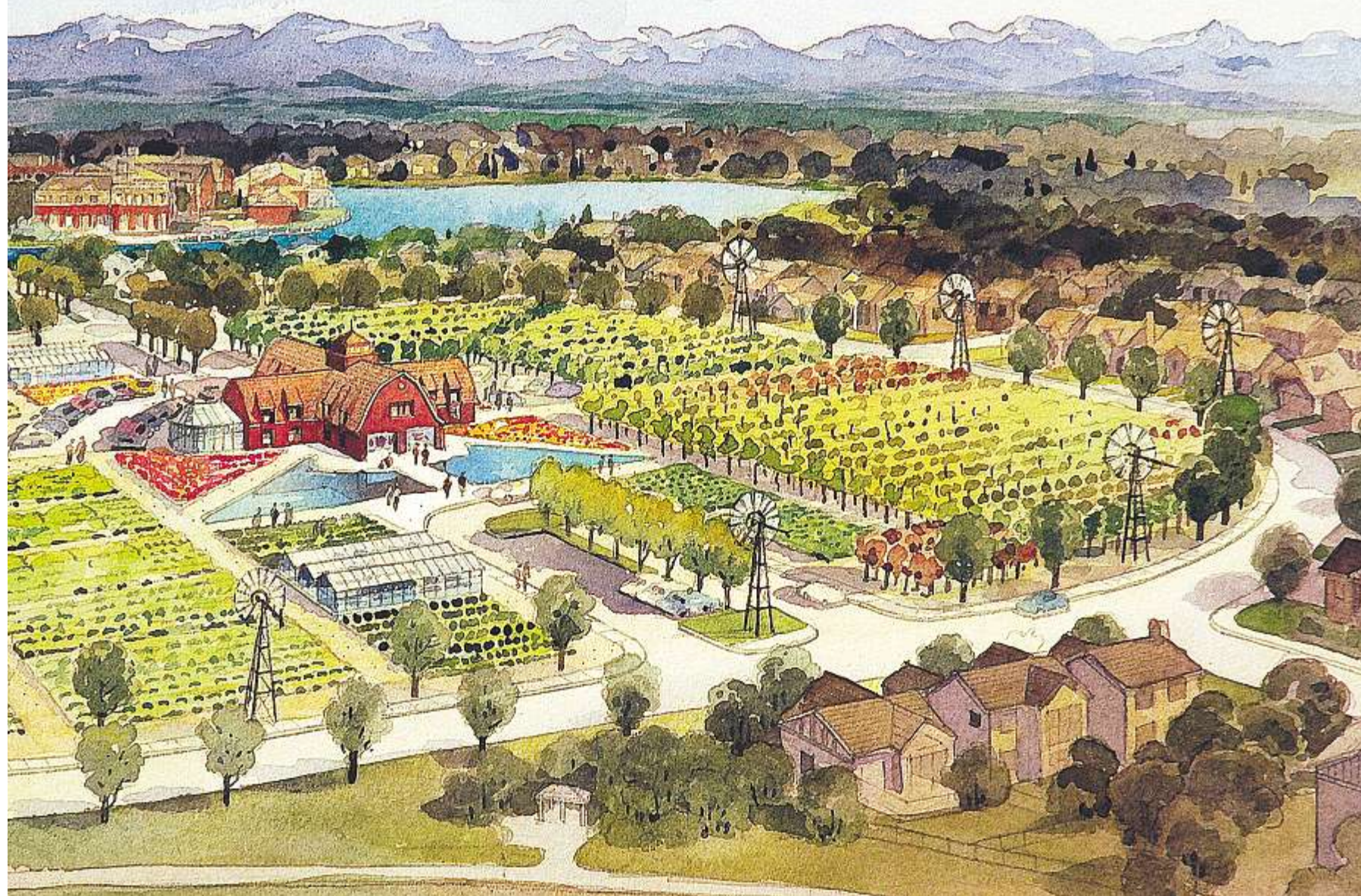
— Kathy McCormick

THIS WEEK'S
MORTGAGE
RATE: 6.4%

Base rate for a one-year closed mortgage, as reported by the Bank of Canada. Lending institutions may set their own rates. Arrow indicates an increase, decrease or unchanged from one week ago.

See complete rate table, page 14

SHOW HOME MAP: PAGE 18



Courtesy, IBI Group

Meadow Lake Farm is to include a central complex with community garden plots, a tree farm, a wind farm, and recycling and composting.

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FROM II

FUTURE: 'Green spaces'

"We will be clustering homes to allow vast green spaces with amenities and that will accomplish two things," says Fisekci.

"Firstly, we are not just bringing suburbia to Springbank, but are creating the perfect transition from the city, to farmland, to a village setting, and back to farmland. Secondly, the concern with low-density development creating sprawl is addressed."

Both Meadow Lake Farm and Harmony aim to include live-work-play concepts so that the communities do not have to rely on Calgary for employment.

"We're not creating a bedroom or satellite community of Calgary," says Fisekci about Harmony.

With water usage becoming a critical area of concern in new developments, each of the proposed projects is addressing water consumption in creative, sustainable ways.

A large part of the Meadow Lake Farm concept revolves around measures to protect that valuable resource, says Shawcross.

"The developer recognizes that water has become a scarcer commodity, so they're putting in place a system that conserves water," he says.

Each home will have cisterns and rain barrels and there will also be grey or waste water recycling.

State-of-the-art stormwater management practices will be used to irrigate common areas such as playgrounds, parks and open spaces, says Shawcross.

Some of these features are already being used in several developments in and around Calgary.

Drake Landing in Okotoks, which is

being developed by United Communities, uses sustainable water conservation methods as well as things like geothermal heating for homes.

Meadow Lake Farm will also include geothermal heating, says Shawcross. Such systems use the surrounding ground to heat homes in winter.

Meadow Lake Farm will obtain water from the proposed East Rocky View Regional Water Transmission Line.

The municipal district is currently attempting to obtain a license to draw surface water from the Bow River south of Langdon for the creation of the line.

Development plans include the creation of a recreational lake of about 10 hectares — a feature designed to promote public health for residents, says Shawcross.

The Harmony project on the west side of the city, which already has a water license, will include a lake system totalling about 48 hectares.

It will not only enhance the look and esthetic appeal of the community, it will be used in a sustainable way, says Fisekci.

"The Harmony stormwater drainage system is designed to create the necessary drainage facilities that will improve the water quality and visual amenities, and provide recreational amenities, but may also be used to generate water resources for the needs of the community," he says.

Bordeaux has formed a partnership with WaterSmart, a non-profit organization that provides water conservation and technology.

"They will not only help us review

IN SHORT

PROJECTS:

Meadow Lake Farm, and Harmony (the working title), both in the Municipal District of Rocky View. They are separately being developed as master-planned communities that combine sustainable features and a holistic neighbourhood that is self-sufficient.

DEVELOPERS: Sapphire Development Corp. (Meadow Lake Farm) of Vancouver, and Bordeaux Developments of Calgary for Harmony.

LOCATION: Meadow Lake Farm is a 230 hectare property about 2.5 kilometres southeast of Chestermere near Highway 791. Harmony is north and west of the Springbank Airport, north of the Trans-Canada Highway and west of Range Road 33 (the Callaway Park exit). It's a 700-hectare parcel.



Courtesy, IBI Group

Meadow Lake Farm is to include a village core to allow residents to stay home for things like entertainment.

technologies and support new development, but they will act as a watchdog for us," says Fisekci. "We'll be pushing the envelope on water conservation."

Bordeaux is also working with the University of Calgary, the Canadian Green Council, and TRILabs, a government-funded organization that encourages the use of new technologies. "We have a lot of independent organizations around us," says Fisekci. "Everyone is willing to talk and share ideas with us."

Bordeaux is also looking at things like smart outdoor lighting, preventing light pollution of the night sky in a rural setting.

Other ideas include car pooling, even to the point of having communal cars for the use of residents.

A critical part of plans for both communities is the creation of specific areas to keep residents home, rather than creating a bedroom community

for residents who work in Calgary. One of the concerns faced by such developments is that they allow residents who work in Calgary to enjoy urban services without paying city taxes.

Due to Harmony's location surrounding the Springbank airport, a large part of the development will have a business component to it, says Fisekci.

"With the aerospace industry here, it's a chance to diversify the economy and provide economic benefits for the community and the municipality," he says. "Our business campus will complement that."

At Meadow Lake Farm, a large component of the design — and a focal point of the whole area — will be a central agricultural complex.

About six hectares will include community garden plots, a tree farm, a wind farm, greenhouses, and sustainable features such as recycling and composting areas.

"It will be a footnote to the agricultural past of the area and allow residents to get involved in their own food production," says Shawcross. "It also provides an opportunity for residents to come together to share."

The complex will be anchored by a barn-like building housing a community centre, which can be used for workshops and a marketing centre. The hubs of both Harmony and Meadow Lake Farm will involve the

creation of village cores to provide ambience and allow residents to stay home for entertainment and relaxation.

The aim is to create a community reminiscent of villages in Europe, which are vibrant places to live and offer housing to suit all ages — an "aging-in-place" environment.

Cluster housing will be implemented — groups of houses set together, allowing for ample green space rather than scattered one-off homes typical of acreages.

Harmony has a golf course in its plan which will act as a buffer between neighbourhoods and ranchlands.

All types of housing — from multi-family to a select few acreage-size lots — will further define and transition areas.

By completion, Harmony should have about 3,500 housing units. Meadow Lake Farm will have 2,000 to 3,000 units.

The concept plan for Meadow Lake Farm is currently in circulation at the Municipal District of Rocky View.

"If all goes well, we're hoping to start development of deep services for the community by 2008," says Shawcross.

Bordeaux is currently creating land use and subdivision plans to submit to the municipal district.

If all goes well, Harmony could undergo deep servicing by the end of next year, says Fisekci.

It also provide an opportunity for residents to come together to share

STEVE SHAWCROSS, IBI GROUP



Courtesy, Bordeaux Developments

The village centre of Harmony by Bordeaux Developments is to resemble a European town.

The following is a list of some organizations that new home owners may find useful. Websites are in parentheses:

■ **Accessible Housing Society** — 282-1872; e-mail info@ahscal-gary.ca (www.ahscal-gary.ca).

■ **Alberta Health Care Insurance** — 310-0000, then 427-1423; (www.health.gov.ab.ca/ahcip/index.html).

■ **Canadian Home Builders' Association — Alberta** — 780-424-5890/1-800-661-3348 /

HOME BUYER HELP

cell: 780-235-3535 www.chba.alberta.ca or www.albertabuilderconnect.com).

■ **Alberta Motor Association** — 240-5300; (www.ama.ab.ca).

■ **ATCO Gas** — Calgary office

main number, 245-7110; emergency number for Calgary and area, 245-7222; (www.atco-gas.com).

■ **Alberta One Call** — for the location of buried lines and utilities, 1-800-242-3447; (www.alberta1call.com).

■ **Calgary Region Home Builders' Association** — 235-1911; (www.crhba.com).

■ **Calgary Transit** — 262-1000; hard of hearing, 268-8087; (www.calgarytransit.com).

■ **Canada Mortgage and Housing Corp.** — 515-3000; (www.cmhc-schl.gc.ca/).

■ **City of Calgary** — main switchboard, 268-2111; (www.calgary.ca).

■ **Enmax** — 310-2010; (www.enmax.com).

■ **Federation of Calgary Communities** — 244-4111; (www.calgarycommunities.com).

■ **National Home Warranty** — Calgary office, 278-5665, toll-free 1-888-776-7707; (www.national-

homewarranty.com).

■ **Professional Home Builders Institute of Alberta** — 216-8310 in Calgary, or 1-888-325-9999. (www.phbia.com)

■ **The Alberta New Home Warranty Program** — Calgary office, 253-3636; (www.anhwp.com).

■ **TransAlta Utilities** — 1-800-667-2345.

■ **Urban Development Institute** — 531-6250 (www.udicalgary.com).

BY THE NUMBERS

Mortgage payment calculation chart

Monthly investment in a mortgage per \$1,000

%	25 YEAR	15 YEAR
3.5	= 5.01	= 7.15
4.0	= 5.28	= 7.40
4.5	= 5.56	= 7.65
5.0	= 5.85	= 7.91
5.5	= 6.11	= 8.14
6.0	= 6.40	= 8.40
6.5	= 6.70	= 8.67
7.0	= 7.01	= 8.94
7.5	= 7.32	= 9.21
8.0	= 7.64	= 9.49
8.5	= 7.96	= 9.77
9.0	= 8.28	= 10.05
9.5	= 8.62	= 10.33
10.0	= 8.95	= 10.62
10.5	= 9.29	= 10.92

For example: A \$100,000 mortgage over 25 years at 3.5% is \$5.01 x 100 = \$501 monthly payment

Income, home price and down payment guide

This table gives you an idea of the maximum home price you can afford. These estimates take into account household income and the percentage down payment you have. They assume a mortgage interest rate of 8%, average tax and heating cost in Canada, and the mortgage an average Canadian would qualify for based on a 32% debt-service ratio.

Household Income	10% down payment	Maximum home price	25% down payment	Maximum home price
\$25,000	\$6,300	\$63,000	\$18,900	\$75,600
\$30,000	\$8,200	\$82,000	\$24,700	\$98,900
\$35,000	\$10,100	\$101,000	\$30,300	\$121,000
\$40,000	\$12,000	\$120,000	\$36,000	\$144,000
\$45,000	\$13,900	\$139,000	\$41,700	\$166,800
\$50,000	\$15,800	\$158,000	\$47,400	\$189,600
\$60,000	\$19,600	\$196,000	\$58,800	\$235,200
\$70,000	\$23,400	\$234,000	\$70,100	\$280,400
\$80,000	\$27,200	\$272,000	\$81,500	\$326,000
\$90,000	\$31,000	\$310,000	\$92,800	\$371,200
\$100,000	\$34,800	\$348,000	\$104,300	\$417,200

Figures are rounded to the nearest \$100

Source: CMHC

Mortgage rates

Effective March 8, 2007. Rates expressed in per cent.

Variable Rate	6 mo. open	6 mo. closed	1 year open	1 year closed	2 year closed	3 year closed	4 year closed	5 year closed
Chartered banks								
Bank of Montreal	c 5.547	8.250	6.450	8.550	6.400	6.490	6.490	6.490
Bank of Nova Scotia	c 5.500	8.250	6.400	8.500	6.450	6.500	6.500	6.500
Bridgewater Bank	c 5.250	-	-	-	5.850	5.400	5.250	-
CIBC Mortgages	c 5.630	8.250	6.450	8.550	6.400	6.500	6.500	6.490
Canadian Western	c 5.500	8.250	6.450	8.650	6.500	6.500	6.500	6.550
Citizens Bank of Cda	c 5.200	6.400	5.400	6.400	5.400	5.300	5.300	5.250
Dundee Bank of Cda	c 5.050	-	5.900	-	5.200	5.100	5.100	5.000
HSBC Bank Canada	c 5.500	8.250	6.450	8.550	6.400	6.500	6.500	6.500
ICI Bank Canada	c 5.500	-	-	-	5.400	5.400	5.450	5.500
ING Direct	c 5.100	-	-	-	5.100	5.150	5.200	5.140
Laurentian Bank	c 5.500	8.250	6.400	8.650	6.400	6.500	6.500	6.500
Manulife Bank	6.000	-	5.700	6.350	5.300	5.300	5.250	5.250
National Bank	c 6.000	8.250	6.450	8.550	6.400	6.500	6.500	6.500
Presdent'sChoice Fin'l	c 5.150	-	6.570	-	5.790	5.250	5.200	5.150
Royal Bank	c 5.250	8.250	6.450	8.550	6.400	6.500	6.500	6.490
TD Canada Trust	6.000	-	6.300	8.550	6.500	6.500	6.500	6.480
Trust Companies								
Concentra Financial	-	8.250	6.400	8.550	6.400	6.500	6.500	6.550
Equitable Trust	-	8.250	-	8.550	6.400	6.500	6.500	6.500
FirstLine Mrtgs	c 5.625	-	7.540	-	6.420	5.720	5.540	5.440
Home Trust Co.	-	-	-	-	6.500	6.600	6.600	6.650
Investors Grp Trust	c 5.000	8.250	6.450	8.550	6.400	6.500	6.500	6.490
Peace Hills Trust	-	-	6.400	-	6.400	6.500	6.500	6.500
ResMor Trust	c 5.200	-	-	-	5.750	5.440	5.440	5.240
Other institutions								
AMA Financial	c 5.250	-	-	-	5.800	5.350	5.150	5.100
ATB Financial	c 5.400	8.250	6.400	8.550	6.400	6.500	6.500	5.430
Commonwealth Credit U	c 5.500	8.250	-	8.550	5.800	5.600	5.560	5.480
First Calgary Savings	-	8.250	6.450	8.550	6.400	6.500	6.500	6.490
First National Fin'l	c 5.200	-	6.300	-	5.100	5.150	5.200	5.140
GMAC Residnt'l Fund'g	c 5.350	-	-	-	-	-	5.250	-
Key Savings & Credit U	6.000	8.150	-	8.450	6.250	6.200	6.150	6.050
London Life	c 5.000	8.250	6.450	8.550	6.400	6.500	6.500	6.490
Macquarie Fin'l Ltd.	c 5.100	-	-	-	5.300	-	5.300	-
MCAP Mrtg Corp.	c 5.600	-	6.450	8.550	6.400	6.500	6.500	6.500

Variable rates are open unless indicated by a 'c.'

This table was prepared by CANNEX Financial Exchanges on March 8, 2007. For current rates, please visit the CANNEX website at www.cannex.com. All rates are for informational purposes only, and should be confirmed by the company quoted.