

NEW HOMES

trends | neighbourhoods | show homes | industry

EDITOR: BARB LIVINGSTONE 235-7339

WWW.CALGARYHERALD.COM

SATURDAY, AUG. 11, 2007

WATER, WATER EVERYWHERE?

Calgary-area communities may face water licensing shortages.

12

SHOW HOME OF THE WEEK

Luxurious mansion priced at \$1.9 million.

16

STEP INTO THE FUTURE

Green home builder to construct Net-Zero Energy house.

19

Thinking outside the BOX

MARTY HOPE
CALGARY HERALD

It's time to start looking for non-traditional types of housing for Calgarians in need, says a group working to find shelter for the homeless.

"We have to start thinking more outside the box, even if it means looking at some wildly creative ideas that some might look on as crazy," says Wayne Stewart, president and CEO of the Calgary Homeless Foundation.

Some progress has been made in providing in-need housing for seniors, the working poor and those with mental or physical handicaps.

Projects include construction of the Bob Ward Residence three years ago, as well as the recently-announced Inglewood Project, but much more has to be done, says Stewart.

The foundation estimates the number of homeless is about 3,400, with about 2,800 who use shelters every night — including 145 families with children.

"The need is critical and the need is now," says

Stewart. "We simply must get housing in place before our world falls any farther apart."

One of the latest "outside the box" ideas Stewart is looking at involves the redesign of millions of large, unused shipping containers that sit stacked up at several deep-sea ports, including Vancouver.

This idea comes from Arnold Stalk, founder of Share, a Las Vegas-based non-profit organization dedicated to helping solve housing problems.

Stalk, a developer and urban planner, came up with the idea of recycling the International Standard Organization (ISO) containers into single-family residences after seeing them sitting unused in harbours during a holiday cruise.

Of the 125 million modules that currently exist, some 12.5 million are considered surplus and are sitting in ports around the world.

Not letting his idea gather dust, Stalk continued to pursue it and later was approached by Joshua Friedman, a high school student and board member of the Friedman Family Foundation, which was founded to help the needy.

SEE BOX, PAGE I3

HOME SHORTS

Resale flexes muscles

Resale activity outside the city limits is stronger than it was a year ago. From January to June, there were 3,140 sales in towns around Calgary, up from 2,985 for the same period last year, says the Calgary Real Estate Board.

The average price was \$364,028, an increase of nearly 32 per cent from \$276,677 last year. But during June, the price rise was only half as rapid, finishing the month at \$363,619 — up less than 17 per cent.

— Marty Hope

Safety begins at home

It's important to ensure your safety at home.

Your door and frame should be as strong as possible, and firmly fixed to wall studs.

The hinges and strike area (where the lock is imbedded into the door frame) should be installed with long, heavy-duty screws.

Make sure the entrance doors are made of strong, solid-core wood or heavy-gauge metal, and consider installing an extra chain lock and wide-angle peephole.

— Marty Hope

Doubles, anyone?

In response to questionnaire replies, a federal agency will double up on its popular outlook seminars.

Instead of alternating its successful Housing Outlook Conference between Calgary and Edmonton each year, Canada Mortgage and Housing Corp. will host full-day sessions in each city.

Calgary will hold its conference on Nov. 15 at the Roundup Centre, two weeks after the Edmonton session on Nov. 1 at the Westin Hotel.

The conferences will bring together analysts and guest speakers who will present their forecasts for the provincial and local economies, as well as housing markets and trends.

— Marty Hope

THIS WEEK'S MORTGAGE RATE: 7.05%

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 I4

SHOW HOME MAP: PAGE I8



Courtesy, Share
Millions of the world's unused shipping containers, top, could be turned into homes, right.

Sunset Ridge COCHRANE



Enjoy panoramic mountain views and the tranquility of this town without giving up your connection to the city. Located just 20 minutes away, Cochrane offers the best of both worlds.

With 8 models competing for your attention and a diversity of available options, make Jayman MasterBUILT® your choice for building in this stunning and enviable community.

from the **\$440's** Includes Home, Lot & GST

Jayman Invites You to Visit our 2 Exceptional Show Homes in Sunset Ridge

Sales: Contact Shelly Osten 855-1144
Showhome: 20 Sunset Close, Cochrane
sunsetridge@jayman.com
Showhome Hours: Monday-Thursday 2pm-8pm
Fridays, Weekends and Holidays 12-5pm

www.jayman.com

Building is our Passion. No Apologies.

Jayman
MasterBUILT®



Calgary Herald Archive, Victoria Times Colonist
An artist's conception of a community of shipping-container homes.

FROM II

BOX: Resistant to storms

Friedman and fellow students, along with Las Vegas-area tradespeople and suppliers, developed a housing prototype using environmentally friendly, energy-efficient technology.

"A single container is a building block which we can stack and/or interlock into a standardized single-family house of up to 2,000 square feet," says Stalk.

Engineers have calculated that because of its steel configuration and existing stacking system, the containers can be stackable to nine storeys high and they are resistant to hurricanes, tornadoes and other natural disasters.

They can also be easily secured to concrete pads or slabs.

The prototype designed by Friedman and his school chums includes a living room, dining room and bedrooms, as well as a kitchen, bathroom, storage area and front porch.

It is fully insulated and uses solar voltaic cells and generator power, with ventilation provided by wind scoops and skylights on the roof.

Called the Instant-Built House, it could easily be shipped by cargo plane, transport truck, or train anywhere it's needed, says Stalk.

Such housing could be stored at military bases until needed.

"Any and all options must be evaluated and the quick fix must be considered, as the homeless issue is upon us and we can't wait for the ideal solution," says Stewart after discussing the ISO option. "That concept is a potential solution that can be done quickly."

Bill McFarlane, president of the Calgary Home Builders Foundation, sees the Las Vegas prototype as being a potential idea for easing the homeless situation.

"It's a heck of an idea if it's affordable," says McFarlane, who is also sales manager of builder markets for Royal Bank.

Trevor Gloyn, Calgary-based general manager for Canada



Courtesy, Share
Las Vegas students help turn a container into a home.

Mortgage and Housing Corp., says that while the ISO system might be seen as a solution, there are a couple of hurdles that must be overcome.

The first is a technical one — to ensure the modules would be acceptable from a building code perspective.

The second would be that it must be "demonstrated as being publicly acceptable," says Gloyn.

Stewart says a big challenge facing any untried idea is getting city officials onside with it.

"Land use issues abound in Calgary, so the issue here would be where to put them," he says.

"But everyone involved with homelessness has to start looking at alternative ideas. Homelessness is not going to go away.

"We have to do something to provide housing for these people."



Joshua Friedman



Courtesy, Share

Arnold Stalk of Share, a group that aims to help solve housing problems.

The following is a list of some organizations that new home owners may find useful:

■ **Accessible Housing Society** — 282-1872; e-mail info@ahs calgary.ca (www.ahscalgary.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 / cell: 780-235-3535 www.chbaalberta.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.atcogas.com).

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

HOME BUYER HELP

1call.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.calgary

communities.com).

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

SPECIAL ADVERTISING COMBINATION RATE

Place an ad in the Calgary Herald's Saturday Working section and receive an ad in Wednesday's Working section for **77% OFF!** Call 235-7388 for details.

CALGARY HERALD — IT ALL UNFOLDS HERE



Welcome to the magic of lakeside living at The Shores of Westmere, an exclusive enclave of estate homes adjacent to Chestermere Lake. The Shores offers extra-wide lots and an unprecedented opportunity to enjoy a lifestyle desired by many, but available only to a fortunate few.



The Shores
WESTMERE ESTATES

GREENBORO ESTATE HOMES 257 0119
LANDMARK HOMES 272 1818
LUPU CUSTOM DEVELOPMENTS 861 7669

TAKE 16TH AVENUE TO CHESTERMERE, CROSS THE BRIDGE AND FOLLOW THE SIGNS TO WESTMERE.

www.westmere.ca

MELCOR

AA635333

RUSH TO THE RIDGE

Now Selling
A Magnificent New Community

Register today for information
WWW.RUSHTOTHERIDGE.COM

JUMPING POUND
R · I · D · G · E

Arcus WestView Builders • Baywest Homes • Kingarth Homes