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# WELCOME 2018

Wow! Is it just me, or did 2017 seem to just pass by in a blur? Perhaps it's just my own perception as I get older that the sands of time seem to run a little faster as it gets past the midway point of the hourglass. At any rate, I am older — we all are — but as I look back on the year that was; it makes me still hopeful for the next.

We've seen a lot of new condo developments get off the ground in 2017; Brad Remington Homes announced their latest endeavour — and their first in north Calgary — Sage Hill Park. Even as the multi-awarded developer launched part two of their ever-popular My Legacy Park complex in the south. Then there's Westman Village that just unveiled their jaw-dropping Village Centre amenity in this resort-like development fronting Mahogany Lake. And just this weekend, *Condo Living* learned of Avi Urban's newest undertaking: August, a mixed-use project that will have a retail base and residential condos on top of it. That one is going to be in the popular University District community where Homes by Avi has also partnered with the Le Germain to build an ALT Hotel, that's already their second in the city. 2018 looks promising, indeed.

Trico Homes is forging new ground as well with a multitude of new projects launching in 2018, but in our cover feature for this issue, we talk about one of their current hit: Verona townhomes. Those three-level townhomes in the northwest — with some backing onto a natural ravine area — are hot, especially among single professionals and couples, although young families have been buying too.

Then there is Westman Village from Jayman BUILT that I was talking about earlier. *Condo Living* was invited to the party launching their phenomenal Village Centre facility and it just has to be seen to be believed. You can make an appointment to visit; it's well worth the time.

Fish Creek Park is another development that has been a big hit in 2017, and this "last great address in Fish Creek" has made the most of its outstanding location on the edge of the city's largest urban park. They offer both townhomes and condos, but the townhomes are going exceptionally fast.

Regatta by Brookfield Residential that has been making waves in Auburn Bay as one of the final new condo opportunities left in the community, which is close to build out.

## NEXT MONTH:

### Bed and bedding style

Buyers have been responding to its appeal as one of the most affordable homes that allows them to own in this award-winning southeast lake community.

We also cover the Calgary Renovation show this month, and we're just as excited to see what's in store at the annual

event that will be held at the Stampede Grounds from January 12 - 14. We spoke to Sarah Richardson, one of their headliners, to see what to expect at her presentations on the main stage.

Most of the news we cover here are also available on our website [www.calgaryhomeliving.com](http://www.calgaryhomeliving.com). Check it out and see what else is going on in the world of new homes and condos.

I hope that, like us, you're excited to see what 2018 have in store. Join us for the ride; it's going to be a lot of fun.



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# "IN HIS OWN WORDS"

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**Saif**  
ZEN Redstone Homeowner

Saif is a new homeowner in Redstone and is happy to explain why he chose a ZEN townhome. "I work for Air Canada and this has been my first home purchase. I love the quality of the build - and as a whole package," he says. Like all ZEN townhomes, Saif's new home features a tight building envelope for lower utility costs, open plan living for entertaining and a private fenced back yard.

## "THE CONDO FEES ARE REALLY LOW"

Saif's energy efficient 2 bed/2.5 bath townhome is well appointed with quartz kitchen countertops, stainless steel appliances, washer and dryer and stylish bathrooms. And Saif doesn't have to worry about snow removal. "The condo fees are really low compared to other competitors in the market, so I was really impressed with that."

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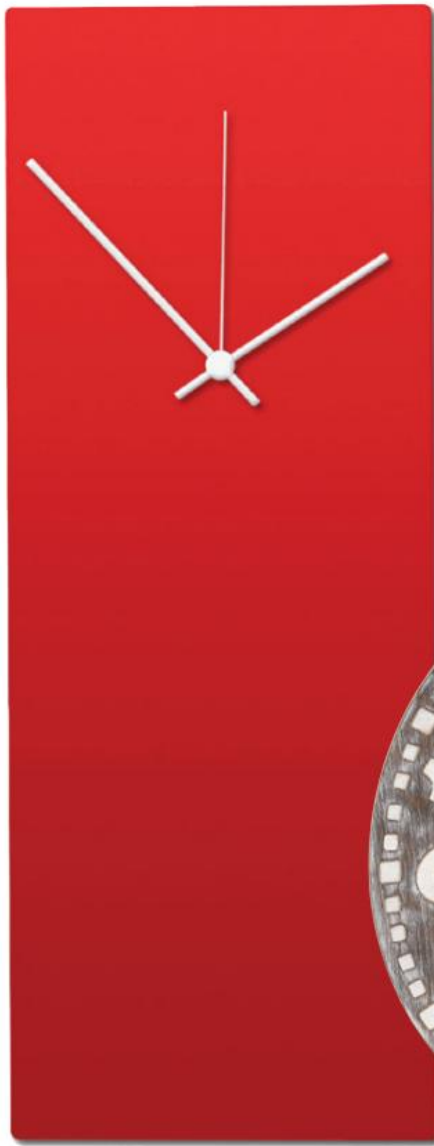


3

Wall clocks tell a story of your personality

# TELL-TALE CLOCK

BY AALIYA ESSA



10

EVER SINCE THE cuckoo clock, wall clocks have been a popular decorative addition to any room, that's at once functional, stylish and, yes, fun. With the latest styles available, you can add some pop culture memorabilia or a more contemporary design that can set the tone for your modern home. **CL**

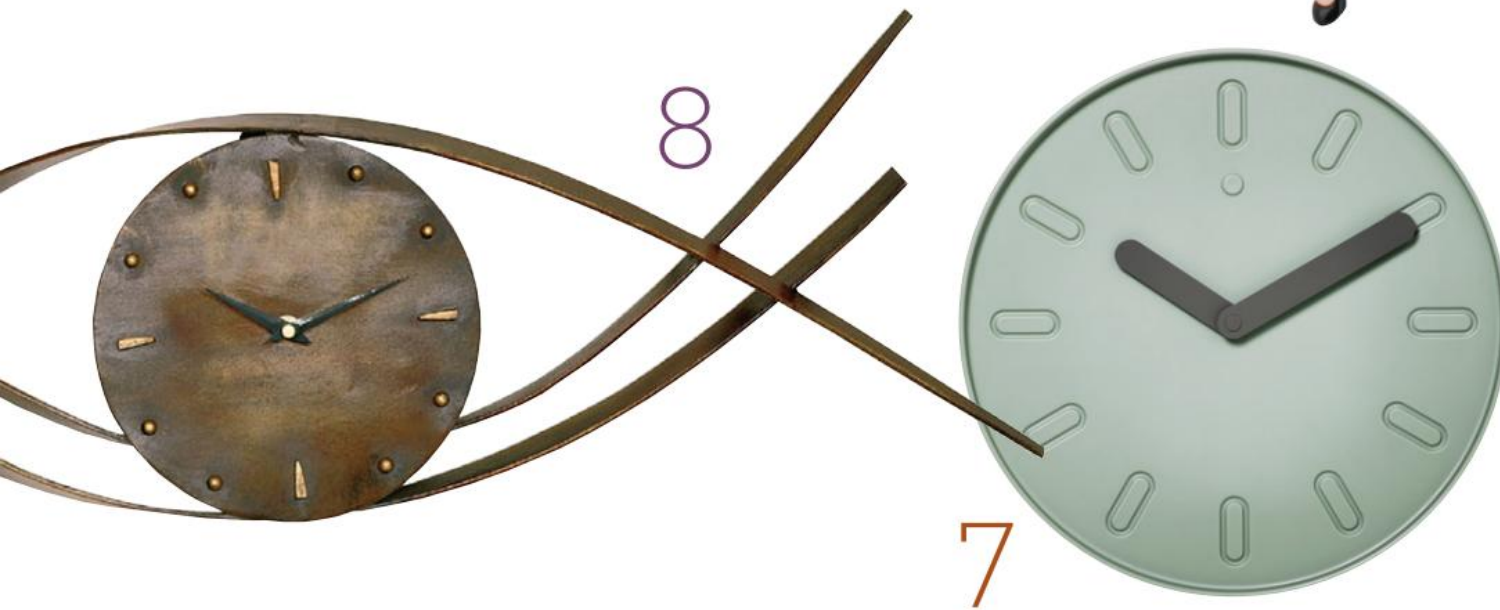


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[ 1 ] Sterling and Noble Golden Honeycomb Wall Clock in Gold, \$22.99 at Bed Bath and Beyond. [ 2 ] TJALLA Wall Clock, \$12.99 at IKEA. [ 3 ] Umbra Ribbon Stainless Steel Wall Clock in Copper, \$59.99 at Bed bath and Beyond. [ 4 ] Uttermost Rusty Movements metal 35-Inch Wall Clock, \$369.99 at Bed Bath and Beyond. [ 5 ] Tool Time Wall Clock, \$29.99 at Home Depot. [ 6 ] Betty Boop™ 3-D Motion Wall Clock, \$49.99 at Bed Bath and Beyond. [ 7 ] SLIPSTEN Wall Clock, \$14.99 at IKEA. [ 8 ] Bent Metal Wall Clock in Bronze, \$79.99 at Bed Bath and Beyond. [ 9 ] Grasslands Road This and That Wall Clock, \$49.99 at Bed Bath and Beyond. [ 10 ] Metal Art Studio Redout Wall Clock, \$129.99 at Bed Bath and Beyond.





# AN ELEVATED LIFESTYLE

**Trico's Verona townhomes bring classy dual master bedroom comfort to Sage Hill**

**T**he dual master bedroom design has been a popular trend in condos and townhomes but no one is more committed to it than Trico Homes, whose Verona townhomes is almost exclusively made up of this floor plan.

Having two master bedrooms has become a staple in most developments as it offers tons of flexibility to the owner. They can have it as a spare bedroom for guests, take in a roommate who can help them with the mortgage, or keep it with an eye on future growth.

It would be easy to think that most buyers for this type of townhome would be mostly single professionals or young couples but at Verona, in the popular northwest community of Sage Hill, buyers span the entire spectrum of the market.

"We are getting downsizers, single parents, and young families — even families with older kids — to add to the singles and young couples," says area manager Magda Deininger.

She points out that the adaptability of the dual master bedroom works perfectly with the three-storey design of the Verona townhomes. "Buyers get the option to develop the basement to add





another bedroom and full bathroom, buyers just love the flexibility that Verona offers."

Of course, Trico's uncompromising stand on providing the highest level of standard features is also hugely appealing. Their two on-site show homes perfectly displays the upgraded and standard features available.

"The end unit has about \$40,000 of upgrades included in it, while the interior model has the standard features, and you can see how Trico's above-and-beyond approach to providing the top standard features really isn't far behind the upgraded one that shows all the potential of living in Verona," Deininger says.

Verona features three floor plans: the Rundle, Cascade, and Galway (a walkout, back-to-front, and split), ranging in size from 1,560 to 1,598 square-feet. Each home is three-storers, complete with

two-and-a-half baths and two master bedrooms, featuring their own ensuite on the upper floor. On the lower level, a flex room is available to be used as a storage space, guest bedroom, or even an office or in-house gym. All are single-front attached garage homes.

"Verona offers a truly unique living experience from its amazing hillside location, to its spacious and functional designs," Deininger says. "It's like living in your own exclusive enclave that is located in an already established community with plenty of amenities, and surrounded by lots of natural areas — including a ravine right in their backyard — that opens up plenty of recreational pursuits," she adds.

Verona will have 126 townhomes spread out in 19 blocks, and Deininger says six of the nine blocks that have been released so far are sold out.

"The feedback has been so positive," >>





Throughout the home itself, plenty of contemporary high-end finishes add to the entire package and buyers can rest assured their Verona home will be move-in ready and more. Desirable features include quartz or granite countertops in the kitchen and bathrooms, three neutral-toned designer colour palettes to choose from, an upgraded carpet in all the bedrooms, laminate flooring in the kitchen and dining area, stainless steel kitchen appliances, and a front load washer and dryer.

Another unique feature found in the Rundle and Galway homes is the tall ceilings in the great room.

## FAST FACTS

**COMMUNITY:** Sage Hill

**PROJECT:** Verona Townhomes

**BUILDER:** Trico Homes

**STYLE:** Three-storey townhomes

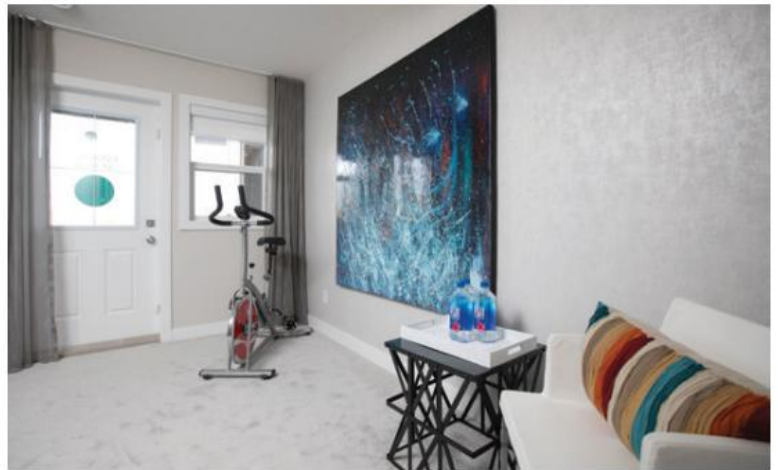
**SIZE:** From 1,560 to 1,598 sq. ft.

**PRICE:** Starting from \$326,000 plus GST

**SALES CENTRE:** 118 and 120 Sage Hill Grove N.W.

**HOURS:** Monday to Thursday 2 to 8 p.m., weekends and holidays noon to 5 p.m., closed Fridays

**WEBSITE:** [www.veronatownhomes.ca](http://www.veronatownhomes.ca)



she says. "Buyers are attracted to the layout, the appealing price point and our high standard features. Many are surprised that they don't have to upgrade to get the features they really want, especially at this price point starting from \$326,000 plus GST."

Key to Verona's appeal is the bedroom sizes. "They are very spacious and can definitely fit a queen size bed," says Deininger. "The second bedroom is perfect for small kids since you can put two single beds in there, or a bunk bed, plus they'll have their own bathroom."

Having a dedicated great room on one level and the dining room and kitchen on another allows for lots of privacy, everyone in the household can pretty much keep to themselves. There is still lots of room for entertaining guests.

"The ceilings in the great rooms are over 12 feet in height giving off that loft vibe. They also come with large windows allowing for a lot of natural light to come into the home."

All the homes come with a private deck (some have two, walkouts also have a patio), full landscaping, a single attached garage with a driveway large enough to fit another vehicle, and plenty of surrounding green space to enjoy with family, friends, or dogs. "We're a pet-friendly development," she adds.

Flanked by the natural ravine with existing pathways and two community parks in the works, Verona truly is a peaceful and exclusive enclave. At the same time, residents have everything they could possibly need within walking distance or minutes away via car.

"Verona is a lot quieter than some of our other projects in the area since it's in a more exclusive part of the community and not congested by all the amenities nearby," Deininger says. "But everything you need is still very close and around the corner — you still have access to many big name amenities such as Loblaws and Walmart."

It's an easy 10-minute drive or less to reach the Beacon Heights Shopping Centre, the dozens of retail shops at Creekside, or the new shopping hub at Sage Hill Crossing. Major roads such as Shaganappi Trail, Sarcee Trail, Symons Valley Road, and Stoney Trail will take residents anywhere else they need to go in the city or out of town.

"You don't really need to leave the northwest unless you work downtown or elsewhere," she says. "All you need is right here." ■



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Trico Homes

# Heart of the Village

Jayman BUILT's ambitious Westman Village opens state-of-the-art amenity centre

BY PEPPER RODRIGUEZ

Jayman BUILT celebrates an epic milestone in the unfolding story of its ambitious Westman Village development, as the award-winning builder and developer rolled out the red carpet to its incredible Village Centre recreation facility.

The three-level, 40,000-square-foot Village Centre was always envisioned to be the beating heart of Westman Village's social and cultural life and seeing it come to life brings to sharp focus this perspective.

At a cost of \$25 million dollars, Jayman BUILT chairman and CEO, Jay Westman, tells *Condo Living* that this is "the most expensive show home" that they've built yet. But what it is, ultimately, is testament to Jayman BUILT's ability to meet its promises.

Just like he said it would, the Village Centre was built in 14 months, "on time and on budget," Westman says during ceremonies that invited over 600 people on December 6.

It is a recreational facility by definition, but unlike anything Calgary's seen before. It has two swimming pools, one with a waterslide; steam rooms in each the men's and women's washrooms; a spin studio operated by MODE; a fitness centre

and a marketplace right next to the concierge desk. And that's all just on the main floor.

The upper level has a gymnasium — decked out in finery for the event — a humidior outdoor terrace; library; indoor garden; billiards room; a \$50,000 golf simulator room; a surround-sound theatre room; and a walking track that goes around the whole floor.

The lower level features a wine cellar where residents can rent wine racks in stately, temperature-controlled rooms; a fully equipped arts and crafts room; and a state-of-the-art wood working room that Westman says is



The Village Centre wood work shop.



“This will be the heart of the community where you can interact with your neighbours, bring your friends and family, and where new friendships can happen.”

his favourite in the whole complex. “The dedicated theatre and the spin studio come close, too,” he adds.

For easier access for residents, tunnels from the lower level lead to the underground parkade of Westman Village’s residential components. There will be elevated walkways too.

“This will be the heart of the community where you can interact with your neighbours, bring your friends and family, and where new friendships can happen,” says Westman.

It is the defining feature of life in Westman Village, the 13.7-acre, multifaceted condo

development that Jayman BUILT is building on the shores of Mahogany Lake in the southeast. It is a one-of-a-kind development in its own right that brings together all the facets of home living into one massive complex. A community that emphasizes the family in multi-family living.

Westman Village sculpts a lifestyle for an entire community, and across generational lines, offering the most comprehensive and diverse choices for multi-family living for first-time homebuyers, downsizers, and young families.

It will have 887 multi-family homes on complete build out and will include the Calligraphy apartment-style condos, The Journey Club retirement and senior living suites, Lyric choice leasing, and the upscale Reflection luxury estate condominiums.

Some 120 buyers have already flocked to Westman Village, according to Larry Noer, Jayman BUILT’s Executive Vice-President, multi-family Alberta. “This is meant for a whole cross section of homebuyers, it offers a resort-like lifestyle that is attractive to almost anyone.”

Calligraphy continues Jayman BUILT’s tradition in offering stylishly functional and innovatively designed condos and will offer apartment-style suites from 559 to 1,135 square-feet. Prices are from the \$200,000s. Lyric is very similar, but offers leasing opportunities instead.

Staying true to the multi-generational and integrated design, Westman Village offers the Journey Club — a unique retirement and seniors living concept with units ranging from 696 to 1,097 square-feet. >>

The Village Centre wine room.



Westman Village presentation centre.

Westman Village residents will also have access to a variety of shops and services almost at their front door with approximately 42,000 square feet of commercial and boutique retail space...

almost at their front door with the approximately 42,000 square feet of commercial and boutique retail space within the development. This includes health and professional services, and a variety of exclusive retailers, a small sampling of which was introduced at the launch, including Diner Deluxe, Chopped Leaf, and Analog Cappuccino Bar.

Mahogany Lake itself adds even more to the all-inclusive, resort-style living Westman Village offers. At 63 acres it's not only Calgary's largest lake, it also has a 21-acre beach area that's larger than any other in the city, making it the place to live for those who desire the fun and relaxation a lake lifestyle has to offer.

Construction is going on apace for the rest of Westman Village, and Jay Westman is confident they can finish the first phase of Journey Club, including its Headquarters restaurant, by spring next year.

Westman Village will put Jayman BUILT's indelible stamp on the city; it's a legacy that can be directly traced to AC Westman, company co-founder and Jay Westman's father, whom he credits as one of his mentors.

The Westmans' authentic knack for understanding people — their wants, their needs, their desires for lifestyle — and it is this understanding that has become the foundation on which the company was built and is in the very DNA of Westman Village. **CL**



The absolute gem of this enclave is the Reflection Estate Condominiums — which are garden and lakeside homes with a limited number of walk-out basements that start from 1,528 square-feet.

Westman Village residents will also have access to a variety of shops and services

## FAST FACTS

**DEVELOPMENT:** Westman Village

**COMMUNITY:** Mahogany

**STYLE:** Apartment-style condos, rental suites, retirement living residences and executive bungalow estate condominiums

**PRICES:** Calligraphy condos start from the low \$200,000s plus GST

**SALES CENTRES:** Calligraphy, Lyric, Reflection and Journey Club apartment suites – 1955 Mahogany Blvd. S.E. Hours are Monday to Friday 2 to 8 p.m., weekends noon to 5 p.m.

For Journey Club Seniors Living – Discovery Centre at the Jayman BUILT Centre, 100-3132-118th Ave. S.E. Hours are noon to 5 p.m. daily, closed on Fridays

**WEBSITE:** [www.westmanvillage.com](http://www.westmanvillage.com)



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# Refined, rewarding Regatta

## Brookfield Residential's Regatta in Auburn Bay turns heads

BY PEPPER RODRIGUEZ

**T**he race for Regatta is approaching the home stretch, as buyers rush for the opportunity to own in one of the final multi-family developments in the popular lake community of Auburn Bay in the southeast.

This Brookfield Residential multi-family development continues to see a surge in interest as they approach the 85 per cent mark in the first of three buildings. This comes even as the community of Auburn Bay itself is nearly complete.

Tannis Anstey, Marketing Manager, Calgary Homes & Communities at Brookfield Residential says the dwindling opportunity to own a new home or condo in this award-winning community may be one of the reasons behind the surge.

"Sales for the recently launched second building are just as healthy, and we are preparing to release the third and final building in early 2018 to cope with the demand. Townhomes are also being released in 2018," she says.

"There is a handful of quick possession opportunities still available in the first building," she tells *Condo Living*.

Offering a wide variety of functional and stylish condo and townhome designs, it's easy to see why Regatta has been so popular. The wide variety of choices it offers meets various budget and lifestyle needs.

The intentional design of the building was captured both inside and out with the look of a cottage exterior nestled in the lake community while still offering the luxury and elegance within the homes with quartz countertops and open floor plans.

"Those who choose to make Regatta home do so for a multitude of reasons," Anstey says. "It offers grandparents the opportunity to bring their grandkids to the lake in the summer and the flexibility to fly south for the winter with maintenance free living. It offers first time home owners the luxury of high specifications at an entry level price. It provides flexibility



for dog owners to spoil their fur babies with a run at the off leash park and still be able to bath them in the dog wash before returning home."

Jesse, a young professional who plays guitar in a band says he chose to purchase a one-bedroom-plus-den in Regatta because it fit his lifestyle and his budget. "It's a beautiful community, close to work and you have groceries, coffee shops restaurants and a great neighbourhood pub that I really like all close by," he says.

Bonnie, a senior moving into her third Brookfield Residential home, says she has a lot of faith in the quality that they offer. "They're an excellent builder with excellent customer service." She adds that she bought in Regatta because of Auburn Bay's 43-acre lake. "I have three grandkids and I'm sure they can have lots of fun in the lake."

"Regatta allows for an affordable entry into this established lake community. Not only is entry affordable but maintaining this lifestyle is, too, with low condo fees," Anstey says.

Regatta will have three apartment buildings neighbouring a park, with nine townhome blocks surrounding a central courtyard. The condos only have 12 units per floor allowing for a more private setting.

Anstey says they have just furnished and opened the Welland show suite in the first building. It is a 965-square-foot two-bedroom, two-bathroom model that, she says, "has been incredibly popular." It features an open concept kitchen, dining and living area that separates the two bedrooms to provide privacy. The master has a large walk-through closet leading into the ensuite.



The wrap around balcony provides a great view as well.

Another determining factor in Regatta's popularity is its affordability. "The price point is sharp in Regatta, with condos starting in the upper \$100,000s," she adds. "But importantly, our buyers are getting a complete community when they move into Auburn Bay, which has won the Calgary Herald Readers' Choice award for Best Community six times."

One- and two-bedroom condos are offered in nine floor plans ranging from 544 to 1,010 square-feet, with prices ranging from the upper \$100,000s to the upper \$200,000s.

Buyers also get high standard specifications in the interiors,

like quartz countertops, maple cabinets, stainless appliances, tile backsplashes and three colour boards to choose from. Every kitchen also has an island or peninsula, with breakfast bar seating for your morning routines. The condos also each come with a balcony, complete with a gas line for entertaining friends with a barbecue party.

Its location in Auburn Bay is also regarded as a definite advantage. It is just across the street from the Auburn Station commercial area that already has a Co-op grocery, gas bar, Tim Hortons, and the popular Blackbird Public Urban Bar. It is also the site for a future LRT station. >>

“Auburn Bay has so many features that our homeowners are looking for — we hear from real families all the time that it’s a great place to live and put down roots,” Anstey says.

Its proximity to the Seton commercial district and South Health Campus add a further lifestyle and peace-of-mind component that no other community can match.

“Auburn Bay is a community in the truest sense of the word. Neighbours know each other and they really connect by virtue of living in this community.”

“But really, Auburn Bay is a community in the truest sense of the word. Neighbours know each other and they really connect by virtue of living in this community,” Anstey says.

Regatta itself will feature a bocce court, as well as a dog wash to get your pup cleaned up from a good walk in the nearby dog park.

Regatta will also feature an architectural style that will reflect the cottage lifestyle of the community. The building will be primarily Hardie board — a sturdy, upgraded cement fibre material that performs better than ordinary siding — with stone accents. Special end cap treatments should be noted with contrasting color treatments. The use of stone is mixed throughout as well.

“Regatta is the perfect choice for first-time homebuyers who are looking to begin their lives as a homeowner, or downsizers who live in the area and wish to stay close to the great neighbourhood they have enjoyed previously. Possessions have already started. **CL**

## FAST FACTS

**COMMUNITY:** Auburn Bay

**PROJECT:** Regatta

**DEVELOPER:** Brookfield Residential

**STYLE:** Apartment-style condominiums and townhomes

**SIZE:** Apartment condos are from 544 to 1,010 sq. ft.

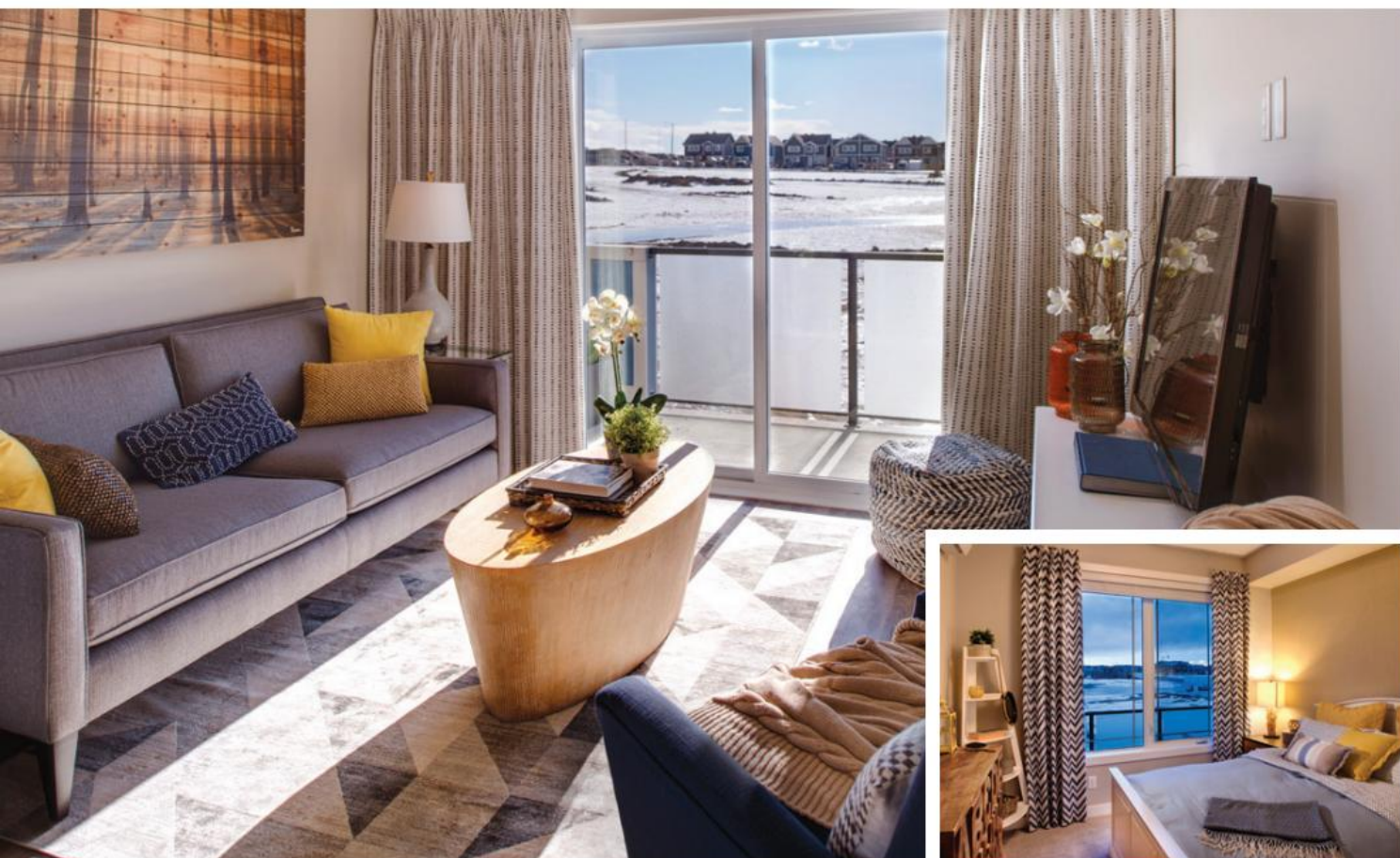
**PRICE:** Apartment condos are from the upper \$100,000s. Townhomes are being released at a later date.

**SALES CENTRE:** Located on Auburn Meadows Drive S.E. — just off 52nd Street.

**HOURS:** Monday to Thursday 2 to 8 p.m., weekends and holidays noon to 5 p.m.

**DIRECTIONS:** South on Deerfoot Tr., exit onto Seton Blvd. and left at 52 St. S.E. and follow the signs.

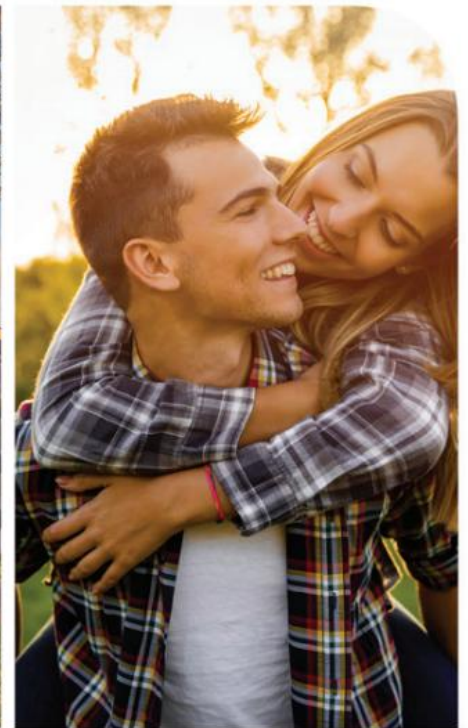
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Fish Creek Exchange hits it out of the park

# NATURE'S

Besides being close to such natural wonders, Fish Creek Exchange is nestled in a well-established community already replete with modern amenities and unparalleled accessibility.

**G**raywood Developments had no doubt that their first venture in Calgary would be a success, and Fish Creek Exchange has not disappointed. This collection of townhomes and apartment-style condos is enjoying robust sales, as buyers try to get into this “last great Fish Creek Park address.”

Patrick Briscoe, director, development project management for Graywood Developments, tells *Condo Living* that sales have been strong with 70 per cent of the initial townhomes released already sold and 60 per cent of the apartment-style condos in the first building also spoken for. And it hasn’t even been eight months since Fish Creek Exchange launched.

“It’s been a big hit, and we’ve just started sales for the second building,” he says.

Building 1 is currently well under construction, and Briscoe says they expect to start construction on both Building 2 and the townhomes in the spring. “We anticipate first condo move-ins to take place mid-2019 and townhomes end of 2018.”

Most of those buying, he says, are downsizers from communities surrounding Fish Creek Park. “Many want to stay in the vicinity of the neighbourhood they’ve been living in and they like the turnkey, lock-and-leave lifestyle that Fish Creek Exchange offers,” he says.

Its location next to Fish Creek Park — one of the largest urban nature reserves in Canada — is its biggest appeal. “We’re close to nature and the many recreational opportunities that are available to residents is a big reason for our success,” Briscoe points out.



# BOUNTY

BY PEPPER RODRIGUEZ

But besides being close to such natural wonders, Fish Creek Exchange is nestled in a well-established community already replete with modern amenities and unparalleled accessibility.

“People love our connectivity to downtown, as we are less than a five-minute walk to the Fish Creek/Lacombe LRT Station, and a less than 20 minutes by car with no traffic.” There is a wealth of shopping, dining and entertainment establishments surrounding the Shawnee

Park community, as do schools, places of worship and employment hubs.

“It’s not just the downsizer lifestyle it fits, Fish Creek Exchange also suits the needs of single professionals, young couples and even young families,” Briscoe says.

Fish Creek Exchange is a 24-acre multi-family development. Site 1 consists of two five-storey wood frame buildings with 100 apartment-style condos and 42 townhomes. Suites range in size from 600 – 1,700 square-feet.

Townhomes are 16- to 25-foot models with two or three bedrooms starting at 1,235 square-feet. There are three models with several layout options and a variety of design selections and upgrades. These are double garage models starting from \$399,900, including GST. >>





## FAST FACTS

**PROJECT:** Fish Creek Exchange

**DEVELOPER:** Graywood Developments

**STYLE:** Apartment-style condos, townhomes and City Towns

**SIZE:** 600 to 1,700 sq. ft.

**PRICE:** Starting from the mid \$200,000s

**ADDRESS:** 99 Shawnee Common S.W.

**HOURS:** Monday – Thursday, 2 – 8 p.m.

Weekends & Holidays, Noon – 5 p.m.

Closed Fridays

**WEBSITE:** [www.fishcreekexchange.ca](http://www.fishcreekexchange.ca)

**GENERAL INQUIRIES:** [info@fishcreekexchange.ca](mailto:info@fishcreekexchange.ca)

The City Towns, meanwhile, are 1,400-square-foot two-level units incorporated into the apartment-style condo building with two bedrooms and two-and-a-half baths and underground heated parking.

While the apartment-style condos have one or two bedrooms with one or two baths and are priced from the mid \$200,000s.

Each suite is impeccably designed and feature sought-after standards that include ENERGY STAR® stainless steel appliances, quartz countertops, modern European-style cabinetry and durable LVP flooring.

Condo and city townhomes feature nine-foot ceilings, spacious walk-in and through closets, private patios and balconies, underground heated parking and much more.

Selling best are its split two-bedroom with two-bathroom E Plan. “Every square foot in this home has been utilized to it’s fullest potential, and offers a great kitchen layout with lots of storage, spacious living space with great windows to take advantage of natural light, and each bedroom has access to a bathroom.”

Fish Creek Exchange has two show suites in its 3,500-square-foot on-site presentation centre that can open eyes to the wonderful ease and comfort living here offers.

Fish Creek Exchange is the first development in Calgary by Toronto-based Graywood Developments. “Graywood has over three decades of success as a developer in the Toronto area and we’re very pleased with how well sales have been and how the project has resounded with purchasers,” Briscoe says.

“Graywood is very bullish on the recovering market in Calgary and the need to provide quality housing options. We already have plans in place to expand into new opportunities to further establish Graywood in Calgary.” **CL**



“Every square foot in this home has been utilized to it's fullest potential, and offers a great kitchen layout with lots of storage, spacious living space with great windows to take advantage of natural light, and each bedroom has access to a bathroom.”

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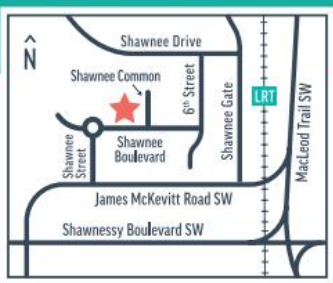
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# BELMONT BEGINS

Anthem United gathers all-star builder group for Belmont



BY PEPPER RODRIGUEZ

**S**pring 2018 cannot come any sooner for Anthem United, as the respected land developer announces that it will be opening the first show homes in its new southwest community of Belmont at this time.

“Show homes will begin construction this winter with completion by spring 2018,” says Anthem United Director of Sales and Marketing, Steve LePan.

This 280-acre community, located south of Silverado community on Sheriff King Street and west of Macleod Trail on 210th Avenue, will be the first new community west of Macleod Trail. “It is an area of untapped growth potential,” LePan says.

“It’s a place where proximity to the amenities of south Calgary and an abundance of park and recreation areas mean your new home extends well beyond your front door,” he adds.

Belmont is all about beginnings, and as such is perfect for anyone looking to begin a new phase in life. From those who want to own their first home, to those looking to move up to a family home, and those wishing to simplify their lifestyle. LePan says Belmont offers affordable lot sizes from

25- to 31-feet wide. “We’re looking to attract the entry level market.”

Anthem United has already assembled a powerhouse team for their builder group with Jayman BUILT, Morrison Homes offering laned single-family homes, while Ce-

darglen Homes, Homes by Avi, Shane Homes and Trico Homes building two-car front attached garage move-up homes. Single-car front attached garage homes will also be offered.

Four multi-family home sites are also being developed in the first phase that

will have townhomes from Anthem Properties and from StreetSide Developments. Announcements on the other phase one multi-family builders are expected in the new year. Belmont’s opening phase also includes 170 single-family lots and 54 street towns.

“Homes by Avi will be developing fee-simple street towns,” he says. Built in a row with

**“A perfect home with great curb appeal for young couples or growing families.”**



blocks of five or six units, these street towns offer great value and quality of design. All with no condo fees!

Laned homes are built on 25-foot wide lots with a single side yard and optional rear-detached garage. “A perfect home with great curb appeal for young couples or growing families,” LePan says. These are from Jayman BUILT and Morrison Homes.

Single-car, front drive homes are from Jayman BUILT and Morrison Homes have a 25-foot wide lot with a single yard, offers convenience and affordability.

While double-car, front drive homes have floor plans to accommodate all a family could want and available in sizes from 29- to 31-foot wide lots with a single side yard. These are from Homes by Avi, Cedarglen Homes, Shane Homes, and Trico Homes.

While prices on homes of all kinds in Belmont are still to be determined, affordability is a focus, says LePan.

“We’re looking at first-time buyers and young families... we want to make it attainable for

them to get into the market,” he says.

Accessibility will also be key and Belmont will be within 500 metres of a future LRT station, but as it is, Belmont is already quite near the existing LRT station at Bridlewood-Somerset.

There are two future school sites in Belmont itself (one elementary, and one high school). “We will also have a City of Calgary recreation centre right in the community,” Le Pan says. Also a comprehensively planned and accessible playground for children of all ages will be constructed in Phase 1.

Another thing that makes Belmont a place for new beginnings is that it will be the first community to be launched under the Anthem United name, following United Communities purchase by Anthem Properties in 2014.

Renowned land developer United Communities had been developing land in Alberta for more than 80 years and they were behind such master-planned communities as Sage Hill, Nolan Hill, and Drake Landing.

LePan says the aim was to reflect the “coming together of two companies.”

“It was a natural fit to go with Anthem United,” he adds. “Respecting both companies’ pasts.”

United has been a real estate developer in Alberta for more than 80 years, and has developed upwards of 60 communities and sold more than 20,000 lots.

Anthem is a real estate development, management and investment company based in Vancouver.

In the Calgary area, Anthem United has three communities coming. Belmont, D’Arcy in Okotoks — which has already broken ground in the spring, and Chelsea in Chertmore, which will follow soon.

“Together with Anthem, we are a team of 300 in B.C., Alberta and Sacramento, California, with 190 projects under our belt, including more than 10,000 homes, 6.2 million square-feet of commercial and 5,000 acres of land for future development across Western North America.” **CL**



## FAST FACTS

**COMMUNITY:** Belmont

**DEVELOPER:** Anthem United

**BUILDERS:**

Single Family Homes on a lane with optional rear detached garage

- Jayman BUILT
- and Morrison Homes

Single Family Homes with front attached garage

- Homes by Avi,
- Cedarglen Homes,
- Shane Homes
- and Trico Homes

Multi-family homes

- Townhomes by Anthem Properties
- Townhomes by StreetSide Developments
- Street Towns from Homes by Avi

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# STYLE IN THE PARK

Ezra on Riley Park exudes sophistication and style

BY BRANDI HOLMES

A big part of designing show homes is eliciting an emotional response from visitors, and a visit to the new townhome show home at Ezra on Riley Park elicits one simple emotion: wow!

The whole open concept, New York loft feel of the 1,557 square-foot townhome model conveys sophistication and class. The street-level access of this Birchwood Properties development begs comparison to an Upper West Side address, and the luxurious finish is as mouth-watering as any that can be seen in a glossy lifestyle magazine.



PHOTO BY BRANDI HOLMES



Adele Kerr

Adele Kerr, director of sales and marketing at Birchwood is responsible for all of the interior design seen throughout Ezra in not only the suites themselves, but the lobbies and common areas.

High gloss cabinetry with soft close drawers, white quartz countertops throughout, engineered hardwood floors, gourmet stainless steel kitchen appliances, modern backsplashes and tile accents all combine to portray an idyllic urban taste.

Yet it is Ezra's location backing onto Kensington's popular Riley Park that really sets the development apart.

"Ezra's location is second to none. We're right in the heart off Kensington but backing onto one of Calgary's most iconic parks. It's ideal," Adele says. And her design thoroughly complements this advantageous location.

Ezra on Riley Park is a once-in-a-lifetime address and with the superb interior design and high-end standard furnishings, it is hard not to take notice. The residents that have already started moving in to both towers definitely do. >>



Like all of Ezra's luxurious, boutique suites, the townhome show suite is a study in European-inspired design with open-concept floor plans that lend a feel of modernity. But it is an open-concept with a subtle difference. "The dining room table clearly sets the boundaries for the kitchen and eating area, while the coffee table anchors the living room space," Kerr says.

The oversized window that gives the whole interior a sunny, uplifting glow further enhances the inviting ambience of the living room. Little design touches like the drapery and the fabric sofa and arm chairs give it a soft touch, while the wood panelling behind the TV lends a continuity to the design.



Honeycomb tile backsplash and gleaming taps and cabinet pulls give the master ensuite an inviting, boutique hotel elegance. Double vanities with tall mirrors double the enjoyment.

The ensuite bathroom features the same white quartz countertops as found in the kitchen, Adele says. "the counters offer such a clean, modern feel and effortlessly tie in all other design elements".



One of the main highlights of this townhome Adele says is the gourmet Fisher and Paykel six-burner gas stove, which is incorporated perfectly into the clean lines of the cabinets. Glass tile backsplash complete the elegant look of the kitchen.



For the purpose of open concept living Adele thinks, "it is a nice touch to tuck the couch against the front window wall" and a glass coffee table "keeps things feeling nice and airy." The accent chairs "create the impression of a boundary between the living and dining areas."

The master bedroom is as relaxing as one can imagine, especially with the city views available from its second-level location. Other show suites are a one-bedroom 466-square-foot micro suite, a one-bedroom 502-square-foot condo, and a two-bedroom 747-square-foot suite. All are equally as beautiful and share the same standard finishes as the townhome.



The stunning L-shaped walk-through closet takes you from the upper floor laundry room all the way into your master retreat. The marble floors and white cabinetry keep the space simple but elegant, and the stand-alone tub is the icing. Visit the show homes at 1234 - 5th Avenue N.W. or go to [www.ezraonrileypark.com](http://www.ezraonrileypark.com). **CL**



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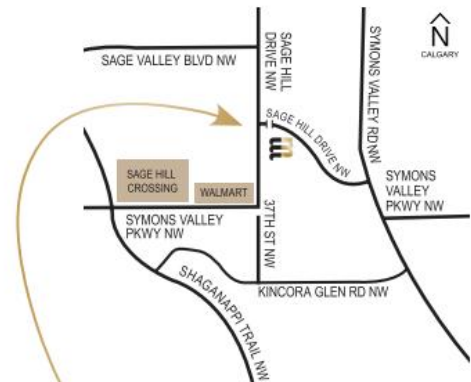


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# STARTING OVER

New Calgarians find comfort, convenience in Silverado townhome

BY DARLENE CASTEN  
PHOTOS BY DON MOLYNEAUX

**F**or a pair of professionals with a young family, starting over in a new city and a new country was a gutsy move that is quickly turning out just the way they hoped. Ryan, an IT network specialist, moved to Calgary from the Philippines as a permanent skilled worker just over two years ago. He first lived with friends in Evergreen and then discovered he had an aunt and uncle living in the northeast who he says quickly 'adopted' him.

Ryan spent the first few months in Canada looking for work and finding a place for his wife Hazel and two sons to live when they arrived after the school year ended in the Philippines.

He found a two-bedroom apartment in McKenzie Town to rent and his family joined him in May 2016.

As they settled into their new life in Canada, Ryan found a job in Quarry Park and Hazel works downtown as a data analyst for an oil and gas company.

They soon began looking into taking the next steps to find a larger and more permanent place for their family to live.

It was the Centre for Newcomers that let them know about Attainable Homes, a program that allows qualified people to own a home with only a \$2,000 down payment.

Ryan and Hazel with their boys Kyle and Xian





The project is Buffalo, an Avi Urban townhouse development with two- and three-bedroom units between 1,280 and 1,330 square-feet and starting at \$303,500.

The location was ideal, says both Ryan and Hazel. A Catholic K-9 school is right across the road for eight-year-old Kyle and four-year-old Xian attends preschool in Silverado, where there are also other amenities, including a Sobeys and restaurants.

It is also a five-minute drive to the Somerset C-train station, where Hazel is dropped off for work every day by Ryan, who then has a 15-minute drive to his workplace.

“The convenience and the accessibility was very important,” Hazel says.

The ease of getting around the city from Silverado on Stoney Trail, Deerfoot Trail and Macleod Trail is also a plus, they say.

“Everything is a half-hour away,” says Hazel.

For Ryan and Hazel a townhome seemed like a good way to start for a few years.

However, now that they’ve moved in to their three-bedroom, two-and-a-half bath, 1,300 square foot home — they say they can see themselves staying longer.

“Initially we said four years and then said we can look at getting a (single-family) home,” Hazel says.

“But now that we are settled in and the school is right across the road and it goes to Grade 9 and it has a before

**“Attainable is helping immigrants like us get a home faster.”**

and after program in it — there are no definite plans now.”

Hazel and Ryan were able to choose their finishing and colours and chose a modern and minimalist style — with all white walls and touches of light and dark grey in the kitchen and on the floors.

“I like the white,” Hazel says. “It’s bright and easy to match with anything.”

Hazel’s favorite room is the kitchen, even though she admits she is a newbie to cooking.

“I’m learning to cook on YouTube,” she says laughing. “What I love is the dishwasher — we don’t have the dishwasher back home and the oven. Everything makes your life easier.”

The family still has room to grow in the their townhome, Ryan adds, explaining the two-bedroom apartment they were renting was tight for their family.

“We needed one more bedroom definitely,” Ryan says. “We needed the space. Having two boys — they always like to run around. They have more space here.”

The backyard has a small, enclosed area, where Kyle is already meeting up with neighbourhood kids to play.

They are currently using the unfinished basement for a playroom, including a place for Kyle to shoot hoops in the winter.

“My son loves going to the basement and shooting hoops,” Ryan says. “He’s now more crazy than me over basketball.” **CL**

Attainable Homes allows homeowners to buy a home with reduced down payments and later splits the equity of the home when it is re-sold.

“We don’t want to waste money,” Hazel says. “Our mortgage is the same as our rent.

We want to build equity. It’s a win-win.”

The amount of equity the homeowner receives depends on how many years they live in the home.

“In September 2016 we had seminar with Attainable,” Ryan says. “We started working on pre-approval in October.”

Ryan says the application process and obtaining mortgage pre-approval was simple.

“Attainable is helping immigrants like us get a home faster,” he says. “They are very efficient. The paperwork and the process — they were there all the way.”

Attainable Homes gave them a heads up on an upcoming Silverado project.

# MISSION on the mind

Iconic Calgary  
inner-city  
neighbourhood  
has more to offer

BY BRANDI HOLMES

One of the most historic districts in the city is now also one of its liveliest. Mission has found new life with the influx of new residential and commercial developments that has turned a once forgotten part of the inner city into one of its most bustling — a great destination for eating, entertainment and living!

Mission was originally settled by French Catholics back in the 1880s, and then annexed by Calgary in 1907. Notre Dame de la Paix was once the name of the district situated off of 17th Avenue S.W. and 4th Street S.W. that we now know and love as Mission.

Mission is always so full of life and 17th Avenue and its youthful energy is to thank for that. With 1st Street, 17th Avenue, 4th Street and the Elbow River as the borders of Mission, there is no wonder why this district is so dynamic. There are so many interesting things to do and see; even just a quick stroll around the neighbourhood is eventful. And it can only get better with the City's renovation of 17th Avenue.

If you need a little help planning a visit to Mission, here are some fun things you could do.

## HOW TO GET THERE

Mission is an extremely walk-able community, but if you do find the need to commute, there is easy access to all major roadways and transit options. Located just off Macleod Trail getting to Mission couldn't be easier. There is also tons of street parking or city run lots to leave your car if you want to get out and walk to eccentric streets.



## WHERE TO EAT

It is hard to narrow down the plethora of restaurants in the 13 blocks of Mission, with so much to choose from there is always going to be something to satisfy your appetite.

There are countless eateries located on 4th Street BRZ (business revitalization zone) so to start, let's stick with the French roots of Mission. Fleur de sel is a great place offering lunch and dinner located on 4th Street. They have unforgettable French cuisine that is reminiscent of intimate European bistros.

If French isn't your flavour, Wurst is close by also on 4th Street offering the true pub experience. There are tons of nightly specials on food and drink, sure to tickle your fancy. The sheer amount of restaurants on 4th street is staggering, there will always be something new to try.

There are also tons of places to grab a bite off 17th Ave, like Anju, Cilantro, La Chaumiere, The Living Room and so many more it is almost impossible to name them all.

## WHAT TO DO

The Elbow River is one of the borders of Mission and it only takes a few seconds to a few minutes to reach the river from any point in Mission. There are numerous pathways







to stop for anything outside of the grounds. Also, Calgary's arguably most popular street festival, Lilac Festival takes place in May where more than 100,000 Calgarians take to 4th Street to enjoy local music, food and artisan goods produced by over 500 vendors.

There are also a handful of art galleries on 4th street, and the new Studio Bell music Centre isn't too far away in Victoria Park. The

winding throughout the neighbourhood that all eventually lead back to the river. It truly is remarkable living on the banks of the Elbow River with so many downtown amenities at your doorstep.

Lindsay Park and the Repsol Sport Centre (formerly Talisman Centre) are only minutes away for more active members of the neighbourhood. There are tons of shops and boutiques located on 4th Street BRZ, you are bound to find exactly what you need very close by.

In the summer months, Mission really comes alive. Being only steps away from the Stampede grounds, Mission is the go-

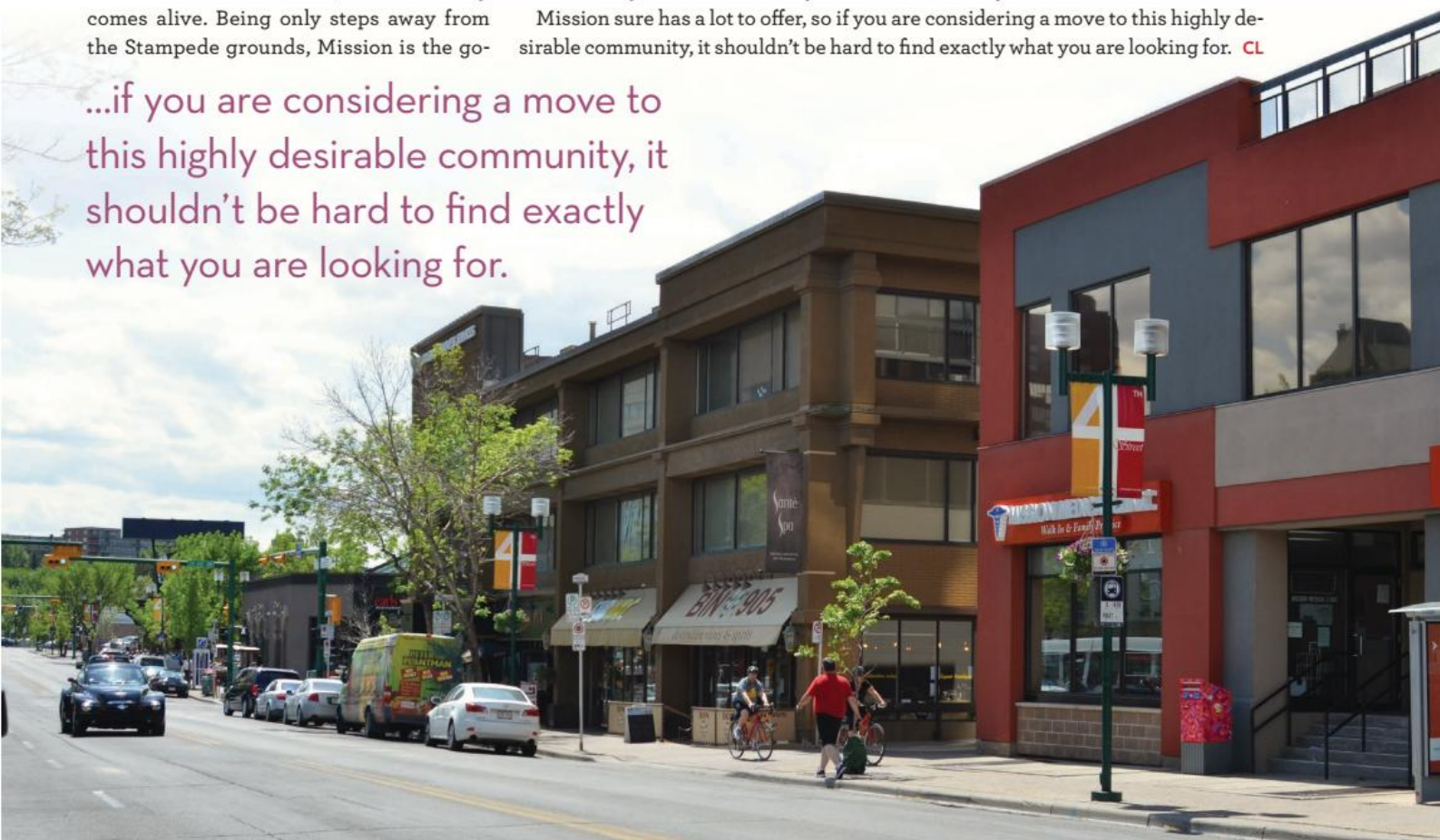
downtown core is also a few minutes walk, so there will always be something to do when living in Mission.

### WHERE TO LIVE

Mission is full of character, with the tradition of its French roots still apparent in some of the older style homes and the new more modern condos or in-fills popping up — the streets are sure interesting to walk down. Duke at Mission by Avi Urban is one of the new condo developments here, but there are a wide variety of residential options in the neighbourhood. Living in Mission means that you have access to all these wonderful amenities at anytime you please. Being so close, but just outside of the downtown core allows you to experience downtown life in your own oasis only an arms reach away from the hustle and bustle.

Mission sure has a lot to offer, so if you are considering a move to this highly desirable community, it shouldn't be hard to find exactly what you are looking for. **CL**

...if you are considering a move to this highly desirable community, it shouldn't be hard to find exactly what you are looking for.



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# WINDOWS OF THE SOUL

Shades, shutters, blinds and drapes dress up the room

BY CHRISTINA LOC

Choosing the right window treatment can transform a room and turn any window in to a stunning focal point. With so many products to select from, choosing the right fit can be an overwhelming endeavor. However, basing your choice on your personal needs and aesthetics will transform the task into an investment that will be enjoyed for years.

Window coverings typically have three functions: to provide privacy, to filter light and UV rays, and to be aesthetically appealing. Before deciding which window treatment is best, determine the budget and the purpose of window coverings for each room. For example, light sleepers or people who work night shifts will need black-out coverings to sleep during the day.

Window treatments can be categorized into four different categories:

## BLINDS

Blinds are horizontal or vertical slats made of wood, plastic or metal, are very functional and affordable. They can tend to look too basic so adding

A modern take on roman shades



PHOTO COURTESY SONATA DESIGNS

PHOTO COURTESY BLINDS EXPRESS



a layer of curtains or drapes will make your window look more exciting.

## SHADES

Shades are costlier than blinds, vary in price and are made of fabric.

There are three main types of shades: roller, which pull down and roll up in to a valance; roman, which cascade like drapery panels in elegant folds; and cellular, which have a pleated honeycomb-like shape available in single, double and triple cells.

Roller shades became popular in condos and modern homes for their clean lines, affordability and light weight, making them suitable for larger windows. Opacity levels can range from 0 per cent (for no light to pass through) up to 20 per cent of natural light flowing in. Tony from Blinds Express cautions, however, “when you have lights on inside when it is dark outside, people may be able to see in.” Mounting dual roller shades of different opaqueness or layering with drapery or curtains are good options for privacy.

A modern take on roman shades, Hunter Douglas’ Vignette line adds a top-down/bottom-up feature to help you control the perfect balance between light and privacy

Woven shades are another popular type of roman shade. The extra layer of lining is a great solution for room darkening.

Cellular shades have a unique honeycomb design to trap air. The crew at Sonata Designs love the new Hybrid Cell Shade by Shadeomatic,



Roller shades



Woven roman shades

PHOTO COURTESY LEADING EDGE INTERIORS

as it has all the benefits of a traditional  $\frac{3}{4}$ -inch cellular shade including privacy, light blocking, sound dampening and added insulation with an updated, fresh and more contemporary look. The new Hybrid Cell Shades are 2-inch thick with great fabrics to select from and are competitively priced.

Silhouette shades have a sheer front and back with fabric vanes in between. As a Centurion dealer for Hunter Douglas, Sue Dampsey at Leading Edge Interiors says, "Luminette fabrics can be coordinated with Silhouettes for a vertical application. For the person who loves perfection in drapery, these are great choices." She likes them because the look is very sophisticated and I would have to agree.

High-Lite shades by Elite and also known as Banded or Zebra shades from other companies have become popular. These shades alternate fabric with sheer inlays that overlap each other to filter light and control privacy.

## SHUTTERS

Shutters provide a custom, clean and architectural look. They are typically made of wood or faux wood louvers mounted in a solid frame and have the appearance of custom woodwork done to your windows. They are the gold standard of high-end window coverings and are ever so elegant and timeless.

## CURTAINS AND DRAPES

Curtains and drapery add color, pattern, texture and is the best way to personalize a space with window treatments. The words curtain and drapes may be used interchangeably, the main difference being they are both made with long fabric panels with the distinction of drapery panels having lining at the back.

At Sheila's Drapery, the Ripple fold drapery and sheers are very popular. They have a crisp and modern feel. Using quality channel track rods also makes them easy to adjust.

There are endless possibilities with fabric choices, lengths and widths when customizing. If you are on a budget, retailers like Ikea, Pier 1 Imports and Pottery Barn will have ready made curtains and drapes at a reasonable price. You may, however, be limited by pre-set height options with retail panels. All too often, people mount their curtains or drapes too close to the window frame. The rule of thumb is at least 4 - 6 inches above the window frame. The

higher and wider you hang your curtains or drapes, the bigger and taller the window will feel. Adding curtains or drapery to a window that already have blinds or shades not only make the room look warm and cozy, but will give you another element to filter light and create privacy.

Other notable mentions in the world of window coverings is automation. With technology advancement, motorized window treatments are much more

affordable and can easily be controlled at the touch of a button from remotes, wall switches, tablets, smart phones, or computers. They can be integrated with third party controls such as home automation or sophisticated building management systems. Automation is quite attainable these days and is worth considering, especially for high-up and hard-to-reach windows.

If you are part of a home owner's association or condo board, make sure to check rules as some will require you to have white window coverings from the exterior. It is possible to get the color you want inside, while meeting the requirements of having white on the outside. Even if you are not part of an association or board, be mindful of what the exterior of your home will look like. Keep it consistent and uniform.

And lastly, give thought to the goals you want to achieve. For example, room darkening does not mean black-out. Be mindful of halos around a window. Because most window treatments require a header or valance, it is very difficult to get right to the edge of a window, therefore causing a halo like effect with light coming through around the perimeter of a window. This is a common disappointment for consumers, but there are solutions for this.

Don't get blindsided by blinds, shades, shutters, curtains, drapes, and all the in-betweens; call a professional for help. The industry is always evolving. New hybrids and clever inventions are being developed every day. Consider this an investment, and it will pay off. **CL**

# DEVOTED TO DESIGN

Hear about Sarah Richardson's life of design at the Calgary Renovation Show

BY PEPPER RODRIGUEZ



PHOTO COURTESY STACEY BRANDFORD PHOTOGRAPHY

To say that Sarah Richardson is the face of Canadian home renovation and design is an understatement. Everyone knows that Sarah lives and breathes home design, but probably not many know that she learned the two-step here in the home of the Stampedede.

"I've been (to Calgary) LOTS — and I love it! I think I may have learned to two-step the first time I visited," she recalls. "Well, learned might be an overstatement, but I tripped on my feet and laughed!"

The designer & host of such HGTV Canada hit shows, as *Sarah's House*, *Sarah's Rental Cottage* and her latest *Sarah off the Grid*, will be in Calgary again as the headliner of the Calgary Renovation Show this January 12 - 14.

And although she may still have to master the two-step, in the realm of design, Sarah is unquestionably the lead hand.

Sarah has been a force in Canada's home design landscape ever since she burst onto the scene 20 years ago. She started in behind-the-scenes work as a prop stylist and since then has translated her talent into HGTV stardom and owning her own design company.

"To say that I love design would be an understatement. I don't just love it, I live and breathe it every day, everywhere I go, and in everything I do!"

She strongly believes in helping people create the best home environment to fit their lifestyle. She is guided by the principles set by pioneers of the field including English designer William Morris who says: "Have nothing in your houses that you do not know to be useful, or believe to be beautiful."

Sarah will be discussing these thoughts when she appears on the Calgary Renovation Show Main Stage on Friday, January 12 at 7 p.m., and again Saturday, January 13 at 1 p.m. The show goes on at the BMO Centre at Stampede Park from January 12 to 14, 2018.

"I'll be sharing insights on design and renovation, accompanied by some key learnings from the wisdom of design legends that inspire me in my approach to design, as well as reflecting on trend predictions for 2018," she says.

Sarah adds that she has always loved doing the home shows, adding she thinks it's "very



Sarah Richardson

**“I’ll be sharing insights on design and renovation, accompanied by some key learnings from the wisdom of design legends that inspire me...”**

appearances find their way into her designs, and it is a never-ending process.

“I’m working on a new season of TV, designing hotel suites and homes, and working on a few new product collections. I’m launching a wallpaper collection in the next few months and showcasing two kitchens I’ve designed for Monogram at IDS (International Design Show) the weekend after the Calgary Renovation Show!”

She thinks the Calgary Renovation Show, produced by Marketplace Events, is the perfect venue to find design inspiration.

Show Manager Teri Salazar says the Calgary Renovation Show is especially focused on encouraging homeowners to approach their home improvement projects, big or small, with confidence.

“As the weather grows cold, winter is the perfect time to tackle those at-home projects and refreshers before the arrival of spring. Now more than ever, our homes need to adapt to our ever-changing lifestyles without breaking the bank. We’ve handpicked the industry’s best, from top celebrity guests to homegrown Calgary talent alike, with everything you need to make your home goals happen,” she explains. “Sarah Richardson and local pros alike will present their tips and tricks to get those stalled projects and stalled imaginations moving. It’s one part home improvement, one part DIY design, all parts inspiring — the perfect recipe for living well.”

Marketplace Events also produces the Calgary Home + Garden Show (spring) and Calgary Fall Home Show (fall).

For more information and tickets, go to: [www.calgaryrenovationshow.com](http://www.calgaryrenovationshow.com) **CL**

important” to keep in touch and meet the people who “support the work we do.”

She says doing these live appearances is vitally important, and really is a two-way street between her and the audience. “This allows me to understand what ideas are resonating with our viewers, clients and readers, and what is on their minds. It’s a ‘give a little, get a lot’ relationship in my view and I get a lot from the audience.”

The audience in Calgary, she says, is particularly lively. “Historically I’ve found that the Calgary audience is interested in new builds as well as living well in small spaces. I love the appetite for design and the enthusiasm!”

She also has a very active social media platform that also helps her stay in touch with her audience.

“Social media is a great platform for sharing inspiration and ideas, as well as a terrific sales tool. My textile collection sales are mostly driven by online social marketing tools and advertising. It works!! Instagram is always my first ‘news’ of the day. And no wonder... it’s far more inspiring and uplifting than the real thing!”

Forever on the lookout for the latest trend, Sarah sees “rich, saturated colour and plush textures” as an upcoming look.

Most of the inspirations she gains from these live



Halyna Tataryn



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## THE MAIN STAGE PRESENTED BY POSTMEDIA AND FURNISHED BY REVOLVE FURNISHINGS

Expert advice for every home! Get it straight from the source on The Main Stage, where HGTV Canada star Sarah Richardson of *Sarah off the Grid* will share candid insight and advice from her own recent family home renovation and Sabrina Smelko of HGTV Canada’s *Save My Reno*, who will be sharing her passion for DIY design on a dime. Don’t miss appearances by Alberta-based experts Rosalyn Lazaruk of Wicket Blue Interiors and City of Calgary Planning and Development representative Jennifer Crack, who will be sharing her pro tips on renovation permitting. The Calgary Home Builder’s Association’s Gary Sharp and real estate expert Halyna Tataryn of The Tataryn Group round out the lineup of local home and renovation professionals.

- HGTV Canada’s Sarah Richardson
- Rosalyn Lazaruk, Wicket Blue Interiors
- Gary Sharp presented by BILD
- Halyna Tataryn, Tataryn Group
- Neil Harding presented by Sleep Country

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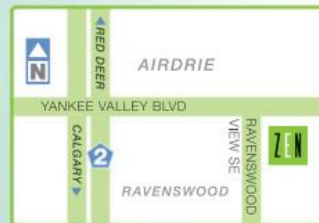


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## ASK MARIA

By Maria Bartolotti

# A SENIOR MOMENT

### How the new provincial law regarding age affects senior condo owners

**Q:** Dear Maria: I am a senior and I've heard about the new Alberta Human Rights Amendment Act. How will this affect senior condo owners?

**A:** The Alberta Human Rights Amendment Act, 2017, is designed to strengthen human rights protection and further protect Albertans from age discrimination.

If passed, the bill would amend the Alberta Human Rights Act to add "age" as a prohibited ground of discrimination under sections 4 and 5 of the act. These sections include the areas of tenancy, goods, services and accommodation or facilities.

**Kathleen Ganley, Minister of Justice and Solicitor General:**

The bill also includes provisions, which allow seniors-only housing to continue without violating the act. The minimum age cut-off would be 55. The Government of Alberta recognizes that older Albertans may choose to live together in a community of people at a similar stage in life.

Existing age-restricted condominiums would be granted a 15-year transition period to provide affected Albertans with substantial notice.

"The belief that individuals should have a choice in their housing and lifestyle decisions is strongly supported by the condominium owners we consulted with in Alberta. At the same time, we recognize the national trend that restrictions by age can affect communities where there is a critical

shortage of housing. As a result, we feel that the 15-year transition period is a reasonable and common sense solution to allow existing condominium owners to make consumer decisions."

**Hugh Willis, co-chair, Government Advocacy Committee, Canadian Condominium Institute, North Alberta Chapter:**

"The largest increase in demographics is older adults in Alberta. With this proposed legislation change, older adults can be assured of fairness in the areas of tenancy, goods, services and accommodations or facilities. Typically, older adults are not able to increase their financial resources to have a wider range of housing options available to them plus enjoy a life that is usually quieter. The fairness of government proposing 15 years as a transition period is appreciated."

**Luanne Whitmarsh, president, Alberta Association of Senior Centres:**

The proposed amendments would ensure that programs providing a benefit to minors and seniors, such as discounted movie tickets, are allowed to continue.

The bill would also protect ameliorative programs such as employment or internship programs for Indigenous youth. Prior to the introduction of this legislation, Alberta was the only jurisdiction in Canada



whose human rights legislation did not provide an exception for ameliorative programs or activities.

The Government of Alberta conducted consultations on this subject over the summer.

"The Alberta Human Rights Commission's mandate is to foster equality and reduce discrimination. The proposed amendments extend protections in all areas under the Alberta Human Rights Act and aim to further protect and promote the human rights of Albertans."

**Susan Coombes, acting director, Education and Engagement, Alberta Human Rights Commission:**

If passed, the bill would come into effect on January 1, 2018.

Until next time... **CL**

**Maria Bartolotti** ACCI, FCCI is the owner-manager of New Concept Management Inc. She has developed a strong reputation for rendering timely and efficient services to the condominium industry. Maria believes that her company's success hinges on her hands-on approach to condominium management as well as maintaining open lines of communications with her clientele. Maria is actively involved in her industry. For more information, visit [www.newconceptmanagement.com](http://www.newconceptmanagement.com)

*Editor's note: Maria Bartolotti is a board member of the Canadian Condominium Institute - Southern Alberta chapter (CCI-SA). CCI represents all participants in the condominium community.*



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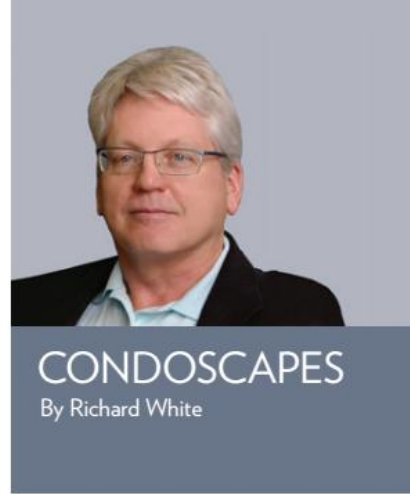
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## CONDOSCAPES

By Richard White

# MISSION IS MARVELLOUS

### New Mission residential developments by Grosvenor

I have always thought Mission would be a marvellous place to live. It has a grocery store, two drug stores, banks, restaurants, galleries, fitness and medical services galore. It has charming old homes, as well as low, mid and high rise condos (new and old). It even has its own elementary, junior and high school — not many City Centre communities in North America can boast that. There is a community garden and lovely pathways along the Elbow River too. Who could ask for anything more?

#### WALKABILITY

Fourth Street S.W., Mission's Main Street, extends from 26th Avenue to 17th Avenue S.W. and even beyond. It has a lovely diversity of pedestrian-oriented businesses — independent cafes like Purple Perk and Phil & Sebastian Coffee Roasters, upscale restaurants like Wurst and Mercato, neighbourhood pubs like Ducky's and Joyce on 4th and one of Calgary's oldest commercial art galleries — Masters Gallery.

The Walk Score website gives Mission a Walk Score of 84, making it the 11th most walkable neighbourhood in Calgary. The only reason the score isn't higher is because there is no LRT stop in the community otherwise, everything is within walking

distance — downtown, Stampede Park, Memorial Park Library, 17th Avenue shops and Repsol Sport Centre.

#### ARCHITECTURE & HISTORY

Mission is home to St. Mary's Cathedral looks like it has been there forever but in reality only since 1956. The original St. Mary's Church was a massive sandstone building with twin-domed towers built in 1889 and consecrated as a cathedral in 1913. The architect for the new cathedral, a modernist interpretation of Gothic architecture dominated by its 40-metre bell tower, was Maxwell Bates, best known as a highly respected painter whose art can be seen at Masters Gallery.

Not many Calgarians are aware that tucked away at 141 – 18th Street S.W. sits St. Mary's Parish Hall, built in 1905 and sold to the Canadian Northern Railway in 1911, who converted the building into a train station which operated until 1971. It is now home of Alberta Ballet and its dance studio.

Mission was also home to Calgary's first major hospital — the Holy Cross, built in 1892 and expanded in 1928 and 1950. Though none of the original hospital remains, the McNabb wing, with its distinctive pillars built in 1947, still exists

right on 2nd Street S.W.

In an ironic twist, while Mission's history is dominated by the Roman Catholic Church, Calgary's Jewish community in 1930 acquired a site on Centre Street at 18th Avenue S.W. to build the House of Israel. However, it



wasn't until 1949 that the Art Deco building was finally completed and became the centre of Jewish life in Calgary. In 1960, the Tzedec Synagogue was built next door, but the "flight to the suburbs" in the late 20th century resulted in a new Jewish Centre in the community of Palliser in 1979. After sitting vacant for several years the Mission buildings were sold and transformed into condominiums in 1998.

#### LAST WORD

Mission is indeed marvellous and is an example of a Jane Jacob's (late 20th century advocate for the importance of diversity and human scale development in creating vibrant inner-city communities) village in Calgary with its mix of old and new, affordable, modest and luxury homes along with shops that meet residents' everyday needs.

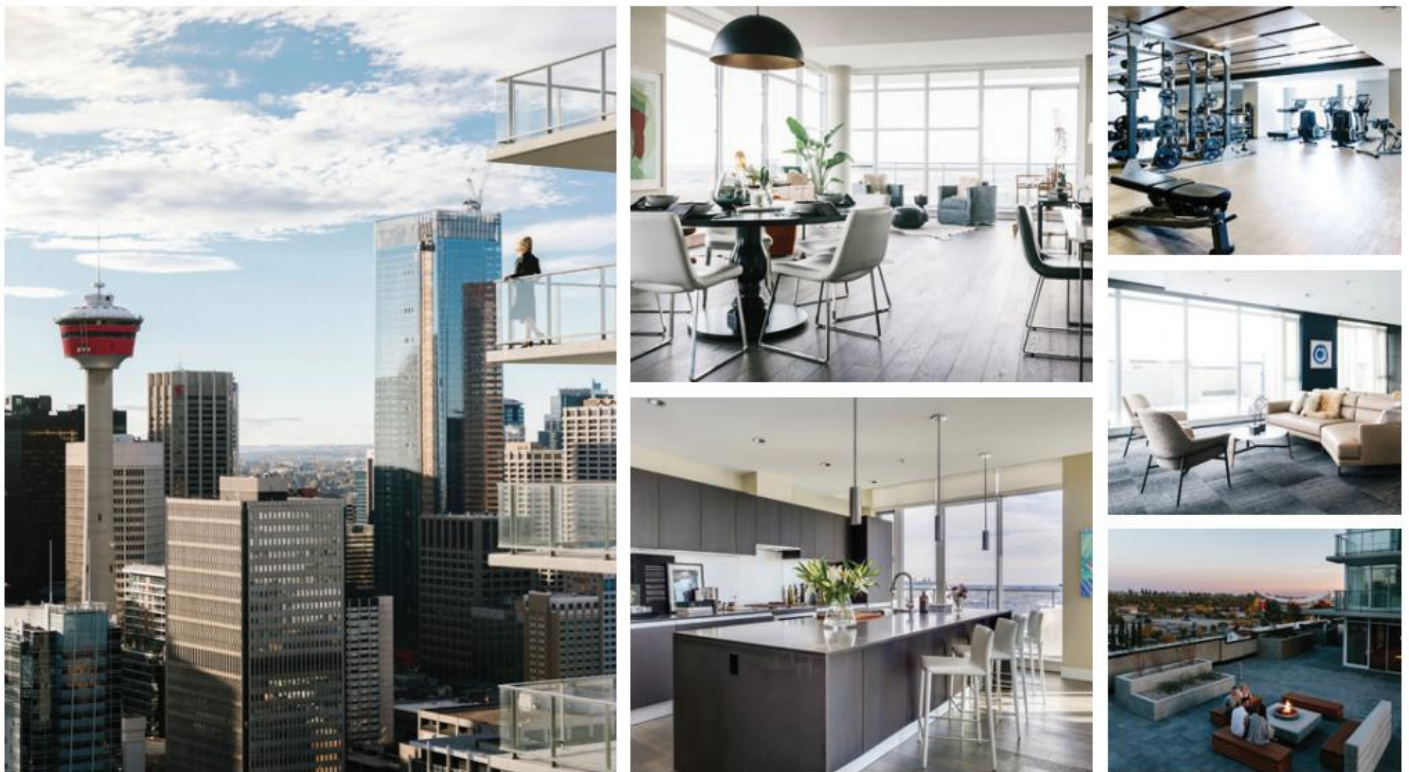
Watch for new Mission residential developments by Grosvenor on 4th Street at 17th Avenue S.W. and InDevelopments on the old Peking Dragon Site on 4th Street and 19th Avenue S.W. **CL**

Richard White has been writing about Calgary urban living for over 20 years. Follow him on twitter @everydaytourist, read his blogs at everydaytourist.ca or contact him at richardlw@shaw.ca



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## HOPE AT LARGE

By Marty Hope

# CHALLENGING YEAR AHEAD

### Elevated inventories, economic uncertainty dampen condo market

Take a look at the number of multi-family projects being developed around the city and in locales in surrounding communities and it's not difficult to see why construction this year is likely to be reined in a tad.

Almost since the oil price started to fall in 2014, dragging down all the economic factors with it, builders and developers have strengthened their focus on the multi-family sector, providing everything from multi-storey apartment buildings to street-towns.

Because of the more comfortable price point, multi-family housing was — and continues to be — in strong demand.

Problem is, the demand hasn't kept up to the pace of construction, according to Canada Mortgage and Housing Corporation.

"Multi-family inventories have increased over the last couple of years and peaked in the spring of 2017," says Richard Cho, the federal housing agency's Calgary-based principal for market analysis in the Prairies region.

"Although inventories have declined from those peak levels, and are expected to move down, they will continue to be elevated coming into this year."

And that, he adds, will impact the pace of construction of new projects coming out of the ground not only this year, but in 2019 as well.

CMHC's forecast for this year is for work to start on between 6,000 and 6,500 multi-family housing units this year, down from somewhere around 7,000 in 2017 but up from the slightly more than 5,700 in

2016. By 2019, the forecast is for 6,300 and 6,700 multi-family starts.

And there is another fly in the new-construction ointment.

New units will be competing with a healthy supply of active listings on the books of the Calgary Real Estate Board.

That, says Cho, gives downsizers, investors, and first-time homebuyers plenty of options.

"The construction of new multiple projects will be scaled back until the excess supply on the market is absorbed," he adds.

The elephant in the room, though, continues to be the erratic direction of oil prices and the future of the industry as a whole.

Many oil and gas companies in Calgary have been pacing themselves when it comes to hiring new staff and expanding payrolls, but — and it's a positive but — employment is anticipated to improve more this year and again into 2019, the CMHC numbers suggest.

Good news for those contemplating a new condo or townhouse — or for any home for that matter.

"Higher oil prices and increased investments in the energy industry will contribute to a lift in economic activity and support job growth across various sectors," says Cho.

More good news — the city will continue to grow, and newcomers will be looking for a home to buy. The rate of in-migration, though, will not be as strong because of the



Richard Cho

current economic situation.

"Elevated unemployment rates and stronger labour market conditions in other regions of Canada will contribute to a decline in migration, but it is expected to gradually recover over the next couple of years as economic conditions strengthen here," says Cho.

Calgary could find itself home to more than 1.55 million people at the end of 2019 compared to the nearly 1.5 million when the 2017 books were closed.

Finally, there is the question of mortgage rates, and where they might be headed.

Well, they are going up, according to CMHC — and that's consistent with the expected improvement in economic conditions in Canada and a predicted high in world interest rates.

The posted rate for five-year money should be in the range of 4.9 to 5.7 per cent this year, then inching up to between 5.2 and 6.2 per cent in 2019.

As for the new stress test rules that were rung in along with the New Year's celebrations, they will likely make things more difficult for some people, particularly first-timers, to qualify. How much of an impact the test will have will take time to discover. **CL**

**Marty Hope.** For more than two decades Marty Hope has been reporting on the housing and development industry in Calgary, throughout Alberta, and across Canada. In March, he was presented with the Maple Leaf Award from the Canadian Home Builders' Association which is given annually to a non-builder member in Canada for contributions to the industry.



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## REAL ESTATE INSIDER

By Mario Toneguzzi

# REBOUND SEEN IN 2018

## Improved economy bolsters market, but condo sector sees challenges

Calgary's new home construction industry is set to slowly rebound in 2018 following two years grappling with a vicious recession in the province.

With the collapse of oil prices in late 2014, the local economy took a dive and went into negative territory in 2015 and 2016. That created some dark clouds over the homebuilding industry.

And the numbers told the story.

According to Canada Mortgage and Housing Corp., total housing starts in the Calgary census metropolitan area dropped from 17,131 in 2014 to 13,033 in 2015 and 9,245 in 2016.

"We're seeing now more and more positive signs especially signs that the worst is behind us and that certainly helps with that buying decision," says Richard Cho, principal, market analysis for the Prairies for the CMHC in Calgary.

"Overall, we're expecting activity in the new home market to continue to improve. We saw the market turn around in 2017 and we're expecting to see that continue into 2018."

The beginning of that turnaround planted some roots in 2017 as housing starts were expected to reach 10,700 to 11,900 units. That is also expected to increase to 10,200 to 11,200 in 2018.

The positive outlook is buoyed by a rosy economic picture painted by the Conference Board of Canada. Quite stunning actually when you consider where the province has been in the past few years.

The board says Alberta's economy is set to grow by a robust 6.7 per cent this year — by far the best in the country.

"Several sectors came out of the recession, but it was the swift pickup in

drilling and solid oil production that led economic growth. The domestic economy also performed well, as consumer demand picked up, boosting retail sales and housing construction," says the board in a report released in the fall.

But despite the impressive economic outlook, there will be a difference between the single-detached housing market and the multi-family market in the Calgary region in 2018.

"While the economy is expected to continue improving into next year, multi-family construction is forecast to come down and this is largely in response to the high inventory levels that are on the market on the multi-family side," says Cho.

The CMHC says multi-family starts, which include semi-detached, row and apartment units, have been strong in 2017 but the pace of construction is not expected to be maintained in 2018.

"The number of completed and unsold units has been increasing for the last couple of years and reached a record high in the spring of 2017," says the CMHC in its fall Housing Market Outlook report. "While inventories have been gradually declining since then, they will likely remain above historical averages going into 2018.

"New units will also be competing with a healthy supply of active listings in the resale market, giving downsizers, investors and first-time home buyers plenty of options. The construction of new multiple projects will be scaled back until the excess supply on the market is absorbed."

Multi-family starts are expected to



improve to 6,700 to 7,300 units this year after dipping to 5,756 in 2016 following the boom year of 2014 when they were 10,637. But in 2018 CMHC says they will fall to between 6,000 and 6,500.

"We're forecasting a modest increase in single-detached next year," says Cho.

Following 2016 when single-detached starts declined to their lowest level since 1988, new construction is forecast to improve in 2017 and continue rising in 2018, says the CMHC.

"Job growth and relatively low mortgage rates have supported demand for new homes. In addition, single-detached active listings in the beginning of the year had declined, providing another opportunity to increase housing starts," the federal agency says. **CL**

---

**Mario Toneguzzi.** Based in Calgary, Mario Toneguzzi has 37 years of experience as a daily newspaper writer, columnist and editor. He worked for 35 years at the Calgary Herald covering sports, crime, politics, health, city and breaking news, and business. For 12 years as a business writer, his main beats were commercial and residential real estate, retail, small business and general economic news. He now works on his own as a freelance writer and consultant in communications and media relations/training. Email: [mdtoneguzzi@gmail.com](mailto:mdtoneguzzi@gmail.com).



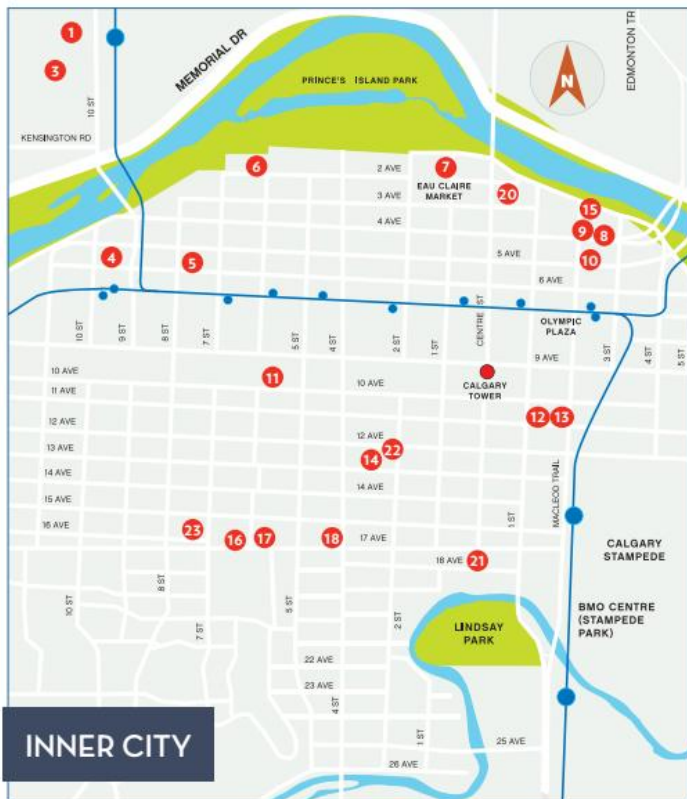
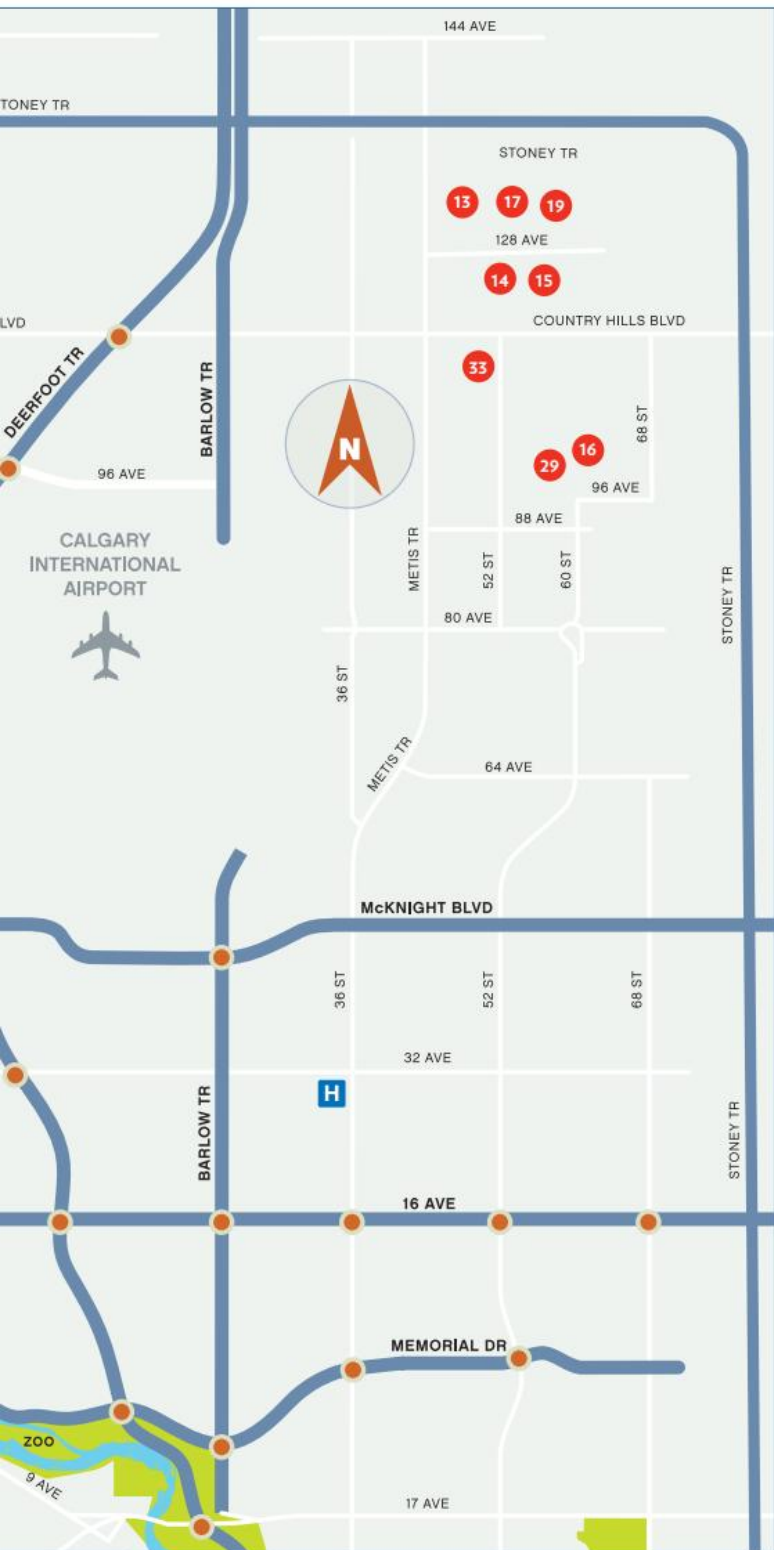
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| 2 INK                | 12 The Guardian South | 22 Park Point      |
| 3 EZRA on Riley Park | 13 The Orchard        | 23 The Royal       |
| 4 Avenue West End    | 14 The Park           |                    |
| 5 Vogue              | 15 ARRIS              |                    |
| 6 The Concord        | 16 Drake              |                    |
| 7 Waterfront         | 17 Smith              |                    |
| 8 FIRST              | 18 The District       |                    |
| 9 Evolution          | 19 N3                 |                    |
| 10 Verve             | 20 Riverfront Point   |                    |

**NORTH WEST | NORTH EAST PROJECTS**

- |                          |                                    |                            |
|--------------------------|------------------------------------|----------------------------|
| 1 Sage Hill Park         | 14 ARRIVE at Skyview Ranch Arbours | 25 Bridgeland Hill         |
| 2 Sonoma at Nolan Hill   | 15 Skyview Landing                 | 26 Ezra on Riley Park      |
| 3 Nolan Park             | 16 Savanna Urban Terraces          | 27 Carnaby Heights         |
| 4 The Mark 101           | 17 The Townes of Redstone          | 28 Vivace at West 85th     |
| 5 Maverick at Livingston | 18 IVY at University District      | 29 Essential Savanna       |
| 6 Willow at Sherwood     | 19 ZEN Redstone                    | 30 The Link at Evanston    |
| 7 Sage Place             | 20 Octave                          | 31 RADIUS                  |
| 8 Viridian               | 21 Victory and Venture             | 32 Diseño                  |
| 9 Livingston Towns       | 22 Bridgeland Crossings            | 33 Cityscape Townhomes     |
| 10 Kincora Summit        | 23 Killarney Townes                | 34 The Henry               |
| 11 Emerald Sky           | 24 ARRIVE at Evanston              | 35 The Loop in Evanston    |
| 12 ARRIVE at Bowness     |                                    | 36 The Link at Symons Gate |
| 13 ARRIVE at Redstone    |                                    | 37 Verona                  |



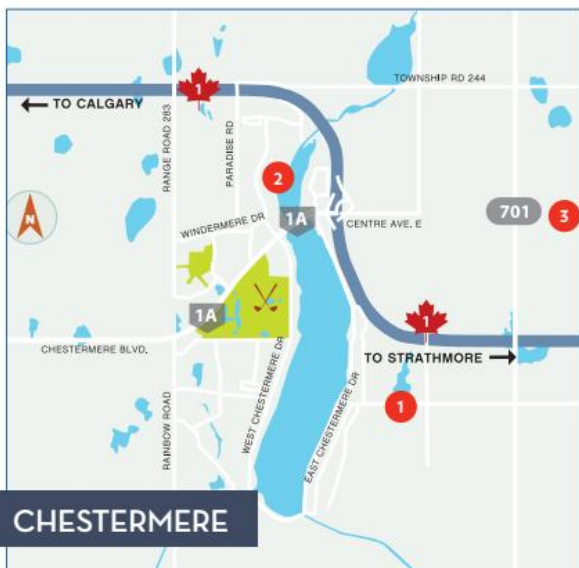
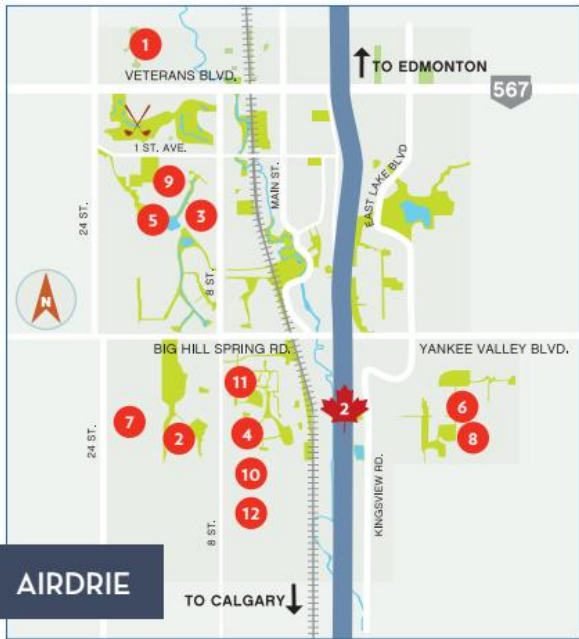
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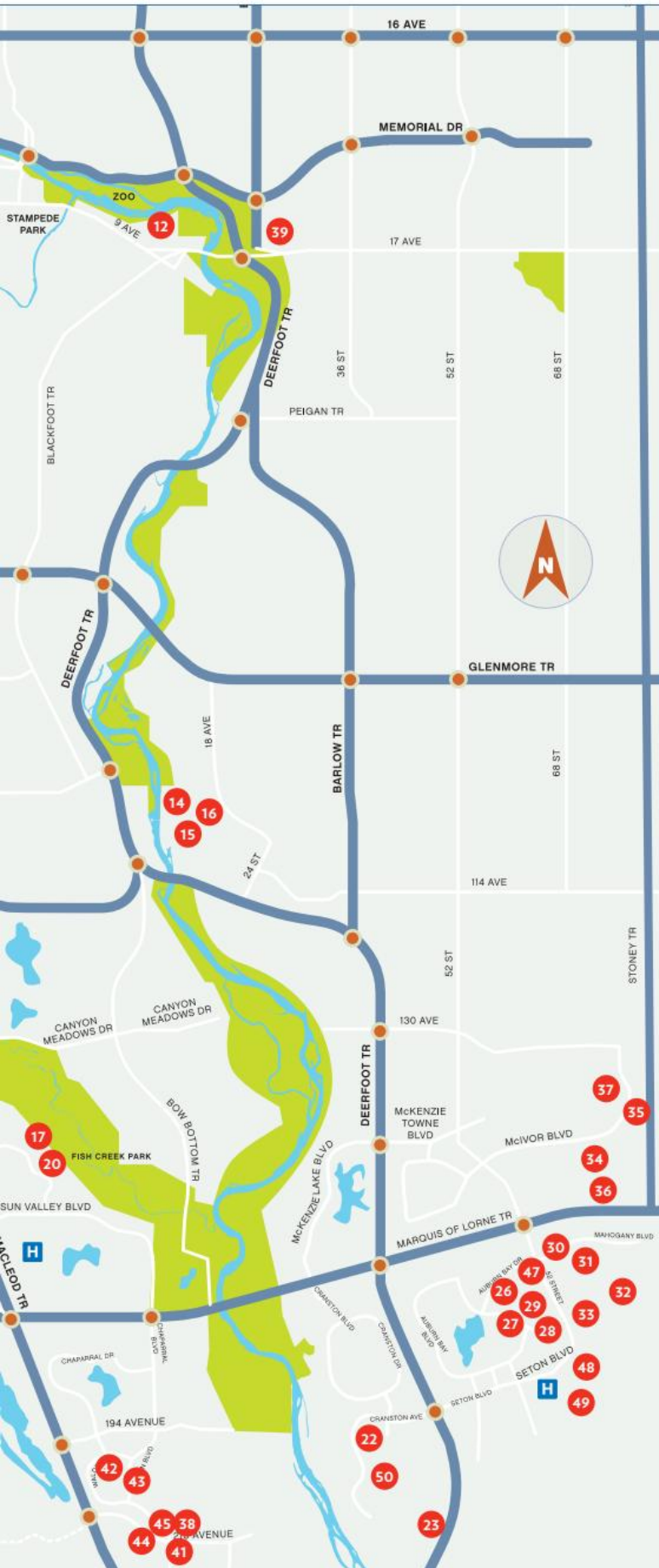
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| 2 Morena West            | 19 Fish Creek Exchange       | 37 Elements              |
| 3 Overture               | 20 The Morello               | 38 Legacy Street Towns   |
| 4 Axxess                 | 21 Avenue 33                 | 39 Albert Park Stations  |
| 5 Armory                 | 22 Villas of Riverstone      | 40 MAX                   |
| 6 Juno at Currie         | 23 Cranston Ridge            | 41 My Legacy Park I & II |
| 7 Killarney Townes       | 24 Mosaic Riverstone         | 42 Jackson at Walden     |
| 8 GLAS                   | 25 Niche One                 | 43 Axis                  |
| 9 Brooklyn Condominiums  | 26 Auburn Walk               | 44 Legend of Legacy      |
| 10 Avli on Atlantic      | 27 Canoe at Auburn Bay       | 45 Legacy Gate           |
| 11 Mission34             | 28 Stonecroft Auburn Bay     | 46 Sanderson Ridge       |
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| 13 Buffalo at Silverado  | 30 Ebony                     | 48 Seton Stile           |
| 14 Champagne             | 31 Sandgate                  | 49 ZEN Urban District    |
| 15 The Gates             | 32 Mahogany Street Towns     | 50 Retreat               |
| 16 Gatestone Townhomes   | 33 Westman Village           | 51 Scarboro 17           |
| 17 MidCity               | 34 Chalet N° 5 & N° 6        | 52 Villas of Silverado   |
|                          | 35 Stonecroft at Copperfield |                          |

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- |                                   |                               |                                    |
|-----------------------------------|-------------------------------|------------------------------------|
| <b>AIRDRIE</b>                    | <b>COCHRANE</b>               | <b>CHESTERMERE</b>                 |
| 1 Georgetown at Reunion           | 1 Riviera Riversong           | 1 The Courtyards in Chestermere    |
| 2 Windsong                        | 2 Jumping Pound Townhomes     | 2 Townhomes of Chestermere Station |
| 3 Creekside Village               | 3 Stonecreek Landing          | 3 Lakes of Muirfield               |
| 4 Waterscape at Cooper's Crossing | 4 Vantage Fireside            |                                    |
| 5 Canals Townhomes                | 5 The Village                 | <b>OKOTOKS/ DE WINTON</b>          |
| 6 Ravenswood Townhomes            | 6 Townhomes in Sunset Ridge   | 1 ZEN Okotoks                      |
| 7 Brookside at Baysprings         | 7 Heritage Hills Street Towns | 2 Villas of Artesia                |
| 8 ZEN Ravenswood                  | 8 RiverReach                  | 3 Arrive at the Landing            |
| 9 Newport at Canals Landing       | 9 Brand Townhomes             |                                    |
| 10 Hillcrest Townhomes            | 10 Sunset Ridge Street Towns  |                                    |
| 11 Midtown                        | 11 Duplexes in Sunset Ridge   |                                    |
| 12 Gates at Hillcrest             | 12 Clearbrook Villas Fireside |                                    |
|                                   | 13 The Rise                   |                                    |

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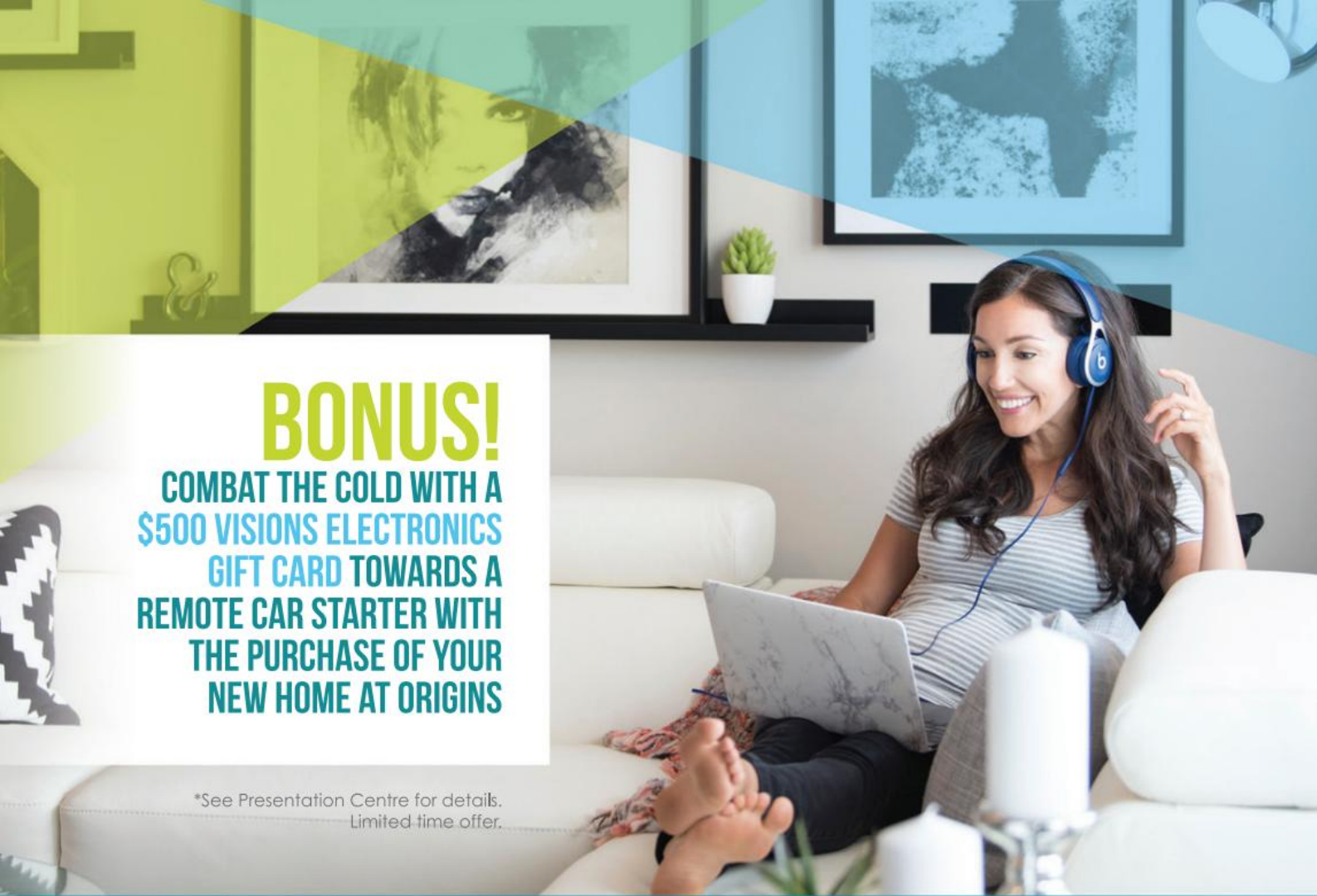
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