

BCHOMES

THE BUSINESS OF HOME BUILDING

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MICRO LIVING

The answer to urban sprawl?

Heating Things Up

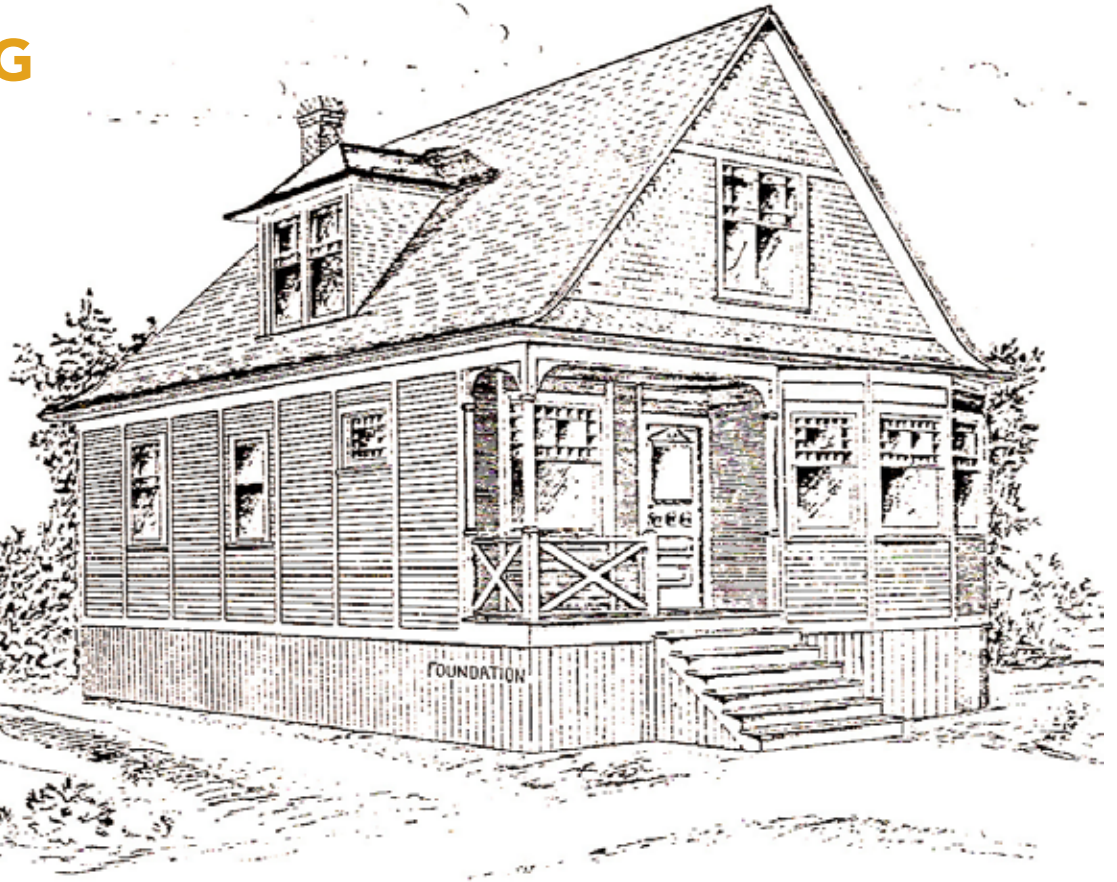
Infrared system is revolutionizing B.C. homes

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THE LEGACY OF MAIL ORDERS

One man spends two decades and nearly \$1 million restoring his catalogue manor.

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JANUARY 2014



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A 1908 Sears Catalogue home takes more than two decades to restore to its original glory

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den
guest room
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hallway
garden
walk-in-closet
any room



Buying a home – then and now

Buying a new home requires a major investment and a good dose of financial fortitude. It is also one of the largest sources of wealth building for Canadians.

When you buy a new home you want to get full value for your investment. This means choosing an established and reputable builder—someone you can trust, someone who has the technical skills, a proven track record and a professional business approach.

Fortunately, there are many good builders around, and with a little effort you will have no trouble finding someone who is right for you. Look for a builder that is a member of the Canadian Home Builders' Association, which requires them to agree to the Association's code of ethics. It is a strong indication that the builder is a professional, dedicated to the business of home building, committed to customer satisfaction, and in business for the long-term. Being a professional new homebuilder means constant learning and Canadian Home Building Association members can keep up to date on technological advances, regulations, products and materials, design and so on—in short, what they need to know to provide home buyers with the best and latest

in the marketplace. When shopping for financing, many builders have established business relationships with one or more lenders and may be able to assist you with the financing process.

Inside this issue, we take an interesting look back at how customers could buy a house in the early 1900's and highlight a house that sits on the riverbanks of Steveston that has been painstakingly restored to its original glory by its current owner. What makes this house so special is that it was purchased in 1908 through a Sears, Roebuck and Co. catalogue. Imagine ordering a house from a catalogue but that was an option in the 1900's in a market that was considered to have had an influx of immigrants who were pouring into North America for the promise of prosperity and the strong U.S. economy sent prices through the roof. According to Sears Archives, its then Modern Homes program offered affordable, mail-order homes to those escaping the cities to live in the suburbs. There is a familiar ring to this tone.

Building houses today requires more than just a hammer and saw as advertised by some of the catalogue mail order houses in the 1950's. Builders require a license, knowledge and skills combined with awareness of the materials and technology available

that allow them to produce energy efficient homes to meet the needs and expectations of today's consumer and warranty providers.

With 2013 behind us, we look forward to an exciting and busy 2014 as we realign our resources and shift the magazine from print to an online only format. For more than ten years, *BC Homes* magazine has kept readers informed of trending issues and insight, highlighted achievements in the residential construction industry and showcased some truly magnificent homes and builders. We invite you to visit www.bchomesmag.com where *BC Homes* magazine will reside and continue to provide readers with interesting and useful information and articles on BC's housing industry.

On behalf of all of us at *BC Homes* and the Canadian Home Builders' Association of BC, we wish you and your family a happy and successful 2014.

Sincerely,

Neil Moody
CEO
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Publisher, *BC Homes*

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profile

Heating Things Up

Infrared System Is Revolutionizing How B.C. Heats Homes

BY MICHELLE HOPKINS

Interior designer Darlene Blaeser wasn't too thrilled with the fact that her electric baseboards dictated where she could place her furniture. After researching alternative methods of heating her 1,250-square-foot condominium on the Internet, she came across Euro Dream Heat Inc. Blaeser was immediately impressed with what the company told her about its unique Geo Dream Film heating system.

"I really liked what Robert (Kardos, co-owner with Zoltan Paczolay) presented to me," says Blaeser. "I also liked that they were local and, as an interior designer, that I could regulate where I could place my furniture."

She was even happier to learn that the infrared system was environmentally friendly and cost efficient. "You can regulate which rooms or zones to heat and it doesn't take long to heat up a room," she says, adding she had the system mounted in December 2012. "It only took three days to install it in my whole condo and I love it...my home heats up very fast."

HOW IT WORKS

Unlike in-floor radiant heat, this innovative system is said to be 25 per cent more effective in heating up a home. "It heats faster and more efficiently because it distributes the heat more evenly," says Kardos, adding Euro Dream Heat Inc. is the sole Canadian distributor for Geo Dream Film.

Geo Dream Film uses an electrical current that passes through thin carbon strips to create infrared rays that distribute heat safely and consistently. The system depends largely on radiant heat transfer – in others words, the delivery of heat directly from the hot surface to the people or objects in the room via infrared radiation.

Another advantage it has over wire-based in-floor heating systems is that it is virtually maintenance free.

"With wire-based electrical heating, the whole system is distributed through one electrical wire, so if that wire is damaged, the whole system is dysfunctional," Kardos explains. "Our system is much more forgiving

because the heat comes from individual power lines...if one goes, the others still work."

HEALTHIER ALTERNATIVE

According to Kardos, the paper thin film strips provide a healthier environment because it's a ductless heating system, so there are no dust or air pollutants, and with no moving parts, it's a permanent, maintenance free heating solution.

"This is an incredibly energy efficient system because each room is separately controlled by their own thermostat," adds Paczolay. "You can cut your heating bills by 30 to 50 per cent a year from conventional methods."

In addition, the product is made up of 70 per cent recycled Polyethylene terephthalate resin, commonly referred to as PET – making it environmentally friendly.

INSTALLATION

Geo Dream typically takes between two and three days to install under the flooring, and is

HEATING METHODS			
Comparison	Forced Air	Hydronic	Geo Dream
Input BTUs needed	4,347,118	2,788,657	811,608
Savings vs Forced Air	--	\$753.18	\$912.07
Savings vs Hydronic	(\$753.18)	--	\$158.89
Savings vs Geo Dream	(\$912.07)	(\$158.89)	--
Annual Costs	Forced Air	Hydronic	Geo Dream
Operating Costs	\$1,642.87	\$939.69	\$880.80
Maintenance Costs	\$150.00	\$200.00	\$0.00
Total	\$1,792.87	\$1,039.69	\$880.80

WITH AN INFRARED red heating system there's no furnace or baseboard needed, which means no wasted wall or floor space



completely concealed. Because there's no need for a furnace or base-floor heating, there's no wasted wall or floor space. In addition, it eliminates exposure of hot or sharp surfaces that can be dangerous or unsightly.

Although Geo Dream is made up of particularly thin strips, the carbon filters are so durable they do not easily break during installation and are sealed in their own moisture-confined barrier.

"The system can be turned on remotely on your iPhone and depending how cold it is, you can program it to turn on 10 to 20 minutes before you get home," adds Kardos.

THE BEGINNINGS

Kardos was first introduced to the product while working in the construction industry.

"I was working as a contractor, managing renovation projects and someone asked me for an in-floor heating system," he says. "The customer was looking for an efficient product that would heat the home through the floor."

The veteran entrepreneur researched primary floor heating systems and discovered that in both Asia and Europe, the infrared system had been selling for more than a decade and was extremely popular. "It was originally developed in Japan to heat up the incubators of premature

HOME SPECIFICATIONS					
Single Story	Crawl Space	Basement	Bedrooms	Bathrooms	1st Floor
Exterior Walls (LN)	0	130	78	10	42
Wall Height (F)	0	8	8	8	8
Floor Area (SF)	0	1000	468	100	432
Wall Exposure	N/A	Earth	Air	Air	Air
Wall R Value	N/A	9	19	19	19
Window Area (SF)	0	30	45	7.5	75
Window R Value	N/A	1.8	1.8	1.8	1.8
Outside Door Area (SF)	N/A	N/A	N/A	N/A	36
Door R Value	N/A	N/A	N/A	N/A	2.2
Ceiling R Value	N/A	38	38	38	38
Floors on Grade (SF)	0	1000	0	0	

babies," says Karos. "The creators also found there were health benefits of the infrared rays."

In 2010, Kardos founded Euro Dream Heat Inc. The Burnaby-based company is now looking to expand its business to the East Coast. With Eastern Canada's cold winters, it seems that Euro Dream Heat Inc. will certainly be well received.

Today, 30 retailers throughout the province are carrying their product. For a location nearest you or for more information, call 1-888-752-3876 or visit www.eurodreamheat.com **BCH**



GEO-DREAM FILM can regulate which rooms or zones to heat up, saving homeowners hundreds of dollars on their heating bill each year.

market at a glance

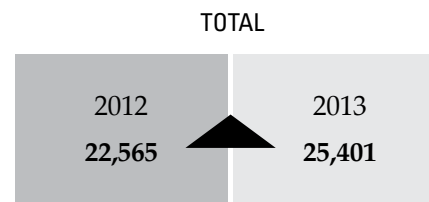
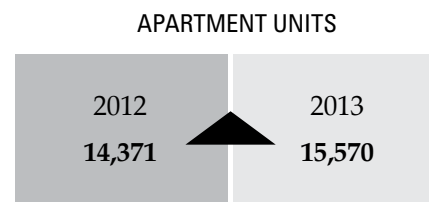
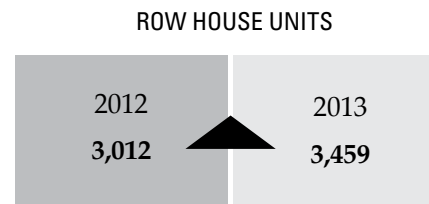
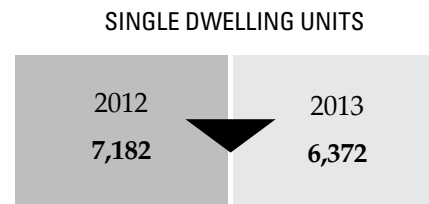
Housing forecast summary — as of October 2013:

BOARD AREA	UNIT SALES			AVERAGE MLS® PRICE (\$)		
	2012	2013F	2014F	2012	2013F	2014F
Victoria	5,460 (-5.4%)	5,650 (3.5%)	5,895 (4.3%)	484,164 (-2.8%)	486,000 (0.4%)	492,000 (1.2%)
Vancouver Island	6,008 (-5.6%)	6,350 (2.4%)	6,500 (4.1%)	315,644 (-3.3%)	316,000 (0.1%)	322,000 (1.9%)
Powell River Sunshine Coast	266 (-15%)	260 (-2.3%)	275 (5.8%)	220,773 (-1.1%)	215,000 (-2.6%)	218,000 (1.4%)
Greater Vancouver	25,445 (-22.7%)	28,400 (11.6%)	30,900 (8.8%)	730,063 (-6.4%)	765,000 (4.8%)	772,000 (0.9%)
Fraser Valley	13,083 (-11.2%)	13,050 (-0.3%)	14,100 (8.0%)	483,730 (-3.7%)	489,000 (1.1%)	497,000 (1.6%)
Chilliwack and District	2,007 (-0.9%)	2,020 (0.6%)	2,100 (4%)	299,537 (1%)	303,000 (1.2%)	307,000 (1.3%)
Kamloops and District	2,097 (1%)	2,300 (9.7%)	2,310 (0.4%)	312,710 (3.8%)	315,000 (0.7%)	319,500 (1.4%)
Okanagan Mainline	5,399 (11.8%)	5,650 (4.6%)	5,725 (1.3%)	377,979 (-0.5%)	378,000 (0%)	383,000 (1.3%)
South Okanagan Northern Lights	1,337 (-2.2%) 482 (-5.7%)	1,365 (2.1%) 440 (-8.7%)	1,425 (4.4%) 490 (11.4%)	303,461 (-1.6%) 246,374 (13.8%)	302,000 (-0.5%) 267,500 (8.6%)	305,000 (1%) 275,000 (2.8%)
Kootenay	2,009 (2.9%)	2,040 (1.5%)	2,100 (2.9%)	274,578 (2.1%)	278,000 (1.2%)	284,000 (2.2%)
BC Northern	4,044 (3.9%)	4,175 (3.2%)	4,380 (4.9%)	233,544 (6.6%)	246,000 (5.3%)	255,000 (3.7%)
BC Total	67,637 (-11.8%)	71,700 (6%)	76,200 (6.4%)	514,836 (-8.3%)	537,100 (4.3%)	548,200 (2.1%)

NOTE: The Northern Lights Real Estate Board (NLREB) became part of the South Okanagan Real Estate Board (SOREB) on January 1, 2011. Source: BC Real Estate Association (BCREA)



JANUARY TO NOVEMBER STARTS



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Nowhere

BY MICHELLE HOPKINS

Like It South Surrey Offers The Best In Rural & Urban Living

Over and over again, major business reports, magazines and newspapers state that Surrey offers the best real estate investment in the province. The well-respected Financial Post proclaimed: "One of the top 10 places to buy in Canada" while Western Investor Magazine declared: "2011 Surrey Named Best Place to Invest in Western Canada."

It's no surprise to Mayor Dianne Watts, who credits its state-of-the-art facilities, many seaside havens, great shopping and its close proximity to two U.S. border crossings, allowing for easy access for international business, as reasons her city garners awards and accolades.

One of its most desirable enclaves is South Surrey, which is fast emerging as a "great place to live, work and play," she says. "South Surrey is undergoing a lot of growth. The challenge is balancing out the fast-paced growth with the services needed."

Services, Watts went on to say, for a wide range of demographics. South Surrey attracts a great mix of young urban professionals, families, right up to a healthy seniors' population.

MORE PROJECTS

It's no wonder South Surrey is so popular – it consists of seaside communities such as Crescent Beach and Ocean Park, as well as Morgan Crossing, which boasts one of the city's best shopping destinations, as well as Rosemary Heights and Grandview Heights.

"Over the next six years, we are building numerous capital projects and they include the KensingtonPrairieCommunityCentre, enhanced residential and commercial development, as well as expanded library and arts services in the South Surrey corridor," says Watts.

"As we move forward, we will balance growth with sustainability and continue to improve the quality of life for people living and working in South Surrey."

South Surrey also has a reputation for having excellent schools, including the award-winning Southridge, a co-ed private school catering to kindergarten to Grade 12. "It is ranked top two or three in the province," adds Watts.

One of the region's major recreational projects is a new, 50-metre South Surrey Swimming Pool complex, which will relieve some of the pressure

on the existing pool and provide additional swimming time for residents. South Surrey also has a vibrant arts community and over the next two years, the city is constructing an arts facility in Semiahmoo Town Centre.

It's also easy to get in and out of South Surrey because of its extensive public transportation system. Many buses stop in all communities and main centres, and the district is closely linked to Vancouver and other surrounding communities via the SkyTrain system, allowing quick travel between South Surrey and its neighbours.

In addition, the mayor says the new Pioneer Greenway overpass over Highway 99 will connect neighbourhoods to regional cycling routes and the U.S. border. The bridge design utilizes the natural topography of the area while creating a gateway symbol for South Surrey.

HOME, SWEET HOME

Sharon Williams has called South Surrey home for more than two decades. It's where she raised her family and where she feels "most at home." Except for two years spent up north,

An avid jogger, Williams laces up her runners and heads for one of dozens of trails along Semiahmoo Trail. Constructed back in 1873, the trail was once a wagon road that connected the communities near the U.S. Border to New Westminster.

In addition, Williams lives a mere three kilometres from Morgan Crossing, a unique outdoor mall with more than 60 international and local boutique shops, including outlets stores such as Calvin Klein and Banana Republic Factory Store.

Meanwhile, Morgan Crossing is getting some competition – recent development in the Grandview Heights neighbourhood has created new shopping opportunities in close proximity to new residential neighbourhoods. It's called Grandview Corner and it offers more than 70 retail stores including fashion and accessories, home furnishings, and dining.

"It's truly a wonderful time to visit or live in South Surrey," adds Watts. **BCH**

Year	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley (including City Centre)	City Centre Component	Surrey Total
2013	66,890	60,230	61,110	132,100	83,310	98,380	30,380	502,010
2016	71,570	62,610	63,640	140,870	90,040	103,540	34,450	532,270
2021	80,260	65,050	68,180	150,330	99,730	110,610	40,500	574,160
2026	89,220	66,450	70,850	155,090	107,140	119,050	47,070	607,800
2031	103,270	67,540	76,640	167,160	118,900	129,990	53,690	663,500
2036	114,700	67,840	83,000	180,850	129,230	141,520	60,090	717,140
2041	118,850	67,340	84,260	186,700	133,070	149,780	66,220	740,000

(Courtesy of the City of Surrey)

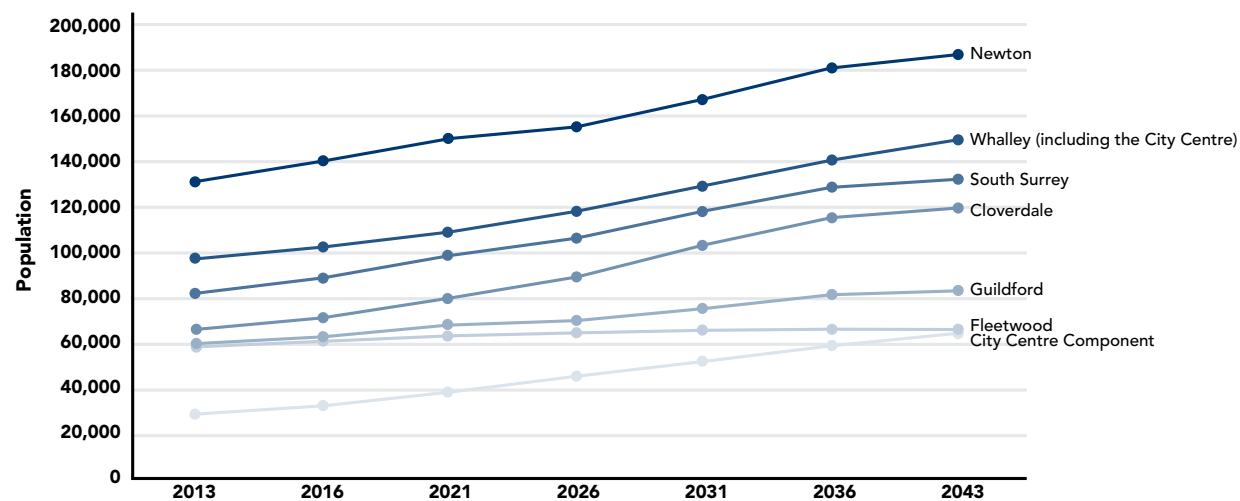
Williams says there isn't anywhere else in the Lower Mainland that she'd want to live in.

"We get far less rain than most of the Lower Mainland and South Surrey is really like a small town but with all of the urban amenities you'd want," she adds. "It's a great community to live in and to raise a family...the schools are great and there's lots of recreational opportunities for everyone in the family."

She went on to say: "I live midway between Crescent Beach and East Beach, which is close to Semiahmoo Park...I'm in the centre of nature's playgrounds."

The small historic seaside community of Crescent Beach is one of South Surrey's most popular attractions. Spend a leisurely day there either taking part or watching people windsurfing, or kite surfing, swimming, kayaking or canoeing.

AT A GLANCE – POPULATION PROJECTIONS 2013 – 2041



(Courtesy of the City of Surrey)

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BY MICHELLE HOPKINS

From his bed, Sam Baron only has to take two steps to reach his kitchen. And if you ask the 27-year-old how he feels about that, he'll tell you "great." The 5'9" international student advisor at UBC lives in what most of us would consider unthinkable – a 260-square-foot apartment in Gastown's Burns Block.

Prior to this, he lived in a 900-square-foot one-bedroom apartment in the West End. "Living in a small space has simplified my life. It has forced me to be cognizant of what I own and purchase." He adds "I really have few possessions other than clothes and books."

If living in less than 300 square feet seems a little small, that's where the communal rooftop with barbecue comes in. In addition, the building features a basement gym, bicycle storage and The Bitter Tasting Room, a trendy spot featuring craft beer.

Baron admits reaction from friends and family has been mixed.

"Some of my friends are actually quite envious and think it's great," he says. "My family and friends in other parts of the country think it's almost offensive to confine a human to such small quarters."

MICRO-APARTMENTS:

Also dubbed "hotel-style" apartments, micro-apartments are gaining in popularity, says John Stovell, president of Reliance Properties, the development company which renovated the historic Burns Building where Baron lives, in one of the 30 units.

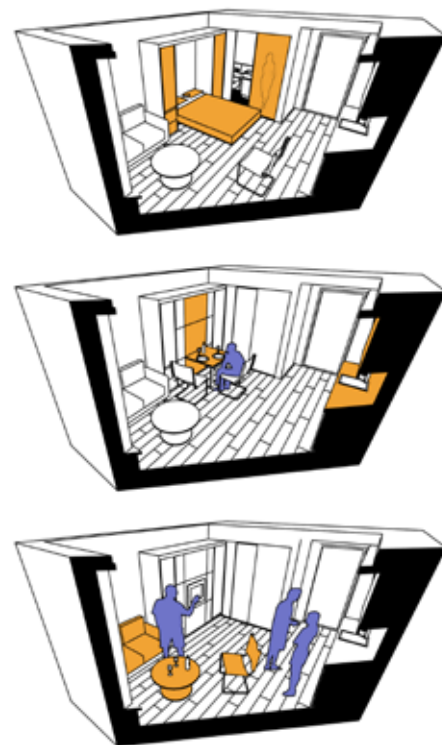
"There's a huge growing demand for smaller, affordable spaces," says Stovell, who is breaking ground for 10 waterfront micro-lofts starting at \$110,000 for a 300-square feet in the Janion, a heritage building in the heart of Victoria.

What micro apartments lack in space they make up for their proximity to a great neighbourhood with a wealth of amenities at residents' fingertips.

"The city is your living room and dining room," says Stovell, adding the tenants in



GASTOWN'S HISTORIC Burns Block building features 30 "hotel-style" apartments with no more than 300 square feet of living. John Stovell, president of Reliance Properties, says that what the apartments lack in space, the sought-after neighbourhood makes up in a "wealth of amenities."



"THE CITY IS YOUR LIVING ROOM AND DINING ROOM," SAYS JOHN STOVELL, PRESIDENT OF RELIANCE PROPERTIES.

Burns Block are between 25 and 35 years old. "Your home meets your basic needs for sleep and showering."

The biggest challenge Stovell says is keeping construction cost down. "They are more expensive to build because in one building you have more walls, kitchen cabinets and appliances and less floor space in each unit," he adds.

LANEWAY HOMES:

Jake Fry, who owns the laneway house building company Smallworks, has been inundated with requests – many wanting their extended family close by. Laneway homes are a small house or cottage-like structure typically located in the rear of a property.

"The city also wants to provide more affordable living solutions for new residents as the density increases in Vancouver," Fry notes.

Over the last decade, Fry has seen a rising demand in Vancouver and says there a variety of reasons for it – lack of land, a rental opportunity and housing for grown children or senior parents on the same property.

"Former Vancouver Mayor Sam Sullivan's initiative for increased density propelled the growing trend towards coach houses and laneway homes," adds Fry. "This year, we will have built 50 homes, the smallest being 320 square feet and the largest about 500 square feet."

For many, the appeal for a laneway home is safety. Baby boomers who want to travel, feel more secure knowing someone is living on the property. **BCH**



Photos by Ihor Pona
THERE IS A RISING demand for laneway homes says Jake Fry, whose company Smallworks builds small cottage-like structures located in the rear of a property.

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Beyond Gold

UniverCity Attracts International Attention For Its Green Vision

BY MICHELLE HOPKINS



Photos courtesy RDC Fine Homes

UNIVERCITY: a sprawling master planned community that is garnering numerous accolades for its sustainable initiatives and family-friendly livability.

The Burnaby Mountain neighbourhood is one of the most desirable communities in the city. Atop this green hillside, the sweeping views of water, mountain and cityscapes are stunning. And this is where the master-planned community of UniverCity calls home. Located beside one of Canada's top universities, Simon Fraser University, UniverCity has been hailed as a model of sustainability.

"When communities focus on the environment everybody wins," says Gordon Harris, president and CEO of SFY Community Trust. "As far back as the mid-1990s, we wanted to be a leader in sustainability. UniverCity is also about being highly livable and affordable."

The community consist of five distinct, mixed use neighbourhoods spread over 320 hectares – East Highlands, University High Street, West Highlands, South Slopes and South Neighbourhood. (The latter will feature 714 larger apartments and townhome units.) When Phase 5 of the community is completed in 2022, there will be approximately 4,500 residential units housing 10,000 residents.

Today, University High Street is home to a full range of shops and services, including coffee shops, a grocery store, a bank, two restaurants, an organic deli, a pharmacy and the ever-popular SFU Pocket Farmers' Market. "As the community continues to grow, we

will add more amenities," adds Harris.

In addition, there are 26 kilometres of trails running through the community and adjacent to the university, residents have access to an athletics centre, library and theatre.

Last year, UniverCity Childcare Centre opened its doors. "We opened the centre adjacent to the elementary school," says Harris. "Again, in keeping with UniverCity's directive to be as sustainable as possible, the centre is the first Living Building in the country."

"It's a wonderful and healthy facility, built to the Living Building Challenge," he adds. (The international challenge means the space must generate as much energy as it consumes, it also must collect and recycle more water than it uses, as well as be built using locally-sourced, non-toxic materials.) "If LEED Gold is riding your bike to school, then our childcare centre is the Tour de France," he adds.

In addition, both the elementary school and the daycare centre are LEED Gold certified – The highest designation for building green.

What makes a community livable? UniverCity is a dense, walkable community that minimizes its footprint on the environment.

UniverCity receives a great deal of attention for its innovative approach to sustainable community building, earning many awards and honours for SFU Community Trust and its development partners. **BCH**

KEY SUSTAINABILITY INITIATIVES

GREEN BUILDING GUIDELINES

- Homes must be 30 per cent more energy efficient and 40 per cent more water efficient than the Model National Energy Code For Buildings (MNECB)
- 5 per cent density bonus for homes that are 45 per cent more energy efficient than the MNECB
- 5 per cent density bonus for enhanced storm water management

LIVING BUILDING CHALLENGE

- Net zero water use, net zero energy use, not toxic building materials used

STORM WATER MANAGEMENT

- A system of pervious materials, rain gardens, infiltration galleries and ponds treat rain water to a pre-development quality and reduce flow rates before the water is sent into the surrounding watershed.

DISTRICT ENERGY SYSTEM

Supply low carbon and energy efficient heat and hot water to all Phase 3 and 4 buildings. Will reduce CO2 levels by 80 per cent with biomass boiler

HOUSING

- Current Population: 3,280 people
- Developments Completed: 11
- Units Completed: 1,485
- Developments Under Construction: 3 – Highland House, Altitude and Lift
- Units Under Construction: 367 – Highland House: 104, Altitude: 210 and Lift: 53
- Developments in Permit Process: 1 – Parcel 25
- Units in Permit Process: 184, with 30,000 sq. ft. of office/commercial space

(Courtesy of SFY Community Trust)



NEW LOOK, NEW FEEL AT NANAIMO REGIONAL GENERAL HOSPITAL

BEING POWER SMART MAKES BUSINESS SENSE

Nanaimo Regional General Hospital's new 6,200 square metre Emergency Room and Psychiatric Intensive Care Unit is not your usual hospital wing: gone are the skimpy curtains between the beds, the stale air, the gloomy institutional paint on the walls.

Opened in fall 2012, the addition is bright, airy and fresh. It's also incredibly energy efficient. By working with BC Hydro's New Construction Program to energy-model the new addition, the designer was able to select and install a series of energy-saving measures that will save an estimated 1.1 million kilowatt hours of electricity per year. These savings are enough to power around 100 homes for a year.

"For a small investment in the beginning, you get a long-term reduction on your operational costs year after year," says Deanna Fourt, Director of Energy Efficiency and Conservation for Island Health. "We estimate payback at just seven years. And I believe the way the unit was designed has had a great effect on patients as well. It's a calming and beautiful space."



Deanna Fourt, Director of Energy Efficiency & Conservation for Island Health.

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The legacy of mail order homes

A 1908 Sears Catalogue home takes more than two decades to restore to its original glory

BY MICHELLE HOPKINS



CURTIS EYESTONE holds the 1908 Sears Roebuck Catalogue where his 7,500-square-foot home was purchased from.



THE EYESTONE'S 10-ROOM HOME PLAN WAS DUBBED N^o. 102 AND SOLD FOR \$861.00

It took three years for Sears to assemble, pack and ship the home – first by train from Chicago to Seattle, then by paddle wheeler to New Westminster. From there it traveled by barge to London’s Landing in Steveston, where a wagon transported the massive structure to its new site. It took another three years to build the home before the McKinney family finally moved in on March 12, 1914.

The couple remained in their mansion until 1948, when the house was sold to the Scollon family. They lived there until Mr. Scollon died in 1968. It was then bought by a businessman who was only interested in the land, and so the house sat in completely disrepair until Curtis Eyestone purchased it in 1992.

Inside, the home boasted solid oak floors, Belgian hand cut beveled crystal windows, knot-free lumber, solid silver faucets, handcrafted brass and crystal light fixtures and chandeliers, paneled wainscoting and the most modern furniture and appliances for its time.

Among its well thought-out use of space, it possessed four levels of living area, including

Skeates, corporate archivist for Sears Canada Inc. “Several publications have been released on the homes. One such example: Thornton, Rosemary: *The Houses That Sears Built; Everything You Ever Wanted To Know About Sears Catalog Homes*. (Gentle Beam Publications, 2002).”

According to Skeates, the homes were never sold by its predecessor and co-founding parent the Robert Simpson Co. Ltd. in Canada.

“Simpsons-Sears Limited did not enter the Canadian market until 1953, by which time the homes were no longer being offered by our other founding co-parent Sears, Roebuck,” he adds.

That said Sears Roebuck did have a short-lived mail-order business presence on their own, from the early-forties in both B.C. and Newfoundland (which was not yet part of Canada).

“Canadians could likely have even ordered items stateside previous to that time and had them shipped here at their cost,” says Skeates.

Designed in the early Edwardian Builder style, the entire house included such basic fundamentals as the vertical massing, hipped roof, and front verandah. The Craftsman influences of this historic design included gabled dormer windows, open railing on the verandah, and square columns supporting the verandah roof, which was extremely popular in the early twentieth century, prior to World War II.

The Eyestone’s 10-room home’s plan was dubbed No. 102 and it sold for \$861.00 including all the millwork, lumber, building paper, eaves troughs, hardware and painting material. The ad stated that “by allowing a fair price for labour, this house can be built for \$1995.00.”

With extras, McKinney paid another \$2,054. Shipping costs from Chicago to B.C. and labour charges brought his total bill to roughly \$4,500.

THE EYESTONE MANOR (formally the McKinney House) was a kit home sold across North America.

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EACH HOUSE IN THIS BOOK is shown by a beautiful halftone illustration of a finished house, with first and second floor plans in reduced size, with number of rooms, sizes, etc., plainly marked, and our accurate estimate of cost printed with each.

WHETHER YOU ARE A CONTRACTOR AND BUILDER OR INTEND TO BUILD YOUR OWN HOME, YOU POSITIVELY CANNOT AFFORD TO BE WITHOUT THIS BOOK OF MODERN HOMES. WRITE FOR IT TODAY

FOR \$838.00 we will furnish all the material to build this nine-room house. This price includes mill work, lumber, building paper, eaves troughs, hardware and painting material. By allowing a fair price for labor this house can be built for \$1,990.00.

FOR \$1,426.00 we will furnish all the material to build this six-room house. This price includes mill work, lumber, building paper, eaves troughs, hardware and painting material. By allowing a fair price for labor this house can be built for \$3,336.00.

FOR \$609.00 we will furnish all the material to build this six-room bungalow. This price includes mill work, lumber, building paper, eaves troughs, hardware and painting material. By allowing a fair price for labor this bungalow can be built for \$1,466.00.

FOR \$129.00 we will furnish all the material to build this eight-room house. This price includes mill work, lumber, building paper, eaves troughs, hardware and painting material. By allowing a fair price for labor this house can be built for \$1,497.00.

FOR \$403.00 we will furnish all the material to build this six-room house. This price includes mill work, lumber, building paper, eaves troughs, hardware and painting material. By allowing a fair price for labor this house can be built for \$703.00.

FOR \$546.00 we will furnish all the material to build this eight-room bungalow. This price includes mill work, lumber, building paper, eaves troughs, hardware and painting material. By allowing a fair price for labor this bungalow can be built for \$946.00.

THE CATALOGUE features 80 “modern” homes for sale, with a price that included everything from house plans to all the materials needed to build your dream home.

Along a stretch of Steveston’s waterfront lies a house with a colourful past that few Richmond residents know about. Yet, in August 1993, television crews and hundreds of spectators from across the Lower Mainland watched as the decrepit mansion was painstakingly moved from its original site on Steveston Highway and No. 2 Road to its present location on Dyke Road.

Little did most people know that the 7,500 square foot mansion was purchased out of a Sears, Roebuck and Co. catalogue.

Today, its third and present owner, Curtis Eyestone, has documented his 20-plus year quest to restore his mail-order home to its former glory. The retired architect has spent hundreds of thousands of dollars refurbishing it. Today it stands as a significant example of a true labour of love.

THE STORY BEGINS IN 1908

The home, dubbed the Eyestone Heritage Home, was bought from a 1908 Sears, Roebuck and Co. catalogue. Imagine for a minute the era, one that was marked by a healthy economy and an influx of immigrants who were pouring into North America for the promise of prosperity. As such, housing was scarce and with the U.S.’s strong economy, it sent new housing prices through the roof. According to Sears Archives, its Modern Homes program offered affordable, mail-order homes to those escaping the cities to live in suburbia.

The homes were sold in the U.S. in the first half of the 20th century (1908-1940). During that period, the company sold more than 100,000 homes. Customers could choose from 447 different housing styles, everything from the most elaborate multi-story Ivanhoe, with its elegant French doors and art glass windows, to the more humble Goldenrod, which served as a quaint, three-room and no-bath cottage for summer vacationers. (An outhouse could be purchased separately).

“They were phenomenally popular and have a substantial following of aficionados in the States even today,” says Dwight

JAMES AND JANE MCKINNEY SEARCH FOR THE “PERFECT GRAND MADAME”

One of Richmond’s earliest pioneers, James McKinney was a blueberry farmer who made his fortune from land sales to speculative gold miners.

His wife Jane desperately wanted out of Richmond and so for a few years, the couple and their six children lived in a mansion on Barclay Street, Vancouver. However, James found the city raucous, loud and dirty. He missed the rural lifestyle that Richmond afforded at the time. The only way he could get Jane to agree to move back to the suburbs was to guarantee her the most beautiful and grandest home in the area.

THE EYESTONE HERITAGE HOME (FORMERLY THE MCKINNEY HOUSE)

This stately home was one of hundreds of ready-to-assemble kit homes sold across North America through mail order.





an expansive basement that was originally the living quarters for the caretaker and his family. An elevator took one to all four levels. (This was part of the package that McKinney decided not to take. The elevator today was one Eyestone bought and is one that is similar to the 1908 model).

EYESTONE BUYS THE MCKINNEY HOME
Unbelievably, Eyestone paid a mere loonie to acquire the McKinney House. However, the cost to move it came to a little over \$200,000. Since then, Eyestone has poured nearly \$900,000 into its restoration.

"I have two rooms to finish," he says as he gives a tour of his expansive home.

"In May of 1992, you couldn't even get near the front door because of the overgrowth of blackberry brambles," says Eyestone. "In addition, all of the doors and windows were boarded up and the back door had been padlocked by the City of Richmond."

Today, the heritage home stands as a reminder of a bygone era. In 1998, Curtis and his late wife Eileen Eyestone were awarded the Personal Achievement Award for Heritage from the City of Richmond Heritage Commission.

MANY OF THE original features in the Eyestone Manor still remain today, including the beautiful Belgian hand-cut beveled glass, wood-burning stove and paneled wainscoting. The 4th photo shows what the stately home looks like today. The fifth photo is Vancouverite Alex Noble's 1906 pre-fab home on Grant St.

CANADIAN COMPANIES ALSO SOLD MAIL ORDER HOUSES - T. EATON'S CO., CANADIAN ALADDIN COMPANY AND VANCOUVER'S B.C. MILLS TIMBER AND TRADING CO.

The American company wasn't the only one in the home mail-order business.

During the 1910s and 1920s, T. Eaton's Co. and the Canadian Aladdin Company sold mail order homes across Canada.

However, the granddaddy of catalogue homes was the B.C. Mills Timber and Trading

Co., says Les Henry, historian and author of *Catalogue Houses: Eatons' and Others*.

Henry has spent years researching mail order homes and has written several books and articles about the subject.

He explains that the B.C. Mills Timber and Trading Co. shipped hundreds upon hundreds of prefabricated homes and commercial buildings (mainly banks), from 1904 to around 1911.

"There are many examples of their homes in Vancouver and elsewhere in B.C., and a few on the prairies as well," says Henry.

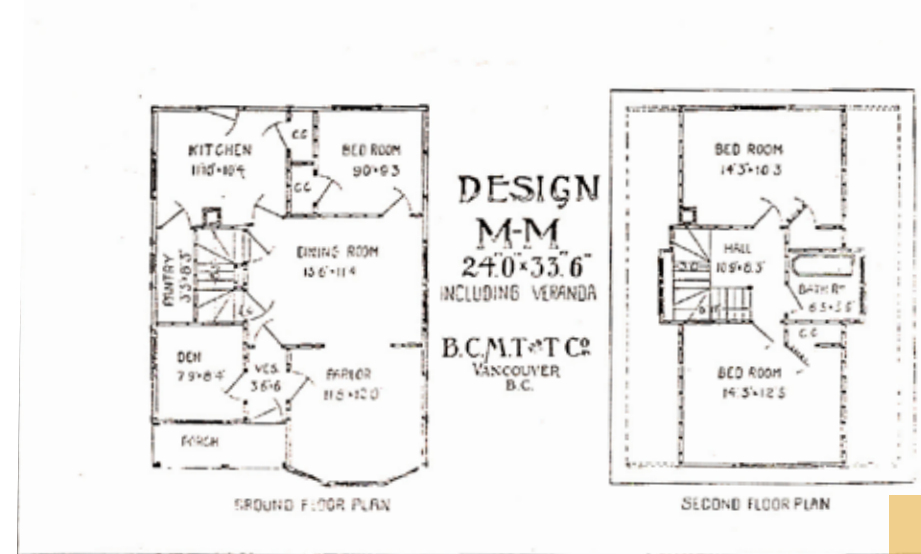
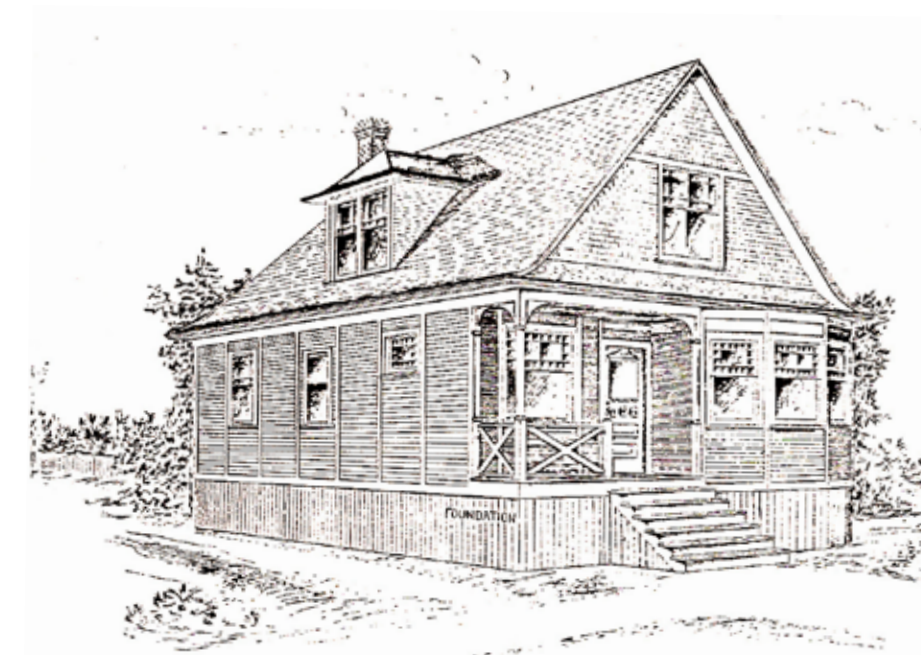
As the largest mail-order company in the country, Canadian Aladdin Co. homes were pre-cut at the factory but were not prefab, explains Henry.

Canadian Aladdin houses were shipped to the closest customer railway station. The lumber and materials came with a detailed set of blueprints and a construction manual.

"Aladdin guaranteed that anyone who could swing a hammer could build an Aladdin Home and they offered to pay \$1 per knot for every knot you could find in a carload of Aladdin lumber," says Henry. "Imagine that guarantee today: the lumberyard would owe us money."

In Smithers, B.C., there are two Aladdin Company kit homes remaining that Henry knows of. One is a Brunswick style home built in the 1920s and originally owned by J. G.

"THE GRANDDADDY OF CATALOGUE HOMES WAS B.C. TIMBER AND TRADING CO."



For price, etc., see over.

Stevens, a station agent at CNR, and the other is a Wabash style home purchased in 1921 by a train dispatcher, H. J. Kelly. In 1905, the feature homes were called the Settlers' and Town House series.

Eaton's got into the lucrative catalogue home business in the 1910s and 1920s, offering 40 different house plans, most of which were bought by farmers in the Prairies. Its most popular style was the one-and-a-half storey, and of those, the most common style was the Earlsfield.

"It first appeared as Plan 68 in the 1912 spring-and-summer catalogue with a list price

FROM 1904 to 1911, BCMT & T Co. shipped hundreds of prefabricated homes from its catalogue.

of \$696.50, f.o.b. the mill (freight on board, i.e., cost of freight added)," adds Henry. "In 1916, it was called Modern Home #668 and cost \$887.50, with freight paid for the lumber, but freight charged for paint, hardware, nails, and paper from Winnipeg. Adding indoor plumbing cost another \$150; hot-air heating was \$90. In the 1919 and 1920 plan books, it was listed as the Earlsfield, but no price was given."

In 1919 and 1920, all Eaton's houses were given a name starting in Ea, thus, the Eatoncourt, Eastbourne, Easton, Eager, Earlswood, and Earls court, to name a few. But, the most popular was the Earlsfield.

A PROUD HOMEOWNER OF A BC MILLS TIMBER AND TRADING HOME
Six years ago, Alix Noble bought a B.C.

Mills 1906 prefab two-storey home on Grant Street in East Vancouver.

"Soon after we moved in, we were contacted by the BC Heritage Foundation to make sure we knew the house had a story," says Noble. "We were put in touch with a neighbour who had been fighting to stop the tearing down of two other BC Mills homes."

She learned that its prefab home kits were shipped all over Western Canada and came with everything needed to erect a new home – from the instructions to the pre-painted panels to the doors, windows and everything in between. Her home originally cost \$675.00, plus shipping and labour costs, which came to \$1750 (excluding the lot).

"Our house was "clothed and papered" not plaster and lathe," adds Noble.

She went on to say that she found an article written by Penny Street about BC Mills houses and that the author noted that there are only seven in Vancouver today, all on the east side.

"There are others outside the city itself (e.g. in North Vancouver)," Noble adds.

After more Internet research, she came across Henry's articles on the Canadian Museum of Civilization's website.

"Les was able to tell me more about our home and confirmed that it was indeed a catalogue home from BC Mills," she adds.

Although the homes were extremely popular, BC Mills Timber and Trading Co. only sold them from 1904 to 1910. It seems the company didn't take into account that most of their customers were poor homesteaders from Saskatchewan and Alberta who didn't have much money, explains Henry.

Noble's home underwent many renovations over the decades and today it's a spacious 2,800-square-foot home. Formally, the main floor consisted of a library at the front of the house, a living room, dining room, parlour and kitchen, with three bedrooms downstairs.

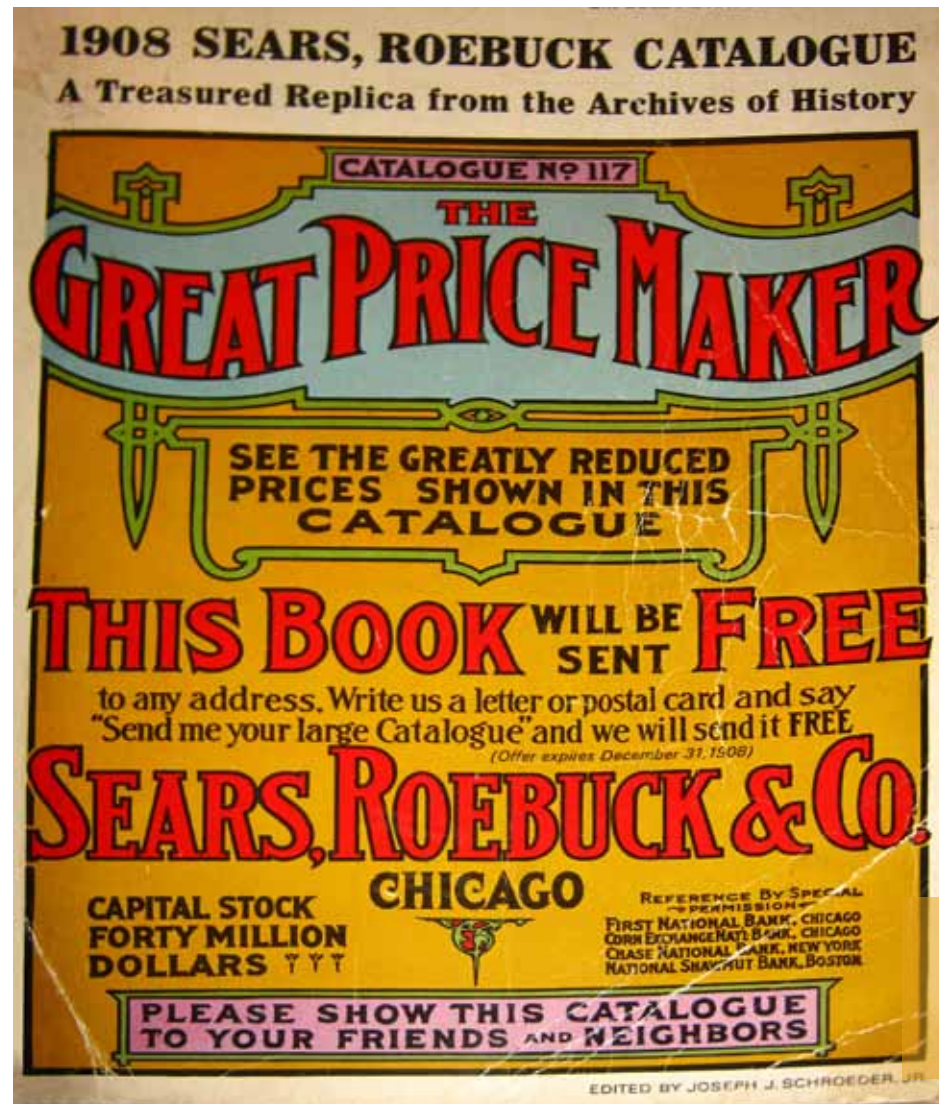
When she and her husband began their restoration work, they found the original shiplap inside the walls, which had been covered over the years with wallpaper. Under the layers of plaster, the couple also uncovered a well-preserved tongue and groove ceiling.

Much like Eyestone, Noble says "our home has also been a real labour of love for us."

GEORGIE AWARD® WINNING HOMES PROVE THE ART OF MASTER CRAFTED HOMES IS ALIVE AND WELL

Although new homes don't have as much of the elaborate detailing of these early century homes, nor are they built using all of the same techniques of old, there are Georgie award-winning builders in British Columbia who are committed to that same attention to detail and fine master craftsmanship of yesteryear. For a look at today's homes, visit www.georgieawards.ca.

WITH SO MUCH interest in its mail-order homes, Sears Roebuck & Co. put out a replica of its huge 1908 catalogue. At the turn of the century, consumers could have a catalogue sent to them for free.



New Guide Helps Improve Thermal Performance of Wood-Frame Multi-Unit Buildings



In the cold and marine climates of North America, a significant amount of heat can be lost through the roofs and walls of a building.

Architects, engineers, designers and builders now have a new resource to help them improve the thermal and durable performance of building enclosures in wood-frame multi-unit residential buildings (MURBs) amid North America's rapidly changing energy-efficiency requirements.

Released in April 2013, the *Guide for Designing Energy Efficient Building Enclosures for Wood-Frame Multi-Unit Residential Buildings in Marine to Cold Climate Zones in North America* is now available for free at www.hpo.bc.ca through the Homeowner Protection Office (HPO), a branch of BC Housing or at www.fpinnovations.ca.



The Guide is now available for free at www.hpo.bc.ca.

Designers and builders will find examples of thermal resistance calculations, building assemblies, critical interface detailing, and material selection information to help them ensure long-term durability and energy-efficiency.

Funding for the project was provided through Natural Resources Canada, the HPO and the CWC. Visit the Publications section at www.hpo.bc.ca for more resources for B.C. builders and developers.

The guide was developed by FPinnovations – a non-profit firm specializing in Canadian forest industry research, innovations and solutions – in partnership with the HPO, the Canadian Wood Council (CWC) and RDH Building Engineering.

Based on the building industry's evolving design and construction practices, it is a companion to the HPO's *Building Enclosure Design Guide: Wood-Frame Multi-Unit Residential Buildings* and is an example of the industry partnerships the HPO pursues in order to improve the quality of residential construction in British Columbia.

Topics covered include:

- above and below-grade walls and roofs in platform wood-frame construction,
- thermal performance of cross-laminated timber assemblies, and
- non-bearing wood-frame exterior walls (infill walls) in post-and-beam and concrete structures.



The Guide is a companion to the HPO's *Building Enclosure Design Guide: Wood-Frame Multi-Unit Residential Buildings*



Harmonizing the home

BY WANDA ANGELA BARRIOS

Sustainable renovations in B.C. are ever evolving and will continue to do so. This progression is shaped by public demand, housing affordability and the up-and-coming products and practices that allow green builders and contractors to innovate and transform how we see the home.

Less than a decade ago, the materials and knowledge to build Net Zero homes were just being conceived and beginning to blossom. Today, as technology has caught up so has public awareness. With this the demand for Net Zero homes has increased.

This issue will take a look at two near Net Zeros homes — Midori Uchi in North Vancouver and Timber Ridge in Whistler. These shining examples illustrate the province's promising growth in green building. Both these homes have merged ingenuity, common sense and the use of the latest in green building technology.

Throughout the province, green builders are committed to recycling as much waste as possible. They do so by employing deconstruction tactics, utilizing creative solutions that not only save the environment but reduce landfill refuse.

With talk of green building, one needs to consider products that are used in the home and the impact our choices may have on our health and the environment. This issue will tackle the issue of furnishing the home using repurposed furniture pieces and decor using non-toxic mineral paint.

All in all, green building impacts more than just the space we reside in. It shapes our future as a whole.

RDC FINE HOMES hopes to complete Whistler's Timber Ridge this month. The materials used to build the home were chosen for their environmental impact and ease-of-use.



Next generation of Net Zero

BY WANDA ANGELA BARRIOS

When RDC Fine Homes built BC's first Net Zero home four years ago, they inspired the industry with their ingenuity.

Fast forward to today and RDC is building Timber Ridge, a second-generation Net Zero home in Whistler, is scheduled for completion on December 1.

This home hopes to surpass the last Net Zero RDC built by producing more energy from passive solar photovoltaic (PV) design at a lower cost.

This 3,100 square foot contemporary-style home will feature three floors including four bedrooms, a den and a basement.

With a budget of \$250 per square foot, the materials and finishes used were chosen for their environmental impact and ease-of-use.

A HEALTHIER SPACE

For better indoor air quality, the homeowners chose to forgo carpeting. Instead they chose hard surfaces such as tile for the bathroom and other areas. LED lighting was installed throughout the home.

For paint, attention was paid to the use of formaldehyde-free low volatile organic compounds (VOCs) paint.

Other features of the home include airtight building envelope, insulated concrete form (ICF), triple glazed windows, heat recovery ventilation (HRV) unit for healthy indoor air, natural or low VOC materials, EnergyStar appliances, high efficiency wood stove, electrical baseboard heat and programmable thermostats.

ENERGY IN, ENERGY OUT

By definition a true Net Zero home is self-sufficient. It produces and consumes an equal amount of energy in a twelve-month period.

"When we did the first Net Zero we were excited about the technology that would reduce energy consumption," says Bob Deeks, president of RDC.

"On the first home, we spent a lot on technology. But we found that it didn't perform as well as the manufacturers promised it would," he says.

"On the second, it's a much simpler house but it does a better job because of airtightness

and the building enclosure. Less money was spent than before on the building enclosure. Compared to 2009, we have lower cost that outperforms the old home."

SOLAR ENERGY

RDC believes that the value and return on investment (ROI) of solar PV is significant, especially as the price of solar PV panels has become more affordable.

As a comparison, in 2009 RDC had 6 kW average energy production rate for their first Net Zero. Now they will have a 10 kW production rate on a smaller space. This was less cost than RDC invested in 2009 and for more energy savings.

By appearance, Timber Ridge's roof pitch is modern-looking compared to its predecessor. "No one can see the solar panel from the outside," says Deeks.

Although Deeks concedes that it is hard to predict production values for sure. Timber Ridge could produce energy between eight to 10 months of the year. Production depends upon heavy snowfalls and the angles of the sun and the roof.



A RENDERING of Timber Ridge – a second generation Net Zero contemporary home which the builder hopes will surpass the last Net Zero RDC home by producing more energy at a lower cost.

MAKING A DIFFERENCE

In a province blessed with natural resources where energy is relatively cheap. "The majority of the population do not realize their energy consumption," says Deeks.

Energy efficiency has to do with low output and need for energy. In theory, any new home that is built to code is energy efficient.

Therefore, managing one's energy usage and the use of the latest technology go hand-in-hand. It's all about awareness and education.

Deeks illustrates an example. "If I take two families, one could have an energy efficient home with the latest technology, but they are not focused on their energy usage."

"The other family has a home that's not energy efficient, but they are committed to managing their energy usage and prepared to make certain sacrifices," he says.

"What is going to happen is the family with the energy efficient home will probably end up with an energy bill that's 100 per cent more than the family without."

UNPLUGGING TO SAVE

Another thing that most do not realize is the phantom load that plugged-in appliances carry. "When we look at what we take for granted — using a dryer, lighting, heating — it can make the home comfortable but carry multiple loads," says Deeks.

The first step is awareness. "For instance this can expand to 'phantom' load of all the appliances and electronics that are plugged-in to electrical sockets but are not used."

"A study was done where they measured energy use of 10 key appliances that people left plugged-in. What they found was it cost people \$500 per year just on plugged-in appliances," says Deeks.

The cost per kilowatt (kW) whether that's \$250 or \$500 a year, that's still fairly significant amount, he says.

A GREENER LIFESTYLE

Our goal is to stay true to building high performance homes. Our mantra is building better homes, which also take into account the health of the occupants and our impact on the environment."

For example, during construction RDC has recycled 90 per cent of building waste. For RDC recycling continuously on site is mandatory. They use a wood composter for wood waste.

Instead of going to the landfill, materials can also be reused for those interested in 'deconstruction' items and reuse it for their own projects. Their recycling practice sees that they pay less than \$1000 on landfill disposal.

Deeks believes that green "can build a better home that's more comfortable in the summers and winters, more durable, a home that's quieter and health-promoting for those living in it."

"Inversely, this house can save on energy as well. This is about building a better home."

"I can't tell you how many times within 24 hours of a client moving in that they will call and say 'I can't believe my house feels so comfortable and even heat distribution,'" says Deeks.

"I find it funny that in the last 40 years people buy cars based on performance. An entry level car is under \$15,000 bare minimum and people will ponder over that decision for months."

"But when people buy houses, they first look at location and how the kitchen will look. Buying a home is one of the biggest decisions they will make during their lifetime. But I feel they spend more time considering car than house," says Deeks.

With housing affordability being a key issue in the province, RDC wants to help answer this dilemma by bringing together innovation, energy efficiency and affordability.

"We are not looking to build homes just to build them. Certainly building better homes and taking a look at affordability and the environment is essential," says Deeks. **BCH**



RDC FINE HOMES hopes to complete Whistler's Timber Ridge this month. The materials used to build the home were chosen for their environmental impact and ease-of-use.

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Less Is More

Reducing Renovation Waste Is Good For All Of Us

BY WANDA ANGELA BARRIOS

Two years ago reVISION Custom Home Renovations Inc. and Light House Sustainability decided to find out if, and how, waste could be reduced during an extensive home renovation. So they joined together on the \$400,000 Create No Waste project, a pilot recycling project that ran from January to June in 2011.

"Our inspiration for this project came about when we started to take a hard look at the amount of waste that was created during a renovation project," says Todd Senft, president of reVISION in Vancouver.

"And in the end we achieved a recycle and re-use rate of 85.1 per cent," he says, noting this exceeded all their expectations.

"It was rewarding to see the final result that came from all the detailed tracking that took place during the renovation."

This was a 25.1 per cent recycle and re-use rate over their initial objective of 60 per cent.

To achieve this, reVISION and Light House, "kept a lot of reusable materials from going to the landfill or we diverted them to a local recycling facility," says Senft.

In addition, "we kept the shell of the house structure. We tracked material that left site to calculate what percentage of materials went to recycling facilities and what went to the landfill."

Most importantly, reVISION and Light House both "learned of items that we originally thought could not be recycled were actually able to be recycled," says Senft.

The renovated home also incorporated a number of features such as radiant in-floor heating, upgraded all insulation (including rigid foam insulation under the basement slab), LED lighting, low flow shower head and a low dual flush toilet.

Senft says that reVISION has always focused on recycling and waste reduction



THE RENOVATED HOME was a pilot recycling project that features a recycle and re-use rate of 85.1 per cent, including recycled flooring and doors, while incorporating a number of features such as radiant in-floor heating.

in all their projects. "To work with Light House Sustainability was fantastic! We enjoyed working with their team — Helen and Nermie."

As well, "we learned a few new ways to even further reduce the waste from our projects."

Throughout the project, "one of the major benefits was reducing the burden on our environment. We place these practices at a high priority and discuss the benefits with our clients at each and every project," he says.

reVISION aims to "re-use materials such as doors, flooring, plumbing fixtures that are in good shape." This incorporates a two-



step process that includes reusing items and donating materials to proper recycling facilities to eliminate landfill waste.

Most recently reVISION, was impressively able to complete "a full home renovation project that achieved an EnerGuide rating of that of a newly built home, which wasn't easy to accomplish in an older designed home."

Going forward, reVISION will continue to incorporate as many energy saving practices and technologies as possible. "With every project we bring green options forward to our clients to consider incorporating into their home," says Senft. **BCH**



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A Better Way To Finish

The Benefits Of Chalk & Clay-Based Paints

BY WANDA ANGELA BARRIOS

Roxanne Murdoch and business partner Noreen O'Dell are bang on trend. Both are passionate about antiques, interior design and crafts and about two years ago they opened Welcome Home Décor, a store that merged all their interests in one place.

"Our business started as an idea to sell repurposed and updated antiques and home embellishments," says Murdoch.

So instead of selling new furniture and decor, they rework the items then re-paint them with CeCe Caldwell, a non-toxic chalk and clay-based paint.

"That idea appealed to both of us because we felt it was a responsible way to work with furniture that was already 'out there' and rather than it just being 'junked' we could



BREATHING NEW LIFE into an antique side table with non-toxic chalk and clay-based paint.

give things a little imagination, some TLC and a new life," says Murdoch.

"CeCe's paint fit perfectly alongside of this vision. We've used this paint on the furniture we sell in our store and at home on projects as well," says O'Dell.

Reusing old furniture is environmentally feasible and preserves the life story of the pieces they work on. It takes into account the quality and detail that old furniture possesses.

ON THE HUNT

"We were at a vintage market about two years ago and found a brand of chalk paint that we thought would be fun to try on the furniture for our new store," Murdoch says. "After trying it and seeing how easy it was to work with, we attempted to get permission to sell it in our store in Maple Ridge. We were a little too late and someone else close by got to it first."

Fortunately after months of searching they found CeCe Caldwell which turned out to be not only a competitive brand, but a better one because it was "green" and the rest they say is history. "We applied to not only carry it, but distribute it for BC and Alberta."

CHALK & CLAY

The paint they found is a water-based solution of clay, porcelain clay and chalk that can be used in crafts, furniture retouching, fabric, plastic and metal.

It is devoid of toxic chemicals — volatile organic compounds (VOCs), solvents, acrylic co-polymers, ammonia, heavy metals, ethylene glycol and formaldehyde, alkyl phenol ethoxylates (APES).

In BC, alternatives to traditional paint are becoming more and more popular. "Many people have allergies to the chemicals in traditional paint products and are looking for alternatives," says Murdoch.

IT'S SO EASY

"The thing that we love about it is that you don't need to strip or sand anything before

you start painting. All you need to do is make sure that your piece is clean and free of dirt and grease or oils."

In terms of health, "that in itself is huge in protecting your home environment, not to mention yourself, from old varnishes and lacquers that usually need to be sanded away before painting."

VERSATILE APPLICATIONS

In addition, the paint is versatile. "We have painted wood pieces but also have painted plastic and metal," says O'Dell.

"We've painted over a whole upholstered chair (wood and fabric) and after lightly sanding the finished piece with a super fine grit paper, the old upholstery felt like leather," says Murdoch. "You can paint fabric and after curing and one of CeCe's finishes, it is permanent."

The paint is "not usually used for walls but it can be. Better usages are cabinetry and furniture."

Murdoch says that working with her mainly homeowner client base has been a rewarding experience. "We can't say enough about how great it is to work with, and dealing with our retailers and hearing their stories and their customers' feedback. We are very proud to be associated with a product that people enjoy and is not harmful to the environment."

"Brushes can be washed with soap and water and there isn't any worry about painting around children as the paint is non-toxic. It is water based and washes easily out of clothing and brushes if you get to it within reasonable time," Murdoch says.

Murdoch and O'Dell regularly host workshops for those who want to learn more about using CeCe Caldwell paint, which comes in 36 colours. "This type of paint is very useful for achieving aged or worn effects and is very easy to work with and clean up."

"I would just warn people that it does become addicting because it is so easy to use and clean up and the results are amazing," Murdoch says. **BCH**

New Guide Addresses Window and Door Replacement



"This guide provides today's proven techniques for removing and replacing fenestration products."

Replacement window and door projects are more popular than ever, given our aging housing stock and the renewed focus on energy efficiency.

Up-to-date guidance for these projects is now available in the new *Best Practices for Window and Door Replacement in Wood-Frame Buildings*. This industry guide is published by the HPO in partnership with the Fenestration Association of BC (formerly the Window and Door Manufacturers Association of BC).

Applying the latest building science and best practices, the guide provides practical information and useful guidelines to construction industry professionals such as builders, replacement contractors, window and door manufacturers, and others.

"This document essentially represents a one-stop resource for all issues related to windows and doors in single-family, duplex and townhouse renovations," noted Bob de Wit, CEO of the Greater Vancouver Home Builders' Association.

Best Practices for Windows and Door Replacement in Wood-Frame Buildings is available for purchase in PDF format.

The publication was designed to help the industry meet consumer expectations, provide quality installations and achieve high performance for all types of window and door replacement projects in wood-frame single-family or multi-family buildings. It is applicable to all of B.C.'s climate zones.

"This guide provides today's proven techniques for removing and replacing fenestration products," said Terry Adamson of the Fenestration Association of BC. "It's expected the information and techniques will lead to improved performance and consumer confidence in the window and door renovation industry."



The information is organized into three parts:

- Educational information and guidelines,
- Supplementary technical materials, and
- Voluntary specifications to demonstrate compliance with best practices.

Support and funding for the project came from the Fenestration Association of BC, BC Hydro Power Smart and the City of Vancouver.

The HPO has also developed the companion *Consumer Guide to Window and Door Replacement*. It's designed to educate homeowners about what they need to know to ensure their window and door replacement projects meet the highest standards. The free consumer guide is available on the HPO website.

Best Practices for Windows and Door Replacement in Wood-Frame Buildings is available for purchase in PDF format for \$20 from either the Fenestration Association of BC (www.fen-bc.org) or the HPO websites.

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