

**Chaparral Valley**  
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# NEW HOMES

trends | neighbourhoods | show homes | industry

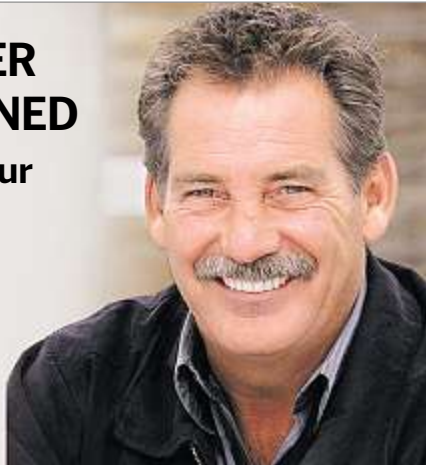
EDITOR: BARB LIVINGSTONE 235-7339

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SATURDAY, MAY 24, 2008

## BUILDER MOURNED

We honour the life of Bill Beattie. **14**



## SHOW HOMES OF THE WEEK

From a luxurious estate house, to a popular home with upgrades. **16, 114**



## PAST HELPS FUTURE

Old idea could help ease urban sprawl. **112**



## HOME SHORTS

That's the ticket

Advanced ticket packages for this year's Calgary Stampede Lotteries grand prizes — including the Dream Home built by Homes by Avi — are running out. They include 20 chances to win six amazing prize packages, including the Dream Home, \$300,000 cash and brand-new vehicles, boats and a fifth-wheel RV. One ticket package is \$50, two for \$90 and three for \$120. Call (403) 531-8008 or 1-888-568-8616, or visit [www.calgarystampede.com](http://www.calgarystampede.com).

— Kathy McCormick

Banking on volunteers

Volunteers from Shane Homes recently painted the exterior of The Traders Bank in Heritage Park. "It was very important to keep the building looking authentic," says Ron Heggs, director of special projects for Shane Homes. "To keep the look of the era, we used paint and colours that were used during this period of time." Second Look Painting and General Paint provided donations as well. Shane Homes will be painting The Enterprise Livery Stable this fall.

— Kathy McCormick

Building on sand

It's spring — a time homeowners' thoughts turn to ... painting. Sico Paints, which recently introduced a new exterior wood stain, offers this tip to prepare the surface for lasting results: To remove imperfections and residue on both new and aged wood, and to open the pores of wood for a better staining job, sand the surface using 80-grit sandpaper (120 grit for vertical surfaces). When you're done, sprinkle a few drops of water on the surface. If it beads, you need to sand more. If it penetrates, your job is complete.

— Kathy McCormick

## THIS WEEK'S MORTGAGE RATE: 6.95%



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

See complete rate table, page 16

SHOW HOME MAP: PAGE 18



# BIG on SMALL

Million-dollar house only 17-feet wide within Mount Royal

KATHY MCCORMICK  
CALGARY HERALD

Good things come in small packages. At least, that's the concept that architect Thomas Debicki used to transform a narrow lot bordering one of the city's most prestigious neighbourhoods into a modern mansion of 3,000 square feet.

Located in Lower Mount Royal, the lot is wedged between two older walk-up apartment blocks.

The narrow width posed design challenges — and plenty of consultation with surrounding neighbours and city staff to relax requirements to come up with a home that would work while enhancing the neighbourhood, says Debicki.

"The site is 124-feet deep, without alley access, and only 25-feet wide," says the owner of Debicki Speta Design. "The land use bylaw required four-foot side yards, leaving 17 feet for the building — 16 feet inside."

Other obstacles included the maximum height of the building that would be allowed on the site — 32.8 feet — "which was raised after negotiations to 41 feet," he says.

The front driveway was allowed to be wider than normal, the depth of the house was relaxed, and a rear balcony was allowed, says Debicki.

"All relaxations from the bylaw were granted through a protracted negotiations process with the support of the community association and the immediate neighbours, and on the basis of the project contributing a good-quality building to the community," he says.

That it does enhance the neighbourhood is not in question.

Greg Fulmes, Calgary Herald

A ficus tree imported from Florida grows inside the main floor of a infill house only 16-feet wide inside.

SEE BIG, PAGE 13

**HELLO**  
my name is  
**Byron Devin Vasquez**  
[www.aviconcept.ca](http://www.aviconcept.ca)



## Now Selling Second Release

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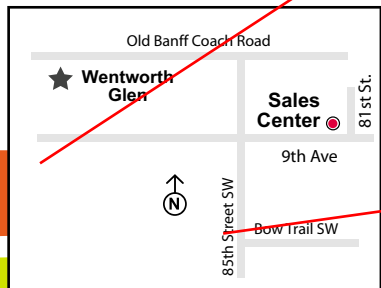
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