

SPEAKERS TO LOOK AT SUSTAINABLE DEVELOPMENT

# Balancing act focus of housing seminar

“Sustainable development” is a term that’s been bounced around so much, it’s like a kite in a chinook.

Many people use it, but many of these likely don’t really know what it’s all about.

Just for the record, the dictionary defines sustainable development as balancing the fulfillment of human needs with the protection of the natural environment so that these needs can be met not only in the present, but in the indefinite future.

It came into general use with the 1987 report of the Brundtland Commission — formally, the World Commission on Environment and Development — convened by the United Nations.

Its definition was of development that “meets the needs of the present without compromising the ability of future generations to meet their own needs.”



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Going one step further, sustainable development can be broken into four parts: environmental, economic, social and political sustainability.

Book learning is great, but there’s nothing like listening to people who have taken what

they’ve learned and put it into practice.

Well, that is exactly what will be happening on Sept. 12 when Canada Mortgage and Housing Corp. hosts a one-day seminar called True Balance: Sustainability in Action.

It is to be held at the Coast Plaza Hotel at 1316 33rd Street N.E.

There will definitely be an Alberta element to a \$100-a-plate function in the segment entitled EQUilibrium — a national sustainable housing initiative that brings the private and public sectors together to building healthy housing for a healthy environment.

Officials from Avalon Master Builder will be front and centre to discuss the Avalon Discovery 3 Home, a net-zero energy home built by the company in Red Deer.

The home is tied to the utility grid, allowing power to be bought and sold back into the grid system as needed.

However, the home will also rely on its own extensive solar and other renewable power systems to produce as much energy as it consumes on an annual basis.

Laebon Developments Ltd. will be on hand to talk about its CHES Project home.

CHES stands for Canadian Housing Energy Sustainable Solutions and the Red Deer home was designed to be flexible to changes in lifestyle.

For instance, a second floor was planned to accommodate a growing family, while the main floor can be easily redesigned to become barrier-free for such people as the elderly.

Like the Avalon home, the Laebon model was designed to ensure it would produce as much energy as it consumes, so a combination of geothermal, solar thermal and other renewable energy sources was used.

From Edmonton comes the Riverdale Net Zero Project by Habitat Studio and Workshop Ltd.

The goal of this project is to prove it’s possible to build homes that offer exceptional quality of life while greatly reducing greenhouse gas emissions, energy consumption and overall impact on the environment.

The duplex model uses both a solar elec-



Photos, Calgary Herald Archive  
**Anand Mishra of Canada Mortgage and Housing Corp. in Calgary.**

tric and solar heating system to produce the needed heat and light for each of the homes.

Another interesting aspect of the Riverdale project is that one of the materials used in construction was recycled newspaper.

Presentations will also be made on Vancouver’s Olympic Village, which will include the use of urban agriculture, rainwater management systems, green roofs and a neighbourhood energy system.

Leading the whole seminar off will be a presentation on the redevelopment of Toronto’s waterfront, which aims to ensure action is taken on remediating brownfield areas — things like former industrial sites — and reducing energy consumption.

The project also aims to promote the construction of green buildings, as well as ensuring improved air and water quality and expanded public transit.

For more information on the full-day event, or to register, call **Anand Mishra** at CMHC’s Calgary office at 515-2918.

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Photovoltaic panels on Avalon Master Builder’s net-zero energy home in Red Deer.

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## BY THE NUMBERS

### Mortgage payment calculation chart

Monthly investment in a mortgage per \$1,000

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

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

### Income, home price and down payment guide

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

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

Figures are rounded to the nearest \$100

Source: CMHC

### Mortgage rates

Effective Aug. 30, 2007. Rates expressed in per cent.

	Variable Rate	6 mo. open	6 mo. closed	1 year open	1 year closed	2 year closed	3 year closed	4 year closed	5 year closed
<b>Chartered banks</b>									
Bank of Montreal	c 5.797	8.550	6.750	9.200	7.050	7.300	7.300	7.300	7.240
Bank of Nova Scotia	c 5.500	8.550	6.700	9.150	7.100	7.300	7.300	7.300	7.240
Bridgewater Bank	c 5.500	-	-	-	6.490	6.110	6.010	-	5.860
CIBC Mortgages	c 5.880	8.550	6.750	9.200	7.050	7.300	7.300	7.300	7.240
Canadian Western	c 5.750	8.550	6.750	9.200	7.050	7.300	7.300	7.300	7.240
Citizens Bank of Cda	c 5.450	6.650	5.750	6.650	5.750	5.800	5.850	5.900	5.840
Dundee Bank of Cda	c 5.300	-	6.100	-	5.600	5.650	5.700	5.750	5.790
HSBC Bank Canada	c 5.750	8.550	6.750	9.200	7.050	7.300	7.300	7.300	7.240
ICI Bank Canada	c 5.750	-	-	-	5.700	5.750	5.800	5.850	5.750
ING Direct	c 5.350	-	-	-	5.600	5.650	5.700	5.950	5.840
Laurentian Bank	c 5.750	8.550	6.750	9.200	6.950	7.300	7.300	7.300	7.140
Manulife Bank	6.250	-	6.150	6.700	5.650	5.700	5.750	5.850	5.850
National Bank	c 6.250	8.550	6.750	9.200	6.950	7.300	7.300	7.300	7.190
Presdint'sChoice Fin'l	c 5.400	-	7.120	-	6.490	6.050	5.950	5.950	5.850
Royal Bank	c 5.500	8.550	6.750	9.200	7.050	7.300	7.300	7.300	7.190
TD Canada Trust	6.250	-	6.650	9.200	7.150	7.300	7.300	7.300	7.190
<b>Trust Companies</b>									
Concentra Financial	-	8.550	6.700	9.200	7.050	7.300	7.300	7.300	7.240
Equitable Trust	-	8.550	-	9.200	7.050	7.300	7.300	7.300	7.240
FirstLine Mrtgs	c 5.625	-	7.800	-	7.000	6.450	6.300	6.200	6.140
Home Trust Co.	-	-	-	-	7.050	7.300	7.300	7.300	7.240
Investors Grp Trust	c 5.000	8.550	6.750	9.200	7.050	7.300	7.300	7.300	7.190
Peace Hills Trust	-	-	6.750	-	7.050	7.300	7.300	7.300	7.240
ResMor Trust	c 5.400	-	-	-	6.140	5.890	5.890	5.890	5.840
<b>Other institutions</b>									
AMA Financial	c 5.500	-	-	-	6.440	6.060	5.910	5.840	5.760
ATB Financial	c 5.650	8.550	6.750	9.200	7.050	7.300	7.300	7.300	6.180
CommonWealth Credit U	c 5.750	8.550	-	9.200	6.450	6.400	6.360	6.280	6.120
First Calgary Savings	-	8.550	6.750	9.200	7.050	7.300	7.300	7.300	7.240
First National Fin'l	c 5.450	-	6.650	-	5.600	5.650	5.700	5.950	5.790
GMAC Residentl Fund'g	c 5.750	-	-	-	-	-	6.050	-	5.890
Key Savings & Credit U	6.250	8.150	-	8.450	6.800	7.000	6.950	6.850	6.740
London Life	c 5.000	8.550	6.750	9.200	7.050	7.300	7.300	7.300	7.190
MCAP Mrtg Corp.	c 5.850	-	6.750	9.200	7.050	7.300	7.300	7.300	7.240

Variable rates are open unless indicated by a 'c'.  
This table was prepared by CANNEX Financial Exchanges on Aug. 30, 2007. For current rates, please visit the CANNEX website at www.cannex.com. All rates are for informational purposes only, and should be confirmed by the company quoted.