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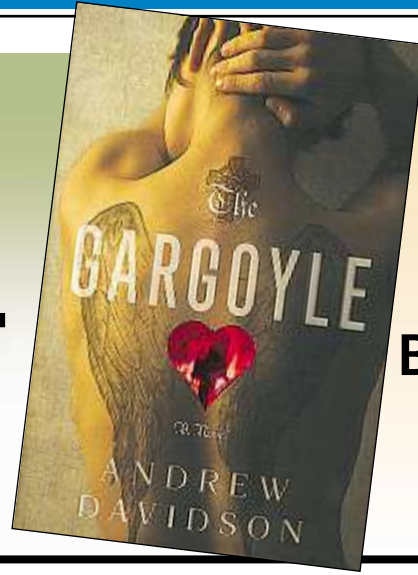
## BEIJING 2008

Jessica Zelinka

### PENTATHLETE LIKES SOUND OF HEAVY MEDAL

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FIRST IN A SERIES OF PROFILES ON LOCAL OLYMPIANS



### PRAIRIE AUTHOR'S NOVEL SET FOR BLOCKBUSTER DEBUT

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# ROUGHRIDERS STALL STAMPS COMEBACK



Dean Bicknell, Calgary Herald  
This catch by Stampeders Jermaine Copeland over Roughrider James Patrick set up a last-second field-goal attempt by Sandro DeAngelis that could have delivered victory for Calgary. The 54-yard kick was short, and Saskatchewan remains undefeated. See Sports, Page D1



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Read Al Cameron's Stamps' Insider blog  
View our photo gallery from the Red & Green game

# City needs \$11.5B to fund growth

Infrastructure, emergency services stress city budgets

COLETTE DERWORZ  
CALGARY HERALD

A new civic report predicts it could cost Calgary a whopping \$11.5 billion in the next decade to keep up with development that continues to push new communities to the city limits.

But the report, titled Accommodating Growth: Monitoring Growth and Change, suggests the city is short billions of dollars to build enough roads, fire halls and rec centres.

"It continues to be an issue," said Mayor Dave Bronconnier of the funding shortfall.

"It's the underlying systemic

issues that municipalities face. "Calgary isn't any different (except) in Calgary's case, it's almost a double whammy."

Despite receiving \$3.3 billion from the province to build infrastructure over the next decade, Bronconnier said the city continues to play catch-up from years of explosive population growth — with nearly 115,000 people taking up residence in Calgary between 2003 and 2007.

The latest civic census showed the growth slowed slightly in 2008, although the city still expanded by another 23,000 residents. And the population is expected to grow steadily over the next 15 years.

The report says the city's population is expected to hit 1.1 million before 2012 and more than 1.3 million by 2022. Those residents — many of whom are expected to flock to new communities on the city's outskirts — will need roads, transit, water and emergency services.

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Mike Germaine plays hickory shaft golf clubs.

### Hickory clubs are reviving old-time golf

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### NEWS

#### Grizzly killed in collision with motorcyclist

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#### REAL LIFE TASTE Easy recipes to keep you out of the kitchen

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# Condo buyers lured by luxury giveaways

KELLY CRYDERMAN  
CALGARY HERALD

A free trip anywhere in the world, a flatscreen TV, cash back or a Smart Car — all yours for free if you buy the right condo.

Multi-family housing developers are trying to enliven Calgary's sleepy market, right now

snoozing through the doldrums of summer, with incentives to attract buyers. And it's much more than granite slab countertops.

"There's so many things out in industry that are being offered," said Natalie Holroyd, sales manager at Developments 2 Inc., which is offering airfare and accommodation for

two anywhere in the world with the purchase of a unit in their Mission-area building. "We wanted to do something different."

Other incentives include \$1,000 gift certificates to stores like Urban Barn and restaurants such as Mercato.

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Complete weather information Page D12



Today 19°  
Tonight 6°

Thanks, Fred and Merle Fochuk, for being loyal Herald subscribers!

The Calgary Herald is proud to be part of the community for the past 125 years.

1979: Joe Clark win ends 16 years of Liberal rule A7



## SITTING PRETTY



Dressed in period garb, Audra Stripling and Mike Johnson check out a 1915 Model T owned by Horance Bauer (not shown) in front of Loughheed House Saturday. Vintage automobiles, lawn croquet and tango lessons were among the attractions during celebrations of Historic Calgary Week.

Lorraine Hjalte, Calgary Herald

## Calgary officer sues police union

### President's election called illegal

SHERRI ZICKEFOOSE  
CALGARY HERALD

**A** Calgary police officer is suing his police union, alleging that bylaws were breached during the election of its current president.

In a statement of claim against the Calgary Police Association, filed Thursday in provincial court, Alex Girvin is alleging its president was elected illegally.

Girvin, a 26-year veteran and former union director and vice-president, ran in the December 2007 election. He lost

to John Dooks, who is on leave from his post as a homicide detective to serve as union president. Girvin charges that Dooks was not an eligible candidate for president because he had not yet served a full term as director.

An association election bylaw requires candidates to have completed a term on the executive first.

The board publicly discussed amending the bylaw with the rank and file members twice prior to the election, Girvin said. But the motion failed.

"The board wanted him to be president, they weren't going to let the inconvenience of a bylaw get in the way," said Girvin.

"You have to stand up and do what's right. It would be easy to let it go, but how can you have confidence that

they'll do everything right? They just can't get away with it."

The allegations have yet to be proven in court.

The statement of claim names former president Al Koenig, Howard Burns, Graeme Ramsay, Calvin Wiltshire, Dooks, Les Kaminski, Paul Wozney, Gord Scott and Ted Davis.

Dooks says Girvin was given an opportunity to remedy the situation at a recent annual general meeting.

"He declined to do so," said Dooks. "It's a democratic process and people have the right to go through it. If Const. Girvin feels he was disadvantaged by the process, he had the right to grieve the proceedings."

SZICKEFOOSE@THEHERALD.CANWEST.COM

## FROM AI CONDOS: Incentives may not work for every seller

Holroyd said the gifts have nothing to do with a market that is slower than last year, but makes buyers "a little bit happier."

Others say it's a sign of desperation in a difficult period for developers.

"They're hurting," said John Hripko, leader of the Ripco Real Estate Team, which specializes in condos. "A lot of the developers here overbuilt and they'll offer a number of different incentives to try to lure the buyer in. However, I don't know how successful they're going to be."

For the first six months of 2008, condo sales decreased by more than 36 per cent from 2007 numbers. At the same time, new listings have increased by more than 23 per cent for condos — compared to nearly eight per cent for single-family homes.

Hripko said developers selling new units are loath to lower prices because it sets a "very dangerous precedent," not only to future buyers, but also in suffering the wrath — and demand for discounts — of those who already paid earlier, higher prices.

But he said most people will demand discounts instead of gifts. "I think they're a waste of time. Most buyers are going to say: 'Give me the money.'"

The list of incentives is long for some developers.

In Airdrie, Patios of Sagewood developers are offering free flat-screen TVs in all their units.

Greg Clement, general manager of the developer behind the project, Merge Developments Ltd., said he is willing to offer whatever incentive customers want in order to get through this slow period.

"Pick your promotion," Clement calls it. "The marketplace has quieted down... it's being borne by builders."

Up until the end of July, Colours by Battistella was offering all condo buyers a long list of gifts, including a mountain bike, maid service for a year, a natural gas BBQ, interior designer

for a year, one-year Talisman Centre membership, Starbucks for a year, a Ticketmaster and Hotel Arts entertainment package and a Smart Car.

Some developers are combining promotions and discounts.

The developer of Manchester Station on Macleod Trail is offering the chance to win a down payment, has reduced the markup on upper floors and knocked off the GST.

Tony Trutina of Lionsworthe Homes in Chestermere said he is offering buyers a cash incentive paid in a lump sum, but spread out over 24 months the amount will be equal to lowering their mortgage payment to \$645 a month. He says his promotion is popular, but there's a lot of competition in the market.

"I would describe the market as uneasy and really people have no idea of what the hell is going to happen," Trutina said.

The increase in listings has yet to translate into any dramatic decrease in prices, although there are signs changes are afoot. Hripko and his team say clients who bought condos on spec are listing for below what they paid.

Numbers released by the Calgary Real Estate Board this week indicate the median MLS condo price dropped to \$273,500 in July, down 8.2 per cent from the same period last year.

Nevertheless, some developers are pooh-poohing the ideas of incentives, saying they are not needed if the price is right.

"We are not so desperate to give a Smart Car to every single unit," said Happy Mann, a vice-president at Prism Investments, which is selling units in its condo development in the city's southeast.

There, the names of all buyers will go into a raffle for a Smart Car, which will be held in May 2009 when the project is set for completion.

KCRYDERMAN@THEHERALD.CANWEST.COM

## Bombing arrests spark deadly Gaza firefights

**GAZA CITY** • Nine Palestinians were killed and dozens hurt in battles in Gaza City between forces of the rival Hamas and Fatah movements on Saturday, prompting Israel to open its border to fleeing Fatah members.

The fighting, which lasted most of the day, was sparked when Hamas security forces tried to arrest suspects thought to be behind a July 25 bombing that killed five Hamas members and a little

girl on a Gaza beach.

Hamas blames Fatah forces loyal to Palestinian President Mahmud Abbas for the attack, but the secular group denies any involvement. Over the past week, the two sides have engaged in tit-for-tat spates of arrests.

Hamas said two of its men were killed and medical officials reported seven more dead, mainly

civilians, in Saturday's firefights that broke out around a house belonging to the influential pro-Fatah Helis clan in the Shuiwa neighbourhood of Gaza City.

More than 90 people were also reported wounded, including seven reported to be in serious condition.

— Agence France-Press

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