

BUILDER

THE MAGAZINE OF THE CANADIAN HOME BUILDERS' ASSOCIATION



Before & After: Four SAM Renovation Finalists

- Kitchen & Bathroom Trends**
- Tool Talk: Compact & Clever**
- HRV/ERV Protocol for Better IAQ**
- Investing in Equipment: Lease or Buy?**
- Why "Real" Online Reviews Matter**

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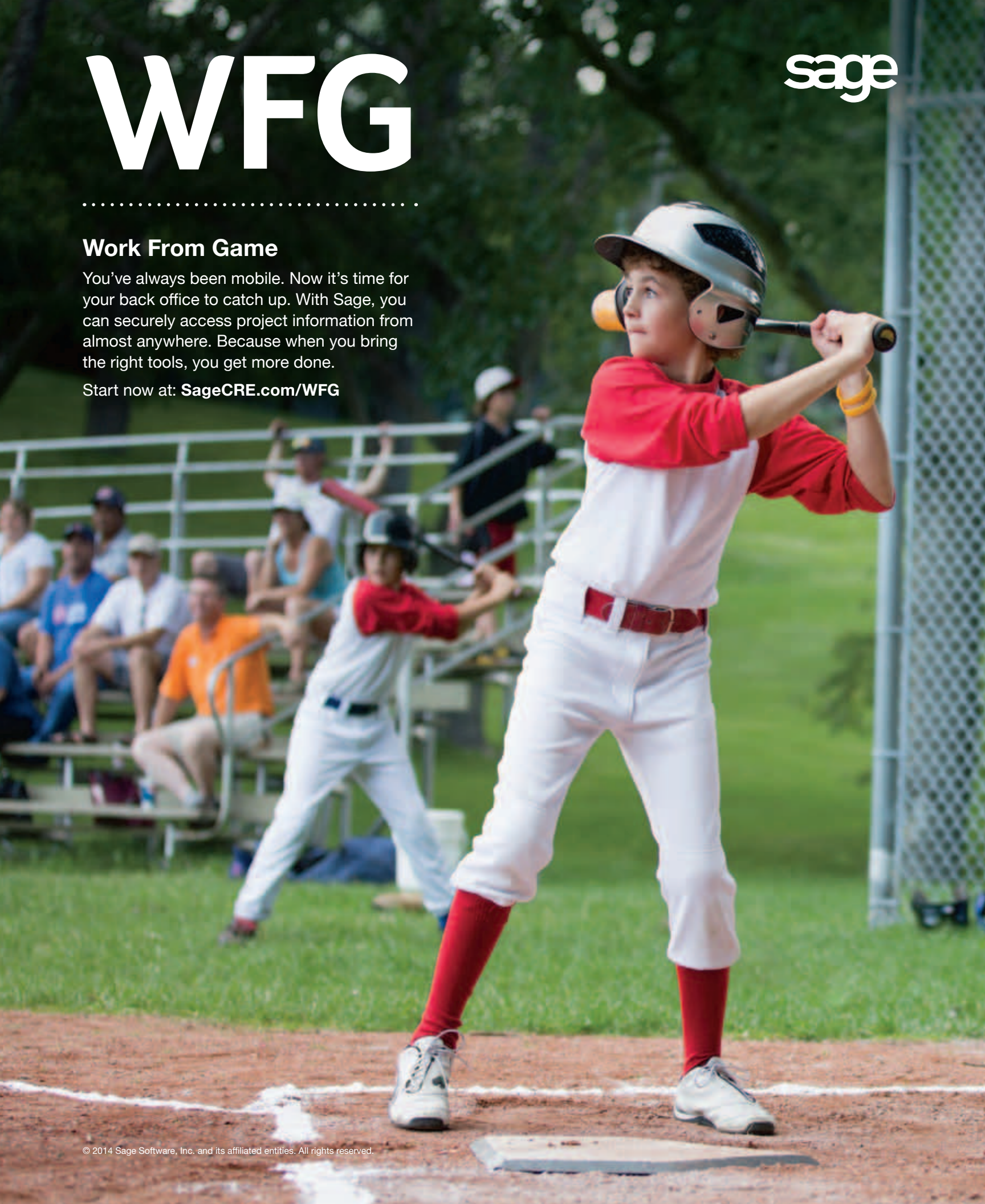
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Ron MacDonald
Callbecks Home Hardware Building Centre
Summerside, PEI

HOME OWNERS HELP BUILD CREDITS TO THEIR COMMUNITY

Before he was a credit to his community, contractor Seymour DesRoches needed credit, period. Over 30 years ago, current Home Owner Ron MacDonald was just a teenager working at Callbecks Home Hardware Building Centre when they offered Seymour credit as he was starting out. Now Seymour DesRoches Construction Ltd. is Callbecks' largest volume account, Ron owns Callbecks Home Hardware Building Centre, and Seymour recommends them to all his subcontractors. Together, they've helped build new homes – including Ron's – as well as condo developments, potato warehouses and more.

In over 500 communities across the country, Home Owners like Ron offer builders like Seymour the massive buying power, job site deliveries, credit services, project packages and home and cottage plans they won't find anywhere else – whether it's building farm facilities, a new subdivision or even Ron's new dream home.



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COVER



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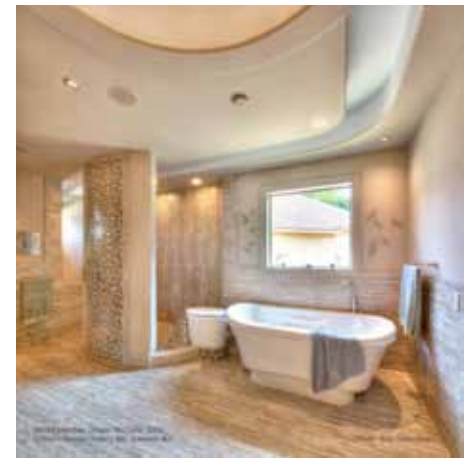
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Consumers will be cleaning up their kitchens in 2014, while bathroom styles are shifting from traditional to contemporary. That's the outlook based on the findings of National Kitchen & Bathroom Association (NKBA) 2014 Kitchen and Bath Design Trends Survey.

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This month's entries all have one thing in common: they're compact, they're clever, and they fill a much-needed niche.



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SAM Awards & CHBA Conventions / Outdoor Living / Landscapes & Decks

A look at the highlights of the 2013 SAM Awards and CHBA National Conference in Whistler, B.C. We'll also take a look at what's new in exterior building products with an emphasis on landscaping and decks.



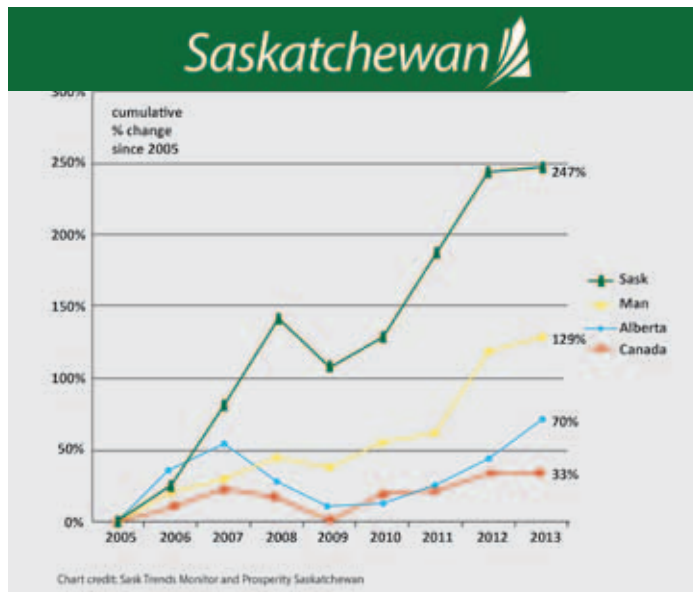
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Saskatchewan Building Permits Hit an All-time High

REGINA — It was a busy year for construction in Saskatchewan as building permits hit an all-time annual high in 2013. There were \$3.15 billion in building permits issued in the province, up 1.1 per cent over 2012, the third highest percentage increase among the provinces and ahead of the 0.2 per cent decline posted nationally.

“Saskatchewan bucked the trend again with only four provinces showing an increase in building permits on a year-over-year basis,” said Economy Minister **BILL BOYD**. “The fact that it was another record-setting figure just shows how good a year we had in 2013.”

Non-residential construction totalled \$1.35 billion in 2013, up by 4.5 per cent over last year. Industrial construction rose by 49.3 per cent in 2013 to \$250.9 million. Commercial permits were up 0.9 per cent to \$735.9 million on a year-over-year comparison.



Between 2005 and 2013, building permit growth in Saskatchewan on a cumulative basis was up by 247 per cent. That is more than double Manitoba's rate of 129 per cent, triple Alberta's 70 per cent increase and more than seven times the 33 per cent recorded on a national basis for the same time period.

“Saskatchewan's economic growth continues to outpace nearly every other province in the nation,” said Minister Boyd. “The continued strength of major sectors like construction is building infrastructure, creating jobs and, above all, helping our economy move forward.”

Money-Saving Tax Tips from the Canada Revenue Agency

OTTAWA — As a skilled tradesperson, improving your craft is no easy feat. Every day, you try hard to be the best and prove your ability. You're hands-on, dependable, and take pride in your workmanship. You've built up your reputation with clients and associates. You have the qualifications and you have the skills, but do you have the tools when it comes to filing your tax return?

If you bought new tools for work this year, you may be able to claim a tradesperson's tools deduction of up to \$500 on your tax return. You may also be allowed a GST/HST rebate. To find out more about deductions and tax credits for employed tradespersons, go to www.cra.gc.ca/trades.

Employers can benefit, as well. If your business hires a qualified apprentice working in an approved Red Seal trade, you may qualify to claim the apprenticeship job creation tax credit. This non-refundable investment tax credit is equal to the lesser of \$2,000 or 10 per cent of the eligible apprentice salaries or wages. Don't need to use the whole credit amount this year? Carry the unused amount back three years or carry it forward up to 20 years. For more information, go to www.cra.gc.ca/smallbusiness and select Investment tax credit.

Toronto Continues to Lead Hi-Rise Construction in North America

Toronto remains North America's high-rise boomtown going into 2014. With its impressive total of 130 projects, the city heads a ranking compiled by Emporis (www.emporis.com). New York City, appears in second place on 91 buildings. Montreal then follows some distance

behind on 25 high-rises.

Even if the gaps between the top three cities are substantial, New York has in fact been making up ground: since 2012, the city has recorded a growth in high-rise construction projects of 26 per cent, while Toronto's numbers have receded slightly.

“On the basis of current developments, we assume that New York will catch up with Toronto as early as 2015,” said **MATTHEW KEUTENIUS**, Senior Data Analyst at Emporis.

“There is one aspect, however, that is common to all the cities in the ranking (with the exception of Houston): The majority of the high-rises under construction are residential buildings. In Toronto, Burnaby and Markham the proportion is 92 per cent, and it is at least 65 per cent in the others. It is notable, too, that current residential high-rise construction in Canada comprises almost exclusively condominiums, while in the U.S. it includes a relatively large proportion of rental apartments. By way of example, in Chicago, 80 per cent of the residential high-rises currently under construction are to contain rentals.”



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CHBA-Northern BC Burn Their Mortgage



Left to right: Neil Moody, CEO-CHBA BC; Gordon Bliss, President CHBA-Northern BC; Rob Capar, President CHBA BC.

PRINCE GEORGE, B.C. — Kudos to the Canadian Home Builders' Association of Northern BC for its business acumen and vision back in 1996 when the Board of Directors and the Membership purchased, and renovated, the building at 1705 Third Avenue, Prince George. They achieved a feat seldom seen in our industry: In January 2014, the Association paid off its mortgage in full and the property is now a major asset for CHBA-Northern BC.

Trees for Tots

GUELPH — For a second year, the community came together to provide an appreciated service and raise important funds to support children in Guelph. Despite the soggy weather, Guelph District HBA, along with the rest of the 120 volunteers, helped pick up trees, and the enthusiasm was infectious.

About 2,000 trees were picked up at curbs throughout Guelph and chipped by three local businesses; the woodchips created will be used for landscaping projects over the next year.

When all 95 routes were collected, a total of \$28,767 was raised for the Children's Foundation of Guelph and Wellington's Grants Program. The Children's Foundation Grants provide financial assistance for children in need so that they can participate in sports, cultural and recreational activities.



8th Annual Ice Fishing Tournament

BARRIE, Ont. — More than 600 participants fished for more than \$54,000 in prizes including a 2014 Kawasaki Mule, ATV, 550 Ski Doo and a 14' boat motor and trailer as the Simcoe

County Home Builders Association presented their 8th Annual Ice Fishing Tournament. This year's event raised funds for Hospice Simcoe and will be added to the \$190,500+ already given to local charities from previous year's tournaments.

"We couldn't do it without our sponsors," said **MARK MULDER** Simcoe County HBA 2nd Vice President and one of the event chairs, "or the more than 60 volunteers who drilled holes, helped with registration, and cooked and served breakfast and lunch for the participants. It's a huge undertaking—but very rewarding!"



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By Peter Norman

Momentum in Housing Starts May be Coming from an Unlikely Source

Total Canada-wide housing starts increased to 197,400 units seasonally adjusted at annual rate (SAAR) in the 4th quarter of 2013, according to CMHC, up 3 per cent from the 3rd quarter. Both single-family and apartment units contributed to higher overall housing starts in the 4th quarter. On a regional basis, British Columbia, Alberta, Quebec and Atlantic Canada all posted quarter-over-quarter gains, offsetting modest declines in other regions and contributing to a strong finish for the year nationally. For the year as a whole, a total of 187,923 housing units were started for 2013 across Canada.

While total annual housing starts were down substantially from the 2012 year as a whole (down some 12.5 per cent), the annual numbers really mask an important quarterly pattern. Looking back, we can now clearly identify the so-called soft landing in new housing investment that occurred in the latter half of 2012 and early

2013—a period in particular where housing demand was being buffeted by such headwinds as tightening mortgage insurance rules and some short-term weakness in household income growth.

By contrast, the second half of 2013 witnessed more buoyant activity as consumer confidence improved; home buyer intentions rose as buyers responded to modest price

improvements that emerged after the soft landing in many markets.

Regionally, the sharpest declines were found in Atlantic Canada, Quebec, Ontario and Saskatchewan. But with the exception of Atlantic Canada, all of these laggard regions had significantly better second half performances than the first half, driving that national pattern out of the soft landing. Ontario, for example, saw 12 per cent improvement through the year and Saskatchewan jumped ahead 35 per cent in the second half. British Columbia, where housing starts in 2013 about matched 2012 for the year as a whole, also jumped forward in the second half by some 15 per cent, setting the stage for another good showing in 2014.

Those Perplexing Twenty-somethings

For builders trying to understand key market opportunities and risks for the months and quarters ahead, there is always interplay between short-term economic

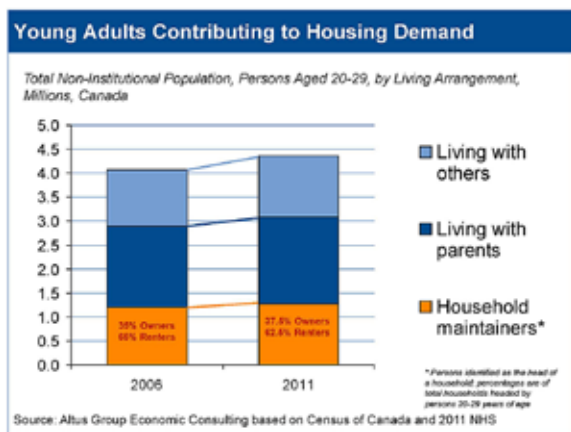
factors (such as interest rates, consumer confidence, job growth, etc.) and longer-term underlying trends, such as demographics, that are shaping housing demand. With recently released information from the 2011 Census and National Household Survey, our research is shedding more light on underlying demographic trends affecting an important time period, the five years from 2006-2011 that spanned the Great Recession. Over the next few columns for Home BUILDER I will highlight some interesting findings from this research that will likely influence risks and opportunities for builders going forward.

The demographic of those persons aged 20 to 29 is a very important segment for the housing market, as it represents people making their first choices about forming households and choosing what types of housing to rent or buy. There has been good reason to be worried about this group. We know that the youth segment of the labour force was hit very hard during the recession, losing about one out of every 10 youth jobs, most of which were never recreated. Also youth unemployment rates remain elevated, and there remains a popular belief that “twenty-somethings” are living at home with their parents in greater and greater numbers.

Despite these fears, the experience has been somewhat more positive. First of all, it is not true that the numbers living with parents are rising. At some 42 per cent, the proportion of persons aged 20-29 living with parents remained steady between 2006 and 2011. However, there was a small decline in the proportion that formed independent households from 30 per cent to 29 per cent. While this seems small, it did reduce potential household growth by about 20,000 units over the five years.

Despite all this, however, ownership rates among those twentysomethings who did form households actually rose in the period from 35 to 37.5 per cent — a rise that accounts for an additional 28,000 owner-occupied households from this group than would otherwise have been.

The rise in ownership demand from this group in particular is somewhat perplexing, especially given economic conditions, and the fact that young first-time buyers would have been most negatively affected by the tightening of the mortgage insurance rules during that period, and the generally deteriorating affordability. However it does suggest that first-time buyers and younger buyers in particular remain very active in the Canadian housing market (albeit with capital from their baby boomer parents in some cases), and are likely also helping to drive the improvement in starts and sales recorded through the latter part of 2013 and into the beginning of 2014. It also should remind builders to keep planning for product to cater to this important opportunity.



Peter Norman is a member of the CHBA Economic Research Committee and is Chief Economist at Altus Group (formerly Clayton Research), the leading provider of independent real estate consulting and advisory services.



By Zuraimi Sultan

Heat/Energy Recovery Ventilators protocol for better IAQ in residential buildings

Researchers at NRC Construction have developed a new protocol designed to help manufacturers of Heat Recovery Ventilators and Energy Recovery Ventilators to evaluate their products more thoroughly by addressing key elements associated with indoor air quality.

Heat Recovery Ventilators (HRVs), or their moisture-transferring variants, Energy Recovery Ventilators (ERVs), are increasingly incorporated into forced air heating and cooling systems to reduce ventilation-associated heating costs in winter and cooling in summer (see *Construction Innovation*, December 2011). While the more common HRVs act to transfer heat from the exhausted air to the incoming outdoor air, ERVs additionally transfer moisture, therefore helping to maintain indoor humidity levels (preventing the indoor air from becoming too dry in winter and too moist in summer).

While the airflow delivery rates and heat transfer efficiency of these units can be well characterized and certified by carrying out tests specified in existing standards, the actual impact of HRVs or ERVs on residential indoor air quality is not addressed. The impact may depend on a number of factors and there was a recognized need for additional tests to address this issue.

The NRC protocol provides for an expanded evaluation of HRV and ERV systems, which includes a set of three additional tests.

One test addresses the effectiveness of particulate matter (PM) removal from the air supplied to living spaces. The protocol evaluates removal efficiencies for both 10 µm and 2.5 µm size fractions since many authorities, including Health Canada, now recognize the strong association between fine particulates (PM2.5) and cardiovascular and respiratory mortality and morbidity.

Another test reflects concern about the potential formation of by-product ozone by HRV/ERV blower motors or by supplemental electronic filtration systems that may be incorporated into the unit. The inclusion of this indoor contaminant in the protocol reflects the recent decision by Health Canada to reduce its indoor guideline level for ozone from 120 ppb to 20 ppb.

The third test addresses the emission of volatile

organic compounds (VOCs) and aldehydes from the complete HRV/ERV system into the supply air. These emissions normally originate from building materials, furnishings and consumer products used indoors and can be a major source of health-related contaminants. But HRV/ERV systems and associated ductwork may also be a contributing source, as they have a significant surface area with diverse materials being in direct contact with the ventilation air. If system emissions are found to be high relative to recognized guideline levels, additional testing to determine the source is recommended; individual HRV/ERV components such as filter assemblies, casing materials, and flex duct used in installation may be tested.

Testing setup

The test rig (Figures 1, 2 and 3), designed by NRC researchers for the expanded evaluation, is relatively simple in design and similar to the test platforms currently employed to evaluate the thermal efficiency of HRV/ERV units. Along with the required sampling technology, precise instrumentation for the analysis of fine and ultrafine particulates, ozone, aldehydes and VOCs is used for the expanded evaluation.

The tests prescribed in the new evaluation protocol will provide HRV/ERV manufacturers and their supply chain with a useful tool to assess and refine their products, thereby expanding market opportunities, while enabling homeowners to make informed purchasing decisions. Together, these developments are an important step toward better indoor air quality in homes.

This protocol was developed under the auspices of the Canadian government's Clean Air Agenda, whose objective is to improve the health of Canadians through the establishment of guidelines and the creation or evaluation of technical solutions. The work was guided by a Technical Advisory Committee with members

from industry associations, standards agencies, federal and provincial government departments, non-governmental organizations, and consumer associations. NRC Construction gratefully acknowledges the professional and constructive guidance provided by this Committee. ■



Figure 1: Testing of an HRV/ERV system in a specially designed test rig



Figure 2: Air sampling for determining supply (blue) and return (red) air quality



Figure 3: Evaluating the removal efficiency of an HRV/ERV system with a particulate injection system (black box) within test rig

Researcher Dr. Zuraimi Sultan and technical officer Robert Magee conduct construction research at the National Research Council of Canada.

This article originally appeared in *Construction Innovation* Volume 17, Number 4, December 2012.

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By Bo Mocherniak

It is worth familiarizing yourself with the basics of how depreciation works.

With over 30 years experience with audit, acquisitions, divestitures and valuations, Bo Mocherniak, CA, CBV, provides services to both public and private companies in Canada and the United States. Bo is National Sector Leader for the Real Estate and Construction Group of Grant Thornton Canada, a member of the Grant Thornton International Real Estate Sector Group and past Chair of Grant Thornton LLP. He can be reached at bo.mocherniak@ca.gt.com.

Investing in Equipment: Lease or Buy?

At some point as you grow your business and invest in new construction equipment, you'll no doubt ask yourself: Should I lease or should I buy?

There's no clear-cut answer—lease or purchase decisions depend on many factors, including your current cash flow situation, the length of time the equipment is needed, and other business and tax considerations. Leasing might be the best option for those who simply don't have the cash on hand since many leases require little or no down payment. Likewise, leasing may be the preferred option if the equipment is only needed for a short time, such as a specific project, or if the equipment could become obsolete relatively quickly. If you are considering leasing, talk to your banker and accountant about whether or not the lease obligations could adversely impact any pre-existing financial covenants or restrictions you may have.

Purchasing equipment may be preferred if you have the cash to pay in full—especially since the lease costs are higher because you're also paying interest. There are also some tax considerations to take into account.

While an equipment purchase itself isn't a deductible expense for tax purposes, you can deduct depreciation on the equipment for each year that it is available for use in the business. It is worth familiarizing yourself with the basics of how depreciation works.

Understanding Capital Cost Allowance

Depreciation for tax purposes is called a "capital cost allowance" (CCA). Under Canada's Income Tax Act, depreciable assets are grouped into more than 50 classes according to their type and use, each with its own rate of depreciation. Most classes of assets are depreciated on what's called a "declining-balance" basis, which means the rate is applied to the depreciated value (not the price you paid when you first bought it) each year. Also, for most classes, the maximum amount of CCA that can be claimed in the year the asset is acquired is half of the normal CCA rate—this is known as "half-year" rule.

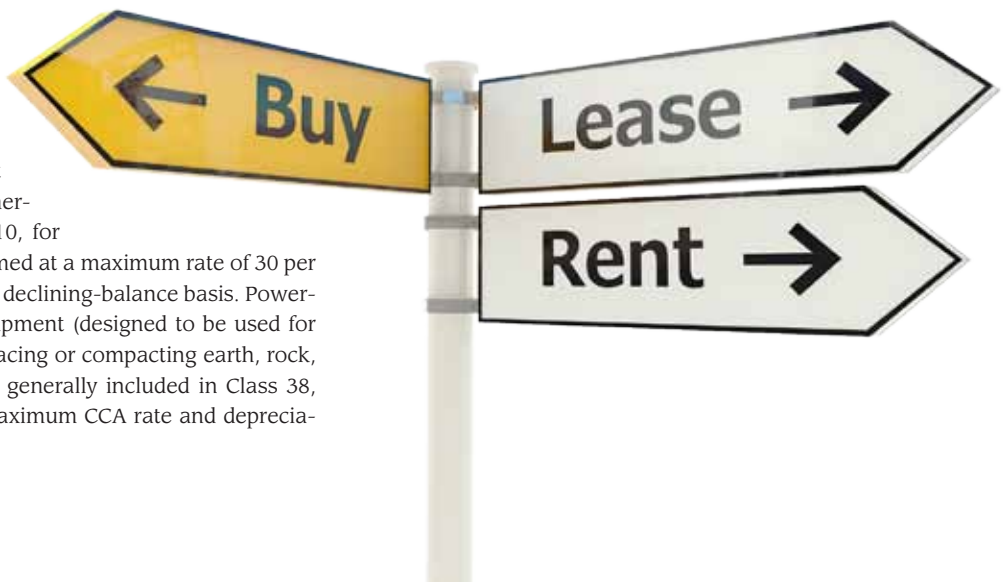
Construction equipment that can be moved from place to place (including portable camp buildings used at construction sites) generally falls under Class 10, for which CCA can be claimed at a maximum rate of 30 per cent each tax year on a declining-balance basis. Power-operated movable equipment (designed to be used for excavating, moving, placing or compacting earth, rock, concrete or asphalt) is generally included in Class 38, which has the same maximum CCA rate and depreciation method.

Equipment and machinery used in the manufacturing or processing of goods for sale falls under Class 29, which is eligible for an accelerated CCA rate. If the equipment was acquired on or after March 19, 2007 and is primarily for use in Canada, it qualifies for a maximum 50 per cent accelerated CCA rate claimed on a "straight-line" basis, which means the rate is applicable to the purchase price each year, rather than the depreciated value. This accelerated rate only applies for eligible purchases made up to the end of 2015, so you may want to consider making eligible purchases before the accelerated rate ends to take maximum advantage of the tax savings. Eligible manufacturing or processing equipment acquired after 2015 will go into Class 43, for which CCA can be claimed at a maximum rate of 30 per cent each tax year on a declining-balance basis.

If you borrow money to finance the purchase of equipment, you can generally deduct the related interest expenses. Make sure that the terms of the loan are eligible for interest deduction. This will almost certainly be the case if you approach your bank, but if you borrow from friends or family, get your lawyer to draw up a legal agreement that meets the criteria for interest deductibility.

If you decide to lease equipment instead of buying it, be aware that the tax treatment depends on whether the lease is treated as an operating lease, or a financing lease or sale for tax purposes (also called a capital lease). Under an operating lease, payments (both principal and interest components) are fully deductible just as you would deduct rental expenses, but you cannot claim any CCA deductions. In a financing lease (in which the legal agreement is structured as a sale for tax purposes), you can capitalize the asset and claim CCA just as you would with an outright purchase.

As you can see, there's no one-size-fits-all solution, so professional advice is strongly recommended before you make a final decision to lease or buy. #





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By Tim Bailey

It's Written in the Stars: Why "Real" Online Reviews Matter

The world of online ratings and reviews is nothing new. In fact, it was back in 1995 when Amazon.com first began letting customers post reviews of products online. Fast forward 19 years and we now have the majority of today's consumers "seeking stars" before making a decision to purchase.

The power of online reviews is incredible and increasing every year. Nielsen Ratings found that consumer reviews are the second most trusted source of advertising, with 70 per cent of consumers trusting that source. It is an increase of 15 per cent in four years, now placing online reviews second only to actual recommendations from friends and family.

Seeking the Truth

The growth of online reviews has spawned a growth in fake reviews from a variety of sources. A marketing department may plant glowing reviews for its own company or even negative reviews of a competitor. Internet trolls often review products or services without any rhyme or reason. Enterprising industries have sprouted up promising to help companies amass only positive ratings and reviews—or bury any negative reviews deep down in the search pages. Bing Liu, a data-mining expert at the University of Illinois, Chicago estimates that about one-third of all consumer reviews on the Internet are fake.

Generating "real" customer reviews that engage prospects can create a dramatic differentiator for a company. This requires a strategy that consistently encourages customers to provide open feedback through relevant channels. If shoppers or search engine providers find that online reviews are fake, the potential damage to a brand can be significant. For that reason, it is important for companies to encourage customers to provide honest and genuine feedback. If all reviews are glowing and all ratings are 5-stars, shoppers will be suspicious and the brand image of that company will appear disingenuous.

Lessons from the Negative

It is not a perfect world and it would be naïve for any company to expect to achieve a perfect report card in online customer ratings and reviews. Many companies fear that increased transparency creates a risk of negative issues being exposed. Interestingly, research has found that roughly 75 per cent of all reviews posted online are positive; the occasional negative review should be viewed as a growth opportunity, as it provides information and insight to improve. It also adds online



legitimacy to a business, as the majority of consumers are realistic, and not are expecting to find perfection.

It is dangerous to think that a negative review can be ignored when research by Cone Inc. has found that "80 percent of consumers have changed their minds about a purchase based only on negative information found online." The key to success lies in how the occasional negative review is managed by a business to turn it into a beauty mark instead of a blemish. According to research conducted by PeopleClaim, 95 per cent of unhappy customers will return if an issue is resolved quickly and efficiently. When a negative review occurs, it is important for a company to acknowledge the issue, take ownership and work quickly to find a resolution. That level of effort and authenticity demonstrates the genuine caring that consumers reward.

Power of the Positive

Positive reviews are a powerful weapon in the hunt for market share. In addition, search engine providers have a thirst for "real" ratings and reviews and businesses that have that type of online content available from a credible source can gain an advantage in the highly competitive realm of search engine rankings. Positive product reviews are remarkably influential and "87 percent of consumers said a favourable review has confirmed their decision to go through with a purchase," according to research by Cone Inc.

Close to Home

Reviews now impact every brand from large multinationals through to local independent business owners. Home builders and renovators must be aware and proactive when it comes to online customer reviews. Even a small business in a small market cannot hide in today's "word of mouse" society. Eighty-five per cent of consumers say that they read online reviews for local businesses — up from 76 per cent in 2012 — according to a 2013 research study conducted by BrightLocal.com. In addition, 73 per cent of consumers say positive customer reviews make them trust a business more — up from 58 per cent in 2012. Since trust is a critical factor in the home buying decision, "real" customer reviews are an essential resource for today's home shoppers.

Research has found that roughly 75 per cent of all reviews posted online are positive; the occasional negative review should be viewed as a growth opportunity.

Tim Bailey is Division President of Avid Ratings Canada, a leading provider of customer loyalty research and consulting to the home building industry. Through the Avid system, industry-leading clients improve referrals, reduce warranty costs, and strengthen their brand. He can be reached at tim.bailey@avidratings.ca.



By Fanis Grammenos

Instead of cars racing by, only people stroll by: young and old, couples and kids...

Hiding in Plain View A fused grid plan in Manhattan

Cities print their history in stone. To read it takes deciphering just as if it were written on a very large Rosetta tablet. The first impression that jumps out when looking around is their constant growth and evolution: they grow ever bigger, ever busier, richer and diverse, as if an unfathomable people-magnet was at work. And they change as buildings morph into shapes unseen before—entire city blocks are reshaped, streets are straightened, widened or, conversely, twisted, blocked and narrowed. In some cases, roads where a person used to walk freely becomes prohibited terrain, while in others cars that were once the main occupants have disappeared out of sight.

What explains these perpetual rearrangements? The stone-text does not explain why certain places have only straight streets and square blocks, as Manhattan does, while others have hardly any, like the center of Boston or Istanbul. Nor does it reveal why perfectly straight streets in the older parts of certain cities morph into curvaceous shapes in their newer extensions at the edge.

A simple answer says that they evolve to adapt to new pressures and a new culture. But this abstract talk explains little, e.g.: What are the pressures and which are the matching adaptations? Such are the questions that naturally spring up on encountering a large, enduring development in Manhattan: Stuyvesant Town.

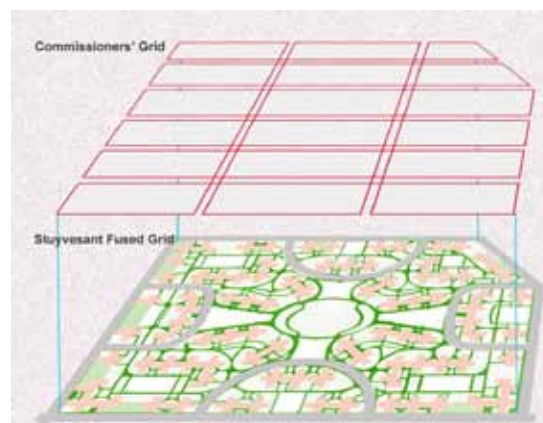
A Walk in Stuyvesant Town

When walking downtown along 14th Street you realize that a dramatic transformation happened in the area north of 14th Street and east of 1st Avenue. The familiar repetition of streets and blocks suddenly stops; the 200-year old grid of numbered streets and avenues that dominates Manhattan dissolves. Instead, the streets that enter at its boundary turn around and exit on the same road. What prompted its planners to give up the grid? Why the transformation?

A walk through the neighbourhood and a scoop of history provide some clues. The first overpowering impression is that you are now in the country; that you left the city with its noise, smell, dust, cars, and frenetic pace behind. Coolness, freshness and quiet prevail. You



Stuyvesant Town Central Square.



What the plan would have been, had planners followed the pre-existing New York grid, and what it is now a Fused Grid.

are in a protected “garden” where nature dominates your senses and restores your mood. These effects can be traced to the eve of the twentieth century when planners dreamed of marrying the country and the city in a “perfect union” and launched a global “garden city” movement. Stuyvesant Town could well be a realization of that dream with an important twist. The early pioneers sought the union in the country; Stuyvesant invited the country into the city.

Another synapse fires when you realize the scarcity of ordinary streets and abundance of paths. Instead of cars racing by, only people stroll by: young and old, couples and kids, each moving freely at their own pace. In the few minutes that it takes to cross the neighbourhood, you walk mostly under a tree canopy or near a fountain or beside a grass-bed and flowering plants.

Though built decades before the term “sustainability” was coined, this neighbourhood has all the qualifying ingredients: more walking than driving, proximity to public transit, less asphalt with a high proportion of absorbing surface, a large tree canopy and abundant shrubbery that reduce the heat island effect and increase rain absorption, high residential density, and primary convenience amenities nearby. It also encourages a healthy, active lifestyle with its tennis and basketball courts, swimming pool and daily recreational running, walking and sunbathing. Its buildings do not shade one another, offering plentiful sky views and good exposure to sunlight. Parking is out of sight below grade, thereby restoring the ground to nature and people. This “must-do” list for any “green” place checks out fully in this 60-plus-year-old neighbourhood. It could well be that its planners were in tune with the emerging green priorities ahead of their time, a pictogram or ideogram that had no match in the planning vocabulary, at least not until recently when two new terms were coined— Fused Grid and Filtered Permeability.

Stuyvesant Town: a coveted, profitable development and a great model to follow for a practical, workable version of the “garden city” ideal.

Fanis Grammenos heads Urban Pattern Associates, a planning consultancy, following a 20-year research career at CMHC. He can be reached at fanis.grammenos@gmail.com and his work viewed at: <http://blog.fusedgrid.ca>.

& Before & After

BY JUDY PENZ SHELUK

Four 2013 CHBA National SAM finalists showcase their renovation projects

On April 4, 2014, the CHBA National Sam Awards will be presented at the Association's 71st National Conference in Whistler, B.C. These prestigious awards celebrate excellence in new homes, home renovation, innovative technology and construction, outstanding presentation and marketing across Canada. Here's a look at four Renovation finalists:

Living Space

by ZagMar Builders, Sudbury, Ont.

The location of this cottage was remote, creating the need for all materials to be pre-selected and ordered ahead of schedule to ensure all products were on site when required.

ZagMar's design team worked diligently with the owners to ensure on-budget selections, while keeping the owners' vision in mind. The entire renovation, both demolition

and rebuild, was under strict supervision by ZagMar owner and operator **LOUIE ZAGORDO**, to ensure high quality craftsmanship and completion on schedule, while not encroaching into the owners' retreat time during peak season.

The entrance was transformed into an inviting, comfortable area with plenty of room to accommodate guests entering the cottage. The design of the kitchen turned into a functional working area, while an island allows for a



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16 ▶ gathering space with all the amenities of home. Rough sawn lumber beams give the cottage the warm feeling of a peaceful retreat along with a rustic northern ambiance. A rustic tiled shower with a river rock feature and shower base (not shown) gives the feeling of being outdoors in a secluded area. From A to Z, everything about this home says “Northern Retreat.”

dining room, making it a warm and inviting multi-purpose space made for entertaining and family gatherings. Pull-out floor-to-ceiling pantry cupboards add storage space; a unique Welsh church pew/eating bar and Carrera



Kitchen

by Kon-strux Developments Inc.,
Calgary, Alta.

Functionality, best use of space, and detailed design component: That was the objective of this kitchen renovation, which transformed an old-fashioned and cluttered galley-style kitchen into an attractive state-of-the-art chef-friendly one.

Project management challenges included removal of asbestos out of old vents and trying to maintain the existing plaster lath walls. By removing structural components and adding others, the existing space was transformed into an open concept kitchen through to the



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marble countertops add pizzazz. In maintaining the character and period style, moldings and baseboards were refurbished or reused from old sites. Reclaimed original maple floors were sanded and refinished, while doors were reused from old farmhouses. A perfect balance of old and new.

Exterior by Coulson Design-Build Inc., Amherstburg, Ont.

This 2,700-square-foot two-storey home sprawls over a beachfront lot on the shores of Lake Erie. To the north are tranquil natural marshlands and facing south/west/east are

spectacular views of Lake Erie. The home was designed to capture the panoramic views of the unique location.

Originally, the home was deemed unsafe due to poor construction practices, illegal sewer and water distributions, and property accessibility. Aesthetically, the home did not

► 20



The exterior façade is now comprised of custom painted Egyptian Blue board and batten siding accented with contrasting white features.



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have any curb appeal; it had light blue vinyl siding, fading white windows, rotten wooden decks and dated interior features.

The exterior façade is now comprised of custom painted Egyptian Blue board and batten siding accented with contrasting white features. Decorative columns and railings, and hardwood stained fibreglass doors add a natural look. The living space extends outside as the home features a wrap-around veranda with blue stone concrete pavers.

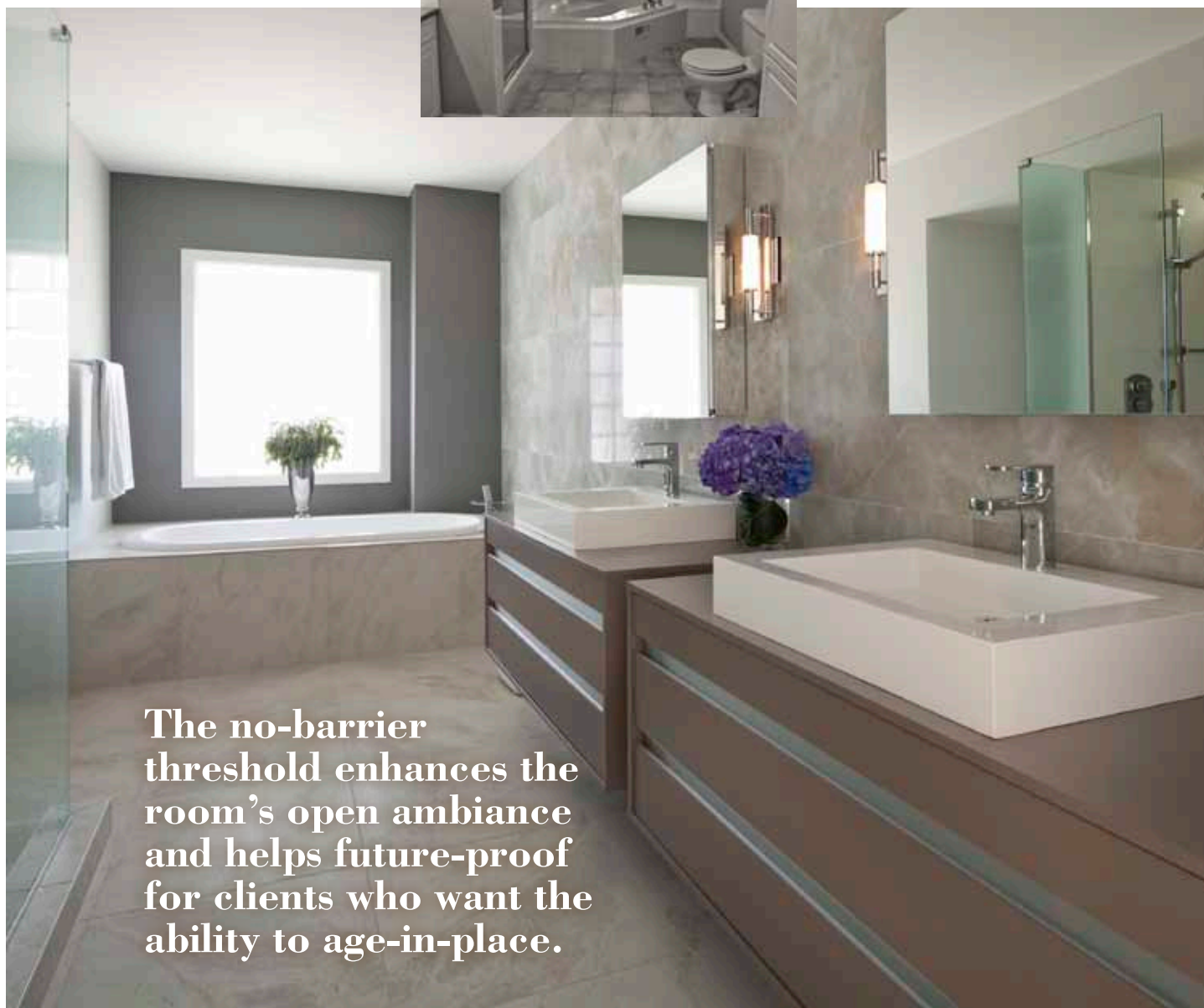
The combination of the exterior nautical design and the numerous custom interior features, this home complements its surrounding and stands alone as an exceptional home away from home.

Bathroom

by TQ Construction Ltd., Burnaby, B.C.

It is possible to visually “enlarge” a space without altering the footprint. In the case of this bathroom it started by removing a cramped dual-sink counter, creating space for a double-sized shower with a frameless glass door, built-in bench (heated for comfort), rain showerhead, hand wand, and a trio of blind-

hung, glass corner shelves. The no-barrier threshold enhances the room’s open ambience and helps future-proof for clients who want the ability to age-in-place. A new bathtub includes a hand-held shower wand for a bathing alternative. His-and-hers sinks feature matched, individual vanities with farm-style square sinks, floating cabinets, and mirrored medicine cabinets framed by double-sconce lighting. Minimalist faucets/fixtures remove visually distracting clutter and reinforce the theme of elegant simplicity. The toilet was relocated and a privacy wall added. A dated glass-block faux window above the tub was covered with translucent, sandblasted glass and framed with low-profile moulding.



The no-barrier threshold enhances the room’s open ambience and helps future-proof for clients who want the ability to age-in-place.

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British Columbia

Signs of Improvement

By Neil Moody,
CEO, CHBA - BC

After a slightly better residential real estate market in 2013 compared to 2012, this year is also showing signs of improvement, with the overall outlook for the province's residential real estate market projected to be a healthier one.

Canada Mortgage and Housing Corporation (CMHC) *First Quarter Housing Market Outlook for B.C.* is forecasting housing starts at 27,800 in 2014, with about the same number expected for 2015. That's slightly better than the 27,465 new housing starts in 2012. In financial terms, in 2012 our industry provided \$15.8 billion to the local economy and \$6.7 billion in wages.

CMHC also expects a shift towards more single-detached homes in 2014. According to Carol Frketich, CMHC's regional economist for B.C., while the level of housing starts is projected to remain unchanged on an annual basis this year and next, expect a slight adjustment toward single-detached housing starts as the economy and labour market gain traction. However, multiple housing starts will remain relatively unchanged this year.

Needless to say, the city's housing market still remains, by far, the most costly in Canada, rising higher among all major markets in the country. Vancouver's residential real estate rose by 2.0 percentage points to 84.2 per cent for bungalows, 1.4 percentage points to 87.4 per cent for two-storey homes and

1.1 percentage points to 41.9 per cent for condo apartments. However, it didn't stop consumers from investing \$39 billion in B.C.'s residential real estate in 2013, up 12.6 per cent compared to 2012. (Statistics from www.bcrea.bc.ca).

Housing Affordability

According to the latest Housing Trends and Affordability Report issued by RBC Economics Research, there is reason for optimism. After reaching a four-year low earlier this year, home resales in Vancouver surged in the last two quarters by nearly 42 per cent, alleviating fears of a market crash.

British Columbia's housing activity gained momentum for the second consecutive quarter in the third quarter of 2013, despite housing affordability. On the upside, provincial resales bounced back by 13.6 per cent and 15.1 per cent in the second and third quarters, respectively, to reestablish market activity to levels that were seen preceding the most recent downturn, which began in late 2011.

With the good news that British Columbia's economy is forecasted to grow at a slightly faster pace in 2014, compared to 2013, and

the real GDP expected to increase 2.3 per cent in 2014, compared to 1.7 per cent in 2013, the year looks rosy indeed.

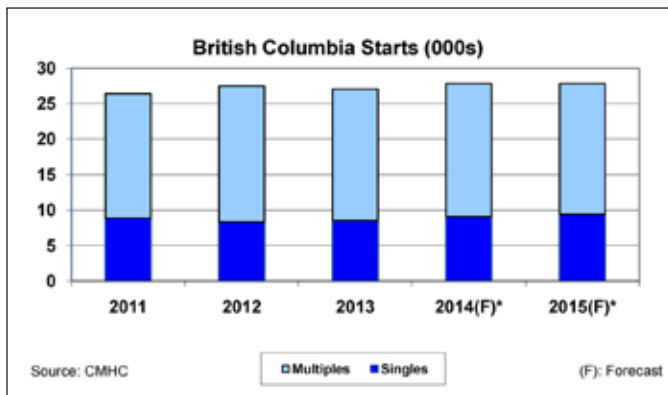
Given an overall healthy economic picture—a result of a combination of factors, such as low interest rates, growth in employment (employment is expected to grow 1.5 per cent in 2014 and 2.4 per cent in 2015) and incomes, improvements in labour markets and ongoing population growth and consumer demand for

British Columbia's economy is forecasted to grow at a slightly faster pace in 2014.

goods and services, including housing—it's expected that it will spark greater need for housing.

Housing affordability continues to be an issue, however the home building industry received some good news in the recently announced B.C. Budget 2014: The threshold for the \$7,500 exemption for first-time home buyers has increased from \$425,000 to \$475,000. In addition, the B.C. Government will invest \$150 million over the next five years, in a cost-sharing partnership with the Federal Government, to help create more affordable housing options.

A combination of spending restraint and modest economic growth contributes to fiscal balance and allows government to make targeted investments. British Columbia, together with Saskatchewan, are the only two Canadian provinces to balance budgets this year.



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Clutter-free Kitchens, Spa-like Bathrooms

BY JUDY PENZ SHELUK

When it comes to design trends, contemporary is the key word for 2014



Consumers will be cleaning up their kitchens in 2014, while bathroom styles are shifting from traditional to contemporary. That's the outlook based on the findings of National Kitchen & Bathroom Association (NKBA) 2014 Kitchen and Bath Design Trends Survey.

The 420 kitchen and bathroom professionals who participated in this year's research represent a significant segment of the market for professionally designed and installed kitchens and bathrooms in the U.S. and Canada. Kitchen project prices ranged from less than \$20,000 to more than \$100,000; bathroom project prices ranged from less than \$5,000 to more than \$30,000.

Kitchens

While transitional styles are still number one, kitchen designs are trending more toward contemporary looks, with clean, sim-

ple lines—less clutter, and little ornamentation. Shaker styling is a solid third due in part to its versatility, lending itself to traditional or contemporary. In the fading column, NKBA members are doing fewer kitchens with highly ornamented Tuscan and Provincial looks. Distressed and/or glazed finishes are also less popular, as are country/rustic styles. Designers also expect to use fewer electric cooktops and porcelain enamel sinks in 2014.

Survey Highlights:

» More than half of survey respondents included accessible and/or universal design and easy-maintenance features in

their kitchens, and demand is expected to continue.

- » Two-thirds of NKBA kitchen designers incorporated docking and/or charging stations in their kitchens, as well as a desk or home office area. More than half included a flat-screen TV in their kitchen projects. These trends show no signs of powering down.
- » Outdoor kitchens continue to be popular, with 43 per cent of respondents designing them in 2013 and 41 per cent expecting an increase in 2014.
- » Energy-saving appliances, as well as water-saving kitchen faucets, are increasing in demand.
- » Eight out of 10 respondents in 2013 specified furniture-type pieces in kitchens, a trend that is expected to continue.
- » Some 70 per cent of respondents see quartz countertops increasing in 2014. Almost a quarter of respondents specified countertops with recycled materials and 40 per cent expect to do more in 2014.
- » Wood, the most specified flooring in 2013, will grow even more in 2014.
- » Glass, now number three for backsplashes, is predicted to grow in popularity in 2014.
- » Satin nickel, now the most popular faucet

▶ 26



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- 24 ▶ finish, is expected to continue to flourish in 2014, as will polished chrome.
- ▶ Stainless steel is the most popular sink material with porcelain enamel a distant second. Granite composite, now number three, is expected to grow in 2014.

Kitchen Features in Demand:

- ▶ Induction cooktops
- ▶ Steam ovens
- ▶ French-door refrigerators
- ▶ Bottom freezer refrigerators
- ▶ Touch-activated faucets
- ▶ Electronic (no touch) faucets
- ▶ LED lighting

Trendspotting: A Place for Pets

Dozens of NKBA members reported that they created kitchens with features to accommodate cats and dogs, from day beds to feeding stations, litter box cabinets to doggy faucets.

Bathrooms

The ascendancy of contemporary style is a major shift in the NKBA 2014 Kitchen and Bath Design Trends Survey. As recently as a few years ago, traditional styling represented three-quarters of the bathrooms designed by NKBA members. Traditional bathrooms are now trailing contemporary, which leads at 68 per cent.

The contemporary aesthetic is driven by a desire for spa bathrooms and Zen-like retreats.

In the fading column, NKBA members noted a decline in Provincial and Tuscan-style bathrooms, as well as a decline in rustic/country looks. Black is the least popular fixture colour and is predicted to decline even more in 2014. The outlook for 2014 bathrooms is simple style, with an emphasis on clean lines and functionality that provides accessibility and easy maintenance.

Survey Highlights

- ▶ Beige and bone colour schemes, with white fixtures and polished chrome faucets were popular designs in 2013. Grey, the third most popular colour scheme in 2013, will be by far the fastest growing in 2014, according to 58 per cent of designer respondents.

THE ASCENDENCY OF CONTEMPORARY STYLE IS A MAJOR SHIFT IN THE NKBA 2014 KITCHEN AND BATH DESIGN TRENDS SURVEY.

- ▶ Fifty-seven per cent of NKBA respondents specified bathrooms they described as universal design/accessible in 2013; sixty per cent anticipate doing more in 2014.
- ▶ Soaking tubs in a master bath; preferences lean towards free-standing non-jetted tubs.
- ▶ About a third of designers included lighting in showers; and 70 per cent included



benches or seats. Both are expected to increase in 2014.

- ▶ Electric radiant floor heating was specified by more than half of respondents, a trend which is expected to increase in 2014.
- ▶ Steam showers gained steam, with twice as many respondents specifying steam showers as whirlpools for master baths in 2013. Forty-four per cent of respondents see the demand for steam showers increasing in 2014.
- ▶ Approximately half of NKBA respondents specified no-threshold showers, and seven out of 10 expect to do more in 2014.
- ▶ Eighty-four per cent specified comfort height toilets and 81 per cent, comfort height vanities in 2013. Almost two-thirds see them increasing in 2014.

Bathroom Features in Demand:

- ▶ Ceramic or porcelain tile for flooring
- ▶ Quartz for vanity tops
- ▶ Linen storage cabinets
- ▶ Undermount sinks
- ▶ Wall-hung floating vanities, console tables and open shelving

For more information on NKBA, visit www.nkba.org.





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Deep Shergill
President, CHBA

Some Welcome Developments at the Federal Level

As expected, Budget 2014 was a low-key affair, focused squarely on achieving the government's stated goal of deficit elimination by 2015—just in time for the next election.

CHBA didn't expect to see significant new expenditures announced by Minister Flaherty, but we were pleased with some of the sensible measures that did get included or that were addressed in federal announcements that came on the heels of the budget.

Here are some highlights, from CHBA's perspective.

Housing Affordability and the New Building Canada Plan

As I've noted in past messages, we have been waiting, somewhat impatiently, for details on the federal government's new 10-year, \$53 billion investment in infrastructure.

Almost immediately following the budget, the Prime Minister and Infrastructure Minister Denis Lebel moved forward on this. I was pleased the Prime Minister invited

CHBA CEO Kevin Lee to join him for the announcement—a sign of the respect CHBA has garnered in our advocacy work.

The details of the New Building Canada Plan include \$14 billion for core infrastructure like roads, bridges, transit, sewer and water systems—something CHBA has advocated for since 2007, when the original Building Canada Plan was implemented.

The Government has also committed to a rapid implementation of the Plan by eliminating the need for framework agreements with provinces and territories, which can get bogged down in negotiations.

CHBA's position is that this significant investment by the federal government should help municipalities alleviate their reliance on taxing new home buyers to pay for needed infrastructure.

Between 1997 and 2007, total development charges have increased by 500 per cent, over 10 times the rate of inflation. Since 2008, these municipal charges have gone up nearly 50 per cent more.

This is completely unsustainable, and one of the primary factors behind the rapid increase in new home prices in many urban areas.

With this long-term commitment of funding from the federal government, it is time to hold municipalities to account for their "tax and grab" approach to new home buyers.

Simply put, every time a municipality votes to impose such unfair taxes on new home buyers, they effectively transfer public sector debt into household mortgages,

boosting the level of household debt.

I was pleased to see the New Building Canada Plan's investment priorities align closely with that of the residential construction industry. In the coming months, we will need to use this "win" to take the battle over development charges to provincial and municipal politicians.

Red Tape Reduction

From a business person's perspective, the federal One-for-One Rule, under which every new regulation affecting business must be matched by one that is removed, seems utterly sensible.

CHBA was pleased that the budget announced the government's intention to legislate this "rule" into law. Regulators will also have to offset any cost increases in administrative burden placed on business.

CHBA has been a particularly vocal proponent of the need to apply the government's "one-for-one" rule to the model National Building Codes which have swollen over the years enormously.

With the pending move of this rule into legislation, this is something our staff will certainly be following-up on with the Canadian Commission on Building and Fire Codes.

This federal action also sets the bar in relation to what all levels of government should be trying to achieve when it comes to business regulations.

Recent research has shown that the cost of planning approvals has skyrocketed in recent years, due both to the complexity of this process, and the associated increasing delays involved.

These, like all regulatory costs, end up in the price of a new home or renovation project. Forcing bureaucrats to remove one regulation for each new one they add might go a long way towards getting this situation under control.

Every time a municipality votes to impose such unfair taxes on new home buyers, they effectively transfer public sector debt into household mortgages.

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Prime Minister Stephen Harper and CHBA CEO Kevin Lee – Announcement of the New Building Canada Plan in Gormley, ON – February 13, 2014

The details of the New Building Canada Plan include \$14 billion for core infrastructure like roads, bridges, transit, sewer and water systems.

► **Government-Imposed Costs an International Issue**

Along with CEO Kevin Lee, I attended the International Housing Association (IHA) Meetings, held recently in Las Vegas during the National Association of Home Builders (NAHB) International Builders Show (IBS). The IHA, which includes members from the U.S., U.K., Australia, Norway, Denmark, France and others, allows CHBA to leverage international relations to help advance key issues here in Canada.

At these meetings, CHBA's raised the issue of development charges (DCs) and government-imposed costs we are experiencing in Canada, which turn out to be a challenge in other countries as well.

As a result, the IHA Board agreed to establish a position statement on DCs and government-imposed costs, to be drafted by CHBA. When adopted, such an international consensus on this growing problem will assist CHBA's advocacy work here in Canada.

IHA members are also collaborating on stemming the tide of counterfeit and non-conforming building products entering our respective countries, a growing concern in Canada. CHBA is also working with the IHA to develop an IHA position statement on the need to pursue energy efficiency and Net-Zero through cost-effective and market-driven means, as opposed to regulation.

The meetings also served to strengthen the relationship between CHBA and NAHB on several fronts, including market research, technical research, and opportunities for CHBA and its members at future International Builders Shows.

I was very pleased to attend the BILD Canadian Reception this year at IBS. Plans are in the works for CHBA to hold a reception of this type at next year's show for Canadian attendees.

Forum for Growth and Spring Board Meeting – June 2-4, 2014

The date—June 3—has been set for this year's Forum for Growth, the Association's day of political action on Parliament Hill. In addition to many important meetings with Ministers and MPs, the event will feature a CHBA evening reception in the Parliament Buildings themselves.

Following on the success of last year's inaugural event, the national office is working hard to ensure this year's Forum raises the profile and issues of the CHBA to even greater heights with our national leaders.

Led by the CHBA's Board of Directors, Association leaders will meet in Ottawa on Monday, June 2 for a day-long session to prepare for our meetings with MPs, Ministers and senior bureaucrats.

CHBA's government relations team will review the key issues for discussion this year, what CHBA's positions and "asks" are in each area, and make sure everyone on our team is full prepared and briefed on the events planned for the following day.

Background material on all key policy areas will be provided, and reviewed, so that the teams are properly equipped to answer questions and explain CHBA's perspective on specific policy issues, as well as put their best foot forward as policy advocates for the Association.

Tuesday, June 3 will see CHBA's teams head for the Hill early, for a full day of meetings and conversations with political contacts. As those involved last year can attest, these meeting are valuable for all involved; they communicate our industry's messages to a wide spectrum of Parliamentarians, Ministers and senior staff effectively. And they provide Association volunteers with a tremendous experience as part of a national industry team.

CHBA Board of Directors will meet the following day, June 4, to deal with the Association's ongoing business and strategic planning.

I am very excited about this year's Forum for Growth. Over the last year, CHBA has upped its game in terms of government relations activities, and this year's Forum will take full advantage of our increased capacity.

Passing the Gavel

This message will be my last as CHBA's President. At our National Conference in Whistler, my term will come to an end, and I'll be pleased to congratulate Bard Golightly as he begins his term in office.

Bard has been a valued colleague on CHBA's Executive Committee over the last year, and I know he will do an exceptional job as CHBA's leader in 2014.

It has been my pleasure and privilege to serve as your president over the last year. It has been a year of tremendous change for CHBA, with a new CEO at the helm and new policy directions set by the Board. I want to thank my fellow Board members for their dedication throughout this period – you are a great team and exceptional representatives of our industry.

I am sure that the year ahead, under Bard's leadership, will be an exciting one.

With a national Association that is more cohesive, focused and efficient, CHBA will be more effective than ever. And I will remain grateful for having been a part of these changes, and enthusiastic about the future of our Association and our industry.



Clever & Compact

Innovative Solutions for Every Job Site



This month's entries have a lot in common: They're compact, they're clever and they fill a much-needed niche.

Band Saws Keep Getting Smaller

The original band saw was a woodworking mastodon standing six-feet high in a workshop. Then the utility of a moving band of teeth for cutting metal came to the job site with large miter-box types of circulating blades: automated hacksaws. They evolved to heavy hand-held devices and have not stopped evolving since.

Although there is no stopping a good corded band saw when cutting through all kinds of metal on construction sites, the cordless



are doing a respectable job, making it even easier to get into awkward places. **DeWalt** has just joined the competition with its Compact Band Saw for metal cutting applications fitted to their 20V MAX Lithium Ion battery system. Key with this tool, they have trimmed the weight down to 9.4 pounds including the battery, just under Milwaukee's 18-volt model, which weighs in at 10.25 pounds. www.dewalt.com.

And Smaller

If you work in tight places and don't really need full power, you might want to look at the **Milwaukee** Sub-Compact 12-volt 6.75-pound model. The Sub-Compact is lighter duty with a shallower cut but only 11 inches long and performs surprisingly well with the RedLithium 12 volt battery. www.milwaukeetool.com.

The Mini-break

Sheet metal folding tools are certainly not new, but **Malco** has now put out one of the easiest to use: Drip Edge Folding Tools specifically designed for flat pan standing seam roofing panels. They are also handy as a mini-break for any flashing job. IAvailable in both 18" and 24" models, their permanently welded halves make 1" and 1-1/2" deep bends in maximum



22-gauge steel. What I really like is the nylon reinforced handle, which gives high leverage in making the bend. www.Malco.com

Marking Like You Have Never Done Before

I put my hat ON for Milwaukee for their new job-site permanent marker: the Inkzall. My hat on because it is uniquely made to clip onto a hard hat! As for writing, you can choose fine or medium points—but both the point and the ink were formulated just for our work. The durable non-mushrooming clog resistant tip can withstand writing on OSB, cinderblock and concrete, and write through dust, grease and water. Reverse the pen and the backside, where in the old days you might find an eraser, and you'll find a tablet/phone stylus allowing



you to use your smart phone without removing your gloves. I've used it. I'm impressed.



Tools Should Be Sharp—Even Carpenter Pencils



If you still want to use a pencil, you need it sharp. Flat carpenter pencils are relatively easy to trim with a utility knife but that is uneven and often breaks the lead. A flat pencil does not sharpen well with a round rotating sharpener. I found the only one that actually works at **Lee Valley Tools**.

With four flat blades, one for each side of the pencil, sliding back and forth in one end brings down the two flat sides, back and forth in the other end trims the two edges. In a few seconds you can keep a pencil very sharp and never break the lead. It is not just saw blades that need to be properly trimmed. www.leevalley.com.

Schluter Shower Prefabricated Niches

If you haven't caught on yet, **Schluter Systems** sells a drywall and cement board



replacement for tile substrates called Kerdi Board. It is a foam board with the waterproof tile-ready Kerdi membrane as the skin on both sides to give the foam strength. With the joints banded, it is a rigid waterproof surface with no expansion and contraction making it the best wall backer board available for tiling. The 1/2" board is a direct drywall or cement board replacement and 1-1/2" or 2" boards can be the entire counter or bench top ready for tile

(no plywood). It installs easier than drywall and the tiller himself can install it quickly just before tiling.

But if you already knew that, you might not have seen the 1/2" Kerdi Board prefabricated shower niches. They are basically instant waterproof niches that fit between studs and flush to the Kerdi Board on the wall. Now tillers can concentrate on laying tile and not worry about substrate or niche construction problems handed over from other trades. Everything is square and no water can get past this niche. www.schluter.com.



Montreal-based TV broadcaster, author, home renovation and tool expert **Jon Eakes** provides a tool feature in each edition of *Home BUILDER*. www.JonEakes.com

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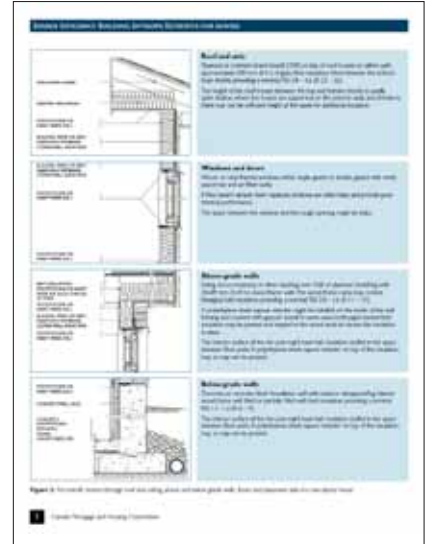
NO-COAT® corner trim products are distributed exclusively by Grabber Construction Products and authorized Grabber dealers.



Visit grabbercanada.ca or call 800-567-8876 to learn more

Energy Efficiency Building Envelope Retrofits for 1960s and 1970s Bungalows

OTTAWA — Canada Mortgage and Housing Corporation has released four fact sheets to provide guidance for energy efficiency building envelope retrofits to 1960s and 1970s raised bungalow houses, which can reduce space heating energy consumption. The Interior and Exterior fact sheets describe the starting point, air-sealing and insulation options to achieve the targeted energy savings, technical considerations to keep in mind in the planning of the retrofit project, and general precautions to keep in mind to help ensure a successful project. Download at www.cmhc-schl.gc.ca.



Renovator's Green Guide

OTTAWA — In 2011, \$63 billion was spent in the renovation sector in Canada, exceeding new home construction expenditures by approximately \$20 billion. As housing stock ages, more renovation work will be required to renew and preserve the millions of homes already built. Renovations are popular as they provide a way to update the interior and exterior of a home, add space and address problem areas. CHMC is now offering an online resource titled The Renovator's Green Guide, available at www.cmhc.schl.gc.ca.

Coverage includes:

- Introduction
- The House as a System
- Planning a Green Renovation
- Communicating with Clients About Green Renovation
- Kitchen renovations
- Bathroom renovations
- Basement renovations
- Bedroom, living room and dining room renovations
- Attic renovations
- Additions
- Mechanical system upgrades
- Decks and patios
- Appendix: Healthy Housing Themes and Indicators

Does Your Reno Council Have News to Report?

Why not tell us what's happening in your neighbourhoods? E-mail Judy Penz Sheluk at editor@work4.ca, and put Reno Council in the subject line.

CAWIC Calls on Construction Industry to Promote Women's Advancement



MISSISSAUGA — The Canadian Association of Women in Construction (CAWIC) is actively seeking industry employers, unions and educational partners to collaborate on addressing the shortage of skilled trades in Canada by promoting the advancement of woman in leadership roles in construction.

In February, CAWIC was awarded a grant from the Government of Canada for \$249,900 through the Status of Women. The grant will fund a three-year project to conduct research and develop an action plan to improve women's advancement into leadership roles within the construction industry.

In order to execute this program, CAWIC is now seeking industry partners who share their vision for promoting change, breaking down barriers

for women, and creating an action plan that makes economic sense both for the employer and the employee in construction. Industry employers, unions and construction education groups with operations in Alberta, Ontario, Newfoundland and Labrador have the opportunity to partner with CAWIC on this important initiative now.

"There has never been a greater opportunity for groups across the construction industry to come together to reach the common goal of advancing the roles of women in the workplace," said CAWIC president **TAMMY EVANS**. "We are thrilled that the Government of Canada is taking action to secure equality in the workforce for women while simultaneously addressing Canada's skilled trades' shortage by attracting more women to the construction field. It's just plain smart." www.cawic.ca.

CALENDAR

Do you have an event you want posted on our new Online Calendar? E-mail your listing to editor@work4.ca

March 25

9th Green Real Estate Conference
Toronto, ON
www.realestateforums.com

April 2-3

COFI Convention 2014
Kelowna, BC
www.canadawood.org

April 3-5

CHBA 2014 National Conference
Whistler, BC
www.chba.ca

April 9-11

Urban Land Institute 2014 Spring Meeting
Vancouver, BC
www.uli.org

April 23-24

2014 International Emerging Technology Symposium
Arlington, VA
<https://forms.iapmo.org/ets/>

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HydroFoam™ is the ideal radiant floor insulation product for residential, and commercial construction projects. Installation is fast and easy compared to traditional foam insulation, which requires multiple steps to run radiant heat piping. The 4' x 4' boards are available in two thicknesses, 2½" and 4" and easily installed with an overlapping interlock on all four sides, ensuring the boards are locked in place during installation. HydroFoam™ utilizes a 360° multidirectional friction fit anchor system. Radiant heat piping is easily stepped into place in any direction required. HydroFoam provides R-Values up to 16.

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integrated series

RICS Canadian Construction Market Survey

WASHINGTON/TORONTO — According to the latest RICS Canadian Construction Market Survey, activity and workloads in the construction sector continued to increase during the final part of last year, with confidence remaining strong for 2014.

At the 12-month time horizon, expectations for workloads and employment remain upbeat. This is reflected in respondents' expectations in actual percentage terms, with workloads and employment now predicted to grow by around 4.7 and 2.5 per cent over the coming year.

Tender prices are expected to increase across each of the four broad regional blocks that RCIS monitors, although the impetus behind price rises is variable across regions. While a large majority of respondents expect tender prices in the Prairies to increase, there seems far less upward pressure on prices in Ontario. The Prairies are also expected to experience the strongest investment in construction over the coming few years.

Throughout 2013, planning and regulatory delays were reported as significant constraints on construction activity, but in the final quarter, unsurprisingly, adverse weather conditions were a major impairment on activity. In terms of skills shortages, the main area of concern reported was the sourcing quantity surveyors. www.rcis.org.

Survey Reveals Hottest Outdoor Design Trends for 2014

WASHINGTON — Landscape architects who specialize in residential design throughout the U.S. were asked to rate the expected popularity of a variety of residential outdoor design elements in the 2014 Residential Landscape Architecture Trends Survey, conducted by the American Society of Landscape Architects. The category of gardens and landscaped spaces received a 94.2 per cent rating as somewhat or very popular. Outdoor living spaces, defined as kitchens and entertainment spaces, were second most popular at 92.0 per cent. Outdoor recreation came in third at 75.8 per cent.

Across all categories, 98.3 per cent of respondents rated lighting as somewhat or very in-demand for 2014, followed by seating/dining areas, fire pits/fireplaces, barbeques/grills, and installed seating, which includes benches, seatwalls, ledges, steps and boulders.

In the realm of landscape garden structures, terraces, patios, and decks are high on people's lists, as are fencing, pergolas, and decks. The most popular landscape and garden elements for 2014 include low-maintenance landscapes, native plants and fountains/ornamental water features.

The most in-demand eco-friendly design elements include native/adapted drought-tolerant plants and drip/water-efficient irrigation, permeable paving, reduced lawn and recycled materials. www.asla.org/residentialinfo.

New Product Showcase 2014




Put Your Best New Product Forward!

Summer's coming sooner than you think, and that means that *Home BUILDER Magazine's* popular New Product Showcase is just around the corner. Our July/August issue gives you a chance to connect your best new products or services to our 100,000+ readers—readers who build over 80 per cent of all new residential construction in Canada, and handle the most demanding and innovative renovations. Send us your new products or services for free editorial consideration.

Visit HomeBuilderCanada.com/NPSC2014.htm or scan code to view submission guidelines.



Do you have a question that needs answering? Home BUILDER Magazine's interactive feature with expert Jon Eakes is ready to help. Visit homebuildercanada.com and click on "Ask the Expert."

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Owens Corning Canada LP	13	800-438-7465	www.owenscorning.ca
Plastic Components, Inc.	8	800-327-7077	www.plasticcomponents.com
Robert Bosch Corporation	3	224-232-2402	www.boschttools.com
Sage Software, Inc.	2	866-420-7289	www.sagecre.com



Celebrating Excellence

CHBA's industry partners help the Association in its mission as the 'voice of the residential construction industry'.

Through their involvement at all levels of the Association, and their support and participation in the CHBA National Conference in Whistler, our industry partners are contributing to a vibrant housing industry across Canada.

On behalf of all members, the CHBA thanks these partners and salutes their commitment and professionalism.

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Visit chba.ca/conference for more information

Cross Cuts in Corrugated or Box Pattern Metal Roofing?

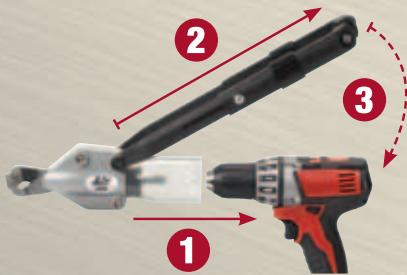
We've Got an **All-New Angle** on Cutting Metal Roofing Panels!

The Malco TSCM Corrugated Drill Attachment makes easy cross cuts, fast lengthwise cuts, even circular and square cuts in large or small pattern corrugated metal roofing and most trapezoidal (box) pattern roofing patterns.



Elongated Blades with compact jaws are set at a 75-degree offset so that the drill is held at a nearly vertical approach when starting cut. As the blades follow the rising angle of a profile, the drill handle or battery pack can tip downward and still clear the roofing panel surface.

Like all Malco TurboShear Attachments, the efficient-cutting TSCM fits a cordless drill you already own, including a modest 14.4 volt unit! And long-life blades are also easily replaceable on the job.



Easy to Use!

