

**A slice of modern luxury on Kootenay Lake**

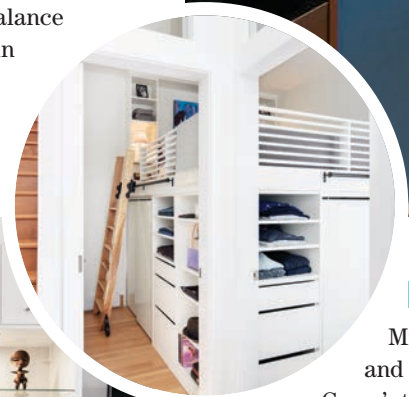
Sometimes the setting shapes the home – to dramatic effect. Julia Fleming and Rupert Robin’s long, narrow home overlooking Kootenay Lake sits on a slim bench of rock displaced during the 19th century construction of a rail line (today a public trail). As a result, the shape of the house is long and almost train-like itself.

“We loved the location of the lot,” says Fleming. It’s close to the town of Nelson but also private, tucked into a stand of conifers below the old railbed. They commissioned local firm Studio 9 Architecture to design a custom home that fit seamlessly into the horizontally skewed space.

They also decided to go modern. After living in a 200-year-old Regency-era apartment, and a 90-year-old art deco house in the UK (the couple recently relocated to BC), they wanted the polar opposite. “We wanted something simple and linear,” says Fleming. The result was a clean-lined home with minimal maintenance requirements. The signature feature is a rolled metal roof, which provides a curving counterbalance to all the straight lines, and is clad in zinc for long-term durability. This year, the couple plans to plant a green roof on the flat portion.



A long, narrow house takes best advantage of a skinny lot on Kootenay Lake, Nelson; (inset) the home’s rolled zinc roof is designed for style and longevity.



Space-saving design touches, like a raised loft bed (inset) helped a Vancouver family get more mileage out of their three-storey townhouse.

**Lofty goals for a Vancouver townhouse**

Michael Davis and Kristen Green’s townhouse in

Strathcona, Vancouver’s oldest working-class neighbourhood, is part of a tight-knit complex. The neighbours know one another and kids play together in a shared courtyard. That’s one reason why, despite their mere 1,150 sq. ft. of space, the professional couple with two school-age boys chose to renovate instead of finding a detached house elsewhere.

They took their challenge to Shelley Penner of P+A Interiors last year, asking her to help optimize their space with a redo.

The kids got the two bedrooms on the top floor, and what was

once a den on the ground floor became the master bedroom, with a raised loft bed.

“The loft bedroom was like designing the interior of a sailboat,” says Penner. “It required a lot of attention to detail . . . trying to find a place for everything.” The parents-only loft retreat is extremely compact, with built-in shelving and storage under a modern version of a captain’s bed (in the rest of the home, off-the-shelf Ikea cabinetry was modified to appear built-in). His-and-hers ladders allow bed access.

“I always enjoy climbing up a ladder to get into bed,” says Davis. “It feels like my own private tree house.”



A prefabricated home made from shipping containers proved affordable, sustainable and stylish on this Salt Spring Island vacation property.

**Paradise in a box on Salt Spring**

When Graham and Linda MacFarlane set out to build a cabin on their Salt Spring Island vacation property, they had a few criteria: affordable, beautiful and quick to construct.

After scrapping a custom job due to cost and a two-year timeline, they turned to Honomobo, an Edmonton-based builder that prefabricates houses using recycled shipping containers. From start to finish, the two-bedroom, 704 sq. ft. house took about four months, and cost around half the price of the custom option. It shipped pre-installed with all flooring, paint, lighting, cabinets and appliances.

“It was livable right from one week after placing the modules and bolting them together,” says Graham. The structure is energy-efficient, too, thanks to the tight sealing used in shipping containers – even with an expanse of glass on the east side to soak up ocean views. But best of all, says Graham: “If you stepped inside the home you’d have no idea that the basis of construction is four shipping containers. People who come to visit are blown away, partly by the view and partly by the appearance of the home itself.”

The owners of this Coldstream lake home repurposed, recycled and donated as much material as possible during their renovation.

**Letting in the light at Kalamalka Lake**

Architectural designer Nathan Buhler could hardly believe that a lakefront home could have so few water views, and so little light.

His sister, interior designer Adrienne Bailie, and her family had fallen in love with Coldstream’s Kalamalka Lake years earlier. It was their dream to build there, but they hadn’t found the right lot. So, when

