

Billion-dollar project to have 'unique' homes

MARTY HOPE
CALGARY HERALD

Cardel Homes will be the exclusive builder of single-family homes and townhouses in a ambitious mixed-use community proposed for the southeast.

"We're going to be offering some unique home designs, ones that haven't been seen anywhere else in Calgary," says president Ryan Ockey. "This is going to be a special community, so you won't see any cookie-cutter, production-style homes here."

Cardel Homes has been selected by Remington Development Corp. to build 600 homes — 350 detached homes and another 250 townhouses — in Quarry Park, a billion-dollar development that will be located on 126 hectares of land on the site of an old Lafarge gravel pit between the communities of Douglas Glen and Riverbend.

While Cardel Homes' designs are not expected to come off the drawing boards for another month, the proposed detached home styles will feature French Country, French Provincial and Georgian facades, says Ockey.

The homes will have steeply-pitched roofs and will make extensive use of stone and Stonetile on the exterior, he says.

"The detached homes will be similar to what you can see in Garrison Wood, but a little more upscale," he says. "The architectural controls will be amazing."

Construction of show homes should begin this fall and open their doors to the public in the spring.

The townhouses will be designed to allow either front or rear garages and will be zoned to allow secondary suites in the basement.

The townhouses will be spotted throughout the residential area of the community. No timelines for construction were announced by Ockey at a recent onsite news conference.

This is not the first time the family-owned, multi-faceted company has been named exclusive builder in a community.

Carma Developers worked with Cardel in its Edge Valley and Edenstone phases of Edgemont in the ridge phase of Tuscany, as well as in the Sun Country area of Sundance in the southeast.

"Quarry Park will be a six- or seven-year project for us and we have every confidence we will be able to provide what consumers are looking for in this unique community," says Ockey.

The layout of the residential portion of the development has been strategically designed to give all residents of Quarry Park access to the Bow River.

Remington president Randy Remington says he is pleased to be partnering with Cardel, which earlier announced it will be moving its entire staff into a 105,000-square-foot building under construction in Quarry Park.



Dean Bicknell, Calgary Herald

From left, Ryan Ockey of the Cardel Group of Companies and Randy Remington of Remington Development Corp.

"I've known the Ockey family for a long time and they have a sense of community and have a philosophy and values that parallel ours," he says. "Quarry Park will be one of the most desirable communities in which to live given its exquisite design features, including interconnected parks, pathways and streams."

Besides the housing component, Ockey also announced that a proposal is circulating at city hall for a 200,000-square-foot regional recreation facility that will be located in Quarry Park.

Cardel, Remington and a group of other investors have committed more than \$10 million to the Quarry Park Education and Recreation Complex, which will serve the city's southeast.

It will include two hockey rinks, soccer fields, two gymnasiums, lap pool, meeting rooms, a restaurant and a playground. "Work will start next year for use in three years," says Ockey.

More than a year ago, Cardel partnered with National Sports Development to create the non-profit Tanbridge Academy.

Ockey announced that Tanbridge will relocate from temporary quarters at Blackfoot Trail and Heritage Drive to permanent facilities in Quarry Park.

The academy provides world-class athletic training as part of the Alberta school curriculum for grades 4 to 12.

When complete, Quarry Park will be home to about 1.7 million square feet of office space with about 9,000 employees. It will also have a regional shopping centre that will cover just under six hectares of space.

There will be 2,100 residences, including those to be built by Cardel.

Remington says an announcement will be made this fall naming the builder of about 1,500 apartment condo units that will be constructed along the river in as many as 15 buildings.