

## COMMUNITY CASE STUDY

### CURRIE BARRACKS, GARRISON WOODS AND GARRISON GREEN - CALGARY, ALBERTA

#### Project Details:

**Developer:** Canada Lands Company Limited

**Development size:** Currie Barracks 81 hectares; Garrison Woods 71 hectares; and Garrison Green 32 hectares

**Population:** Unknown

**Number of dwelling units:** Currie Barracks 3,200 (40 du/ha); Garrison Woods 1,600 (25 du/ha); and Garrison Green 1,000 (34 du/ha)

**Start and completion date:** Currie Barracks 2000 to 2010; Garrison Woods 1998 to 2004; and Garrison Green 2003 to 2007

#### **Achievements:**

- Currie Barracks received LEED Gold Stage 2, Neighbourhood Development certification
- Garrison Woods received the Canadian Home Builders' Association's Grand SAM (Sales and Marketing) award nationally as the best new community in Canada
- Currie Barracks will be Calgary's densest neighbourhood
- Builders were easy to attract
- Commercial and residential property has sold quickly
- Garrison Woods has the highest grossing Safeway store in Calgary
- Value of single family dwellings is not affected by proximity to multifamily
- High quality architecture, implemented through detailed architectural guidelines

#### **Challenges:**

- Accommodating engineering and fire standards to allow narrower roads
- Lengthy approval process due to challenges aligning engineering and fire standards

#### **Smart Growth features:**

- *Mixed-use*—Currie Barracks and Garrison Woods feature residential and offices above retail
- *Housing choice*—multifamily represents 60% in Garrison Woods; 65% in Garrison Green and 75% in Curry Barracks
- *Connectivity*—modified grid street pattern
- *Compact building design*—higher density than most neighbourhoods in Calgary
- *Walkability*—retail and transit located within walking distance of all homes in Currie Barracks. All developments incorporated traffic calming measures such as narrower roads, trees and bulb outs
- *Transportation choice*— anecdotal evidence suggests residents make fewer and shorter car trips (Green Places, 2009)



Tree lined streets—Garrison Woods

Source: <http://www.clc.ca/GreenPlaces.pdf>



Neighbourhood Park—Garrison Green

Source: <http://www.garrisongreen.com>



High quality architecture—Garrison Green

Source: <http://www.calgarysun.com>



Mix of uses—Garrison Woods

Source: <http://www.clc.ca/>