

COMMUNITY CASE STUDY

MCKENZIE TOWNE- CALGARY, ALBERTA

Project Details:

Developer: Carma Developers LP

Development size: 364 ha

Population: 20,000 approximately

Number of dwelling units: 6,500 (18 du/ha)

Start and completion date: 1994 to 2015 (projected build out)

Achievements:

- First neo-traditional community in Canada
- Recognized by the Urban Land Institute as one of the Great 26 Planned Communities in the world
- Contains the widest variety of housing types in Calgary
- High repeat purchasers within the community, as their lifestyle changes
- Particularly attractive to new Calgarians from small towns, central and eastern Canada, and Europe
- Narrower roads have lower capital costs, and high residential acceptance
- Mix of ages and incomes

Challenges:

- Commercial development (207,000 sq. ft) was subsidized for the first 7 years. Anticipate several more years to achieve tenancy due to regional competition and late multifamily build out
- Average absorption rates are lower than competing community averages, since the style of development remains a niche market
- Calgarians place higher value on interior amenities. For example, tend to chose hardwood floors over porches
- Multifamily build out is taking longer than anticipated due to density caps and inflexibility
- Due to zoning regulations, mixed-use development was not possible

Smart Growth features:

- *Housing choice*—prices range from \$180,000 to \$1.2 plus million; and includes townhouses, small lot homes, seniors assisted living, etc.
- *Connectivity*— modified grid system
- *Compact building design*— somewhat higher density than most neighbourhoods in Calgary
- *Walkability*— multifamily development is focused around the Town Centre
- *Transportation choice*— Bus rapid transit is starting this year, with multifamily planned adjacent to it.



Source: <http://homes.point2.com/>

Housing choice for a range of incomes and lifestyles



Source: <http://homes.point2.com/>

High quality architecture



Source: <http://secalgarynews.com/>

Bus rapid transit is starting this year, with future plans for park and ride



Source: <http://images.google.ca/>

Park space is integrated throughout