

## COMMUNITY CASE STUDY

### TERWILLEGAR TOWNE— EDMONTON, AB

#### **Project Details:**

**Developer:** Carma Developers, LP

**Development size:** 162 ha

**Population:** Unknown

**Number of dwelling units:** 2,000 (12 du/ha) at build out

**Start and completion date:** 1997, with the majority of construction completed to date.

#### **Achievements:**

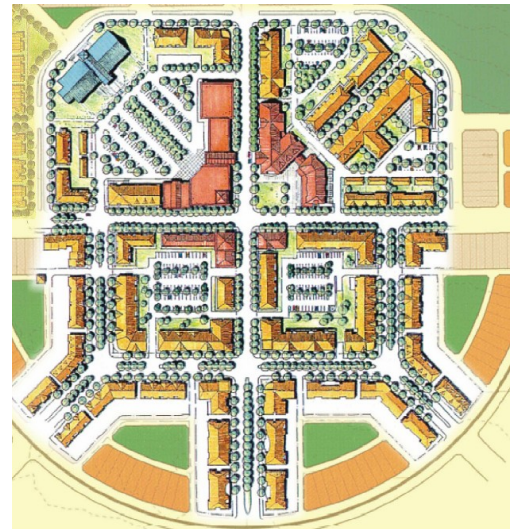
- Received the 2009 Best Subdivision Award of Excellence, from the Canada Homebuilders.
- Attracts repeat buyers
- First neo-traditional community in Edmonton. Provides a unique housing and community product.
- High quality architecture through a diversity of home builders.

#### **Challenges:**

- Slower residential absorption, due to the economic downturn, and location of development. South West Edmonton caters to a higher end market. Terwillegar Towne is largely a starter home community.
- Terwillegar Towne Square, which was intended to provide a mix of retail and higher density housing, has been compromised by the approval of a large commercial development adjacent to the neighbourhood.
- Higher development costs due to rear lanes and modified grid system. City of Edmonton requires rear lanes to be paved, unlike Calgary and other large municipalities.
- Density is lower than other Smart Growth communities, which impacts business feasibility and support for transit.

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

- *Mixed-use*—development focuses around a mixed-use town centre.
- *Housing choice*—mix of single family lot sizes, life/work units, townhomes, and low rise apartments. Many of the homes are starter homes.
- *Connectivity*—modified grid street pattern.
- *Walkability*—existing commercial developments and Towne Square provide a range of shops and services within a 10 minute walk from most residents. Traffic calming measures such as narrower road widths, and a traffic circle. Interlaced walking trails throughout, that connect central meeting spaces, and parks.
- *Transportation choice*— located adjacent to future Southwest Transit Centre.



Source: [http://www.ekistics.ca/pdf/tp\\_terwillegar.pdf](http://www.ekistics.ca/pdf/tp_terwillegar.pdf)

Terwillegar was to be focused around a mixed-use town centre. However with the approval of a large commercial development adjacent to the site, the town centre has been compromised.



Source: [www.rightplacetime.ca](http://www.rightplacetime.ca)

Parks serve as gathering places



Source: [edmonton.rentfaster.ca](http://edmonton.rentfaster.ca)

Front porches encourage social interaction