



Courtesy, Cardel Homes

Cardel Homes will be moving into a 105,000-square-foot Quarry Park building in 2009.

CARDEL HOMES TO CENTRALIZE STAFF

Calgary builder plans new headquarters



Ryan Ockey

Cardel Homes is on the move. A dozen years after opening up its offices on the west side of Deerfoot Trail north of Glenmore Trail, the Calgary builder has announced plans to construct a much larger corporate building, centralizing staff currently working out of three different locations.

"We required more space even before the major housing boom of last year," says company president Ryan Ockey. "To accommodate all the new staff that has come on board in recent years, we have contracted Remington Development Corporation to construct a new office. Staff are currently housed in the present Deerfoot building as well as taking space in a Douglas Glen building and another downtown.

The new three-storey, 105,000-square-foot corporate complex—three times larger than the present facilities—will be located in Remington's Quarry Park.

It is being developed on about 126 hectares of land between Douglas Glen and Riverbend on 24th Street S.E. Occupancy is expected to take place in spring 2009.

"There are actually three reasons for moving," says Cardel marketing director Damon Ockey. "We want to consolidate staff, make our design centre and theatre areas

bigger and better, and accommodate potential growth in Cardel Homes, Cardel Resorts and Cardel Lifestyles product lines."

Cardel was the first builder in Calgary to open a design centre—an idea that has been picked up by several other builders, he says.

The one planned for the new building will be much improved.

"The main floor will include a completely unique execution of the now-mainstream design centres that many builders have," he says.

"Our new facility will be another industry first, but details will remain a closely guarded concept until opening day."

The floor will also hold a community theatre with 170 theatre-style seats, lighting and backstage facilities. Like the current Deerfoot Trail location theatre, it will be available for public use.

The Cardel announcement follows an earlier one about Remington moving its offices to Quarry Park from Glenmore Trail.

Shortly afterwards, Jacobs Engineering announced its intention to build a 350,000-square-foot facility there.

"Having another builder recognize Quarry Park as the place to move their new home, as well as the design sophistication they will incorporate in the building, are tremendous assets to the overall development of Quarry Park," says Remington president Randy Remington.

Quarry Park will consist of more than 100,000 square feet of retail space and 1.7 million square feet of office space in buildings no higher than five storeys.

There will also be about 2,300 single-family homes, townhouses and apartment condominiums under construction during 2009.

Initial plans include four-storey apartment condos adjacent to a 21-hectare environmental reserve along the riverbank.

Single-family homes will be located in cul-de-sacs located throughout the development.

As part of its development agreement, vice-president of land development Sandy Menzies says Remington will extend the existing 18th Street artery from Riverbend south, where it will hook up with 24th Street.

The company has agreed to upgrade the portion of 24th Street from the top end of Douglas Glen to the south end of Riverbend.

There will also be what Menzies terms a "significant" roadway for truck traffic that will ensure 18th Street is primarily used by cars.

"It's hard to envisage, but this will eventually have homes, offices, a 16-acre (6.4 hectare) regional park, two smaller passive parks, as many as six sports fields, an outdoor rink, pathway system, and storm water ponds and canals," he says.

What has been designed is a development that supports a concept the city has been endorsing—blending a residential area with an employment centre in an urban setting, he says.