

Developers' foresight saves river projects

BY JOSH SKAPIN, CALGARY HERALD JUNE 28, 2013



Quarry Park is set up to halt internal and river flooding, says Jamie Cooper of Remington Development Corp. (click on the photo for our three-picture gallery).

Photograph by: Files, Calgary Herald

Preventative measures saved some of Calgary's new riverside communities after Alberta's worst-ever flood hit parts of the city and the surrounding area, say developers.

Riverstone of Cranston and Quarry Park went unscathed, despite sitting next to a river when torrential rainfall caused massive flooding in parts of Calgary, including some of its downtown.

Quarry Park is a master-planned community by Remington Development Corp. in the city's southeast. It includes homes, offices and commercial space on land overlooking the Bow River.

"Like every Calgarian, our nerves were on edge," says Jamie Cooper, senior vice-president of land developments and construction for the company. Upon build out, Quarry Park will have more than 2,200 residential units.

Homebuilders in the community include Cardel Homes, Birchwood Properties and Remington Development Corp.

"We came out and made sure everything was working," says Cooper. "We're keeping our eye on the ball — but overall, we're very happy with the way things worked out."

Cooper says Quarry Park is set up to prevent both internal flooding and river flooding.

“The western edge of the development is protected by a berm, a permanent flood protection that is detailed by rip-rap, insulation and landscaping on top, and it’s designed to one meter above the one-in-100 year flood event,” says Cooper.

A one-in-100 year flood event is a measurement used by engineers to design a development past the reach of extreme flood conditions and is said to have a one per cent probability of occurring in a given year.

For internal flooding, a stormwater lift station drains the site, discharging the water into the Bow River.

“It’s like a bathtub internally,” says Cooper. “When we get a lot of rain internally and the parking lots fill up the canals within Quarry Park, we can drain them quickly.” Riverstone of Cranston stretches along the southeast end of the Bow River.

Like Quarry Park, the Bow’s rising water levels never touched the community because it, too, was designed in a location “well above” the one-in-100-year mark, says Jason Palacsko, vice-president of Calgary land for Brookfield Residential Properties, the community’s developer.

“Overall, it performed great,” says Palacsko. “We estimate if the river was to rise another eight to 10 feet, it probably would have touched a home, but it didn’t.”

Palacsko says residents “that are living there — and there aren’t a lot of them yet because it’s relatively new, they were pleased and it was a sense of relief for them.” Riverstone of Cranston is an estate community that opened last year next to Fish Creek Provincial Park.

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