

ENVISION COCHRANE 2050 AT HOME IN THE HILLS

Cochrane's Municipal Development Plan

cochrane
HOW THE WEST IS NOW



ENVISION
COCHRANE 2050

valuing our heritage, planning our future



Land Acknowledgement

We recognize and acknowledge that, for time immemorial, long before the European settlers arrived, Indigenous Peoples lived on and near the lands upon which we are situated. They held deep knowledge about and respect for the natural world upon which they depended for their livelihood.

We recognize and acknowledge that when European settlers came to these lands, they were welcomed and supported to establish themselves. Eventually, a treaty was signed, which we now know as Treaty 7, between the Crown and the people known as the Iyethka peoples of the Chiniki, Bearspaw and Goodstoney Bands; the Tsuut'ina; the Niitsitapi (Blackfoot) peoples of Siksika, Piikani and Kainai Bands, and home to North West Métis, Inuit and other Indigenous peoples living within these traditional lands.

We gratefully acknowledge that where we live and work is within Treaty 7 lands, we are grateful for the many contributions Indigenous people of these lands have made and continue to make to the wellbeing and prosperity of the community and the country.



Contributions and acknowledgements

The Town of Cochrane wishes to acknowledge the efforts of everyone who contributed to creating this Municipal Development Plan.

We are grateful to those who dedicated their time and energy into the creation of the plan by providing feedback at various community conversations, interviews and other engagement events. This includes our entire community including residents, organizations, Town staff and administration, Cochrane Town Council and Cochrane Planning Commission.

A special thanks is given to the following organizations for participating in interviews:

- Bike Cochrane
- Big Hill Haven
- Calgary Region Airshed Zone Society
- Cochrane and District Chamber of Commerce
- Cochrane Environmental Action Committee
- Cochrane Integrated Arts Society
- Cochrane Tourism
- Developer Liaison Group
- Innovate Cochrane
- SLS Centre

Table of Contents

Introduction	2
Description and Role	3
Using This Document	5
Plan Hierarchy	9
Public Engagement	11
Regional Context	17
Cochrane Context	21
Vision and Values	28
Vision	29
Goals	30
Values	31
Financial Priorities	33
Growth and Land Use	36
Growth	38
Land Use	44
Subject Area Policies	58
Community Design	60
Housing	68
Parks, Recreation and Natural Areas	76
Arts and Culture	86
Community Safety	92
Mobility	100
Servicing	112
Economic Vitality	120
Implementation	126
Legislative Processes	127
Land and Asset Management Strategies	135
Relationships	141
Appendix	146
Glossary	147
Implementation Plan	153

Figures List

Map 01. Cochrane Regional Map	19
Map 02. Cochrane Context Map	23
Map 03. Cochrane Context Map - Terrain	24
Map 04. Generalized Future Development Map	48
Map 05. Parks and Open Spaces Map	82
Map 06. Mobility: Road Network	105
Map 07. Mobility: Active Transportation	108
Map 08. Future Planning Areas	130



01.

INTRODUCTION

1.1.

DESCRIPTION AND ROLE

Envision Cochrane 2050 (the Plan) is Cochrane’s municipal development plan.

This Plan provides a long-range vision that will guide future development on all private and public lands within Cochrane’s boundaries. All municipalities in Alberta are required to create a municipal development plan under the Province of Alberta’s Municipal Government Act. As a decision-making tool, a municipal development plan guides Council, administration, developers and members of the public in all planning decisions that impact land use, transportation systems, services and the environment.

Cochrane has experienced higher than anticipated growth since its previous municipal development plan was created in 2008. With this pace of change, new challenges, opportunities and priorities have emerged for the community. Envision Cochrane 2050 provides information for how patterns of land use, planning processes and public spending will respond to a growing population in a manner that balances current needs with those of its future residents equitably.

Envision Cochrane 2050 sets out a 25-year planning horizon for the community. It is important to note that unanticipated circumstances are inevitable over this timespan and may result in amendments from time to time to ensure this Plan remains relevant.



Municipal Government Act

The Municipal Government Act outlines the legal framework for planning and governance in the Province of Alberta. It is the provincial legislation that directs each municipality to create and update a municipal development plan in accordance with Section 626.



1.2.

USING THIS DOCUMENT

Envision Cochrane 2050 ensures that decisions impacting land use and development are consistent and aligned with community values.

Feedback from Cochrane’s Council and residents have informed the structure and content of Envision Cochrane 2050. As a 25-year plan, this document is organized to provide cascading detail, beginning with a high-level vision, followed by policy direction supported by objectives and ending with implementation guidance. Local values for how the community will respond to change are foundational elements that have been considered and reflected throughout this Plan.

Specific language and terminology is used in Envision Cochrane 2050 policies to ensure their intent is clear and supports effective decision-making.

- The “Town of Cochrane” or “the Town” refers to Cochrane’s municipal government
- The use of “Cochrane” or “the town” refers to the geography, residents, or physical area of the community
- Locations and boundaries shown on the Envision Cochrane 2050 maps are approximate and for general illustrative purposes

Envision Cochrane 2050 should be referenced consistently at all stages and levels of decision-making. Policies have been developed to address specific aspects of development independently and are meant to be considered in combination with one another to realize more comprehensive outcomes.

Policy language

Achieve	To reach a standard and/or desirable result
Advocate	To suggest <i>something</i> that is outside of the Town's area of responsibility
Approve	To agree to <i>something</i>
Collaborate	To work jointly on <i>something</i> with partners, industry or other levels of government
Consider	To ensure a facet of <i>something</i> or necessary information is reviewed before a decision
Continue	To persist at something or resume an activity following interruption
Design	To come up with a concept prior to constructing it
Develop	To construct <i>something</i>
Discourage	To prevent or seek to prevent <i>something</i> or persuade <i>someone</i> against an action.
Enable	To give <i>someone</i> or <i>something</i> the authority, permission or means to do <i>something</i>
Encourage	To help, stimulate or incentivize an <i>activity, state or view</i>
Engage	To involve in something
Enhance	To change the state of <i>something</i> for the purposes of making <i>something</i> better

Ensure	To make certain that <i>something</i> occurs / happens through regulation / requirements
Establish	To create <i>something</i>
Evaluate	To examine <i>something</i> for the purpose of receiving information to make a decision
Expand	To make <i>something</i> larger, longer, taller or more extensive
Explore	To assess <i>something</i> for feasibility or to define a path forward for implementation
Identify	To find or pinpoint <i>something</i> for further action
Implement	To action <i>something</i>
Incentivize	To motivate <i>something</i> to happen - could include financial motivations
Incorporate	To add <i>something</i> to a design, development or other proposal
Integrate	To combine one thing with another to make it more whole/complete.
Limit	To restrict the amount or size of something permissible or possible.
Locate	To find or pinpoint <i>something</i> for inclusion or mitigation in a design or development
Maintain	To enable the continuation of something that is already underway.
Maximize	To either protect or allocate an area for <i>something</i> to the greatest extent possible
Monitor	To measure <i>something</i> for the purpose of receiving information to make decisions
Optimize	To make the best or most effective use of something

Plan	To create a strategy for further development, programming, amenities or facilities
Prepare	To become ready
Prioritize	To designate or treat <i>something</i> as more important than other things (trade-off situation)
Promote	To prioritize or advocate for a specific <i>feature, consideration or form</i>
Protect	To ensure a <i>feature</i> (natural or man made) is maintained into the future
Provide	To give information, investment or other supports for <i>something</i>
Receive	To gather information, investment or other supports for <i>something</i>
Reduce	To lessen the state of <i>something</i>
Require	To make certain that <i>something</i> shall occur / happen through regulation or requirements
Restrict	To prevent or seek to prevent <i>something</i>
Review	To read, understand and process <i>something</i> to make a decision
Strengthen	To make something stronger and/or more effective
Support	To give assistance for <i>something</i>
Utilize	To use something
Work	To undertake a task or initiative to achieve a purpose or result

1.3.

PLAN HIERARCHY

Envision Cochrane 2050 aligns with higher level plans and sets the direction for future planning processes locally.

This Plan is a high-level, conceptual document outlining how our community is expected to change over time. It has been informed by Cochrane’s Growth Study, which began in 2022 to forecast growth over the next 25 years.

Envision Cochrane 2050 is also consistent with and supports the goals of higher level legislation and plans, including the Municipal Government Act (MGA) and any associated regulations thereunder and federal and provincial policy direction that impacts land use within Cochrane’s boundaries.

Envision Cochrane 2050 has integrated Council and public feedback, research, analysis and intergovernmental considerations to set out a local vision, goals, objectives and strategic direction for land use, transportation, parks, servicing and more. Together, these elements provide a cohesive framework that will influence subsequent planning processes, from area structure and redevelopment plans to development permits. Essentially, this Plan outlines *what* we intend to do, and these future plans and strategies will interpret *how* their activities contribute to the desired outcomes outlined in Envision Cochrane 2050.





1.4.

PUBLIC ENGAGEMENT

The Envision Cochrane 2050 planning process took place between fall 2023 and summer 2024 over three phases.

Phase 1: Envisioning Cochrane's future

The first round of public engagement focused on gathering residents' thoughts on the opportunities and challenges facing Cochrane today and their vision for the future. Discussions were informed by background research into existing development patterns and pressures, areas of growth and relevant planning and technical strategies and reports. This early work and exploratory conversations informed preliminary visions and policy scenarios for housing, land use, growth and mobility. Council reviewed these scenarios and provided direction for further plan and policy development.

Phase 2: Planning Cochrane's future

The second round of public engagement focused on community priorities for parks and recreation, natural areas and open spaces, arts and culture, and economic development. Residents also provided feedback on land use planning to help shape neighbourhood centres, development corridors and new downtown. The results informed scenarios for these policy areas that were presented to Council to provide direction for policy development.

Phase 3: Confirming the direction for Cochrane's future

The third round of public engagement focused on sharing a draft of Envision Cochrane 2050 with residents and inviting their comments. Feedback was provided on the overarching vision, as well as specific policy objectives and directions. The results of this engagement have been reflected in updates to this final document.

Project timeline



Project initiation

June 2023



Background research

June - August 2023



Phase 1 public engagement

September - October 2023



Draft policy scenarios

October - December 2023



Phase 2 public engagement

February - March 2024



Draft plan

March - June 2024



Phase 3 public engagement

July - August 2024



Plan finalization and approval

August - December 2024

What we heard



Vision:

Controlled growth that values Cochrane's heritage and maintains a walkable town as it grows.



Identity:

The small-town feel, ability to be active in nature and witness beautiful vistas is what makes Cochrane unique.



Livability:

Implement infrastructure improvements for current residents in advance of growth.



Connectivity:

Improved choice for how residents move around the community and the infrastructure necessary to support it.



Vibrant economy:

Support local businesses in the Downtown, expand tourism and enable more commercial spaces in neighbourhoods.



Open spaces and natural areas:

Focus on protecting nature and green spaces through preservation, education and regulations.

What we heard

Phase 2



What 'small-town feel' means:

A community where neighbours know one another and amenities and necessities are close to home.



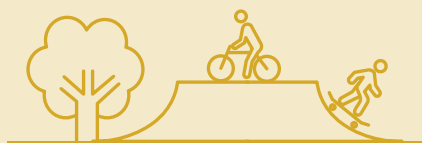
Arts and culture:

Prioritize community and cultural events and venues that bring visitors and residents together for celebrations.



Economic vitality:

Prioritize local businesses, preserve Historic Downtown and encourage local shopping.



Parks and recreation:

Prioritize multi-use gathering spaces and sports and recreation opportunities that are connected by the pathway network.



Housing:

Support housing affordability and offer high quality, thoughtfully designed and amenity-rich options.



Open spaces and natural areas:

Prioritize pathways and trails that offer access to nature while protecting sensitive areas and wildlife.



Neighbourhood centres:

Ensure neighbourhood centres are the heart of each community with convenient shopping, services and amenities.



Development corridors:

Ensure development corridors are gateways to Cochrane and provide a cozy look and feel.



Downtown:

Ensure the new downtown offers a variety of retail, housing and gathering spaces. Preserve the historic character of the historic downtown.

What we heard



Goals:

Continue ensuring that quality infrastructure (e.g. roads) and services (e.g. parks and schools) are developed at a pace that matches the town's population growth. Sustaining the environment, recreational opportunities and local, small-scale businesses were also highlights as important considerations for the values shaping Cochrane's future.



Vision:

Most participants agreed or somewhat agreed with the vision proposed in phase three engagement. Recommendations to improve the draft vision included less emphasis on development and greater emphasis on connections, heritage and diverse cultures and natural areas.



Values:

Continue to provide residents with opportunities to engage, and demonstrating that their feedback is valued. Change and heritage can be balanced as the community grows, particularly through landscaping in new communities.



Growth:

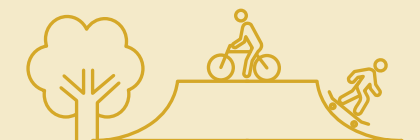
Growth that is supported by infrastructure, protects valued natural areas and improves connections between communities and key destinations.



Land use:

Focus density in communities that can support it and expand the park system as part of new development.

Phase 3

**Parks and recreation:**

Invest to diversify Cochrane's parks, offer washrooms, promote emerging sports and naturalize areas that support passive recreation use.

**Housing:**

Introduce density thoughtfully and develop a range of housing forms, tenures and supports that aligns with residents' evolving needs.

**Community design:**

Design communities to support residents of all ages and abilities.

**Arts and culture:**

Support local arts, performance spaces and community events and consider funding sources other than tax dollars to achieve the Plan's goals.

**Community safety:**

Ensure the Town's social infrastructure and healthcare facilities are located and resources to meet growing community needs.

**Mobility:**

Address traffic, enhance transit services locally and regionally, and provide sidewalks and pathways that support pedestrians and cyclists.

**Servicing:**

Develop infrastructure with long-term needs and efficient service provision in mind.

**Implementation:**

Involve the community in Town processes and contribute to Truth and Reconciliation.

**Economic vitality:**

Support small businesses, retail and commercial services to succeed.

1.5.

REGIONAL CONTEXT

Cochrane is ideally located between the Rocky Mountains and Calgary and is a member of the Calgary Metropolitan Region Board.

Our community is well-connected to regional destinations by two provincial highways that intersect within our boundaries: Highway 1A and Highway 22. Cochrane is almost entirely surrounded by Rocky View County, with the exception of a portion of its western boundary that is shared with the Iyârhe Nakoda First Nations.

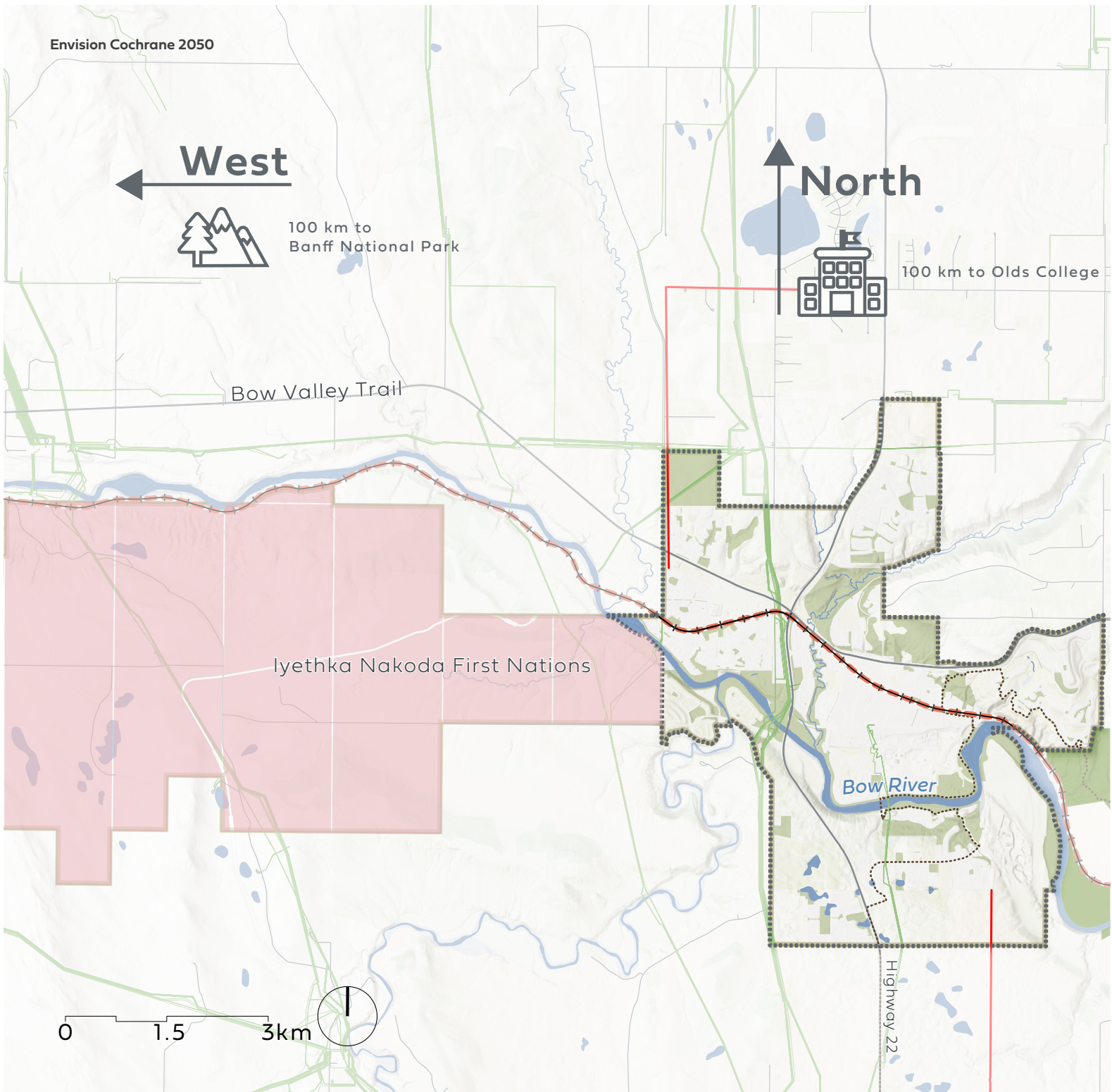
Regional growth strategy

The Town of Cochrane is a member of the Calgary Metropolitan Region Board, a long-range growth management board established through the Municipal Government Act in 2018. Its purpose is to support the region's long-term sustainability by:



















- Ensuring environmentally responsible land use planning and growth management
- Coordinating regional infrastructure investment and service delivery
- Promoting the economic wellbeing and competitiveness of the region

Calgary Metropolitan Region Board's Growth Plan, approved in 2022, provides a policy framework for managing growth and implementing the long-term vision for the region. Envision Cochrane 2050 has been carefully developed to ensure its compliance with the Growth Plan.





Map 01. Cochrane Regional Map

- | | | | |
|--|---|--|--|
|  Municipal boundary |  Waterbodies |  Highway level - 1 |  Pipelines |
|  Iyethka Nakoda First Nations |  Transportation utilities corridor |  Highway level - 2 |  Existing regional transit corridor |
|  Rocky View County |  Creeks |  Highway level - 3 |  Proposed regional transit corridor |
|  Parks and public open spaces |  Airports |  Existing rail |  Wastewater |
|  Provincial parks | |  Major active transportation corridor |  Water |

East 



45 km to Calgary International Airport



30 km to University of Calgary

30 km Foothills Medical Centre

33 km to SAIT

40 km to Mount Royal University

40 km to Bow Valley College

Rocky View County

Big Hill Springs

Highway 1a

Glenbow Ranch

 Springbank Airport

Calgary

Trans Canada Highway

1.6.

COCHRANE CONTEXT

Cochrane has always been a growing community thanks to our proximity to transportation corridors, economic centres and other thriving municipalities.

Since Cochrane's initial settlement it has frequently experienced periods of rapid growth while retaining a distinct character. This growth and change has been shaped by both built and natural forms - the rivers and creeks, the hilly terrain, the intersection of two provincial highways and the different eras of development reflecting changing demographics, needs and preferences.

Prior to 1800:

Since time immemorial, Indigenous peoples have lived on this land.

1880s:

Colonial settlement occurs. Senator Matthew Henry Cochrane establishes the Cochrane Ranch. Shortly after, Cochrane is founded as a hamlet.

1903:

Canadian Pacific Railway route spurs economic development and the Village of Cochrane is established.

1970:

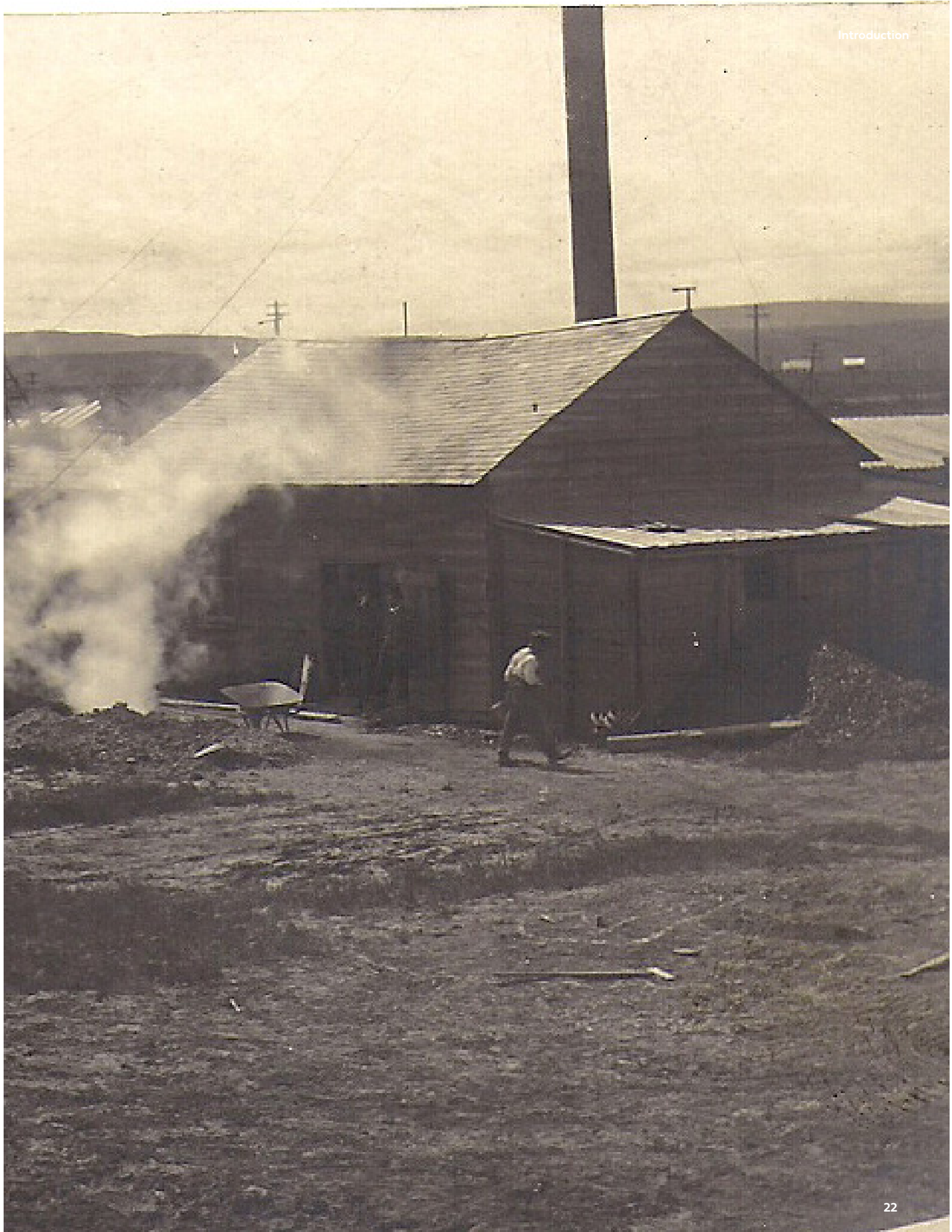
Cochrane incorporates as a town due to a growing population and expanding boundary.

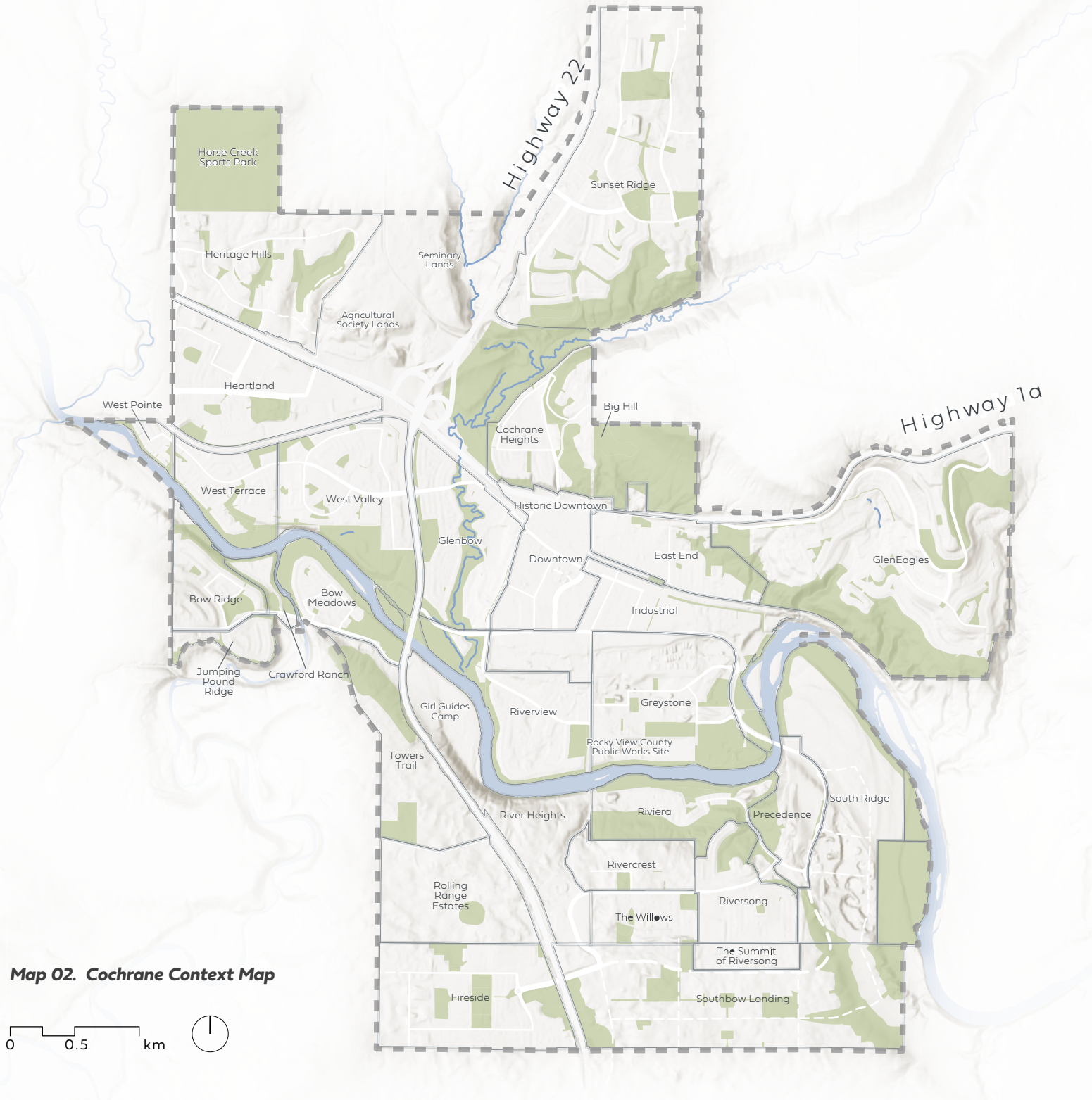
2003:

Cochrane celebrates its centennial and undergoes a downtown revitalization.

2024:

Cochrane is the fastest growing municipality in Alberta, with its population increasing by 24.5 percent since 2016.

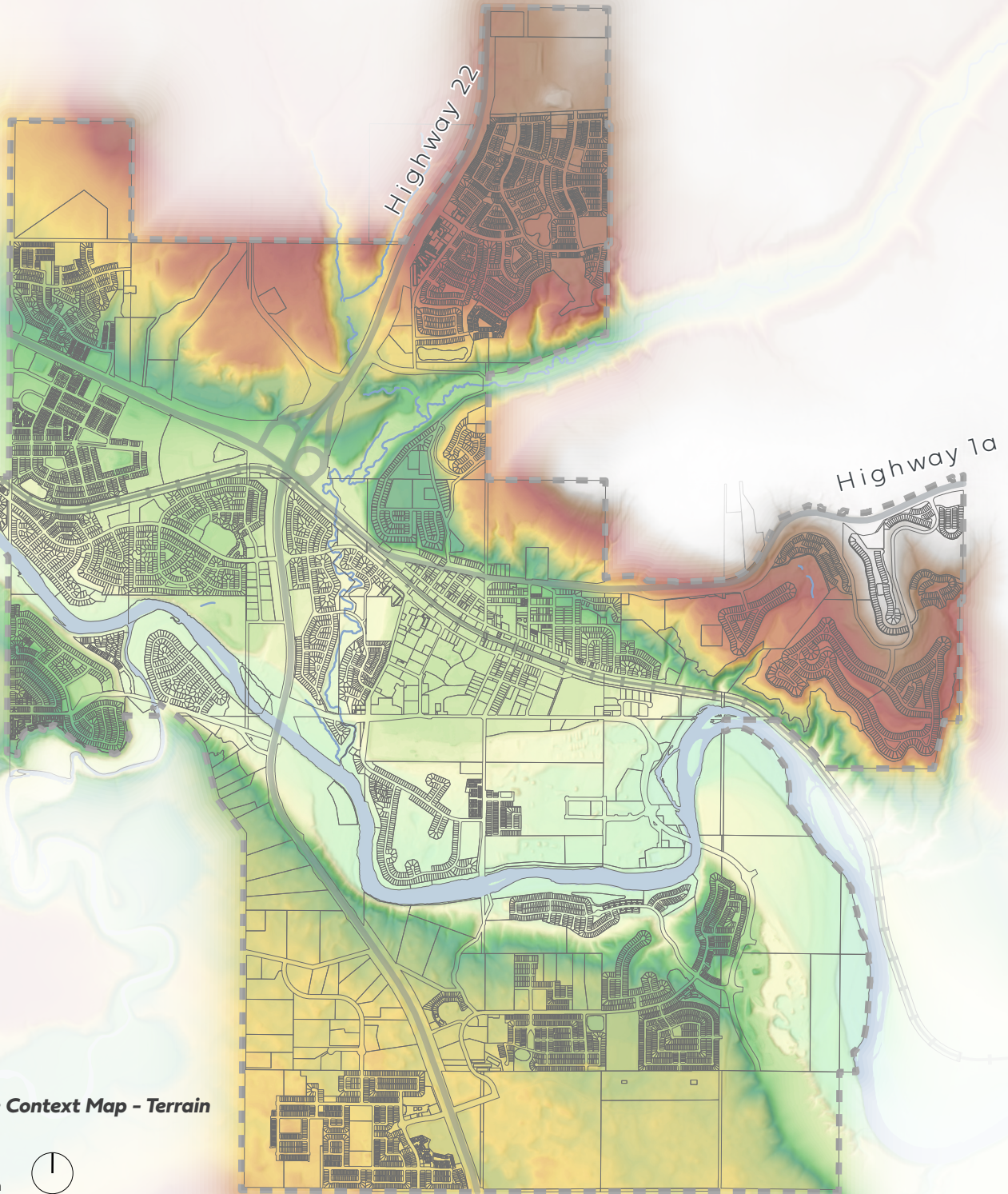




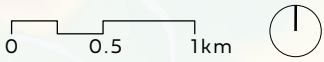
Map 02. Cochrane Context Map



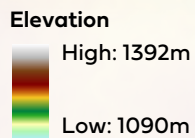
- Parks and public open spaces
- Communities
- Creeks
- Municipal Boundary
- Bow River



Map 03. Cochrane Context Map - Terrain



- Municipal boundary
- Bow River
- Creeks
- Parcels
- Existing rail
- Highway



Key challenges and opportunities



Growth management

A rapid pace of growth in Cochrane is expected to continue, with projections that suggest the population will grow to approximately 90,000 by 2050. Sharp growth introduces significant challenges to a community, particularly for planning and developing infrastructure to support transportation and servicing in a cost-effective manner. The Town of Cochrane must ensure it has an adequate land supply to accommodate growth and maintain its proactive approach to development that minimizes disruptions to the quality of services its residents value.

Housing affordability

Housing affordability has reached crisis levels across Canada, prompting many people who have been priced out of housing markets in major cities to relocate to smaller population centres, like Cochrane. This trend is an opportunity, provided the future housing supply can support a range of tenures, needs and budgets. It is crucial that Cochrane continues to expand the quantity, diversity and affordability of housing that is developed within its boundaries.



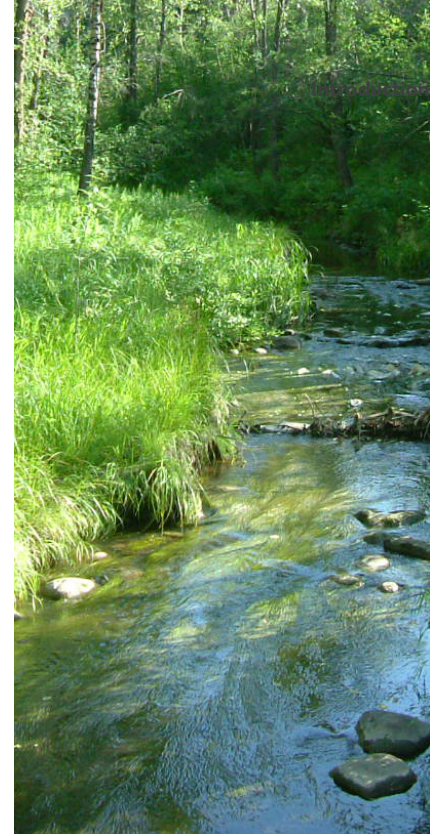
Water supply

Water licensing places limits on any one municipality's ability to draw water from the Bow River. The Town of Cochrane has achieved significant advancement in its acquisition of new water licenses to accommodate its 25 year growth, while continuing to explore additional sources of water to ensure a sustainable water supply in the long-term. Conservation remains crucial to Cochrane's ability to fulfill the needs of current and future residents and contribute to sustainable growth and economic vitality throughout the Calgary Metropolitan Region.



Pathway connectivity

Many strategic connections that could support non-motorized travel between Cochrane's existing neighbourhoods have yet to be developed. Pathways between new neighbourhoods are often linked during later phases of development. Locally, this challenge has hindered connectivity to support active transportation and recreational enjoyment.



Natural areas and open spaces

Cochrane's topography and natural features are the most cherished aspects of the community. These natural landscapes offer breathtaking vistas and recreational opportunities while serving as natural corridors for wildlife. Protecting this natural context within a growing community is important to both maintain ecological health and to protect what the people of Cochrane love about their community.



SMILE!
YOU'RE IN
Cochran



02.

VISION AND VALUES

2.1.

VISION

Cochrane — at home in the hills.

Cochrane not only grows but thrives. And as we grow, we set a high bar for financially sustainable, inclusive and welcoming neighbourhoods. We also maintain what makes us special -- respect for our past, maintaining our charm and heritage, and stewardship of the land, protecting our natural setting. Lastly, responsible investments meet today's needs while anticipating future requirements. Together, this ensures Cochrane continues to attract diverse residents, businesses, entrepreneurs, risk takers and ground breakers, resulting in a vibrant community of choice for people to visit, live, work, enjoy and belong.



2.2.

GOALS

The following ten goals elaborate upon the Envision Cochrane 2050 vision, highlighting priorities from the public engagement and discussions with Town staff and Council. These are then translated into more detailed objectives and policies in later chapters.

- Goal 1: Cochrane’s growth balances residential and non-residential development and thoughtfully considers a mix of housing densities
- Goal 2: Intensification is concentrated in Cochrane’s central core and distributed throughout its communities
- Goal 3: Cochrane provides choices for how people move around
- Goal 4: Cochrane prioritizes housing choice throughout the community in a range of forms
- Goal 5: Cochrane is setting the stage to grow arts and culture together in partnership with the local community
- Goal 6: Cochrane maximizes the function, connection, health and potential of its parks and open spaces
- Goal 7: Cochrane is proactively working with the business community, supporting local economic development and increasing the commercial land base
- Goal 8: Cochrane makes responsible, transparent and well-informed decisions that are data-based and informed by partners
- Goal 9: Cochrane provides an exceptional level of service while maintaining a reasonable approach to taxation
- Goal 10: New development contributes to Cochrane’s long-term financial sustainability

2.3.

VALUES

The Envision Cochrane 2050 values demonstrate alignment with Cochrane’s Strategic Plan and Community Vision.

They were validated through public engagement and have been reflected through the objectives and policy direction throughout the document. In 2022, the Town released their Strategic Plan for 2022-2025 and the Community Vision. These documents aim to provide a clear picture of organizational priorities, inform decisions and set an overall direction for Council. The Envision Cochrane 2050 Plan builds upon the direction within these documents to:

- Preserve Cochrane’s unique **identity**
- Create a vibrant and active **livable** community
- Promote **connectivity**
- Protect **open and natural spaces**
- Create a strong, vibrant **economy**



Identity

- Supporting opportunities for the community to come together
- Protecting a sense of arrival and providing wide open spaces
- Maintaining Cochrane’s unique charm

Livability

- Creating vibrant, connected and complete communities
- Providing abundant recreational and social opportunities and active public spaces
- Ensuring there is a home for everyone of all ages and abilities



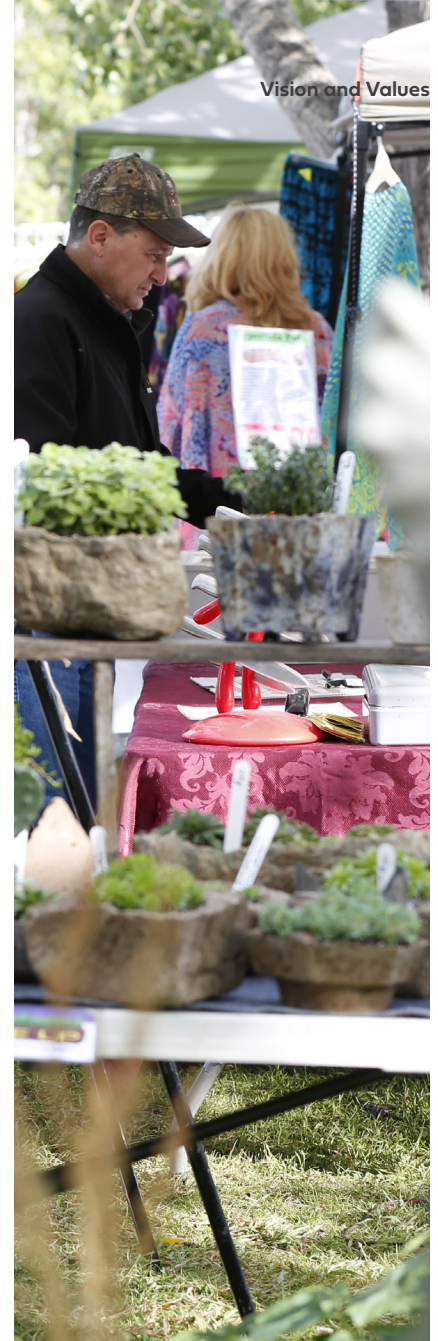
Connectivity

- Providing people with choices in how to move around Cochrane
- Bringing people together at events, in public spaces and through place making
- Connecting our neighbourhoods to each other and to the Downtown



Open space and natural areas

- Protecting and enjoying our vistas, rolling hills, waterways and valleys
- Investing in the connectivity and function of natural features
- Protecting Cochrane's beauty for generations in collaboration with the province, Indigenous peoples and our neighbours



Vibrant economy

- Creating an atmosphere of innovation and entrepreneurship throughout the community
- Supporting a strong downtown
- Attracting and retaining talent and local employment opportunities

2.4.

FINANCIAL PRIORITIES

Envision Cochrane 2050 embodies the community's value for financial responsibility, quality infrastructure and service delivery.

A municipality's long-term financial sustainability requires balancing today's needs and priorities with strategic investments that ensures the community's long-term economic vitality. Cochrane is committed to a proactive and responsible approach to asset management and capital spending that attracts value to the community. The Town strives to maintain a reasonable approach to taxation. Doing so requires the Town to consider factors other than immediate costs and savings in its decision-making process.

Cochrane will consider the long-term financial value offered by well-informed investments into quality, resilient infrastructure, amenities and programs that may have higher upfront costs. These investments will be identified for the longevity they can offer and the breadth of impacts and benefits they can return to the community.

As a long-term vision, Envision Cochrane 2050 strives to support short-term needs to service rapid growth without sacrificing the Town's ability to invest in its long-term financial health. To do this, the Town of Cochrane's land, funding and tax strategy focuses on a nine-point framework outlined on the next page.

Nine-point framework

Our strategy includes:

1. A robust commercial land base to diversify our land use mix
2. Higher density residential products in appropriate locations for land efficiency and a strong tax base
3. Full-cost accounting (capital, operations, maintenance and replacement costs accounted for in major infrastructure investment decisions)
4. Strategic funding, location and timing of infrastructure investment following a 'growth pays for growth' model
5. Data-informed decision-making
6. Maximize infrastructure resilience, quality and service level
7. Identify co-benefits and efficiencies that can realize multiple benefits at once
8. Consider social, economic, environmental and health benefits in decision making
9. Pursue and secure diverse funding sources

This approach will provide high-quality services and infrastructure, maintaining and improving Cochrane's already high standard of living.

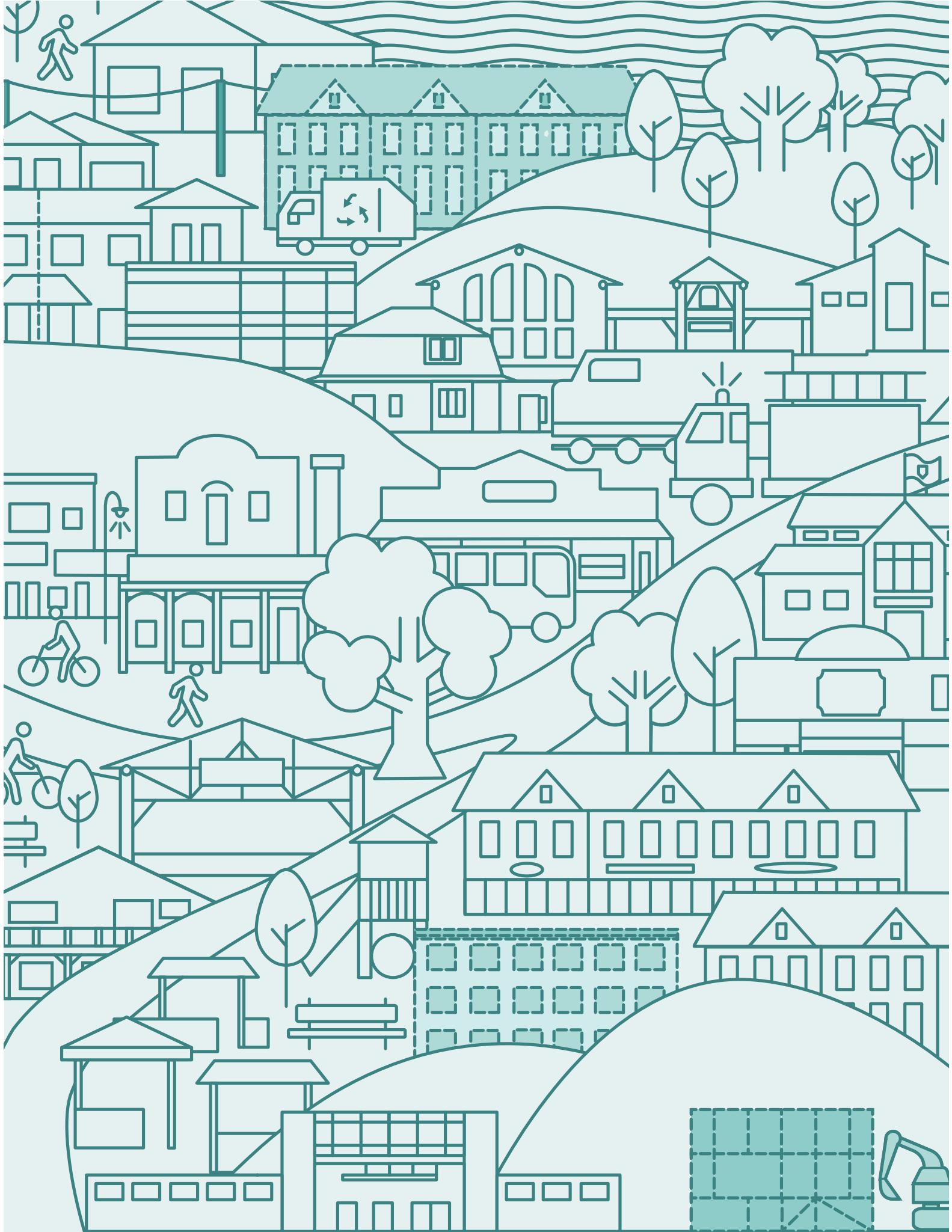






03.

GROWTH AND LAND USE



3.1.

GROWTH

Cochrane is one of the fastest growing communities in Canada and is expected to surpass 90,000 residents by 2050.

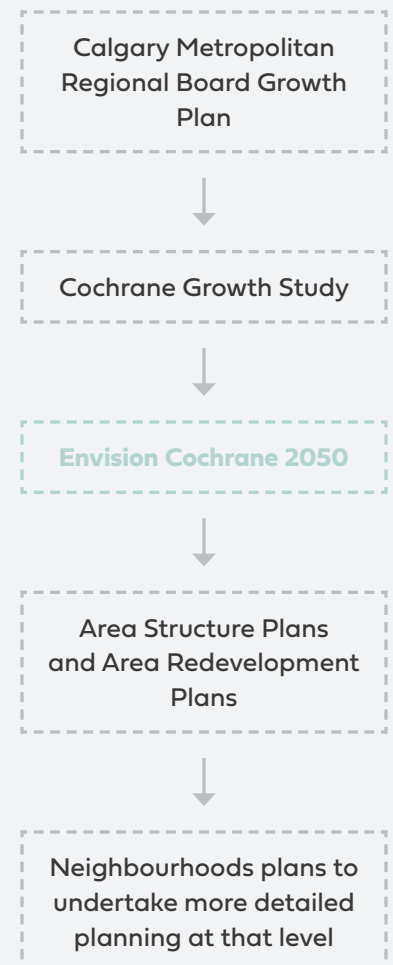
The continuation of population growth in the region around Cochrane is anticipated over the duration of this plan. Choosing not to accept additional growth in Cochrane is not a realistic or viable option and would limit the ability of Cochrane to shape the form of growth in and around its boundaries.

Growth will inevitably occur in all areas of Cochrane. However, Envision Cochrane 2050 prioritizes the gradual intensification of central areas and the completion of planned new communities. A shift to redevelopment will promote the continued protection of valued natural areas and enable strategic investments that enhance the livability and connectivity of Cochrane's established communities.

Cochrane's current pace of growth requires a planning framework that supports the maintenance of a long-term land supply, emphasizes fiscal and environmental sustainability in decision-making, and coordinates development with prudent municipal investment into quality infrastructure. The planning framework is intended to support good growth that will:

- Protect what makes Cochrane unique - the historic downtown and connection with nature
- Leverage the increasing population to sustain and support a range of public amenities, facilities and spaces
- Provide opportunities and patronage for existing and new local businesses

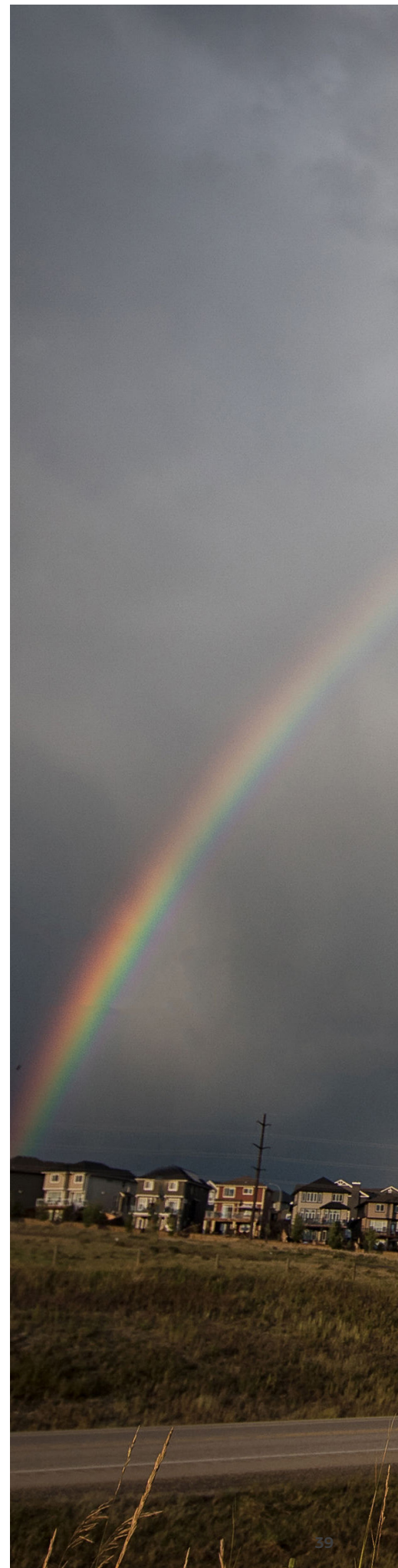
As the Town looks to future collaboration with Rocky View County to address its long-term land supply, employment lands will be emphasized, diversifying Cochrane's land use mix and contributing to its economic vitality.



Growth

Our objectives

- Cochrane will build out planned communities and support redevelopment opportunities that optimize existing and planned investments into infrastructure
- Cochrane's growth is shaped by the community's natural context and inspired by its built character and historic charm
- Infrastructure to support growth will be managed in a fiscally responsible manner
- When necessary, the expansion of Cochrane's boundary will prioritize increasing the employment land base for industrial and commercial uses
- Any expansion of Cochrane's boundary will be undertaken collaboratively with regional partners





General growth pattern

- 3.1.1. Prioritize future growth and development within existing municipal boundaries.
- 3.1.2. Encourage growth and redevelopment that is designed to be resilient to climate risks and other natural hazards, including reducing greenhouse gas emissions and improving watershed health, within municipal boundaries.
- 3.1.3. Collaborate closely with Rocky View County and the CMRB on inter-municipal growth planning around Cochrane, utilizing the procedures outlined in the RancheHouse Accord and Intermunicipal Development Plan.
- 3.1.4. Maintain a 30-year supply of land that includes:
 - a. Three to five years of serviced land
 - b. Ten years of planned land
- 3.1.5. Enable a 15 year land supply for employment land growth.
- 3.1.6. Undertake Area Redevelopment Planning activities to identify redevelopment opportunities in existing, central communities.
- 3.1.7. Utilize the area structure planning process to pace and sequence development, where possible.
- 3.1.8. Develop a growth management and development framework to evaluate new community and redevelopment site plans.
- 3.1.9. Integrate the following into a growth management and development framework:
 - a. Fiscal sustainability and the implications on Cochrane’s tax base, capital investment requirements and long-term operations and maintenance costs.
 - b. Environmental sustainability and the protection of natural assets and connections with Cochrane’s and the region’s broader open space system.
 - c. Community needs and the ability to help meet housing, employment, commercial (e.g. grocery stores), recreation, parks and open spaces and other ongoing community priorities.
 - d. Mobility and servicing capacity to support growth and the ability to sequence infrastructure improvements.



Terms to know

Area redevelopment plans

A statutory plan adopted by a municipality in accordance with the Municipal Government Act, designating an area for the purpose of improving land or buildings, roads, public utilities or other services.

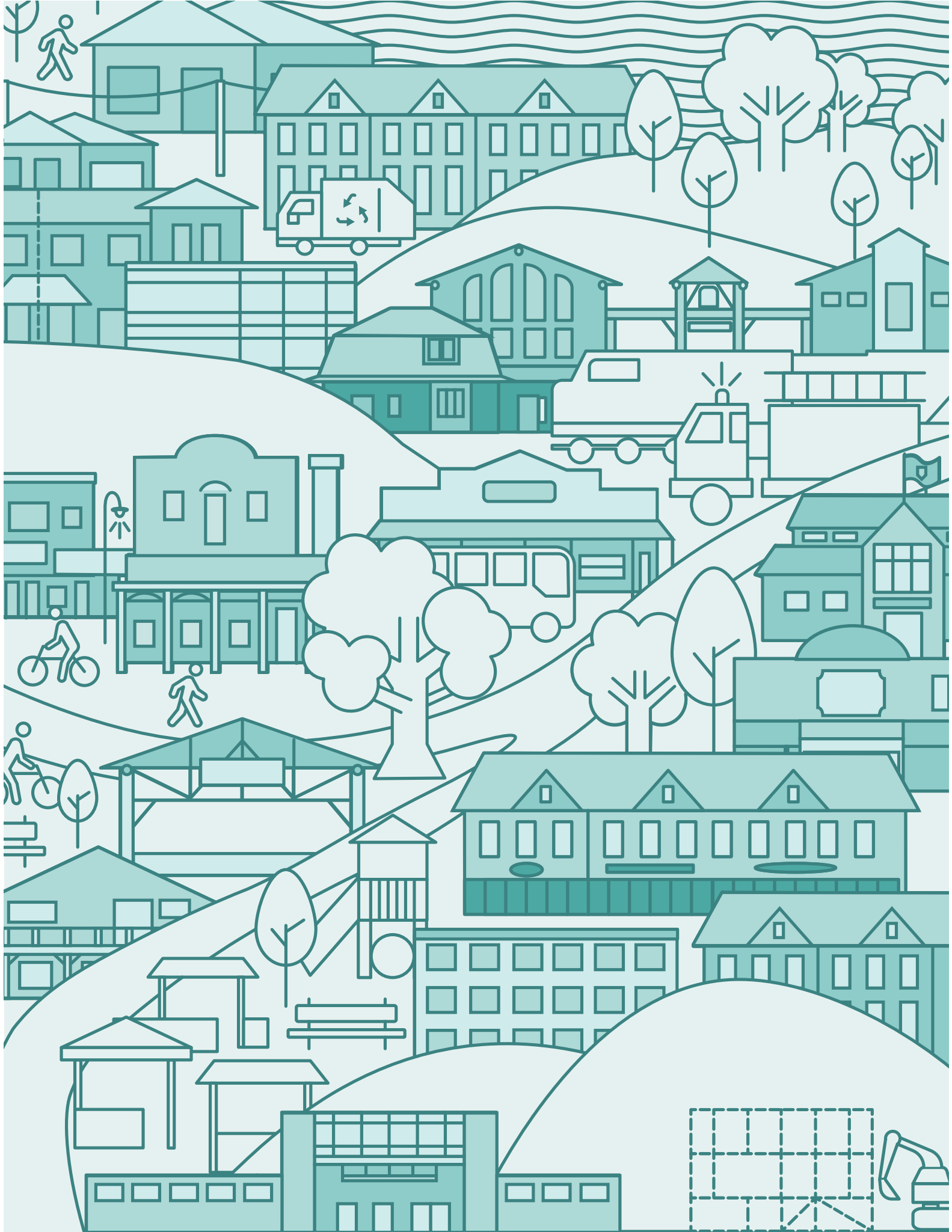
Area structure plans

A statutory plan adopted by a municipality by bylaw in accordance with the Municipal Government Act to provide a framework for the subsequent subdivision and development of a defined area of land.

Neighbourhood plans

A detailed non-statutory land use plan that guides subdivision, servicing and development for an area of land that is typically smaller than the land covered by an area structure plan and which conforms to all statutory plans.

- 3.1.10. Consider the revenue vs. capital and life-cycle operating costs associated with servicing as part of the development approval process.
- 3.1.11. Explore and potentially utilize a range of funding and financing models to ensure growth pays for growth, such as:
 - a. Off-site levies
 - b. Development agreements
 - c. Cost recovery agreements
 - d. Community revitalization levies
- 3.1.12. Prioritize development that optimizes servicing and avoids unnecessary investments and life cycle costs.
- 3.1.13. Require developers to identify contiguous and efficient multi-modal transportation and servicing connections to adjacent lands.
- 3.1.14. Prioritize capital investment to support redevelopment in existing serviced areas first, followed by areas where the extension of servicing is logical, contiguous, efficient and economical.



3.2.

LAND USE

Cochrane's settlement began with the Historic Downtown expanding into a range of residential, commercial and mixed-use neighbourhoods.

Envision Cochrane 2050 identifies areas of concentrated activity - new downtown, neighbourhood centres, development corridors and employment lands - to support local businesses and create vibrant public spaces where residents and visitors can gather and experience Cochrane's unique identity. Each of these areas are supported by livable and connected, largely, residential areas where people can grow up, enjoy a high quality of life and age-in-place with dignity.

Strategic increases to residential density and compatible commercial uses in new downtown, within neighbourhood centres and along development corridors will deliver the housing diversity that is required to address population growth. This will allow the Town to enhance infrastructure and servicing for the community in a financially sustainable manner.

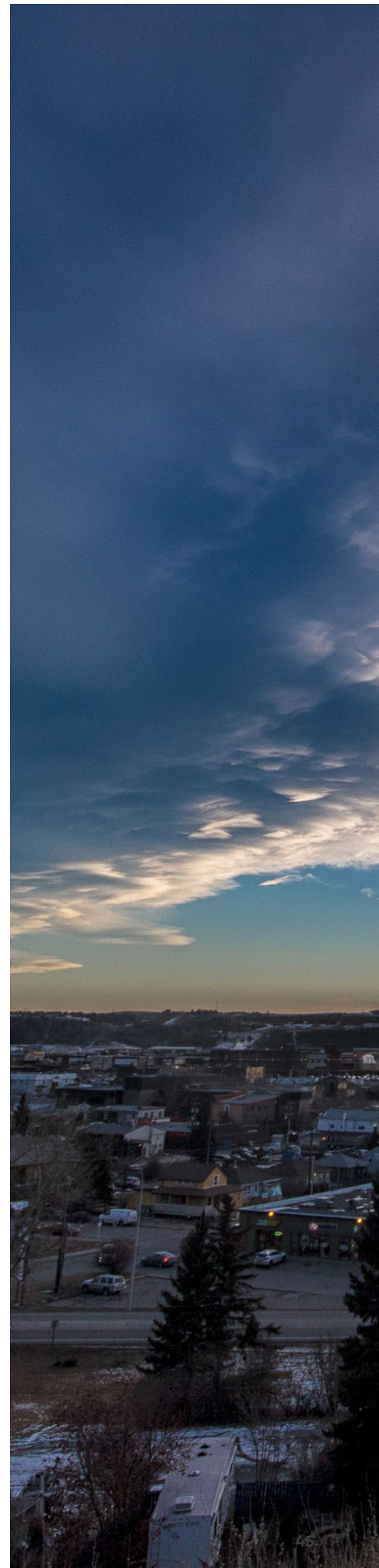
This approach also limits the impacts of development on valued areas that contribute to Cochrane's identity and resilience. Historic downtown, natural areas and ecological networks within and surrounding the community will be protected to ensure their quality and function are preserved and enjoyed by current and future residents and visitors alike.



Land Use

Our objectives

- The scale and character of Historic Downtown is respected
- New downtown is Cochrane's densest neighbourhood with the greatest range of uses
- Neighbourhoods provide a range of housing forms, densities and lot sizes, with higher densities occurring in the neighbourhood centres and lower densities in the neighbourhood residential areas
- Neighbourhood centres contain a range of housing densities and commercial opportunities within easy access to residents
- Development corridors provide commercial and residential opportunities along busier roadways
- Employment lands provide a mix of commercial opportunities (retail, office, industrial) in a mix of scales
- Cochrane's land use and density mix provides a fiscally sustainable land base





Overall land use pattern

- 3.2.1. Require development to align to the Generalized Future Development Map and corresponding land use policies.
- 3.2.2. Achieve or exceed residential densities outlined in Table 3.2.a.
- 3.2.3. Encourage building scale transitions between higher density areas to lower-density residential areas.
- 3.2.4. Utilize planning and design mitigations where incompatible land uses interface with each other (such as residential and industrial) to minimize negative impacts.
- 3.2.5. When calculating density, use the Regional Density Methodology established by the Calgary Metropolitan Region Board.
- 3.2.6. Encourage land use patterns that provide for residents' daily needs. This includes local services, parks, institutional uses, employment areas and gathering places.



Historic Downtown

The traditional central business core of Cochrane comprised of mostly small-scale retail and office uses. This area will preserve its pedestrian 'Old Town' character.



New downtown

The expanded central business core of Cochrane comprised of larger retail and office space and high-density residential. This area is targeted for urban intensification and mixed uses.



Neighbourhood residential

A mix of lower-density housing opportunities with some limited commercial and institutional opportunities.



Neighbourhood centre

A concentration of small-scale commercial and institutional uses alongside multi-unit dwellings.



Development corridors

A mix of retail, office, institutional and multi-unit dwellings concentrated along busy roadways.



Employment lands

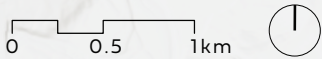
An area having predominantly commercial, office, industrial or institutional land uses or a mix of these land uses.



Open spaces

A range of publicly accessible natural areas, parks and recreational spaces.

Map 04. Generalized Future Development Map



- Municipality boundary
- Neighbourhood residential
- Historic Downtown
- Open space
- Future study area
- Employment lands
- River or creek
- Possible neighbourhood centres
- Existing or planned neighbourhood centres
- Development corridor

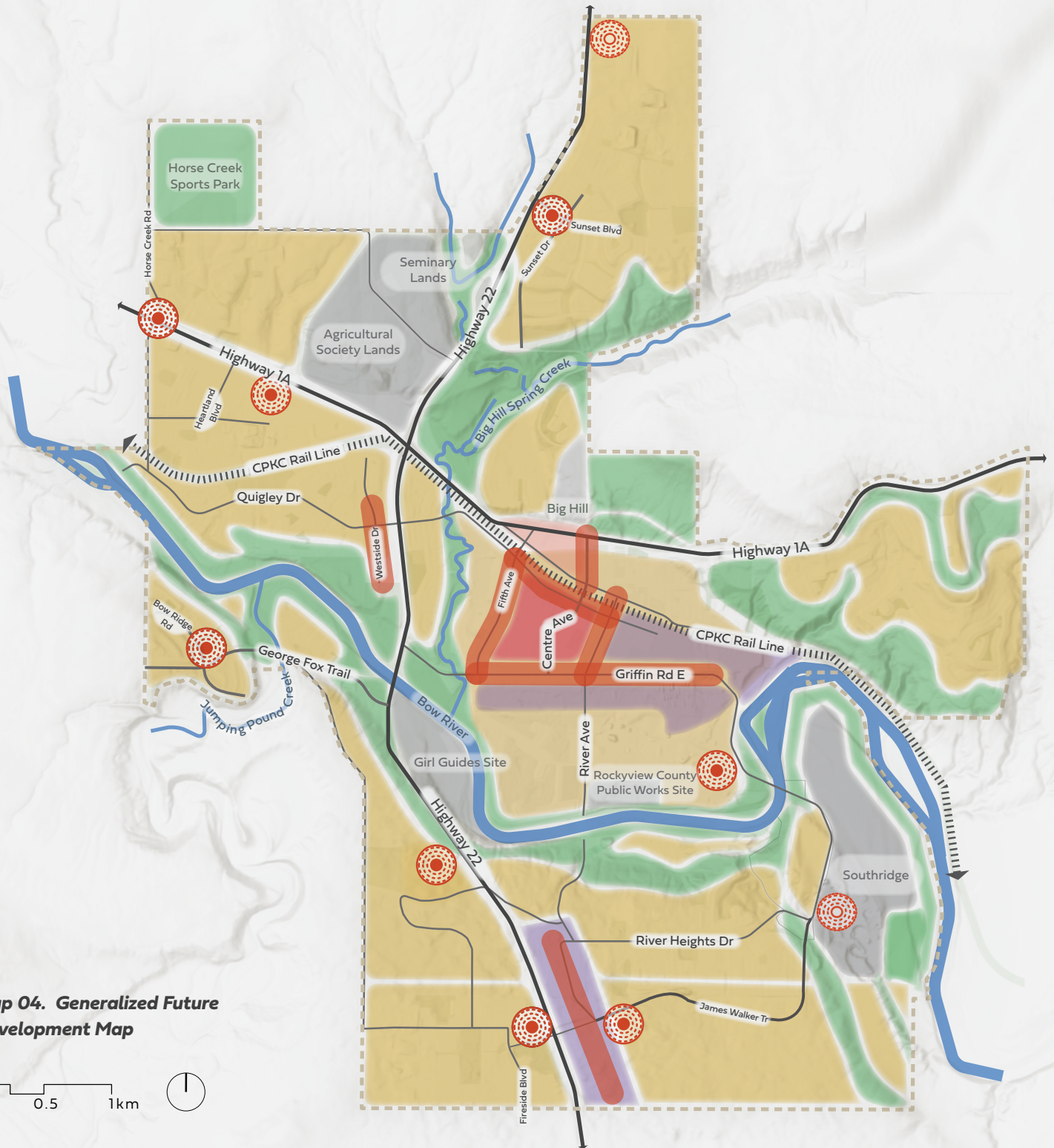


Table 05. Comparison of Envision Cochrane 2050 and Calgary Metropolitan Growth Region’s land use categories

CMRB Regional Place types	Envision Cochrane 2050 land use designation	Minimum average residential density
N/A	New downtown - since this is the densest area of Cochrane it has a higher minimum average residential density than the other areas.	49 dwelling units per hectare (20 dwelling units per acre)
Mixed-use/TOD	Development corridors and neighbourhood centres	37 dwelling units per hectare (15 dwelling units per acre)
Master plan communities	New neighbourhoods either greenfield or large redevelopment sites.	20 dwelling units per hectare (8 dwelling units per acre)
Residential community	Neighbourhoods built prior to adoption of the Calgary Metropolitan Region Growth Plan	12 dwelling units per hectare (5 dwelling units per acre)
Infill and redevelopment	Existing built-out neighbourhoods and the Historic Downtown that have undergone an Area Redevelopment Planning Process	Minimums not defined, to be confirmed through the Area Redevelopment Planning process
Employment areas	Employment lands	Minimums not defined.

Land uses typologies in Envision Cochrane 2050 and comparable place types defined in the Calgary Metropolitan Region Board’s Growth Plan.

Historic downtown

- 3.2.7. Strengthen architectural controls in Historic Downtown to preserve and enhance the western character.
- 3.2.8. Enable development in Historic Downtown that is compatible in character to the area's existing buildings.
- 3.2.9. Encourage the mixing of uses in Historic Downtown, including multi-unit or mixed-use residential buildings, food and beverage establishments, small-scale retail and personal services, professional offices and financial institutions.
- 3.2.10. Require commercial uses at grade where mixed-use is permitted.
- 3.2.11. Require all development in Historic Downtown to respect the Western Heritage Guidelines.
- 3.2.12. Develop and promote Historic Downtown as a destination, with a focus on retail, hospitality, arts and culture and food service industries.
- 3.2.13. Protect remaining historic resources including buildings and features.
- 3.2.14. Limit parking lot visibility and reduce gaps in the streetscape by locating parking to the rear of buildings, creating well-designed structures, locating parking underground or implementing landscape screening.
- 3.2.15. Encourage storefronts to face the street.



Mix of uses versus mixed-use:

These terms are used throughout the land use section. 'Mix of uses' is a broader term that refers to locating more than one use within the same area - residential, commercial, recreational, institutional and more. In contrast, 'mixed use' is a specific type of development form that includes a residential and commercial within the same building (could also include institutional uses).

New downtown

- 3.2.16. Discourage single-use, low-density residential development in new downtown.
- 3.2.17. Require new residential developments to achieve a minimum residential density of 49 dwelling units per hectare (20 dwelling units per acre).
- 3.2.18. Encourage a mix of uses including multi-unit and mixed-use residential, food and beverage establishments, small scale retail, personal services, large-format commercial uses, multi-residential housing, professional offices and financial institutions.
- 3.2.19. Development and redevelopment sites must demonstrate how the open space, mobility and utility networks are integrated into the design of the site.
- 3.2.20. Require new developments to provide street-oriented storefronts and pedestrian access to buildings.
- 3.2.21. Explore opportunities to create outdoor and indoor community gathering spaces.

- 3.2.22. Support relaxations to land use bylaw restrictions if developments include a community benefit such as:
 - a. Publicly accessible parks
 - b. Publicly accessible plazas
 - c. Non-market housing
- 3.2.23. Implement the landscaping standards initially established for Historic Downtown to support a healthy tree canopy and green spaces using drought-resistant, climate-adaptive or native species, where feasible.
- 3.2.24. Consider minimum parking requirement relaxations, on-site loading relaxations and modified setback requirements to accommodate additional active transportation facilities such as more bicycle parking, where appropriate.
- 3.2.25. Require street retrofits to incorporate infrastructure that supports safe and efficient pedestrian and cycling use and sustainable tree planting, where feasible.
- 3.2.26. Encourage underground parking, parking structures and shared parking arrangements.
- 3.2.27. Discourage the development of new surface parking lots.



Low-rise

Ranges from 1-3 stories.



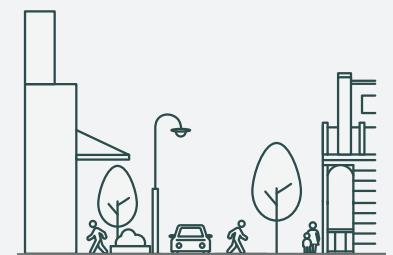
Mid-rise

Ranges from 4-6 stories.



High-rise

Ranges from 7-9 stories.



Street frontage

The physical environment surrounding a street that define its character and how people, especially pedestrians, interact with it. Features of street frontage include door access from residential or commercial buildings, paving, trees and vegetation, lighting, building types and styles, setbacks, street furniture and more.

Neighbourhood residential

- 3.2.28. Achieve a minimum density of 20 dwelling units per hectare (8 dwelling units per acre) for new neighbourhood residential areas.
- 3.2.29. Encourage intensification within established neighbourhoods that mitigates against shadowing impacts.
- 3.2.30. Encourage neighbourhoods to have diverse housing options, ranging from low-density forms to higher density housing concentrated around the neighbourhood centres and development corridors.
- 3.2.31. Support the integration of small-scale businesses, home-based businesses, educational facilities, community centres, day care facilities and places of worship within neighbourhood residential areas.
- 3.2.32. Require new neighbourhood streets and paths to accommodate a range of mobility options and provide connections to the Town's pathway system to ensure an age-friendly community.
- 3.2.33. Develop incentives for tree protection and replacement for neighbourhoods.
- 3.2.34. Encourage new neighbourhoods to have non-market housing.

Neighbourhood centres

3.2.35. Require neighbourhood centres to include a range of higher density housing options.

3.2.36. Require neighbourhood centres develop a minimum residential density of 37 dwelling units per hectare (15 dwelling units per gross developable acre).

3.2.37. Require a minimum of one neighbourhood centre for every planned/future neighbourhood, with the location to be determined at Area Structure Plan.

3.2.38. Limit visual impacts between the urban intensification of neighbourhood centres and the surrounding lower density character through the use of building height transition, building design, landscaping and site planning.

3.2.39. Support relaxations to land use bylaw restrictions if developments include a community benefit such as:

- a. Publicly accessible parks
- b. Publicly accessible plazas
- c. Non-market housing units

3.2.40. Encourage a mix of uses in neighbourhood centres including multi-unit and mixed-use residential, food and beverage establishments, retail, personal services, large-format commercial uses, professional offices and financial institutions.

3.2.41. Encourage mixed-use buildings, including live-work units and home businesses for professional services.

3.2.42. For new neighbourhood centres, encourage the location of plazas, parks or public spaces within or adjacent to the neighbourhood centre and linked through pedestrian pathways.

3.2.43. Encourage underground parking, parking structures and shared parking arrangements.



Neighbourhood centres

These areas within neighbourhoods will be characterized by a small commercial core of activity with a concentration of multi-unit residential development and amenity space like a school or park.

Development corridors

- 3.2.44. Require development corridors to develop at a minimum residential density of 37 dwelling units per hectare (15 dwelling units per acre).
- 3.2.45. Encourage mid- and high-rise buildings in development corridors.
- 3.2.46. Minimize visual impacts between the urban intensification of development corridors and the surrounding lower density character through the use of building height transition, building design, landscaping and site planning.
- 3.2.47. Encourage mixed-use developments.
- 3.2.48. Require commercial uses at grade for mixed-use developments.
- 3.2.49. Establish streetscape design standards for development corridors that enhance the public realm.
- 3.2.50. Require streets along development corridors to accommodate a range of mobility options and sustainable tree planting.
- 3.2.51. Encourage redevelopment opportunities that transform vehicle-centric development to pedestrian-priority urban designs in development corridors. Tactics to consider include:
- Orienting building facades along a contiguous sidewalk
 - Encouraging development to fill in the gaps and create a consistent street wall
 - Minimizing and consolidating driveway crossings
 - Implementing traffic calming measures
 - Increasing the tree canopy
- 3.2.52. Encourage underground parking, parking structures and shared parking arrangements.



Development corridor

These strips of commercial and medium- to higher-density residential developments will occur along busier streets.

Employment lands

- 3.2.53. Encourage a range of employment uses in a variety of building forms.
- 3.2.54. Protect employment lands to accommodate compatible land uses, including light manufacturing, storage, warehousing, offices and similar uses.
- 3.2.55. Encourage the co-location of complementary land uses (for example limited food retail) in employment lands to support the function and efficiency of industry.
- 3.2.56. Require that impacts on nearby neighbourhood residential areas be mitigated through enhanced physical design measures.
- 3.2.57. Maintain and increase the industrial land supply and discourage uses that undermine the industrial land supply.
- 3.2.58. Expand the employment base in collaboration with regional partners.
- 3.2.59. Encourage circular economy initiatives among employment uses.
- 3.2.60. Encourage employment lands where infrastructure, servicing and transportation is available. This includes opportunities for short commutes and locations where transportation infrastructure can provide the efficient movement of goods.
- 3.2.61. Encourage service- and professional-oriented industries toward the downtown areas, neighbourhood centres and development corridors, while encouraging industrial and warehouse type businesses to be located or transitioned to newly planned employment lands.

Parks and open spaces

- 3.2.62. Support uses and structures that support park, recreation, or arts and culture functions in open spaces that do not include intact natural areas.
- 3.2.63. Support passive recreation use, restoration and conservation in open spaces with intact natural areas.
- 3.2.64. Limit recreational uses within natural areas to passive activities (such as walking and cycling on trails and pathways).
- 3.2.65. Integrate activities, facilities and structures into open spaces only in areas where the natural integrity is not compromised or impacted.
- 3.2.66. Enable the planning and integration of natural areas and open space into all new development, where applicable.

Future planning areas

- 3.2.67. Develop local area plans (Area Structure Plans and Area Redevelopment Plans) for future planning areas identified on the Generalized Future Development Map prior to development to identify opportunities for mixed-use communities, future employment land, public amenities or any combination of these uses.
- 3.2.68. Consider the use of innovation districts in future planning areas to create unique development opportunities.



For more detailed parks and open space guidance:

Refer to the parks, recreation and natural areas section under subject area policies.

For more detailed planning area guidance:

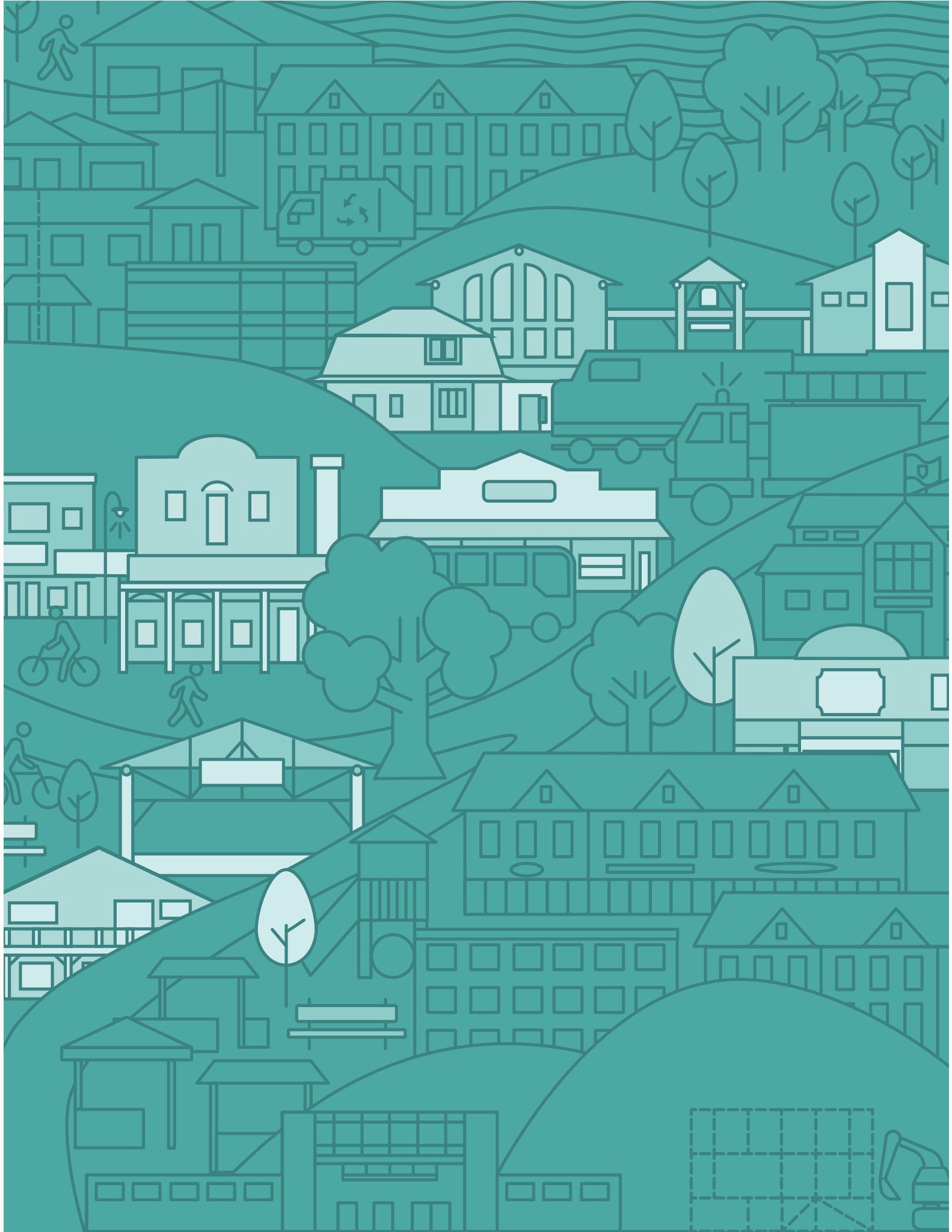
Refer to the future planning areas section under implementation policies.





04.

SUBJECT AREA POLICIES



4.1.

COMMUNITY DESIGN

Cochrane's distinct western architecture, sense of arrival and welcoming open spaces contribute to our identity as a community.

The heritage buildings in Cochrane's Historic Downtown are valued by residents and visitors alike. These architectural designs are set against a backdrop of natural topography, the Rocky Mountains and pristine waterways. Together, the dramatic vistas created by these built and natural elements have distinguished Cochrane from other communities in the region.

Preserving Cochrane's unique charm will remain a priority as it develops to accommodate population growth. Design features that honour local heritage and allow for modern interpretations will be encouraged in all development, especially in new and redeveloped public spaces and streets.

Envision Cochrane 2050 provides guidance on the orientation, scale and alignment of buildings, streets and landscaping for new development and redevelopment. These priorities for community design integrate defining elements of Cochrane's identity throughout its communities, ensuring its present-day charm can be enjoyed by current and future residents alike.

Envision Cochrane 2050

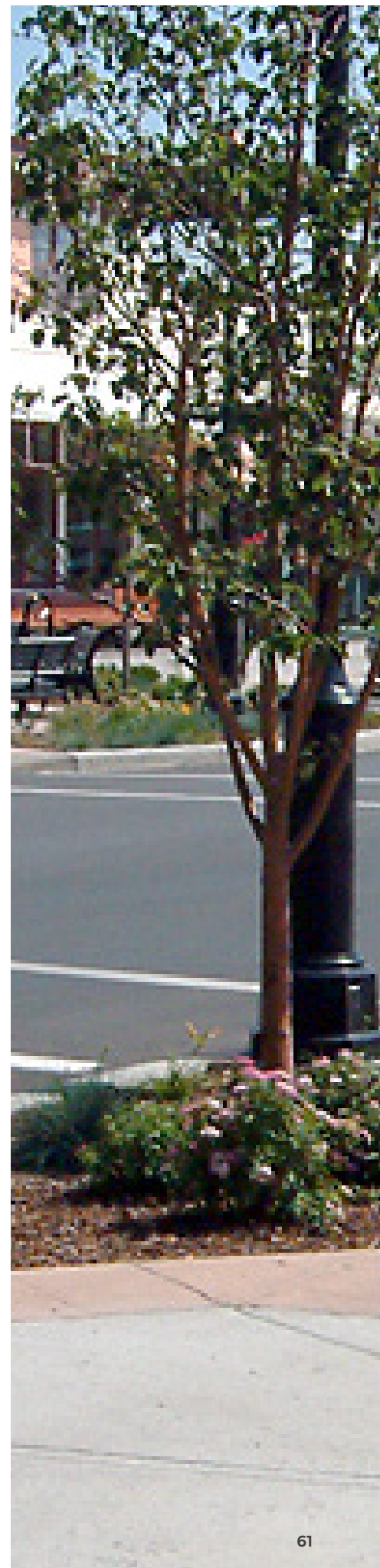


Design guidelines for communities, buildings, streets and landscapes

Community Design

Our objectives

- Community charm is enhanced through high-quality building design, public gathering spaces, neighbourhood connections and integrated natural areas
- Ongoing investment in downtown (both Historic and New) demonstrates Cochrane's commitment to the success of its central business district
- Cochrane protects its historic resources and complements them in the design of new buildings
- Development in Cochrane is planned and designed to be resilient and mitigate the risks disasters pose to people, critical infrastructure and valued assets in the community



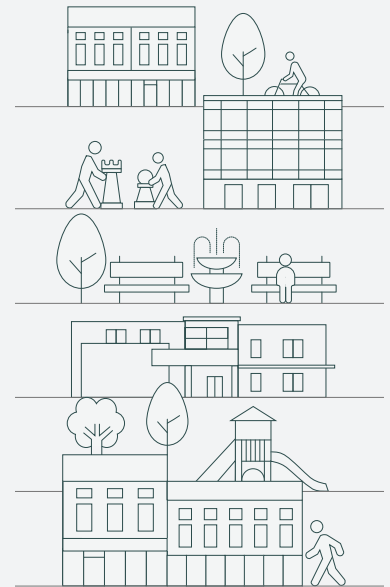


Livability

- 4.1.1. Encourage gateways and other place making features to define distinct areas and community identities throughout Cochrane.
- 4.1.2. Ensure redevelopment contributes positively to established neighbourhoods and the Town as a whole.
- 4.1.3. Locate, design and buffer developments near the railway, highways and major arterials to mitigate adverse impacts from noise and vibration and promote public safety.
- 4.2.1. Enable innovative housing forms that are compatible with the scale and character of established neighbourhoods.
- 4.1.4. Design communities to consider solar orientation.
- 4.1.5. Enable urban agriculture and food production uses such as edible landscapes, community gardens, farmers markets and other local food production throughout the community, particularly in higher density areas.

Connectivity

- 4.1.6. Encourage development along public streets to:
 - a. Incorporate active uses at grade and orient them to the street
 - b. Minimize gaps and blank walls adjacent to public spaces
- 4.1.7. Encourage design and landscaping techniques such as berms and fencing to mitigate the adverse impacts of parking, waste management, loading and service areas on the public realm.
- 4.1.8. Ensure building entrances are visible, accessible and supported by unobstructed pedestrian access routes.
- 4.1.9. Provide trees, street furniture, lighting and signage to create safe, comfortable and walkable environments in areas where a high volume of pedestrians is anticipated.
- 4.1.10. Encourage barrier-free pedestrian crossings and transitions between public and private walkways and trails, where feasible.



Public spaces

Places that are owned or controlled by a government entity and accessible to the public. Examples include streets, outdoor open spaces and public facilities.

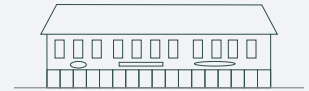
Urban and building design

- 4.1.11. Encourage high quality and innovative design in public and private projects that integrate accessibility, safety, functionality, aesthetics and place making.
- 4.1.12. Ensure design guidelines promote development that considers Cochrane's context in terms of geography, climate, economy and general livability.
- 4.1.13. Implement the Western Heritage Design Framework in Historic Downtown and new downtown and explore its application to neighbourhood centres and development corridors.
- 4.1.14. Implement design requirements to control building form, massing, visual articulation and street level facades.
- 4.1.15. Utilize transitions between new downtown, neighbourhood centres and development corridors with neighbourhood residential areas through one or more of the following tactics:
- Locating buildings of a lower height nearest to neighbourhood residential areas
 - Providing a landscape buffer with tree planting
 - Using lower-scale public or institutional uses like schools, parks, recreation facilities between neighbourhood residential and denser areas
 - Locating lower activity uses at the edge of the denser area like live/work units, townhouses and office spaces
- 4.1.16. Encourage the use of durable, high-quality building materials that can withstand Cochrane's climate while providing a variety of textures and colours.
- 4.1.17. Encourage building designs that reduce massing and create visual interest with height variations, material variations and distinct design elements.



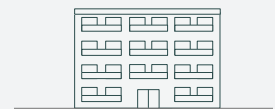
Street and building interface

Permeability and transparency between buildings and streets help activate the public realm, creating a more connected and engaging experience.



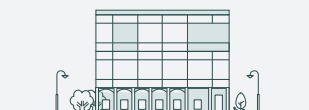
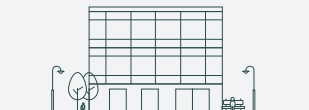
Building design

Roof styles can help mitigate the perception of a building's size, regardless of their form. Additionally, the placement of signs and other features at a pedestrian level help support a human scale design.



Different materials

Different materials can also help add interest to a building and street.



Building articulation

Building articulation includes setbacks, step backs, balconies, patios, pop-outs and upper floor step-backs by adding depth and visual interest to facades. These help break up a large building to create a dynamic, engaging appearance.

Heritage conservation

- 4.1.18. Identify and conserve heritage resources.
- 4.1.19. Explore incentives that encourage property owners to designate their property as a heritage resource.
- 4.1.20. Implement the National Heritage Conservation Standards and Guidelines to guide the conservation of, and additions to, heritage buildings and other resources.
- 4.1.21. Incorporate interpretive elements to recognize heritage resources.
- 4.1.22. Require new developments be contextually sensitive to adjacent designated heritage resources through setbacks, massing, street wall height, landscaping and other design elements.
- 4.1.23. Adopt flexible development regulations for heritage buildings, like permitting a greater range of uses or relaxing development regulations to support their ongoing use and retention.
- 4.1.24. Incentivize the adaptive use and conversion of underutilized heritage buildings.



Historic architecture

Cochrane has a number of culturally and historically significant heritage properties. Their value to the community and has been recognized by the Town of Cochrane.

Landscape

- 4.1.25. Encourage drought-resistant, climate-adaptive and native landscaping that contributes to Cochrane's tree canopy and enhances ecological connectivity.
- 4.1.26. Consider and integrate the surrounding natural areas in the planning of communities.
- 4.1.27. Mitigate the impacts of development on riparian corridors, valued natural features and environmentally sensitive areas.
- 4.1.28. Encourage development to protect and enhance the ecological function of the landscape.
- 4.1.29. Design public spaces, parks and open spaces to protect or integrate natural features, supporting an interconnected ecological network.
- 4.1.30. Promote the preservation of valued natural and aesthetic features of escarpment ridgelines by:
 - a. Retaining a continuous line of natural terrain or vegetation
 - b. Planting native species for screening purposes where existing vegetation has been disturbed by development
- 4.1.31. Discouraging the development of roads, clear-cuts, excavations and larger buildings on, along or over ridgelines

Natural hazards

- 4.1.32. Identify potential hazard areas, such as floodplains or steep slopes to determine the most appropriate building sites and limit development in the highest risk areas.
- 4.1.33. Restrict development within a provincially-identified **floodway** and high hazard flood fringe.
- 4.1.34. Mitigate risk at the 1:100 year flood event level in provincially-identified flood fringe areas.
- 4.1.35. Integrate floodplain regulations into the Land Use Bylaw.
- 4.1.36. Develop a natural hazard resiliency strategy for Cochrane.
- 4.1.37. Require developments within or adjacent to wildfire risk areas to, where deemed appropriate by the planning authority, to undertake a wildfire hazard assessment.



Terms to know

Ecological network

Key corridors and natural areas that play a central role in maintaining ecological connectivity. They support ecological processes and safe passage for urban wildlife and connect major habitats.



Valued natural areas

Scenic areas like the Bow River Valley, Big Hill Creek, Rocky Mountain foothills, as well as topographic and natural features throughout the community like wetlands, native grasslands and mountain views, all contribute to our landscape.



4.2.

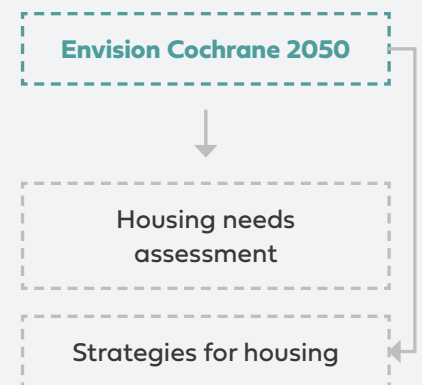
HOUSING

Housing diversity provides a spectrum of dwelling types and tenure options that can meet the needs of people of all ages and abilities who choose to live in Cochrane.

Housing affordability is essential to maintaining Cochrane’s livability. As the local population grows, it will become increasingly important to provide a range of housing options to welcome new residents and support existing residents as their needs change over time.

Housing diversity is achieved through a wider range of lot sizes and a diversity of dwelling types, including single detached homes, semi-detached homes, townhouses and apartments. Housing diversity also refers to a range of costs. Almost 20 percent of Cochrane’s residents are spending more than 30 percent of their income on housing. As market prices continue to rise, non-market housing will play a necessary role in meeting the full spectrum of housing needs in Cochrane long-term.

The Town is committed to delivering housing choices and quality services. Envision Cochrane 2050 encourages the development of complete communities that ensure a home for everyone who chooses to live in Cochrane. The Plan promotes appropriate increases to density in neighbourhood centres and development corridors and allows for sustainable, efficient and cost-effective infrastructure and servicing that will benefit all residents.



Housing

Our objectives

- A range of market and non-market housing types are allowed throughout Cochrane
- A range of low-density housing forms are encouraged, from single detached homes on a range of lot sizes, to secondary suites and town homes
- Low- and mid-rise apartments provide additional housing choice close to amenities and mobility options
- Housing affordability is a priority to ensure people of all ages and abilities in Cochrane can have a home
- People in Cochrane can age-in-place without having to leave their neighbourhoods if their household size, physical health or financial circumstances change





Housing continuum

The housing continuum is a concept used to describe the broad range of affordable and appropriate housing options that progress from the lowest costs / shortest tenure. People’s housing choices may shift along this spectrum depending on changes to their needs and circumstances.

Non-market housing focuses on rental or for-sale options provided for income groups not served by the private market and includes transitional housing, supportive housing, community housing and affordable housing. Market housing includes rental and ownerships options provided by the private sector.



Homelessness

The situation of an individual, family, or community without stable, safe, permanent, appropriate housing.

Emergency shelters

Facilities that temporarily house individuals and families who find themselves without a safe place to sleep.

Transitional housing

Facilities that offer temporary housing to bridge the gap between homelessness and permanent housing, providing support, structure and treatment on a short-term basis.

Supportive housing

Long-term housing that provides individualized supports for people with high needs that make it difficult to find and maintain housing on their own.

Community housing

Below market rate rental options, typically provided by non-profit organizations or governments with an affordable housing mandate.

Affordable housing

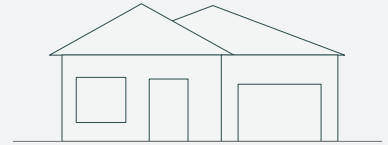
Any form of housing that cost 30 percent or less of an individual’s or family’s pre-tax income. This may include non-profit housing for people with lower incomes or subsidies to enable people to afford market rate housing. It can include affordable rentals or attainable homes that are more affordable to purchase.

Market housing

Market rental housing where rents are based on what landlords choose to charge their tenants. Market ownership includes options where homeowners are solely responsible for paying for and maintaining their properties.

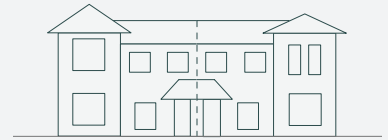
Housing choice

- 4.2.2. Provide a minimum of 30 percent attached housing (semi-detached, duplex, town homes) and a minimum of 15 percent multi-unit housing (apartments and/or mixed-use buildings) in neighbourhoods.
- 4.2.3. Encourage a range of building forms and lot sizes within in all neighbourhoods.
- 4.2.4. Support secondary suites (including basement suites, attic suites, garden suites and garage suites) in all neighbourhoods.
- 4.2.5. In neighbourhood centres, new downtown and development corridors, explore incentives for:
- Purpose-built rental housing
 - Non-market units within market multi-family buildings
 - Three-bedroom units within multi-family buildings
- 4.2.6. Require multi-family buildings in the early phases of development, whenever possible.
- 4.2.7. Encourage the availability of diverse forms, sizes and tenures of housing throughout Cochrane by accommodating innovative housing types.
- 4.2.8. Incentivize the sustainable design and construction of new residential developments.
- 4.2.9. Encourage attainable home ownership by supporting the development of alternative and cooperative housing models.
- 4.2.10. Advocate for the development of housing forms that use durable building materials that mitigate fire and weather impacts.



Detached housing

A free standing single-detached house with or without a secondary suite.



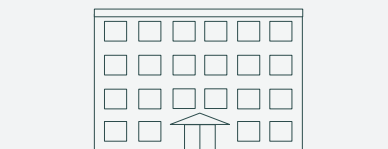
Semi-detached and town homes

A homes that share one or more walls with neighbours and is ground-oriented, meaning the homeowner or renter has an entrance from the ground-level.



Low-rise multi-family

Buildings with multiple self-contained housing units and are typically 3 to 6 storeys high.



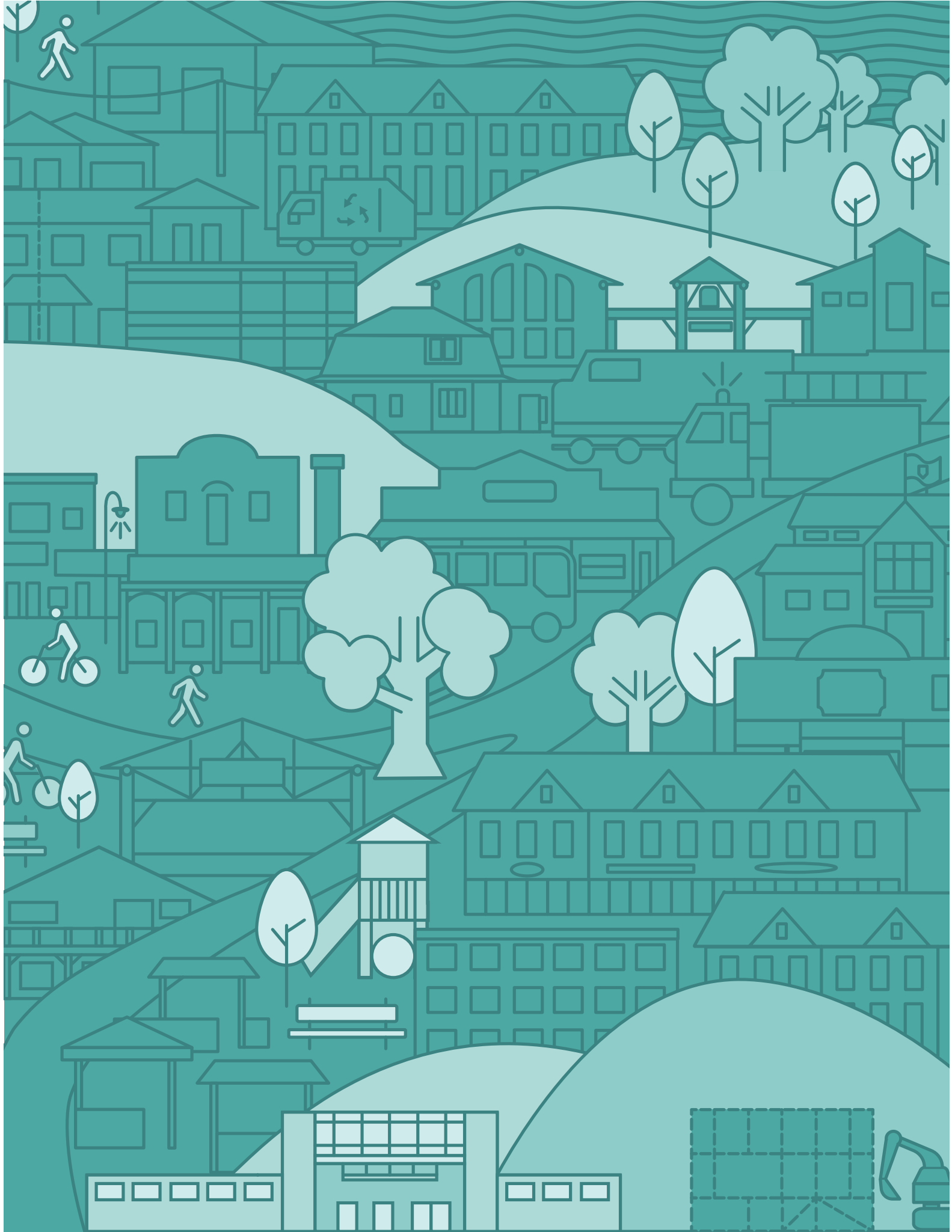
Mid-rise multi-family

Buildings with multiple self-contained housing units.

Non-market housing

- 4.2.11. Encourage accessible non-market housing that supports people with a range of physical and cognitive abilities, ages, circumstances, incomes and other key varying intersectionalities.
- 4.2.12. Explore a non-market incentive program to encourage non-market housing. Incentives may include but not be limited to:
 - a. Parking relaxations
 - b. Streamlined or priority application processing
 - c. Site relaxations
 - d. Height relaxations
 - e. Waiving or reducing development fees and charges
- 4.2.13. Collaborate with other orders of government, regional municipalities, Treaty 7 Nations, the Otipemisiwak Métis Government in District 4 of the Métis Nation of Alberta, non-profit housing providers and developers to fund and deliver non-market housing projects.
- 4.2.14. Encourage non-market housing in all neighbourhoods and in proximity to amenities.
- 4.2.15. Explore the potential for the co-location of community amenities (like recreational facilities, parks, etc.), emergency services and non-market housing on Town-owned land.
- 4.2.16. Integrate a non-market housing target into Area Structure Plans and Area Redevelopment Plans.
- 4.2.17. Support and encourage the development of the following plans and strategies to address the needs of the most vulnerable within the community:
 - a. Affordable Housing and Homelessness Strategy
 - b. Housing Needs Assessment





4.3.

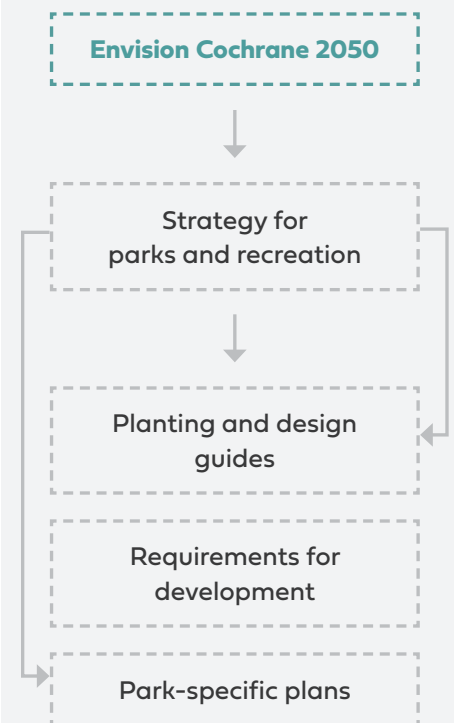
PARKS, RECREATION AND NATURAL AREAS

Cochrane's natural topography with rolling hills and treed valleys anchors our community's open space system.

Cochrane attracts residents and visitors seeking an active lifestyle and opportunities to spend time outdoors. Its open spaces and amenities provide abundant recreational opportunities that support strong and resilient people and communities. These spaces have also become points for residents to connect with one another and build a true sense of community.

Cochrane's vast open spaces and natural areas also provide immense ecological and economic value to the community. Wetlands and native grasslands mitigate the risks of flood, fire and drought, protecting people, property and infrastructure throughout the community.

Through future development, Envision Cochrane 2050 builds a strategic network of adaptable, accessible and attractive parks and multi-use facilities that will provide diverse opportunities to residents and visitors for year-round recreation. Positive working relationships with neighbouring communities and governments will preserve and enhance its green spaces. Responsible investments into naturalization and trail expansion will improve residents' access to these valued natural areas.



Parks, Recreation and Natural Areas

Our objectives

- Cochrane is exploring locations, partnerships and funding mechanisms for a new regionally significant park space to enjoy today and into the future
- Environmental protection is important and Cochrane is using the tools available to protect its natural assets
- Cochrane is part of a continuous recreational and natural corridor east to Glenbow Ranch, north to Big Hill Springs, west to the mountains and south to Bragg Creek
- Cochrane offers a range of recreational and outdoor experiences throughout the year that support all ages and abilities
- Cochrane is investing in its facilities, parks and open spaces to maximize the recreational and environmental benefits they provide to the community
- Public spaces that support diverse community-based programming are accessible throughout Cochrane



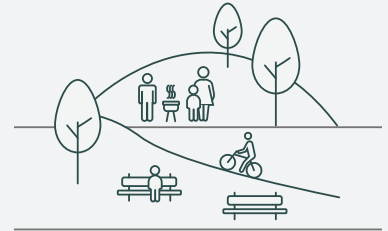


Municipal, Environmental and Conservation Reserve

- 4.3.1. Require the maximum Municipal Reserve be satisfied through land dedications or cash-in-lieu, at the discretion of the Planning Authority.
- 4.3.2. For employment land, cash-in-lieu will be considered.
- 4.3.3. Require the provision of Municipal Reserve dedication that is:
 - a. Within or adjacent to neighbourhood centres
 - b. On lands suitable for park development and other planned uses
 - c. Supported by existing or future active transportation infrastructure
 - d. Adjacent to a natural feature or viewscapes
- 4.3.4. Consider both local and regional needs for schools, community spaces, emergency services, parks and recreational facilities when determining the size, location and configuration of Municipal Reserve allocations.
- 4.3.5. Provide Environmental Reserve in accordance with the Municipal Government Act at the time of subdivision.
- 4.3.6. Utilize Conservation Reserves in accordance with the Municipal Government Act to enhance the connectivity and health of valued natural areas and features that cannot be otherwise protected through reserve allocations.
- 4.3.7. Restrict the sale or disposal of Town-owned parks and open spaces unless a parcel of equal size and value is acquired through a land swap or other means.
- 4.3.8. Consider acquiring lands within and adjacent to areas vulnerable to wildfire and/or limiting its development for recreational and conservation uses to limit the spread and potential impacts of wildfire on people and property.

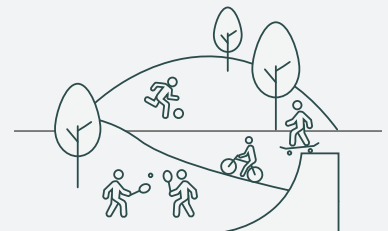
Parks, recreation and public open space planning

- 4.3.9. Ensure new amenities in parks, open spaces and recreational facilities are designed to adapt to changing needs and priorities.
- 4.3.10. Develop an investment priority list to improve the quality and accessibility of existing parks, facilities and open spaces.
- 4.3.11. Consider the comparative value and life-cycle costs of natural, naturalized and engineered assets when identifying and prioritizing capital improvements to existing parks, facilities and open spaces.
- 4.3.12. Explore opportunities to acquire land to develop a regionally significant park.
- 4.3.13. Continue integrating Cochrane's pathway system to expand safe, comfortable and efficient non-motorized travel to amenities such as parks, schools, recreation facilities, community services and open spaces.
- 4.3.14. Create parks, recreation facilities and open spaces that support four season use.
- 4.3.15. Ensure all residents live within a 400-metre walking distance of a park, plaza or open space, where possible. When this target cannot be met, identify pathways and routes that can be improved to facilitate better connectivity.
- 4.3.16. Collaborate with community partners and school boards through the Joint Use Planning Agreement to develop and deliver innovative indoor and outdoor recreational facilities.
- 4.3.17. Conduct regular recreational needs assessments to identify gaps or pressures in service provision.
- 4.3.18. When appropriate enable limited commercial uses like vendors, equipment rentals and other park-related or supporting uses. They can be mobile or permanent structures.
- 4.3.19. Explore the feasibility of a regional scale sporting venue for competitions and events.
- 4.3.20. Provide a variety of park types that support a comprehensive greenspace network.



Passive recreation

Activities that do not require prepared facilities such as sports fields and pavilions, providing communities with opportunities like running, and cross-country skiing. Generally, these activities place minimal stress on a site's resources and are more compatible with areas that require some level of environmental protection.



Active recreation

Activities that require the use of special facilities, courses, fields or equipment. These activities provide communities with opportunities to participate in individual sports, like skateboarding, and team sports, like soccer and baseball.

Environmental protection

- 4.3.21. Ensure area structure and area redevelopment planning incorporate Calgary Metropolitan Region Board’s data into desktop assessments to identify potential environmentally sensitive areas and their study requirements.
- 4.3.22. Document and map environmentally sensitive areas that are confirmed prior to subdivision and/or finer scale planning through studies carried out by a qualified professional.
- 4.3.23. Develop and maintain an inventory of environmentally sensitive areas and prepare management plans for their conservation or enhancement, as required.
- 4.3.24. Require a Biophysical Impact Assessment and ecological report for any proposed development that may pose environmental effects.
- 4.3.25. Consider mitigation principles outlined in Alberta’s Wetland Policy to inform decisions regarding the integration of natural, enhanced and constructed wetlands into new developments.
- 4.3.26. Discourage the modification of wetlands unless proposed changes will improve ecological function, increase size or cannot be avoided in community design, as determined by the Planning Authority.
- 4.3.27. Promote awareness of recreational uses that are compatible with natural areas and, as necessary, redirect incompatible patterns of use to more suitable locations.
- 4.3.28. Protect intact natural areas, restore disturbed areas (when possible) and naturalize public land where appropriate.
- 4.3.29. Require setbacks from watercourses, ravines, gullies, coulees and escarpments for public access and protection of vistas and view sheds.
- 4.3.30. Require geotechnical studies, including slope analysis, to determine existing and potential areas of erosion and instability along with necessary stabilization and/or prevention measures.
- 4.3.31. Encourage slope-adaptive development when development on a slope is unavoidable.
- 4.3.32. Protect and enhance wildlife corridors to mitigate impacts on wildlife habitat.



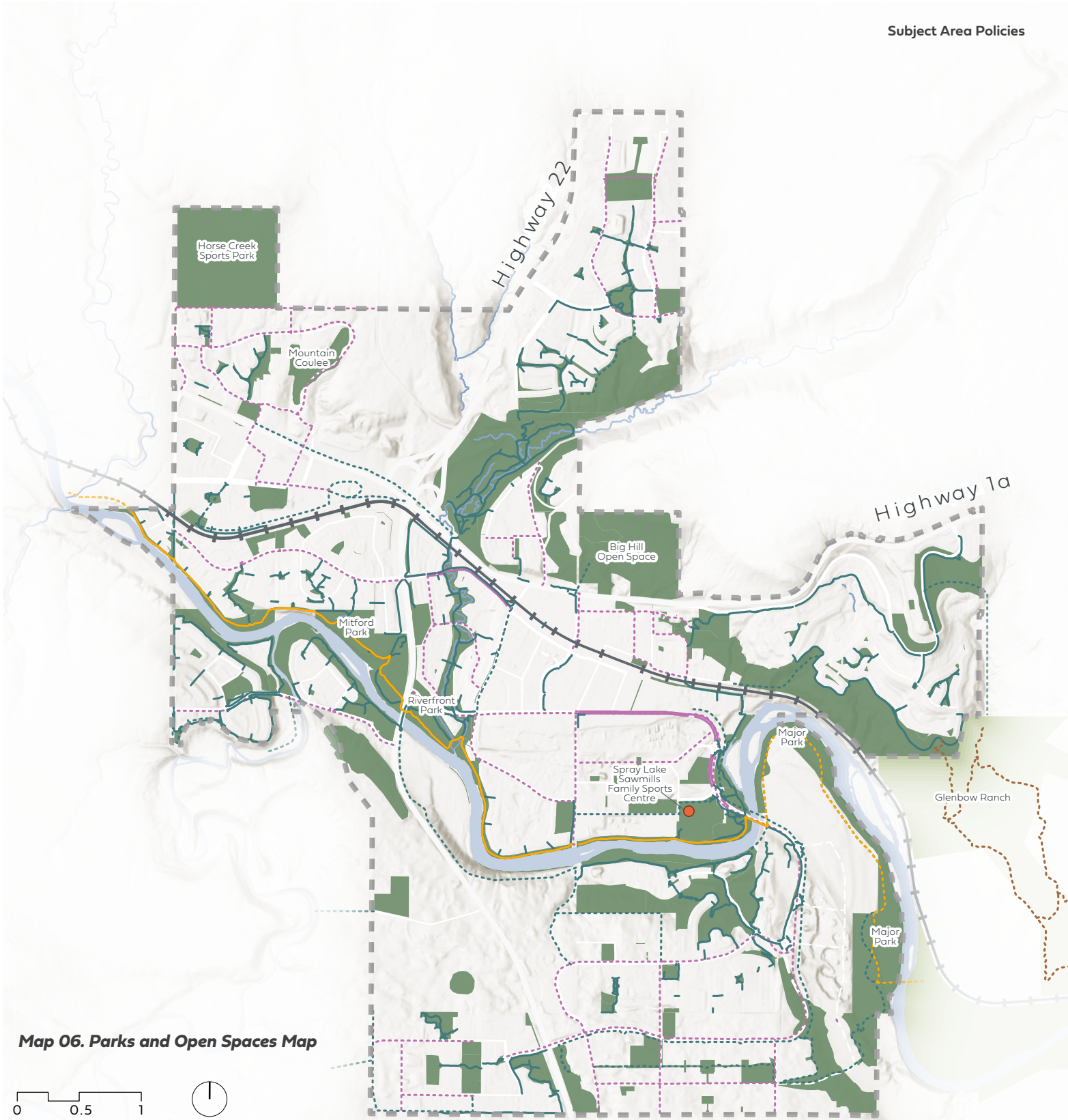
Terms to know

Environmentally sensitive areas (ESAs)

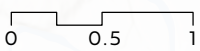
Key natural components of the regional landscape, providing ecosystem functions and services. These functions and services include flood mitigation, drinking water supply, maintenance of regional biodiversity, preservation and connectivity of unique habitats and landscapes and provision of culturally and economically valued resources and opportunities. Cochrane will confirm and document environmentally significant areas through further planning.

Note about Map 05. Parks and Open Space Map:

This map includes publicly-owned parks and open spaces and future parks identified in the Cochrane Parks and Open Space Plan from 2012. For land identified as a future park but not yet owned by the Town, the planning process, in collaboration with the landowner, will determine these parks’ final size and shape.



Map 06. Parks and Open Spaces Map



- | | | | |
|------------------------------|-------------------|--|--------------------|
| Parks and public open spaces | Pathways | Future Trans Canada Trail | Communities |
| Provincial Parks | Future Pathways | Trans Canada Trail | Municipal Boundary |
| | Bike Lanes | Existing Rail | Bow River |
| | Future Bike Lanes | Spray Lake Sawmills Family Sports Centre | Creeks |
| | Crown Land Trails | | |

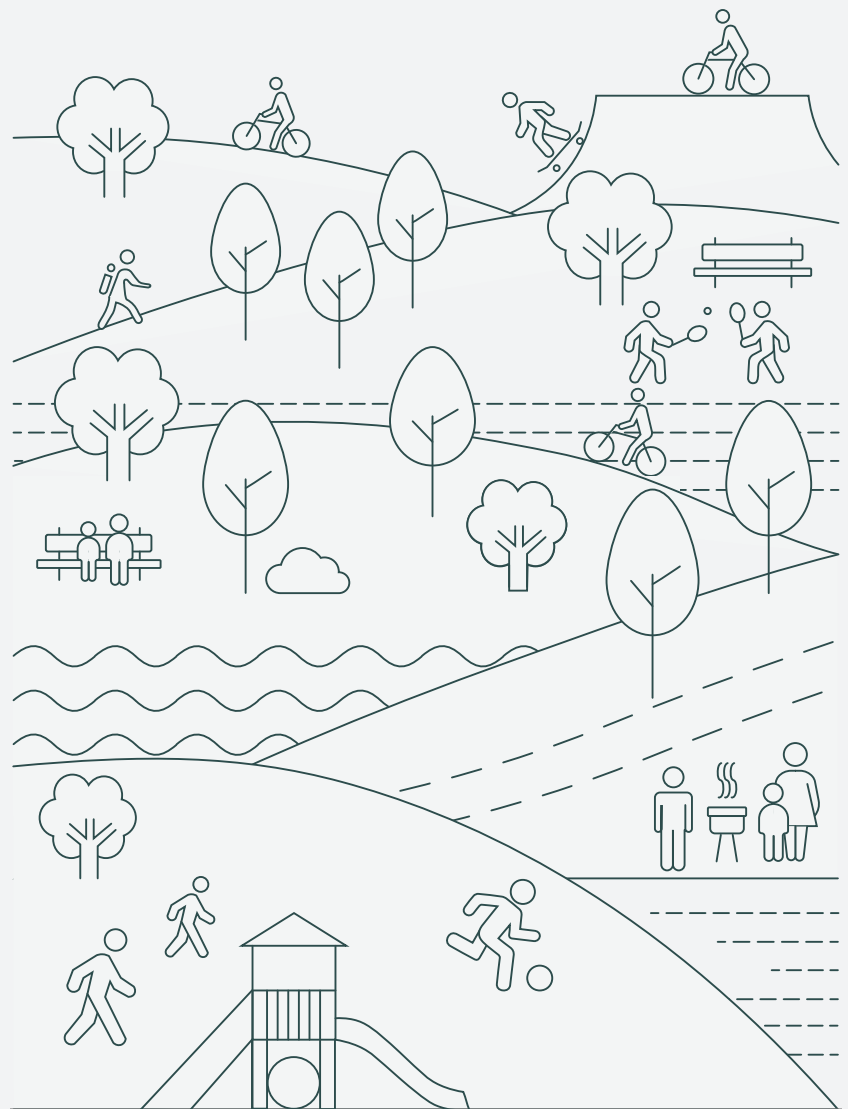
Regional collaboration

4.3.33. Collaborate with adjacent and regional municipalities, public agencies, Treaty 7 Nations, the Otipemisiwak Métis Government in District 4 of the Métis Nation of Alberta, environmental organizations and other levels of government to monitor and maintain air quality standards and implement emission reduction programs. Such programs include, but are not limited to, promoting regional public transportation, active transportation, carpooling and walkable neighbourhoods.

4.3.34. Collaborate with Indigenous Peoples within these traditional lands to identify and manage Indigenous sites of significance.

4.3.35. Collaborate on initiatives to connect and enhance regionally significant areas and infrastructure such as parks, pathways, recreational facilities and corridors that provide these areas with servicing.

4.3.36. Collaborate with adjacent municipalities to develop evidence-based, high-quality and cost-effective recreational opportunities.



Regionally significant parks

Regionally significant parks are open spaces of a scale or scope that can impact or benefit two or more municipalities/communities in the Calgary Metropolitan Region. These areas are destinations and support a range of ecological and recreational purposes. Many of Cochrane's parks, open spaces and pathways are in proximity to regional infrastructure and corridors and require the Town to work in partnership to steward them effectively.





4.4.

ARTS AND CULTURE

Cochrane's local arts and events have contributed to our community's unique and charming identity.

Cochrane's history is steeped in connections that have, over time, contributed to a strong sense of place and community. Local artists and venues provide residents and visitors with opportunities to gather and celebrate Cochrane's culture and identity. Arts and culture also supports a welcoming and inclusive community by bringing people together and fostering a range of opportunities for individual and cultural expression.

High quality, flexible spaces that facilitate a range of activities and expressions will allow our creative sector to play a proactive role in shaping the future of arts and culture in Cochrane. These spaces will also provide residents and visitors opportunities for creativity, leisure and a deeper understanding of Cochrane.

Envision Cochrane 2050 maximizes existing spaces, venues and talent and explores new indoor and outdoor facilities to set the stage to grow a vibrant local arts and culture scene. Support for artists, events and industries will promote local culture and identity throughout Cochrane's public spaces, attract tourism, stimulate economic growth and enhance quality of life for residents.

Envision Cochrane 2050



Strategy for arts and culture (part of the strategy for parks and recreation)



Specific initiatives and feasibility studies as needed for venue, events and more

Arts and culture

Our objectives

- Cochrane collaborates with arts and culture organizations to understand their immediate needs and support their long-term aspirations
- Cochrane is considering locations, partnerships and funding mechanisms to bring a multi-purpose venue to the community to support a growing arts and culture scene
- Local community groups can scale up, reach new audiences and work together to realize shared potential
- Events, festivals and community gatherings are increasing in number and attendance year-over-year





Partnerships

4.4.1. Work with local venues, businesses, community groups and Indigenous communities to grow local arts and cultural programming, facilities and events.

4.4.2. Work with Treaty 7 Nations, the Otipemisiwak Métis Government in District 4 of the Métis Nation of Alberta and Indigenous peoples within these traditional lands to recognize and celebrate traditional and contemporary Indigenous art and culture in Cochrane.

4.4.3. Encourage innovative arts and culture collaborations that:

- a. Leverage shared resources to amplify their benefit throughout the community
- b. Partner on events, programs and spaces
- c. Expand access to quality educational programming in the arts
- d. Identify new opportunities for collaboration
- e. Scale up capacity, resources and skills to grow local organizations

4.4.4. Develop a strategy that identifies short- and long-



Arts and culture

A strategy can identify ideas and actions to support more community events, locations and opportunities for expression.

Venues

- 4.4.5. Explore the feasibility of a new multi-purpose facility that enhances opportunities for local artistic, creative and cultural industries to advance their goals.
- 4.4.6. Continue investments that grow and diversify Cochrane's inventory of spaces and venues that support both small and large events throughout the year.

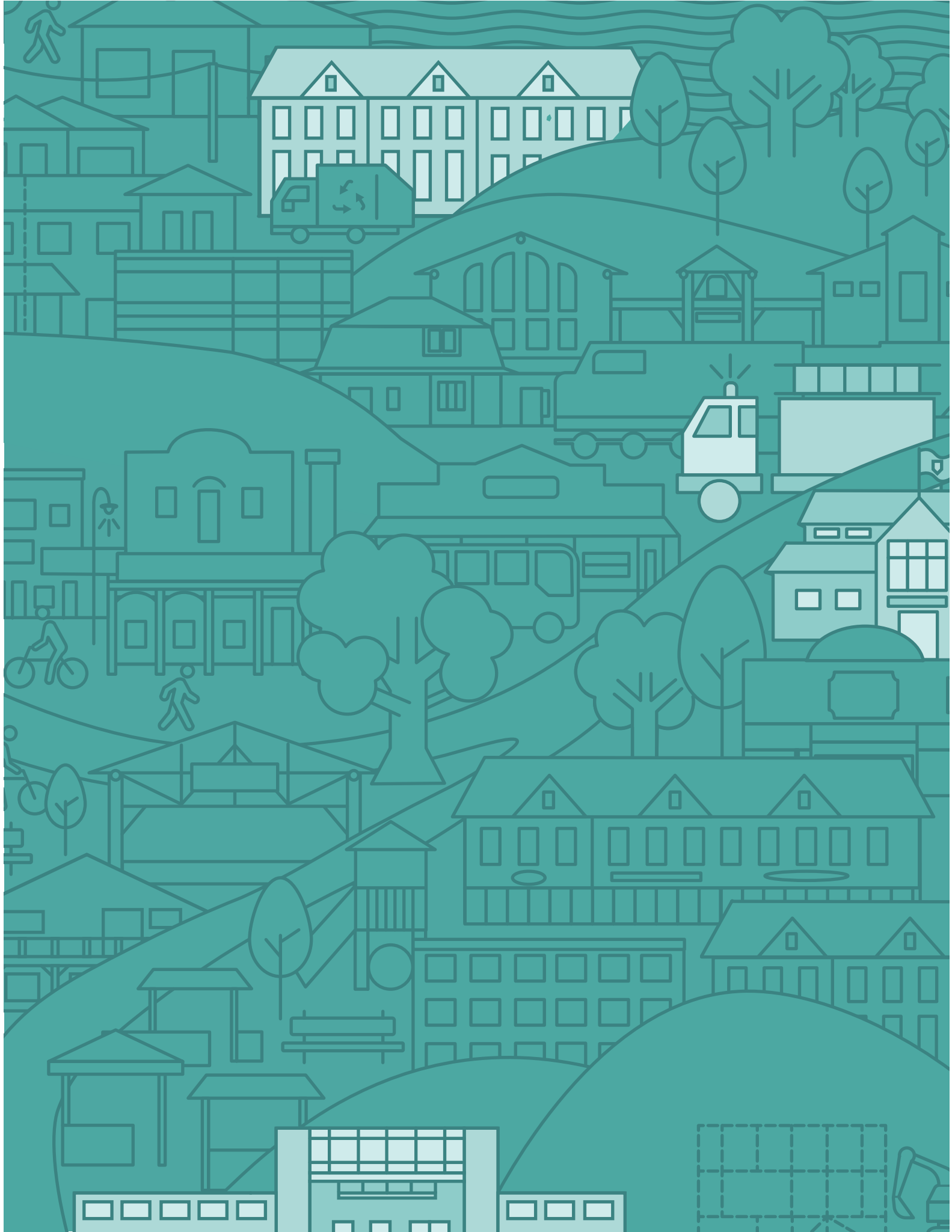
Festivals and events

- 4.4.7. Support events and gatherings in public spaces, including parks, facilities, streets and other areas.
- 4.4.8. Continue growing a Town-led approach to enhancing the local events culture through investments, partnerships, programs and grants.
- 4.4.9. Continue investing in Town-led events that complement the local calendar of community-led events, offering the residents of Cochrane year-round opportunities to gather, celebrate and connect.

Public art

- 4.4.10. Encourage public art to be accessible, interactive and reflect Cochrane's multiple histories and cultures.
- 4.4.11. Expand opportunities for locally produced art to be incorporated into civic infrastructure, public spaces and private development, whenever possible.
- 4.4.12. Establish a cohesive public art approach across the Town.





4.5.

COMMUNITY SAFETY

Residents value the sense of safety and belonging they feel living in Cochrane.

Community facilities and services like education, healthcare and community centres are integral to Cochrane’s livability, providing residents with spaces and experiences to learn, thrive and fulfill their potential. Protective services—police, fire, medical and social services—are critical to preventing harm, ensuring safety and providing support during times of individual needs and public emergencies.

Development and redevelopment will ensure valued services are both accessible and effective in new and existing communities. It is important to note that most of these services are provided by other levels of government and requires close collaboration to ensure that the needs of our growing community are met.

Envision Cochrane 2050 ensures that vital services keep pace with the demands of population growth. Infrastructure and facilities to support public services represent a significant investment that must be planned and managed responsibly. Considerations that optimize value to the community will be promoted. Likewise, designs that enable these facilities to evolve alongside changes in community needs and priorities will be encouraged.



Community Safety

Our objectives

- Cochrane’s educational, health and social services and facilities are accessible and adaptable to the growing and diversifying needs of its residents
- Community and emergency services are located and configured to optimize services
- The protection of people, places and property are considered throughout Cochrane’s planning and development processes





Location guidance

- 4.5.1. Work with the Government of Alberta and non-governmental organizations to ensure the provision of health, education and social services in Cochrane.
- 4.5.2. Locate essential community services centrally within new or Historic Downtown, when their service area is town-wide, or within or near neighbourhood centres, when their service area is more locally-focused.
- 4.5.3. Explore partnership opportunities that can leverage land, facilities and diverse sources of funding to address community needs and priorities, such as non-market housing, childcare, community services, transit services and emergency services.
- 4.5.4. Promote cost-effective, accessible and integrated service hubs through shared uses in community centres, recreational facilities, schools and public spaces in areas supported by transit and active transportation infrastructure.
- 4.5.5. Collaborate with the development community on the creation and location of community facilities within new neighbourhoods.

Social services

- 4.5.6. Promote the availability and benefits of Cochrane's social and recreational programming.
- 4.5.7. Evaluate community well-being regularly and update relevant plans and strategies to ensure future planning and development of facilities remain aligned with the community's needs and priorities.
- 4.5.8. Continue to enhance the accessibility and inclusivity of public spaces and programming to support residents of all ages and abilities.

Education

- 4.5.9. Collaborate with school boards and the Province through the Joint Use Planning Agreement to ensure schools are planned, developed and resourced to meet the educational needs of a growing and diverse student population.
- 4.5.10. Plan, locate and configure new schools in a manner that maximizes the ease of student access and supports clear and safe drop-offs, pedestrian and cycling access and bus routes.
- 4.5.11. Explore reciprocal agreements with school boards that enable after-hours public access to their buildings and facilities for complementary public service programming and gathering.
- 4.5.12. Expand partnerships with nearby post-secondary institutions to deliver post-secondary learning and professional development opportunities in Cochrane.
- 4.5.13. Support opportunities for community learning in public facilities.

Health

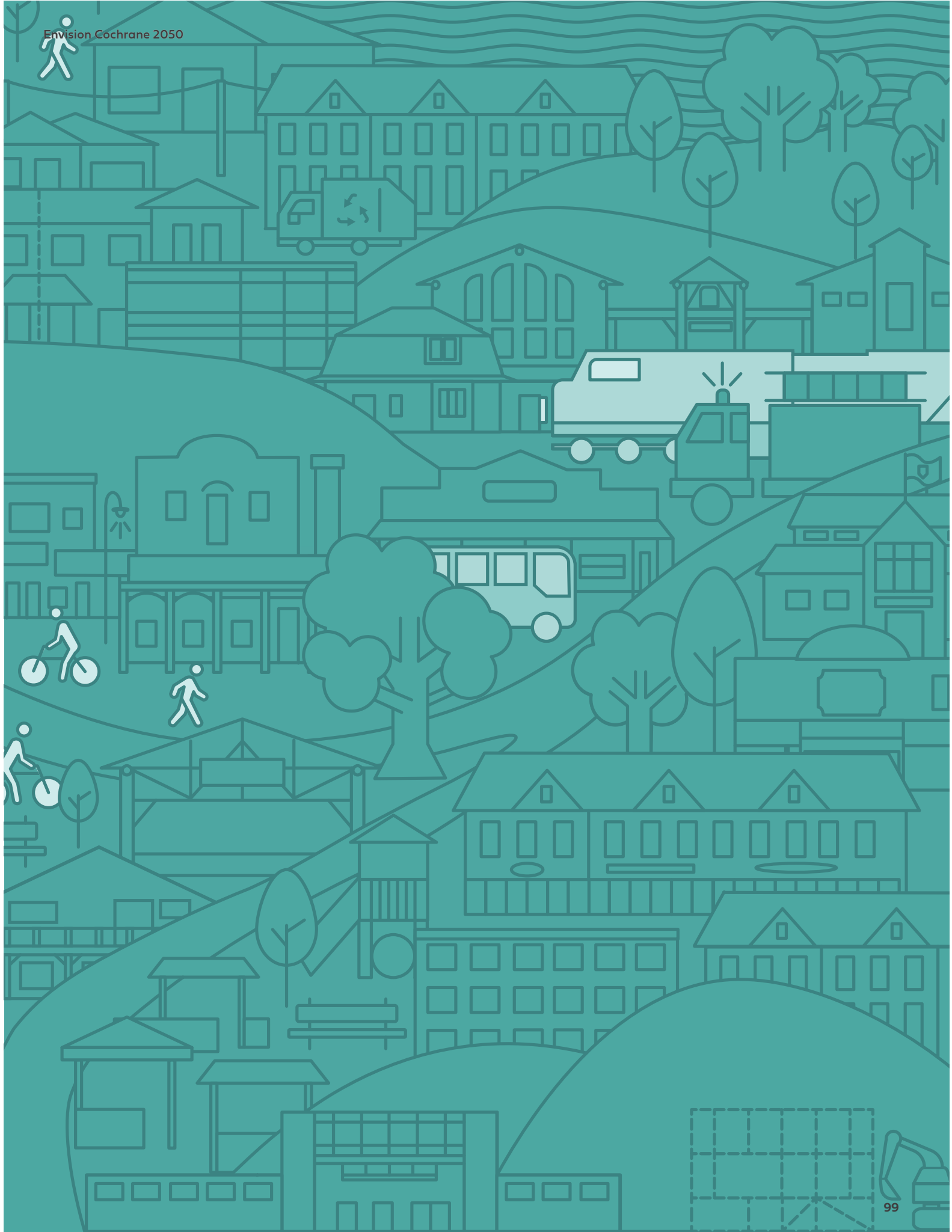
- 4.5.14. Prioritize social inclusion and cohesion in the design of public spaces and delivery of services and programs to meet the needs of a growing and diversifying community.
- 4.5.15. Advocate to the Province and industry partners to improve access to primary care for Cochrane residents.
- 4.5.16. Support the expansion of public and private health and medical facilities at multiple scales and throughout the community to meet a range of care needs for Cochrane's growing population.



Protective services

- 4.5.17. Enable protective and emergency service facilities within all land use designations.
- 4.5.18. Ensure new development facilitates effective emergency response and safe evacuation.
- 4.5.19. Ensure protective services are located and resourced to respond to emergencies in areas undergoing redevelopment and intensification.
- 4.5.20. Ensure future area structure plans and area redevelopment plans identify and secure sites for future fire halls and other emergency services.
- 4.5.21. Develop an emergency management master plan that will:
 - a. Locate and resource services in alignment with applicable National Fire Protection Association standards and other legislation that sets out targets for response times and service levels
 - b. Educate the public on emergency management and its core principles of prevention, preparedness and recovery
 - c. Enable the timely expansion and relocation of services in response to changes to the Town's population and built form
- 4.5.22. Explore opportunities for regional collaboration that enhance service provision, reduce response times and optimize Cochrane's investments into protective services.
- 4.5.23. Optimize water supply distribution and fire suppression water storage in all reservoirs in all quadrants of the town.
- 4.5.24. Explore opportunities for the use of technology to enhance community safety.





4.6.

MOBILITY

Cochrane's landscape shapes the community but can challenge connectivity in and around the town.

Cochrane's topographical features -- rolling hills, treed valleys and natural waterways alongside two provincial highways bisecting the community - have shaped its current transportation network and resulted in indirect routes, pinch points and inclines that have become strained by increased traffic in recent years. These challenges have impacted the movement of people and goods in and through Cochrane.

Careful mobility network planning will improve both efficiency and safety, reduce conflicts between motorists and non-motorists, alleviate barriers for residents with limited mobility and support the effective and timely delivery of transit and emergency services. Envision Cochrane 2050 encourages a thoughtful approach to community layout (the street and land use pattern within a community), street design (street cross-sections) and network planning (connected town-wide transit, vehicular movement and active transportation networks). The plan identifies responsible investments to enhance existing transportation infrastructure and direction that will support multi-modal (driving, transit, walking, cycling and more) travel options, locally and regionally through detailed mobility strategies.

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graph TD; A[Envision Cochrane 2050] --> B[Strategy for mobility]; B --> C[Requirements for development];
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Envision Cochrane 2050

Strategy for mobility

Requirements for development

Mobility

Our objectives

- Transit service is financially sustainable and reliable to meet the community's growing needs
- Cochrane explores opportunities to improve connections across the river, the railway tracks, highways and between communities
- Pathways and other pedestrian and cycling connections between communities, to destinations (like schools) and to both downtowns are prioritized when implementing improvements to the active transportation network
- Cochrane connects to and advocates for regional pathway, transit and roadway connections
- Cochrane supports sustainable and low-carbon travel options and emerging transportation technologies
- Cochrane's mobility network is safe and comfortable for all users





Road network and hierarchy

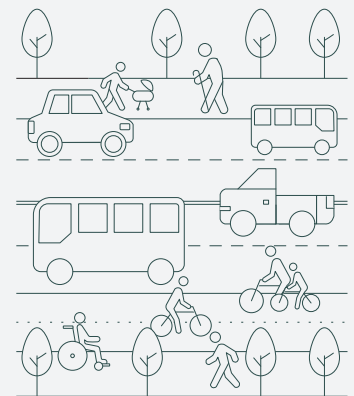
- 4.6.1. Provide a cost-effective and connected multi-modal network of roads, sidewalks and pathways.
- 4.6.2. Review and update the mobility strategy to reflect changes in local and regional needs, priorities and opportunities.
- 4.6.3. Ensure there are adequate mobility options to meet the needs and demands of current and future residents.
- 4.6.4. Facilitate multi-modal travel for residents and visitors by:
 - a. Integrating local and regional transit service
 - b. Linking active transportation infrastructure with transit stops
 - c. Connecting parking facilities to active transportation infrastructure
 - d. Addressing gaps in the sidewalk network
 - e. Supporting a multi-modal hub near The Station
- 4.6.5. Require a Transportation Impact Assessment for new neighbourhood development and redevelopment projects that are either in locations or of a scale that may significantly impact the mobility network.
- 4.6.6. Encourage at least two access and egress connections between communities and from communities to major transportation routes to support daily travel, emergency response and evacuation in an emergency.
- 4.6.7. Identify opportunities to increase multi-modal north/south connectivity across the Bow River, Highway 1A and the railway tracks.
- 4.6.8. Encourage multi-modal connections between neighbourhoods and between neighbourhoods and the downtowns.
- 4.6.9. Advocate to the Provincial Government to expand and improve Highway 22 to support the expected increasing travel demands. Ensure improvements maintain safe access and connections across Highway 22 for all users.
- 4.6.10. Design streets to support the efficient provision of municipal services, such as snow removal, road repair and ongoing maintenance.



Terms to know

Major Transportation Routes

This includes corridors such as the CPKC Rail Line and two provincial highways.

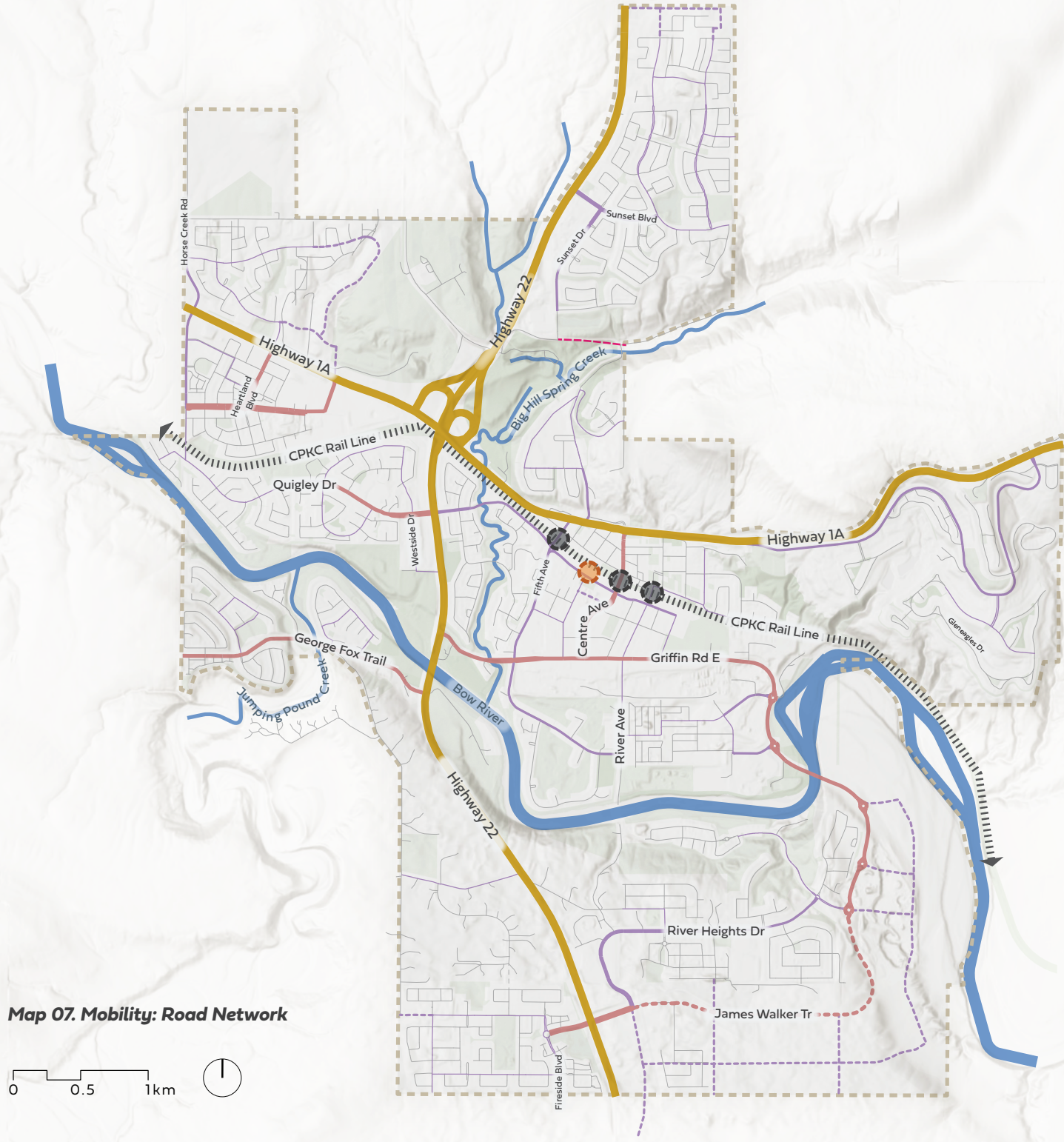


Multi-modal

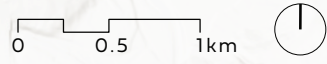
A type of street that considers all modes of transportation, with a greater focus on pedestrians, cyclists and transit users. Multi-modal streets balance safe and efficient movement for all travelers.

- 4.6.11. Encourage and promote underground parking and parking structures with active or pedestrian friendly facades.
- 4.6.12. Develop a safe mobility strategy, moving towards zero road transportation deaths and serious injuries.
- 4.6.13. Reduce the impact of the transportation system on the ecosystem and advance low-carbon mobility options.
- 4.6.14. Prepare for changes in transportation technologies that can be leveraged to support mobility needs and to encourage a safer and more efficient transportation system.
- 4.6.15. Develop wayfinding measures and trip planning tools to support multi-modal mobility.





Map 07. Mobility: Road Network



- Municipal boundary
- Highway
- Arterial
- Primary collector
- Secondary collector
- Local
- Future arterial
- Future collector
- Emergency access
- Existing vehicle railway crossing
- Multi-modal transportation hub

Goods movement

- 4.6.16. Incorporate a goods movement strategy into the mobility strategy that balances safety and efficiency for all road users.
- 4.6.17. Encourage heavy truck movement towards Provincial highways and arterial roads except for local deliveries.
- 4.6.18. Reduce the negative impacts of truck traffic with street and time restrictions, as necessary.
- 4.6.19. Provide separate infrastructure for pedestrian users on streets that are designated for goods movement.

Rail

- 4.6.20. Collaborate with regional and Provincial partners to study and, where feasible, plan and implement infrastructure and facilities to support commuter rail services between Cochrane, Banff, Canmore, Iyáhe Nakoda First Nations and Calgary.
- 4.6.21. Collaborate with the provincial government and rail providers on opportunities to reduce conflicts between rail and road traffic.
- 4.6.22. Facilitate both the redevelopment of surplus railroad lands and the enhancement of existing rail facilities to better integrate with existing and future uses on adjacent lands.
- 4.6.23. Require new development adjacent to railroad corridors to provide appropriate landscape buffer and noise mitigation measures.



Active transportation

4.6.24. Design safe and comfortable active transportation routes and infrastructure that are accessible to all ages and abilities through:

- a. Paved, illuminated pathways along popular routes and connections
- b. Pedestrian signal and crossing infrastructure that improve visibility.

4.6.25. Provide convenient, safe and visible parking and repair infrastructure for cyclists in key destinations such as Historic Downtown, new downtown, neighbourhood centres, development corridors, new multi-residential developments and parks.

4.6.26. Support the development of direct and unobstructed pedestrian and cycling links between communities and downtown (Historic and new).

4.6.27. Consider incorporating new or enhanced active transportation infrastructure whenever undertaking road or utility maintenance, life cycle repairs or upgrades.

4.6.28. Prioritize pathway or sidewalk improvements that connect residents to key community features, such as parks, schools and transit stops.

4.6.29. Encourage the Trans Canada Trail alignment through Cochrane in a manner that:

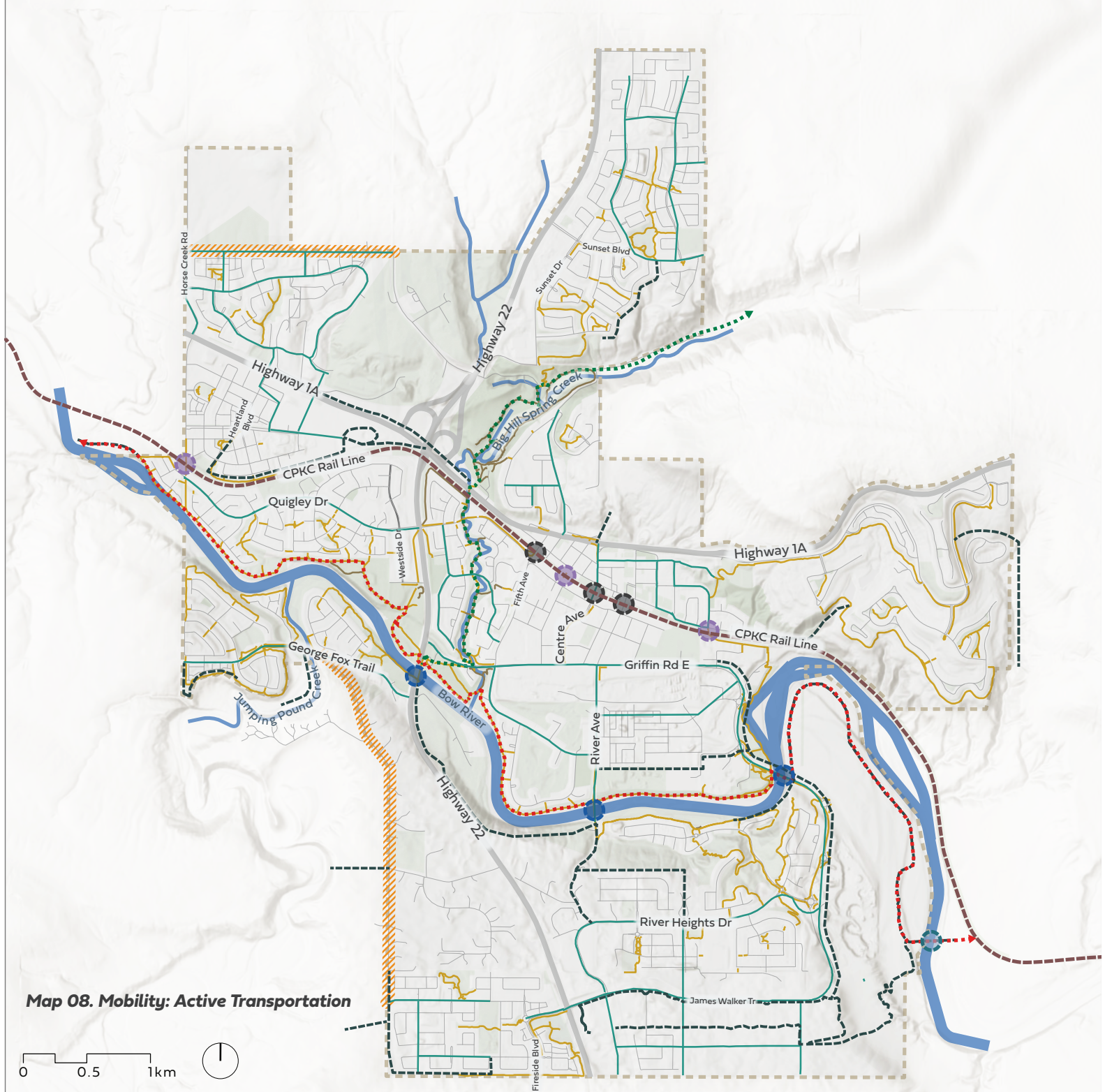
- a. Capitalizes on existing pathways
- b. Provides multiple connections to key destinations
- c. Facilitates travel to Downtown (Historic and new)

4.6.30. Support traffic-calming measures that reduce speeds in areas with higher pedestrian activity.

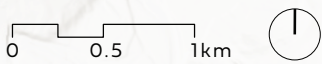
4.6.31. Consider developing town-wide active transportation standards.

4.6.32. Consider temporary or permanent pedestrianized streets.

4.6.33. Connect pathways to natural corridors and regional pathways.



Map 08. Mobility: Active Transportation

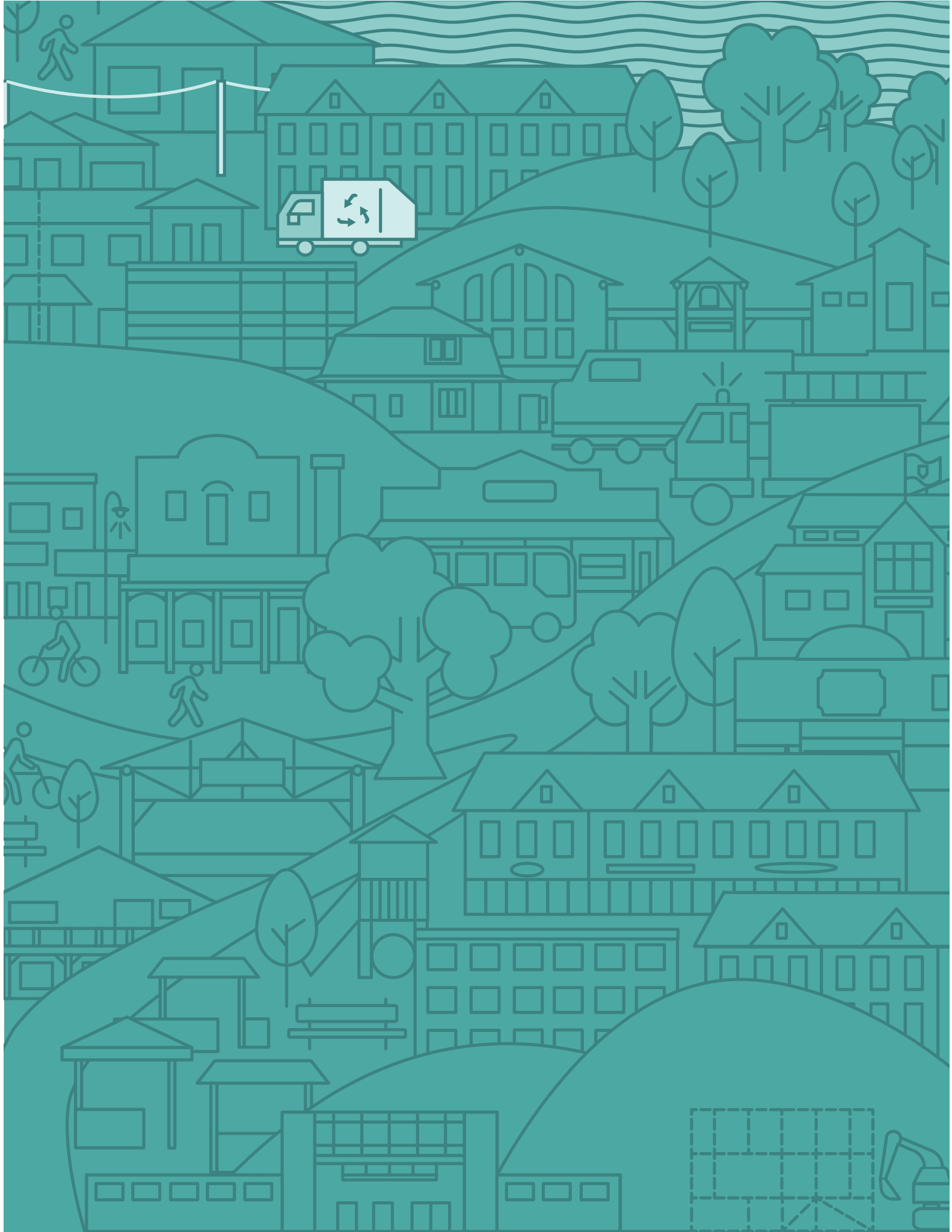


- Municipal boundary
- Existing roads
- Proposed Trans Canada Trail
- Proposed Big Hill Springs connection
- Paved pathways
- Unpaved pathways
- Bicycle lane
- Future pathways
- Proposed regional Rail corridor
- Proposed river crossing
- Existing river crossing
- Existing vehicle railway crossing
- Existing pedestrian railway crossing

Transit

- 4.6.34. Explore options for a fixed-route, reliable and scheduled service.
- 4.6.35. Explore options for a centrally located multi-modal transit hub along the railway.
- 4.6.36. Design new community street networks to support efficient transit access and coverage.
- 4.6.37. Design the street network in a manner to accommodate public transit route stops that are primarily on arterial and collector roads within 400-metre walking distance of key commercial, employment and institutional destinations.
- 4.6.38. Explore improvements to local transit service reliability and frequency to support its use for meeting daily needs.
- 4.6.39. Ensure that transit services and infrastructure are accessible to people of all ages and abilities.
- 4.6.40. Plan for adequate, appropriately situated and well-designed transit facilities (stops and stations) that enhance user access and ridership experience.
- 4.6.41. Plan for the expansion of transit facilities, such as acquiring more land or building larger bus barns, to accommodate the growth of transit service over time.
- 4.6.42. Plan and develop local transit service and infrastructure to align with regional inter-municipal transit routes and shared service corridors.





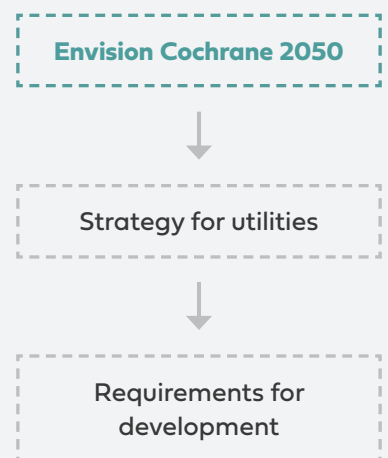
4.7.

SERVICING

Cochrane's utility networks provide the services that the community relies upon and can, through careful planning and investment, increase capacity to support growth while maintaining service levels.

'Servicing' refers to water utilities (waste, potable and stormwater management), solid waste management (waste, organics and recycling) and shallow utilities (gas, electricity and telecommunications). Many of these services are provided by the Town of Cochrane, but some are provided through regional collaboration while others are provided by utility companies. Regardless of who is providing what service, they each need to offer services so effective and reliable, they largely go unnoticed by the public, demonstrating a well-run community.

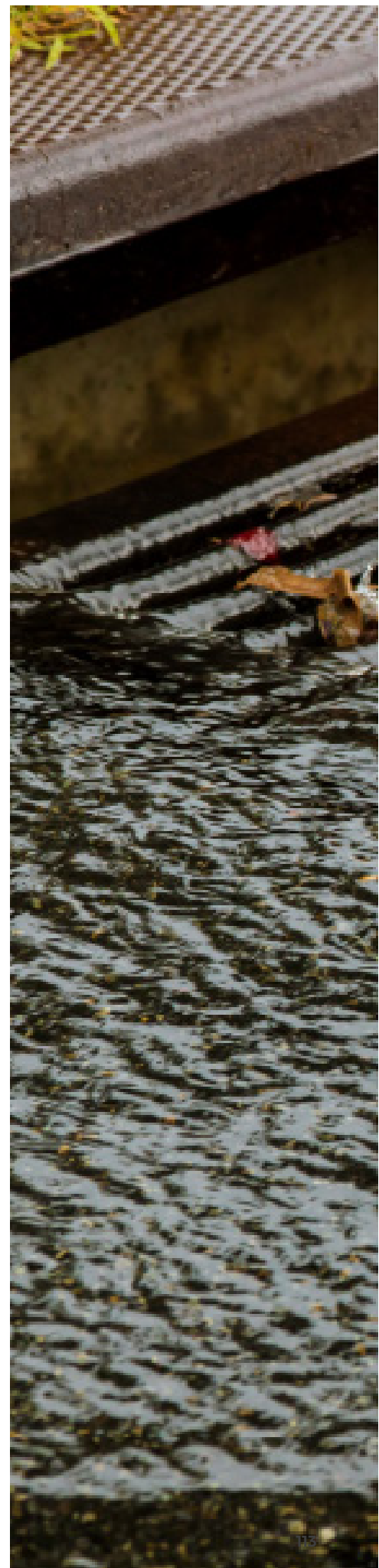
Servicing capacity and infrastructure needs to be evaluated and planned alongside growth and land use planning to confirm how utility networks can scale-up to service new residents while maintaining a high quality service for existing residents. They also need to be managed effectively applying asset management best practices and leveraging technological innovations to enable efficiency and cost effectiveness. Importantly, service delivery requires collaboration with public and private utility providers, management of environmental impacts and financially responsible decision-making to ensure these networks help Cochrane achieve its goals.



Servicing

Our objectives

- Considered and strategic investments in public infrastructure ensure long-term servicing for Cochrane as it grows
- Regional collaboration is leveraged to enhance local servicing's reliability and efficiency
- Water conservation, waste diversion and resilient servicing networks are prioritized to ensure sustainable servicing
- Servicing is delivered safely and reliably
- Servicing is reasonably priced and accessible to all community members
- Technology is leveraged to enhance service delivery, improve asset management and enhance the customer experience
- Departments collaborate and align resources to deliver services efficiently
- Service provision considers and minimizes potential negative impacts on the natural environment





General servicing

- 4.7.1. Ensure that the risks and hazards associated with extreme weather are mitigated through the design, construction, maintenance, operations and eventual replacement of servicing infrastructure.
- 4.7.2. Ensure that the risks and hazards associated with system failure are mitigated through the design, construction, maintenance, operations and eventual life cycling of servicing infrastructure.
- 4.7.3. Update statutory plans and servicing standards regularly to promote development that is:
 - a. Responsive to economic and demographic changes
 - b. Resilient to a changing climate
- 4.7.4. Review infrastructure and servicing needs regularly to evaluate the most financially sustainable and effective management and delivery method.
- 4.7.5. Explore the potential of waste heat capture, heat exchange, rainwater capture and energy generation as opportunities for new revenue streams.
- 4.7.6. Explore regionally-coordinated opportunities to protect existing and planned regional infrastructure corridors.



Stormwater

- 4.7.7. Work with regional partners to develop and implement stormwater management strategies that promote watershed protection and meet the water quality and discharge targets specified in the relevant watershed management plan.
- 4.7.8. Design stormwater systems in both new and redeveloping areas to ensure the continued health of nearby waterways, ravines, wetlands and other sensitive areas.
- 4.7.9. Develop, in alignment with provincial direction, fit-for-purpose stormwater management and reuse strategies to offset the use of potable water (for purposes like irrigation) and reduce storage requirements.
- 4.7.10. Encourage sustainable stormwater management practices and source control runoff, where possible.
- 4.7.11. Encourage the development community to collaborate on comprehensive stormwater management solutions rather than site-by-site designs.
- 4.7.12. Implement erosion and sediment control measures through development.

Shallow utilities

- 4.7.13. Collaborate with utility companies and green building partners to encourage efficient, resilient and cost-effective developments.
- 4.7.14. Where feasible all utilities should be located underground in all new residential, commercial, industrial, recreational and institutional developments.
- 4.7.15. Encourage the relocation of above-grade utilities underground in redevelopment and major infrastructure upgrades, provided the context, costs and proposed changes to the built form are appropriate.
- 4.7.16. Ensure utility line assignments do not interfere with the ability to grow healthy street trees.



Electricity

Energy generation helps power our homes and businesses and supported by private utility providers.



Gas

Gas infrastructure supports the energy needs of our homes and businesses and is provided by private utility providers.



Telecommunications

Infrastructure to support mobile, phone, and internet and is provided by private utility providers.



Stormwater

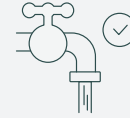
Stormwater refers to water from rainstorms or melting snow that flows into storm drains and is channeled through an underground pipe system. These stormwater facilities are designed to capture, control and filter runoff. Additionally, it's crucial to manage stormwater effectively to prevent flooding, which could otherwise lead to significant damage in Cochrane.

Water and wastewater

- 4.717. Develop, in coordination with provincial initiatives, a comprehensive, town-wide drought management plan.
- 4.718. Plan land use and development in a manner that protects and enhances the hydrological function, ecological function, recreational function and aesthetic beauty of Cochrane’s water resources.
- 4.719. Collaborate on regional watershed planning and servicing opportunities.
- 4.720. Ensure development approvals align with Cochrane’s water license capacity.
- 4.721. Expand potable water conservation and efficiency initiatives, such as:
 - a. Peak water demand reduction programming.
 - b. Standards, bylaws and guidelines for conservation and reuse.
 - c. Conversion of irrigated spaces to non-irrigated spaces over time.
- 4.722. Optimize existing wastewater infrastructure capacity with measures that prevent the inflow of stormwater and manage demand.

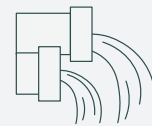
Sour gas

- 4.723. Restrict residential uses, permanent overnight accommodation and public facilities in the vicinity of sour gas operations, unless outside of the setbacks established by the Energy Resources Conservation Board.
- 4.724. Support the accelerated resource extraction in areas with little or no existing urban development to allow for orderly and safe municipal development on a case-by-case basis.
- 4.725. Utilize appropriate safety setbacks as determined by the Alberta Energy Regulator.
- 4.726. Enable industrial, commercial or other non-residential uses adjacent to sour gas facilities, subject to any setbacks as determined by the Alberta Energy Regulator.
- 4.727. Identify the location of all sour gas wells and facilities, their projected life span and the impact of the facilities and safety setbacks on the cost-effective design of growth and redevelopment.



Potable water

Drinking water that comes from surface and ground sources that has been treated to meet legislated standards for safe consumption. The Town of Cochrane manages the communities drinking water supply, treatment and distribution.



Wastewater

Cochrane’s sanitary sewage is pumped to The City of Calgary for treatment, but Cochrane is responsible for the maintenance and operation of our wastewater collection system. This includes a vast network of sewer mains and manholes. It is imperative to conserve water to ensure the sustainability of this system and to protect the Bow River into which the treated water is eventually discharged.

Solid waste management

- 4.7.28. Develop and maintain a waste diversion and management strategy to:
- Promote the Town's waste and recycling policies and effective use of its waste management services
 - Educate the public about the benefits of sustainable waste management practices
 - Increase the use of three-stream separation in commercial buildings
 - Encourage landscaping practices that reduce yard and garden waste
 - Mitigate the impacts and risks of improper disposal on ecosystems, wildlife and people
- 4.7.29. Work with partners, including other levels of government, to identify cost-sharing opportunities to expand solid waste management services locally and regionally.
- 4.7.30. Encourage sustainable planning, construction and demolition practices to reduce the waste generated through development.
- 4.7.31. Explore opportunities to incorporate emerging and innovative technologies such as waste-to-energy and alternative energy harvesting models to maximize the efficiency and value generated from the Town's solid waste management services.



Waste and recycling

Cochrane's Waste and Recycling Department manages curbside waste, recycling and organics collection to most households and oversees the operations of the Cochrane Eco Centre, a self-sorting facility that accepts a variety of household waste.



Closed-loop systems

A manufacturing process that leverages the recycling and reuse of post-consumer products to supply the material used to create a new version of the same product. Prime examples of closed-loop recycling products include glass used for bottles and jars, aluminum used for cans and tins and a very limited amount of plastics.



Three-stream waste management (recycling, landfill, organics)

Recycling: Items like numbered plastics, paper, cardboard and metal cans.

Garbage: Everything that can't be recycled or composted.

Organics: Examples include kitchen scraps, yard waste and pet waste.



4.8.

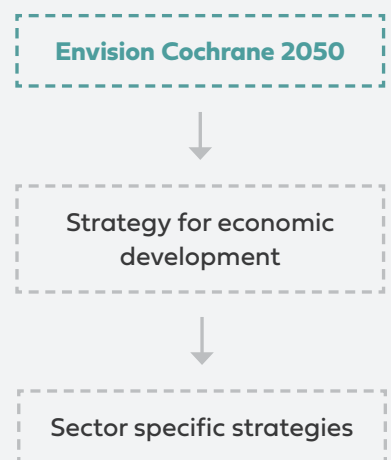
ECONOMIC VITALITY

Cochrane places a high priority on promoting and enabling local entrepreneurship and supporting business development within the community.

Cochrane has the potential to grow multiple sectors to establish a robust local economy. Cochrane's ideal location and landscape, as well as its proximity to the Rockies and Calgary invite the community to explore opportunities to grow tourism, creative and knowledge-based sectors. Supports to enable new ventures and maintain light industrial lands will ensure economic diversity and resilience for the community for generations to come.

Diversifying Cochrane's tax base and sources of revenue are foundational to Envision Cochrane 2050's success. The Town's long-term financial sustainability will be bolstered by policies that promote the continued success of established industries and sectors (both profit and non-profit sectors) and create conditions that enable emerging industries, organizations and entrepreneurs, many of which may arrive with new residents each year, to grow and thrive.

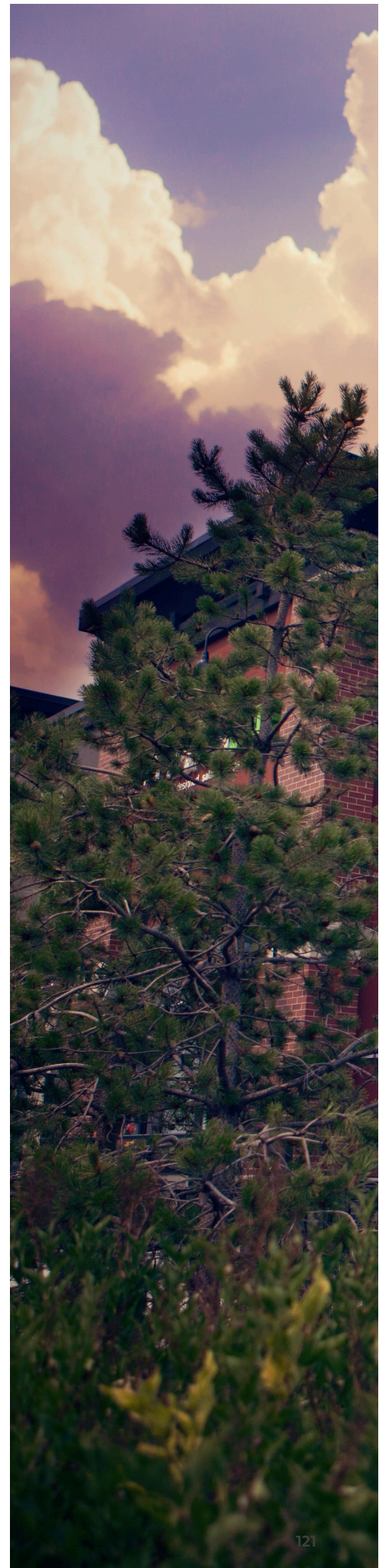
Envision Cochrane 2050 presents clear priorities for future land use, servicing and transportation that are consistent with the Town's proactive approach to attracting and supporting contributors to its economic vitality.



Economic Vitality

Our objectives

- Cochrane is exploring opportunities to collaborate with its neighbours and regional partners in areas of shared interest and strategic importance
- Cochrane enhances its employment land base through collaboration with regional partners
- Sector-specific strategies focus on what businesses and organizations need to successfully locate to Cochrane
- Cochrane promotes a strong and diverse business community
- Cochrane fosters an ecosystem that attracts, retains and grows talent and start-up businesses
- Cochrane identifies barriers for local businesses and encourages economic development through with efficient civic processes
- Cochrane encourages the creation of high quality professional and science technology engineering and math (STEM) jobs that enable residents to live and work locally





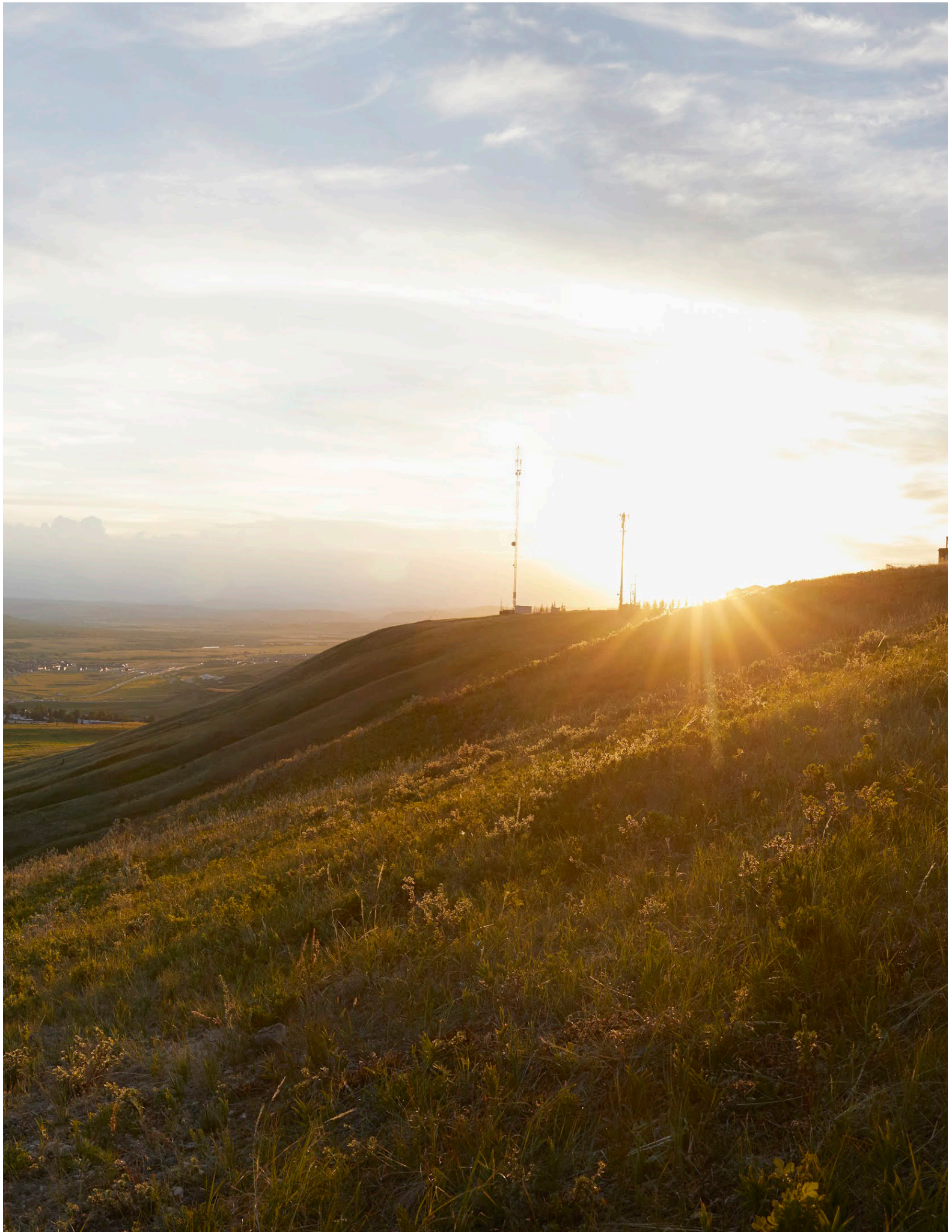
Employment lands

- 4.8.1. Protect land for employment purposes by limiting its conversion to uses that:
- Will not negatively impact the viability of adjacent or nearby employment lands
 - Are supported by existing or planned infrastructure
 - Demonstrate, through required studies, a net-positive fiscal impact
- 4.8.2. Consider transportation and logistics advantages in future area structure and redevelopment plans, particularly for areas adjacent to the railway and Highways 1a and 22.
- 4.8.3. Maintain a 15 year serviced employment lands supply in collaboration with regional partners and with an understanding of the needs of the local business community.
- 4.8.4. Explore opportunities and partnerships to facilitate the acquisition, development and management of employment lands for new and expanded industries.
- 4.8.5. Explore opportunities to collaborate with regional partners to maintain supply of employment lands in and around Cochrane
- 4.8.6. Establish and monitor data and labour market forecasting information for the purpose of enhancing municipal decision making processes.
- 4.8.7. Engage the local business community on an ongoing basis to understand their land use planning needs and opportunities.



A vibrant local economy

- 4.8.8. Evaluate and enhance Cochrane’s economic development strategy on a regular basis.
- 4.8.9. Encourage a broad range of commercial uses community wide, including a range of sizes of:
 - a. Customer-oriented spaces
 - b. Light industrial commercial bays
 - c. Office sizes, tenures and configurations
- 4.8.10. Continue to streamline the Town’s regulations and processes in order to attract and retain businesses.
- 4.8.11. Continue to provide a space and town investments to support local business incubation.
- 4.8.12. Explore opportunities to collaborate on events, venues, attractions, conferences and accommodations that will enhance the economic benefit of tourism in Cochrane.
- 4.8.13. Encourage the development of live-work housing units in areas designated for mixed use.
- 4.8.14. Enable home-based businesses and occupations in residential areas.
- 4.8.15. Encourage festivals, cultural activities, tournaments, conferences and other events.
- 4.8.16. Explore opportunities to establish a sport economy in Cochrane.
- 4.8.17. Encourage opportunities for temporary and permanent indoor and outdoor market spaces in key destinations throughout Cochrane.
- 4.8.18. Support agri-business, value-added agriculture and agri-tourism, including urban agriculture and opportunities to buy, share and sell locally produced food.
- 4.8.19. Consider and evaluate opportunities for collaboration with regional partners on economic development initiatives and opportunities.



05.

IMPLEMENTATION

5.1.

LEGISLATIVE PROCESSES

Envision Cochrane 2050 guides growth and development and will be implemented through more detailed planning processes that are responsive to area-specific considerations.

Implementation is the responsibility of The Town of Cochrane and is accomplished through detailed planning, land use and development decisions, investment, programming and service provision that align with and reflects the vision, goals, objectives and policy directions outlined in Envision Cochrane 2050.

Further land use planning

- 5.1.1. Ensure new statutory plans, Area Structure Plans, Area Redevelopment Plans, the Land Use Bylaw and other non-statutory plans, instruments, policies, decisions and practices are consistent with Envision Cochrane 2050.
- 5.1.2. Require Area Structure Plans and Area Redevelopment Plans to include the following elements, as deemed necessary by the Planning Authority:
 - a. Detailed layout of future land uses
 - b. Detailed layout of internal roadways based on Town design and construction standards and connection to broader transportation networks, including how the area can support or improve transit service effectiveness, appropriate to the scale and context
 - c. Detailed provisions for stormwater management, potable water and wastewater
 - d. Development phasing, if relevant
 - e. For new Area Structure Plans, identify the risks future development poses for agricultural lands within and adjacent to the planned area, including fragmentation and the strategies to mitigate them
 - f. For New Area Structure Plans, identify cumulative protection measures to mitigate flood damage risk in Flood Hazard Areas at the 1:200 year flood event level up to the limits of the Flood Fringe
 - g. For new Area Structure Plans, the identification and mapping of environmentally sensitive areas within the plan area and within 100 metres outside of the plan boundary. This should include engagement with Indigenous peoples. If an environmentally sensitive area is located on or within 100 metres of the plan area, the study must include the potential impacts of the proposed development on the environmentally sensitive area and recommended mitigation measures to protect it
 - h. Geotechnical assessments
 - i. Biophysical characteristics (e.g. existing vegetation, water features, ecological connections)
 - m. Historical resource conservation
 - j. A financial impact analysis
 - n. Any other information that is deemed necessary by the Planning Authority in addition to the requirements set out in the Municipal Government Act
- 5.1.3. Existing land uses may continue until a change of use is proposed that is consistent with Envision Cochrane 2050.
- 5.1.4. Locate neighbourhood centres in future area redevelopment plan and area structure plan areas to create the largest walking catchment possible to the neighbourhood centre.
- 5.1.5. Explore the ability of providing a land credit incentive to encourage the over-dedication of land for public uses.

Future planning areas

- 5.1.6. Require future planning areas to consider opportunities for the following:
 - a. Residential housing diversity and densities
 - b. New neighbourhood centres and/or development corridors or connections to existing ones
 - c. New employment lands
 - d. Public amenities
- 5.1.7. Encourage the acquisition, consolidation and preparation of land parcels for redevelopment.
- 5.1.8. Require an Area Redevelopment Plan to guide growth for areas identified on the Future Planning Areas Map.
- 5.1.9. Prioritize Area Redevelopment Plans starting with the areas closest to the downtowns.
- 5.1.10. Require an Area Redevelopment Plan for the employment lands east of River Avenue to guide mixed-use redevelopment only if these employment lands have been offset by the development of employment lands of a comparable or larger size elsewhere within Cochrane.
- 5.1.11. Require an Area Structure

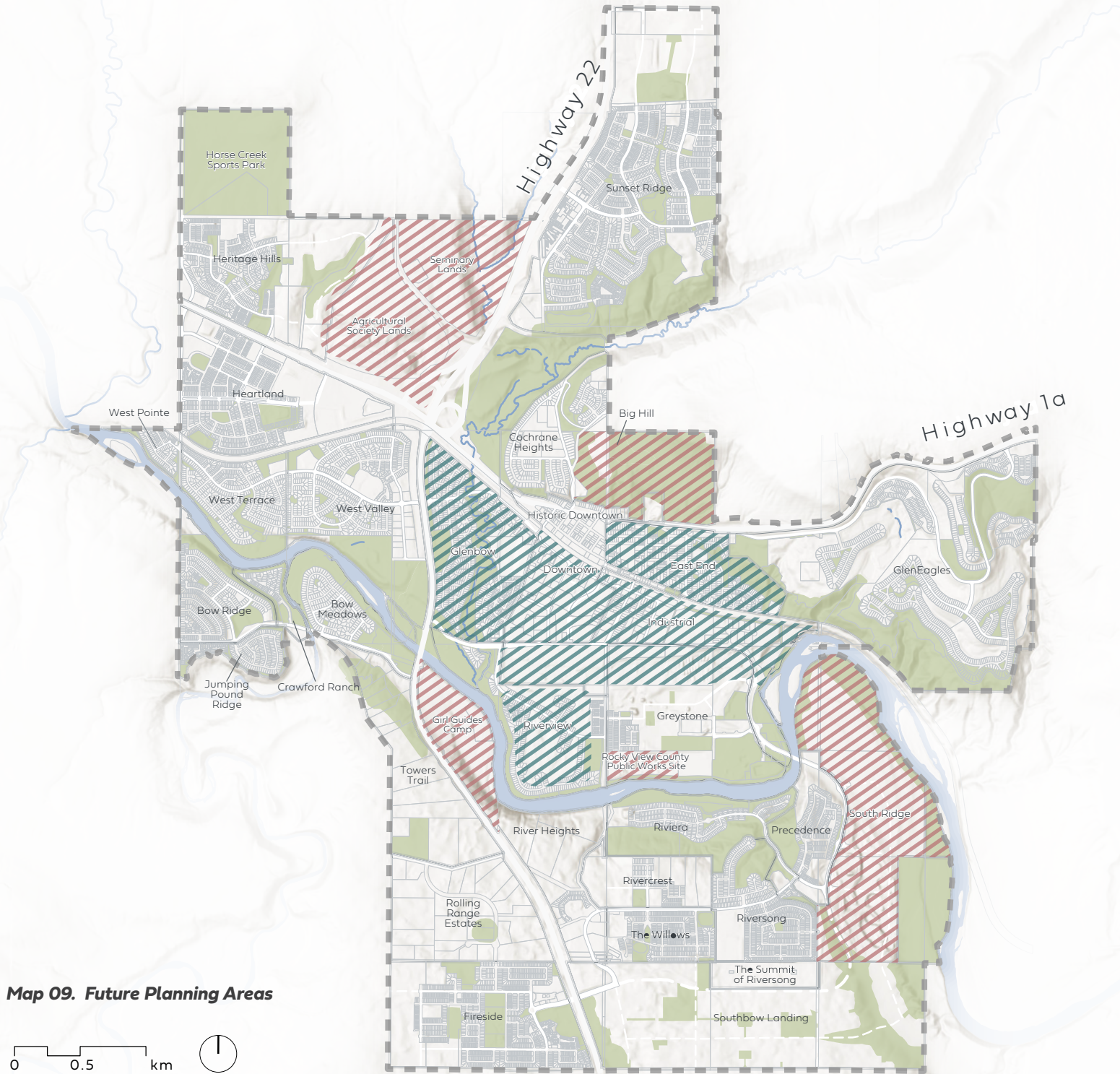
Plan and/or a neighbourhood plan, adopted by Council, prior to any new development that significantly changes the scale or land use mix for the areas identified on the Future Planning Areas Map as 'Future or Updated Area Structure Plan'. Establish a Terms of Reference with landowners to ensure a shared understanding of Area Structure Plan / neighbourhood plan objectives, process and content.

- 5.1.12. Work with landowners and applicants on the sequencing of new or updated Area Structure Plans.

Planning Areas

There are two types of planning areas. Future or updated area structure plans are sites that have had little to no current urban development but may have had agricultural, resource extraction, recreational or institutional use. They have the potential for urban development that can include one or a combination of residential, employment, institutional, or recreational uses. The current use can continue as long as the landowner wants to maintain it, but if they want to develop their site, that will trigger an area structure planning process.

Future area redevelopment plan areas are the older neighbourhoods within Cochrane. They include residential, mixed use and commercial neighbourhoods. The area redevelopment planning process will study these areas and engage with residents to identify a future vision for these communities, including identifying future densities, land uses and amenity and infrastructure improvements.



Map 09. Future Planning Areas



- Future or Updated Area Structure Plan
- Future Area Re-development Plan
- Parks and public open spaces
- Municipal Boundary
- Communities
- Parcels
- Bow River
- Creeks

Legislative Processes

Alignment with other plans and bylaws

- 5.1.13. Review and update the Land Use Bylaw to ensure consistency with Envision Cochrane 2050 in accordance with the requirements of the Municipal Government Act.
- 5.1.14. Review and update previously approved Area Structure Plans, Area Redevelopment Plans, neighbourhood plans and master site plans to ensure consistency with Envision Cochrane 2050, at the discretion of the Planning Authority.
- 5.1.15. Review and update relevant subject area plans to ensure consistency with Envision Cochrane 2050, including, but not limited to, subject area plans addressing the environment, mobility, housing, recreation, parks, arts and culture, servicing and economic development.



Legislative Processes

Tracking policies

- 5.1.16. Allow the Town or a landowner to initiate an amendment to Envision Cochrane 2050 based on technical studies and planning rationale in accordance with the procedures set out in the Municipal Government Act for amendments to statutory plans.
- 5.1.17. Monitor the implementation of Envision Cochrane 2050 and complete housekeeping amendments as necessary and undertake a comprehensive review every third Council term after its adoption, or as directed by the Calgary Metropolitan Regional Growth Plan.
- 5.1.18. Establish indicators, baseline measures and targets to monitor the effectiveness of Envision Cochrane 2050 policies and report progress based on these indicators annually.

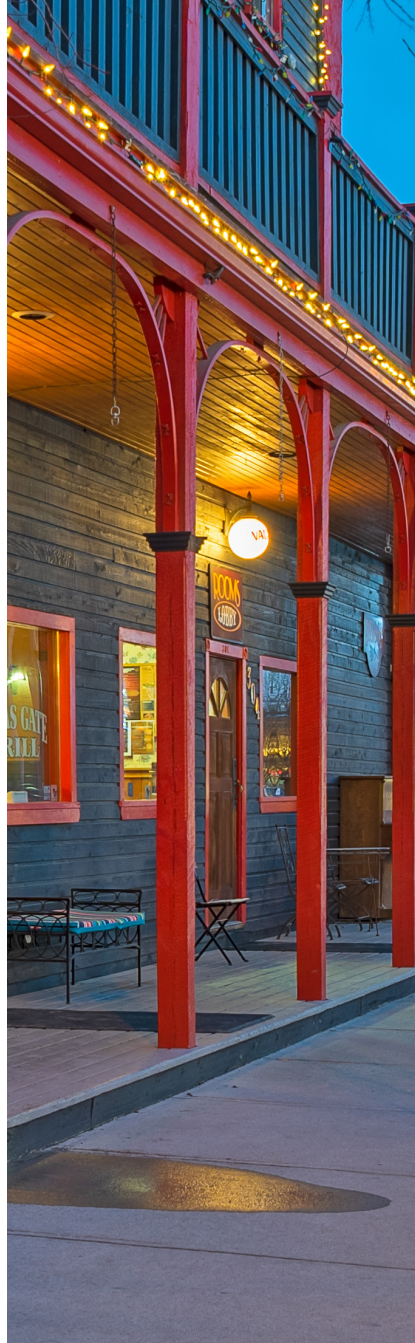


Legislative Processes

Suggested indicators to monitor the effectiveness of Envision Cochrane 2050

These two pages outline potential indicators to investigate further to track the implementation of Envision Cochrane 2050 related to policy 5.1.16. Next steps include collecting available data, confirming the indicators, identifying baseline measures, setting realistic targets, implementing data management processes and developing annual reports.

Some of the suggested indicators are not currently measured by the Town of Cochrane. The Town should explore the potential and feasibility of measuring these indicators. If any are not feasible, an alternative indicator should be identified within the topic area linked to policy direction.

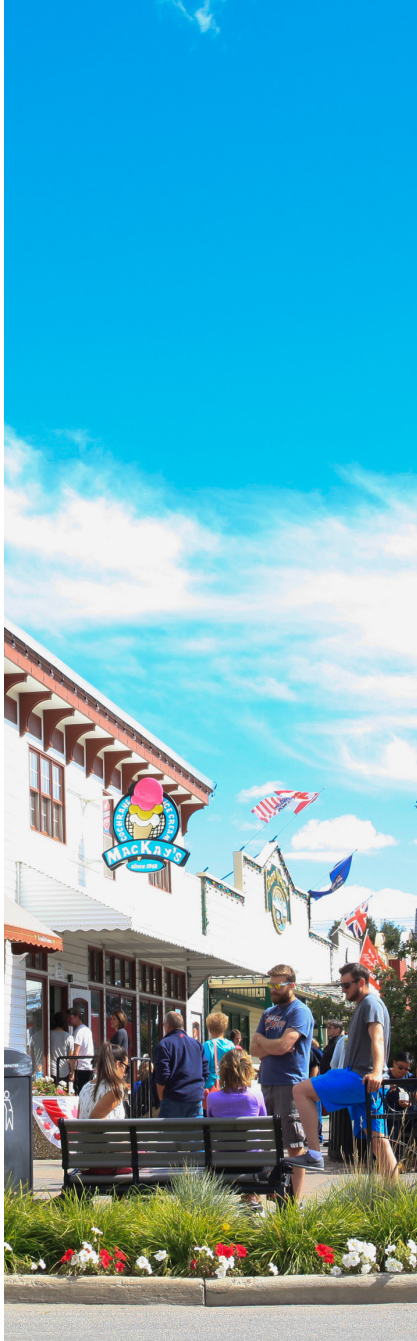


Identity indicators

- Number of listed heritage resources
- Number of public artworks
- Number of buildings meeting Western Heritage Design Framework

Livability indicators

- Rental vacancy rate
- Ratio of average house price compared to average gross income
- Increasing non-market housing units
- Increasing number of recreation, sporting and arts and cultural events
- Annual community satisfaction survey
- Housing diversity (percent of each form Town-wide)



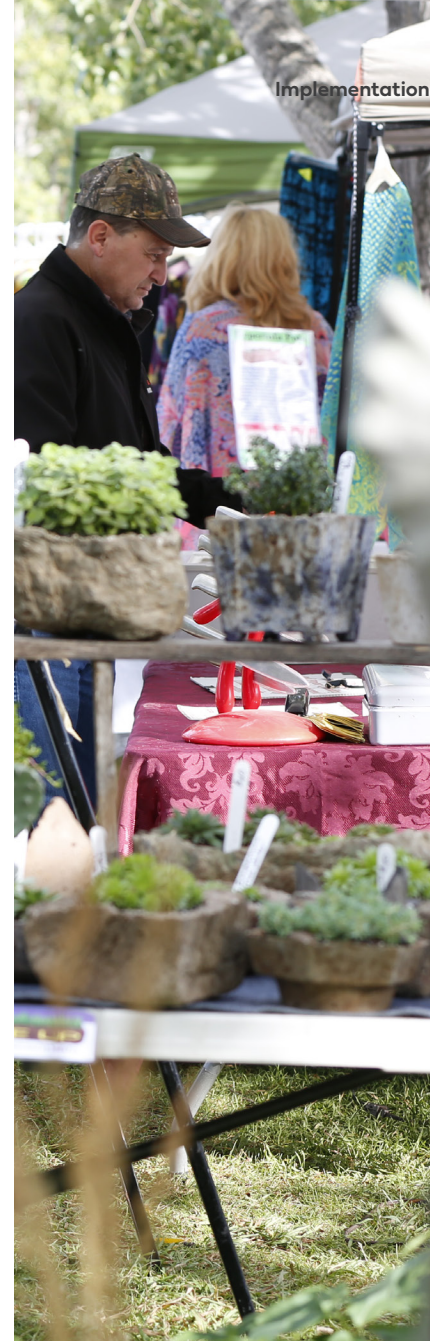
Connectivity indicators

- Increasing number of kilometres of bike routes
- Increasing number of kilometres of trails and pathways
- Transit ridership



Open space and natural areas indicators

- Increasing percentage of tree canopy coverage
- Increasing amount of publicly-owned parks and natural areas
- Percentage of population within 400m of a park space



Vibrant economy indicators

- Ratio of residential (80 percent) to non-residential assessment (20 percent) value
- Commercial vacancy rate
- New business growth and expansion
- Increasing local employment
- Population density by land use area

5.2.

LAND AND ASSET MANAGEMENT STRATEGIES

Cochrane will take a proactive approach to acquiring and developing Town-owned property to benefit the community.

This approach will build off of existing land and property assets to support current and future residents. As Cochrane grows, the Town will manage assets to ensure they are well maintained and high-quality. A suite of financial tools will help implement the land and asset management strategies, including partnerships, reserves and Town-led development.

Land management

- 5.2.1. Develop a land management strategy that includes an inventory of Town of Cochrane land and buildings, provides guidance for acquisition and disposal and outlines opportunities to maximize the potential of public holdings to help achieve the objectives of Envision Cochrane 2050.
- 5.2.2. Encourage the acquisition of land to implement any element of this Plan in accordance with the Municipal Government Act or other applicable legislation.
- 5.2.3. Protect environmentally sensitive areas in accordance with the provisions of the Municipal Government Act through environmental and conservation reserve dedication and conservation easements.
- 5.2.4. Develop an acquisition strategy for:
 - a. Parks, open spaces and natural areas
 - b. Employment lands
 - c. Non-market housing
 - d. Other Town of Cochrane priorities



Land management continued

- 5.2.5. Consider acquisition tools such as donations and bequests, land trades and transfers of development rights.
- 5.2.6. Develop or redevelop land and real estate to implement any element of Envision Cochrane 2050. This includes but is not limited to:
 - a. Non-market housing
 - b. A continuous comprehensive pathway network
 - c. Community facilities, including recreation facilities
 - d. Parks and plazas
 - e. Other priorities may arise to achieve the vision and goals of this Plan
- 5.2.7. Develop in a manner that considers the highest and best use of Town-owned lands, including social and environmental value, such as equitable access to community amenities.
- 5.2.8. Mitigate climate change by locating the highest densities close to services and accessible with a variety of transportation modes, encouraging sustainable building and public space design, protecting and increasing natural vegetation and supporting renewable and efficient energy systems.
- 5.2.9. Ensure extreme weather and natural hazards are accounted for during the development process to ensure development and infrastructure is resilient to potential impacts.

Asset management

- 5.2.10. Develop an asset management strategy that includes an inventory of Town assets, a mechanism to track maintenance and upgrades, guidance for true cost accounting and opportunities to maximize the potential of public assets to help achieve the objectives of Envision Cochrane 2050.
- 5.2.11. Develop a long-term and sustainable plan for a reserve to fund asset replacement as part of the asset management.
- 5.2.12. Locate public facilities and amenities where they are compatible and complement adjacent land uses and are in locations that maximize efficiency.
- 5.2.13. Explore opportunities for shared spaces and multi-use venues.
- 5.2.14. Design Town facilities, amenities and assets to be resilient and responsive to climate change, population growth and changing demographics.
- 5.2.15. Maximize existing infrastructure capacity prior to considering or expanding services.
- 5.2.16. Encourage infrastructure improvements in advance of development.
- 5.2.17. Develop guidelines and requirements for subdivision development and construction including multiple points of access, protective and emergency facilities and park land.
- 5.2.18. Utilize technology and data to optimize asset management and decision making.

Funding and financing

- 5.2.19. Develop a long-range financial strategy that identifies the replacement requirements of existing assets and the anticipated investment requirements to accommodate future growth to retain services levels alongside funding approaches.
- 5.2.20. Explore regional cost-sharing arrangements with Rocky View County and other regional municipalities or partnerships for services such as tourism, economic development, recreation and pathways, servicing and other infrastructure.
- 5.2.21. Require comprehensive analyses of life cycle and incremental operations costs in the approval of development projects, including planning, investment, operations and maintenance, to ensure investments into new and existing infrastructure are made in a transparent and fiscally responsible manner.
- 5.2.22. Develop and frequently update, growth financing tools, such as off-site levies and acreage assessments, to ensure developers are providing the appropriate costs of Town infrastructure and services.
- 5.2.23. Establish a taxation target split of 80 percent residential assessment and 20 percent non-residential assessment. Monitor this target and adjust as needed.
- 5.2.24. Monitor, evaluate and report on the fiscal impacts different types of development have on municipal finances.
- 5.2.25. Explore opportunities to improve the monitoring of capital expenditures as well as the operating costs associated with infrastructure and the servicing of new developments.
- 5.2.26. Require developers to pay for all initial costs of development implementation (e.g., roads, servicing, parks, fire, etc.).
- 5.2.27. Consider an acquisition and development reserve for public land, facility and infrastructure investment and improvements.
- 5.2.28. Explore financial incentives, such as grants and rebates, to encourage redevelopment and infrastructure investments in Cochrane.
- 5.2.29. Pursue a range of funding streams, such as provincial and federal grants and other opportunities, to reduce or minimize the tax burden on residents.
- 5.2.30. Partner with regional municipalities, Treaty 7 Nations, the Otipemisiwak Métis Government in District 4 of the Métis Nation of Alberta, other orders of government, non-profit organizations and the private sector to fund, purchase, develop and maintain the public asset portfolio.



5.3.

RELATIONSHIPS

Envision Cochrane 2050 is guided by and for Cochrane and provides opportunities for everyone to take part in its implementation.

Implementation of this Plan requires building and maintaining relationships with Indigenous Peoples, the public, the development community, regional partners and beyond. Working together will help realize shared ambitions for sustainable, resilient and efficient communities.

Indigenous Peoples

- 5.3.1. Work with Treaty 7 Nations, the Otipemisiwak Métis Government in District 4 of the Métis Nation of Alberta, Wazin Îchinabi Ti (the House of Oneness) and Indigenous peoples within these traditional lands to build, maintain and sustain reciprocal and mutually beneficial relationships.
- 5.3.2. Support opportunities for awareness, literacy and understanding of the ancestral and traditional territories that overlap what is now Cochrane and the sustained presence and histories of Indigenous Peoples including the Iyethka Nakoda peoples of the Chiniki, Bearspaw and Goodstoney First Nations, the Tsuut'ina, Blackfoot peoples of Siksika, Piikani and Kainai First Nations and the Rocky View Métis of the Otipemisiwak Métis Government in District 4 of the Métis Nation of Alberta.
- 5.3.3. Collaborate with Indigenous Peoples on Town-owned lands by placekeeping sites of Indigenous significance.

The public

- 5.3.4. Integrate transparent and accessible public engagement into Town planning processes.
- 5.3.5. Collaborate with local and regional non-profit and community organizations to enable the exchange of ideas and provide opportunities to grow civic literacy amongst the public related to planning and development processes.
- 5.3.6. Develop engagement strategies to encourage historically under-represented groups to participate in municipal engagement activities.
- 5.3.7. Monitor and report back on how public engagement informed administrative and Council decisions.

Development community

- 5.3.8. Engage with developers and builders to exchange ideas and opportunities related to planning and development processes.
- 5.3.9. Collaborate with landowners and applicants in Town-led and developer-led Area Structure Plan and Area Redevelopment Plan preparation.
- 5.3.10. Work with developers to ensure future and planned subdivisions meet servicing requirements for infrastructure (mobility, servicing, fire, parks and more).
- 5.3.11. Collaborate with developers and the building community to explore new, innovative and efficient planning and development practices.



Regional partners

- 5.3.12. Collaborate with Rocky View County, Treaty 7 Nations, the Otipemisiwak Métis Government in District 4 of the Métis Nation of Alberta, the Calgary Metropolitan Region Board, regional municipalities, school boards (Rocky View Schools, Calgary Catholic School Division and Le Conseil Scolaire FrancoSud), other agencies, and non-governmental organizations to:
- a. Coordinate planning for land use, infrastructure and service provision
 - b. Develop and manage a regional transportation network, including rail, public transit, roads and pathways
 - c. Promote regional economic development efforts
 - d. Collaborate on long-term growth
 - e. Explore opportunities for shared provision of infrastructure and services
 - f. Explore the efficient and effective delivery of emergency and social services
 - g. Provide access to institutional and recreational services and facilities locally and regionally
 - h. Promote outdoor recreation corridors
 - i. Protect and conserve environmentally sensitive areas
 - j. Plan and shared school sites and facilities
- 5.3.13. Maintain and implement Intermunicipal Development Plans with Rocky View County.
- 5.3.14. Ensure Envision Cochrane 2050 and future statutory plans, policies and guidelines align with the Calgary Metropolitan Region Board's Growth Plan.
- 5.3.15. Align with the policies of the Calgary Metropolitan Region Board's Growth Plan in the statutory plans, non-statutory plans and other instruments adopted by Council.
- 5.3.16. Ensure the review processes established by the Calgary Metropolitan Region Board's Growth Plan are followed as required.
- 5.3.17. Review regional economic partnerships on a regular basis to ensure they continue to meet the needs of Cochrane.
- 5.3.18. Explore the creation of an integrated open space network connecting through the County and the Town.



06.

APPENDIX

Appendix A

GLOSSARY

Active recreation

Activities that require the use of special facilities, courses, fields or equipment. These activities provide communities with opportunities to participate in individual sports like golf and skiing and team sports like soccer and baseball.

Active transportation

Human powered methods of transportation, including walking, cycling, and small-wheeled transportation. It can also include power assisted devices such as e-bikes or e-scooters.

Agri-business

Suppliers/businesses that enable agricultural production through the provision of inputs, machinery, equipment and services.

Agri-tourism

Tourism that supports commercial agricultural production at a working farm, ranch or processing facility; generates supplemental income for an agricultural producer; promotes or markets livestock and products such as fairs, market gardens and rodeos.

Area Structure Plan

A statutory plan adopted by a municipality by bylaw in accordance with the Municipal Government Act to provide a framework for the subsequent subdivision and development of a defined area of land.

Area Redevelopment Plan

A statutory plan adopted by a municipality in accordance with the Municipal Government Act, designating an area of land for the purpose of improving land or buildings, roads, public utilities or other services in the area.

Built environment

The physical surroundings in which people live, work and play that have been designed, developed and/or modified by humans.

Complete communities

A community that is fully developed and meets the needs of local residents through an entire lifetime. Complete communities include a full range of housing, commerce, recreational, institutional and public spaces. A complete community provides a physical and social environment where residents and visitors can live, learn, work and play.

Comprehensive site plans

Detailed plans that outline the layout, land uses and design of new developments.

Ecological network

Key corridors and natural areas that play a central role in maintaining ecological connectivity. They support ecological processes and safe passage for wildlife and connect major habitat components and locations where there is a higher potential for regional connectivity.

Employment lands

Development that is characterized by a variety of industrial and commercial land uses that may include office complexes, research parks, warehousing and manufacturing. Where possible, these areas should be used as workplace destinations supported by transit and residential development.

Environmentally sensitive areas

Environmentally sensitive areas are key natural components of the regional landscape, providing ecosystem functions and services. They include areas that:

- Maintain the provision of water quality and quantity and provide protection against drought and flood events. Includes water courses, water bodies and riparian areas
- Provide habitat for identified local species of interest, designated species of conservation concern, or identified focal species groups
- Provide rare, unique, or biologically diverse ecosystems or unique landforms
- Contribute to other important ecosystems services or functions at the local scale
- Include provincial environmentally significant areas

Established neighbourhoods

Central neighbourhoods within Cochrane.

Flood fringe

The flood fringe is the part of the flood hazard area outside of the floodway. When flood hazard maps are produced for the first time, water in the flood fringe is typically shallower and flows more slowly than in the floodway.

Flood hazard area

The flood hazard area is the area of land that will be flooded during the 1:100 design flood. The flood hazard area is typically divided into two main zones, the floodway and the flood fringe, and may include additional flood fringe sub-zones.

Floodway

When flood hazard maps are produced for the first time, the floodway typically represents the area of highest hazard where design flood flows are deepest, fastest, and most destructive. When flood hazard maps are updated, the new floodway might not change and can be the same size as the previous floodway even when the flood area gets larger, to help maintain regulatory certainty for landowners.

Health facilities	Facilities such as hospitals, family care clinics, cancer centres, supportive living and long-term care.
Full-cost accounting	Method of accounting that recognizes the indirect and direct economic, environmental, health and social costs of a project, policy, or action.
Light industrial	Developments intended for sites located on, or in proximity to, arterial or collector roadways that operate in such a manner that no nuisance is created or apparent outside of an enclosed building. They can include a range of manufacturing, warehousing or production functions.
Market housing	Rental or home-ownership housing that is provided by the private market.
Major transportation routes	High-volume corridors such as the CPKC rail line and two provincial highways.
Master plan community	A greenfield development characterized by its comprehensive and integrated approach to land use that typically includes a mix of housing types and land uses, including: retail, commercial, civic and recreational amenities within walking distance of residences.
Mixed-used	A specific type of development form that includes residential, institutional and/or commercial uses in the same building.
Mix of uses	A broader term that refers to locating more than one use within the same area - residential, commercial, recreational, institutional and more.

Multi-modal	An approach to street classification that considers design elements that support safe, attractive and convenient travel for pedestrians, cyclists and transit users, as well as motorized vehicles.
Natural hazards	Refers to all atmospheric, hydrologic, geologic and wildfire phenomena that, because of their location, severity, and frequency, have the potential to affect humans, their structures or their activities adversely.
Natural systems	Open spaces containing natural elements, intact or restored, that support ecological health and connectivity. Natural areas can be part of a larger park or, in the case of natural environment parks, may take up the entire park area.
Neighbourhood plan	A detailed non-statutory land use plan that guides subdivision, servicing and land use development for an area of land that is typically smaller than the land covered by an area structure plan and which conforms to all statutory plans.
Non-market housing	Non-market housing means subsidized rental or for-sale housing for income groups not served by the private market. This type of housing is typically made affordable through public, private and/or non-profit investment and includes emergency shelters, transitional housing, supportive housing, community housing and affordable housing.
Open spaces	Large areas of land, Town- or privately-owned, that is used for parks, institutional or recreation uses.
Passive recreation	Activities that do not require prepared facilities such as sports fields and pavilions, providing communities with opportunities like camping, trail running and cross-country skiing.
Policy language	The terminology used to give action (verbs) to the Plan's policies and support intended users and the public to interpret them accurately.
Public spaces	Town-owned outdoor lands, typically in reference to parks and plazas.

Redevelopment	Development that takes place on parcels of land that are vacant and within existing built-up areas or are occupied by structures or uses that are planned for replacement by more intense development. Such development may vary in density and use according to the character of the surrounding community. They may be commercial, mixed or primarily residential as the context requires.
Regional infrastructure	Infrastructure developed by one or more levels of government and/or municipalities to provide services that support the function of the regional economy.
Regional partners	Regional municipalities include those that comprise the Calgary Metropolitan Region Board (Airdrie, Calgary, Chestermere, Foothills County, High River, Okotoks and Rocky View County). Depending on the context, it can also include municipalities within the source watershed (Banff, Bighorn County, Canmore) and municipalities within the South Saskatchewan River Basin.
Regionally significant	Of a scale, scope or proximity that it will benefit or have an impact on regional transit, transportation, energy and/or utility corridors, natural systems and/or infrastructure.
Servicing	Utility networks treat and distribute potable water, collect and treat wastewater, collect and treat stormwater, distribute electricity, distribute gas, provide telecommunications services and collect and manage waste, recycling and organics. These may or may not be Town-owned.
Urban design	The arrangement and design of buildings and public spaces.
Valued open spaces	Public lands that aren't natural areas or formally design parks that provide opportunities for further public park and recreation use.
Western heritage	An approach to the design of the built environment that is intended to communicate Cochrane's identity as a community with a western heritage look and feel. The Western Heritage Design Guidelines provide direction to retain this character.

Appendix B

IMPLEMENTATION PLAN

This table aggregates the direction from the Plan to guide further work.

Since the role of a municipal development plan is to define what Cochrane wants to achieve as a community regarding land use and development, it is important to define tangible steps to direct how to achieve the direction. The descriptions and priorities outlined here are a starting point and subject to change based on budget decisions and work planning priorities.

Upon plan adoption, the priority is confirming the monitoring plan, updating necessary regulations and plans and developing the growth management and development framework. Short term subject area plans will provide more detailed implementation guidance for the policies contained in here. This subject area plan creation will continue into the medium term timelines along with specific standards and guidelines to provide the detailed parameters to implement specific subject area plans. Long term includes more specific strategies and plans.

During a comprehensive plan review, there is another opportunity to update the priority list and define new items to further advance the vision and goals of the plan.

Implementation Item	Description	Priority
Envision Cochrane 2050 Monitoring Report	Establish indicators, baseline measures and targets to monitor the effectiveness of Envision Cochrane 2050	High priority (ideally commence within one year after Envision Cochrane 2050 adoption)
Land use bylaw review for alignment with Envision Cochrane 2050	Review and update the Land Use Bylaw to ensure consistency with Envision Cochrane. This update should include floodplain regulations.	High priority (ideally commence within one year after Envision Cochrane 2050 adoption)
Statutory plan review for alignment with Envision Cochrane 2050	Review and update current and upcoming Area Structure Plans, Area Redevelopment Plans, neighbourhood plans and master site plans to ensure consistency with Envision Cochrane 2050	High priority (ideally commence within one year after Envision Cochrane 2050 adoption)
Growth management and development framework	<p>A submission and growth application evaluation tool to support the planning of new neighbourhoods. This should include a long-range financial strategy to accommodate future growth while retaining service levels. Additionally, it should include the update schedule for growth funding and financing tools.</p> <p>Lastly, this framework should include a monitoring and evaluation report on the fiscal impacts on Town finances by type of development.</p>	High priority (ideally commence within one year after Envision Cochrane 2050 adoption)

<p>Natural hazard resiliency strategy</p>	<p>This strategy should provide comprehensive guidance for development in the floodplain using the updated provincial flood hazard mapping as well as other hazards that Cochrane is vulnerable to.</p>	<p>Short term (less than five years)</p>
<p>Servicing strategy</p>	<p>A subject area plan for servicing to guide the implementation of the servicing policies contained within this Plan and strategizes servicing capacity and growth. It also includes stormwater management strategies that promote watershed protection.</p>	<p>Short term (less than five years)</p>
<p>Asset management strategy</p>	<p>A subject area plan for Town assets to guide the implementation of the asset management policies contained within this Plan.</p> <p>This strategy should outline Town assets along with a strategy to monitor the performance of those assets and their construction, maintenance and replacement.</p>	<p>Short term (less than five years)</p>
<p>Mobility strategy</p>	<p>A subject area plan that includes studying mobility systems, setting targets and guiding the implementation of the mobility guidance within this Plan. This should include a goods movement strategy and a safe mobility strategy. Lastly, it includes opportunities to increase multi-modal connectivity and add a multi-modal hub.</p>	<p>Short term (less than five years)</p>

<p>Park, recreation, arts and culture strategy (including a park needs assessment, recreation needs assessment, and detailed inventory of environmentally sensitive areas)</p>	<p>A subject area plan that includes the study of parks, recreation, arts and culture, sets targets and guides the implementation of the parks, recreation, natural areas, and arts and culture policies contained in this Plan. This includes a priority list of park and open space improvements.</p>	<p>Short term (less than five years)</p>
<p>Affordable housing and homelessness strategy (including a housing needs assessment)</p>	<p>A subject area plan that includes studying housing need, setting targets and guiding the implementation of the housing policies contained within this Plan.</p>	<p>Short term (less than five years)</p>
<p>Community well-being assessment</p>	<p>The development of a community well-being assessment to define a baseline, targets and areas for improvement.</p>	<p>Short term (less than five years)</p>
<p>Emergency management strategy</p>	<p>A subject area plan that includes the planning of emergency service expansion alongside growth including space and resourcing needs to guide the implementation of the protective and emergency services policies contained within this Plan.</p>	<p>Short term (less than five years)</p>
<p>Regional sporting venue feasibility study</p>	<p>A study to define the potential of a sporting venue - location possibilities, funding strategies and a program.</p>	<p>Medium term (five to ten years)</p>

<p>Regional park feasibility study</p>	<p>A study to define the potential of a new regional park - the purpose, location possibilities, funding strategies and its programming.</p>	<p>Medium term (five to ten years)</p>
<p>Multi-purpose facility feasibility study</p>	<p>A study to define the program, funding and location for a new multi-purpose facility. Possibilities include a performance space large enough to attract shows while supporting local talent, visual arts space, space for learning and development and an expanding public library.</p>	<p>Medium term (five to ten years)</p>
<p>Festival and event strategy</p>	<p>Building off of the parks, recreation, arts and culture strategy, this festival and event strategy will include more detailed guidance. This includes the development of a community of practice, events calendar and aspirations for the future.</p>	<p>Medium term (five to ten years)</p>
<p>Waste management and diversion strategy</p>	<p>A subject area plan that includes the planning of waste management and diversion to guide the implementation of the waste policies contained within this Plan.</p>	<p>Medium term (five to ten years)</p>

<p>Land management strategy</p>	<p>A subject area plan for Town land to guide the implementation of the land management policies contained within this Plan.</p> <p>This strategy will include an inventory of Town-owned land and a strategy to guide its development as well as acquisition and disposition policies. Priorities for Town land will include parks, open spaces and natural areas, employment lands, non-market housing and any other priorities identified in this Plan and the Town.</p>	<p>Medium term (five to ten years)</p>
<p>Funding strategy</p>	<p>A subject area plan to guide the implementation of the funding and financing policies contained within this Plan. This includes the development of a long-term and sustainable plan for a reserve fund for acquisition and development, facility and infrastructure investment and improvements.</p>	<p>Medium term (five to ten years)</p>
<p>Non-market incentive program</p>	<p>Funding, regulatory or timeline incentives to increase non-market housing opportunities</p>	<p>Medium term (five to ten years)</p>
<p>Streetscape design standards (includes active transportation standards)</p>	<p>Requirements and guidelines for road right-of-ways</p>	<p>Medium term (five to ten years)</p>

<p>Landscaping standards</p>	<p>Requirements and guidelines for landscaping on private and Town-owned sites</p>	<p>Medium term (five to ten years)</p>
<p>Tree protection and planting incentives</p>	<p>Funding or other incentives to plant and protect trees</p>	<p>Medium term (five to ten years)</p>
<p>Drought management plan</p>	<p>A subject area plan to manage drought and guide landscaping and other areas that can incorporate more efficient water practices. It can also lead to standards, bylaws and guidelines for conservation and reuse of potable water.</p>	<p>Long term (greater than ten years)</p>
<p>Commuter rail and mobility hub study</p>	<p>A study to provide a concept and next step in alignment with the development of commuter rail and supporting uses, including a multi-modal hub.</p>	<p>Long term (greater than ten years)</p>

