

ROLLING TRAILS
AREA REDEVELOPMENT PLAN

FREQUENTLY ASKED QUESTIONS

A summary of questions and comments received from the community throughout the Town of Cochrane's circulation process.

FREQUENTLY ASKED QUESTIONS

The following is a summary of questions and comments received from the community throughout the Town of Cochrane’s circulation process. The project team has categorized the feedback into a number of themes and provided a response to each question and comment received.



TRANSPORTATION

Question/Comment	Response
<p>Improvements to Highway 22 and Rolling Range Drive intersection are required to accommodate future development.</p>	<p>As part of the Rolling Trails ARP process, a Transportation Impact Assessment was prepared, which determined the need to upgrade the intersection of Highway 22 and Rolling Range Drive to accommodate future traffic from Rolling Trails. In addition to the Rolling Trails TIA, the need for this intersection upgrade had already been identified in Connecting Cochrane (the Town’s Transportation Master Plan), which was prepared by the Town with public input. It is noted that upon review of the Rolling Trails ARP, the Town responded stating that a more global view of the future of Highway 22 needed to be determined.</p> <p>At the request of the Town of Cochrane and Alberta Transportation, Watt Consulting Group held an open house to support the completion of an update to the Highway 22 and Highway 1A Access Management & Functional Planning Study (2003) for a portion of Highway 22; from south of the Bow River to the future Township Road 254, just south of the Town limits. The purpose of the update is to align the Study with the transportation planning vision as set out in Connecting Cochrane, the Town of Cochrane’s Transportation Master Plan. The Study update will help guide future decisions on development, road network planning and highway improvements along this segment of Highway 22, with a primary focus on highway access and intersection improvements as set out in Connecting Cochrane. Once the study is complete, the ARP may be revised in accordance to the study’s findings as it relates specifically to access and intersection improvements at Rolling Range Drive and Highway 22. For more information, visit www.hwy22update.com.</p> <p>It is anticipated that the all turns access on Highway 22 will provide safer and more efficient egress and ingress options for communities on either side of Highway 22. It will also help to reduce the existing pressures on the Highway 22 and James Walker Trail intersection, and help to reduce traffic on Highway 22.</p>
<p>Will the overall Town road network be able to handle the increased traffic generated by Rolling Trails?</p>	<p>A Transportation Impact Assessment was conducted to identify the road improvements necessary to appropriately manage the anticipated traffic from the full buildout of Rolling Trails. The study concluded that the future road network was expected to accommodate the traffic generated after upgrades to Highway 22 and local roads were achieved. The timing of upgrades will be dependent on the size and density of each phase of development and will be paid for by the developer.</p>

Concerns regarding traffic noise. Sound walls will be required to be constructed along Highway 22 with each phase of development, should the sound be above a standard threshold.

What will be the impact on traffic in Fireside with opening an additional connection to Rolling Trails? The Transportation Impact Assessment found that with future road network improvements, the operating condition of the Highway 22 and Fireside Gate intersection will moderately improve. The opening of Rolling Range Estates to Fireside and enhancements to Towers Trail, Rolling Range Drive and the Highway 22 intersection should improve the traffic movements in the area and create more options for the Fireside residents to egress and ingress their community.



DEVELOPMENT DETAILS

Question/Comment	Response
Development of larger parcels first will leave the community fractured between urban and acreage development.	As per the phasing plan shown in the ARP, it is anticipated that three larger parcels will proceed first based on the owner’s readiness to redevelop their lands and proximity to access and services. Subsequently, it is expected that the remaining parcels will redevelop over time to create a cohesive community based on the guidance of the ARP. It is noted that any landowner will be able to proceed with development out of sequence of the phasing plan should the necessary access and servicing be available.
Introduction of urban development into Rolling Trails will change the way of life and rural feel.	Tower Trails and Rolling Range Estates were annexed by the Town in 2004 and are identified to accommodate future urban redevelopment and possible commercial, institutional and business uses in the Town’s Municipal Development Plan. In this regard, it is expected that the rural atmosphere will gradually transition towards a more “Cochrane character” with urban development.
Encourage the Town to infill and integrate Rolling Trails with Fireside to avoid leapfrog development.	Leapfrog development occurs when lands are developed without adjacent services or development. The Rolling Trails ARP has urban development to the north, east and south with services directly adjacent. The proposed redevelopment that would be implemented over the short to long term would help meet the Town’s goals towards infill development.
How will fencing be introduced and who will pay for it?	Each developer will be required to construct the appropriate boundary interface around their specific development based on the approved detail planning of the respective site.

 **OPEN SPACE**

Question/Comment	Response
<p>Concerns over the loss of habitat, landscapes and ecological areas and desire for the introduction and preservation of more open spaces.</p>	<p>Rolling Trails has been fragmented by acreage development and urban activities on site, and does not retain the same ecological value as compared to non-fragmented parcels. Nevertheless, an Ecological Inventory was conducted based on the regulatory standards to identify areas of environmental significance that should be preserved. Areas of significance that were identified for preservation included the escarpment and the two wetlands and associated riparian buffers. In consideration, the ARP identifies these areas as open space which are not to be developed.</p> <p>Cochrane is an urban centre, and keeping urban growth within urban centres helps to slow or event prevent the development of more ecologically sensitive lands on the periphery of the Town.</p>

 **PROPERTY VALUES / PROPERTY TAXES**

Question/Comment	Response
<p>Concern that property values of Fireside lots backing onto Rolling Range Estates will be impacted.</p>	<p>Rolling Range Estates was annexed in 2004 by the Town to redevelop this area in the future. Therefore, redevelopment of Rolling Range Estates should be generally known to the residents of Fireside. Nevertheless, new growth can attract needed amenities, improved infrastructure and public facilities. These amenities and public facilities tend to enhance property values. Future developers in Rolling Range Estates are expected to work collaboratively with their Fireside neighbours to achieve an appropriate and compatible interface between the two communities at the detailed design stage as per the requirements of the draft ARP.</p>
<p>Concern with raising property taxes without providing services.</p>	<p>As per the annexation agreement, property taxes were required to be kept at the original Rocky View County rate until 2021 after which they will be charged at the Town of Cochrane rate.</p>
<p>Concern that anticipated piecemeal development will lead to a decrease in property values.</p>	<p>It is anticipated that an approved ARP and servicing improvements will lead to higher property values as the parcels become more desirable for redevelopment</p>



DEVELOPMENT IN COCHRANE

Question/Comment	Response
Cochrane is losing its small-town character due to introduction of urban development.	The small-town character of Cochrane will be retained by redevelopment complying with the Town's Integrated Neighbourhood Design Guidelines and the Western Heritage Design Guidelines, which require the design of new communities and buildings to reflect the Cochrane character.
Cochrane has enough approved development that are still incomplete.	The ARP is planning for the future when other developments in Cochrane are completed and there is continued demand for housing and retail servicing. The ARP will also support and promote new housing product that are not offered in the present communities.



SERVICING

Question/Comment	Response
How will the opportunity to tie into urban services be managed for acreages?	Urban services will be brought to Rolling Trails through each phase of redevelopment. Depending on the capacity of the system at the time, acreage owners may connect their homes to these services by paying the connection fees to the Town and building the required service connection. Alternatively, they may continue to use their existing private services.
What will be the impact of urban development on existing wells, septic fields and stormwater infrastructure?	<p>Existing Wells: Wells are typically drilled deep underground to draw water from an aquifer. These aquifers are partially recharged by rainwater seeping into the ground. The ARP identifies the preservation of key open spaces to absorb rainwater and help support the recharge of aquifers.</p> <p>Septic Fields: Future urban development will have no impacts on septic fields and residents will have an option to tie into the pipes where feasible. Conversely, it is the responsibility of the owner of a septic field to ensure that there are no off-site impacts. Nevertheless, existing setbacks will be respected.</p> <p>Stormwater: The stormwater system for redevelopment must be designed to ensure that there is no discharge of stormwater onto neighbourhood properties.</p>

Question/Comment	Response
<p>Is there enough water, sanitary and stormwater infrastructure and/or emergency services to sustain the new community?</p>	<p>Water: The proposed ARP identifies a water network to service Rolling Trails and water tie-in location to the existing pipes in the area was provided by the Town of Cochrane. The document entitled Development Summary Report for 2019 that was completed by the Town estimated that the municipality had enough water license availability to support 7 – 8 years of residential growth.</p> <p>Sanitary: The proposed ARP identifies a sanitary network to service Rolling Trails, which is based on the servicing plan approved in River Heights ASP. The Town of Cochrane pumps sanitary sewage to the City of Calgary for treatment at the Bonnybrook Wastewater Treatment Plant. This facility is being expanded from serving 950,000 people to 1.37 million people to accommodate population growth until the mid-2030s. The Town also has plans to twin the sanitary line to Calgary as well.</p> <p>Stormwater: A Functional Stormwater Management Report was completed for Rolling Trails based on the Integrated Stormwater Management Plan South Catchment Servicing Plan, created by Town of Cochrane in 2013 and River Heights ASP. In the ultimate design, two stormwater management facilities will be constructed. From the two facilities, stormwater trunk sewers will connect all of Rolling Trails to the Bow River. Considering the fragmented nature of the Plan Area, in-term stormwater management facilities may be required at the time of redevelopment up until the ultimate facilities are in place.</p> <p>Emergency Services: Rolling Trails is within the 10-minute standard fire response time.</p>