



*Rolling Trails Area Re-Development Plan
Responding to the Committee of the Whole*

What We Heard



COMMITTEE OF THE WHOLE: WHAT WE HEARD; OUR RESPONSE

The Town of Cochrane faces challenges due to rapid growth, including a low supply of affordable homes, commuters facing daily traffic congestion and an under supply of land to accommodate growth

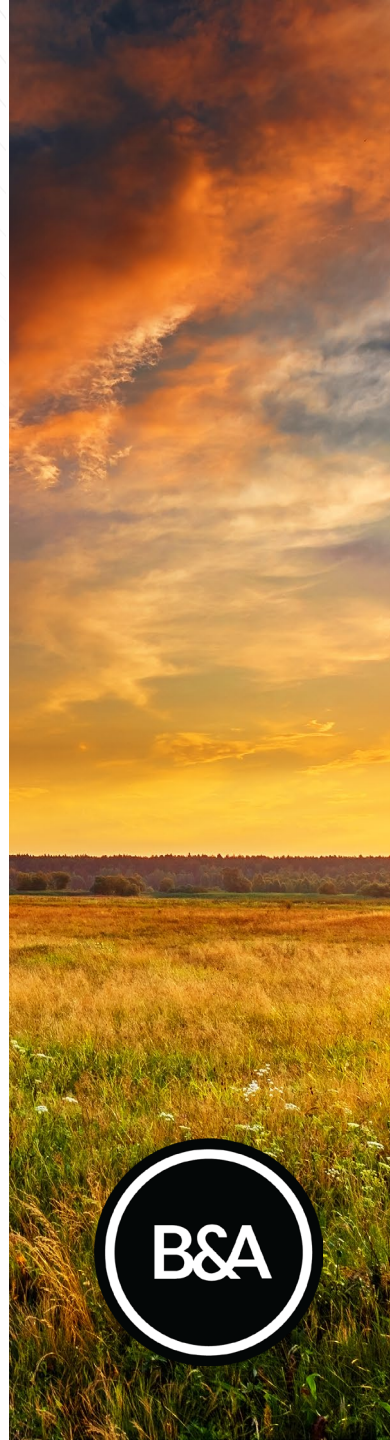
The Rolling Trails Area Structure Plan presents an opportunity to address these issues.

There is controversy regarding the Rolling Trails ARP because some landowners want the opportunity to redevelop their acreages or sell to a developer at higher land value because the ARP will create the opportunity to redevelop. Yet, other landowners prefer the status quo and do not want any redevelopment within the acreage communities.

Canopy Lands has proposed a plan which guides the transition of the rural style acreage developments of Towers Trail and Rolling Range Estates into urban neighbourhoods. The proposal is sensitive and recognizes those landowners that do not want to redevelop. However, should the ARP not be supported by Cochrane Council, those landowners that do want the opportunity that the ARP presents will no longer have that option. The ARP process has been a significant financial investment for Canopy Lands; it would likely be a long time for another developer to consider taking on the risk of a second proposal.

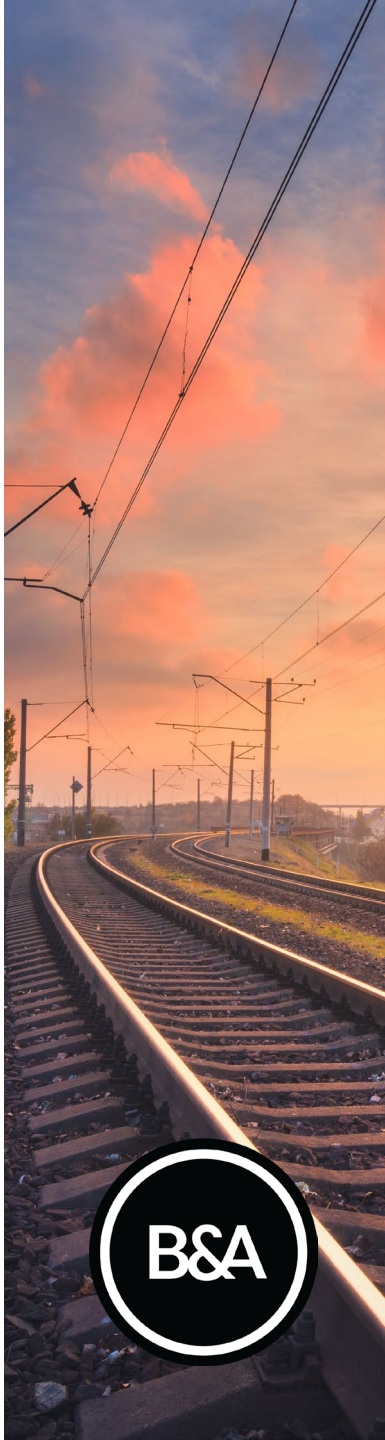
In spring 2023 after over 5 years of community consultation, the ARP Development Team is ready to present the plan to Council and requested to be presented first through a Committee of the Whole meeting to keep the approval process slow, and allow maximum Q&A.

If Council does not support the ARP, residents are curious about when another developer might step forward to help fund an entire ARP process and front-end transportation infrastructure, enabling the potential for future Neighborhood Plans



What We Heard: Topics of Concern

- ❖ *Transportation and Access*
- ❖ *Land Supply and Demand*
- ❖ *Employment Uses and Service*
- ❖ *Neighbourhood Approach*
- ❖ *Shadow Planning*
- ❖ *Density Gradient*
- ❖ *Wetlands*
- ❖ *Park Space Requirements*
- ❖ *New Municipal Development Plan*
- ❖ *Town Benefits*

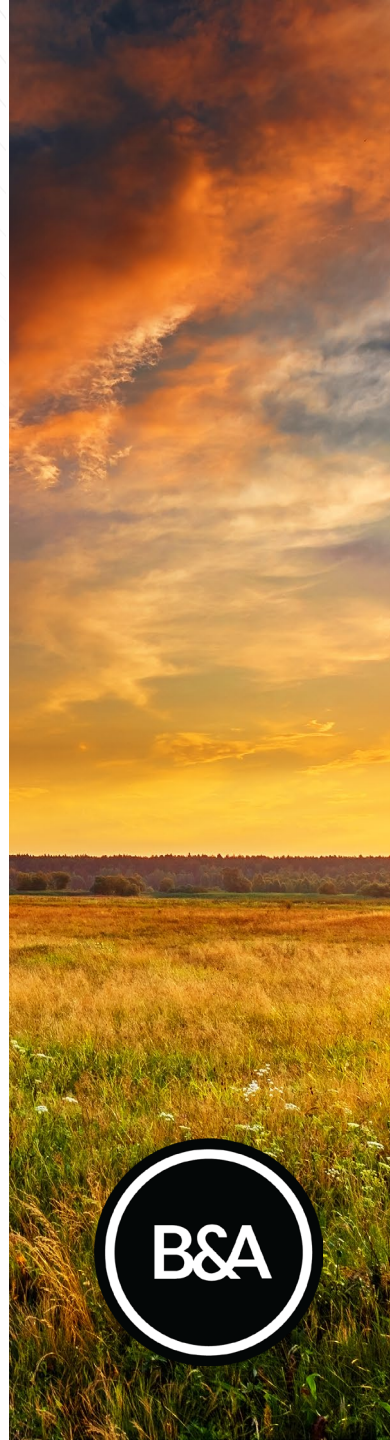


Transportation and Access

Council was interested in understanding what improvements to the transportation network that will result from implementation of the Rolling Trails ARP. The following will be achieved to manage traffic and be funded by area developments:

- **Highway 22/Rolling Range Drive (All Turns Access):** The intersection will be improved by adding signals and turning lanes. These improvements are required even if Rolling Trails is never developed according to Town engineers' recent transportation study. This intersection will also provide access to River Heights Drive from Highway 22.
- **Upgrade to Existing Roads:** Existing roads within Rolling Trails were not built to Town standards including Rolling Range Drive, Rolling Range Estates and Towns Trail. The existing road network will serve as the arteries of the future community. The roads will be upgraded to current Town standards to accommodate sidewalks, pathways and treed boulevards.
- **Fireside Access:** The Fireside community has limited access to the rest of the Town. As a result, the Highway 22/Fireside Gate/James Walker Trail intersection is typically congested. Upgrades to Towers Trail, a new connection via Rolling Range Estates and the upgrading of the Highway 22/Rolling Range Drive intersection will help alleviate congestion for Fireside by offering residents more options to access the rest of Cochrane.
- **Towers Trail:** The full buildout of Rolling Trails will witness the complete upgrade of Towers Trail. This will mean a more defined intersection will be realized to George Fox Trail allowing residents easier access to Bow Meadows, Bow Ridge and Jumping Pond Ridge.

- ❖ **New Developer Funded Intersection**
- ❖ **Upgraded internal roads**
- ❖ **Sidewalks**
- ❖ **Bike Lanes**
- ❖ **Improved Safety**
- ❖ **Improved Connectivity**



Land Supply and Demand

Council questioned whether redevelopment of the ARP area is needed. Our review of the Town's growth indicates that without Rolling Trails, Cochrane is projected to run out of land by 2037. The town's growth projections indicate a need for additional land for housing, services, and employment. Rolling Trails represents a significant portion of Cochrane's undeveloped land supply and is crucial for meeting future demand.

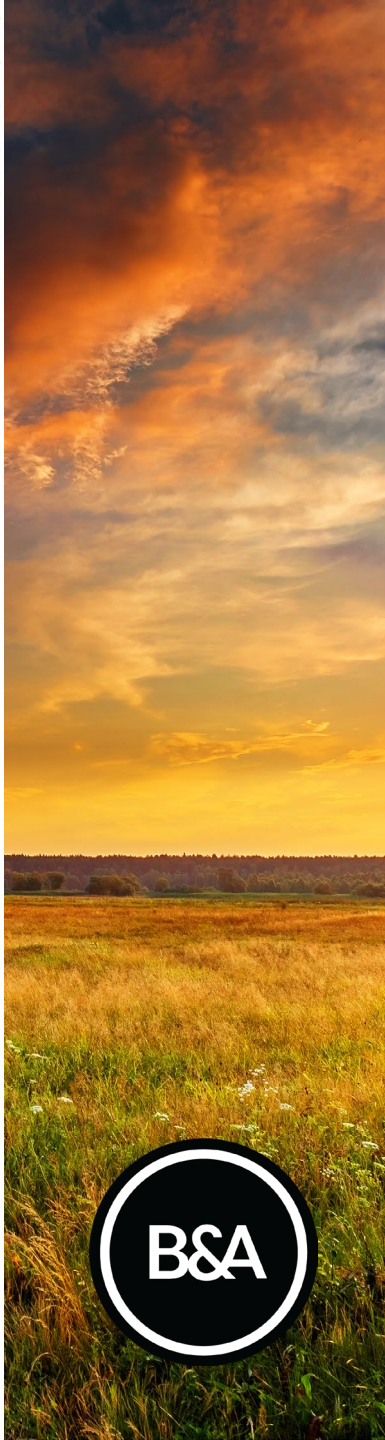
The ARP is offering housing product that is hard to find in Cochrane, including senior's housing options, rental housing, and estate housing.

Employment Uses and Service

Some Council members expressed interest in seeing employment uses established within Rolling Trails. The Rolling Trails ARP accommodates employment uses in the 20 acre Mixed-Use Zone. Possible uses include compatible and complimentary businesses, institutional and light industrial development. It is anticipated this zone would result in 200,000 square feet of commercial and generate approximately 650 jobs. The adjacent Flex Zone could also potentially include employment uses.

- ❖ **Seniors Housing**
- ❖ **Rental Housing**
- ❖ **Estate Housing**

- ❖ **Public Spaces**
- ❖ **Community Gathering**
- ❖ **200,000sqf Business Uses**
- ❖ **650 Potential Jobs**



Neighbourhood Approach

Council requested background on the neighbourhood approach to Rolling Trails. The Plan Area has been divided into four distinct neighbourhood areas based on ownership, topography, access, anticipated development and more so to achieve an effective diversity of housing which are missing in Cochrane. The size of each neighbourhood correlates with a 400m pedestrian shed which offers a guide for ensuring that residents are within a five-minute walk of neighbourhood amenities.

Shadow Planning

Rolling Trails has been divided into four distant but compatible neighbourhoods. Before development can proceed, a Neighbourhood Plan will need to be completed. For those landowners who do not participate in the Neighbourhood Plan process, a shadow plan will be provided to demonstrate how access and services could be accommodated for those non-participating properties. This will ensure that non-participating properties can still be developed in the future and their economics are not impacted. The shadow plan can still be modified in the future to accommodate alternative development layouts. Thus, shadow planning offers the right balance between certainty and flexibility for those continuing to reside on their acreage properties. The existing skeletal road network will be kept to maintain accessibility to each parcel.

❖ **Unique Neighbourhoods**

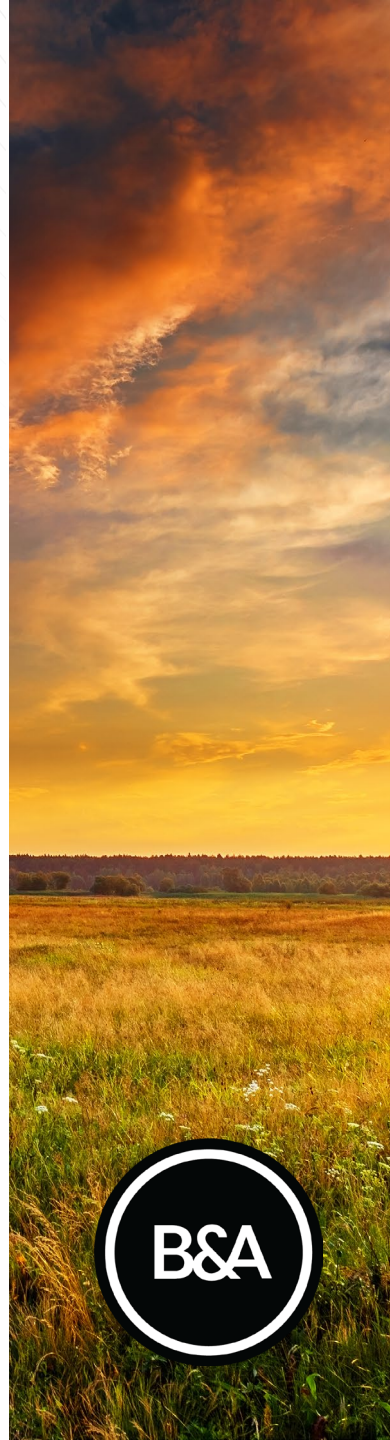
❖ **Sense of Identity**

❖ **Voluntary Acreage**

Redevelopment

❖ **Landowner Protection**

❖ **Maintains flexibility**



Density Gradient

While it is not current Town policy, there was an interest in establishing a density gradient across the municipality. In this scenario, the downtown would accommodate the highest densities and densities would subsequently dissipate towards the municipal boundaries. The current requirement of the Municipal Development Plan and the Calgary Metropolitan Regional Board Growth Plan is for new neighbourhoods to achieve a minimum density of 8 units per acre no matter where the neighbourhood is located.

The Rolling Trails ARP is progressive where the development is expected to follow a density gradient. Higher densities (above 8 units per acre) will be directed towards the eastern boundary of the site and towards downtown whereas lower densities (below 8 units per acre) will be directed towards the Town boundary. The result will be a gradual decrease in density away from the downtown while achieving an average density across the community of 8 units per acre. The split helps achieve an effective diversity of housing including wider single-detached lots, 55+ product, rental units and other affordable housing.

- ❖ **8 upa overall**
- ❖ **4-6 upa in the west**
- ❖ **10-12upa in the east**



Wetlands

Council asked whether additional wetlands could be preserved. As background, an Ecological Inventory was completed to provide a high-level assessment of the environmental features within the Rolling Trails. It was determined that two wetlands were Environmentally Significant Areas and Crown-claimable and thus must be preserved. A third wetland was identified for preservation as it extends from Fireside and is important to that community. A more focused Biological Impact Assessment is required to be prepared at the Neighbourhood Plan stage to determine if any further wetlands qualify as Environmental Reserve and be protected.

Park Space Requirements

Council asked whether developers could be enticed to provide more park space. Under the Municipal Government Act, developers contribute Municipal Reserve, up to 10% of the land. Rolling Trails, originally an acreage subdivision approved by Rocky View County, has already provided Municipal Reserve through land dedication, cash payments, or deferred reserve caveats. The 16-acre parcel owned by the Town can accommodate local open space amenities. Only six properties have outstanding Municipal Reserve owing. The Rolling Trails ARP encourages voluntary additional Municipal Reserve dedication during the Neighbourhood Plan stage and suggests using pipeline and transmission line right-of-ways for pathways, dog parks, and community gardens. With Environmental Reserve dedication factored in, all residents will be within a 5-minute walk of open space.

- ❖ **2 Crown Claimed Wetlands will be preserved**
- ❖ **Other wetlands will be evaluated at the Neighbourhood Planning Stage**
- ❖ **16 acre Open Space will become available for programming.**
- ❖ **ER open spaces + MR spaces will allow all residents to be 5 mins from an open space**



New Municipal Development Plan

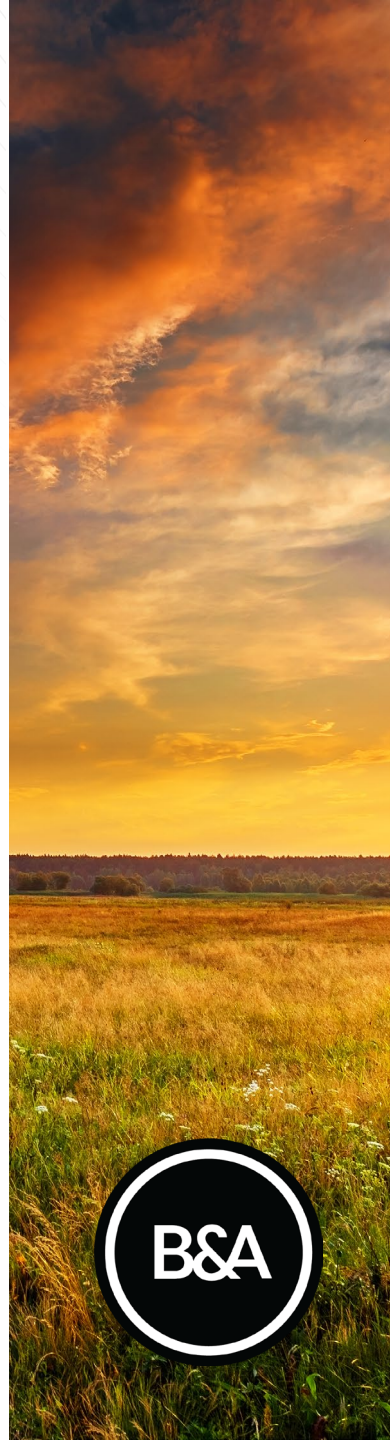
Council questioned whether approval of the Rolling Trails ARP should be delayed until the new Municipal Development Plan is approved.

The Town has commenced a review of their existing Municipal Development Plan and it is anticipated to be completed in about a year's time. Given this timing there was a question regarding whether approval of the Rolling Trails ARP should be delayed until the new Municipal Development Plan is approved.

As background, Rolling Trails has been identified as a future redevelopment area by Council since it was annexed in 2004 and within their current MDP. In addition, the Town's current Growth Management Strategy recognizes that Rolling Trails can be redeveloped concurrently with other growth areas. In this regard, Rolling Trails has been considered an appropriate growth area by the Town for about 19 years and it is anticipated that the new MDP will come to a similar conclusion since the ARP is well aligned with the CMRP Regional Growth Plan which is guiding the new Cochrane Municipal Development Plan.

Waiting to approve the Rolling Trails ARP until the new Municipal Development Plan is approved will mean a year long delay before vital housing and employment opportunities can be offered to meet demand.

- ❖ **The ARP is only the first step**
- ❖ **The ARP is very high level and unlikely to conflict with new policies**
- ❖ **Neighbourhood Plans will follow and will take a year to complete**
- ❖ **Neighbourhood Planning will align with the new MDP**



Town Benefits

Council requested that the benefits of redeveloping Rolling Trails be clearly articulated. To respond, these benefits have been grouped under Cochrane's Strategic Plan five aspirations:

Identity:

- Programming of Towns MR lands and possibly transforming it into a regional park
- Accommodation of prominent views to the downtown and towards the mountains
- Provision of a variety of neighbourhood park spaces with unique design features that match local demographic.
- Compliance with Western Heritage guidelines to integrate the community with the rest of the Town.

Open Space & Natural Areas:

- Protection of regionally significant ecological areas including the escarpment and major wetlands.
- Requiring that a Biological Impact Assessment be completed at each Neighbourhood Plan stage to determine if additional wetlands and natural features should be preserved.

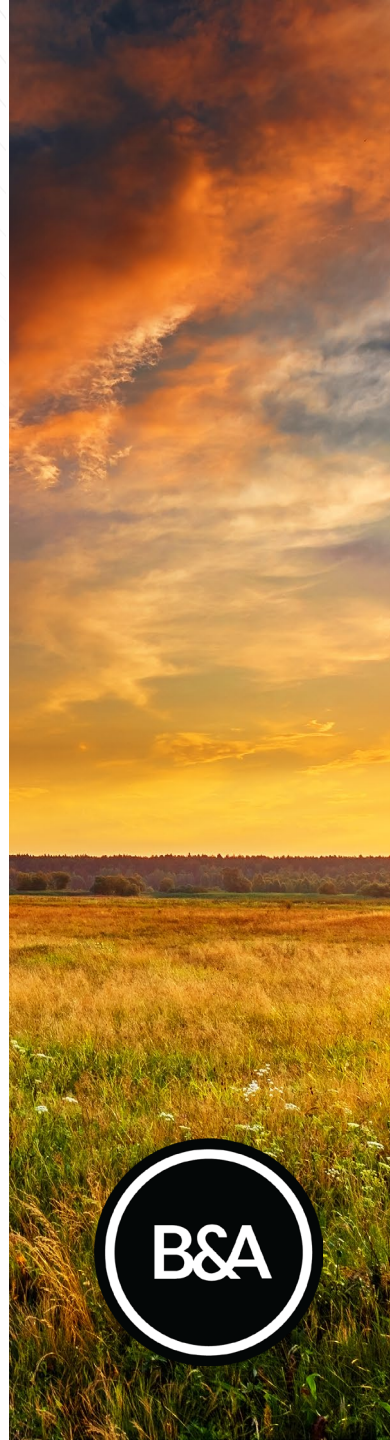
❖ **Opportunity for a regional park**

❖ **Accommodation of prominent views**

❖ **Variety of neighbourhood park spaces**

❖ **Compliance with Western Heritage Guidelines**

❖ **Protection of significant wetlands and escarpment**



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Livability:

- Accommodating multiple generations with housing and ownership options that addresses some of the housing demand shortages in the Cochrane market.
- Helping to meet the long-term housing demand, keeping the market competitive to maintain housing affordability within the Town.
- Offering a diversity of housing including rental, 55+ product, wider single-detached lots and seniors housing. Will help increase rental which sits at 2%, which is below a healthy rate of 3 – 5% as per the 2020 Cochrane Community Housing Needs Assessment.

Vibrant Economy:

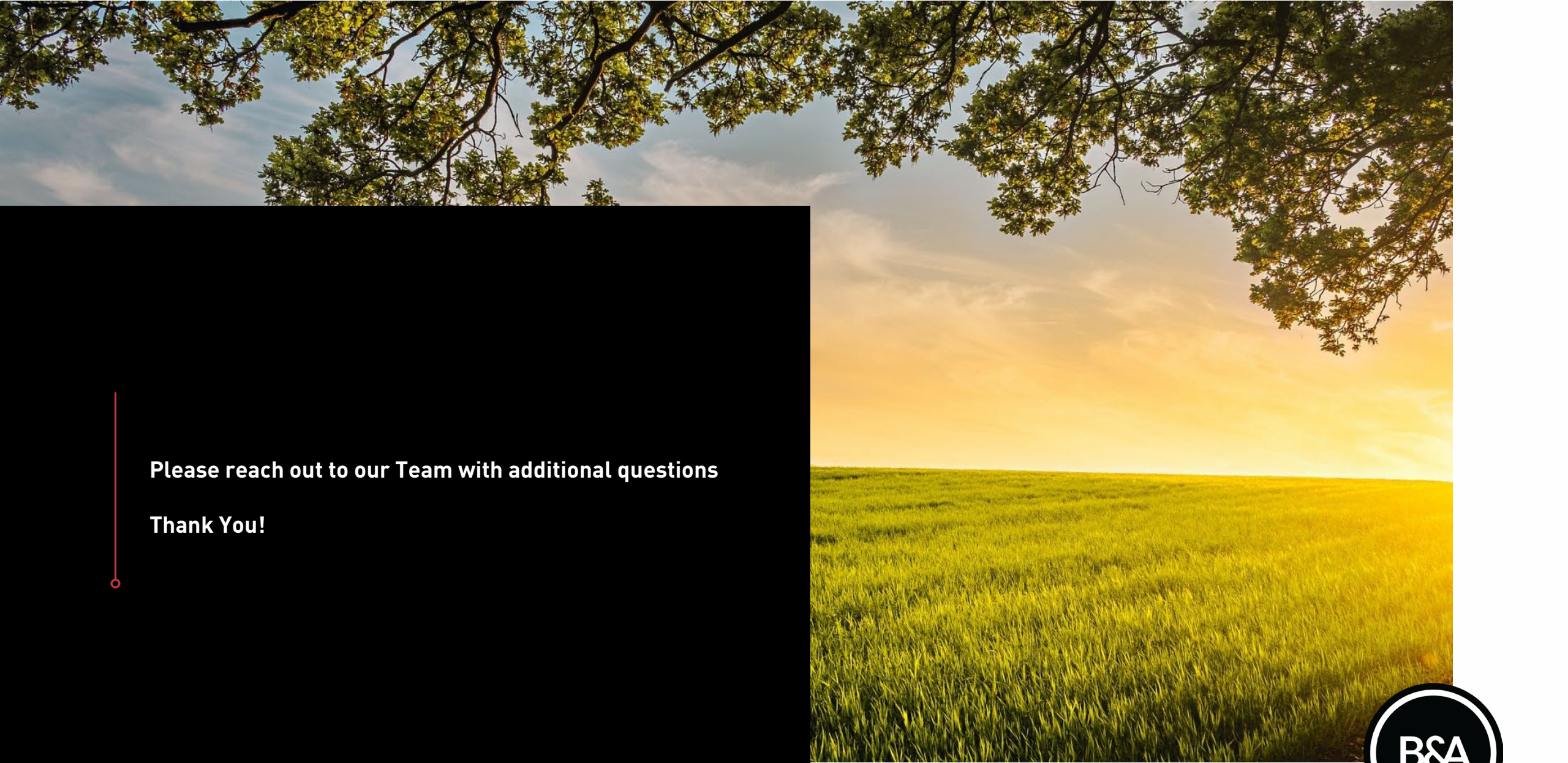
- The mixed-use village will accommodate local retail and offices to offer employment opportunities.
- Connecting to existing services and infrastructure to limit annexation and avoid the extension of costly leading infrastructure and its subsequent maintenance.

Connectivity:

- Upgrading existing internal collector roads and the Highway 22/Rolling Range Drive intersection to strengthen and ease pressure on the existing transportation network.
- Expanding and filling gaps in the Town's extensive pathway network.

- ❖ **Establishing a diversity housing product that is unique to Cochrane**
- ❖ **Helping maintain housing affordability**
- ❖ **Offering employment opportunities**
- ❖ **Strengthening and easing pressure on the existing transportation system**
- ❖ **Expanding pathway network.**





Please reach out to our Team with additional questions

Thank You!

