

COUNCIL HIGHLIGHTS

Committee of the Whole
Monday June 21, 2021



COCHRANE SOCIETY FOR HOUSING OPTIONS

In 2020, The Town of Cochrane and Cochrane Society for Housing Options (CSHO) completed the Cochrane Community Housing Needs Assessment, which identified significant gaps in the housing continuum that need to be addressed as the community grows. As part of the 2021 Strategic Planning process, Council identified 'Affordable Housing' as a priority.

The CSHO is seeking funding to complete a Community Housing Plan that would involve all stakeholders with an interest in housing. The plan would explore and identify opportunities to map community assets and collaborate, with the intention of maximizing local resources while addressing identified gaps in housing services and supports.

It is anticipated that a full-time project lead will be required to carry out this in-depth project. To date, funding has not been secured, however, a concept letter for a 3-year grant was submitted to the Federal Government on June 11, 2021. Funding approvals will be announced in fall of 2021.

OFFSITE LEVY BYLAW

The current Off-Site Levy (OSL) bylaw was passed in 2018. Town Administration has reviewed the bylaw and provided updates to reflect projects, their costs, timing, and other assumptions that are part of the rate calculations. The OSL bylaw includes approximately \$184 million in capital projects over the next 20 years resulting from growth, in whole or in part, financed by the Town. An additional \$9 million in projects to be initially funded by developers are also considered.

Major changes in the proposed bylaw update include:

- three new highway intersections
- River Heights reservoir
- removal of the Community Enhancement Fee and the Centre Ave grade-separated project
- future widening of the Jack Tennant Memorial Bridge.
- updated project costs, including the Protective Services Building and HWY 1A projects.
- updated grant funding assumptions for the wastewater pipeline project
- updated inflation and borrowing interest rates to reflect current and anticipated economic impacts

Administration will be requesting Council set a non-statutory public hearing to be held on July 12, providing members of the public the opportunity to hear or provide comments.

PROPOSED MUNICIPAL RESERVE DISPOSAL

Since 2019, the Town has been in discussions with Norberg Developments Ltd regarding the proposed future development of the historic Griffin Ranch property, and an adjacent Municipal Reserve (MR) parcel.

Norberg Developments Ltd is looking to acquire a portion of the Municipal Reserve parcel to help facilitate the future development of their property. They have also proposed to develop and construct a public parking lot for the benefit of all residents and future visitors to Cochrane on the remainder of the MR parcel. It is envisioned that this parking would provide residents with access to the river pathway system and could also be utilized for overflow parking for larger events on their site.

Administration will bring forward further details regarding the potential sale of this parcel to a future Council meeting.

COCHRANE CORRIDORS PLAN

In 2019, Town Administration initiated the Corridor Plan project to assess and define the long-term aspirations, including potential future design and function, of four main corridors in town:

- Fifth Avenue
- Railway Street
- River Avenue
- Griffin Road

The project was kicked-off and proceeded with public engagement and drafting of 'visions' for each corridor before being paused due to the COVID-19 pandemic. The project was re-launched in May 2021 with the completion of the draft Corridor Plan and re-engaging the public and stakeholders. The plan outlines a vision and core planning principles to establish the potential of what these corridors can become in the future. Once complete, the plan will act as a guide for future planning and development decision making.

LAND USE BYLAW

Administration has been working to finalize the proposed new Land Use Bylaw and bring this critical policy document forward for final Council consideration. This was initially anticipated to occur in July. However, based upon the scope of the feedback received and the importance of this policy document to the future of our community, Administration has revised the project timeline.

- Review comments received and update draft document: June-September 2021

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Council Highlights is prepared by Town of Cochrane Legislative Services.
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- Proposed bylaw & final draft complete: September 2021
- Proposed bylaw & final draft document provided for 90-day review: September-December 2021
- Formal adoption process: January-February 2022

2021 MAJOR CAPITAL PROJECTS: UPDATE

The Town has initiated work on three significant capital projects this year, and Council was provided with an update.

- Highway 1A improvements:
 - Project recently re-tendered; contract awarded to Standard General Inc.
 - Construction work to begin the week of June 21, 2021.
 - 2021 work to include completing improvements to north half of Centre Avenue north from Powel Street to highway 1A, as well as the east half of highway 1A from the bottom of the Big Hill and Third Avenue West.
- Protective Services Building
 - Contract awarded to Ellis Don.
 - Stripping and grading of site underway, with utility services and foundation preparation to be initiated over the next several weeks.
- Transit Hub & Innovation Centre
 - Name officially announced: the new building will be called The Station, while the entire site has been named the Cochrane Crossing, and is the location of a new at-grade CP Rail crossing and a public plaza space.
 - Site cleanup is currently underway.

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