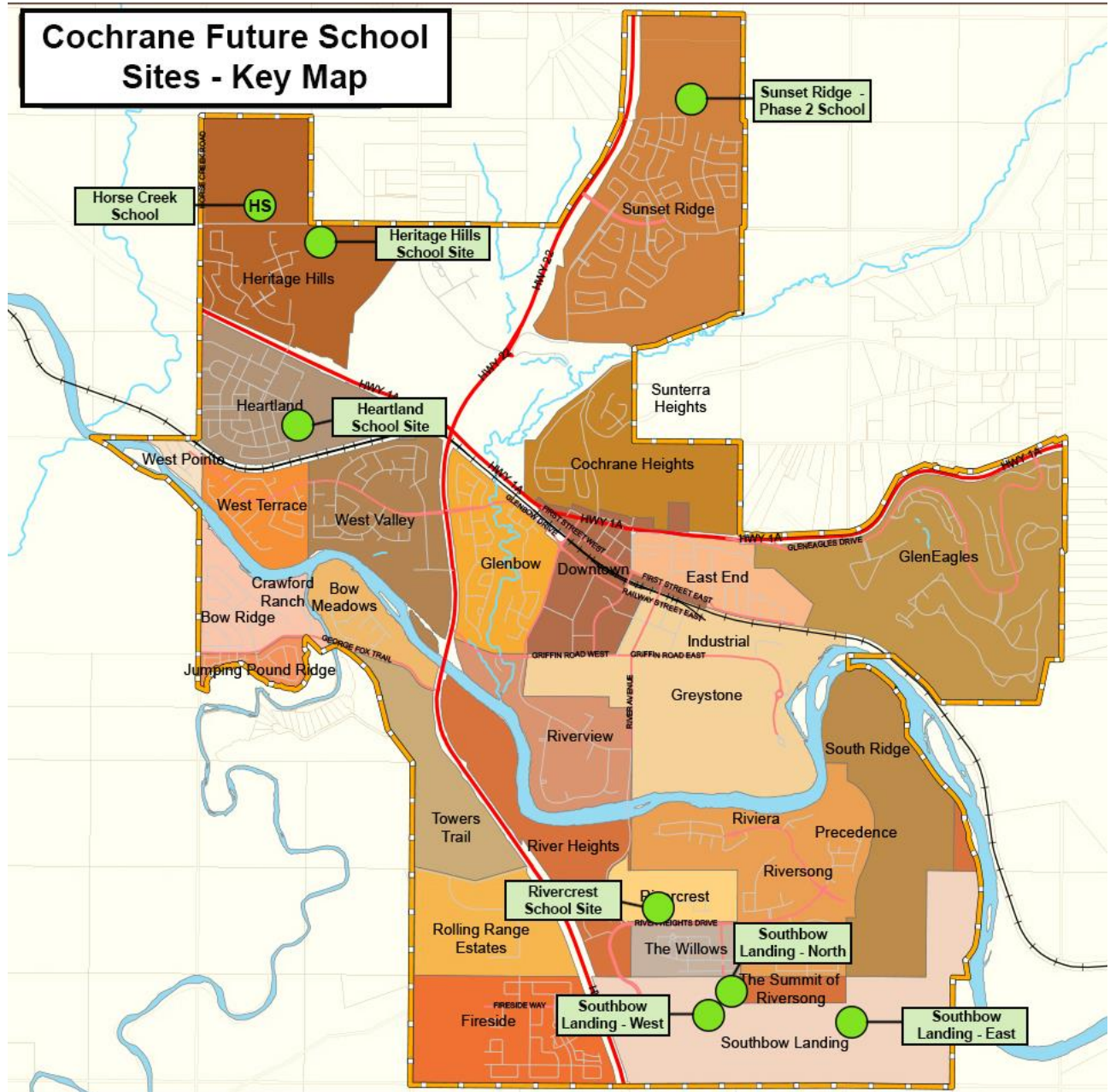


A SUMMARY OF UNDEVELOPED SCHOOL SITES IN COCHRANE

COMPILED BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DECEMBER 2022 (Updated March 2023)



School Sites in Cochrane – North of Bow River

Heritage Hills School

Belongs to: RVSD

Planning Area: Heritage Hills Stage 2 Neighbourhood Plan

Summary

- **Programming:** Listed in NP as a K-9
- **Size:** Approx. 11.19 acres
- **Shape:** Rectangular
- **Adjacent:** 30m primary collector to the north; 25.2m collector to the east; 21m collector to the south; residential to the west.

Notes

- Site is split between two landowners: Harmony Park to the west (ballfields); Brookfield to the east (building site)
- Harmony Park portion can be ready within the next couple of years (2023-24), but the Brookfield portion has no timeline to build.
- Loam pile on western portion of the site.

Figure 11: HHS2NP Joint Use Site/School Site Concept Plan



Sunset Ridge – Stage 2 School

Belongs to: Calgary Catholic SD

Planning Area: Sunset Ridge – Stage 2 Neighbourhood Plan

Summary

- **Programming:** Listed in NP as a K-9
- **Size:** Approx. 14 acres
- **Shape:** Irregular rectangular
- **Adjacent:** Collector road to the north; Divided collector roads to the east and west of the site; Utility easement (gas pipeline) to the south.

Notes

- Landscaped area in the western portion to be supported & maintained by Homeowner's Association (HOA).
- Melcor estimates the site could be developed in 3-5 years (2025-2027).



Horse Creek School

Belongs to: RVSD

Planning Area: Horse Creek Sports Park Master Site Plan

Summary

- **Programming:** Listed as a High School
- **Size:** Approx. 30-acre parcel
- **Shape:** Triangular
- **Adjacent:** Future collector roads to the south & west; Divided collector roads to the east and west of the site; rural parcel to the east; Utility easement (gas pipeline) running diagonally along the northern boundary.

Notes

- Initial servicing agreement scheduled for 2023 pushed back to the 2023-2026 range. This would include road upgrades on Township Road 262.
- Site includes a storm pond expansion which may necessitate the need for the parcel to be reconfigured.
- Current triangular shape is not preferred by RVSD.



Heartland School

Belongs to: RVSD

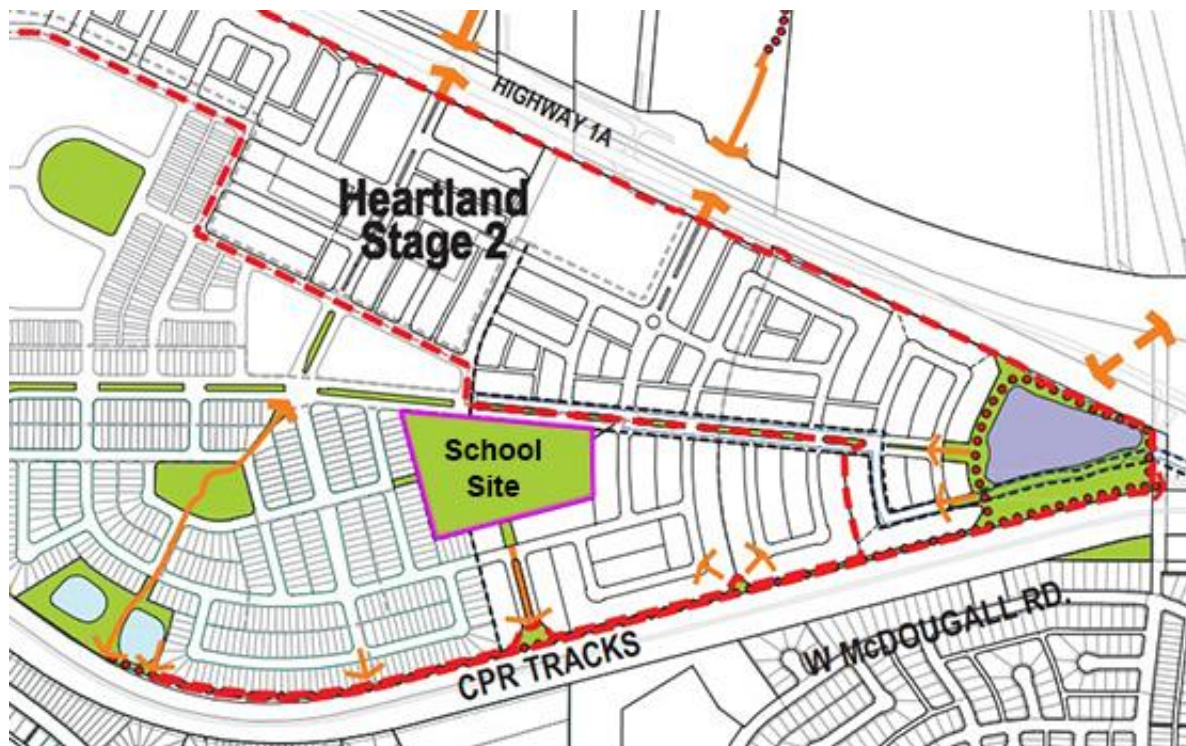
Planning Area: Heartland Stage 1 Area Structure Plan

Summary

- **Programming:** Unknown (not listed)
- **Size:** Approx. 8.3 acres
- **Shape:** Irregular
- **Adjacent:** 34m divided collector road to the north; Residential lots to the east, south and west.

Notes

- Deep services are installed adjacent to the site along Heartland Way (to the north).
- Site is graded, but no top soil.
- Landscaping plan has been approved.
- School site to be located in eastern portion of the site, with ballfields to the west.



School Sites in Cochrane – South of Bow River

Rivercrest School

Belongs to: RVSD

Planning Area: Rivercrest Neighbourhood Plan

Summary

- **Programming:** Capacity for 900 students; Grades not specified
- **Size:** Approx. 8.1 acres
- **Shape:** Rectangular
- **Adjacent:** 21.8m collector to the north with drop-off curb cut; 22.5m divided collector to the east; 28.7m major divided collector to the south; pathway & residential to the west.

Notes

- Site is split between two landowners: Qualico to the west (ballfields); Slokker to the east (building site)
- Subdivision & servicing in place on the eastern portion, likely 2023 for the western portion.
- Loam pile on western portion of the site.

FIGURE 14: SCHOOL SITE CONCEPT PLAN



ition of subdivision until such time as the landowners are adequately compensated. When determining compensation

Southbow Landing School - North

Belongs to: RVSD

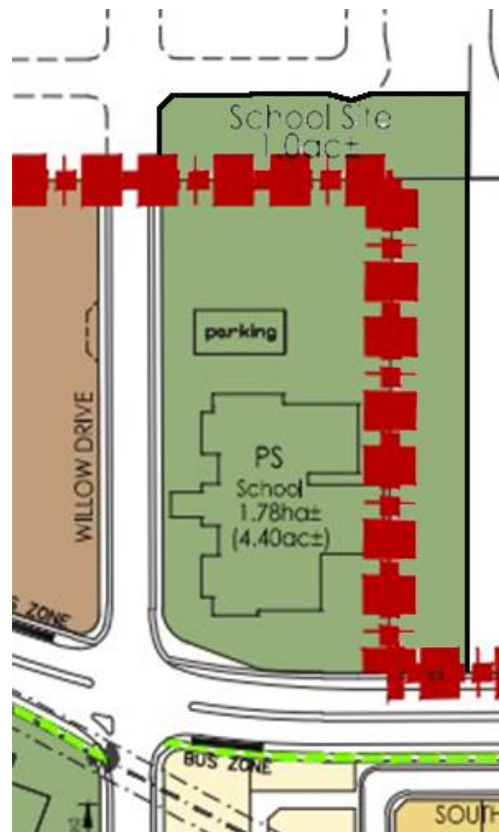
Planning Areas: Southbow Landing Neighbourhood Plan, Willows Neighbourhood Plan, Summit of River Heights Neighbourhood Plan

Summary

- **Programming:** Listed as “Middle School”
- **Size:** Approx. 7.39 acres
- **Shape:** Rectangular
- **Adjacent:** Residential road and lot the north with a connection to Bow Valley High School to the NE; Pocket park and residential lots to the east; 4-laned divided arterial road (James Walker Trail) to the south; Collector road to the west.

Notes

- Site is split between three parcels/landowners spanning three planning areas: The Town (formerly owned by LaVita) in the north (part of Willows NP); LaVita in the east (Summit NP); Qualico in the west (Southbow Landing NP)
- Timing of development largely tied with the construction of a new reservoir
- The school site falls within the 1st phase of development for Southbow Landing.
- Stripping & grading could start sometime in 2023.



Southbow Landing School - West

Belongs to: Unclear if CCSD or Francosud ownership

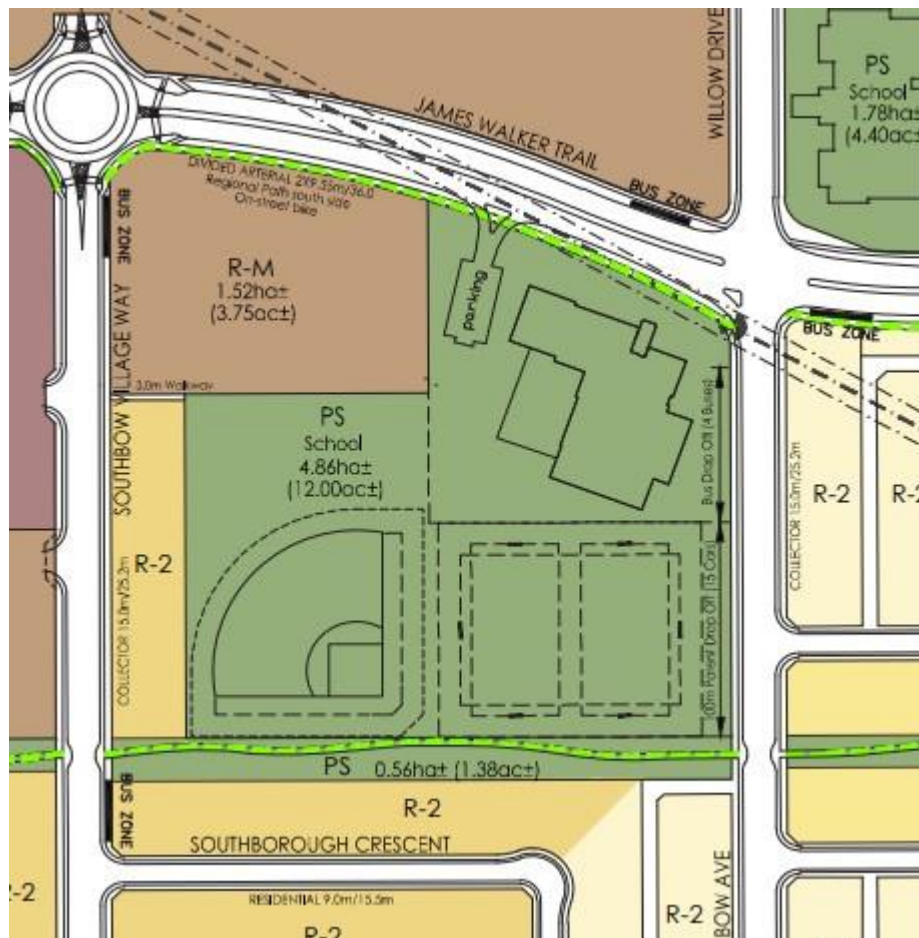
Planning Areas: Southbow Landing Neighbourhood Plan

Summary

- **Programming:** K-9
- **Size:** Approx. 12.0 acres
- **Shape:** Irregular
- **Adjacent:** 4-laned divided arterial road (James Walker Trail) to the north; Multi-family site to the NW; Residential lots to the west; Pathway & residential lots to the south; 25.2 m collector road to the east.

Notes

- Site is within Phase 3 of Southbow Landing
- Timing of development could be over 5 years out (est. 2027 at the earliest)
- Qualico purchased the Plan Area in early 2023.
- Both bus & parent drop-off areas will be along the eastern side of the site (Southbow Ave.)



Southbow Landing School - East

Belongs to: RVSD

Planning Areas: Southbow Landing Neighbourhood Plan

Summary

- **Programming:** K-4
- **Size:** Approx. 10.1 acres
- **Shape:** Rectangular
- **Adjacent:** 29m divided primary collector road to the west; 27m collector to the south; 25.2m collector to the east; Residential lots to the north

Notes

- Site is within Phase 17 of Southbow Landing
- Timing of development could be over 10 years out (est. 2032 at the earliest)
- Qualico purchased the Plan Area in early 2023.
- Bus drop-off to the south, parent drop-off areas to the south & west

