



Council highlights

Bylaw 01/2024: Southbow Landing Land Use Amendment

This application was originally brought forward on October 16, 2023. It was proposed that the three parcels of land within this land use amendment be designated as Residential High-Density, in line with the Neighbourhood Plan.

In response to feedback received at Committee of the Whole and through the public hearing, the applicant amended the application so that the centre parcel be transitioned to Residential Medium Density, with the other two parcels remaining as high density in line with the original plan. To address concerns over building height and setbacks, a Direct Control District is being proposed which adds development regulations for each of the three subject parcels.

The land use amendments will be brought forward to Council on May 13th for consideration of second and third reading.

HWY 22 to Riverview Syphon Project Update

The twinning of the existing HWY 22 syphon that conveys wastewater from communities north and southeast of HWY 1A and HWY 22 was approved by Council for a 2023/2024 construction.

The project was initiated in October 2023 for a planned completion by summer of 2024. During construction the project team encountered the need to make changes in the project scope, including:

- additional hydrovacating to expose the existing utilities
- difference in pipe material from record drawings that will necessitate the installation of additional pipe components

- increase in pipe length installed to reduce conflicts around adjacent existing utilities
- additional length of pathway requiring remediation
- additional topsoil stripping, stockpiling and respreading
- noise attenuation and barriers; and
- additional tree installation

To complete the project including the expanded project scope, a budget increase of \$700,000 is required. This additional budget request, if approved by Council, will initially be funded through the Wastewater Capital Reserve which has a current balance of \$10.6M. This fund will eventually be recovered through the HWY 22 syphon off-site levy collections.

Administration will be formally requesting this budget increase at the April 22 Council Meeting.

Jumpstart Multi-Use Court

An accessible multi-sport court facility is being generously donated to Cochrane by Project Jumpstart with an anticipated construction kickoff date of July 2024. The proposed site location is on the southeast perimeter of the SLS Centre.

A geotechnical investigation was completed, demonstrating that a significant amount of unsuitable fill material will need to be addressed as part of the site preparation.

At the April 22 Council meeting, Administration will be requesting an additional \$200,000 from the Municipal Infrastructure Capital Reserve to mitigate unforeseen ground conditions at the proposed Jumpstart Court location.



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Bylaw 18/2024: The Willows Land Use Amendments

Administration brought forward a proposed Land Use Amendment in the community of the Willows of River Heights. The amendment is intended to facilitate the development of low to medium density housing and park space in the western portion of the community.

The proposed amendments involve redesignating a portion of land currently zoned as Community Service District, which contains a former wetland, to Residential Medium Density. As the proposed wetland is no longer receiving sufficient water intake and is drying up, the proposed amendments will remove all references to retaining the subject wetland in the Neighbourhood Plan, and update mapping to reflect the new proposed land uses.

As this change is not in line with the Willows of River Heights Neighbourhood Plan which speaks to preserving the wetland, a concurrent Neighbourhood Plan amendment was brought forward to amend language in the plan and bring it into alignment with this application.

The proposed bylaw will be subject to a required Public Hearing at an upcoming Council meeting.

Community Enhancement Evaluation for the Robinson Neighbourhood Plan & Area Structure Plan Amendment

This report introduced the Robinson Neighbourhood Plan (NP) and Area Structure Plan (ASP) amendment and provided the Community Enhancement Evaluation for Council's consideration and feedback.

The purpose of the Community Enhancement Evaluation is to provide Council, the Applicant and Administration the opportunity to assess and

discuss potential Area Redevelopment Plans, Area Structure Plans and Neighbourhood Plans before they are submitted as formal applications.

The Robinson ASP amendment and NP areas are located immediately west of James Walker Trail, Precedence and Riversong, north of the neighbourhood of Southbow Landing, south and east of the Bow River, within the existing South Ridge Area Structure Plan.

The Robinson ASP amendment area is made up of four main parcels, owned by a single landowner. The lands are currently zoned as Special Industrial District (I-S) and has been used for a gravel extraction operation since 2006. The applicant would like to move forward with the long-term planning of the area, planning for when the gravel extraction activity is complete, and is bringing this ASP amendment proposal forward.

The Neighbourhood Plan area would be for the southern most section which has completed the gravel extraction activities at this time.



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Envision Cochrane 2050 – Phase 2

Engagement Summary

An update was provided on the Envision Cochrane 2050 project, specifically the feedback gathered during the phase 2 engagement.

The Phase 2 public engagement focused on:

- Parks and Recreation
- Open and Natural Spaces
- Arts and Culture
- Economic Vitality and Urban Design

Next Steps:

- May 6 Committee of the Whole: Discussion on policy goal scenarios for Parks and Recreation, Open and Natural Spaces, Arts and Culture, Economic Vitality, and Urban Design.
- May 13 Council meeting: Request for policy goal direction for the topics presented at the previous CoW.

Notice of Motion– City Status Report

In response to a notice of motion from Councillor Flowers, Administration brought forward a report, outlining the process and implications if Cochrane were to move from a Town status to a City status.

Census Update

Administration provided Council with an update on the current census. Currently 60% of homeowners have completed the census.