



# ROLLING TRAILS

## First Neighbourhood Plan

Rolling Trails

Canopy Lands

OCTOBER 2024



**ROLLING TRAILS**  
First Neighbourhood Plan



**CANOPY**  
LANDS



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## First Neighbourhood Plan

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# Contents

## PART 1 – NEIGHBOURHOOD

1.0	<b>Introduction</b>	2
2.0	<b>Context</b>	4
2.1	Location	4
2.2	Plan Area Definition	5
2.3	Existing Conditions/Features	8
2.4	Surrounding Context	10
2.5	Policy Context	11
2.6	Existing Land Use Context	12
3.0	<b>Neighbourhood Identity</b>	16
3.1	Vision	16
3.2	Principles	17
4.0	<b>Neighbourhood Elements</b>	20
4.1	Land Use Zones	20
4.2	Open Spaces	23
4.3	Design Guidelines	25
4.4	Transportation Network	28
4.5	Servicing Network	30
5.0	<b>Implementation</b>	36
5.1	Cell Planning Areas	38
5.2	Shadow Plan	38
5.3	Endeavors to Assist	40
5.4	Land Use Redesignation	40
5.5	Interpretation	41

## FIGURES PART 1 NEIGHBOURHOOD PLAN

Figure 1: Location	4
Figure 2: Ownership	6
Figure 3: Existing Conditions	7
Figure 4: Surrounding Context	9
Figure 5: Municipal Development Plan	11
Figure 6: Rolling Trails Area Redevelopment Plan	13
Figure 7: Existing Land Use Designations	14
Figure 8: Land Use Zones	22
Figure 9: Open Space	24
Figure 10: Shared Property Line Interface between Existing and Future Residential	26
Figure 11: Street Network	27
Figure 12: Transit Network	29
Figure 13: Pedestrian Network	31
Figure 14: Servicing Network – Water	32
Figure 15: Servicing Network – Sanitary	33
Figure 16: Servicing Network – Stormwater	34
Figure 17: Cell Planning Areas	37
Figure 18: Shadow Plan	39



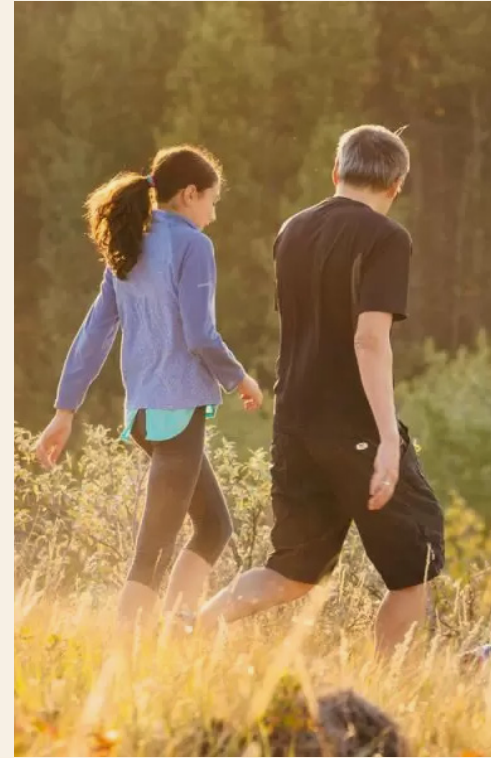


# PART 2 – CELL A

1.0	Introduction	44	6.3	Stormwater	82
2.0	Cell A Definition	46	6.4	Shallow Utilities	82
3.0	Precincts	48	7.0	Phasing	84
4.0	Land Uses	48	8.0	Supporting Studies	85
4.1	Residential – Single-detached Dwellings	56	8.1	Geotechnical Study	85
4.2	Residential – Zero Lot Line Dwellings	56	8.2	Phase 1 Environmental Site Assessment	85
4.3	Residential – Attached Units	56	8.3	Historical Resource Overview	86
4.4	Mixed Use – The Boardwalk	60	8.4	Biophysical Impact Assessment	86
4.5	Open Space	62	8.5	Stormwater Management Plan	86
5.0	Transportation	66	8.6	Transportation Impact Assessment	87
5.1	Road Network	66	8.7	Groundwater Risk Assessment	90
5.2	Intersection Upgrade	72	9.0	Alignment With Town Guidelines	91
5.3	Transit Network	74	9.1	Integrated Neighbourhood Design Guidelines	91
5.4	Pedestrian & Cycling Network	76	10.0	Public Engagement	97
6.0	Servicing	78	10.1	Engagement Activities	97
6.1	Water	78	10.2	First Open House	97
6.2	Sanitary	80			

## FIGURES PART 2 – CELL A

Figure 1: Cell A – Concept	45
Figure 2: Cell A – Ownership	47
Figure 3a – Lower Density Precinct	49
Figure 3b – Higher Density Precinct	50
Figure 3c – Mixed Use Precinct	51
Figure 3d – Town's MR Lands Precinct	52
Figure 4 – Land Use Plan	53
Figure 4a: Cell A - Land Use Plan (Net Area)	55
Figure 4b: Cell A – Land Use Plan (Gross Area)	57
Figure 5: The Boardwalk Concept	59
Figure 6: Cell A – Open Space	61
Figure 7: Cell A - Open Space Concepts	63
Figure 8: Cell A – Road Network	65
Figure 9: Cell A – Intersection Cross-Section	67
Figure 9a: Cross-Section A-A – Residential Street (10.5 m/15.5 m ROW)	67
Figure 9b: Cross-Section B-B – Residential Street (10.5 m/17.0 m ROW)	68
Figure 9c: Cross-Section C-C - Collector Street (10.8 m/21.0 m ROW):	68
Figure 9d: Cross-Section D-D – Residential Street (16.5 m/22.5 m ROW)	69
Figure 9e: Cross-Section E-E – Collector Street (10.8 m/25.3 m ROW)	69
Figure 9f: Cross-Section F-F - Collector Street (11.2 m/30.48 m ROW)	70
Figure 9g: Cross-Section G-G – Primary Collector Street (13.6 m/30.48 m ROW)	70
Figure 9h: Cross-Section H-H – Arterial Steet (2X7.0 m/30.48m ROW)	71
Figure 10: Cell A – Intersection Cross-Section	71
Figure 11: Cell A – Intersection Staging	72
Figure 12: Cell A – Transit Network	73
Figure 13: Cell A – Pedestrian Network	75
Figure 14: Cell A – Water Network	77
Figure 15: Cell A – Sanitary Network	79
Figure 16: Cell A – Stormwater Network	81
FIGURE 17: Cell A – Phasing	83







# 1.0

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PART 1: NEIGHBOURHOOD PLAN  
Introduction



# Introduction


**The Rolling Trails First Neighbourhood Plan comprises the entirety of the community of Rolling Range Estates and a share of Towers Trail which are in the southwest portion of the Town of Cochrane. The Plan Area is bounded by Highway 22 to the east, the community of Fireside to the south, Towers Trail to the west and the remainder of the Towers Trail community to the north.**

The topography of the Plan Area is best described as knob and kettle with rolling hills and pockets of smaller wetlands. 31 different properties are included in the Neighbourhood Plan where 29 are large country residential lots, one is an electrical substation and one is owned by the Town of Cochrane.

Rolling Range Estates and Towers Trail 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. The Rolling Trails Area Structure Plan (ASP) was approved in 2024 to provide guidance on the redevelopment of the two communities. Before land use or subdivision could proceed, the ASP directs that a Neighbourhood Plan be prepared. The subject document constitutes the first Neighbourhood Plan for Rolling Trails. This non-statutory Neighbourhood Plan refines the broader policy requirements of the Rolling Trails ARP through the application of more detailed guidance that has been specifically formulated for the Plan Area.

Given the fragmentation of Rolling Trails, it is anticipated that redevelopment will occur gradually over time. To ensure that this transition results in a coherent urban neighbourhood, the Neighbourhood Plan document is divided into parts. Part 1 provides an overall redevelopment framework for the entire Plan Area. The subsequent parts provide specific details on the layout, placement of parks, built form, transportation network and servicing requirements for each set of properties, or cell, that come forward for redevelopment. Those areas outside of a cell are shadowed planned to demonstrate possible access, road alignments and servicing opportunities. The Neighbourhood Plan will be amended from time to time to recognize the development intentions of subsequent cells. Thus, this Neighbourhood Plan will be a living document that progressively realizes the transformation of this area into a vibrant and complete community within Cochrane.



A photograph of a family of four (a man, a woman, and two children) walking away from the camera through a sunlit field of tall grass. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The background shows a line of trees and a hazy horizon. Overlaid on the image are four large, semi-transparent circles: a light beige circle in the top-left, a light green circle in the top-right, a light beige circle in the bottom-left, and a light green circle in the bottom-right. The text '2.0' is centered within the bottom-right beige circle.

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Context

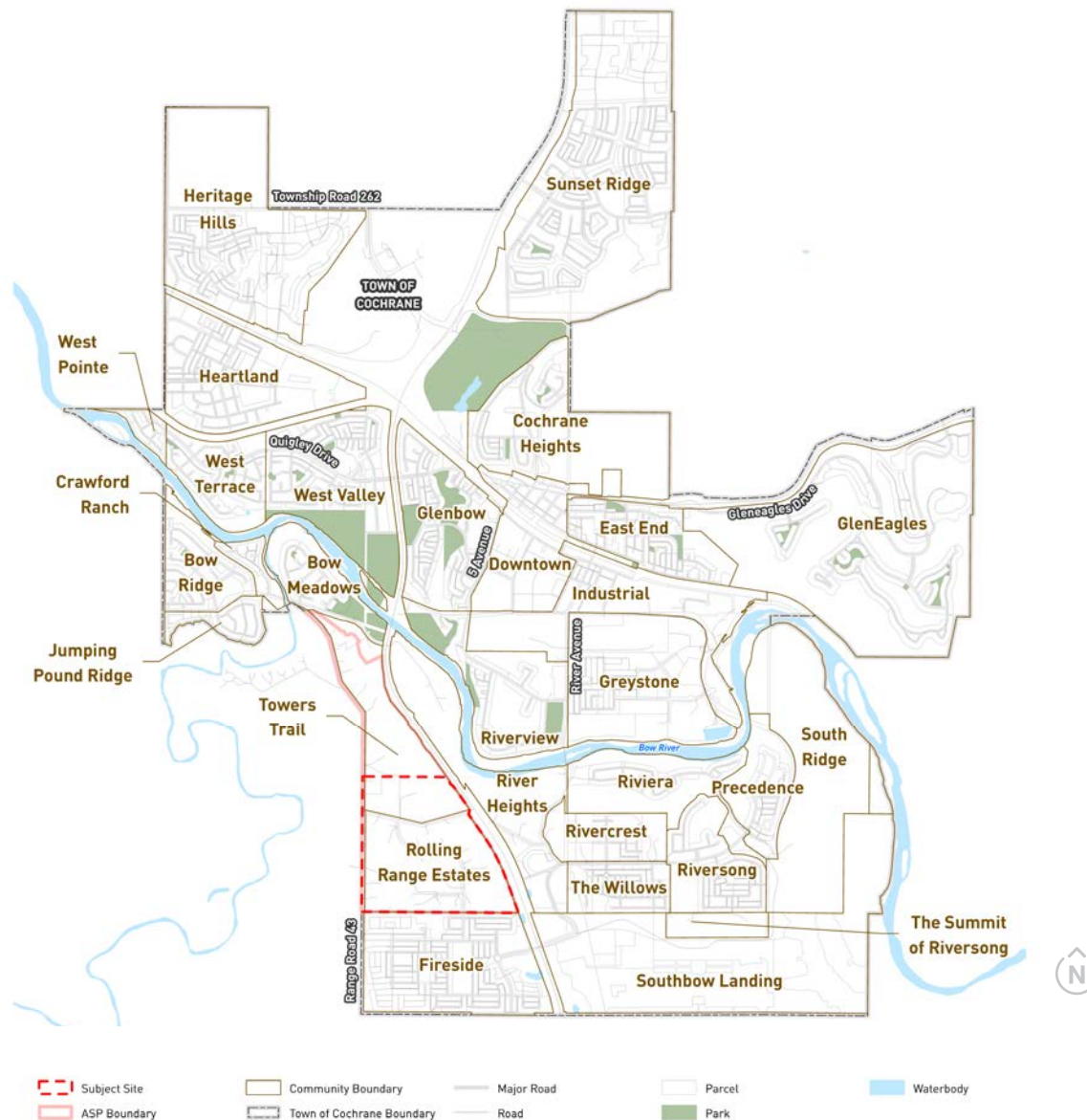


# Context

## 2.1 LOCATION

The Plan Area is located in the southwest portion of the Town of Cochrane as shown in Figure 1 - Location. The Plan Area is situated between Highway 22 to the east and Towers Trail to the west. The surrounding Cochrane communities include Bow Meadows to the north, River Heights to the east, Fireside to the south and Rocky View County to the west.

**FIGURE 1: Location**



## 2.2 PLAN AREA DEFINITION

The Plan Area contains approximately 100.48 hectares (248.28 acres) of land consisting of two historical country residential subdivisions, namely 'Rolling Range Estates' in the southern portion and 'Towers Trail' in the northern portion. Rolling Range Estates consists of twenty-seven parcels of land totaling approximately 76.00 hectares (187.79 acres) and the Towers Trail section consists of four parcels of land totaling approximately 24.48 hectares (60.49 acres). These areas are described in the following table:

**Table 1: Rolling Range Estates**

Lot #	Ownership	Legal Description	Legal	
			Hectares (ha)	Acres (ac)
1	Private	Plan 9610569 Block 4	1.866	4.61
2	Private	Plan 9610569 Block 3	2.025	5.00
3	Private	Plan 9811998 Lot 18	1.60	3.95
4	Private	Plan 9811998 Lot 19	1.61	3.98
5	Private	Plan 9811998 Lot 20	1.60	3.95
6	Private	Plan 9811998 Lot 21	1.60	3.95
7	Private	Plan 9411966 Lot 15	1.62	4.00
8	Private	Plan 9111270 Lot 14	1.62	4.00
9	Private	Plan 0411781 Block 2 Lot 20	1.87	4.62
10	Private	Plan 0211697 Block 1 Lot 19	1.82	4.50
11	Private	Plan 0510106 Block 1 Lot 22	1.617	4.00
12	Private	Plan 0510106 Block 1 Lot 23	2.025	5.00
13	Private	Plan 9012373 Lot 12	1.86	4.60
14	Private	Plan 9412419 Lot 19	1.92	4.74
15	Private	Plan 9412419 Lot 18	1.78	4.40
16	Private	Plan 9412419 Lot 17	2.54	6.28
17	Private	Plan 9611502 Lot 21	1.619	4.00
18	Private	Plan 9611502 Lot 20	1.619	4.00
19	Private	Plan 8211052 Lot 3	4.46	11.03
20	Private	Plan 8011554 Lot 2	7.78	19.22
21	Private	Plan 9310444 Block 1	3.89	9.61
22	Private	Plan 0211697 Block 1 Lot 18	4.13	10.21
23	Private	Plan 9311545 Lot 17	5.01	12.39
24	Private	Plan 8610324 Lot 10	4.36	10.78
25	Private	Plan 0412781 Block 2 Lot 21	3.04	7.51
26	Private	Plan 9411966 Lot 16	4.90	12.11
27	Private	Plan 8310324 Lot 7	6.21	15.35
<b>Subtotal</b>			<b>76.00</b>	<b>187.79</b>

Table 2: Towers Trail

Lot #	Ownership	Legal Description	Legal	
			Hectares (ha)	Acres (ac)
13	Town of Cochrane	Plan 301LK Block R10	6.52	16.11
14	Private	Plan 1674LK, Block 9	8.05	19.90
15	Private	Plan 1674LK Block 8	8.05	19.88
16	Private	Plan 1112498, Block A	1.862	4.6
Subtotal			24.482	60.49
TOTAL			100.482	248.28

Note: Areas based on land titles

FIGURE 2: Ownership





FIGURE 3: Existing Conditions



## 2.3 EXISTING CONDITIONS/FEATURES

The Plan Area includes developed country residential estate lots ranging in size from 1.60 ha (3.95 ac) – 8.05 ha (19.90 ac) in size. The lands generally slope down towards the northeast in the direction of the Bow River. In terms of soils, the exposed subgrade materials are composed of glacial clay till, with some cobbles to boulders and this material typically has a very stiff to hard consistency.

Eight distinct broad land cover types occur within the Plan Area including anthropogenic, disturbed grassland, low shrub, tall shrub, treed-coniferous, treed mixedwood, treed-deciduous and wetland. No native grassland, or shrubland exist. 49 wetlands occur within or intersect the Neighbourhood Plan boundary, four man-made ponds, and two dugouts. A total of 8.99 hectares of temporary, seasonal and semi-permanent wetland area, exists within the Plan Area. Minimal offsite drainage from the property occurs and most drainage is expected through wetland infiltration and evaporation.

Two semi-permanent-freshwater shallow open water wetlands (WL16 & WL42) are considered to qualify as Environmentally Significant Areas. WL16 & WL42 were also previously determined to be Crown claimable waterbodies by the Government of Alberta's Water Boundaries Unit in 2018. In 2024, further assessment of WL16 was conducted and the results were forwarded to the Water Boundaries Unit. On October 16, 2024, based on the new review of almost all available historical aerial photos of the area from 1926 to 2023, it was concluded by the Water Boundaries Unit that as open water within that wetland prior to the road construction was seasonal, the current permanent presence of open water appears to be the result of anthropogenic activities especially due to diversion of surface runoffs by road ditches to this wetland. As such, they found it not prudent to conclude the existing body of water in R/W Plan 021 1698 is entirely a naturally occurring body of water. Therefore, its bed and shore does not meet the criteria for a Crown ownership claim under Section 3 of the Public Lands Act. It was mentioned that the surface water in that wetland only became permanent due to man-made activities, which makes the current bed and shore within that wetland to be ineligible for a Crown ownership claim under Section 3 of the Public Lands Act. The crown claim of WL42 is still being assessed by the Water Boundaries Unit. All other wetlands are considered not sufficiently permanent to be Crown-claimable.

Most of the lots currently contain a residence with associated structures and improvements. Plan 1112498 Area A is owned by Altalink Management and consists of a substation site. A powerline also runs east-west through the northern and central portions of the Plan Area.

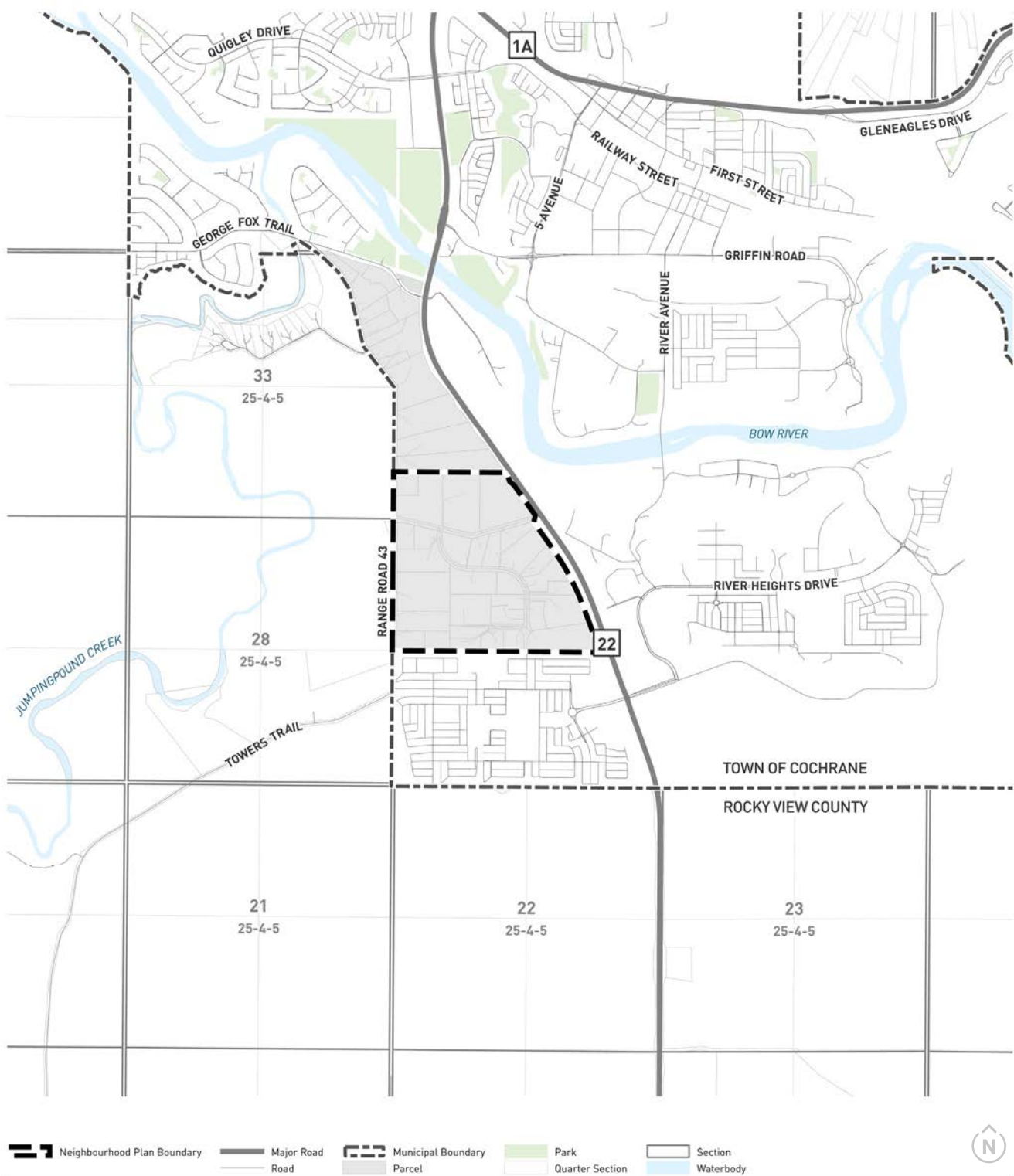
Highway 22 (Cowboy Trail) and Towers Trail provide the main access to the Plan Area while Rolling Range Drive, Rolling Range Estates and Rolling Range Place function as internal subdivision roads.



**Most of the lots currently contain a residence with associated structures and improvements.**



FIGURE 4: Surrounding Context





## 2.4 SURROUNDING CONTEXT

The following provides an overview of the surrounding context:

- To the north of the Plan Area are the remainder of the Tower Trails community and the residential communities of Bow Meadows, Bow Ridge and Jumping Pound Ridge which are accessed via George Fox Trail from Highway 22. The area north of the Plan Area and south of George Fox Trail contain an apartment style development named Lofts on the Bow, and to the east is St. Peter's Lutheran Church.
- Along the west boundary of the Plan Area runs Towers Trail, forming the division between the Town of Cochrane and Rocky View County. West of Towers Trail consists of agricultural land and acreage development with access to Towers Trail.
- Across Highway 22 to the northeast of the Plan Area is the Bow River and the residential neighbourhood of Riverview and the future neighbourhood of River Heights; this area also includes St. Mary's Parish and various employment and commercial uses.
- South of the Plan Area is the residential neighbourhood of Fireside which is currently under development.



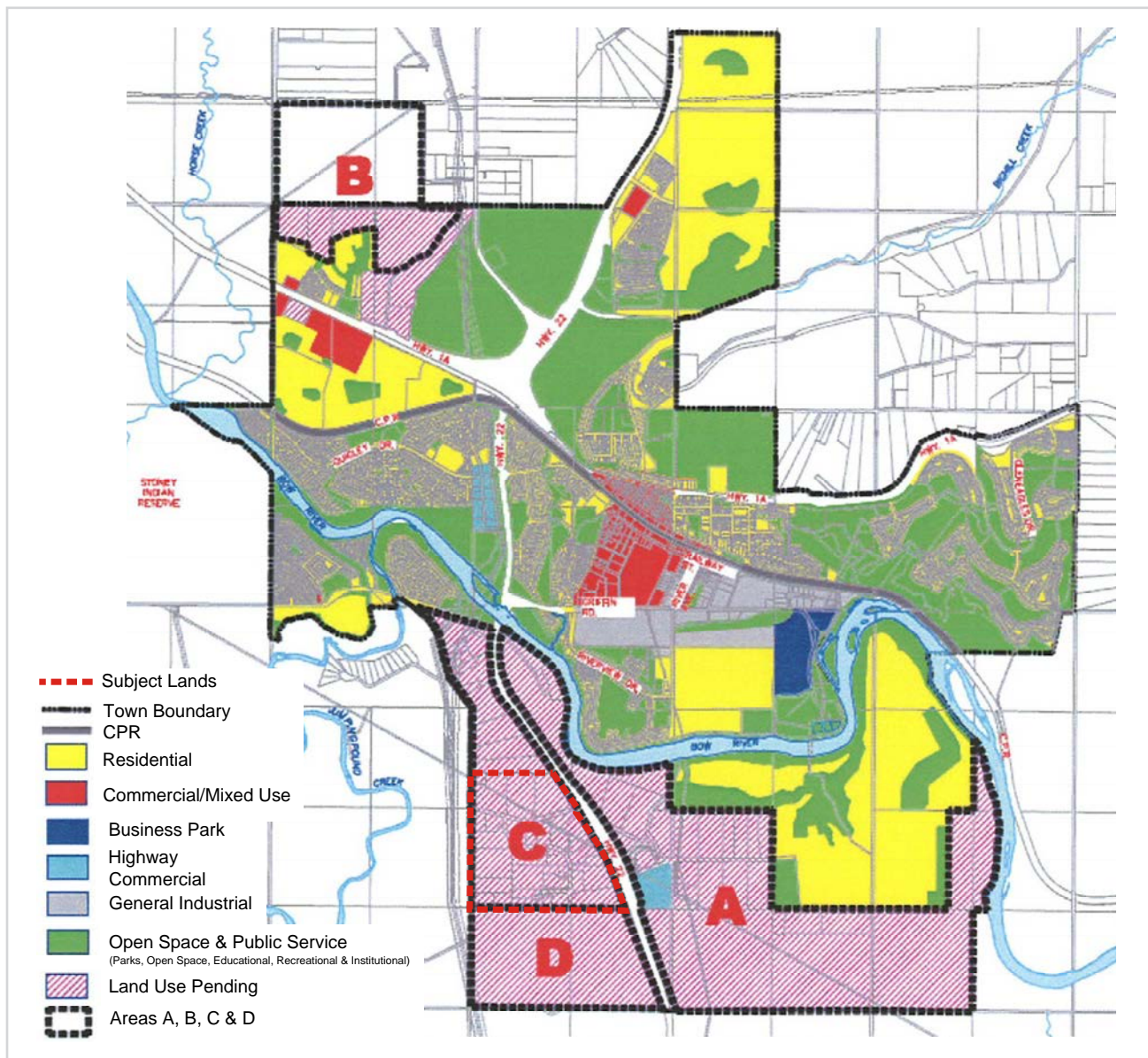
## 2.5 POLICY CONTEXT

### 2.5.1 Municipal Development Plan

The Town of Cochrane's Municipal Development Plan (MDP), adopted by Council in October 2008, is a long-term strategy that establishes the overall pattern for land use, transportation and servicing in the Town. A goal of the MDP is to allow for growth while maintaining Cochrane's small-town character. Policies under the MDP require residential neighbourhoods to be complete communities that facilitate economic, social and recreational opportunities. New subdivisions are to meet a minimum residential density of 19.8 dwellings units per gross developable hectare (8.0 units per gross developable acre).

The Plan Area as shown in Figure 5 – Municipal Development Plan is identified as 'Area C' and 'Pending Plan Area'. As per policy 8.4.11 Area C, the Plan Area shall be: "...a comprehensively designed residential community with commercial and industrial uses in proximity to Highway 22 (p. 33)." In addition, the MDP encourages intensification and redevelopment of existing residential areas and the use of existing roads and utilities.

**FIGURE 5: Municipal Development Plan**



### 2.5.2 Rolling Trails Area Redevelopment Plan

The Rolling Trails Area Redevelopment Plan (ARP) was approved on June 10th, 2024, by the Town of Cochrane. This statutory document provides guidance for the redevelopment of the acreage communities of Rolling Range Estates and Towers Trail. The land use zones identified are:

- Lower Density Residential
- Higher Density Residential
- Mixed Use
- Flex
- Open Space
- Public Utility

The Rolling Trails ARP requires that before any land use or subdivision application is approved within the Plan Area, a Neighbourhood Plan shall be prepared or amended and approved by Council to reflect the intentions of the land use or subdivision application. Section 6.5 of the ARP identify the requirements for preparation of a Neighbourhood Plan. This Neighbourhood Plan builds off and align with the policies established throughout the ARP.



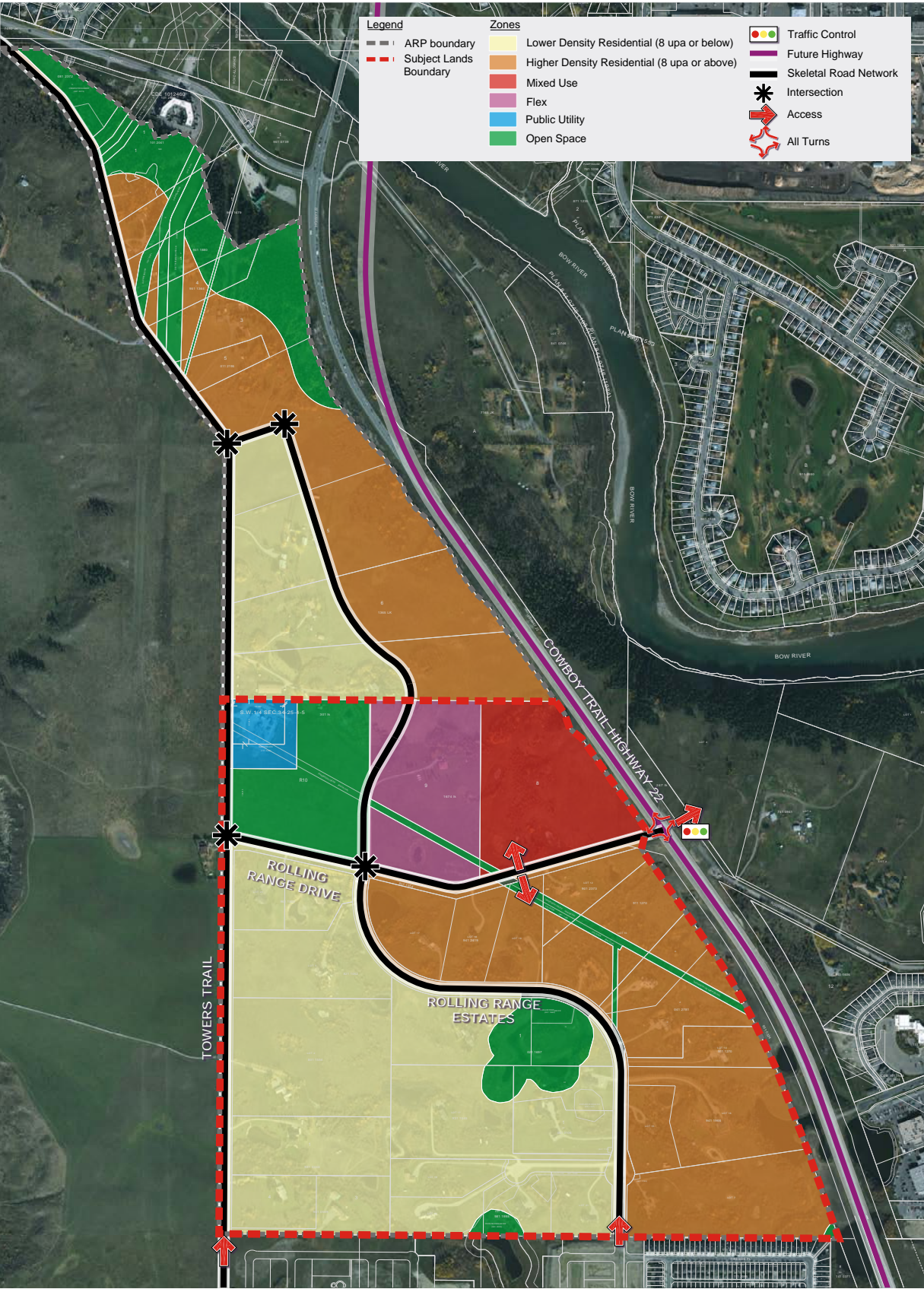
**Northwest of Rolling Range Drive are lands designated as Parks and Recreation (PR) which are to provide for the development of parks to meet the passive and active recreational pursuits of the public.**

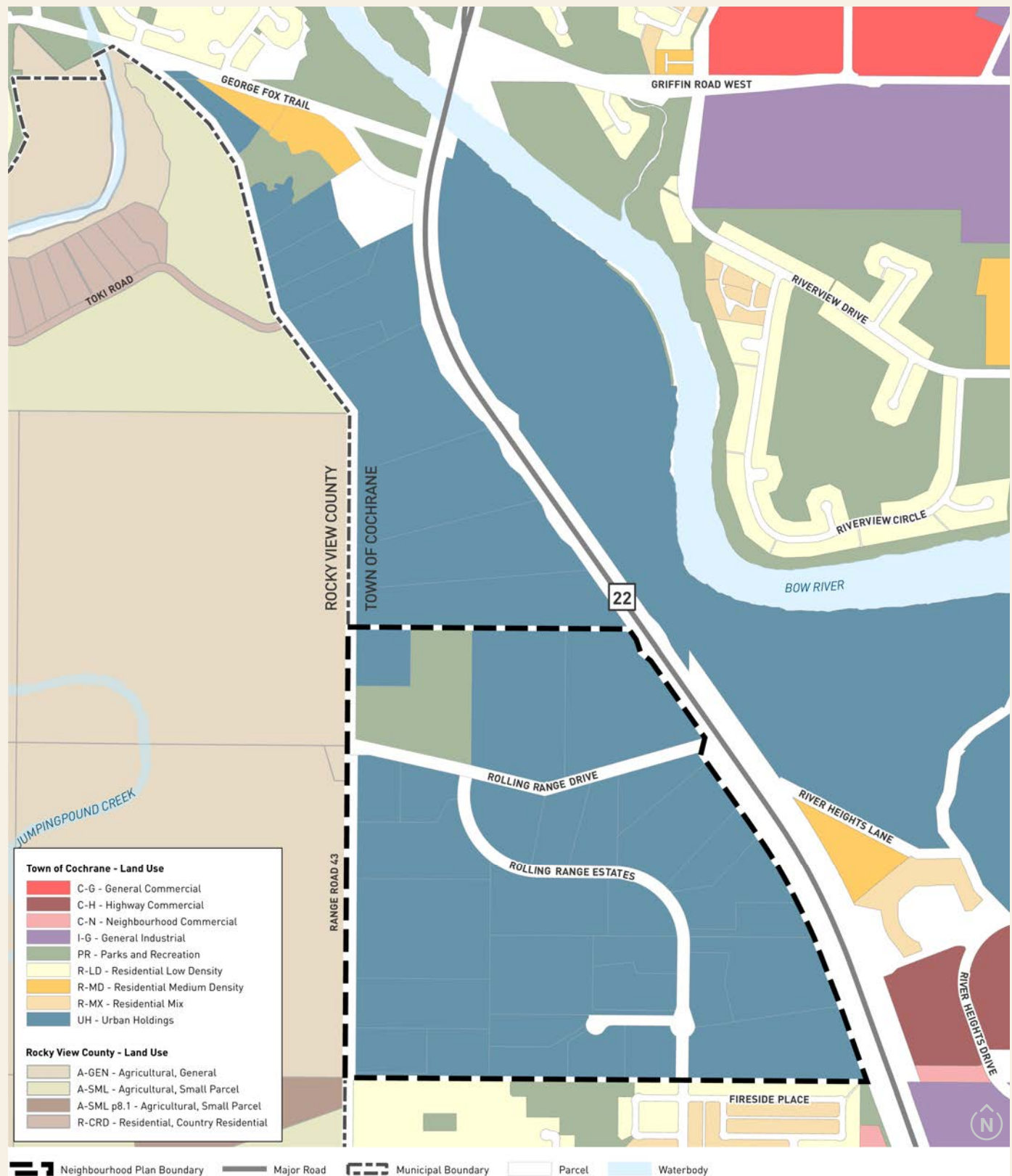
## 2.6 EXISTING LAND USE CONTEXT

The Town of Cochrane Land Use Bylaw regulates the use and development of land and buildings in the municipality. As shown on Figure 7- Existing Land Use Designations, the majority of the Plan Area is designated as Urban Holding (UH). The purpose of this district is to protect land intended for future development from premature subdivision and development until urban development can proceed in an orderly fashion consistence with the Municipal Development Plan (MDP) and other statutory plans.




FIGURE 6: Rolling Trails Area Redevelopment Plan



**FIGURE 7: Existing Land Use Designations**





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Neighbourhood Identity



# Neighbourhood Identity

**The Neighbourhood Plan is intended to implement the vision for the area as defined by the Rolling Trails ARP.**

The vision for Rolling Trails is a community that has organically redeveloped over time into four quality urban neighbourhoods that are distinct yet complimentary, sensitive to their surroundings, responds to the local topography, conveys a sense of place, integrates local services and employment and offers homes that enhance Cochrane's housing mix. The result is a place that embodies western heritage, where multiple generations live together harmoniously and appreciate the unique geography of the area and the amenities that are only a short walk away.

Implementation of the vision will:

1. Address the housing products missing in Cochrane including wider lots, low rise townhouses, bungalow villa-style housing and rental product for seniors and young families
2. Provide retail to address the shopping needs for residents south of the Bow River
3. Link the community with the rest of Cochrane by introducing missing pathway connections
4. Offer a more diverse and balanced property tax base through the provision of higher density residential and a mixed use commercial/residential area.

# Principles

The following principles established in the Rolling Trails Area Redevelopment Plan provide a guide for redevelopment within the Rolling Trails NP.



## Innovation

A flexible and innovative approach is applied at the detailed design stage to generate the most appropriate solutions to respond to the fragmented nature of the Plan Area, uncertainty of development timing, and potential market shifts in order to achieve Rolling Trails' long-term vision.

## Organic Design

Rolling Trails gradually transitions into an urban community where redevelopment has responded to its unique topographical and redevelopment situation.

## Sense of Place

Thoughtful design elements are incorporated into each neighbourhood to create a sense of place while also tying the community together in terms of character and theming.

## Integration of Commercial Business and Community Services

A commercial and business node is incorporated into Rolling Trails to provide residents with convenience shopping and employment within close proximity of their homes.

## Market Based Housing

Housing is provided that addresses market demand and underserved segments of Cochrane.

## Pedestrian and Transit Friendly

The strategic location of transit stops, and the comprehensive pedestrian network ensures that residents are within a short walk of neighbourhood amenities and transit.

## Quality Focus

There has been a focus on the quality of the layout of neighbourhoods, the design of homes and the location of services to ensure a comfortable living environment within Rolling Trails while still meeting the sustainability targets and thresholds of the Town.

## Boutique Open Space


Each neighbourhood park has unique elements that have been designed to complement and align with surrounding development.

## Sensitive Redevelopment

Redevelopment has been undertaken in a manner that is respectful of its surrounding neighbours while also allowing for urban forms to arise.







4.0

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Neighbourhood Elements



# Neighbourhood Elements

## 4.1 LAND USE ZONES

**Expanding on the vision and principles, the following provides a conceptual overview of the main elements of the neighbourhood as described in the Rolling Trails ARP.**





#### 4.1.1 Lower Density Residential

Lower density residential development is identified for the western half of the Plan Area to ensure a diversity of housing product. The form of housing is anticipated to include single-detached dwellings, semi-detached dwellings and townhomes. The Lower Density Residential Zone should achieve a gross residential density of 19.8 units per hectare (8.0 units per acre) or below.



#### 4.1.2 Higher Density Residential

Higher density residential development is identified on the eastern half of the Plan Area to take advantage of access to Highway 22, views towards the downtown and proximity to future commercial services. Expected housing forms include zero lot line, semi-detached dwellings, townhouses and apartments. The Higher Density Residential zone should achieve a gross residential density of 19.8 units per hectare (8.0 units per acre) or above. This form of development will generate higher property taxes per hectare for the Town.



#### 4.1.3 Mixed Use

A mixed-use zone is identified in the northeast portion of the Plan Area. This zone is expected to take advantage of its exposure and close access to Highway 22 via Rolling Range Drive. The zone will mainly include commercial development that provides local and regional services with an element of supporting multi-residential. This form of development will generate higher property taxes per hectare for the Town.

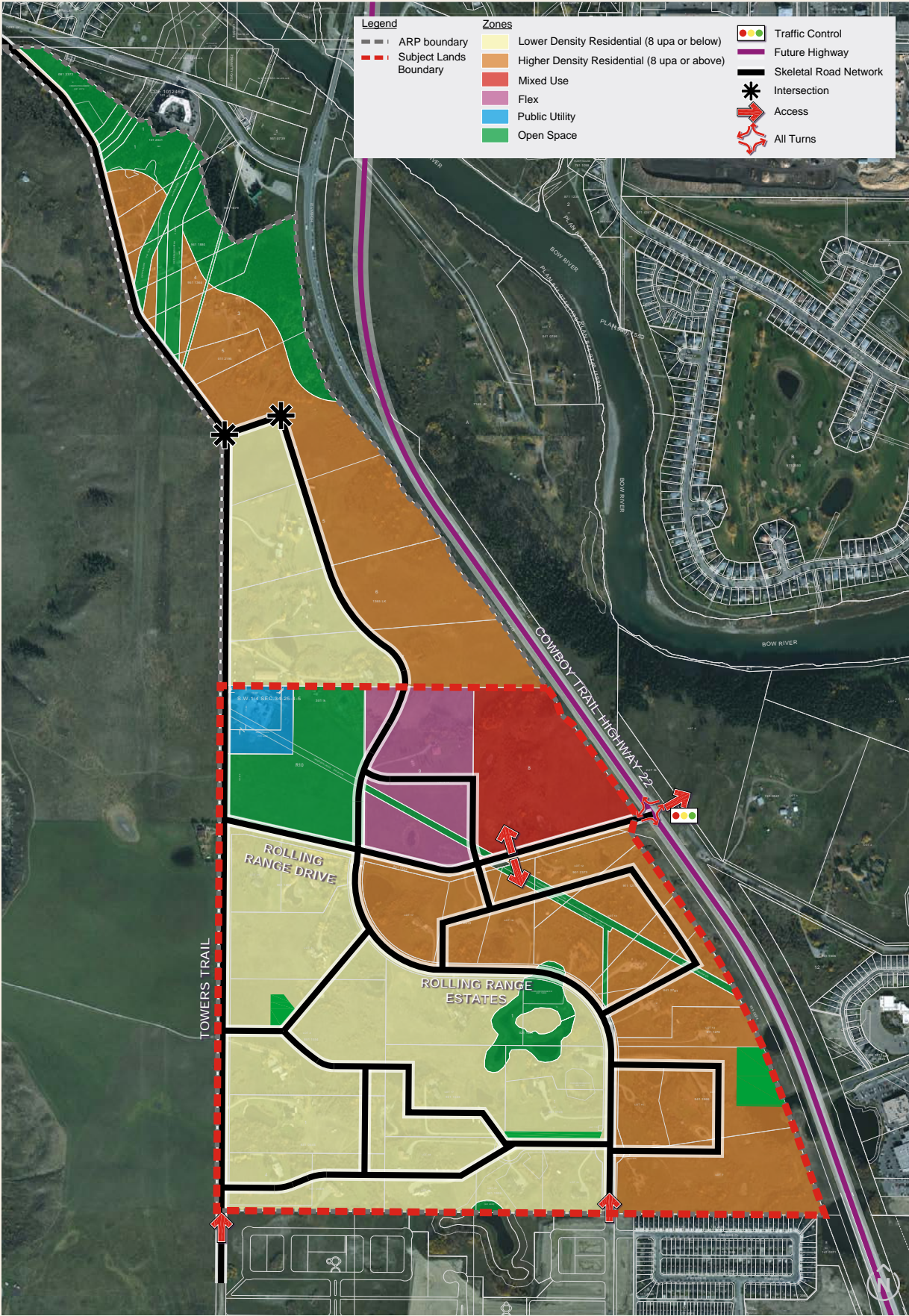


#### 4.1.4 Flex

A flex zone is identified where commercial, residential or a combination of both uses may occur. Notwithstanding this flexibility, it is expected that the development that does result within the flex zone will complement and support the future mixed use zone and the Town's MR lands and provide an appropriate transition between the two zones. This form of development will generate higher property taxes per hectare for the Town.



FIGURE 8: Land Use Zones





## 4.2 OPEN SPACES

### 4.2.1 Town's MR Lands

The Town's MR lands are located on the west side of the neighbourhood. These lands are to be programmed by the Town in the future based on the needs of the surrounding communities. The size and configuration of the site offers a significant opportunity to accommodate the larger recreational needs and aspirations of the Town.



### 4.2.2 Local Parks

The provision of Municipal Reserve is outstanding for only six properties within the neighbourhood. Nevertheless, local parks should be established throughout the neighbourhood so that all residents are within a 5-minute walk (400 meters) of local recreation and open space. Thus, alternative approaches to the provision of open space to serve residents in the form of parks, plazas, linear greenways and sportfields will need to be considered at the Neighbourhood Plan stage.



### 4.2.3 Environmental Features

Two semi-permanent-freshwater shallow open water wetlands were identified as Environmentally Significant Areas. It is anticipated that these areas will be preserved through the dedication of Environmental Reserve to continue to allow for residents to enjoy these natural features. As Biological Impact Assessments are completed for each successive development, further environmental features may be found to be worthy of conservation.



### 4.2.4 Right-of-Ways

A powerline right-of-way that runs northwest to southeast through the neighbourhood. This right-of-way offers the possibility to incorporate further open space into the neighbourhood. Powerline right-of-way could be integrated into the design of individual developments and incorporate amenities such as pathways, dog runs, community gardens or other features where possible. Where safe and acceptable to the utility company, the Town may consider proposals for development beneath the powerlines.



FIGURE 9: Open Space







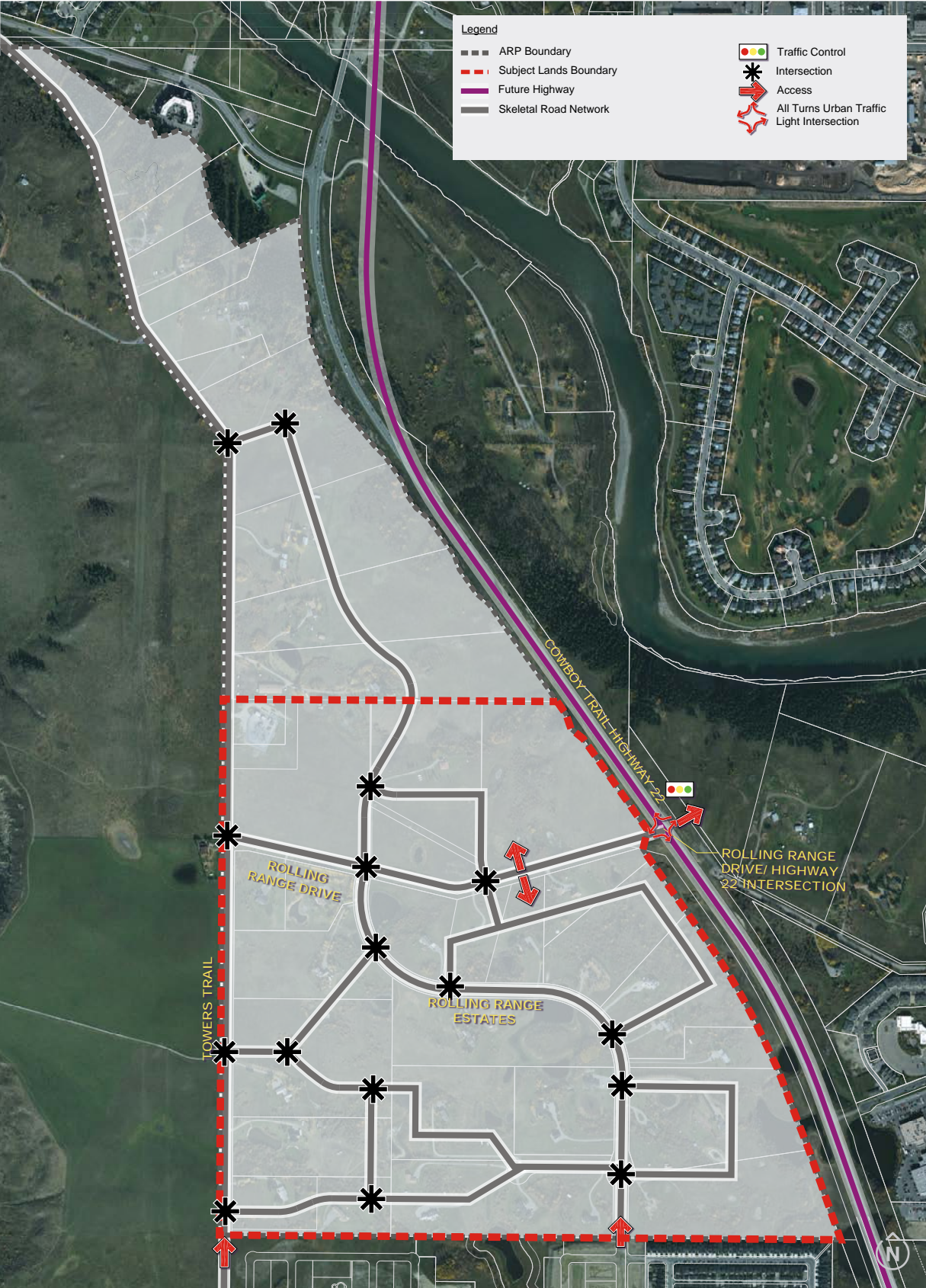
### 4.3 DESIGN GUIDELINES

The Rolling Trails ARP anticipated the creation of design guidelines at the neighbourhood plan stage. The Town of Cochrane updated the Western Heritage Design Guidelines in 2022 and continues to maintain their Integrated Neighbourhood Design Guidelines. These guidelines are intended to provide general direction to the Approving Authority in making decisions on land use redesignations and development permit applications within the Town. In order to avoid conflicting direction, development within the Neighbourhood Plan area will comply with the Western Heritage Design Guidelines and the Integrated Neighbourhood Design Guidelines. These guidelines supplement the land use district rules of the Land Use Bylaw. Notwithstanding, it should be highlighted that the Rolling Trails ARP required that new development shall provide a building setback of 7.5 metres, decorative fencing and landscape screening along the property line or lane shared with an existing resident as shown in Figure 10.

FIGURE 10: Shared Property Line Interface between Existing and Future Residential



FIGURE 11: Street Network





## 4.4 TRANSPORTATION NETWORK

### 4.4.1 Street Network

The skeletal street network for the Plan Area is to take advantage of existing roads and integrate with the existing and future transportation network of the Town. This approach will involve:

- Upgrades to Rolling Range Drive, Rolling Range Estates and Towers Trail to accommodate anticipated traffic volumes;
- Extending Rolling Range Estates south to access the community of Fireside; and
- Upgrading the junction of Rolling Range Drive and Highway 22 with a controlled all turns intersection.

Internally, the transportation network will predominantly be a modified grid with opportunities for crescents and cul-de-sacs to achieve high levels of connectivity while responding to the topography of the land and accommodating unique products.



FIGURE 12: Transit Network



#### 4.4.2 Transit Network

Cochrane's On-Demand Local Transit (COLT) commenced operations in Fall 2019. Stops have already been identified throughout the Town. It is expected that transit services will be expanded to meet demand as the neighbourhood builds-out. Transit routes are identified along cross community collector streets to reach most residents and connect them with neighbourhood amenities. There is the potential location for future stops at the mixed-use centre, the Town's MR lands and at key intersections.

#### 4.4.3 Pedestrian Network

An interconnected pedestrian and cycling system shall be provided throughout the neighbourhood. Regional pathways will extend along Towers Trail, Rolling Range Drive and Rolling Range Estates offering enhanced connectivity into the rest of Cochrane for the neighbourhood residents as well as those living in Fireside and River Heights. The internal street network will also include sidewalks along all roads to enhance pedestrian movements.

### 4.5 SERVICING NETWORK

Servicing to the neighbourhood will be achieved by extending water, sanitary and stormwater utilities from the east through the River Heights community and under Highway 22. Subsequently, the utilities will run under the roads and through right-of-ways to services residents and businesses. Ultimate and temporary stormwater ponds will be established to manage runoff.





FIGURE 13: Pedestrian Network





FIGURE 14: Servicing Network – Water





FIGURE 15: Servicing Network – Sanitary

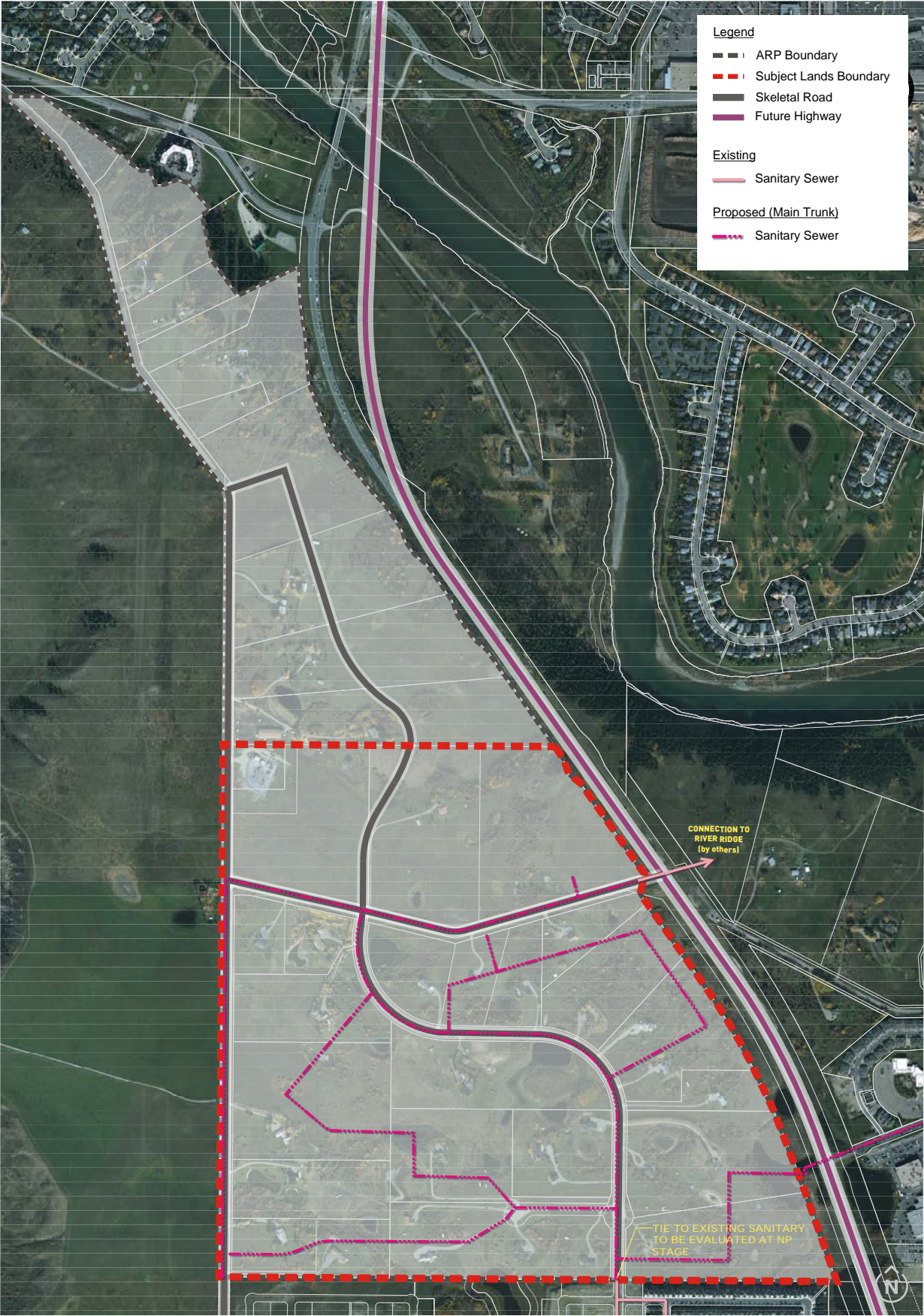
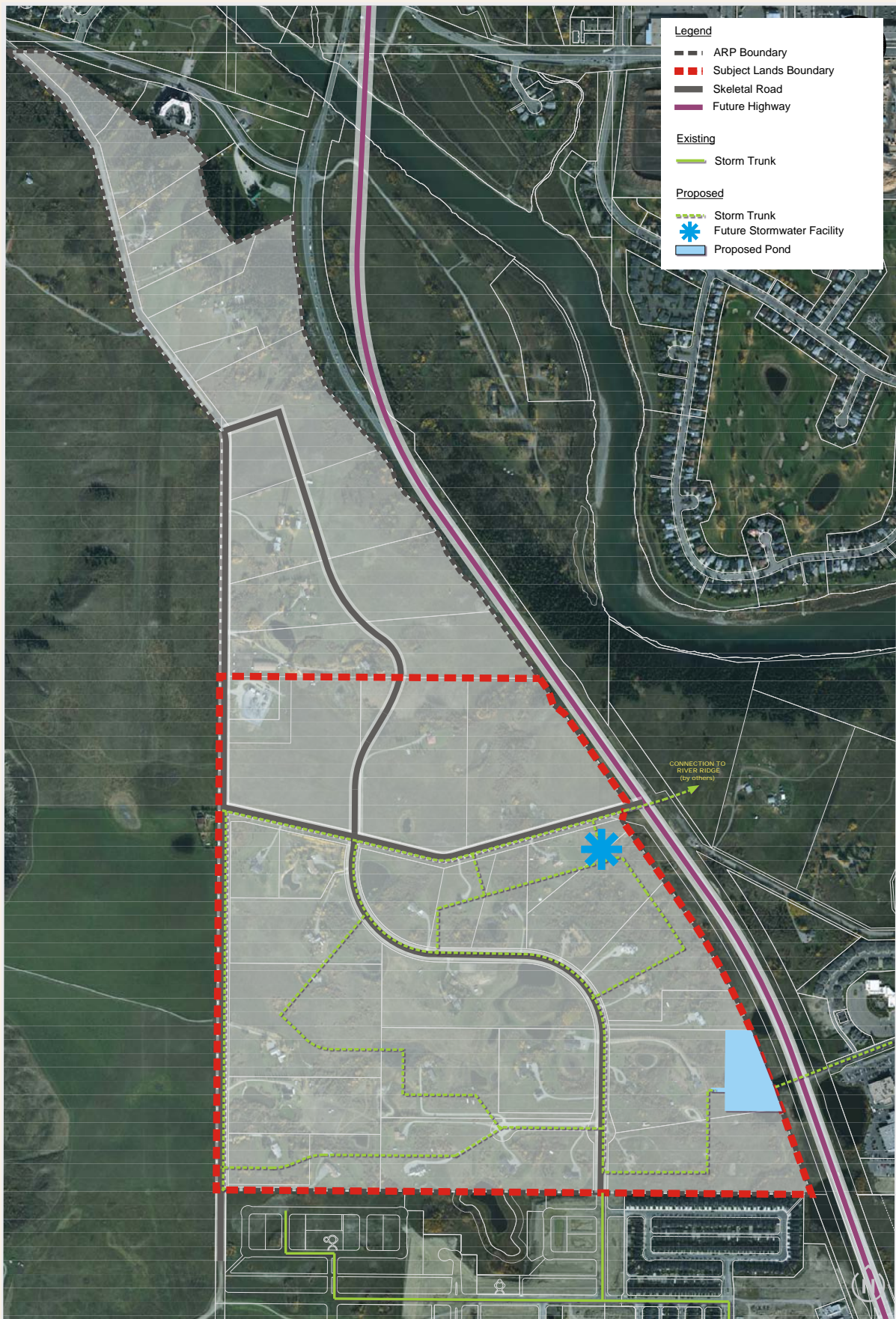





FIGURE 16: Servicing Network – Stormwater







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Implementation

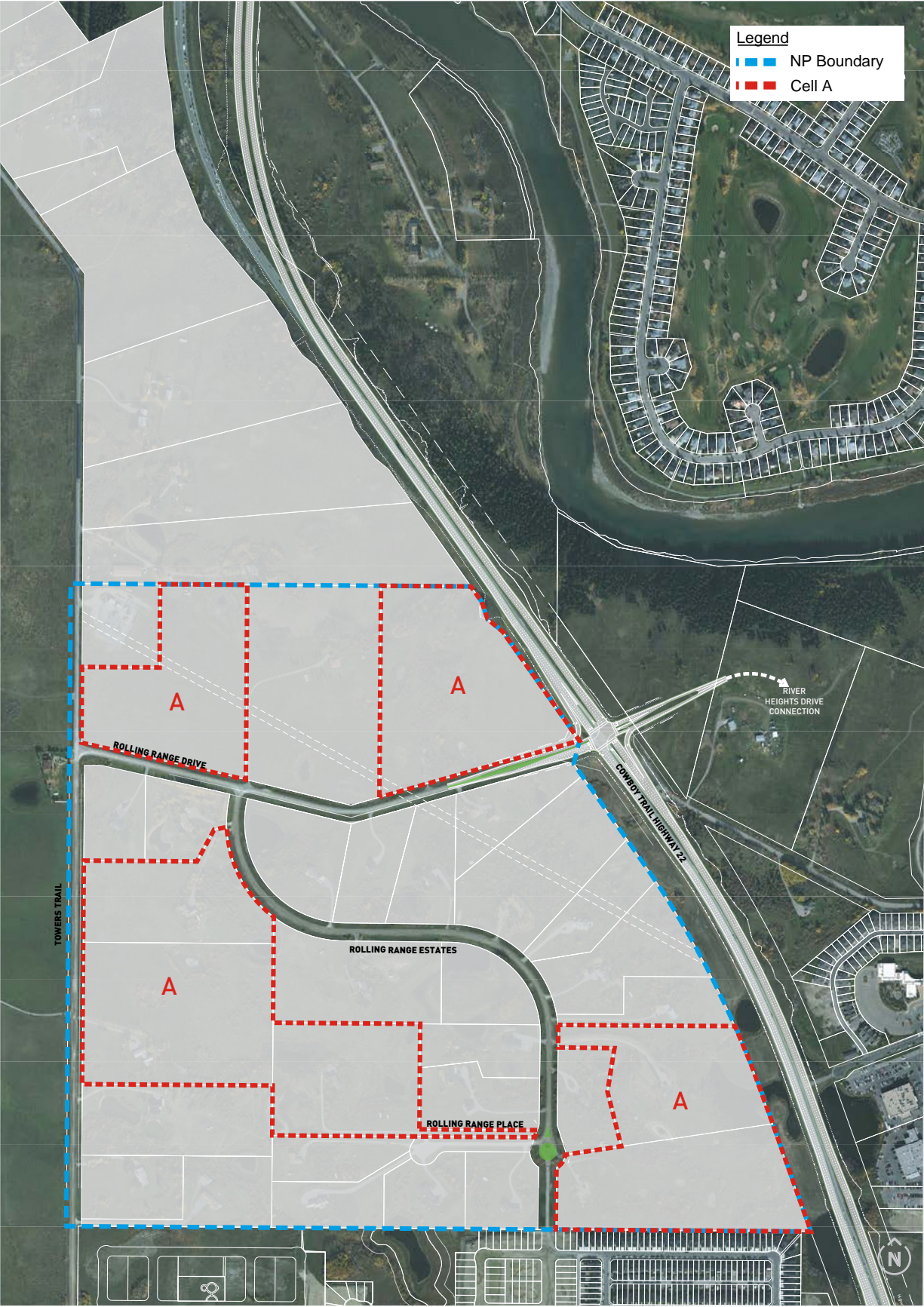
# Implementation

**The Rolling Trails Neighbourhood Plan is to serve as a guide to Administration and Council for future land use redesignations, subdivisions and development within the Plan Area.**

Review of the Neighbourhood Plan is to be undertaken every 5 years to determine if updates are required to ensure the relevance of this document. Amendments to the Rolling Trails First Neighbourhood Plan will require a public hearing and approval by Council.



FIGURE 17: Cell Planning Areas



## 5.1 CELL PLANNING AREAS

The timeframe for redevelopment will be different for each property within the Plan Area. To manage these intervals, each set of properties that moves forward for redevelopment will be considered as a cell. Each cell will be issued a new part within this document for which to describe the layout, the placement of parks, the built form, the transportation network and servicing requirements of the cell. It is expected that the development will adhere to the expectations of the Rolling Trails ASP as well as this Neighbourhood Plan.

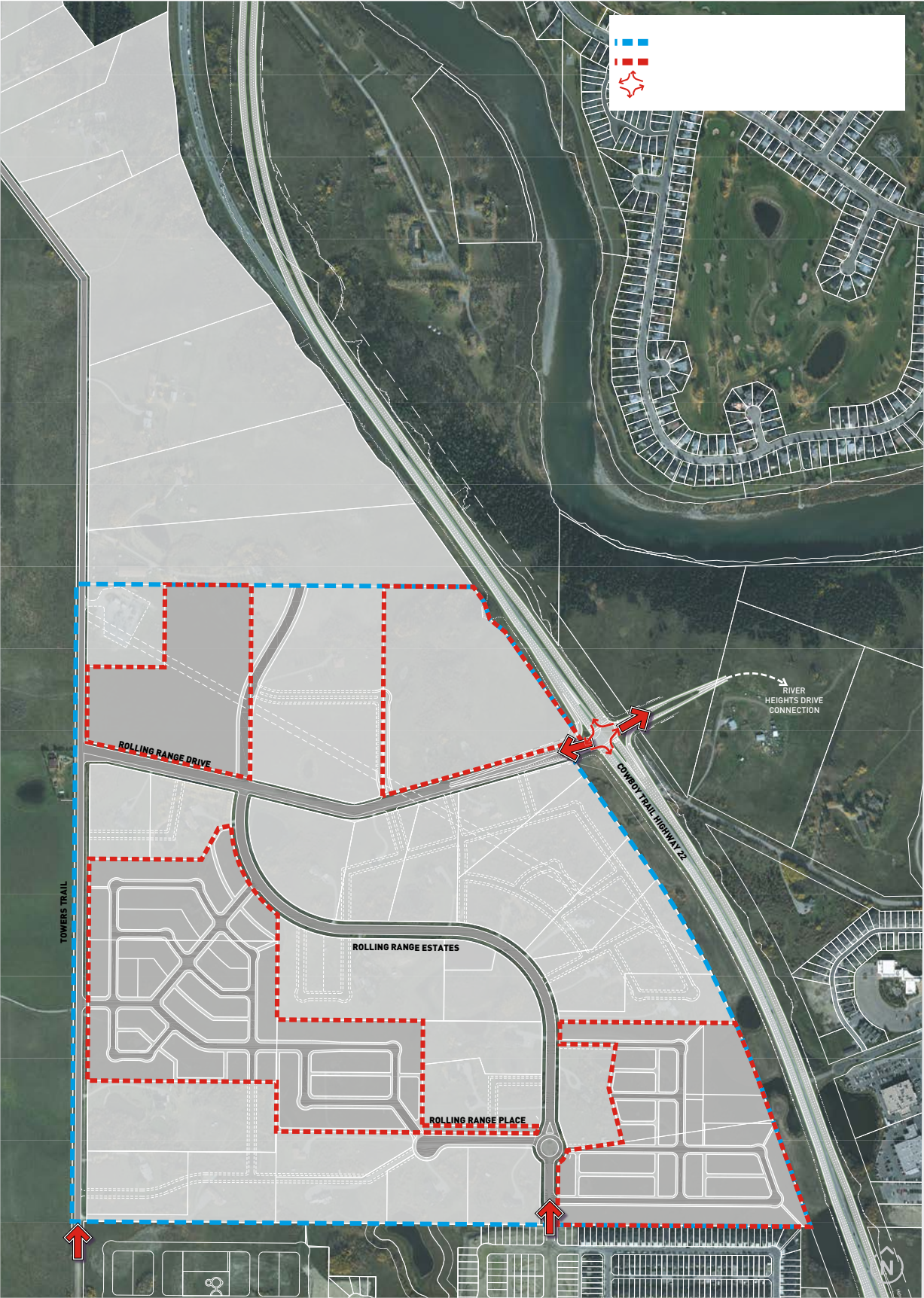
## 5.2 SHADOW PLAN

For those portions of the neighbourhood area that are outside of a cell, a shadow plan has been provided that demonstrates how the remaining lands could conceivably be developed by identifying the possible location of streets, utility connections and open space. An area subject to a shadow plan may not proceed with a land use redesignation until the development intentions for that area are identified in accordance with the ARP through a Neighbourhood Plan amendment. The shadow plan will be updated as each cell is approved for development.





FIGURE 18: Shadow Plan





### 5.3 ENDEAVORS TO ASSIST

The lead developer has established the Rolling Trails Area Structure Plan and the Rolling Trails First Neighbourhood Plan. In addition, they have been tasked to construct the leading infrastructure to initiate the redevelopment of Rolling Trails including the upgrades to the existing street network, improvements to the Highway 22/Rolling Range Drive intersection, introduction of public utility lines and provision of stormwater management ponds. Some of this infrastructure will include the boundary upgrades responsible by others or will be oversized to benefit further developers. The Town will endeavor to assist the lead developer to recuperate the applicable share of the costs from benefiting developers for the preparation of the plans and the leading infrastructure. In this regard, the following is required to be undertaken:

- Where a developer-funded Area Redevelopment Plan and Neighbourhood Plan cost recovery policy or bylaw has been established by Council, applicable cost recoveries shall be paid by the Neighbourhood Plan applicant for the preparation of the Rolling Trails Area Redevelopment Plan and the Rolling Trails First Neighbourhood Plan. Before a motion to approve a Neighbourhood Plan is brought before Council, the applicant shall confirm the payment of the applicable cost recoveries.
- Where a developer is required to construct municipal improvements (boundary and/or oversize improvements) to benefit future development areas, the developer shall provide cost estimates acceptable to the Town, for the applicable improvements. The cost estimate should clearly distinguish the basic improvements costs from the boundary and oversizing cost components. The Town will endeavour to assist in the recovery from future development areas the boundary and oversize costs by requiring that the applicable costs be paid by the benefiting developer before an amendment to this Neighbourhood Plan is approved by Council.

### 5.4 LAND USE REDESIGNATION

The applicant for a Neighbourhood Plan amendment may submit a concurrent land use amendment application to redesignate the entirety of the applicable cell planning area. In that case, the Town will process the land use amendment application concurrently with Neighbourhood Plan amendment.



## 5.5 INTERPRETATION


The following provides guidance to the Approving Authority when interpreting this Neighbourhood Plan:

- It is recognized that in certain instances, an inconsistency may arise between this Neighbourhood Plan and a provision of the Land Use Bylaw; and, if this occurs:
  - The Approving Authority may grant a relaxation of the Rules of the Land Use Bylaw in accordance with the provisions of the Bylaw or the Municipal Government Act (as the case may be), where the Plan provides clear direction in support of the relaxation; and
  - Where the Approving Authority lacks the jurisdiction to grant the relaxation of the Rules contained in the Land Use Bylaw, the Land Use Bylaw should prevail over the Plan.
- A requirement within this Plan, or any quantity or figure, may be relaxed, unless otherwise noted, where in the sole opinion of the Approving Authority:
  - The application of the requirement in a specific situation is determined to be unworkable or impractical; or
  - The intent of the requirement can be achieved in another manner that will result in an equivalent or improved design outcome; and
  - The relaxation will not compromise the overall intent of the Plan.
- All proposed land use zones and road and utility alignments and classifications may be subject to further study and may be further refined by the Approving Authority at the land use amendment, subdivision and/or development permit stages in alignment with applicable policies without requiring an amendment to this Plan. Any major changes may require an amendment to this Neighbourhood Plan or the Rolling Trails ARP.
- All illustrations and photos are intended to illustrate potential outcomes and are not an exact representation of an actual intended development. They are included solely as examples of what could possibly occur after implementation of the Neighbourhood Plan and Land Use Bylaw requirements.
- If a conflict arises between an illustrative or conceptual map or graphic and a textual statement in the Plan, the textual statement must take precedence







A photograph of a man and a woman smiling and relaxing in a hammock. The image is overlaid with several semi-transparent circles in shades of green and orange. The text '1.0' is centered within one of the green circles.

# 1.0

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PART 2 – CELL A

Introduction

# Introduction

**Cell A includes 42.93 ha (106.09 ac), comprising of four different portions of the Rolling Trails Neighbourhood Plan. The properties within Cell A have been assembled to ensure a comprehensive neighbourhood can be achieved.**

The following lists the required elements of a successful, vibrant and comprehensive neighbourhood:

- Commercial to provide services to residents
- Residential to support commercial
- Recreation to keep the neighbourhood active
- A variety of dwelling types to offer a home for everyone

Cell A will deliver these components by providing a commercial mixed-use precinct, two distinct residential precincts, a major recreation feature and local parks and open space. To reflect Cochrane's unique identity and small-town atmosphere, the street pattern combines a grid with angled roads leading to prominent features. The streets will be narrower and well lined with buildings. The layout will thus reflect that of an urban village. The following provides specific details on the redevelopment expectations for Cell A.



FIGURE 1: Cell A – Concept



## 2.0 CELL A DEFINITION

The first parcels of land that look to be redeveloped within the Rolling Trails Neighbourhood Plan shall be referred to as Cell A. Cell A includes Rolling Range Estates lots 19, 20, 23, 26 and 27, and Towers Trail lot 13 and 15 (see Table below):

**Table 1: Rolling Range Estates**

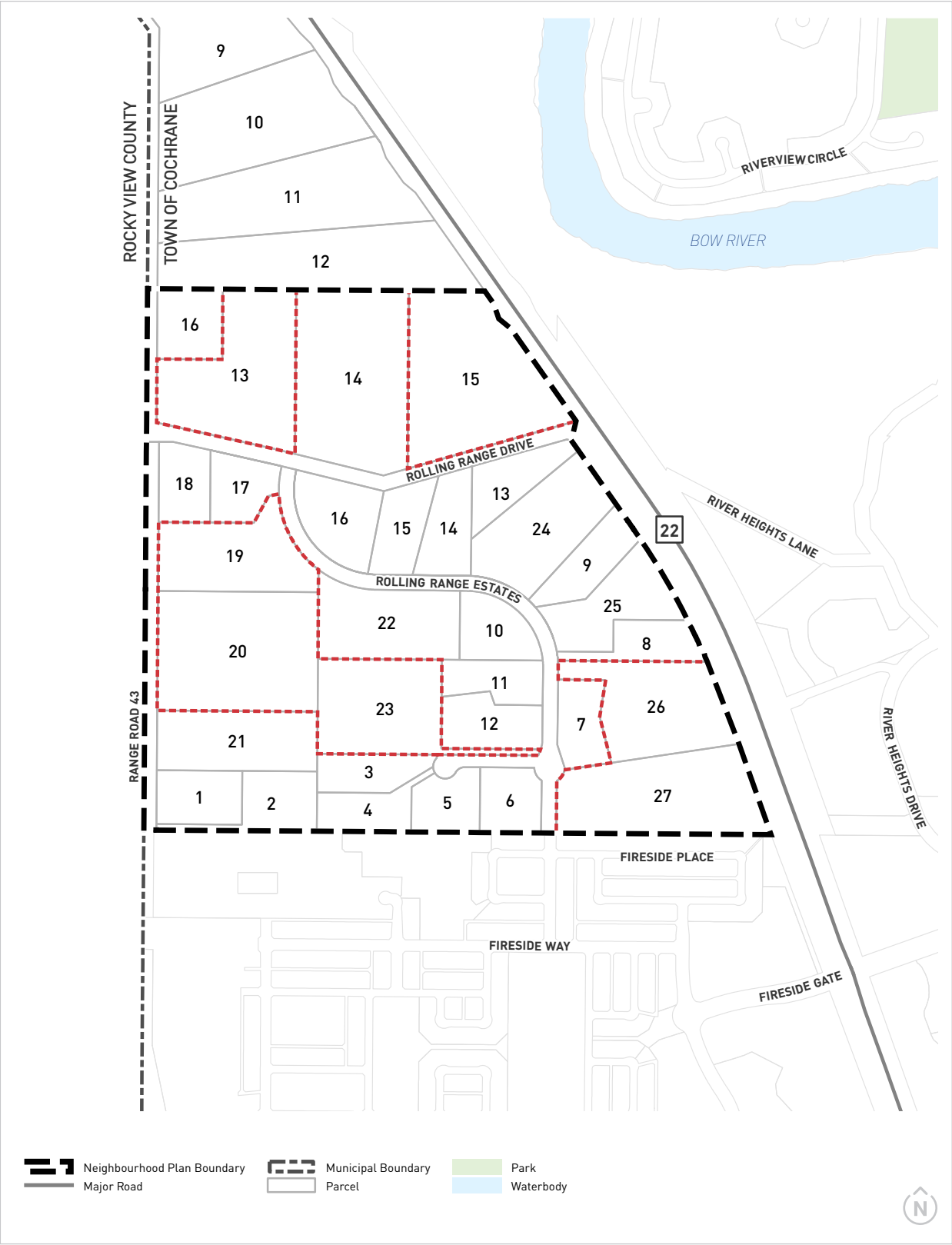
Lot #	Ownership	Legal Description	Legal	
			Hectares (ha)	Acres (ac)
19	Private	Plan 8211052 Lot 3	4.46	11.03
20	Private	Plan 8011554 Lot 2	7.78	19.22
23	Private	Plan 9311545 Lot 17	5.01	12.39
26	Private	Plan 9411966 Lot 16	4.90	12.11
27	Private	Plan 8310324 Lot 7	6.21	15.35
Subtotal			28.36	70.10

**Table 2: Towers Trail**

Lot #	Ownership	Legal Description	Legal	
			Hectares (ha)	Acres (ac)
13	The Town of Cochrane	Plan 301LK Block R10	6.52	16.11
15	Private	Plan 1674LK Block 8	8.05	19.88
Subtotal			14.57	35.99
TOTAL			42.93	106.09



FIGURE 2: Cell A - Boundary



## 3.0 PRECINCTS

Cell A would be composed of four distinct but complementary precincts:

- Lower Density Precinct: Low-profile housing as well as two local parks.
- Higher Density Precinct: Low to mid-rise housing and a local park.
- Mixed Use Precinct: A mix of retail services with supportive higher-density residential.
- Town's MR Lands Precinct: Local and regional recreational amenity.

The precincts approach helps to ensure a comprehensively developed neighbourhood is achieved within Rolling Trails with all the required housing, services and amenities needed.

## 4.0 LAND USES

To achieve the vision of the Rolling Trails neighbourhood, Cell A is proposed to be redesignated and subdivided to provide for residential, commercial, and open space uses. The following provides details on the proposed land uses. The built form for all uses must adhere to the guidance set within the Town of Cochrane's Integrated Neighbourhood Design Guidelines and in strict accordance with the provisions of the Land Use Bylaw currently in force in the Town, or any other relevant and applicable guidelines currently approved/adopted by the Town.

Based on these land uses, it is anticipated that the Rolling Trails Neighbourhood will have a population of approximately 2,644 people based on 2.6 people per dwelling, which is the average household size for Cochrane according to the latest Statistics Canada census date, and generate approximately 241 new employment positions or 50 jobs per hectare of employment land. It is anticipated that 1,017 units will be constructed resulting in a density of 23.7 units per gross developable residential hectare (9.7 units per gross developable residential acre).

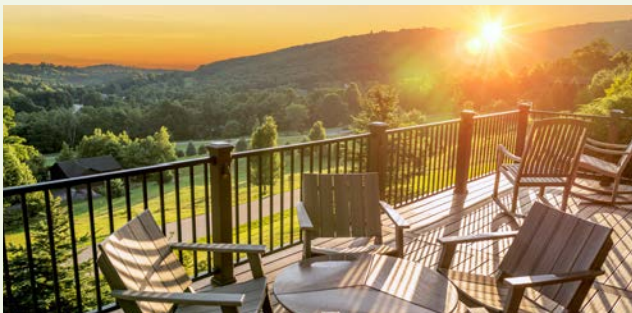




Figure 3a – Lower Density Precinct

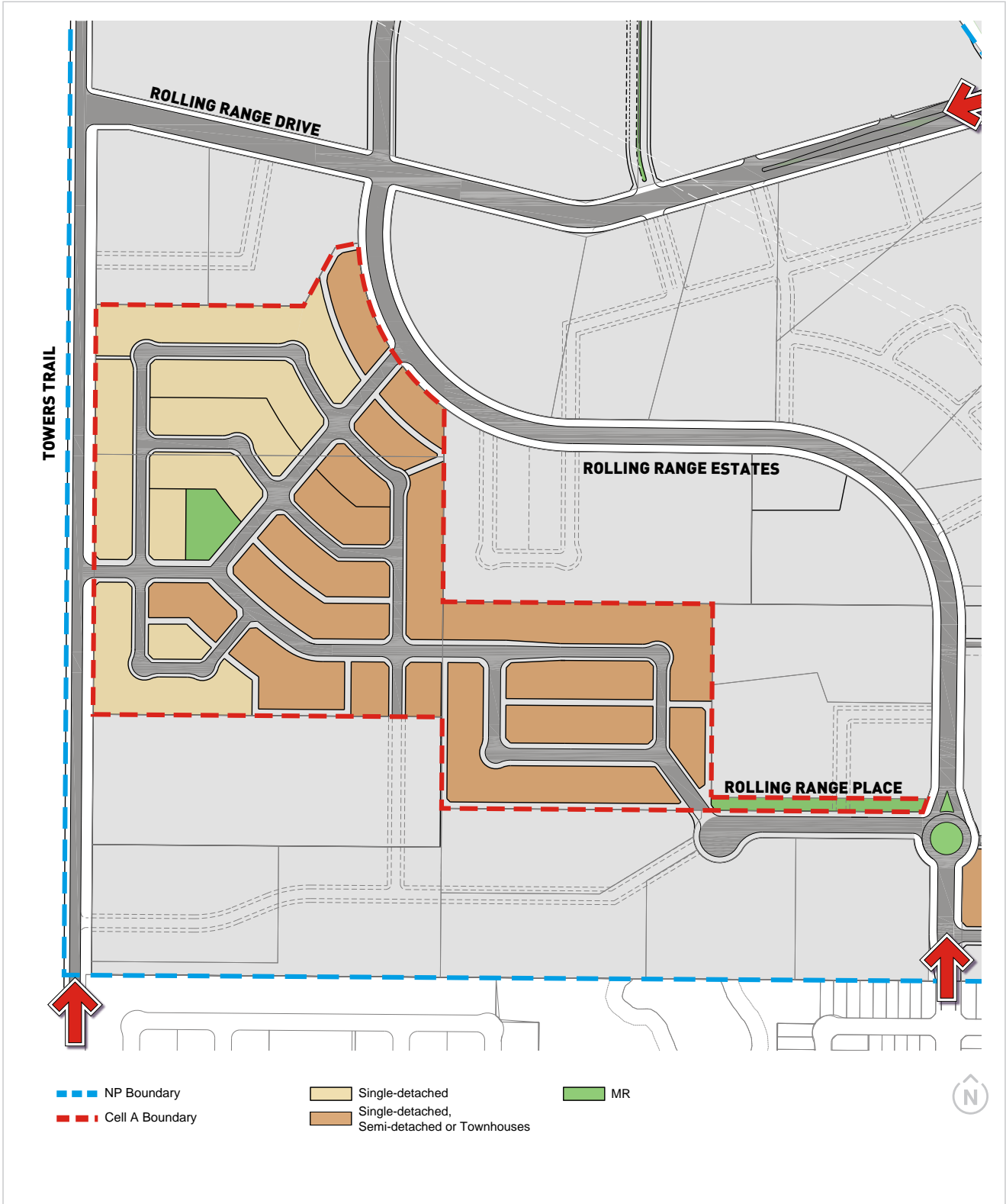


Figure 3b – Higher Density Precinct

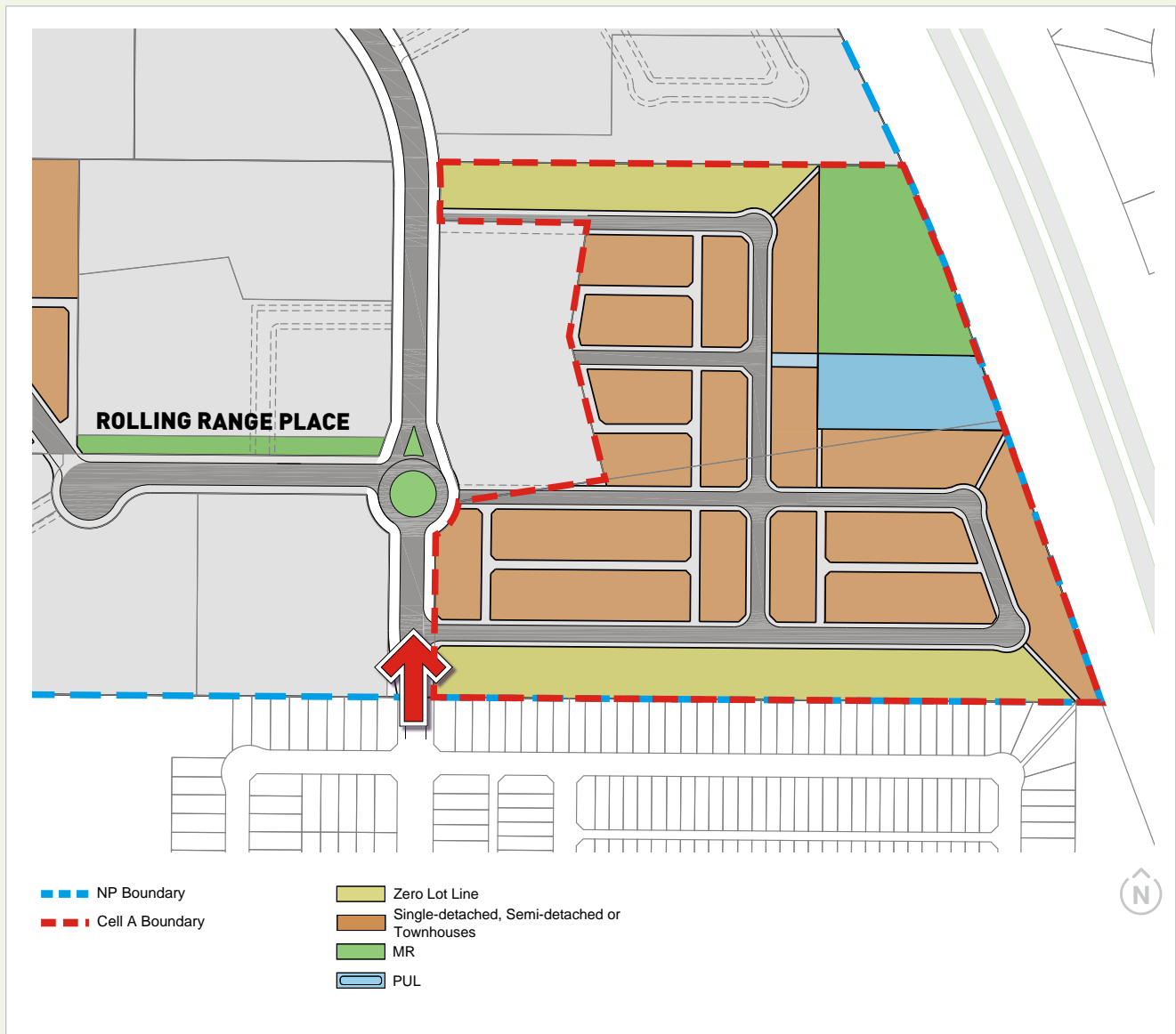




Figure 3c – Mixed Use Precinct

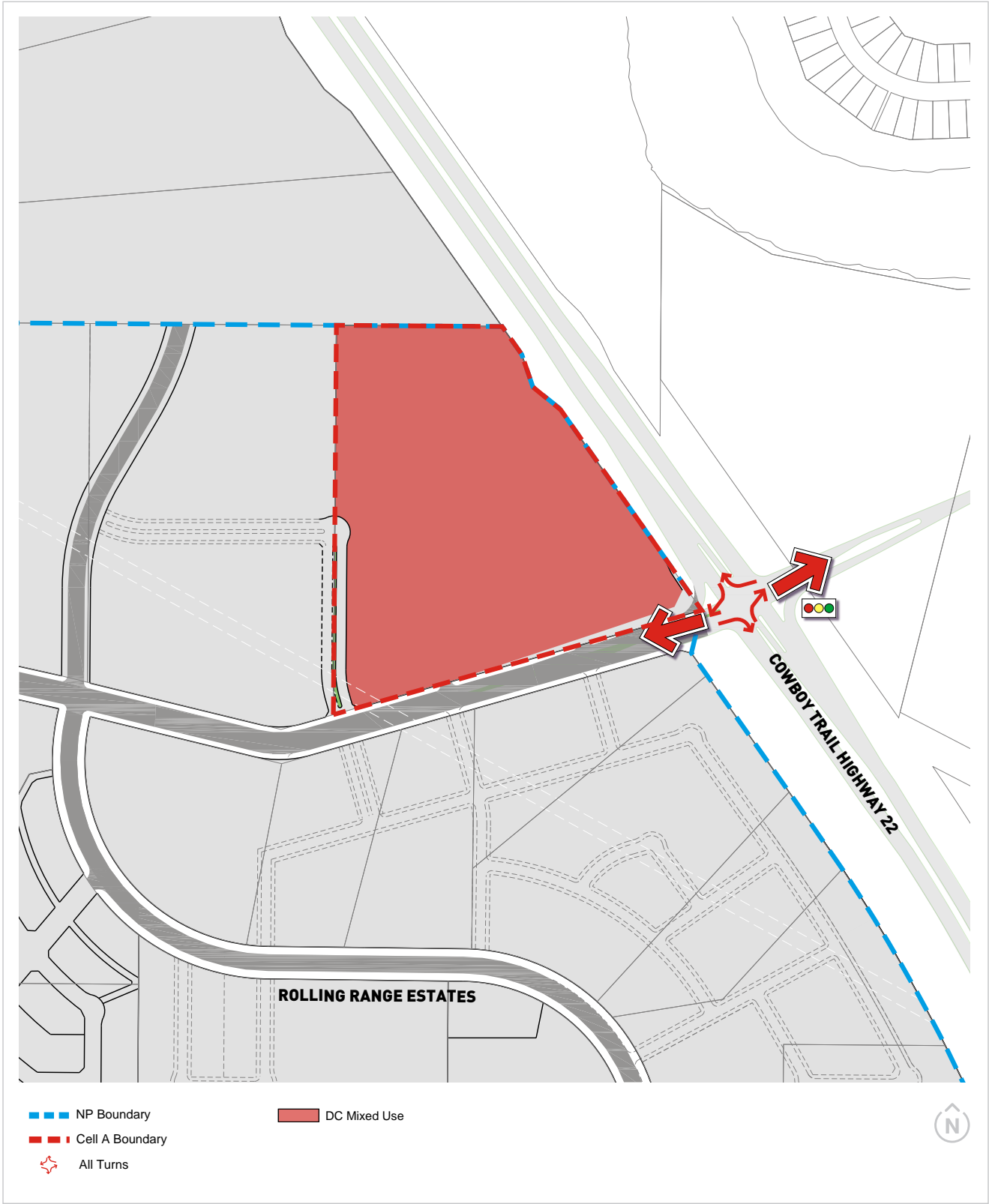


Figure 3d – Town’s MR Lands Precinct

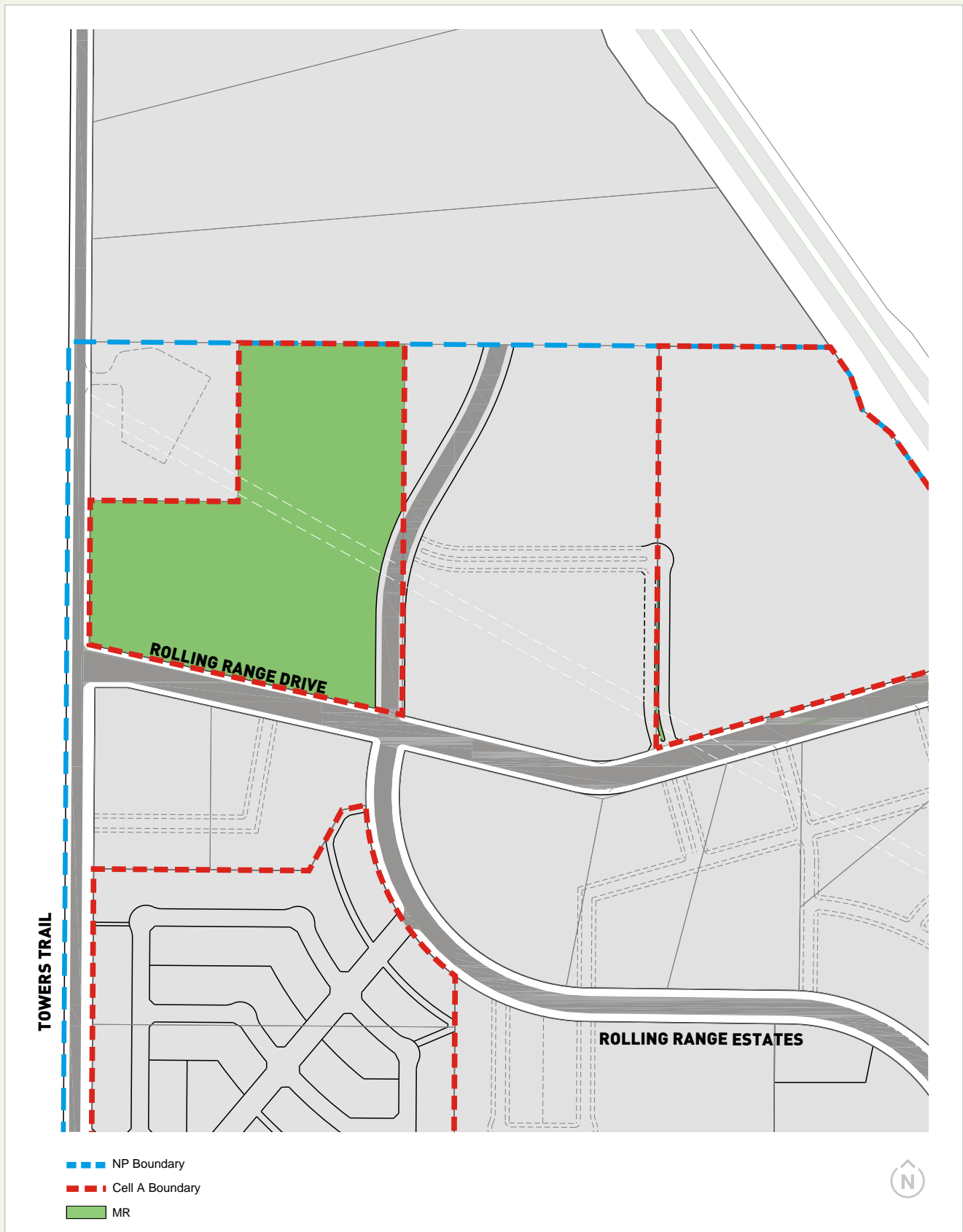




Figure 4a: Cell A - Land Use Plan (Net Area)



## 4.1 Residential – Single-detached Dwellings

The west portion of the lower density precinct will be redesignated/subdivided to allow for single-detached residential dwellings. The purpose is to provide a mix of front and rear garage lower profile product and to create a quieter residential enclave in this part of the neighbourhood. To accommodate the identified dwellings, it is proposed that the Residential Low Density (R-LD) district be applied. The R-LD district is intended to provide for single-detached residential development with the opportunity for accessory suites.

## 4.2 Residential – Zero Lot Line Dwellings

The northern and southern edge of the higher density precinct will be redesignated/subdivided to allow for Zero Lot Line single-detached product. To achieve more affordable single-detached housing, one of the side yard setbacks is removed resulting in a similarly sized home on less land. These dwelling types will allow for seamless continuity and transition from the product directly south of the subject site within Fireside to the higher density development within the precinct. The Zero Lot Line product will also provide options for homebuyers outside of the standard single-detached, semi-detached and townhouse product that will be available within the neighbourhood. A Direct Control district for this area will be comprised to ensure it meets Council's expectations.

## 4.3 Residential – Attached Units

Two portions of Cell A are identified for a mix of residential development. The first is the west and northern portions of the low density precinct. The second is within the higher density precinct. The attached units will take the form of either semi-detached dwellings, villas or townhomes. To accommodate these housing forms, it is proposed that the Residential Mix District (R-MX) district be applied. The R-MX district permits single-detached dwellings, semi-detached dwellings, duplexes and multi-unit dwellings of up to 4 units with a maximum building height of 12 metres.





Figure 4b: Cell A – Land Use Plan (Gross Area)



Table 1: Cell A - Land Use Statistics

Rolling Trails First Neighbourhood Plan			
LAND USE (GROSS)	hectares	acres	%
R-LD Residential - Low Density Mixed Housing	5.92	14.62	14%
R-MX Residential - Medium Density Mixed Housing	17.61	43.51	41%
DC Residential -Zero Lot Line	2.59	6.39	6%
PR (MR) Parks & Recreation District (Existing)	6.53	16.14	15%
PR (MR) Parks & Recreation District	1.54	3.82	4%
PR (PUL) Parks & Recreation District	0.57	1.42	1%
DC Mixed Use	8.04	19.87	19%
<b>TOTAL</b>	<b>42.80</b>	<b>105.77</b>	<b>100%</b>



FIGURE 5: The Boardwalk Concept



The Boardwalk will be a distinctive and vibrant addition to Cochrane, combining modern living with a nostalgic nod to the past. With its unique design and diverse offerings, The Boardwalk is set to become a cherished landmark for residents and visitors alike.

#### 4.4 Mixed Use – The Boardwalk

The Boardwalk will be an innovative mixed-use real estate development project combining residential apartments with a grocery-anchored retail center. An internal main street is also proposed to establish a pedestrian shopping experience that leads into the 4-6 storeys multi-residential development that overlooks a temporary stormwater pond.

Drawing inspiration from historical gold rush towns, the development will feature western-style facades, vibrant colors, and individual storefronts to create a unique and engaging environment for both residents and visitors.

The design theme for The Boardwalk is rooted in historical inspiration, specifically the aesthetics of gold rush towns. The development will evoke a sense of nostalgia and adventure through its western-style facades, characterized by wooden beams, decorative trims, and large, inviting windows. A palette of vibrant, historically inspired colors will be used to create a lively and cheerful atmosphere. Each retail space will have its own unique storefront, enhancing the charm and variety of the development.

Architecturally, the project will utilize materials such as siding, brick, and stone to replicate the authentic look and feel of historical western towns. Varied rooflines with gabled and pitched roofs will add visual interest, while traditional, handcrafted signage with ornate details and period-appropriate typography will contribute to the historical ambiance. Outdoor spaces will include wide boardwalks, covered porches, and open-air seating areas, encouraging social interaction and outdoor activities.

With respect to land use designations, a Direct Control district will be composed for the mixed use precinct. The purpose and intent of this District is to provide for a range of commercial, entertainment and professional office development with opportunities for multi-unit dwelling development located on a separate parcel. A direct control district will allow the integration of the various uses, a staged approach to the development and ensure that the proportion of commercial to residential is reflective of market demand.





Figure 6: Cell A – Open Space



## 4.5 Open Space

### 4.5.1 Town's MR Lands

The Town's MR lands were dedicated as part of a previous subdivision before annexation but the lands were never programmed and developed by the developer for local amenities as typically required by a municipality. Because of this, the Rolling Trails ARP identified it to be the responsibility of future developers and/or landowners within Rolling Trails to equitably share in the cost of programming and developing these lands for local amenities at the time of site redevelopment. The Town's MR Lands have been included in Cell A to establish the programming and establish a basis for resolving the costs of developing the parcel.

The Town is currently conducting an assessment to understand the sporting, recreational and cultural needs of Cochrane residents. The assessment will inform the preparation of a Parks, Culture & Active Living Master Plan which will guide how the Town develops and manage open spaces and make decisions about Cochrane's recreation and culture programs. The needs assessment is not expected to be completed until Winter 2025 and the Master Plan will be presented to Council Fall 2025. It is anticipated that the needs assessment will identify the appropriate amenities for the Town's MR Lands. In that regard, a concept plan for the Town's MR Lands has not been included in this Neighbourhood Plan. The programming for the Town's MR Lands and the funding process will be determined at the detailed design stage for Cell A. Nevertheless, it is envisioned that the Town's MR Lands will accommodate multi-generational recreational facilities for greater Cochrane and that development funding will be achieved through the offsite levy bylaw.





Figure 7a: Low Density Precinct Park: Rolling Trails Park 1



Figure 7b: Higher Density Precinct Park: Rolling Trails Park 2



#### 4.5.2 Local Parks

Three local parks will be evenly distributed throughout Cell A allowing for close and accessible open spaces for all residents. Two of the parks are identified for the low density precinct whereas one is identified for the high-density precinct.

Those parks within the low-density precinct have been located at key intersections to maximize visual surveillance. The western park will include a multi-purpose field to accommodate a variety of unstructured play and sporting activities and a naturalized playground. This playground combines a built environment with elements found in nature, such as wood, trees, plants, rocks and soil.

The central park incorporates a remnant acreage panhandle that runs parallel and north of Rolling Range Place. This park has not been programmed but rather is anticipated to be expended and programmed by the future developer of Plan 0510106, Block 1, Lot 23 to the north.

The park within the higher density precinct incorporates the dry pond portion of the stormwater management facility. This park will retain views to the Bow Valley while providing an amenity to adjacent residents. A dog park with multiple elements for pets to explore will be situated within the dry pond. Outside the dry pond, seating and play areas will be provided. Access to the park will be achieved through four walkways.

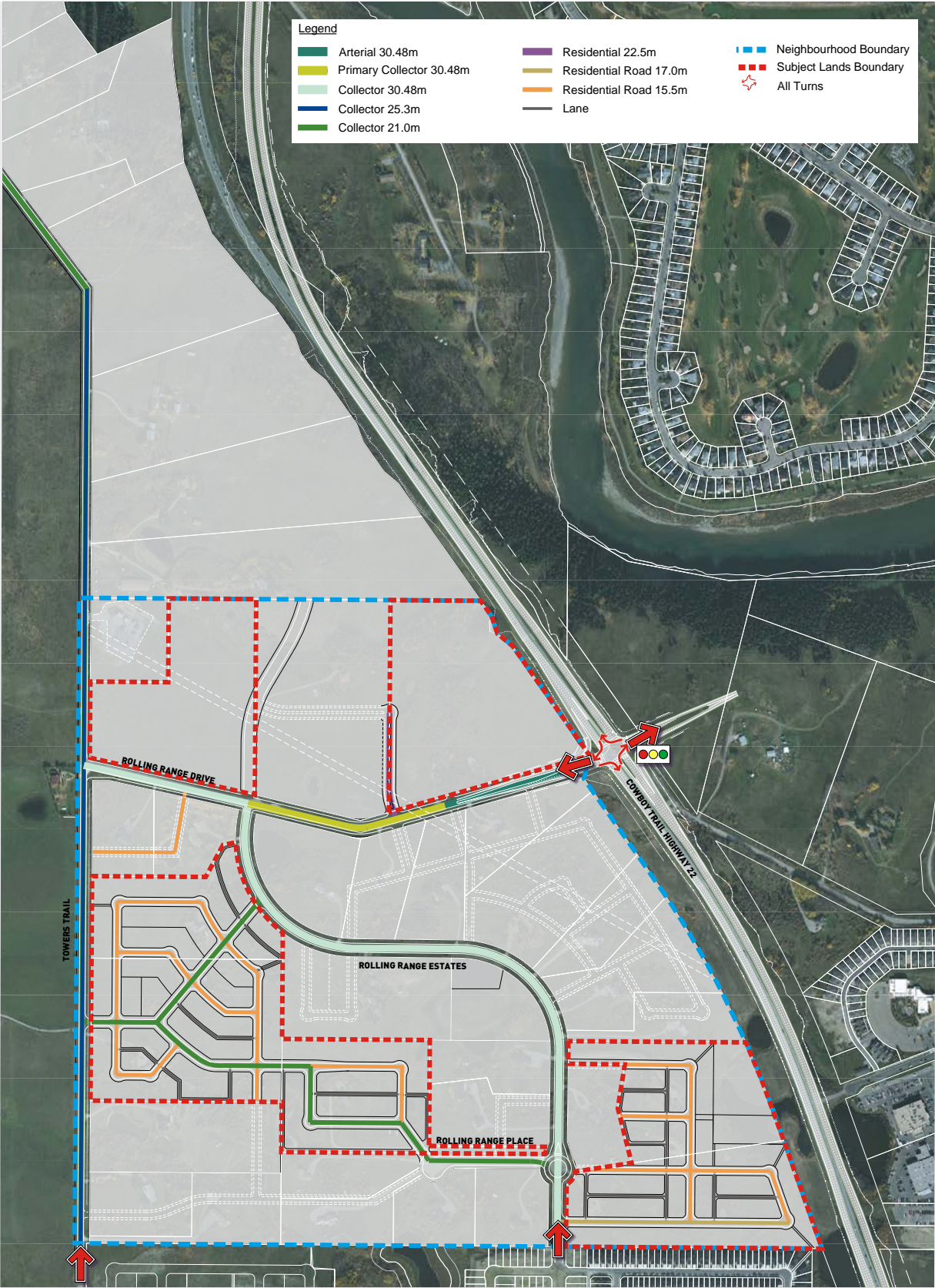
These smaller open spaces will assist in bringing safe gathering spaces throughout Cell A, harbouring the potential for communal interactions and a sense of place. A 400m walkshed to all residential units throughout the Plan Area has been implemented based on the local parks' respective locations. The open space areas are to be designated as the Parks and Recreation (PR) district. It is noted that only Plan 8310324, Lot 7 and Plan 9411966, Lot 16 still owes Municipal Reserve. The total reserving still owing within Cell A is 1.11 ha (2.75 ac). The area of Municipal Reserve that will be provided will be 1.47 hectares (3.64 acres) which is 0.36 hectares (0.89 acres) above the 10% required to be dedicated Municipal Government Act.

The parks have been sized and shaped to maximize the programmability. The subsequent open space concepts demonstrate the possible use of each park. The open space concepts are preliminary and final design and programming will be resolved when the parks are developed based on Town and community needs.





FIGURE 8: Cell A – Road Network



## 5.0 TRANSPORTATION

### 5.1 Road Network

The transportation system will enable people to reach their destinations, both internal to the neighbourhood and to the wider Cochrane transportation network and beyond, as efficiently and safely as possible. The skeletal street network for Cell A is to take advantage of existing roads and integrate with the existing and future transportation network of the Town. This approach will involve:

- Upgrades to Rolling Range Drive, Rolling Range Estates and Towers Trail to accommodate anticipated traffic volumes;
- Extending Rolling Range Estates south to access the community of Fireside; and
- Upgrading the junction of Rolling Range Drive and Highway 22 with a controlled all turns intersection.

Internally, the transportation network of the lower and higher density precincts will predominantly be a modified grid, with limited crescents and cul-de-sacs, to achieve high levels of connectivity. Residential standard streets will branch off collector streets to provide access to dwellings units. Several dwellings will have access to lanes. It is noted that a one-way street is proposed to extend from a traffic circle along Rolling Range Estates. The intent is for that one-way street to serve the higher density precinct but can be widened by the developer in the north in the future.

With respect to the mixed-use precinct, two accesses will be offered from Rolling Range Drive. Vehicular movements will be managed internally through private roads and drive aisles. A main-street is anticipated to be provided that leads to a set of apartment buildings. Drive thrus and service roads are also expected for convenience and to support deliveries. The finally internal road layout of the mixed-use precinct will be identified in the subsequent development permit.

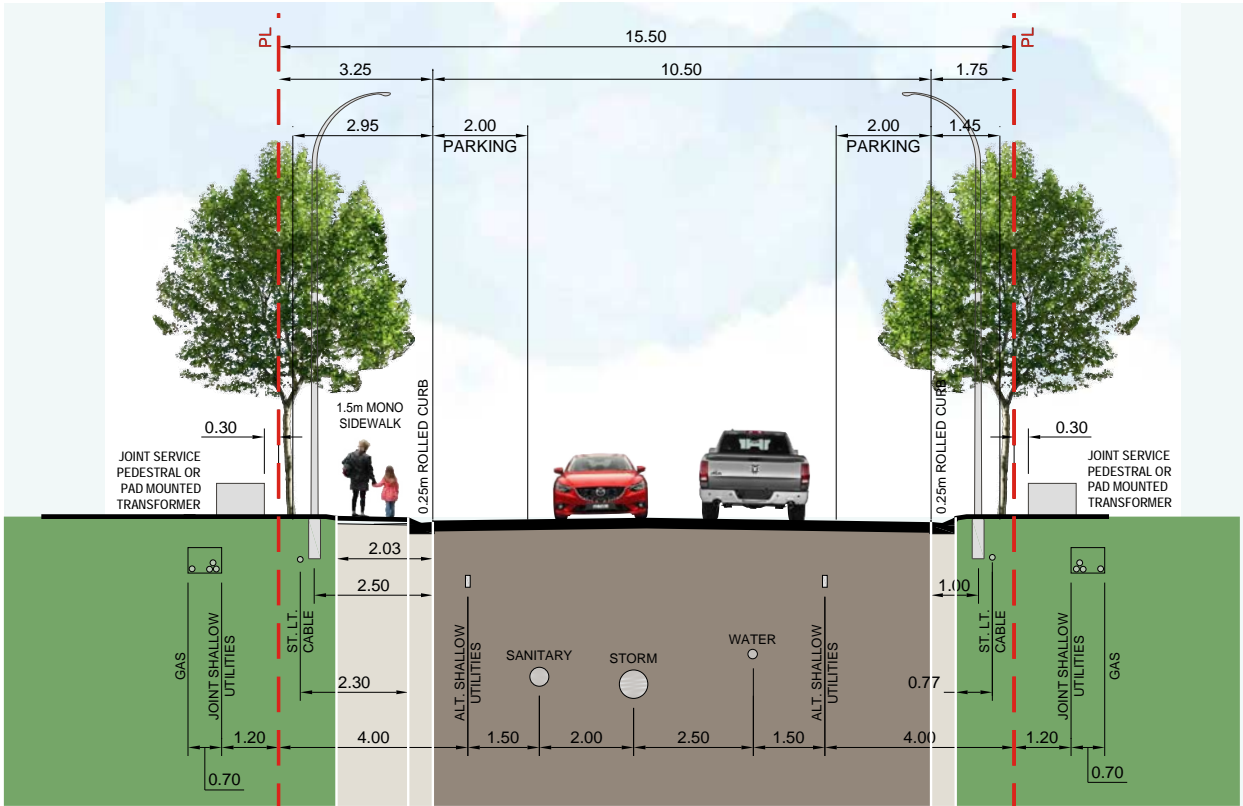




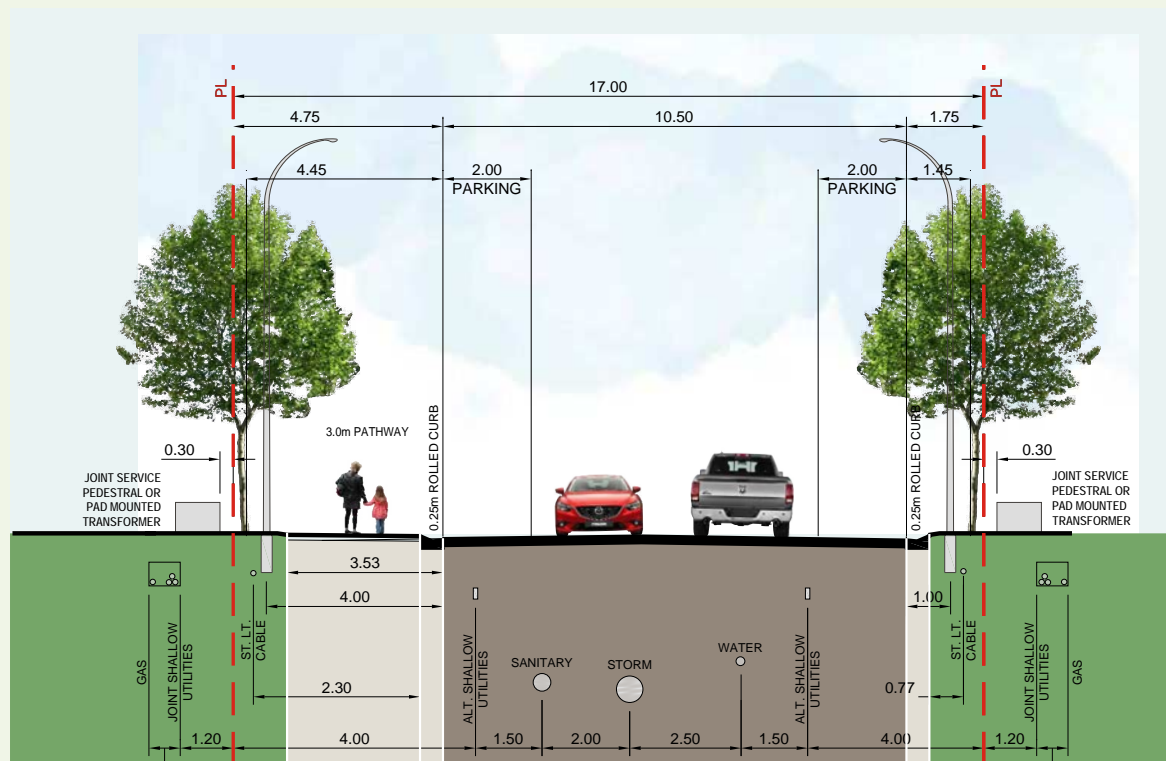
FIGURE 9: Cell A – Road Cross-sections



Figure 9a: Cross-Section A-A – Residential Street (10.5 m/15.5 m ROW)



**Figure 9b: Cross-Section B-B – Residential Street (10.5 m/17.0 m ROW)**



**Figure 9c: Cross-Section C-C - Collector Street (10.8 m/21.0 m ROW):**

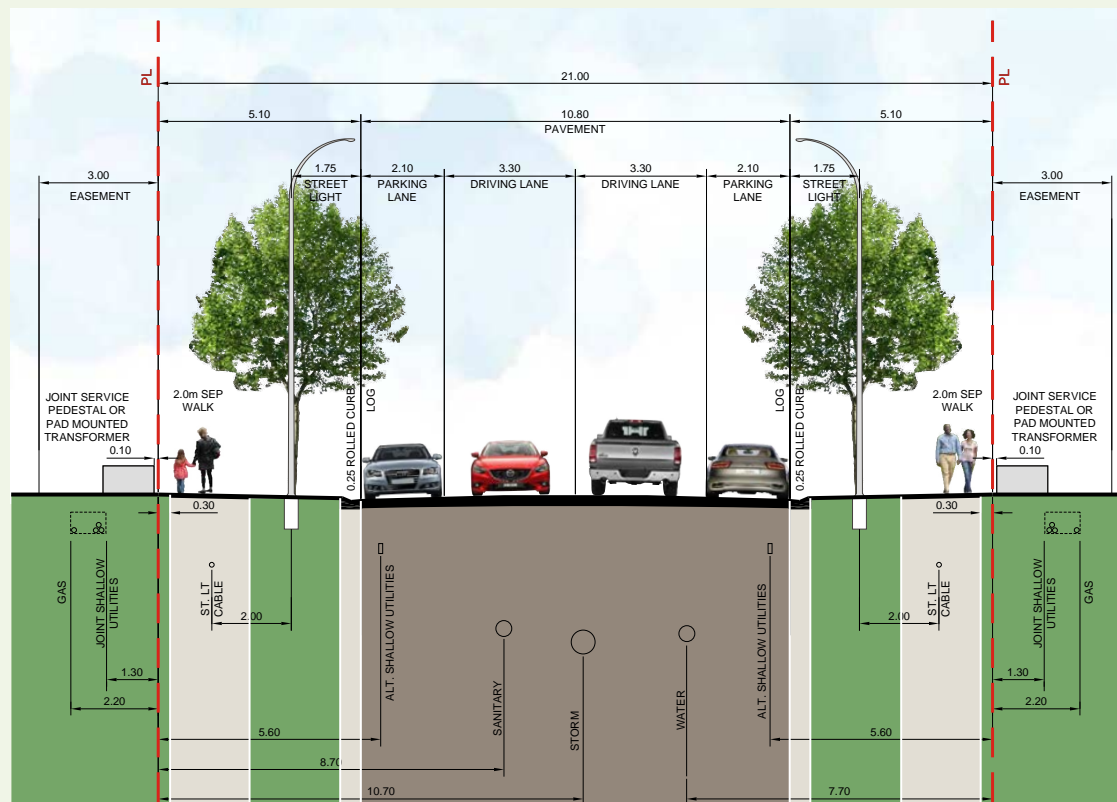




Figure 9d: Cross-Section D-D – Residential Street (16.5 m/22.5 m ROW)

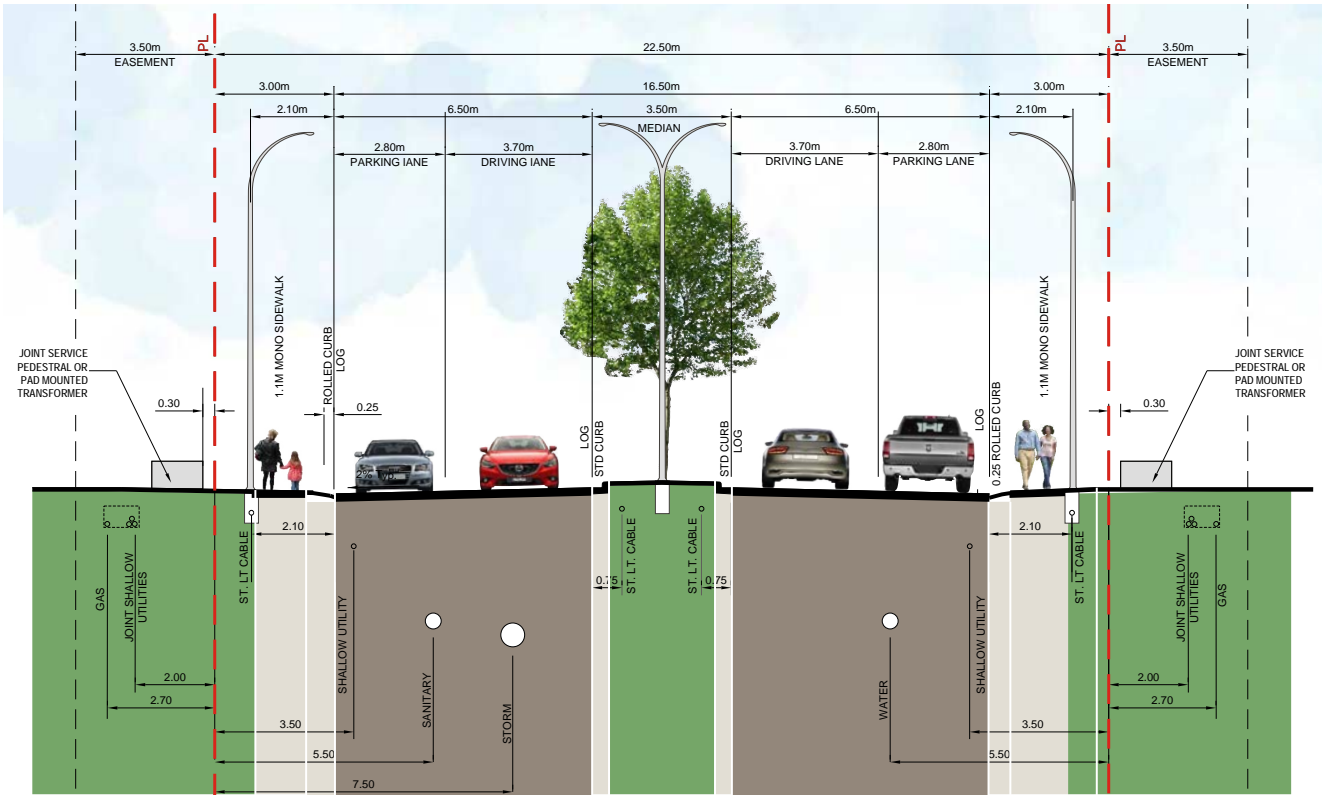


Figure 9e: Cross-Section E-E – Collector Street (10.8 m/25.3 m ROW)

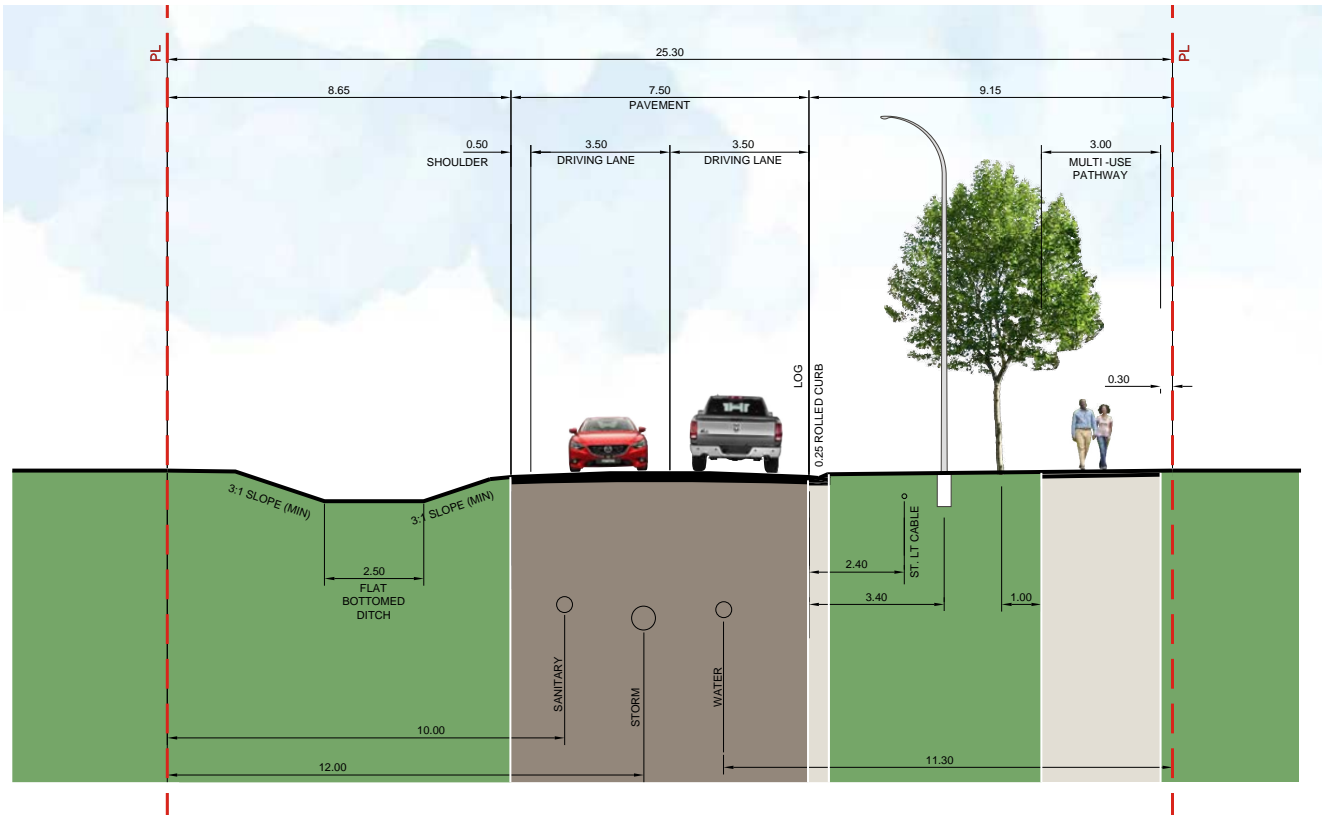


Figure 9f: Cross-Section F-F - Collector Street (11.2 m/30.48 m ROW)

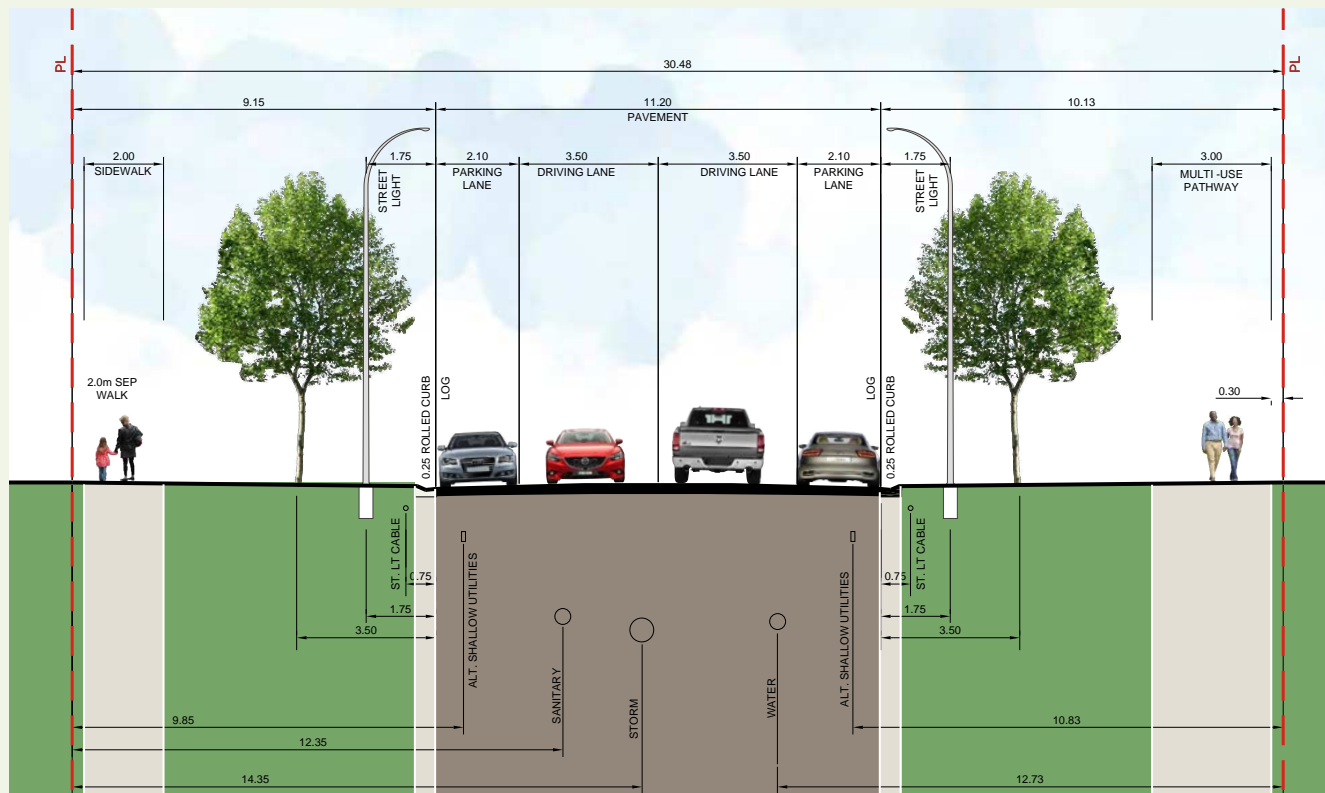


Figure 9g: Cross-Section G-G – Primary Collector Street (13.6 m/30.48 m ROW)

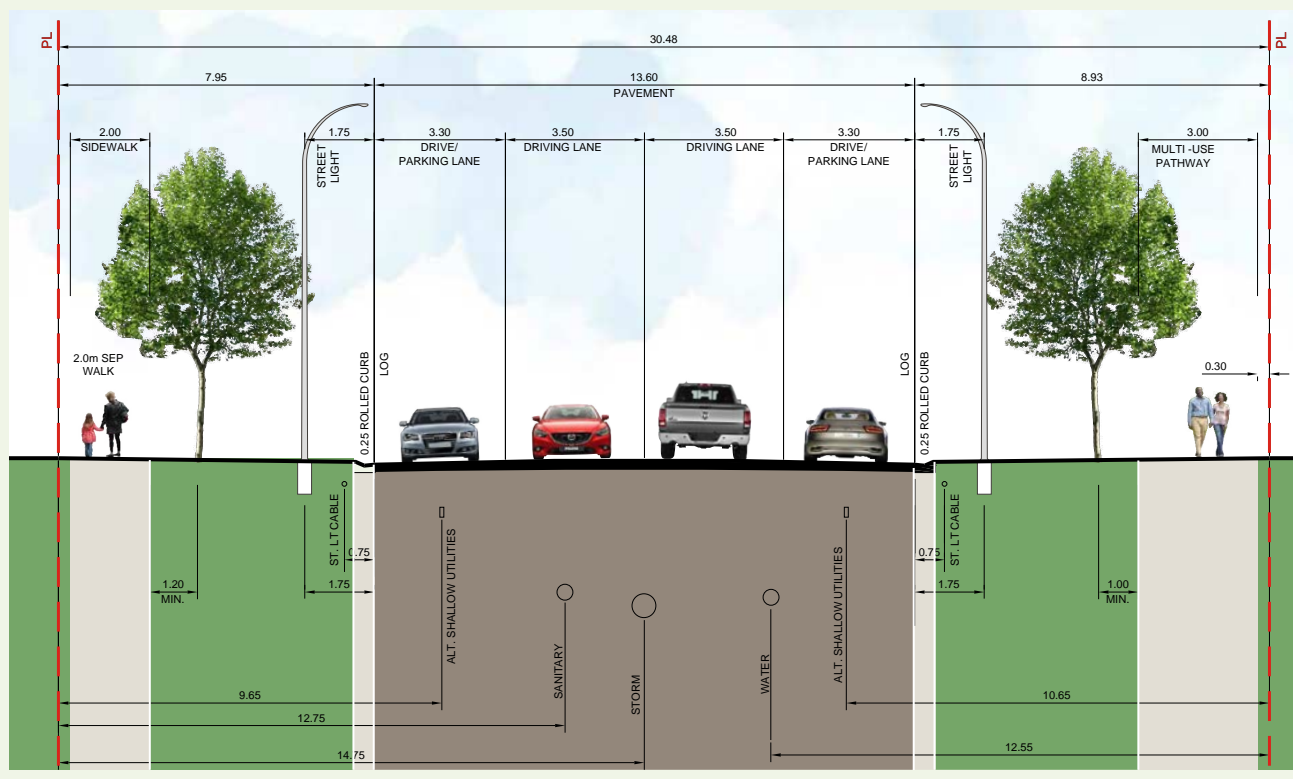




Figure 9h: Cross-Section H-H – Arterial Steet (2X7.0 m/30.48m ROW)

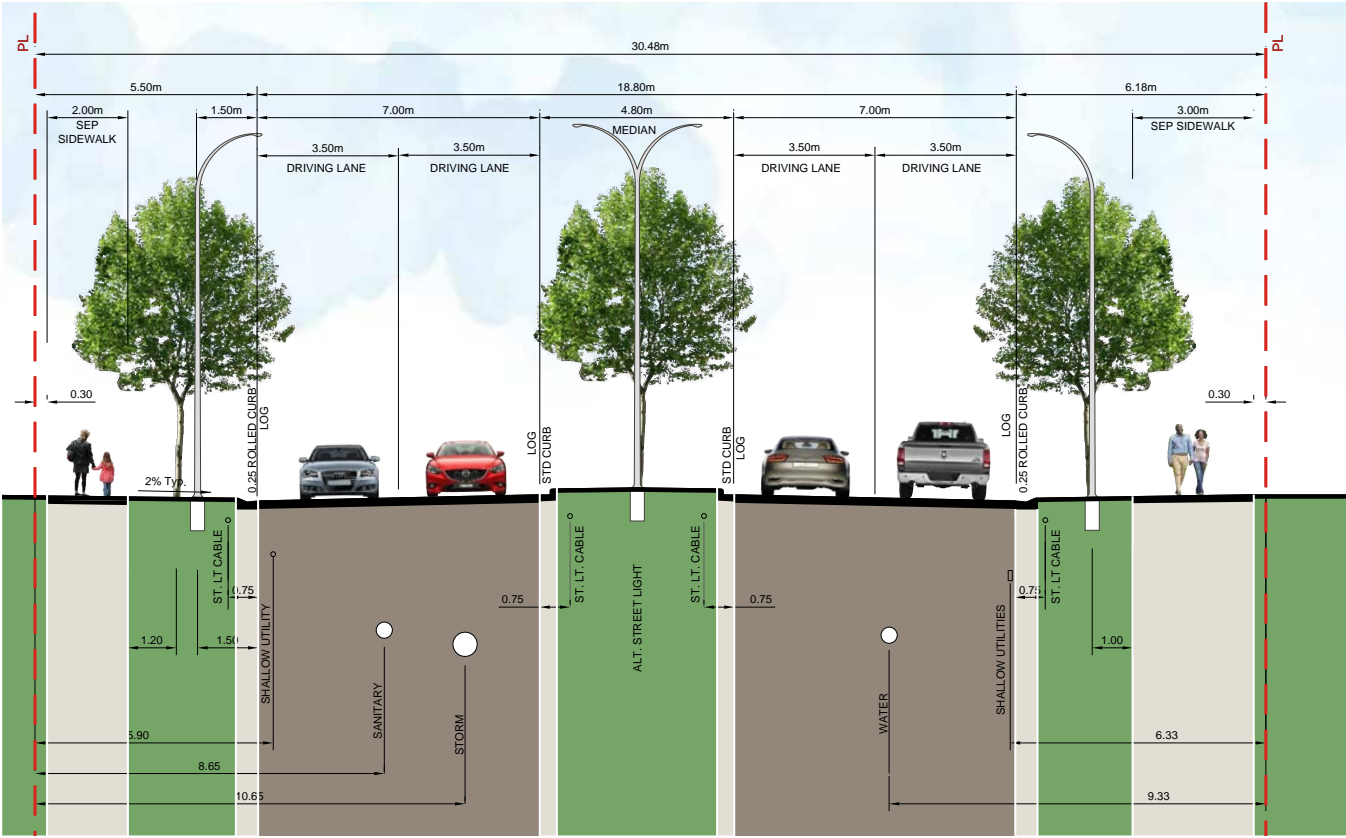
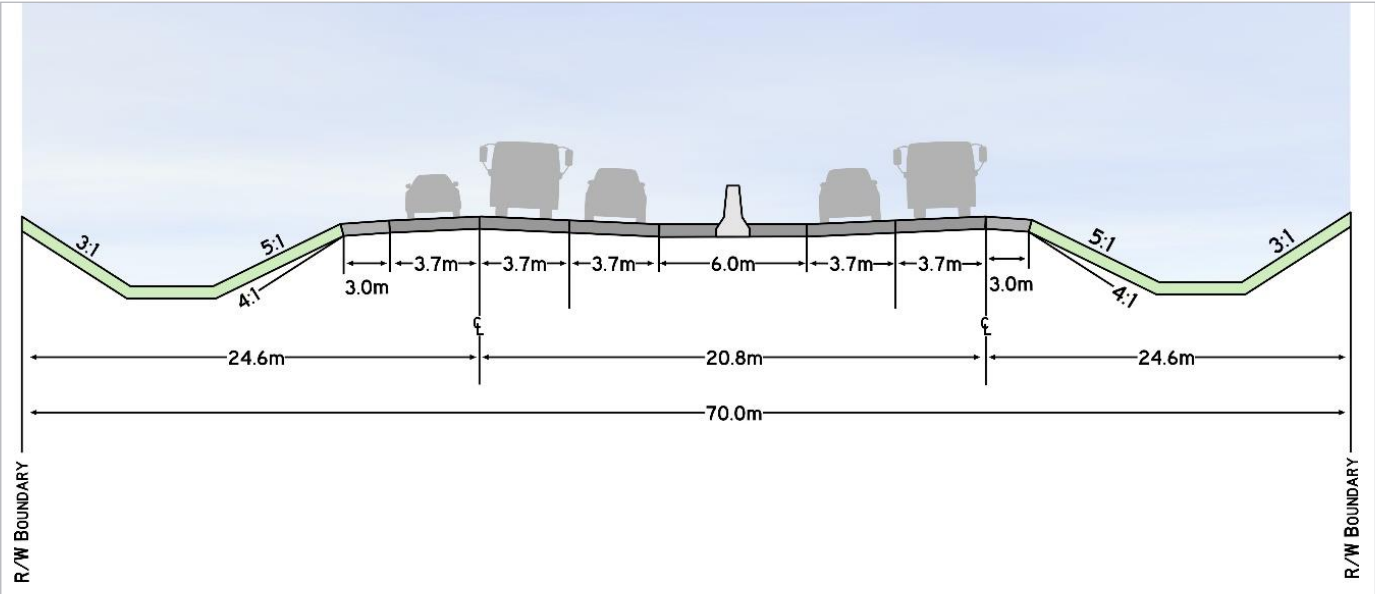


FIGURE 10: Cell A – Intersection Cross-Section



## 5.2 Intersection Upgrade

As part of the first phase of development, the junction of Highway 22 / Rolling Range Drive will be signalized and upgraded to an all-turns intersection. A 5-lane cross-section is identified to be constructed in Stage 1, with the existing Highway 22 carriageway making up the three southbound lanes and two new northbound lanes constructed on the east side as illustrated in Figure 8. The ultimate cross-section will include a 6-lane design. Turn bays will be incorporated into the intersection as well as crosswalks. The Stage 1 costs to upgrade the intersection will be born and shared by the benefiting developers.

**FIGURE 11: Cell A – Intersection Staging**

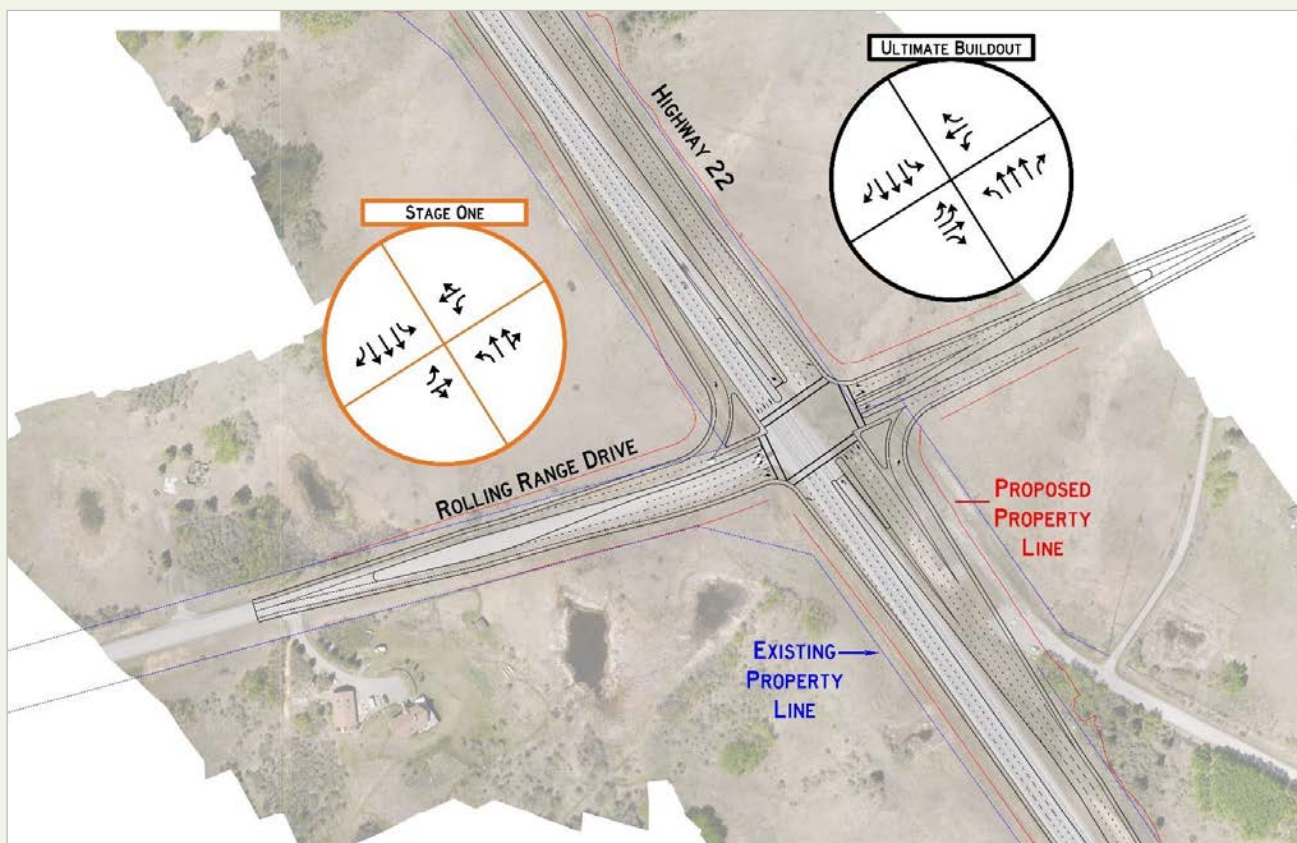
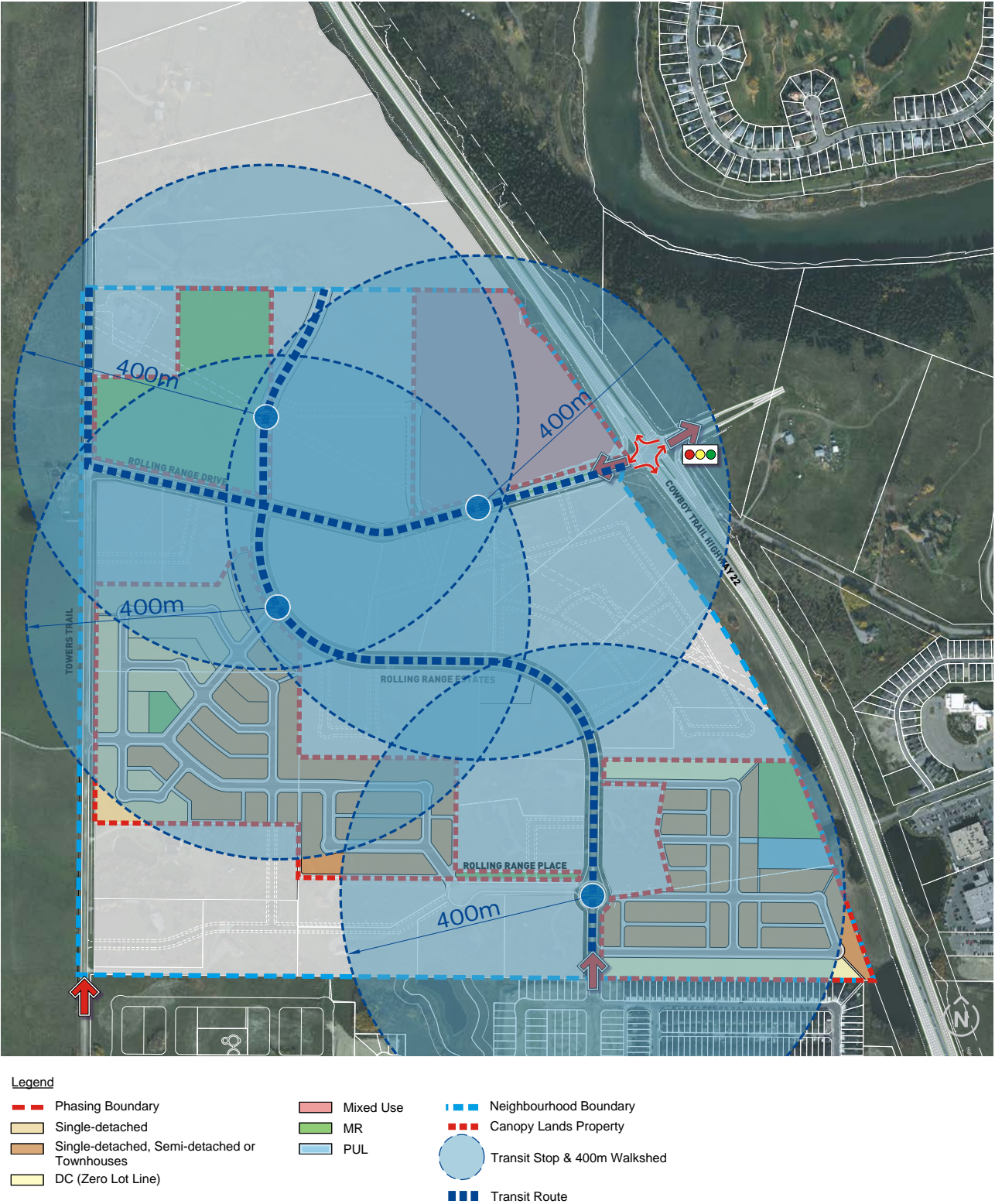




FIGURE 12: Cell A – Transit Network



### 5.3 Transit Network

Cochrane's On-Demand Local Transit (COLT) commenced operations in Fall 2019. Stops have already been identified throughout the Town. It is expected that transit services will be expanded to meet demand as Cell A builds-out. In consideration, development in Cell A will be proactive by accommodating future transit routes and bus stops. The proposed transit stops have been distributed evenly and situated near community amenities and main intersections. This will provide all residents with access to public transportation. The typically accepted measure for determining walkability to public transit is to ensure 90% of all residential units are within a 400 m (5 minute) walking distance to a transit stop. The site area is designed such that nearly all residential units are within 400 m of a transit stop. Transit routes are identified along cross community collector streets to reach most residents and connect them with neighbourhood amenities.





Figure 13: Cell A – Pedestrian Network





## 5.4 Pedestrian & Cycling Network

Providing alternative modes of transportation is vital to maintain a healthy lifestyle, reducing carbon emissions, and facilitating interactions with neighbours. In this regard, Cell A will support walking and cycling through the provision of sidewalks, walkways, and multi-use pathways. With respect to sidewalks, they have been located one side of each residential street to accommodate pedestrian movements as well as to allow for the widening of the roadway to better manage traffic movements and the parking of vehicles. Internal collectors will have sidewalks on both sides of the street while the external collections will have a sidewalk on one side and a multi-use pathway on the other.

Five main sets of multi-use pathways are provided across Cell A to establish the main structure to the pedestrian system:

- North-south along the eastern edge of Towers Trails to connect Fireside with George Fox Trail.
- East-west along Rolling Range Drive to connect with Towers Trail and Highway 22 and potentially extend into the River Heights community.
- North-south along Rolling Range Estates to establish a connection with the Rolling Ranges Drive pathway and the Fireside Community.
- East-west through the high density precinct to connect the Fireside pathway with the Rolling Range Estates pathway.
- Around the southwest stormpond and park space.

The pedestrian and cycling infrastructure is to join with the existing network resulting in connections to amenities, to commercial areas, to Fireside and the rest of Cochrane. A community that incorporates a multimodal transportation system promotes independence for residents who do not own a vehicle to reach their desired destinations.

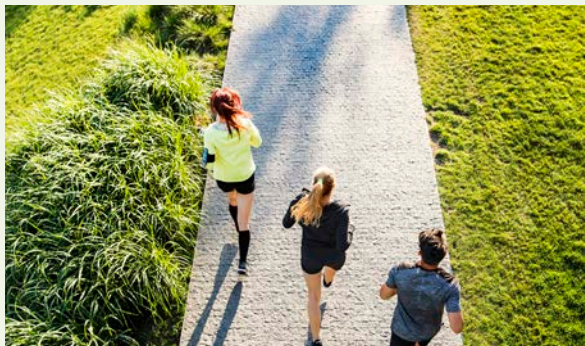
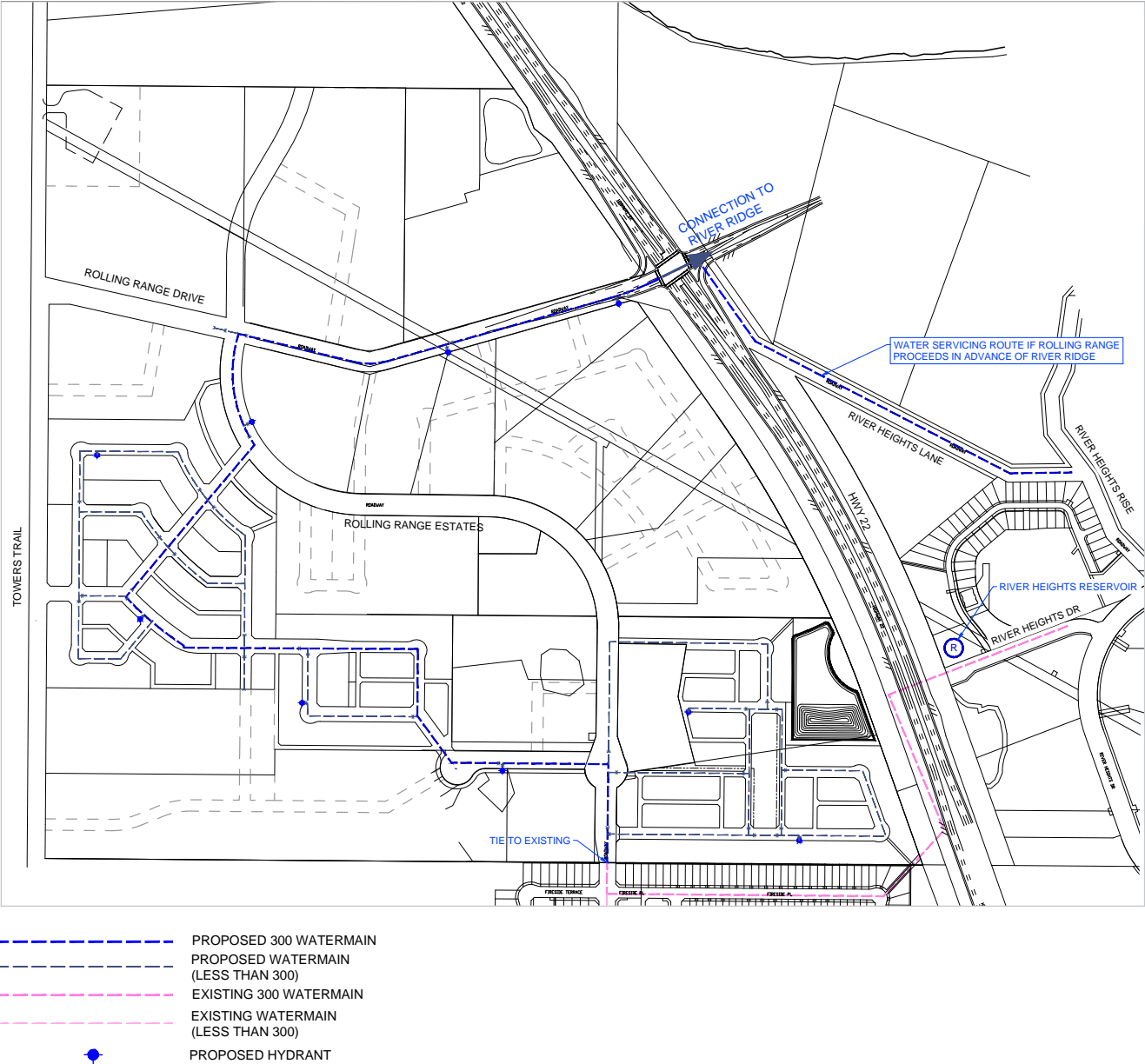


FIGURE 14: Cell A – Water Network



## 6.0 SERVICING

### 6.1 Water

As per River Heights ASP, Rolling Trails is identified to be serviced by the River Heights Reservoir. Water servicing for the residential portion of the development will be provided from developer constructed 300mm loop. To service the initial phase of development a single connection is proposed from the water network in River Ridge, East of Hwy 22. River Ridge will be serviced by a new distribution line from the River Heights Reservoir, passing through River Heights Rise and constructed by the Town of Cochrane. Should Rolling Range proceed in advance of River Ridge, the water alignment will need to be amended to use the River Heights Lane.

As the Residential areas come on, the 300mm water from fireside site will be extended to service the necessary developments. The loop will ultimately be completed by snaking through the westernmost development cell, through a portion of Rolling Range Estates and ultimately connecting to the already constructed water in Rolling Range Drive as shown in the water servicing figure.

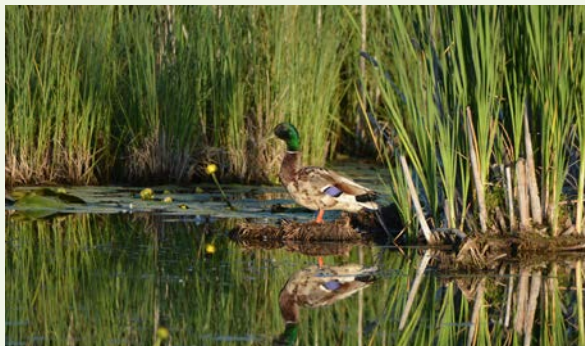
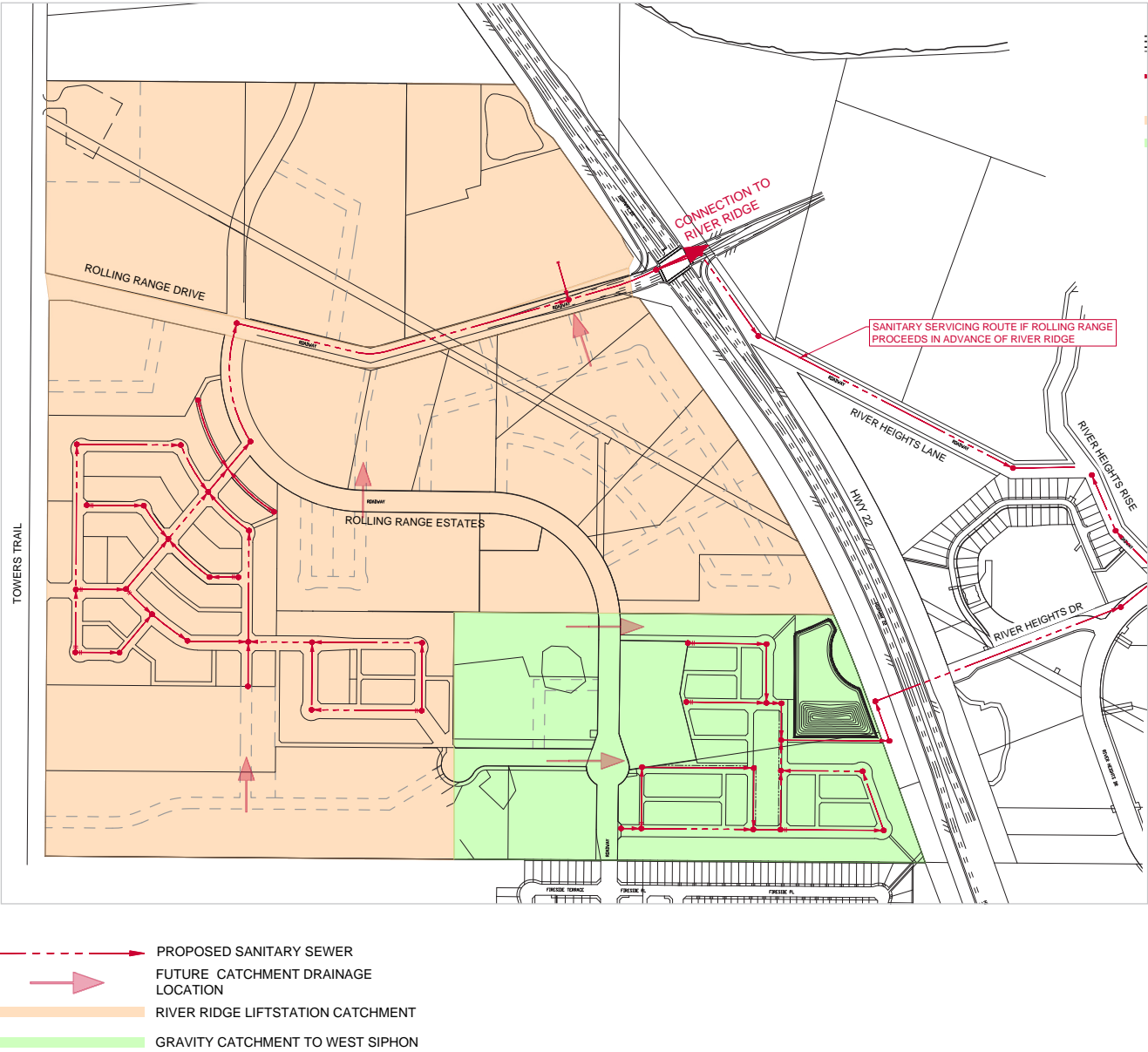




FIGURE 15: Cell A – Sanitary Network



## 6.2 Sanitary

As per the River Heights ASP, Rolling Range is identified to tie to the existing “West Sanitary Siphon”. Due to the fragmented nature of the Rolling Range Neighborhood, sanitary flows from Rolling Range are proposed to be directed to two mains crossing Hwy 22, as indicated in the Sanitary Servicing Figure.

The larger catchment will make use of sanitary crossing that will connect to the River Ridge development and be conveyed to the siphon by the River Ridge regional lift station. Should Rolling Range proceed in advance of River Ridge, a temporary line complete with lift station will need to be constructed in Rolling Range to convey flows along River Heights Lane to the top of the siphon.

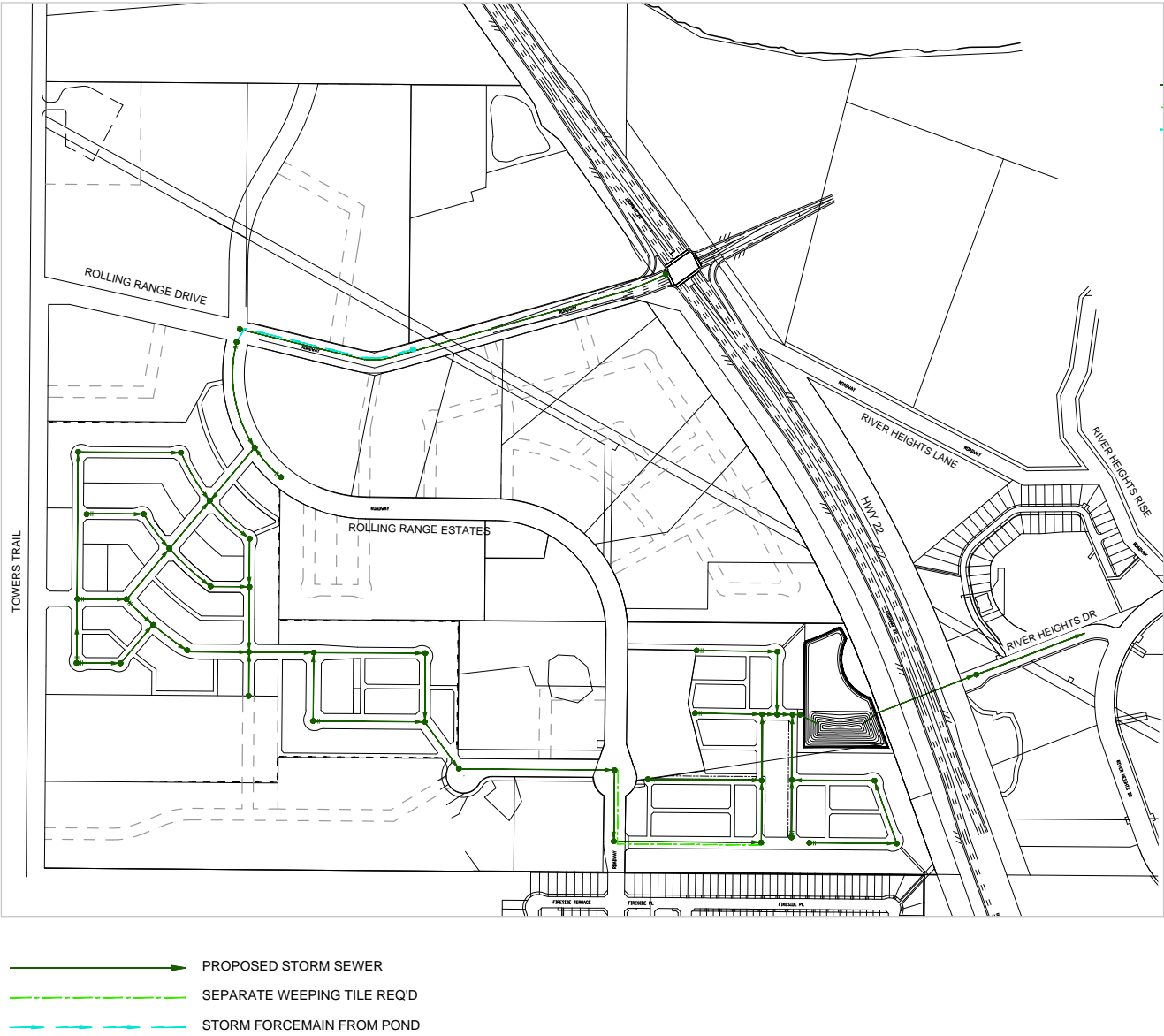
The smaller catchment is proposed to use a sanitary crossing which will parallel the pond outfall trunk and the existing 400mm watermain. This sanitary system will be entirely gravity based through River Heights Drive and tying to the top of the siphon in River height Rise.

Both crossings will be sized for the entirety of the developable lands and should be entitled to recoveries from future lands as they come on.





FIGURE 16: Cell A – Stormwater Network



## 6.3 Stormwater

The ultimate stormwater servicing plan for Rolling Trails is presented in the Area Redevelopment Plan. Until the ultimate stormwater facilities and outfalls are built, interim measures are required. The stormwater management upgrades will be completed in phases.

### 6.3.1 Phase 1: Mixed Use Precinct

The proposed commercial area will face onto the north side of Rolling Range Drive and slopes down to the north. An interim storm pond is proposed at the north end of this area and will have an approximate area of 1.3 acres. It will be pumped to Phase 2 for the interim with a 3" pipeline.

As part of the infrastructure upgrades, Rolling Range Drive will be widened. Currently this road has split drainage to the south and to an existing wetland on the north side. To avoid impacting the wetland, runoff from most of the widened road will be directed into the new commercial interim pond.

### 6.3.2 Phase 2: Lower Density Precinct

This area will drain by gravity into a temporary pond in Phase 3. A portion of Rolling Range Estates Drive will be upgraded and will also discharge into the same system.

### 6.3.3 Phase 3: Higher Density Precinct

This area will contain a temporary pond and will incorporate runoff from the storm sewers in Phase 2. The pond will discharge into the existing Riverside trunk sewer on the east side of Cowboy Trail. There is also a portion of Rolling Estates Road and an adjacent residential lot which will also drain to the pond.

## 6.4 Shallow Utilities

Shallow utilities comprised of telecommunication, cable, power and gas will be extended through the site from existing systems on both the west and east sides of the plan area. All shallow utilities will be buried underground to provide for clear views of the sky and surrounding vistas. Street lighting will be provided throughout the Neighbourhood respecting dark skies through design and providing for a safe neighbourhood.

FIGURE 17: Cell A – Phasing





## 7.0 PHASING

The purpose of the following policy is to provide for the phasing of development in a logical manner in order to minimize infrastructure costs and to ensure appropriate connectivity. Figure 17 identifies the anticipated sequence of redevelopment based on ownership and proximity to access and services. Changes to the phasing may occur without requiring an amendment to this Neighbourhood Plan if it is demonstrated to Administration that appropriate access and utilities is available to serve the phase



## 8.0 SUPPORTING STUDIES

The following provides a summary of the studies that were completed to support the development of Cell A.

### 8.1 Geotechnical Study

Watt Consulting Group (WATT) was retained by Canopy Lands to complete a geotechnical assessment for a proposed Neighbourhood Plan involving three (3) phases of development

in Cochrane, AB. Geotechnical considerations for the project site are summarized as follows and were completed on August 8th, 2024:

- The subsurface ground conditions are generally considered to be suitable for the proposed development.
- Shallow foundations are considered feasible for the expected structures within the development.
- Groundwater level readings near the ground surface were observed in two boreholes (BH24-06 and -08) and must be considered for development design and construction purposes.

### 8.2 Phase 1 Environmental Site Assessment

Envirolead Canada Ltd. ("Envirolead") completed a Phase I Environmental Site Assessment ("ESA") for the properties the encompass the Rolling Trails Neighbourhood Plan area. These properties were located at:

- 40 Rolling Range Drive, Cochrane, Alberta T4C 2A3 having the legal address as Block 8; Plan 1674LK ("site").
- 16 Rolling Range Estates (Lot 7;; Block 8310324), and 52 Rolling Range Estates (Lot 16; Plan 9411966), Cochrane, Alberta T4C 2A3 ("site")
- 27 Rolling Range Estates (Lot 17;; Block 9311545), 169 Rolling Range Estates (Lot 3;; Plan 8211052), 254166 Towers Trail (Block 1; 9310444), and 254188 Towers Trail (Lot 2;; Plan 8011554), Cochrane, Alberta T4C 2A3 ("site")

This Phase I ESA was completed in relation to the potential redevelopment of the site. The purpose of this Phase I ESA was to identify the areas of actual and/or potential environmental concern related to the site due to the current and historical land use of the site and its neighbouring properties.

Envirolead conducted a review of select historical information and records related to the site and neighbouring properties obtained through various regulatory and private agencies. A site visit for a site inspection was conducted on August 13, 2024.

At the time of this assessment, neighbouring properties included rural residential developments with associated outbuildings to the south and west, with grassed land, treed areas, wetlands and seasonal sloughs in all directions. No gas station, dry-cleaner, mechanics shop, auto wrecker or any other property of potential environmental concern was identified in the vicinity of the site.

The findings of this Phase I ESA indicate that no areas of actual and potential environmental concern were identified related to this site and that no further investigation is recommended for the site at this time.

### 8.3 Historical Resource Overview

Bison Historical Services Ltd. completed a Historical Resource Overview on July 25, 2024 for the Plan Area. The purpose of this HRO document was to provide a general overview of historical resources located in the vicinity of the project area and to assess the potential impact that the proposed project poses to known and/or previously unrecorded historical resources. The methodology of this document was a comprehensive desktop assessment of the project area and field investigations, from June 25 to June 28, 2024, that included known archaeological sites, historic sites, previous permitted work in the area, and topography.

During the HRIA field investigations no new historical resource sites were recorded as a result of archaeological inspection of the proposed project area. No previously recorded sites are known to lie within the proposed development area and were revisited as part of these HRIA field investigations. In total, 148 subsurface inspections (148 shovel tests) were conducted, all of which were negative for cultural materials.

In light of shallow deposition combined with the plow disturbance across the entire development footprint and the complete absence of any cultural material in any subsurface tests, no further work is warranted in relation to the Rolling Range and Tower Trail Area Structure Plan Phase 1. Therefore, it is recommended that the Rolling Range and Tower Trail Area Structure Plan Phase 1 be given Historical Resources Act approval to proceed. This recommendation is subject to the approval of the HRMB.

### 8.4 Biophysical Impact Assessment

A Biophysical Impact Assessment (BIA) was prepared in support of the Neighbourhood Plan by EnviroLead Canada and SAGE Ecological Solutions in August 2024. 49 wetlands occur within or intersect the Neighbourhood Plan boundary, four man-made ponds, and two dugouts. The total area of all wetlands is 8.987 ha within the three phases. Descriptions of each wetland type occurring on the property can be found in the BIA. Wetlands WL16 (Phase 2) & WL42 (Phase 3), both Semi-Permanent-Freshwater-Shallow Open Water, are identified as Environmentally Significant Areas.

No negative residual effects are expected to result from the Project. The effects of development on hydrologic function, water quality, and water quantity are expected to be positive. Other potential effects are avoided with the implementation of mitigation. With the implementation of all mitigation described in Table 4.1 of the BIA and, considering the previously disturbed nature of the property, potential negative residual impacts of the project on existing biophysical conditions are considered to be avoided.

### 8.5 Stormwater Management Plan

A Stage Master Drainage Plan (SMDP) was prepared by Stormwater Solutions. The study area was approximately 96 hectares of which 53 hectares will be either developed or will have to be considered as part of the preliminary design for the stormwater management system for the area. This stage is divided into three phases which will have interim servicing until the ultimate stormwater ponds are constructed. Phase 1 is a proposed commercial site. Phase 2 & Phase 3 are both residential development sites. In phase 2 & 3, Canopy Lands do not own their entire area, therefore the stormwater management plan is divided into 2 stages: Stage 1 – Lands owned by Canopy Lands and Stage 2 – future lands to be developed. All details in the report confirm to the current Town of Cochrane Surface Drainage Bylaw, City of Calgary Stormwater Management Design Manual and the Alberta Environment and Sustainable Resource Development – Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems – Stormwater Management Guidelines.



## 8.6 Transportation Impact Assessment

### 8.6.1 Introduction and Vision

WATT Consulting Group (WATT) is pleased to provide a preliminary transportation summary in support of the Rolling Trails development, within the Town of Cochrane (Town). The development lands are located south of the Bow River, bordered by Highway 22 to the east, Towers Trail to the west, George Fox Trail to the north, and the community of Fireside to the south.

While a Transportation Impact Assessment (TIA) is expected to be completed at a later stage, the goal of this summary is to provide an overview of the background context to the development to guide the development of plans, in advance of the complete TIA. It is noted that the area does already have existing transportation infrastructure, which will be integrated into the future development.

The proposed development is from Canopy Lands Inc., a company with experience with other land development projects in the Cochrane area. The proposed development is expected to include a mix of single-family, multi-family housing, and commercial space which will complement the existing land use of surrounding developments including Fireside, River Heights, and the future lands to the east of Highway 22.

Development of the Rolling Trails lands is expected to be phased, with the current site plan being developed to reflect Phase 1-3, and complete buildout realized in the 2050 horizon year.

### 8.6.2 Road Network

The current road network includes several key two-lane roadways within the Rolling Trails lands and adjacent Fireside community which could be impacted by the proposed development. According to current site plans and understanding, it is expected that Rolling Range Estates will be connected to Fireside Way at some point in the future, which will provide direct access between the Rolling Trails and adjacent Fireside community. Construction and timing of this roadway will be development driven and integrated into the phasing plan of the Rolling Trails community (expected to be complete by Phase 3 of development).

Regional improvements anticipated in the area include a fourth (east) leg at the intersection of Rolling Range Drive / Highway 22 to improve connectivity for future developments on the east side of Highway 22. Additionally, a south intersection is also anticipated in future horizons, connecting Towers Trail to a third (future) intersection south of the Fireside community along Highway 22 on the border of Rocky View County.

At the time of this report the timing of regional improvements is unknown; therefore, the east leg for the intersection of Rolling Range Drive / Highway 22 will be introduced in the 2050 horizon, and the south connection has not been assumed to provide a conservative analysis.

### 8.6.3 Road Classification

Future road classification for key transportation links through the Rolling Trails development will be assessed for the 2050 full-buildout horizon, based on the road classification thresholds outlined by the Town of Cochrane. Thresholds to be applied in the analysis are provided in the below table.

#### Road Class and Typical Requirements

Street Type	Daily Traffic Volume Accommodation	Land Use Access Accommodated
Arterial Street	20,000 – 35,000	Industrial, Commercial
Industrial Street	2,000 – 12,000	Industrial, Commercial
Residential Street	0 – 2,000	Commercial, Multi-Residential, Residential
Neighborhood Boulevard	12,500 – 22,500	Multi-Residential, Residential
Primary Collector	8,000 – 15,000	Lane (Alley)
Activity Centre Street	3,000 – 15,000	Lane (Alley)

<https://www.cochrane.ca/media/275>

Average annual daily traffic volumes (AADT) will be calculated as the PM peak hour turning movements multiplied by a factor of 10, with resulting values presented in the complete TIA report and compared to the proposed road cross sections.



### 8.6.4 Active Transportation

Pathways and parkways in the surrounding area are summarized in the below figure. The active modes plan for the development itself includes planned sidewalks on both sides of some roadways to facilitate pedestrian movement, which is consistent with the Town of Cochrane’s standards laid out in the “Connecting Cochrane” report. This document also lays out the Town of Cochrane’s vision for on and off-street bicycle facilities. The proposed development will fit within the Town of Cochrane’s long term guiding principles regarding bicycle infrastructure. More details regarding active modes infrastructure will be provided as part of the next phase of the development.





## 8.7 Groundwater Risk Assessment

A Groundwater Risk Assessment was prepared in support of the Neighbourhood Plan by Arletta Water Resources in July 2024. A baseline review was conducted prior to urban development in the Rolling Trails area of Cochrane to report on aquifer conditions and potential issues of site development on the supply from the water wells from remaining residential acreages in the area. The review consisted of an examination of the water well records describing the water supply aquifers, a summary of groundwater users from domestic, agricultural and commercial uses and a discussion of the potential effects on the water wells in the Tower Trails and Rolling Range acreages due to development.

Groundwater use in the area largely consists of domestic water supply wells with 35 well records. No significant commercial or agricultural groundwater use in the area was observed. Due to the site location overlying the Bow River the non-pumping water levels in the wells are relatively deep, on the order of 50 m below ground necessitating deep wells in the area.

No significant risks as a result of the Canopy Lands redevelopment on the remaining acreage owners well supply was anticipated. The remaining acreages that are not subject to suburban redevelopment will have little risk due to spills or leaks from bulk storage exists. The risks of groundwater contamination from residential developments are also low. Further, deep aquifers would also minimize risk of surface spills leaching into the water supply aquifers.

Five water samples were collected from various residences for baseline water analysis. The water consists of a sodium bicarbonate-sulphate type water with a Total Dissolved Solids Concentrations of 500 – 1000 mg/L and are typical for groundwater in the area. No indications of surface water contamination were observed. The water meets all health-based criteria and is generally acceptable for human consumption. Similar water quality of the remaining acreage owners is expected, unless issues with poor well maintenance or poor proximity to septic fields or overland drainage is present at these acreages.



**No significant risks as a result of the Canopy Lands redevelopment on the remaining acreage owners well supply was anticipated.**

## 9.0 ALIGNMENT WITH TOWN GUIDELINES

### 9.1 Integrated Neighbourhood Design Guidelines

The Town of Cochrane Integrated Neighbourhood Design Guidelines (INDG) were approved on May 13, 2013. They provide guidance on how to properly integrate higher densities while ensuring the smalltown character of the Town is maintained. The Guidelines encourage redevelopment that is compatible and sensitive to the overall context of an area. Development proposed in the Rolling Trails ARP will be evaluated against these Guidelines, in addition to the other policy documents and regulations, with the goal of achieving overall good design.

The INDG contains a series of Design Principles which must be referenced in the development and design of Neighbourhood Plans.



**Key elements of the INDG which must be reflected in the Rolling Trail Neighbourhood design include:**

- compatible commercial design that does not compete with destination retail in downtown Cochrane;
- the integration of mixed housing types within blocks;
- viewshed protection;
- proper transitions between neighbourhoods; and
- connected street and pathway design.



A guideline summary is provided at the end of the INDG document. The following demonstrates how Cell A complies with these guidelines.



Primary Element	Relevant Section	Sub-Element	Yes(Y)/No(N)/Not Applicable (n/a)	Comments/Rationale
1. Overall Design Principles	1.4	Retain Natural Features	TBD	
		Retain views and visually sensitive areas	Y	Residents and the public will be able to appreciate the views to the Bow River Valley and the downtown over the stormpond located in the higher density precinct. A pathway will run along Towers Trail to provide views to the west.
		Integrate single and multi-family housing while providing a variety of architectural styles	Y	Single-detached, semi-detached/ villas, townhouses and apartment building will be provided in the community. The architectural style is to be determined at the development permit stage.
		Create local commercial development that does not compete with downtown	Y	A commercial centre will be provided in the mixed-use precinct to meet local and regional needs.
		Provide a wide variety of public spaces, parks, and amenities	Y	Cell A will include three local parks, a stormwater pond and the Town's MR Lands.
		Use recreation pathways to connect to adjacent communities	Y	Pathways will be established along Rolling Range Drive, Rolling Range Estates and Towers Trail.
		Encourage healthy neighbourhood that facilitate active living	Y	The local parks, the Town's MR lands and the pathways will offer amenities to support active living.
		Use green building techniques to reduce impact on natural systems	TBD	Will be determined at the development permit stage.



Primary Element	Relevant Section	Sub-Element	Yes(Y)/No(N)/Not Applicable (n/a)	Comments/Rationale
2. Context Sensitivity	2.1	Natural Character - retain the natural features such as trees, slopes, rock formations, ravines and water courses	TBD	
		Plant native trees and vegetation	TBD	Will be determined at the development permit stage.
	2.2	Slope Sensitivity - integrate the site's natural character into the design	NA	No significant slopes are located within Cell A.
		Hillside Development - ensure hillside development responds to and respects its character and context	NA	No significant slopes are located within Cell A.
	2.3	Viewshed Preservation - use creative ways to preserve the aesthetic and natural qualities of the hillsides	NA	No significant slopes are located within Cell A.
	2.4	Natural Drainage - consider existing water features and flows in conjunction with recreation and wildlife enhancement	TBD	Will be determined at the development permit stage.
	2.5	Four Season Design - consider approaches to create comfortable outdoor environments throughout the year	TBD	Will be determined at the development permit stage.



Primary Element	Relevant Section	Sub-Element	Yes(Y)/No(N)/Not Applicable (n/a)	Comments/Rationale
<b>3. Neighbourhood</b>	3.1	Neighbourhood Transition - ensure adequate transition between existing and proposed uses.	Y	Setbacks, fencing and landscaping will be provided adjacent to existing and proposed uses.
	3.2	Building Relationship to Street - use building location, form, massing, garage location, entrances, and porches to enhance the	Y	Buildings will be frame adjacent streets.
	3.3	Form and Massing - step buildings, setbacks, roof shapes, articulations, to reduce building	TBD	Will be determined at the development permit stage.
	3.4	Mixed Block - implement mixed types and densities of housing while respecting character and adding diversity in form and character	Y	Single-detached, semi-detached/villas, townhouses and apartment building will be provided in the community.
	3.5	Privacy - balance need for privacy and security using planting, fencing and grade	Y	Setbacks, fencing and landscaping will be provided adjacent to existing and proposed uses.
	3.6	Fencing and Screening- to define and separate, yet provide necessary visual access and integration	Y	Setbacks, fencing and landscaping will be provided adjacent to existing and proposed uses.
<b>4. Connections</b>	4.1	Street Design - develop a hierarchy of streets and connectivity within and adjacent to the neighbourhood	Y	A hierarchy of streets will be provided ranging from primary collector, to collector to residential.
	4.2	Open Space, Parks, and Amenity Areas – develop a network of connected spaces that are safe, convenient, well sized, and attractive	Y	The three local parks and the Town's MR Lands are spread evenly throughout Cell A so that residents are within a 5 minute walk to an outdoor amenity.
	4.3	Parking, Loading and Circulation - ensure efficient access, circulation and parking within the neighbourhood	Y	All streets will include public parking.

Primary Element	Relevant Section	Sub-Element	Yes(Y)/No(N)/Not Applicable (n/a)	Comments/Rationale
5. Commercial	5.1	Neighbourhood Commercial - create centrally located local commercial centres that do not compete with	Y	A commercial centre will be provided in the mixed-use precinct to meet local and regional needs.
	5.2	Entrances and Access - create visible and universally accessible entrances, but right sized not to compete with downtown	TBD	Will be determined at the development permit stage.
	5.3	Awnings and Canopies - reinforce architectural character and provides protection from inclement weather	TBD	Will be determined at the development permit stage.
	5.4	Building Elevations - use animated walls and finishes, transparency, high quality materials, and careful colour	TBD	Will be determined at the development permit stage.
	5.5	Signage and Monumentation - fitting in number, colour, location, size, and appropriately lit	TBD	Will be determined at the development permit stage.
	5.6	Active Frontage - use windows, doors, outdoor signage to animate the street in a variety of streetscapes, consider elements to create active and vibrant public safe	TBD	Will be determined at the development permit stage.
	5.7	Public Realm Design - landscape planting, furniture, pedestrian scale lighting, pavement variation, bicycle racks, linkage in trails and pathways, signage, parking, screening	TBD	Will be determined at the development permit stage.
	5.8	Service Areas - integrate and screen mechanical requirements	TBD	Will be determined at the development permit stage.
	5.9	Lighting -provide accent lighting that meets pedestrian lighting, dark sky policy	TBD	Will be determined at the development permit stage.







## 10.0 PUBLIC ENGAGEMENT

### 10.1 Engagement Activities

From the onset of the Rolling Trails Neighbourhood Plan, a thorough communications and engagement strategy was of top priority, recognizing that this is a complex project in the Town of Cochrane. The goal of the project engagement strategy was to provide transparency and continual information-sharing with stakeholders. Public engagement was purposeful and targeted. The public engagement process began in summer 2024 and since that time, a number of engagement activities have been undertaken to gain feedback from the citizens of Cochrane on the redevelopment of the Plan Area.

To manage the engagement process, an Engagement Specialist was deployed and available throughout the development and evolution of the Plan to provide regular updates to primary stakeholders, respond to inquiries from the public, plan and coordinate each engagement activity and draft all engagement reports. The project's dedicated Engagement Specialist also managed and coordinated all media relations for the project, acting as spokesperson for media requests. Having a consistent and continual point-of-contact enabled consistent responsiveness to stakeholder inquiries and flexibility to accommodate the public's interest in the project. The following sections provides more details with respect to the outcomes of each of the three open house sessions.

### 10.2 First Open House

Canopy Lands hosted a drop-in public information session on Wednesday, June 26, 2024, between 5-7 p.m., to share the first Neighbourhood Plan concept. The project team is committed to keeping the landowners, stakeholders, and neighbours informed about the evolution of the Rolling Trails ARP. The information session allowed the team to have another in-person opportunity to connect with interested parties and address questions or concerns.



## Awareness and Outreach

<p><b>~50</b> EMAIL SUBSCRIBERS INVITED</p>	<p><b>150 postcard invitations</b> delivered to landowners and adjacent Fireside neighbours</p>	<p><b>204</b> unique website visitors during the month of June and July 2024</p>
<p>A POST INFORMATION SESSION FOLLOW-UP EMAIL SENT ON JULY 5 TO SUBSCRIBERS</p>		

**Table 3: Public Information Session**

Public Information Session (June 26, 2024)	
Purpose	<ul style="list-style-type: none"> <li>• Share the first Neighbourhood Plan concept.</li> <li>• Connect with landowners and neighbours to provide information on the current concept.</li> <li>• Continue dialogue and answer questions.</li> </ul>
Participation	<ul style="list-style-type: none"> <li>• 35 attendees.</li> <li>• 4 feedback forms completed.</li> <li>• 15 comments or questions were recorded in person by the project team.</li> </ul>
Feedback Summary	<p>Participants expressed:</p> <ul style="list-style-type: none"> <li>• That the proposed zero lot line between existing Fireside homes was a concern.</li> <li>• People who lived in the Fireside Place wished to see more buffer between their backyards and the new product.</li> <li>• An alley was proposed by two people and would rather have townhomes with a row of garages than a tall apartment style building.</li> </ul> <p>Participants questioned:</p> <ul style="list-style-type: none"> <li>• How the wetlands were being mitigated.</li> <li>• The need for construction mediation to control noise and dust.</li> <li>• Traffic management.</li> <li>• Boundary lines.</li> </ul>



# ROLLING TRAILS

## First Neighbourhood Plan

