Growth Study

Town of Cochrane

2024

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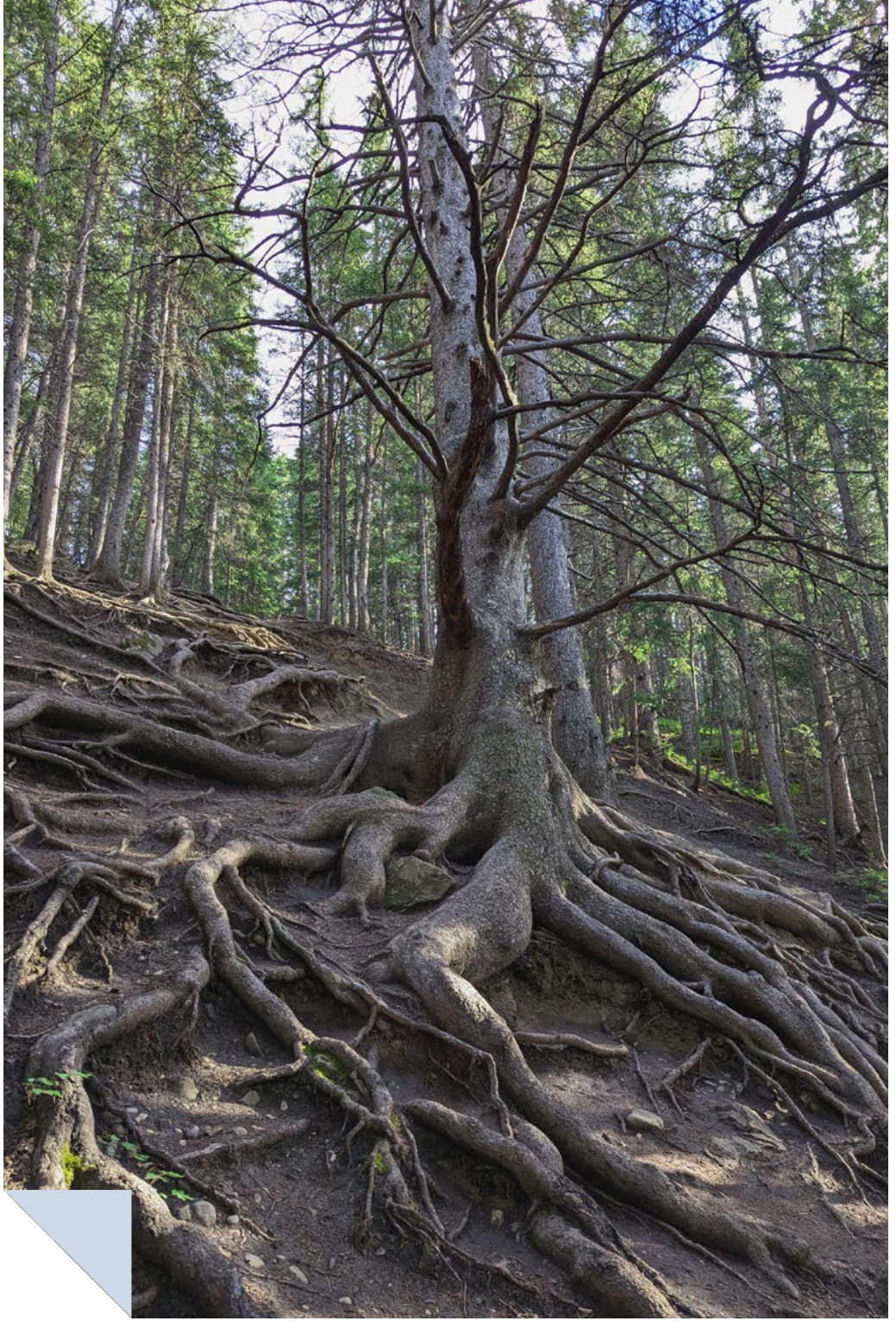
Executive Summary

The Town of Cochrane (the Town) has experienced significant growth over the past couple of decades.

The Growth Study is an important document that will help Council, administration, and community members understand how the Town is positioned to accommodate anticipated future growth over the next 25 years.

With a strong understanding of what growth should look like in the Town until 2047, Council and administration are able to make thoughtful decisions about infrastructure investments, planning policy, economic development, community amenities, and environmental conservation.



Land Supply

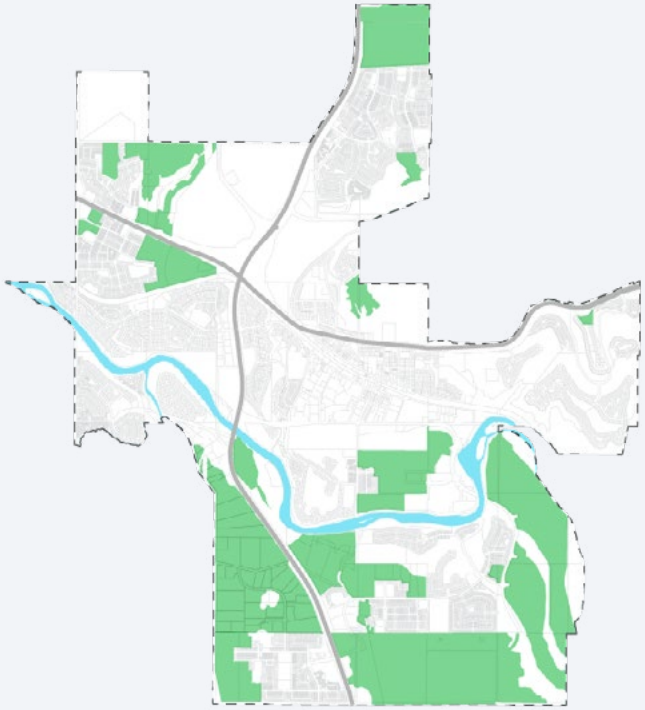
Total Developable Lands

757 ha (1,870 acres)

Total developable lands respresent land within the Town boundary that can feasibly accommodate future growth.

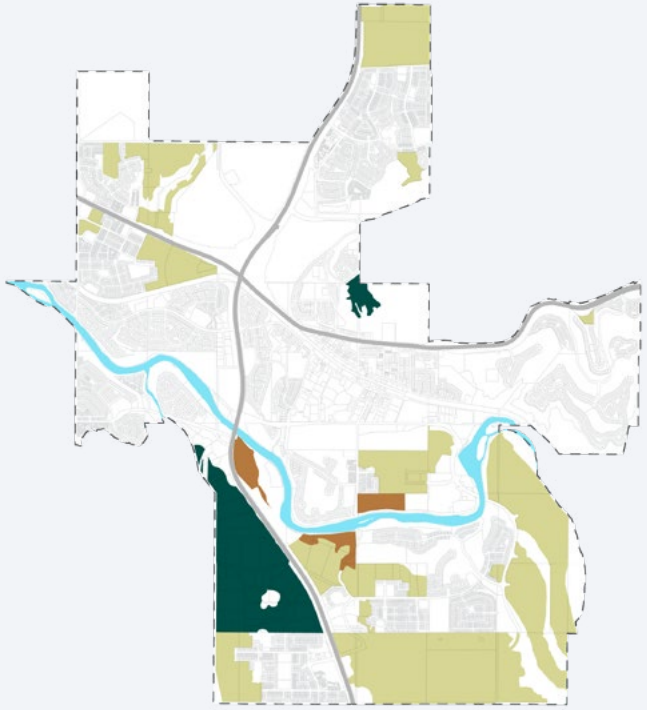
Of these lands, some will be more challenging to develop than others, and may impact the Town's ability to accommodate future community growth needs.

Based on the composition of the total developable lands, the Town can rely on approximately 579 ha of land within the Town boundary to accommodate future growth.



Total Developable Lands

- Total Developable Lands *757 ha (1,870 acres)*
- Bow River
- Highway
- Subdivisions
- Cochrane Boundary



Composition of Total Developable Lands

- Most Likely to Accommodate Growth (579 ha)
- Known Development Constraints (145 ha)
- More Planning Needed (33 ha)
- Bow River
- Highway
- Subdivisions
- Cochrane Boundary

Land Demand

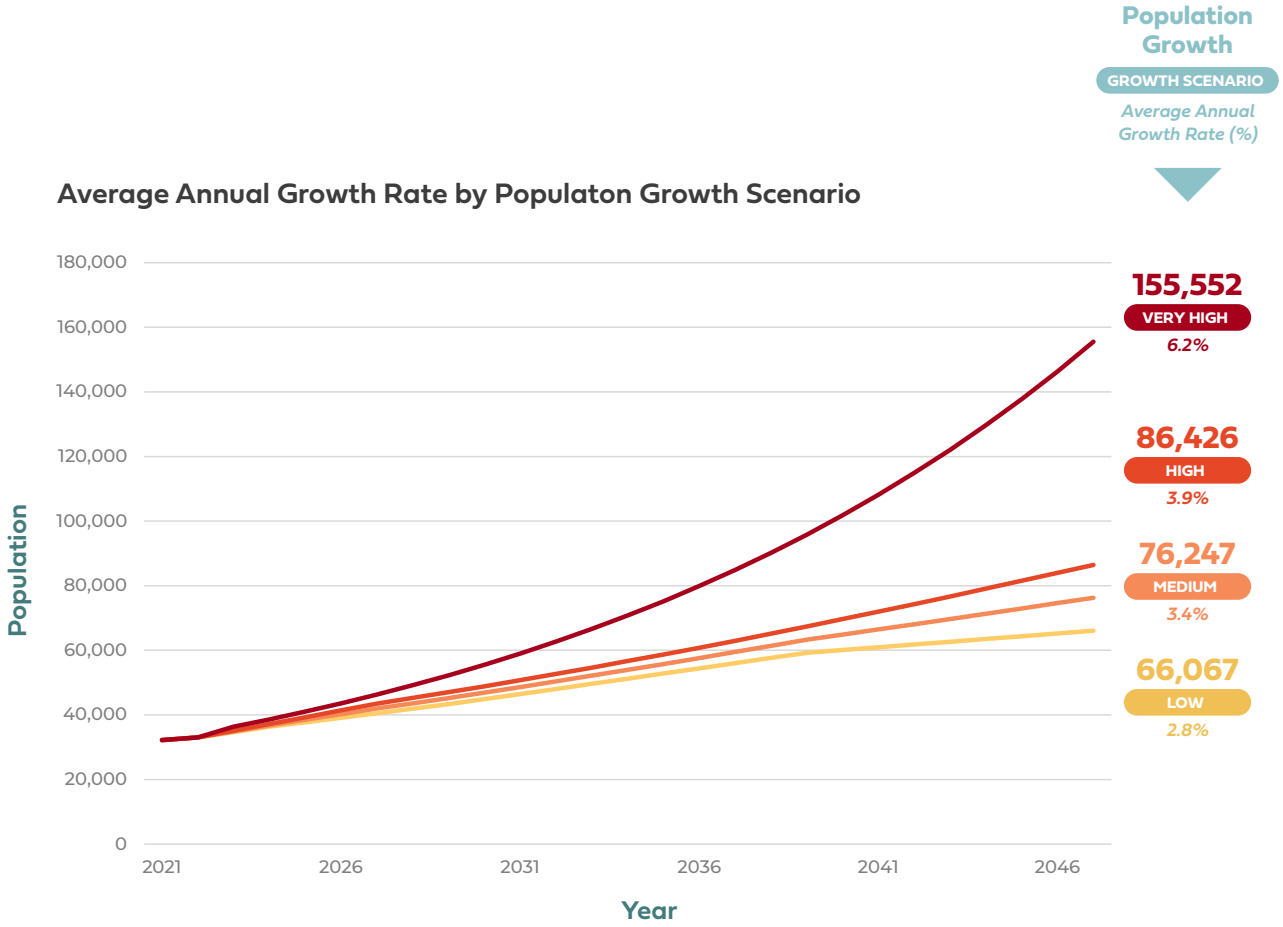
Total Land Demand

The Growth Study calculated the total land demand based on four different growth scenarios to provide different outlooks for the Town.

The Growth Study selected the **high growth scenario** to use as the baseline total land demand. The high growth scenario provides a reasonable baseline as it reflects a trendline of growth similar to what the Town witnessed between 2006-2021 (3.9% average annual growth rate).

Future Land Demand

To achieve an accurate representation of lands needed to accommodate future growth, the subdivided but not yet occupied lands within the Town boundary must be netted from the total land demand.



Future Land Demand - High Growth Scenario

Population Growth Scenario	Total Land Demand to 2047	Net Unoccupied, Subdivided Lots	Future Land Demand
HIGH	1,151 ha 985 ha (Residential Land Demand (ha)) + 166 ha (Employment Land Demand (ha))	88 ha	±1,063 ha

When will the Town run out of land?

Projected growth and associated future land demand is greater than the existing land supply within the Town's current municipal boundaries. Using the high growth scenario, the Town has a land supply/demand deficit of +/- 500 ha over the next 25 years.

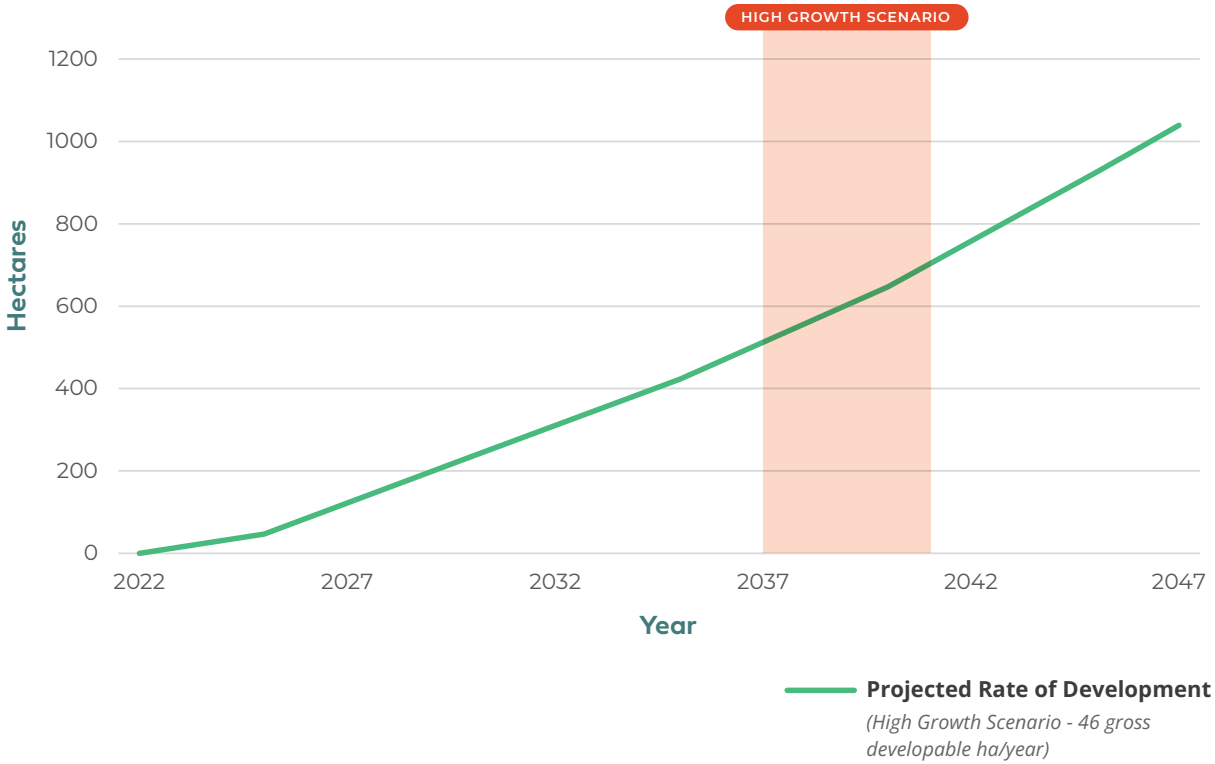
Based on the high growth scenario, the Town's land supply will be absorbed by 2037 - 2041.

Land Supply/Land Demand Comparison

HIGH GROWTH SCENARIO

Land Supply	Future Land Demand
±579 – ±757 ha	**±1,063 ha**
Lower range (579 ha) reflects lands most likely to accommodate growth and accounts for areas in Town (178 ha) that have considerable and known development constraints.	Estimate includes projected residential and employment land needs.

Land Supply Time Horizon



What does this mean for future community growth?

Within its current Land Supply, the Town has 731 ha of planned land.

These planned lands can accommodate residential and employment growth. Based on the planned lands by land use and anticipated land demand, the Town has a planned land demand deficit in both future residential and employment lands. Further, the Town does not have many more lands within its boundary to plan in order to meet future community growth needs.

Future Projected Land Use Needs

HIGH GROWTH SCENARIO

Type of Growth	**Total Land Demand (ha)** *Next 25 years*	**Net Unoccupied, Subdivided Lots (ha)**	**Total Land Demand (ha)** *Net Unoccupied, Subdivided Lots and not including Unplanned Lands*	**Planned Lands (ha)** *Within Current Land Supply (and not including Future Study Areas)*	**Planned Lands Deficit (ha)** *Next 25 years*
Residential	985	79	906	621	285
Employment (Commercial & Industrial)	166	9	157	58	99
TOTAL	**1,151**	**88**	**1,063**	**679**	**384**

Pathways of Growth

What are the ways that the Town could direct future growth?

With this identified land demand deficit, the Town, through the Growth Study, modelled three potential pathways of growth to accommodate projected residential and employment land demand over the next 25 years. Each pathway of growth represents a potential way for the Town to direct how Cochrane will continue to grow until 2047.

Pathway Model	**Pathway 1** *Baseline*	**Pathway 2** *Increased Intensification in Established Areas*	**Pathway 3** *Increased Intensification in Established Areas and New Communities*
			
Description	The pattern of growth that Cochrane will likely experience in the future if development remains status quo.	The pattern of growth that Cochrane will likely experience in the future if the Town increases intensification in the established areas (10% of all new units) while development in future community areas (residential and employment) continues to build out at existing density requirements (20 units per hectare).	The pattern of growth that Cochrane will likely experience in the future if the Town accommodates 10% of all new units within the established areas and development in future community areas builds out to 27 units per hectare.
Land Demand Deficit *(i.e., how much land the Town will need over the next 25 years to accommodate future growth)*	**±284** to **±462 ha**	**±232** to **±410 ha**	**±110** to **±288 ha**

The Town has several potential next steps to consider as it contemplates current and future decisions about community growth.

1. **Guide Future Policy Development**
   Use the Town's guiding planning policy document, the Municipal Development Plan (MDP) to outline through policy how the Town intends to grow in order to meet future residential and employment land needs.
2. **Set the Stage for Desired Outcomes**
   Complete plans for specific areas—the Downtown and Future Study Areas—to determine "where" and "how" intensification can be accommodated.
3. **Establish Planned and Serviced Land Targets**
   Set planned and serviced land targets to ensure the Town has the supply of land that aligns with its long-term community building objectives and land demands.
4. **Rethink the Town's Boundary**
   The Town's land supply will likely be fully absorbed in the next +/- 15 years. If the Town would like to continue to grow, it will need to evaluate lands surrounding the existing boundary to accommodate future growth.

Growth Study

Town of Cochrane

2024

The Latest

Cochrane's growth will continue to soar in 2024

COCHRANE NOW | JAN 2024

Development permits issued in Cochrane in 2023 may be down from last year, but don't let that fool you. It will remain smoking hot in 2024.

COCHRANE SCHOOL ENROLMENT UP ANOTHER 4.5%

COCHRANE NOW | SEP 2023

Enrolment in the nine Cochrane schools of Rocky View Schools (RVS) continues to grow at an accelerated rate. On average, schools are at 95 per cent utilization with more than half of them exceeding 100 per cent.

Alberta's booming communities say growth is great but comes with challenges

CBC | FEB 2022

While Calgary recently got bumped from its position as one of the fastest-growing communities in Canada, two nearby municipalities have picked up the slack.

COCHRANE FASTEST GROWING ALBERTA MUNICIPALITY, CENSUS SAYS

COCHRANE EAGLE | FEB 2022

Cochrane tops the list of the fastest growing Alberta municipalities between 2016-2021 with a recorded growth rate of 24.5 per cent.

The 2021 federal census results are in: Cochrane is the fastest growing community in Alberta and the 11th fastest in the country.

The results released on Feb. 9 conclude that Cochrane's desirability as a mid-sized community means it has grown 24.5 per cent between 2016 and 2021, with 32,199 residents now calling the town home.

GLOBE AND MAIL | JUL 2017

In the shadow of Calgary, Cochrane's growth takes off

The town of Cochrane's population has risen nearly 50 per cent in the past six years, and that activity shows no signs of waning..

Introduction

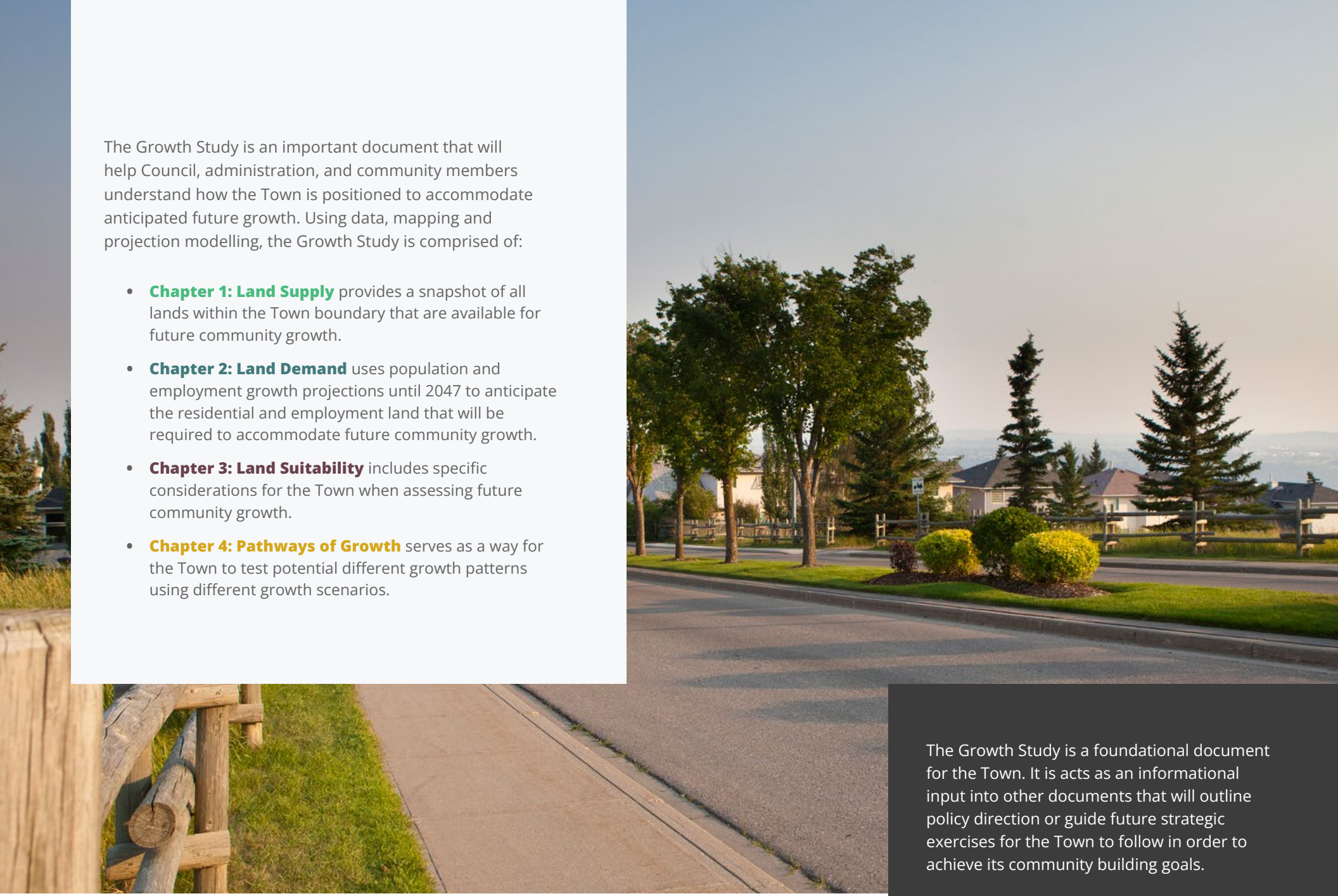
What is the Growth Study?

The Town of Cochrane (the Town) has experienced significant growth over the past couple of decades and is positioned to plan strategically for the future and consider different ways to accommodate community growth.

Understanding how the community may grow over the next 25 years will help Council and administration make decisions today that will serve residents and community members into the future. Often these decisions are made through processes like long-range planning, infrastructure master planning, and capital and budget planning.

The Growth Study is an important document that will help Council, administration, and community members understand how the Town is positioned to accommodate anticipated future growth. Using data, mapping and projection modelling, the Growth Study is comprised of:

- **Chapter 1: Land Supply** provides a snapshot of all lands within the Town boundary that are available for future community growth.
- **Chapter 2: Land Demand** uses population and employment growth projections until 2047 to anticipate the residential and employment land that will be required to accommodate future community growth.
- **Chapter 3: Land Suitability** includes specific considerations for the Town when assessing future community growth.
- **Chapter 4: Pathways of Growth** serves as a way for the Town to test potential different growth patterns using different growth scenarios.



The Growth Study is a foundational document for the Town. It is acts as an informational input into other documents that will outline policy direction or guide future strategic exercises for the Town to follow in order to achieve its community building goals.

Why is growth important to consider?

The Town has strategic documents that help guide decision-making: the Community Vision, the Municipal Development Plan, and the Cochrane Strategic Plan, 2022-2025. Plans for future community growth will be in alignment with direction in these plans.

To achieve the Town's Community Vision, and continue to make decisions in alignment with the key themes guiding the Municipal Development Plan and the Cochrane Strategic Plan, 2022-2025, it is critical for the Town consider how it wants to direct future community growth. With a strong understanding of what growth should look like in the Town until 2047, Council and administration are able to make thoughtful decisions about infrastructure investments, planning policy, economic development, community amenities, and environmental conservation.

Community Vision

The Town uses its Community Vision to build community ownership and drive decision-making and direct investment.

ENVISION
COCHRANE 2050
valuing our heritage, planning our future

Municipal Development Plan

At the time of drafting the Growth Study, the Town is undertaking the process to develop a new Municipal Development Plan: Envision Cochrane 2050.

Envision Cochrane 2050 will be a long-term plan for how land will be used and developed in the community. The Growth Study is one input—alongside community engagement feedback and policy considerations—that will inform policy direction included in Envision Cochrane 2050.

Cochrane Strategic Plan, 2022-2025

The Town has set a high bar for the future of Cochrane in its Strategic Plan using the five community aspirations from the Community Vision. The Strategic Plan highlights the Town's shared vision and provides overall direction to administration related the Town's collective priorities.

CHAPTER 1

Land Supply:

How much land is available within the Town boundary to accommodate future growth?

Methodology

It is important for the Town to take stock of its current land supply in order to understand how future land demands can or cannot be accommodated.

Land supply is determined using a two-step process.

1. Understanding the inventory of all available, undeveloped land within the Town boundary.
2. From this inventory, lands that are knowingly constrained (e.g., impacted by flood inundation, areas within built infrastructure and regulatory setbacks, land with steep slopes and areas of environmental significance) are removed. By completing this second step, land is removed where known constraints limit the potential for development; and, all remaining available land within the inventory suggests where future community growth can feasibly be accommodated within the Town boundary.

Land supply has been evaluated at a desktop level. For lands within the inventory that had existing planning policy in place (i.e., Area Structure Plan and/or Neighbourhood Plan), existing local planning policy was utilized to complete the Land Supply assessment (e.g., using boundaries of environmentally significant areas indicated in a Neighbourhood Plan).

For lands within the inventory that did not have existing planning policy in place, the Town used information from the desktop analysis to understand potential development constraints. The Town's understanding of these lands is subject to change as these lands go through planning processes in the future.

What do we mean by Land Supply?

Land supply refers to lands within the Town's boundary that could potentially accommodate future community growth.

What lands within the Town boundary are available for future growth?

Why did we choose to use December 31, 2022?

The Town will continue to review, approve, and subdivide parcels of land during the development of the Growth Study. The calculations for the Growth Study require a consistent baseline to project future growth scenarios. As a result, December 31, 2022, was selected as the end-of-year baseline for the Growth Study's purpose.

Potential Developable Lands

Map 1 displays all potential developable lands within the Town boundary as of December 31, 2022, prior to considering any constraints on future growth (e.g., flood inundation, built infrastructure and regulatory setbacks, steep slopes, and environmentally significant areas).

Map 1 does not include lands that have been subdivided, except for Tower Trails and Rolling Range, as active comprehensive community planning is underway on these lands through the Rolling Trails Area Redevelopment Plan (ARP). The Rolling Trails ARP received Council adoption at the time of drafting the Growth Study, and will support future community growth.

Also, Map 1 does not include lands that were previously developed, or have existing development on site. Many larger parcels within the Town boundary fall into this category (e.g., Baptist Seminary Lands) and are seen as areas that represent long-term redevelopment potential instead of areas that the Town should rely upon to feasibly accommodate future community growth.

Map 1:
Potential Developable Lands

Flood Hazard

The Bow River and surrounding creeks are a critical part of the Town's landscape and provide major amenity value and recreation benefits to residents. With a regionally significant, key natural waterbody traversing the Town's core, it is important to consider the flood hazard area and the lands that may be impacted by future flood inundation events.

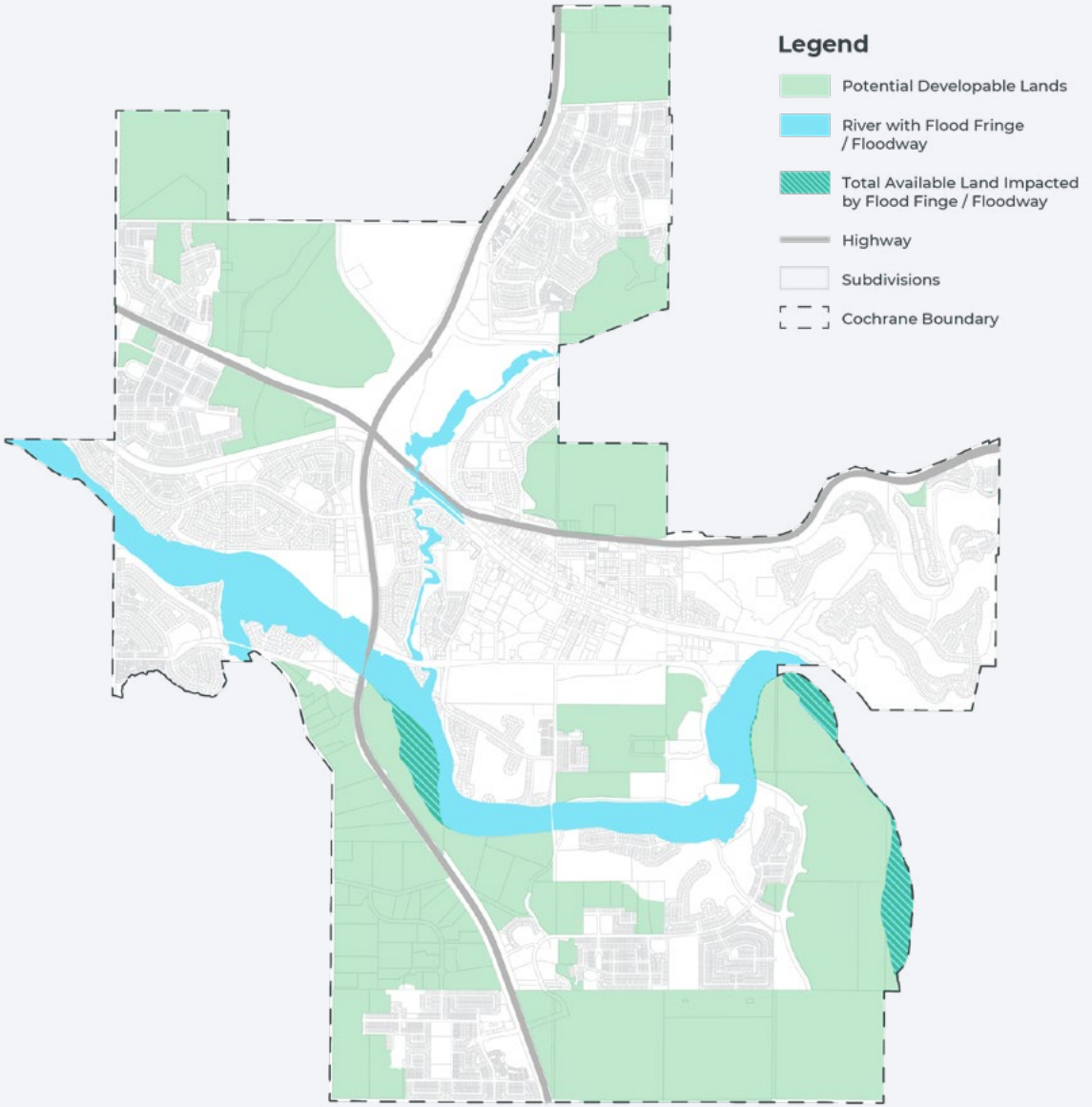
The flood hazard area is delineated into the floodway and the flood fringe. The floodway is the portion of the flood hazard area where water flows are deepest and fastest. This area includes the main river channel and a portion of the adjacent overbank area. The flood fringe is the portion of the flood hazard area where water flows are slower than in the floodway.

The Town of Cochrane utilizes 1:100 design flood mapping provided by the Province of Alberta. The minimum design standard in Alberta is the 1:100 flood. The 1:100 design flood is defined as a flood whose magnitude has a 1% chance of being equalled or exceeded in any year.

While preparing the Growth Study the Government of Alberta was examining different Bow River Reservoir options downstream of the Town of Cochrane. One of the options (Glenbow East) could have significant impacts to the developable lands within the Town. As a decision has not yet been made on a potential Bow River Reservoir location, this has not been contemplated within the Growth Study.

Map 2:

Flood Hazard

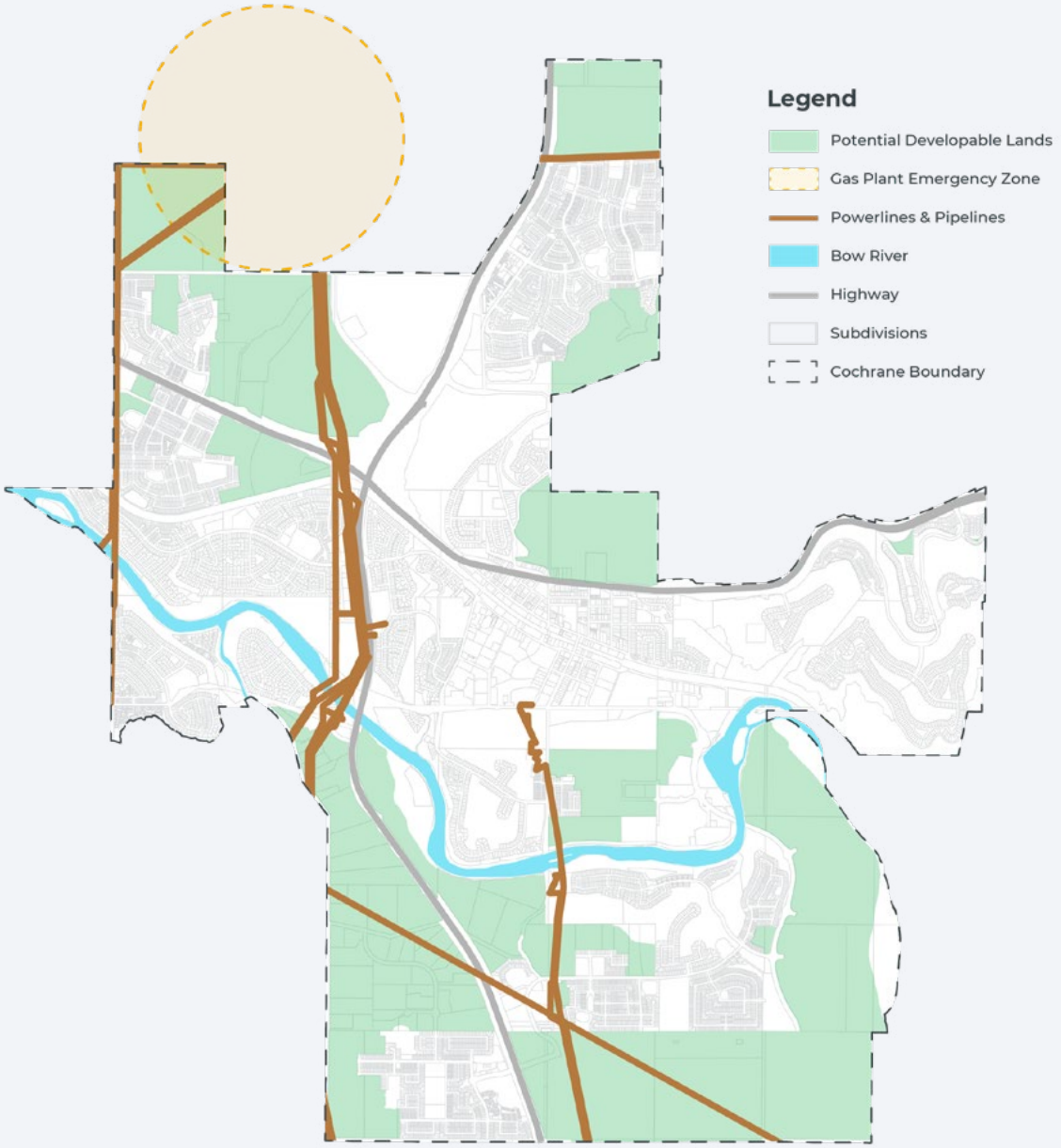


Physical Constraints

As communities build out there are many built environment constraints such as energy infrastructure and regulatory setbacks, utility transmission lines, and roadway infrastructure that need to be considered as they can potentially impact the availability of land to accommodate future growth.

It is common that community development incorporates such infrastructure into their overall community plan without impact to the overall developability (e.g., incorporating utility lines within a road right-of-way, etc.). As such, available lands have only been removed for physical constraints if indicated as such in existing local planning policy.

Map 3:
Physical Constraints

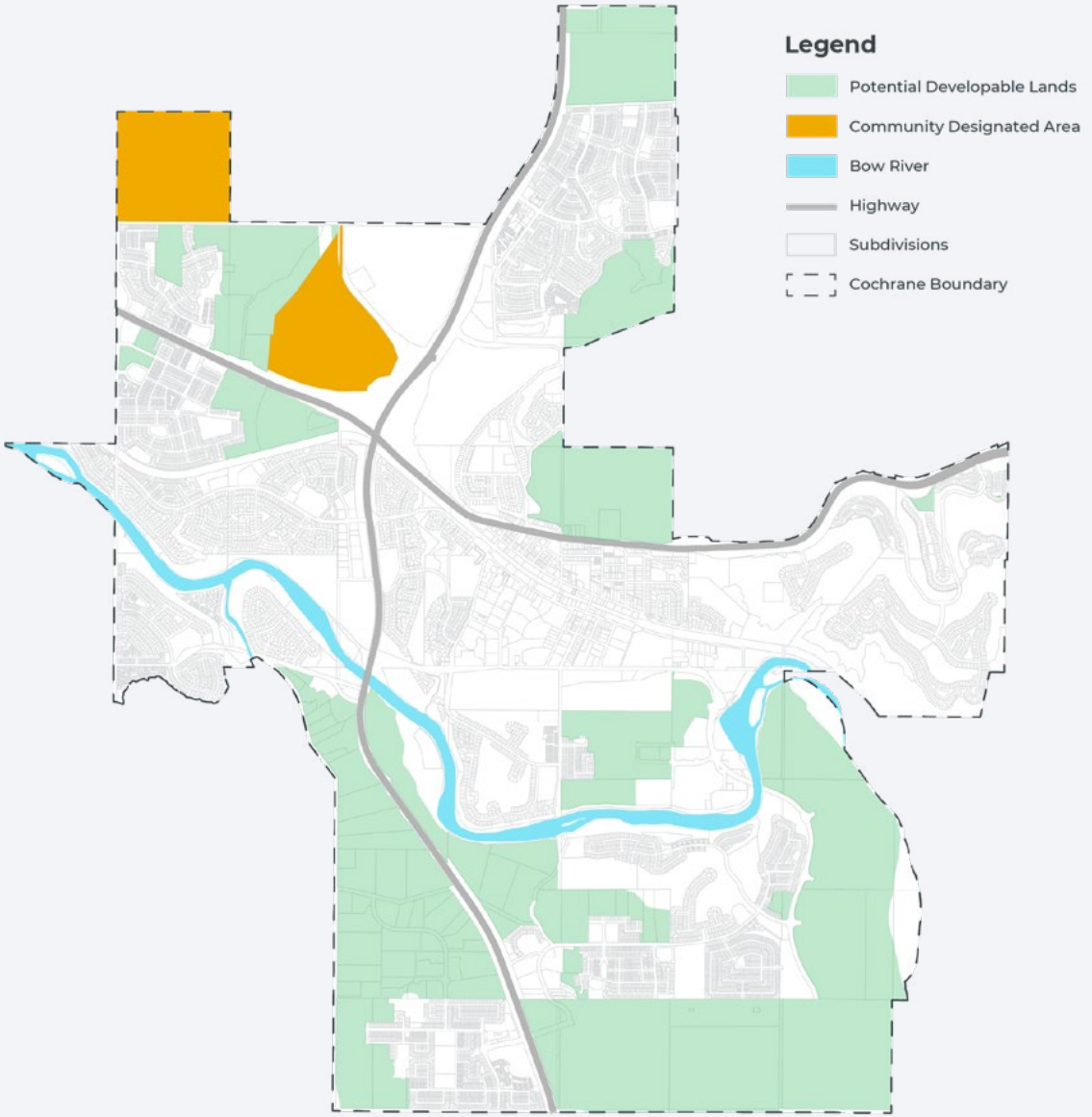


Community Designated Lands

As a community grows, it needs places for residents to be active and take part in community events, including recreational and cultural programming. These places often allow for multiple uses to serve residents' needs.

Community designated lands in Map 4 reflect these types of land in Town and are assumed to not support future residential and/or employment growth in the future. These lands include Horse Creek Sports Park and the Agriculture Society lands.

Map 4:
Community Designated Lands



Natural Constraints

The natural landscape of community is part of its unique identity, and provides many of the open spaces and natural areas that residents value protecting and nurturing for future generations.

Natural constraints identified in Map 5 include lands with steep slopes (15%+) and environmentally significant areas, which include but are not limited to: key wildlife biodiversity zones, unique vegetation communities and landforms, areas with ecological integrity (terrestrial habitat patches, rivers, streams, wetlands), and areas that contribute to water quality and quantity.

Lands with natural constraints were delineated using LIDAR data and where possible, existing planning policy documents that utilized topographical studies and biophysical impact assessments as part of their approval process.

Map 5:
Natural Constraints

Total Developable Lands

As noted at the beginning of the chapter, the following methodology is used to identify the what lands within the Town boundary can feasibly accomodate future growth.

Inventory of Potential Developable Lands

Land within the Town boundary that has not been subdivided.

Remove Lands with Known Constraints

Natural and built environment constraints that limit development potential of available land.

Total Developable Lands

757 ha (1,870 acres)

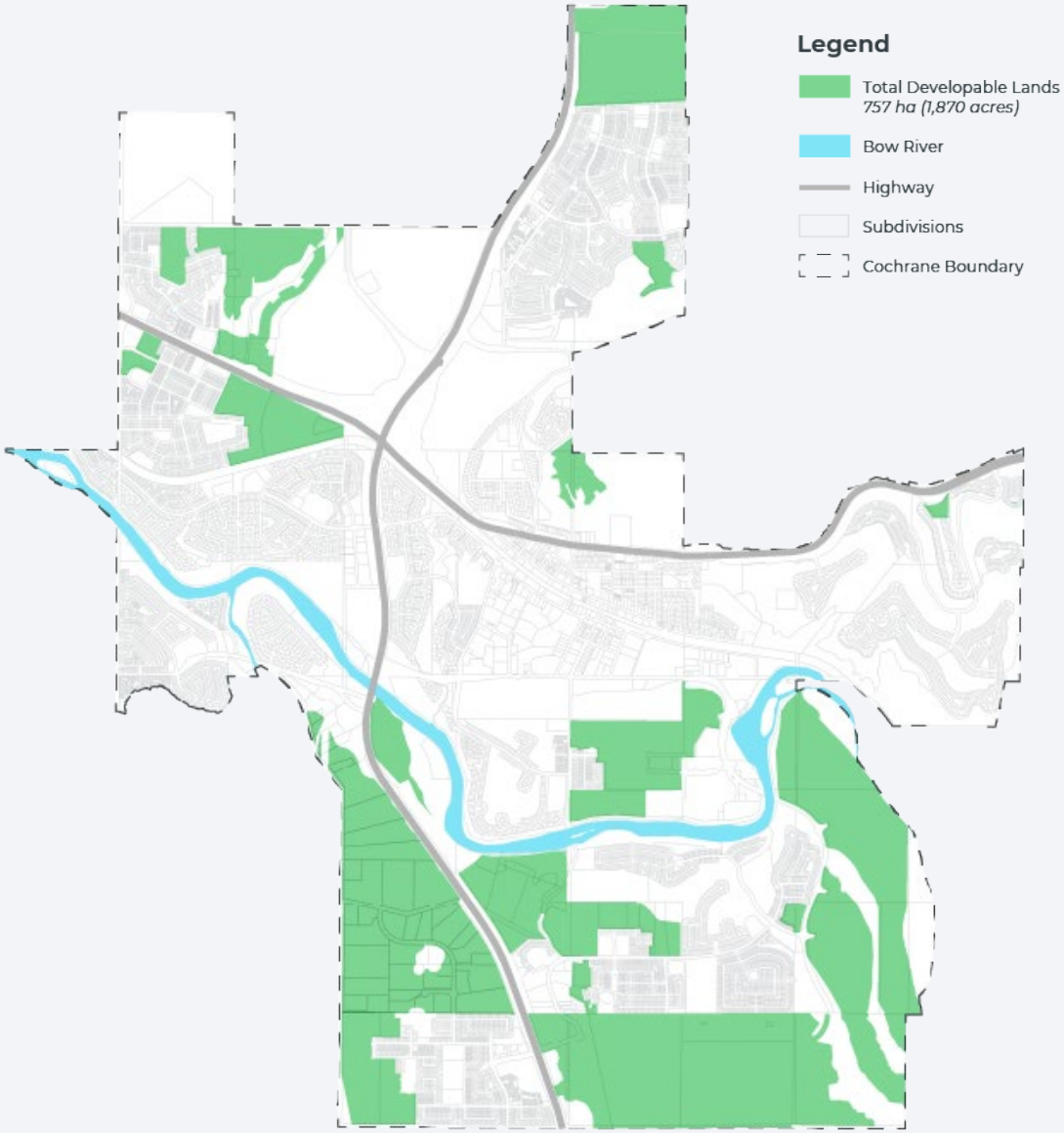
Land within the Town boundary that can feasibly accommodate future growth.

Total Developable Lands

After determining all potential developable lands and removing known constraints, an estimate of the Town's Total Developable Lands can be determined as 757 ha (1,870 acres).

Map 6:

Total Developable Lands



Composition of Developable Lands

Not all lands are equal. Although lands may be able to feasibly accommodate growth, that should not be interpreted that all lands should be developed. Some lands have considerable and know development constraints and will require additional review before accommodating growth (e.g., the type of tenure of the land, if an area has existing planning policy in place or not, and/or the feasibility of servicing), if at all. Other areas have been identified for further planning through local area policy.

Several considerations make some areas more favourable for future community growth.

Composition of Developable Lands

Map 7:
Composition of Total Developable Lands

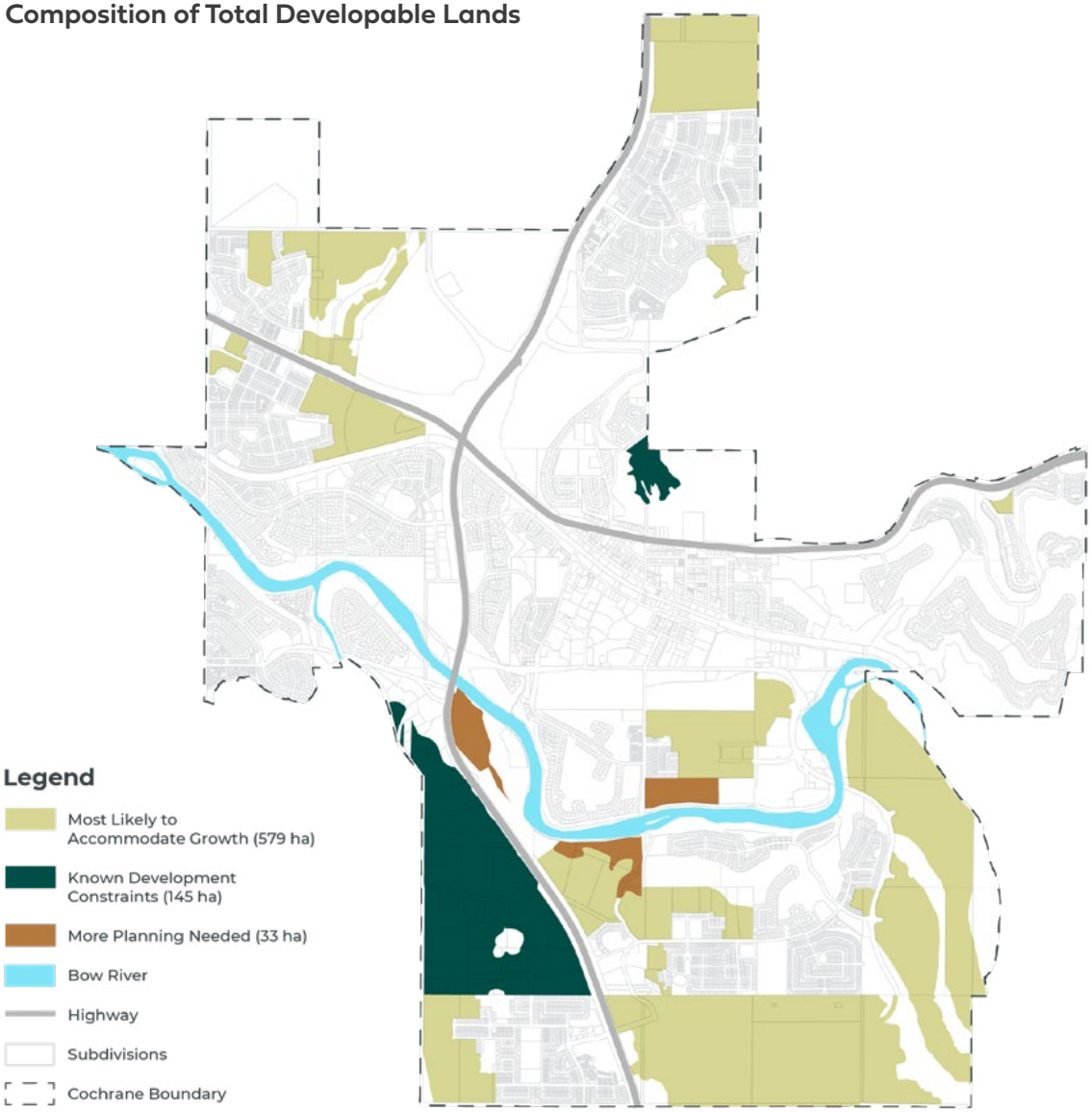
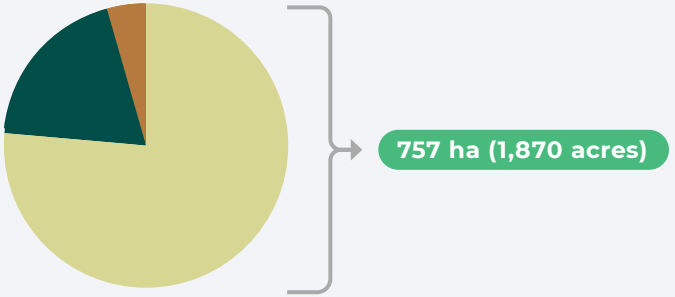


Figure 1:
Composition of Land Supply



579 ha
Lands most likely to accommodate growth

145 ha
Lands with considerable and known development constraints

33 ha
Lands that are special policy areas and require more planning work

Based on the land supply analysis, the Town can assume that 579 ha (1,430 acres) can reasonably support future community growth (i.e., residential and employment uses) within its boundary. These lands do not have any known, significant constraints and have local planning policy directing future development.

CHAPTER 2

Land Demand:

How much residential and employment land does the Town need to meet anticipated community growth?

Overview

The Town's ability to strategically plan for community growth hinges upon its understanding of future residential and employment land needs.

The Town can forecast how much land it might need in the future by modelling different population projection scenarios and understanding the residential and employment land requirements associated with each scenario. With a clear understanding of how growth may occur under different scenarios, the Town can plan towards a preferred vision for growth (i.e., pace and pattern of community growth). In doing so, the Town will be able to:

- better understand upcoming community needs (e.g., thresholds for future emergency services and school sites);
- prepare for infrastructure investments (e.g., water and sanitary sewer upgrades);
- determine the appropriate timing and location of future planning policy to be in place (e.g., downtown planning, future community planning), and;
- better understand how future demands align with current land supply.

What do we mean by Land Demand?

Land demand refers to land that is anticipated to be required by the Town to accommodate projected future residential and employment growth.

Fulfilling land demand often means building homes and/or employment spaces in existing or new neighbourhoods to meet the land needs associated with community growth.

Residential Land Demand

To determine future residential land needs, the Town needs to understand how many people are anticipated to live in Cochrane by 2047, determine what type of housing they will demand, and calculate how much land is needed to accommodate the projected housing need.

Methodology

Population Growth

Population growth is projected by using a common baseline population (i.e., number of people living in an area) and applying different projected annual growth rates to each 5-year age cohort.

Housing Demand

Population growth by each 5-year age cohort is converted into housing demand by structure type in order to indicate how many homes will be required to accommodate future residential growth.

Housing Density

Average densities for housing demand by structure type is used to understand net land requirements for future residential growth.

Residential Land Needs

Additional non-housing components of a neighbourhood (i.e., stormwater infrastructure, neighbourhood commercial, parks, etc.) are added to the net residential land requirements to calculate gross residential land needs.

Population Growth

Growth Trends in Cochrane

Anticipating the Town's population growth is a critical first step in understanding future potential residential land demand.

Since 2001, Cochrane's population has grown at a much faster rate than the Calgary region as a whole. Between 2001 – 2021, the Calgary region grew at 2.2% per year while the Town of Cochrane grew at 5% per year. Cochrane's share of the Calgary region's population also increased from 1.2% in 2001, to 2.0% in 2021.

These historical trends are important inputs to determining Cochrane's anticipated future population growth relative to the Calgary region.

Table 1:

Town of Cochrane's Proportion of Calgary Metropolitan Area (CMA) Population, 2001 - 2021

	2001	2006	2011	2016	2021	Growth 2001-2021
Cochrane	12,041	13,760	17,580	25,853	32,199	167% *(5.0% per year)*
Calgary Region (CMR)	1,021,060	1,160,936	1,311,022	1,498,778	1,590,639	56% *(2.2% per year)*
Cochrane as a % of CMR	1.2%	1.2%	1.3%	1.7%	2.0%	

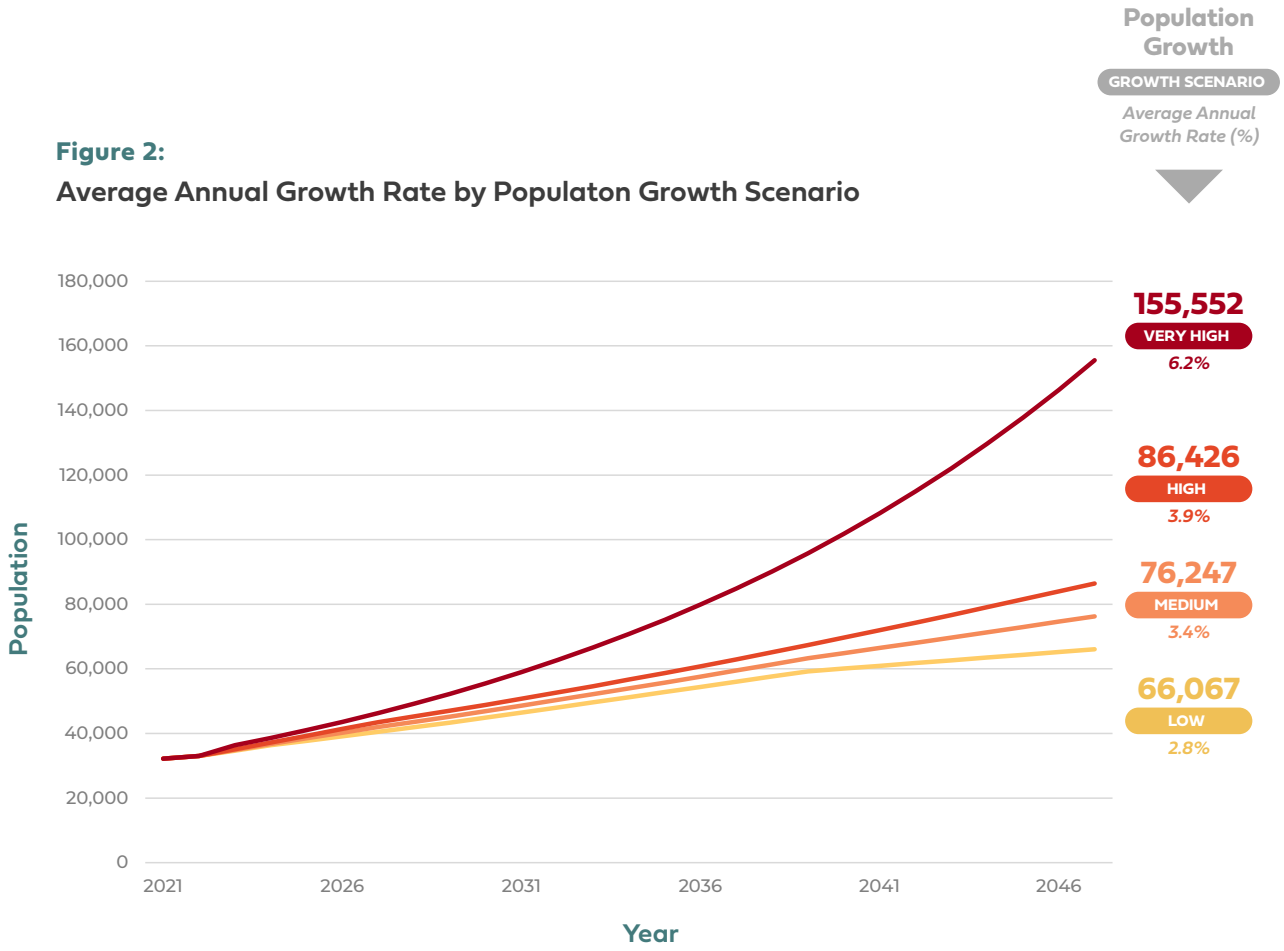
Source: Statistics Canada Census (2001 - 2021).

Population Growth Scenarios

Population projections are prepared using population growth scenarios. A common baseline population must be selected to ensure each population growth scenario begins from a common starting point. The 2021 Census population for Cochrane (32,199 people) was established as the common baseline population for each population growth scenario.

Using the 2021 Census population as a starting point, the Town considered four different population growth scenarios to understand how the Town may grow to the end of 2047. The four growth scenarios apply different annual growth rates to the baseline population and vary in the proportion of growth Cochrane is likely to receive within the Calgary region.

Figure 2:
Average Annual Growth Rate by Populaton Growth Scenario



Why do we project multiple population growth scenarios?

Modeling multiple growth scenarios helps a municipality make informed decisions. By understanding high population growth projections, municipalities can plan for the appropriate land supply to support future growth, including required infrastructure planning. On the other end of the spectrum, low population growth scenarios help municipalities understand and manage risk associated with making investments that rely on growth.

The three Population Growth Scenarios (Low, Medium, and High) utilize population growth data provided by the City of Calgary that was used for their long-range transportation planning process (i.e., Calgary Transportation Demand Modelling), and is broken into 5-year age cohorts. The data includes assumed growth within Calgary region.

After observing recent and historic growth trends, this was determined to be more current than data used by the CMRB to project regional growth.

Data sources for the Population Growth Scenarios are as follows:

- **Low**: Utilized Calgary Transportation Demand Modelling data
- **Medium**: Utilized Calgary Transportation Demand Modelling data but increased the Town's proportionate growth within the Calgary region.
- **High**: Utilized Calgary Transportation Demand Modelling data but increased the Town's proportionate growth within the Calgary region.
- **Very High**: Utilized the average annual growth rate that the Town has experienced in the last ten years (2001-2021).

VERY HIGH

The Very High growth scenario was modeled and included in the Growth Study in order to demonstrate what population growth in the Town might look like if the community continues to grow at this average annual growth rate (6.2%). However, this growth rate is likely not sustainable or realistic to assume over a 25-year period. As communities grow the number of people moving to the community may continue to increase but the percentage of annual growth tends to decline. The purpose of modeling the Very High growth scenario was to help the Town understand what land demands may look like in the short-term if the Very High growth rate continues to persist.

Table 2:
Population Growth Scenarios

Population Growth Scenario	Average annual growth rate	Population by 2047 (people)	Population as a percentage of the Calgary region in 2047
LOW	2.8%	66,067	2.6%
MEDIUM	3.4%	76,247	3.0%
HIGH	3.9%	86,426	3.4%
VERY HIGH	6.2%	155,552	6.1%

Housing Demand

Population projections from the four growth scenarios are translated into future housing demand projections by utilizing Census data that tracks the demand for housing types (i.e., single-detached, ground-oriented multi-family homes and apartments (i.e., townhouses, duplexes)) by age group.

As the demographics of Cochrane change, the Town is likely to experience a change in demand for different housing types (e.g., a family that may have needed a single-detached home while children were growing up may want a smaller ground-oriented family home or apartment once children are no longer living at home).

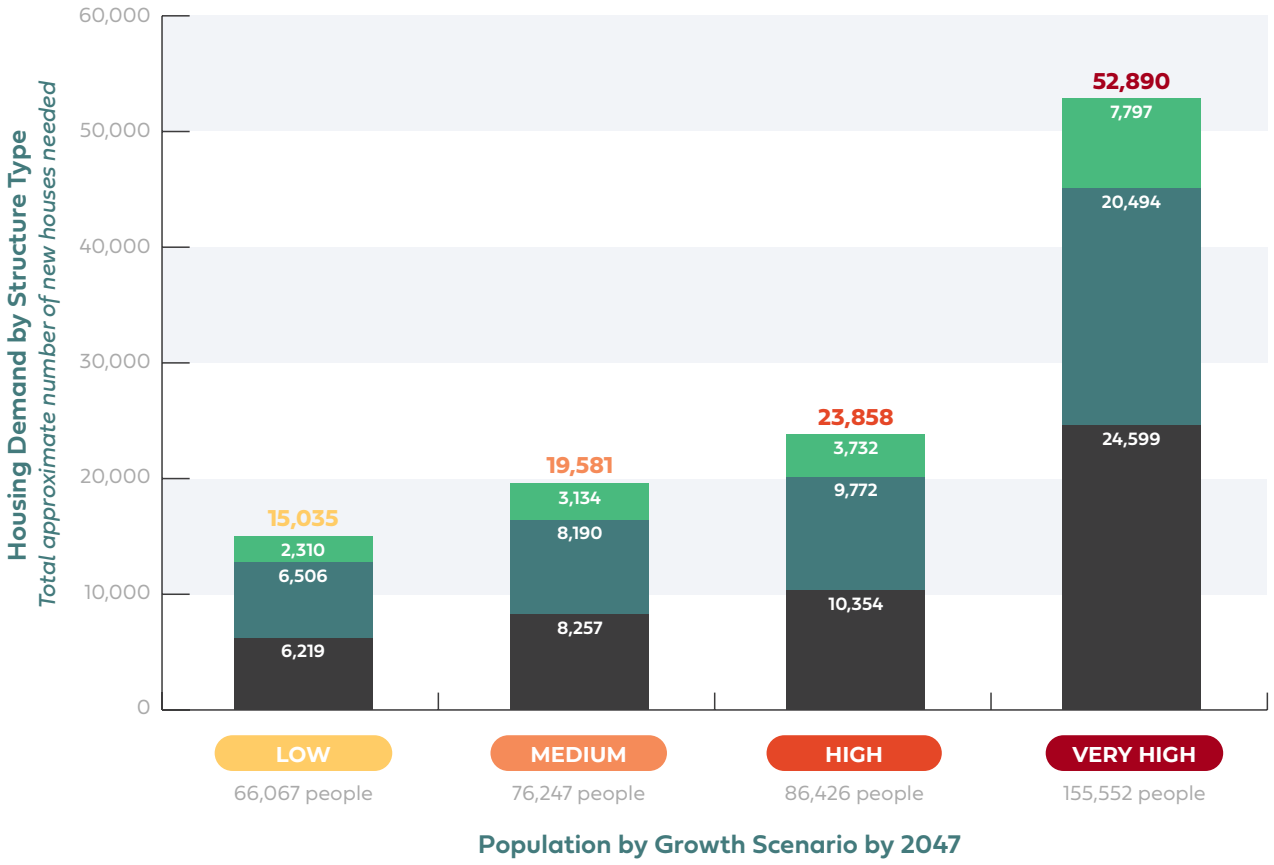
Understanding this data is helpful in forecasting future housing demand because it gives an indication of how housing demand by structure type will change year-over-year due to both population growth and changing age profiles.

Single-detached

Ground-oriented multi-family

Apartment

Figure 3:
Population Growth Scenario Comparison of Housing Demand by Structure Type, 2022-2047



Housing Density

The land required to accommodate future housing demand is calculated by taking the total approximate number of new houses and applying reasonable net residential density assumptions by structure type.

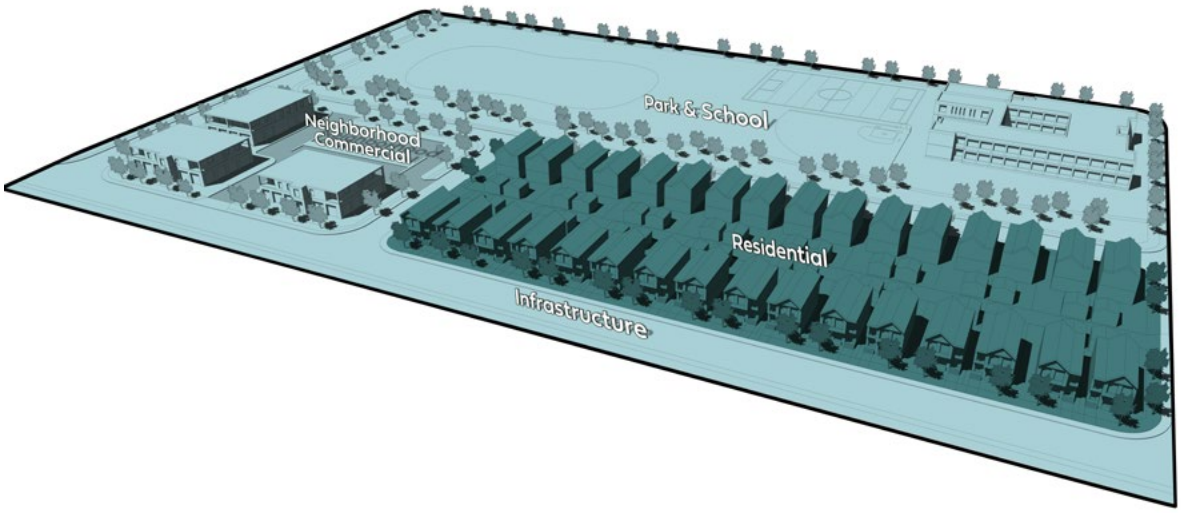
Net residential density assumptions were developed by reviewing and analyzing units per ha in developing and recently developed communities in the Town (i.e., Riversong, Fireside, Heartland, and Sunset Ridge). From this review, the following densities were established to convert housing demand to land requirements:

- Single-detached homes:
  25 units per net ha
- Ground-oriented family:
  45 units per net ha
- Apartments:
  185 units per net ha

Land requirements resulting from this initial density calculation account for only residential components of a neighbourhood. To determine total residential land demand, or gross residential land demand, non-housing land required to support residential growth must be considered to estimate total residential land demand.

This is called a net to gross land demand estimate.

Figure 4:
Net Residential Area v. Gross Residential Area



Net Residential Area: Land in a community that only includes areas used for residential uses.

Gross Residential Area: Land in a community that includes areas for residential uses as well as employment uses such as parks, neighbourhood commercial, roads and infrastructure.

Residential Land Needs

Gross residential land area is calculated by adding non-housing components (i.e., roads, neighbourhood commercial, open space and parks, stormwater management infrastructure, etc.) to net residential land demand estimates by structure type. By doing a net to gross land demand estimate, the land area for future community growth accurately reflects the land required to develop a complete community.

To calculate a residential net to gross land demand estimate, the relationship between net and gross areas in six of the Town's newer neighbourhoods were analyzed, as well as net to gross development patterns in comparable municipalities. From this analysis, it was calculated that the gross land areas, on average, have 34% more land than the net residential areas. This average factor was applied to the total net residential land demand in order to calculate total gross residential land demand for each growth scenario.

Table 3:

Total Gross Residential Land Demand, 2022-2047

Population Growth Scenario	HOUSING DEMAND BY STRUCTURE TYPE		Total Net Residential Land Demand (ha)	Total ***GROSS*** Residential Land Demand (ha)
	Units *(i.e., Approximate number of new houses needed by housing structure type)*	**Net Residential Land Demand (ha)** *(i.e., Estimated land area for new houses by housing structure type)*		
LOW	Single detached homes: **6,219** Ground-oriented family: **6,506** Apartment: **2,310**	Single detached homes: **249 ha** Ground-oriented family: **145 ha** Apartment: **13 ha**	407 ha	**614 ha**
MEDIUM	Single detached homes: **8,257** Ground-oriented family: **8,190** Apartment: **3,134**	Single detached homes: **331 ha** Ground-oriented family: **182 ha** Apartment: **17 ha**	530 ha	**800 ha**
HIGH	Single detached homes: **10,354** Ground-oriented family: **9,772** Apartment: **3,732**	Single detached homes: **415 ha** Ground-oriented family: **218 ha** Apartment: **21 ha**	654 ha	**985 ha**
VERY HIGH	Single detached homes: **24,599** Ground-oriented family: **20,494** Apartment: **7,797**	Single detached homes: **984 ha** Ground-oriented family: **456 ha** Apartment: **43 ha**	1,483 ha	**2,238 ha**

Employment Land Demand

To determine future employment land needs, the Town used the following methodology: projected population numbers were utilized to identify how many new jobs will be in Cochrane by 2047, forecasted and distributed the new jobs by employment sector, and associated the employment sectors with broad land use categories and their job densities in order to project future employment land needs by land use category.

What do we mean by employment land?

Employment land refers to areas in the Town where community members go to work, learn, and meet their everyday needs (i.e., regional commercial and retail, hospitals, religious facilities, etc.). As a community grows, it is important to understand how much land employment activities may need in the future to serve projected population numbers.

Methodology

Population Growth

Population projections from the four population growth scenarios (low, medium, high and very high) are used to forecast the number of new jobs.

Jobs Per Industry

The number of forecasted new jobs are distributed across numerous employment sectors based on the Town's employment profile in 2016 from Statistics Canda.

(Employment data from 2021 census was not available at the time of analyzing the data).

Land Use Categories

Employment sectors and their associated new number of jobs are sorted into broad land use categories (i.e., commercial, industrial, institutional).

Employment Land Needs

Job densities associated with broad land use categories are applied to the number of jobs attributed to commercial, industrial, and institutional uses in order to project future land needs by land use category.

Population Growth

Similar to determining residential land needs, a common baseline population must be selected when projecting employment land demand.

It is important to note that 2021 Census data related to employment is highly skewed. The 2021 Census was conducted at a time when many office-based employees were working the majority or all of their time at home due to the Covid-19 pandemic. As a result, the 2021 Census data does not accurately reflect future employment land needs for the Town and cannot solely be used to arrive at a common employment baseline. Instead, the 2016 Census data and regional projected employment forecast data from the City of Calgary were combined to estimate baseline employment numbers. From this process, the common employment baseline (i.e., number of jobs in Cochrane in 2021) was determined at 8,790 jobs.

To calculate the approximate number of new jobs in Cochrane by 2047 under each population growth scenario, the average annual growth rate from each population growth scenario was applied to the baseline jobs number (8,790 jobs).

Table 4:
Job Growth by Population Growth Scenario

Population Growth Scenario	Population by 2047	Job Growth (i.e., Approximate total number of new jobs by 2047)
LOW	66,067 people	7,687 jobs
MEDIUM	76,247 people	10,316 jobs
HIGH	86,426 people	13,360 jobs
VERY HIGH	155,552 people	33,628 jobs

Jobs Per Industry

The number of new jobs anticipated in Cochrane will occur across different employment sectors.

For example, three employment sectors in Cochrane that are anticipated to witness the highest growth by 2047 include construction (15%), professional/scientific/technical services (13%), and health care and social assistance (13%).

Land Use Categories

Employment sectors are categorized into broad land use categories that have associated job densities per ha in order to project future employment land requirements. To complete this step, the Town used broad land use categories based on the existing Land Use Bylaw: Commercial, Industrial and Institutional. The following generalized descriptions were used to split different employment sectors into each broad land use category.

Commercial: Employment sectors that primarily serve the local resident population retail and service needs with some regional serving and tourism uses.

Industrial: Employment sectors that often involved activities related to production, distribution, and repair, and support other employment sectors in Town and the broader region.

Institutional: Employment sectors that provide public service or community amenity.

Employment Land Needs

Table 5:

Land Required to Accommodate Projected Employment Growth by Land Use, 2022-2047

Land Use Category	Sample of Employment Sectors included in Land Use Category*	Job Densities Per ha**	RANGE OF EMPLOYMENT LAND DEMAND (HA)			
			Low Growth	Medium Growth	High Growth	Very High Growth
Commercial	Informational and cultural industries Finance and insurance Professional, scientific, and technical services	73 jobs per ha	37 ha	49 ha	64 ha	161 ha
Industrial	Manufacturing Transportation and Warehousing Forestry	94 jobs per ha	7 ha	9 ha	11 ha	25 ha
Institutional	Educational services Health care and social assistance	30 jobs per ha	55 ha	69 ha	91 ha	242 ha
			99 ha	**127 ha**	**166 ha**	**428 ha**

***** This is not an exhaustive list of employment sectors split into the broad land use categories; rather, these are examples used to demonstrate methodology of attributing varying employment sectors into land use categories with associated job densities.

****** Job densities were estimated based on GIS spatial data calculations and Census employment data.

Insights from local businesses

Through the development of the Growth Study a business-competitiveness review was conducted to understand the current business landscape in the Town with consideration of the broader Calgary Metropolitan Area (CMA) context. The review was completed by analyzing custom data sets from the 2021 Statistics Canada Census and facilitating interviews with key employers in Town. The following findings provide information to the Town on current and future business sector trends:

- **Cochrane has historically strong sectors**. Industry sectors (i.e., manufacturing and construction) remain strong and growing at a faster rate than the CMA.
- **The Town has emerging employment sectors**. Information and cultural industries and professional and scientific services experienced the highest employment rates in Town from 2006-2021.
- **Cochrane offers an attractive lifestyle**. Employees and employers alike appreciate the Town's proximity to the mountains and the lower benchmark housing price ($534,000 in Cochrane compared to $570,000 in the City of Calgary as of 2023).
- **Limited industrial land**. Local businesses shared that industrial land within the Town's boundary is scarce and means that key industrial employers are starting to experience a difficult decision: stay in Cochrane for convenience and quality of life considerations for employees but pay higher costs for land or relocate operations to other areas in the CMA (e.g., Calgary or Rocky View County) and experience cost savings given the lower land costs and increased availability of industrial space.

Total Land Demand

Total land demand is determined by adding residential land and employment demand together in order to estimate how much total land the Town will likely need to accommodate projected community growth to the end of 2047.

The total demand for land can be accommodated in a variety of ways within a community. Residential and employment needs can be met through redevelopment in established areas (Established Area Development), occupation of land in new communities that has been subdivided but is not yet occupied (Unoccupied, Subdivided Land), or it can be accommodated through the development of land not yet subdivided or developed (Future Community Development).

Methodology

Ways to Accommodate Growth	What do we mean by this?
Future Community Development	Developing vacant, planned land areas in Town boundary.
Established Area Development	Developing parcels of land that are vacant and within existing built-up Town areas, or that are occupied by existing structures or uses that are planned for replacement by more intensive development. For the purposes of the Growth Study, infill development only includes development that creates new units or intensifies an area. It does not include replacement of the same housing structure type or master planned developments (e.g., The Quarry and Greystone). Master planned developments have been considered as Future Community Development.
Unoccupied, Subdivided Land	Building homes and/or employment spaces on lands that are already subdivided but not yet occupied.

The table below follows the total land demand calculation by adding together the total residential and employment land demand for each population growth scenario.

Table 6:

Total Land Demand by Population Growth Scenario

Population Growth Scenario	Residential Land Demand (ha)	+	Employment Land Demand (ha)	=	Total Land Demand to 2047
LOW	614	+	99	=	713 ha
MEDIUM	800	+	127	=	927 ha
HIGH	**985**	**+**	**166**	**=**	**1,151 ha**
VERY HIGH	2,238	+	428	=	2,666 ha

Selecting the High Growth Scenario as Baseline Total Land Demand

The Growth Study shows the total land demand for low, medium, high, and very high population growth scenarios because each scenario demands different land areas to support future community growth.

However, for the purpose and remainder of the Growth Study, the Town selected the high growth scenario. This growth scenario is a reasonable assumption as it assumes that the Town will continue to experience a trendline of growth similar to what the Town witnessed between 2006-2021 (3.9% average annual growth rate).

Unoccupied Subdivided Lots

As of December 31, 2022, the Town had approximately 88 ha of land that was subdivided but not yet occupied. To achieve an accurate representation of lands needed to accommodate future growth, the subdivided but not yet occupied lands must be netted from the total land demand.

Future Land Demand

To find out how much land the Town might need in the future to accommodate residential and employment growth, unoccupied, subdivided land capacity within the Town boundary was netted out of the Town's total land demand.

Using the high growth scenario, the Town is projected to need approximately 1,063 ha to accommodate future community growth. The Town can accommodate growth by absorbing development in established areas or through future community development.

Table 7:

Future Land Demand - Net Unoccupied, Subdivided Lots

Population Growth Scenario	Total Land Demand to 2047	Net Unoccupied, Subdivided Lots	Future Land Demand
HIGH	1,151 ha	88 ha	±1,063 ha

How does the Town's land supply compare to future land demand?

Projected growth and associated future land demand is greater than the existing land supply within the Town's current municipal boundaries.

Using the high growth scenario, the Town has a land supply/demand deficit of +/- 500 ha over the next 25 years.

Table 8:

Land Supply/Land Demand Comparison

	HIGH GROWTH SCENARIO
Land Supply	Future Land Demand
±579 – ±757 ha	±1,063 ha
Lower range (579 ha) reflects lands most likely to accommodate growth and accounts for areas in Town (178 ha) that have considerable and known development constraints.	Estimate includes projected residential and employment land needs.

When does the Town run out of land?

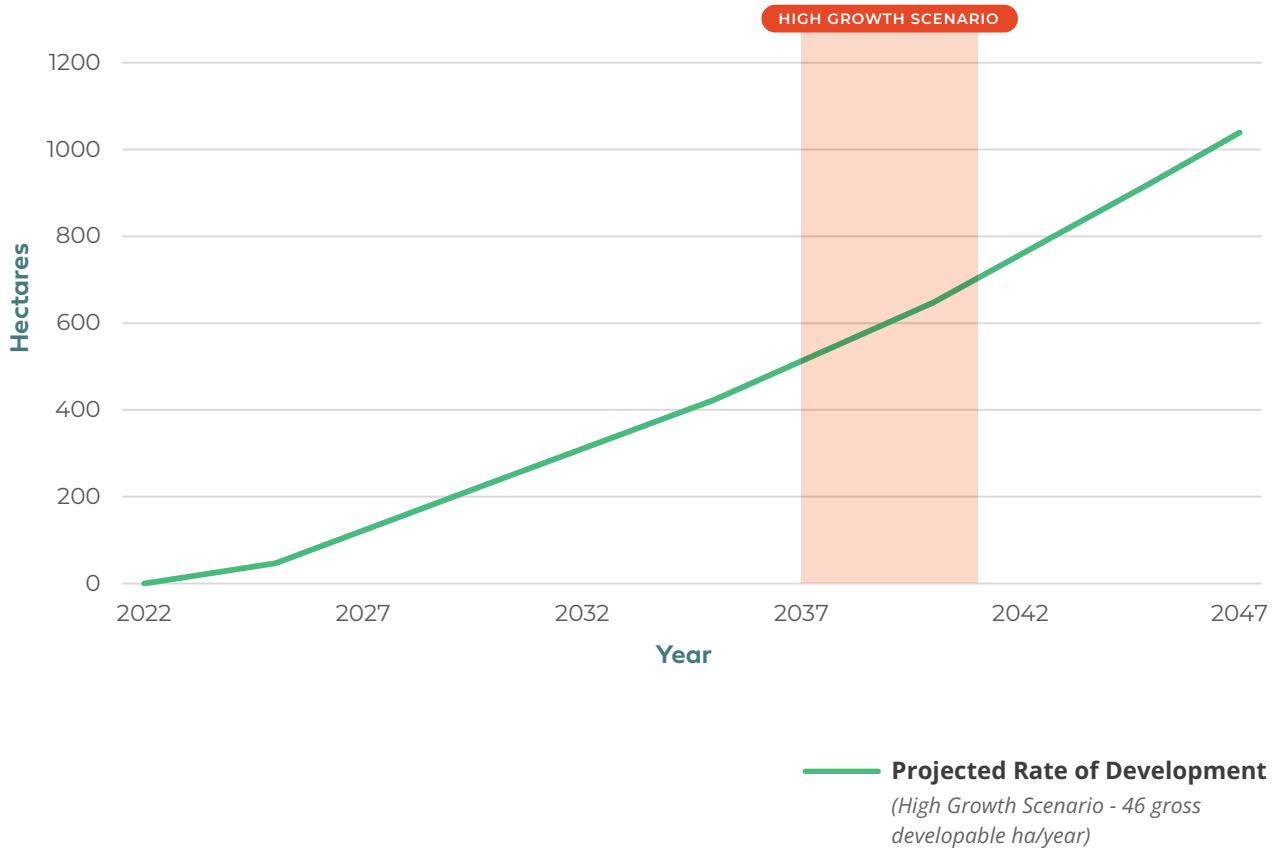
In 2023, the Town experienced approximately 40 ha of development.

This rate of development is largely in line with the average rate of development projected using the high growth scenario (i.e., 46 gross developable ha/year). To understand when the Town is likely to run out of its existing land supply, the projected average rate of development (46 ha) was extrapolated over a 25-year period (until 2047).

Using this methodology, of projected development occurring at the noted high growth scenario rate (46 ha/year), the Town can likely anticipate running out of land between 2037 – 2041.

If the Town continues to grow as it has for the past ten years (2011-2021) (i.e., an average annual growth rate of 6.2%), the Town will run out of land in approximately 2033.

Figure 5:
Land Supply Time Horizon



CHAPTER 3

Land Suitability for Future Growth

What lands within the Town boundary are best positioned to accommodate future community growth?

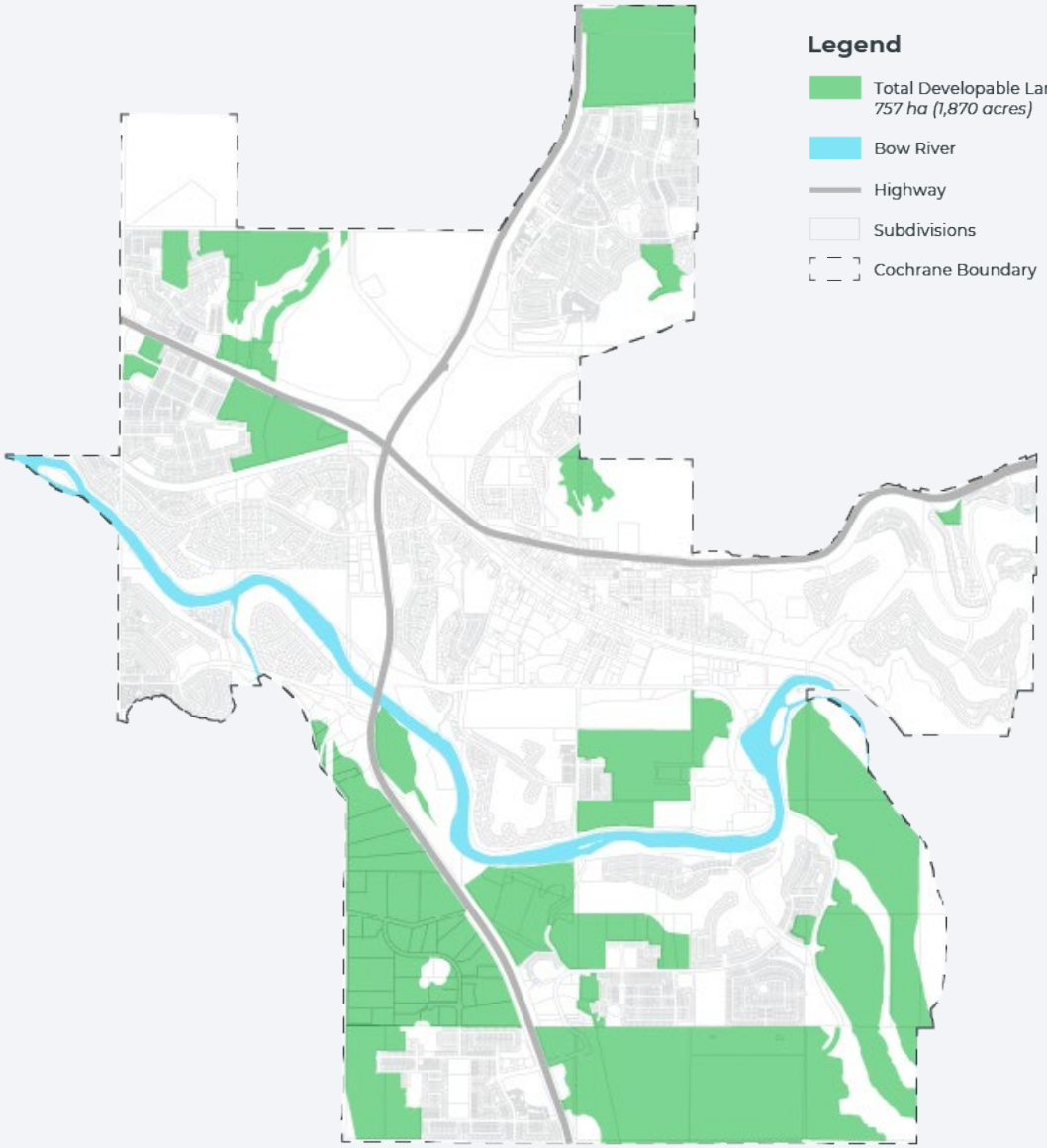
Assessing the Town's Land Supply

To strategically plan for Cochrane's future, it is prudent for the Town to take stock of its land supply and identify what remaining lands within the Town boundary are most suited to support future community growth.

In the previous Chapters, it was articulated that if the Town's pattern of growth continues down the same path, then the anticipated land demand over the next 25 years will exceed the current supply of land with the Town boundary.

This outlook is important to understand for the Town to reflect on its ability to accommodate projected growth at a macro-level. Further, it is also important for the Town to have visibility as a municipality around the readiness of its current land supply to meet growth on a short-, medium- and long-term basis. For example, how is the Town's land supply positioned through planning policy and servicing to advance development. Additionally, for those lands within the Town's land supply that do not have local planning policy, how suitable are these lands to support future growth?

Map 8:
Total Developable Lands



Planned and Serviced Lands

A way to assess "development readiness" is to categorize the Town's existing land supply based on planning approvals ("Planned lands") and infrastructure servicing ("Serviced Lands").

Targeting a baseline inventory of planned and serviced land supply can be a useful tool utilized by municipalities to ensure lands remain available and/or in the "que" to develop and support future growth needs. It also ensures that the municipality is thinking about the long-term needs of the community. As a reference point, The City of Calgary targets a planned land supply of 15 years and a serviced planned land supply of 3 to 5 years.

Planned Lands: Lands where there is approved local level planning policy in place to guide future development.

Serviced Lands: Lands where there is constructed off-site infrastructure (water, wastewater, transportation, stormwater, and emergency services).

Planned Lands

Most of the Town's land supply is planned land (731 ha) and is already designated for what type of growth it will accommodate in the future (i.e., residential, commercial, industrial).

As outlined in Figure 6, the Town has roughly 621 ha of planned land that is allocated to future residential growth. In comparison, the previous chapter calculated that in order to accommodate anticipated residential demand over the next 25-year period, the Town needs 985 ha of residential land.

Similarly, the Town has 58 ha of planned land earmarked for employment uses (i.e., commercial and industrial); however, in order to meet anticipated demand by 2047, the Town is likely to need 166 ha of land for employment uses.

Based on the planned lands by land use and anticipated land demand, the Town has a planned land demand deficit. Depending on the population growth scenario, some of the anticipated land demand can be absorbed by unplanned lands and/or lands that are anticipated to update their planning policy.

As unplanned lands are going through the planning process the Town should consider the projected needs of the community (e.g., housing types, employment needs, etc.), and the suitability of the lands to accommodate such uses through different lens', including: environmental, land ownership, employment and off-site infrastructure considerations.

Why does this matter for long-term growth?

Understanding how much of its overall land supply is planned and for what type of use (i.e., residential, commercial, industrial) allows the Town to take stock of what type of growth is planned for, and what type of growth will be required to meet projected land demands.

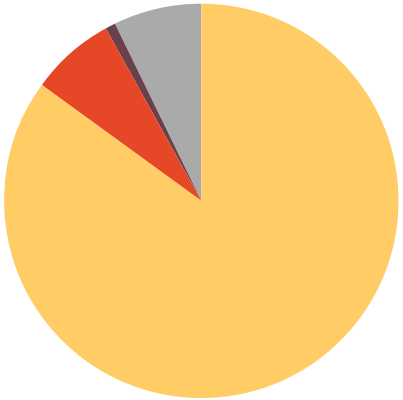
Table 9:

Future Projected Land Use Needs

HIGH GROWTH SCENARIO

Type of Growth	**Total Land Demand (ha)** *Next 25 years*	**Net Unoccupied, Subdivided Lots (ha)**	**Total Land Demand (ha)** *Net Unoccupied, Subdivided Lots and not including Unplanned Lands*	**Planned Lands (ha)** *Within Current Land Supply (and not including Future Study Areas)*	**Planned Lands Deficit (ha)** *Next 25 years*
Residential	985	79	906	621	285
Employment (Commercial & Industrial)	166	9	157	58	99
TOTAL	**1,151**	**88**	**1,063**	**679**	**384**

Figure 6:
Planned Land by Land Use



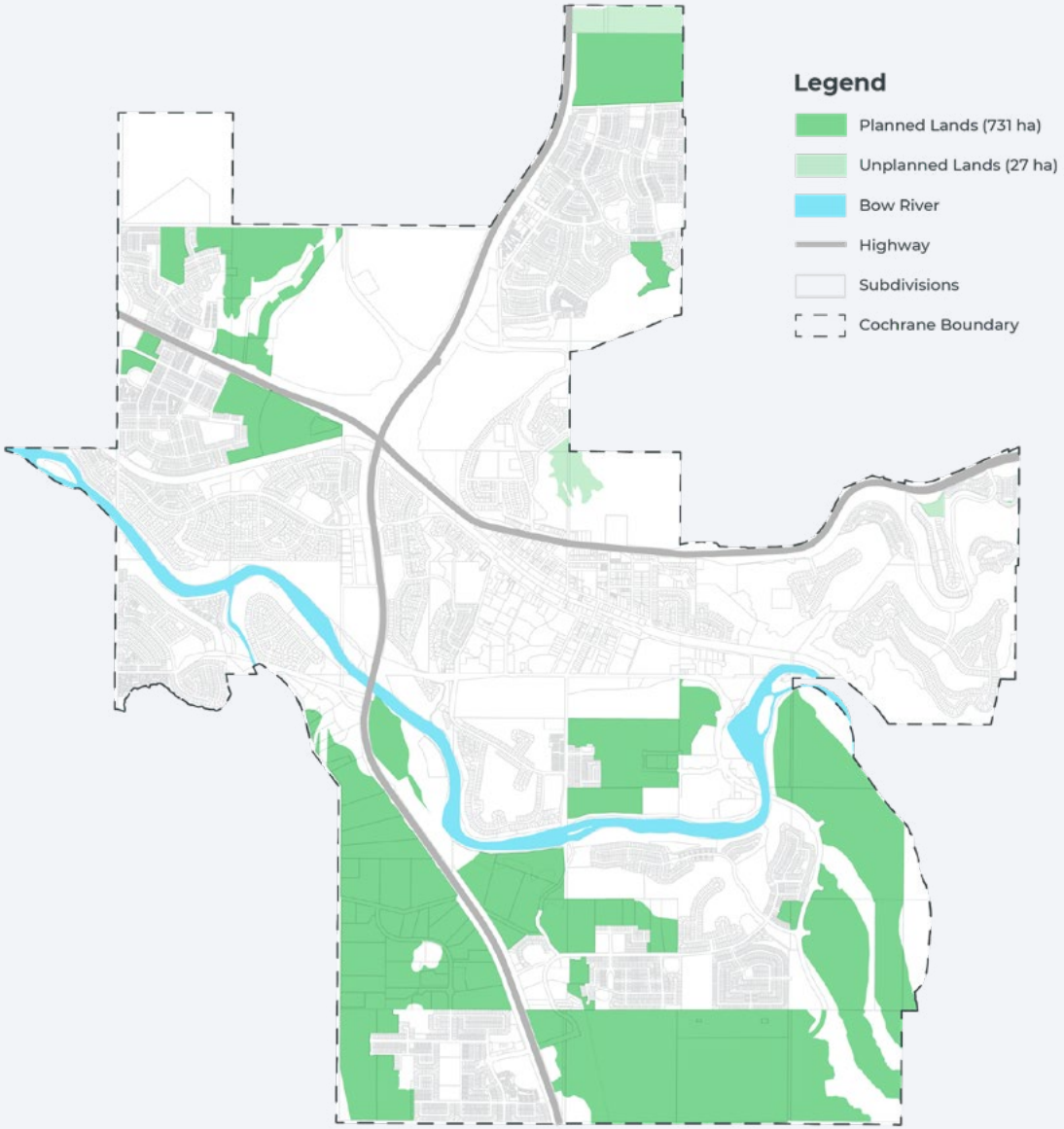
621 ha - (85%) Residential

48 ha - (7%) Commercial

10 ha - (1%) Industrial

52 ha - (7%) Future Study Area

Map 9:
Planned Lands



Serviced Lands

Another critical step for lands to develop and support future growth is for off-site infrastructure servicing (water, wastewater, transportation, stormwater and fire services) to be in place prior to development proceeding.

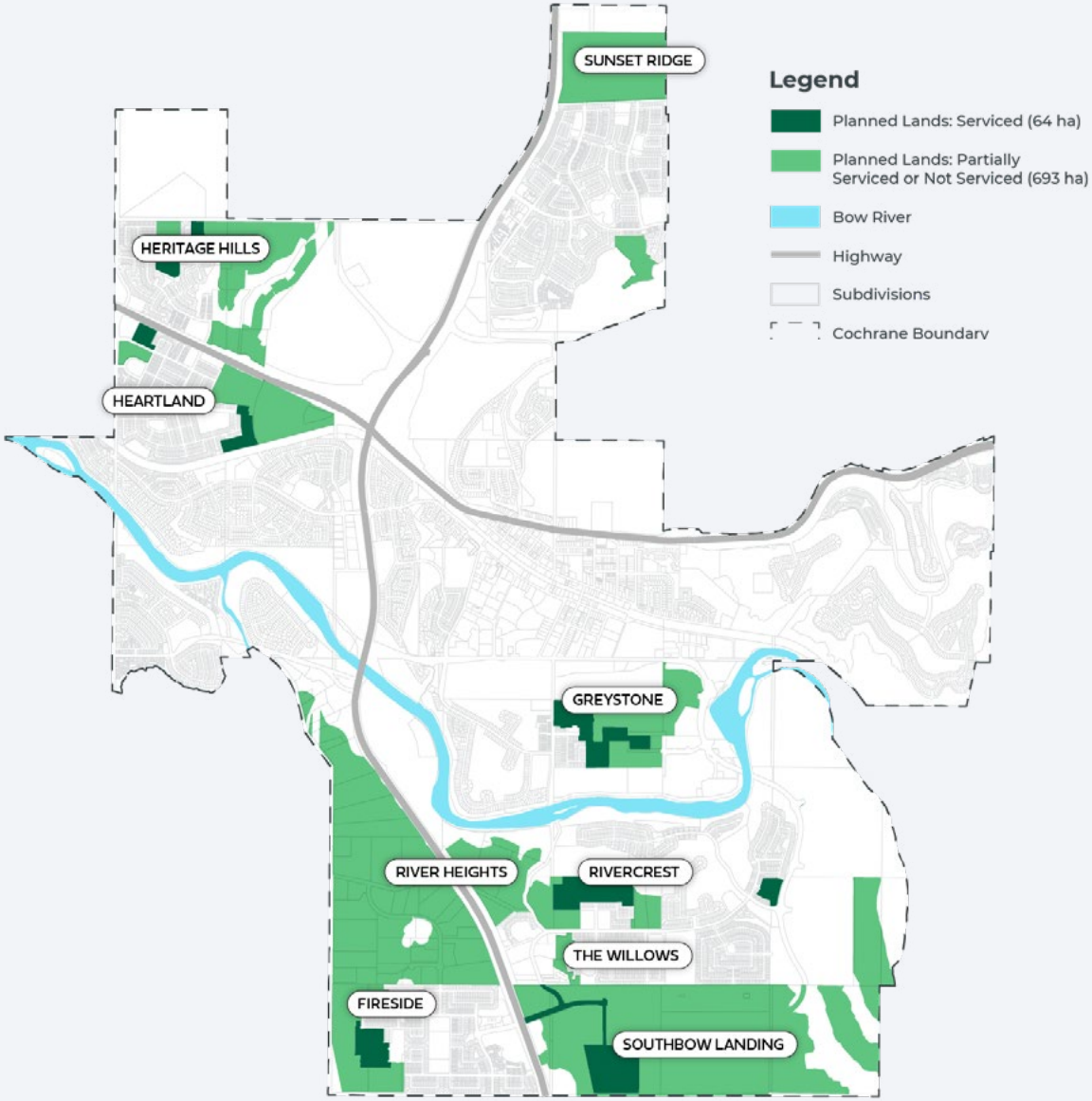
Based on this preliminary analysis, the Town has 88 ha of land that is subdivided but not occupied as of December 31, 2022, and 64 ha of serviced planned lands, for a total of 152 ha of serviced, planned lands.

When assessing lands for future development, the Town should consider establishing a target (i.e., a number of years of serviced lands) to ensure lands are always available to support future growth.

Why does this matter for long-term growth?

Understanding how much of its overall land supply has sufficient off-site infrastructure and associated capacity indicates to the Town how quickly development may be able to advance or what improvements are needed to support future growth, as well as which party (i.e., developer, Town, or other) is responsible for advancing (i.e., financing, designing, constructing) required off-site infrastructure servicing.

Map 10:
Planned Lands - Servicing Assessment



Different Levels of Servicing

Planned - Serviced

Refers to developable areas that capital infrastructure and capacity for transportation, water, sanitary, storm, and fire services are available for development. These areas consist of subdivided and unsubdivided lands located in new communities without any capital infrastructure constraints for development.

Planned - Partially Serviced or Not Serviced

Refers to developable areas where full buildout cannot occur until at least one of the major infrastructure categories is improved or upgraded.

Overview of Planned Lands

Heritage Hills

Township Road 262 is planned for improvement to allow the remaining lands in Heritage Hills to develop. It is expected that this improvement will be developer front-ended and funded.

Widening improvements along Highway 1A have been identified by Alberta Transportation and Economic Corridors (ATEC). These lands contribute to traffic along this corridor, but specific triggers for this upgrade have not been assigned. These improvements are not within the Town's Off-Site Levy Bylaw, and how the project will be front ended is yet to be determined.

Intersection improvements at Highway 1A and Horse Creek Road have been identified through Traffic Impact Assessments (TIAs). These lands contribute to traffic along this corridor, but specific triggers for this upgrade have not been assigned. These improvements are not within the Town's Off-Site Levy Bylaw, and how the project will be front ended is yet to be determined.

Heartland

These lands are serviced through the main pressure zone reservoir. It is anticipated that expansion of this reservoir will be triggered in the near term, but it is not currently within the Town's approved budget. Depending on how development moves forward, these lands may trigger this upgrade. This project is within the Town's levy program, but how the project will be front-ended is yet to be determined.

Widening improvements along Highway 1A have been identified by ATEC. These lands contribute to traffic along this corridor, but specific triggers have not been identified. These improvements are not within the Town's Off-Site Levy Bylaw, and how the project(s) will be front ended is yet to be determined.

Sunset Ridge

To support the full buildout of Sunset Ridge, an intersection improvement at Highway 22 is required on the north side of the plan area. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's Off-Site Levy Bylaw will assist in the recovery of the costs.

Greystone

These lands are serviced through the main pressure zone reservoir. It is anticipated that expansion of this reservoir will be triggered in the near term, but it is not currently within the Town's approved budget. Depending on how development moves forward, these lands may trigger this upgrade. This project is within the Town's Off-Site Levy Bylaw, but how the project will be front ended is yet to be determined.

Greystone is responsible for increasing the capacity of Griffin Rd. adjacent to the plan area.

Southbow Landing

The Southbow Landing lands are within the River Heights Reservoir and Pump Station catchment. Expansion of the River Heights Reservoir and Pump Station has been triggered by development within the catchment. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's Off-Site Levy Bylaw will assist in the recovery of the costs.

The eastern section of this development (the "lower bench") does not have adequate fire service coverage. A road connection through the lands to the north is necessary to provide this coverage.

To support the buildout of Southbow Landing, an intersection improvement at Highway 22 and James Walker Trail (JWT) is required. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's Off-Site Levy Bylaw will assist in the recovery of the costs.

An additional intersection improvement south of the Town boundary is required to support the Southbow development. This improvement is not currently within the Town's Off-Site Levy Bylaw, but cost sharing is anticipated.

Finally, JWT arterial roadway will be constructed to service this development. Construction of the first two lanes adjacent to Southbow are the developer's responsibility to fund, and the Town will eventually be responsible for construction of the second two lanes.

The Summit of Riversong

The Summit of Riversong lands are within the River Heights Reservoir and Pump Station catchment. Expansion of the River Heights Reservoir and Pump Station has been triggered by development within the catchment. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's Off-Site Levy Bylaw will assist in the recovery of the costs.

To support the buildout of the Summit of Riversong lands, an intersection improvement at Highway 22 and James Walker Trail (JWT) is required. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's Off-Site Levy Bylaw will assist in the recovery of the costs.

Rivercrest, The Willows, and River Heights

These lands are within the River Heights Reservoir and Pump Station catchment. Expansion of the River Heights Reservoir and Pump Station has been triggered by development within the catchment. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's Off-Site Levy Bylaw will assist in the recovery of the costs.

To support the buildout of these lands, an intersection improvement at Highway 22 and James Walker Trail (JWT) is required. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's Off-Site Levy Bylaw will assist in the recovery of the costs.

Fireside

The Fireside lands are within the River Heights Reservoir and Pump Station catchment. Expansion of the River Heights Reservoir and Pump Station has been triggered by development within the catchment. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's Off-Site Levy Bylaw will assist in the recovery of the costs.

Rolling Trails

The Rolling Trails lands are within the River Heights Reservoir and Pump Station catchment. Expansion of the River Heights Reservoir and Pump Station has been triggered by development within the catchment. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's Off-Site Levy Bylaw will assist in the recovery of the costs.

To support the buildout of Rolling Trails, an intersection upgrade at Highway 22 and Rolling Range Drive is required. In alignment with the Town's Off-Site Levy Bylaw, this project is anticipated to be developer front-ended.

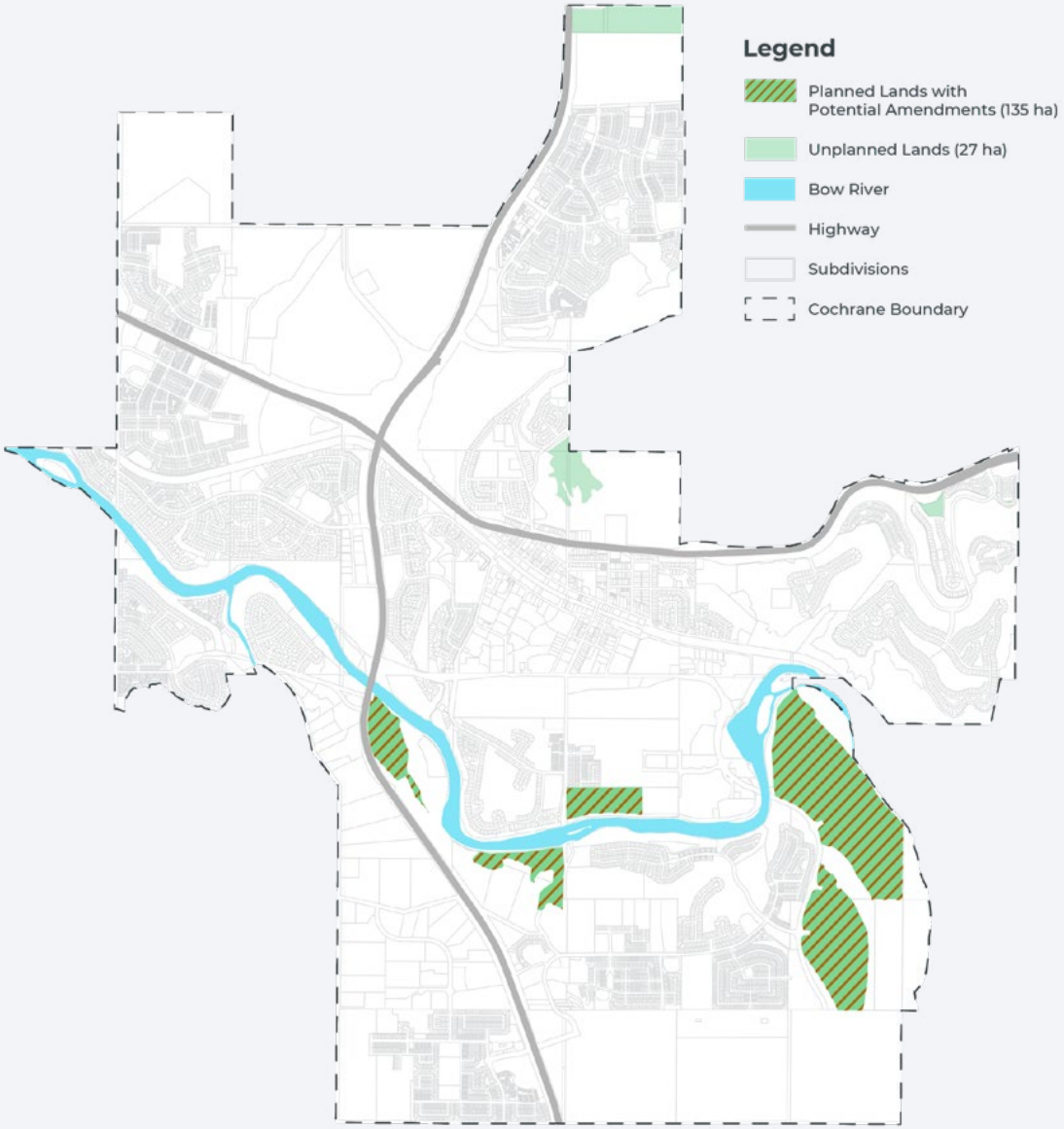
Unplanned Lands

The remaining lands in the Town's land supply are either lands that do not have local level policy (27 ha), or lands that have outdated local level policy and require policy amendments (135 ha). These lands are collectively referred to as unplanned lands.

The Town has the potential to leverage unplanned lands to accommodate future community growth needs. Analyzing the suitability of these lands will help inform the Town's decision-making around these lands in the future.

Map 11 identifies planned lands that have outdated local level planning policy in place. As the Town considers potential pathways to accommodate future community growth, these lands (indicated by the hatch) could be leveraged through potential amendments to absorb additional intensity of people and jobs.

Map 11:
Unplanned Lands



Land Suitability Assessment

Unplanned Lands

Desktop assessments for the unplanned lands were completed and included:

Environmental considerations
An assessment of existing ecological conditions.

Land ownership considerations
An assessment of land ownership composition.

Employment land considerations
An assessment of spatial criteria supportive of employment land uses.

Off-site Infrastructure considerations
An assessment of infrastructure capacity to support future growth.

The land suitability assessments highlight specific considerations for the Town to reference when considering what type of community growth is likely to be accommodated within the current land supply.

It is important to note that there is no final output that layers and weights all four suitability considerations into one map that recommends how the Town best utilizes the unplanned lands, if at all. Rather, each output layer provides baseline information that will inform discussion, alongside other planning related factors, about the trade-offs to different growth decisions, and help determine thresholds that may guide the Town to develop or not develop certain parcels of land and/or influence certain uses to be located in particular areas.

How we define land suitability and why is it important to consider?

Land suitability is the ability of a given area of land to be used for a particular use. Understanding the suitability of a parcel of land is a helpful input for the Town when considering where to direct community growth to the end of 2047.

Environmental Considerations

What was assessed and how?

A desktop analysis was completed for the unplanned lands to assess existing ecological conditions, including:

Presence of key wildlife biodiversity zones
Areas designated as key winter ungulate habitat and higher habitat potential to support biodiversity.

Sensitive species ranges
Areas within known and expected specie ranges for raptors and sage grouse based on spatial data.

Wetlands and waterbodies
Areas with wetlands and water courses.

Land use
Areas experiencing historical or current land use disturbance (i.e., developed, pasture/ cultivated, or native/natural landscape).

Slopes and topography
Areas within significant topographical conditions (especially, slopes having a grade of 15% or more).

Environmentally sensitive areas
Areas that have been designated by the Government of Alberta as land that is important to maintaining physical landscape features, ecological services and functions, and biodiversity.

Native grassland potential
Areas that currently or have the potential to support grassland or native pasture ecosystems.

Each ecological condition was given an attribute specific ranking scale. Each of the evaluated lands received a rank for each ecological condition; scores for each land parcel were then totaled (i.e., maximum score = 15). The sum for each evaluated parcel of land was then applied to the following scale to determine its ecological sensitivity ranking.

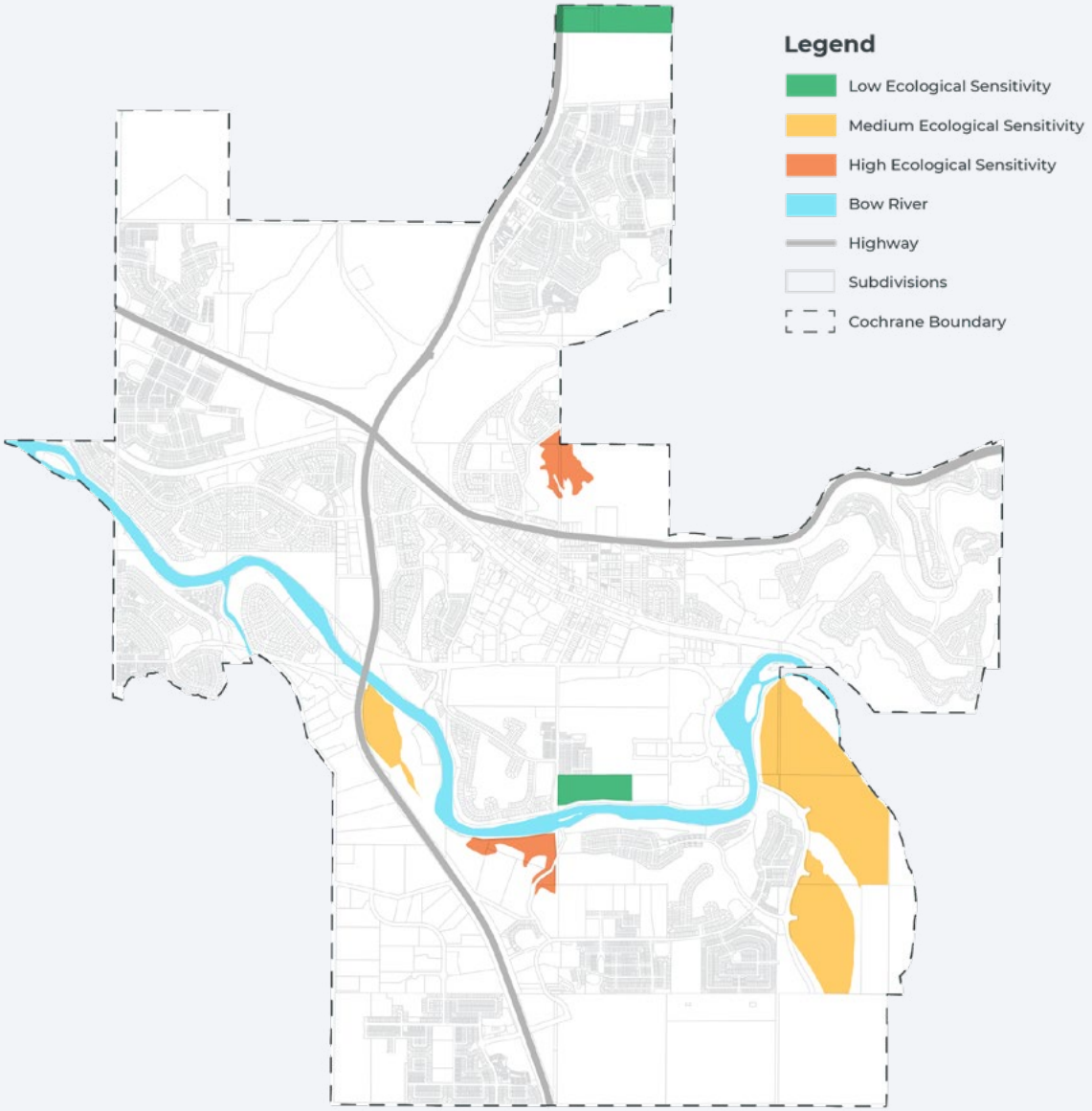
1 – 5	**Low Ecological Sensitivity**
6 – 10	**Medium Ecological Sensitivity**
11 – 15	**High Ecological Sensitivity**

Why is this an important consideration for the Town?

The natural environment in our parks, the river valley, and the lands surrounding the community provide intrinsic value to our lives through ecological services (i.e., water treatment and storage, providing recreational opportunities, social and mental well-being benefits of beauty, and maintaining biodiversity that supports our survival—pollination, air purification, etc.).

An environmental assessment of lands that may support growth in the future is helpful in order for the Town to understand the potential ecological impact of growth.

Map 12:
Environmental Considerations



Land Ownership Considerations

What was assessed and how?

A desktop analysis was completed for the unplanned lands to assess their existing land ownership composition. The assessment used the number of subdivided parcels to evaluate landownership composition. Three categories were developed as part of the assessment:

- **Lands with no subdivided parcels**
- **Lands with three or less subdivided parcels**
- **Lands with four or more subdivided parcels**

Lands with no subdivided parcels were given a high suitability score. Land with three or less subdivided parcels were given a medium suitability score and quarter sections with four our more subdivided parcels were given a low suitability score.

What was the output?

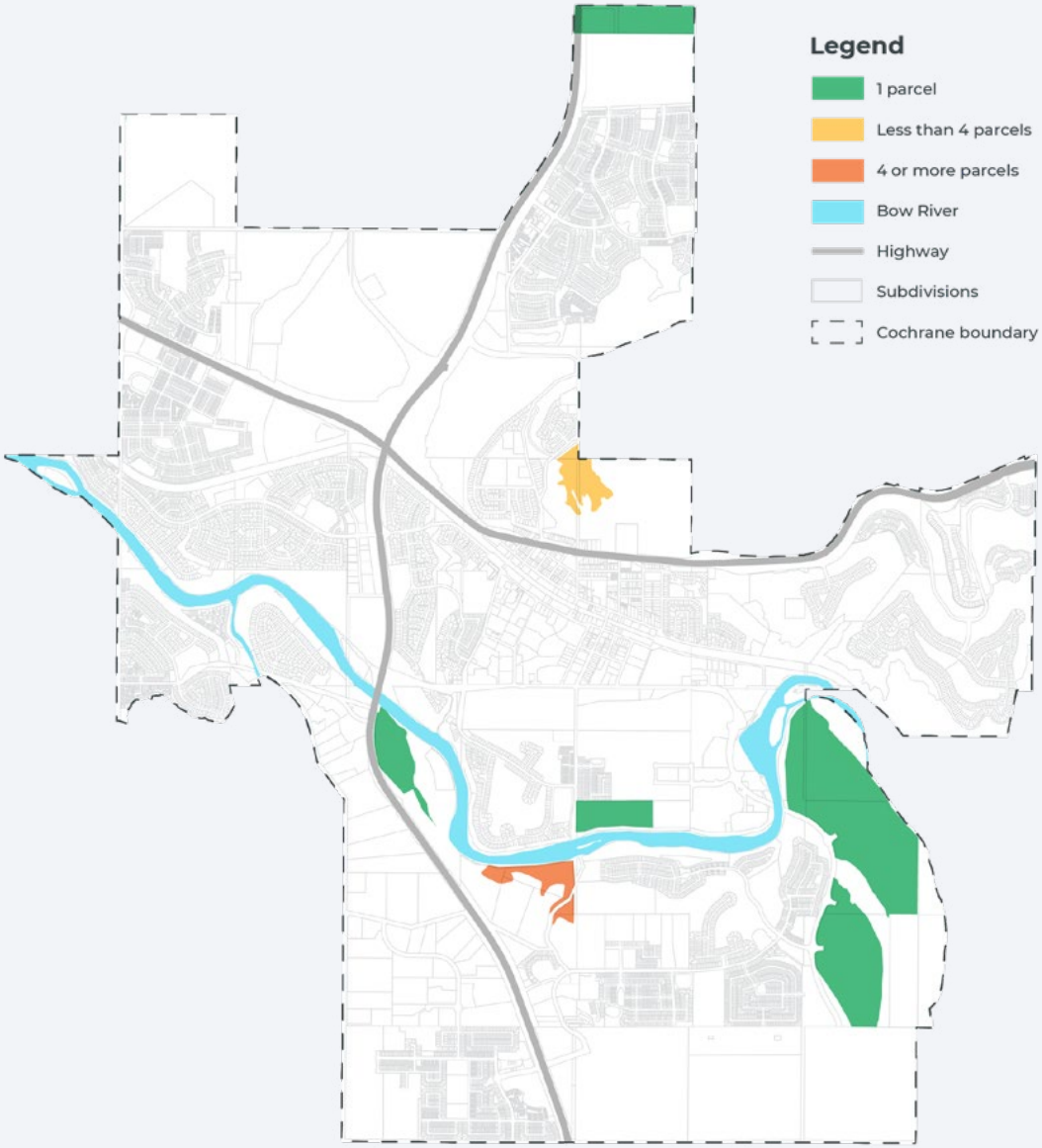
Two of the remaining parcels within the Town boundary are largely intact with limited subdivision.

Why is this an important consideration for the Town?

A desktop assessment of landownership helps the Town understand the level of effort it may take to develop the land. A parcel of land that is intact with one owner is typically easier to develop than engaging multiple landowners of a fragmented parcel of land that may have varying interests, expectations, and development aspirations.

This assessment assumes that an intact parcel with one owner will be easier or quicker to develop because ownership and control rests with an individual or limited number of individuals. However, ease of development or suitability of a parcel of land for future uses, will also be informed by the Town's level of understanding of landowner intent for a parcel of land (i.e., new development, re-development, no development, etc.).

Map 13:
Land Ownership Considerations



Employment Land Considerations

What was assessed and how?

An assessment of employment land suitability was conducted using Geographic Information Systems (GIS) software to complete a multi-criteria analysis for the remaining lands in the Town's land supply.

Spatial criteria that would be helpful to determine where future employment and industrial uses may be most suitable within its current land supply was identified. Criteria included: proximity to railway access points; proximity to non-truck restricted roadways; average parcel slope, and proximity to Calgary International Airport.

Using GIS, each parcel was scored on each criterion and weighted as a portion of the total score (maximum score = 80). The sum of each evaluated parcel of land was then applied to the following scale to determine its suitability.

- 1.0 – 20.0 **Not Suitable**
- 21.0 – 35.0 **Low**
- 36.0 – 45.0 **Medium**
- 46.0 – 55.0 **High**
- 56.0 – 80.0 **Very High**

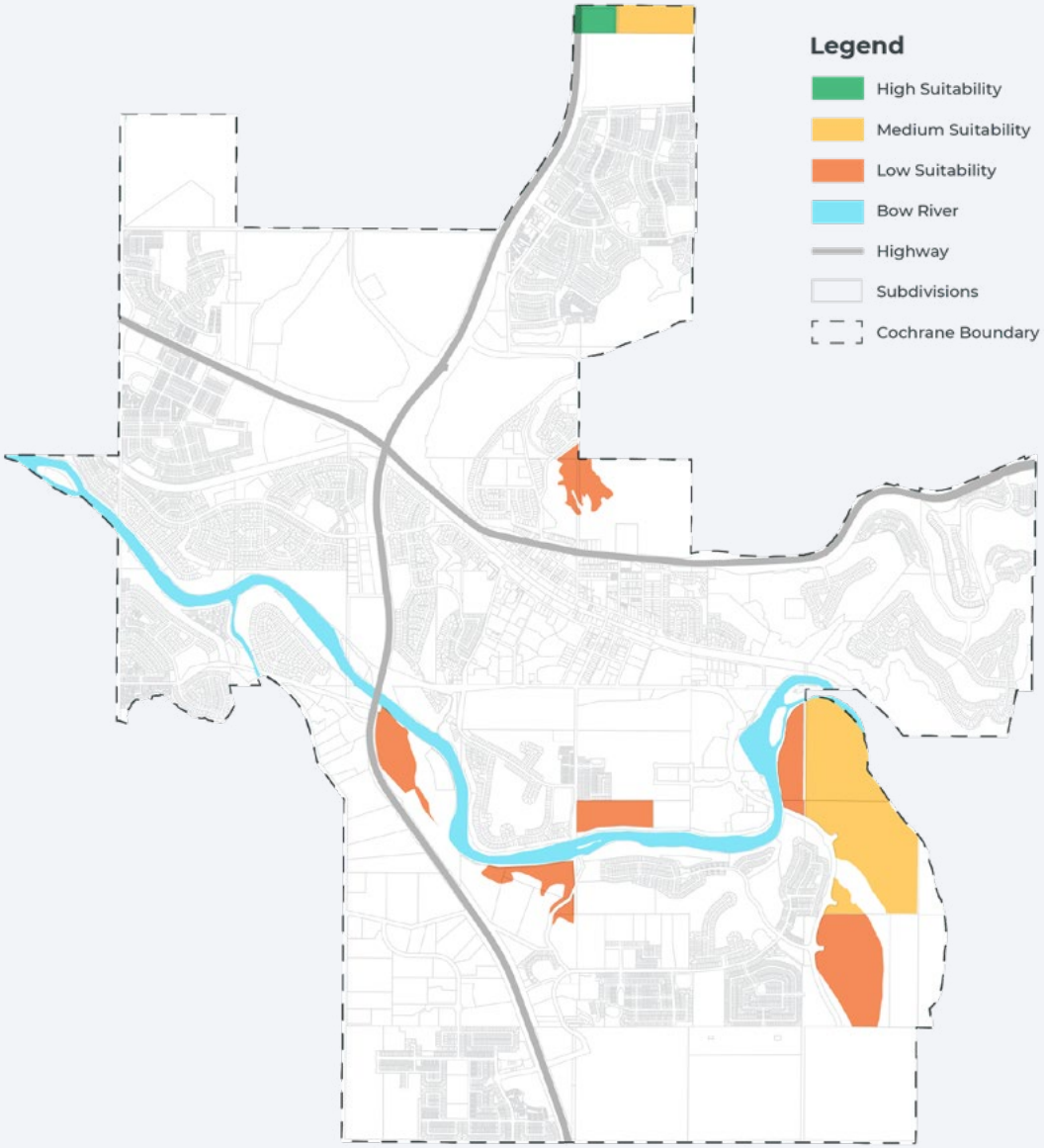
What is employment land?

For the purposes of this assessment, employment lands encompass commercial and industrial uses. At the scale needed for this desktop assessment, commercial and industrial uses have similar enough land need requirements to accurately capture land suitability. As the Town moves forward, more analysis will be required (by the Town or a second party (e.g., land developer) to determine a parcel's suitability for employment uses.

Why is this an important consideration for the Town?

It is important for the Town to assess how suitable land within its current land supply is to accommodate future employment uses in order to plan strategically for future employment development—a critical component of Cochrane's continued economic prosperity (i.e., supporting the growth/expansion of Cochrane's industrial and/or employment sector, retaining skilled labour, and increasing commercial/business tax revenues).

Map 14:
Employment Land Considerations



Off-Site Infrastructure Considerations

What was assessed and how?

Unplanned lands within the Town were reviewed to determine the off-site infrastructure required to service each area from a water, sanitary, transportation, and fire services perspective to understand what aditional servicing is required for each area prior to the lands being able to accommodate future community growth.

Existing studies such as the Water and Wastewater Master Plan, the Transportation Master Plan (Connecting Cochrane), and other relevant information were reviewed to determine servicing requirements for each area. For areas where existing studies did not provide adequate servicing information, a high-level desktop review was completed to determine the possible infrastructure requirements to service the lands, and what studies would be needed to confirm the requirements. On-site servicing requirements are assumed to be the responsibility of the developer and therefore were not reviewed.

Certain infrastructure projects are captured within the Town's Off-Site Levy Bylaw and require contribution from many development areas, as they benefit a broader catchment area. There are projects that are within the current Off-Site Levy Bylaw that benefit many development areas, and the approach to financing and funding has been established. These projects have not been identified as required to specific benefiting areas, because it is not possible to assign the exact trigger to one specific development until the capacity of the infrastructure is fully reached.

Why is this an important consideration for the Town?

By understanding when off-site infrastructure is triggered, and who is ultimately responsible to finance and fund the off-site infrastructure, the Town is able to anticipate off-site infrastructure upgrades/improvements required for future community growth, including prioritizing development and associated infrastructure needs, ensuring contiguous development, and supporting sound long-range financial planning.

Future Off-Site Infrastructure Needs

1. To support the buildout of these lands, an intersection improvement at Highway 22 is required on the south side of the lands. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's levy program will assist in the recovery of the costs.

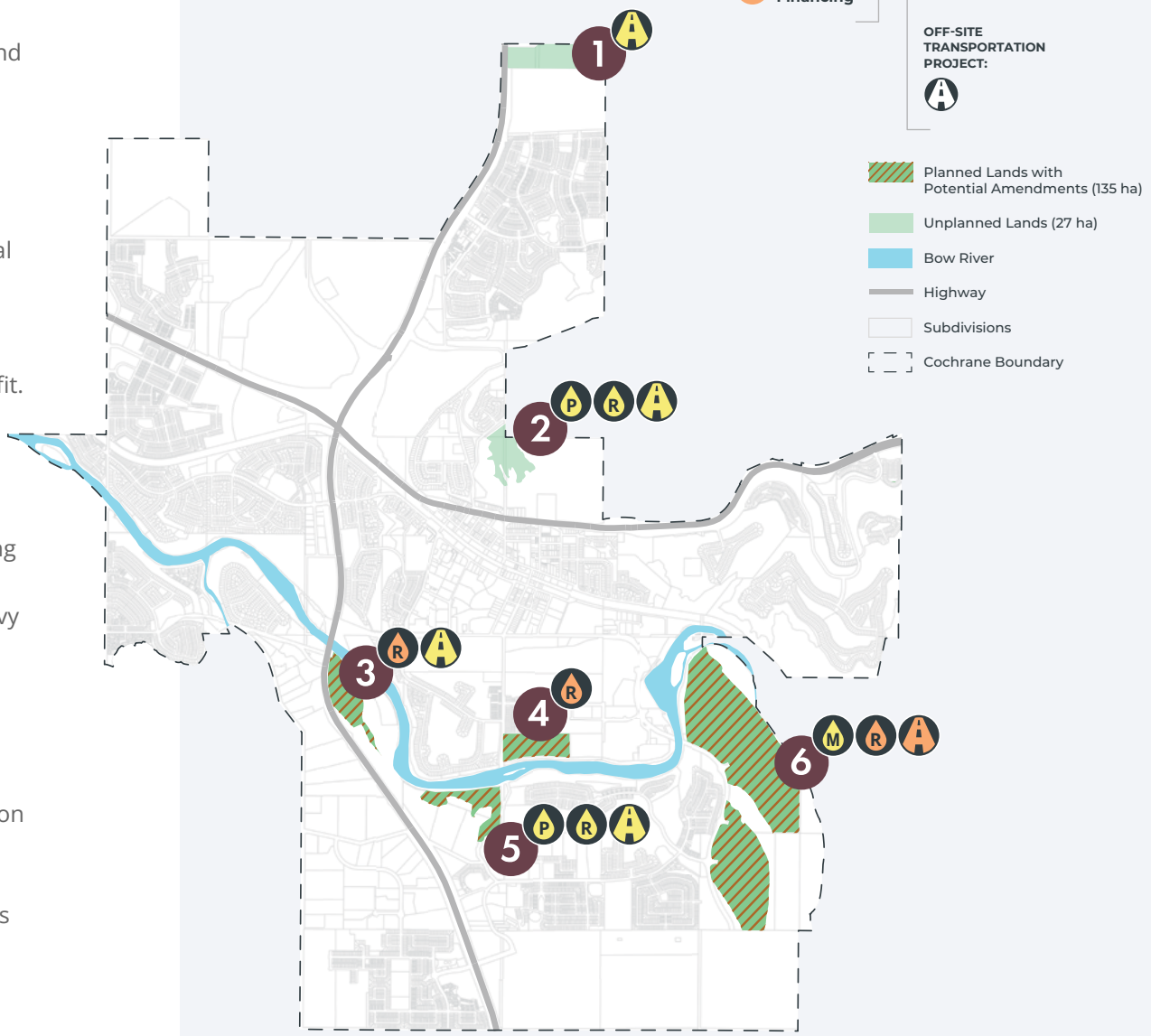
2. To bring water service to these lands, a pump station and reservoir expansion would be required. These projects would be developer front-ended and funded, as no additional lands would benefit.

   There are presently no plans in place to bring roadway access to these lands beyond what is existing. Additional access will be required, the scale and magnitude would need to be confirmed through future planning. It is expected that any additional access will be developer front-ended and funded, as no other lands would benefit.

3. These lands are serviced through the main pressure zone reservoir. It is anticipated that expansion of this reservoir will be triggered in the near term, but it is not currently within the Town's approved budget. Depending on how development moves forward, these lands may trigger this upgrade. This project is within the Town's levy program, but how the project will be front-ended is not yet determined.

   There are presently no plans in place to bring roadway access to these lands beyond the existing local access road from Highway 22. If more than 100 units are built on this land, a secondary access will be required, the scale and magnitude would need to be confirmed through future planning. It is expected that any additional access will be developer front-ended and funded, as no other lands would benefit.

Map 15:
Off-Site Infrastructure Considerations



4 These lands are serviced through the main pressure zone reservoir. It is anticipated that expansion of this reservoir will be triggered in the near term, but it is not currently within the Town's approved budget. Depending on how development moves forward, these lands may trigger this upgrade. This project is within the Town's Off-Site Levy Bylaw, but how the project will be front-ended is not yet determined.

5 These lands are within the River Heights Reservoir and Pump Station catchment. Expansion of the River Heights Reservoir and Pump Station has been triggered by development within the catchment. As per the Town's Off-Site Levy Bylaw, this project will be developer front-ended, and the Town's Off-Site Levy Bylaw will assist in the recovery of the costs.

It is anticipated that these lands will only be serviced by local/collector roads. There are presently no plans in place to bring additional access to these lands beyond what is existing, therefore any additional access or upgrades to existing roadways will be developer front-ended and funded, as no other lands would benefit.

6 To service these lands, major off-site water servicing is required. Two water mains will need to be brought across the Bow River to service the lands. It is expected that these watermains are fully front-ended and funded by the developer.

These lands are serviced through the main pressure zone reservoir. It is anticipated that expansion of this reservoir will be triggered in the near term, but it is not currently within the Town's approved budget. Depending on how development moves forward, these lands may trigger this upgrade. This project is within the Town's Off-Site Levy Bylaw, but how the project will be front-ended is not yet determined.

As per the Town's Off-Site Bylaw, the first two lanes of James Walker Trail (JWT) arterial roadway adjacent to these lands will be financed and funded by the Town through the Off-Site Levy Bylaw. Additional capacity (i.e., additional two lanes) is to be financed and funded by development.

CHAPTER 4

Pathways of Growth

What are different ways that the Town could direct future growth?

Overview

The Town's projected growth and associated land demand (residential and employment) over the next 25 years is greater than the Town's existing land supply.

The Town can test different community growth patterns through scenario modelling. A scenario-based approach allows the Town to explore and understand different ways for the Town to accommodate future community growth. Each scenario represents a potential pathway of growth for the Town.

Community Vision and Strategic Plan

The Community Vision and Strategic Plan are high-level visioning documents that lay the groundwork for the Municipal Development Plan—a long-term, forward-thinking document that will guide the Town's approach to growth. As a foundational document for the Town, the Growth Study tests alternative growth scenarios for consideration when setting policy direction.

Pathways of Growth

To explore and understand different ways for the Town to accommodate projected residential and employment land demand over the next 25 years, three pathways of growth were modelled. Each pathway of growth represents a potential way for the Town to direct how Cochrane will continue to grow until 2047.

Depending on the pathway of growth the land needs required by the Town to accommodate community growth changes significantly.

However, in all three pathways explored by the Growth Study, it is anticipated that the Town will experience a land demand deficit in the future.

As a result, it is important that Council, administration, and the broader community, continues to think strategically and make decisions today, about how best to accommodate future community growth.

"Cochrane is planning for the future needs of our growing community"

(Strategic Plan, p. 7)

Pathway 1
Baseline

Pathway 2
Increased Intensification in Established Areas

Pathway 3
Increased Intensification in Established Areas and New Communities

Pathway Methodology

The table below and the associated graphic outline the methodology used to arrive at the Town's future land demand—the starting point for modeling each scenario.

Table 10:

Baseline for Pathway of Growth: Future Land Demand

Total Land Demand to 2047		Unoccupied, Subdivided Land *(netted out)*		Future Land Demand
± 1,151 ha	−	± 88 ha	=	±1,063 ha

HIGH GROWTH SCENARIO

All three scenarios use the total land demand projection from the **high population growth scenario** as a starting point.

As outlined in Chapter 2, projections indicate that the Town will need 23,858 residential units and 166 ha of employment land.

Unoccupied, subdivided land are netted out from the total land demand in order to account for vacant, already planned land that has been subdivided but not developed (i.e., no home has been built on a subdivided lot).

At the point of doing analysis for the Growth Study, the Town has 79 ha of residential and 9 ha of employment lands that are subdivided but not developed.

± 906 ha
22,300 residential units

± 157 ha
employment lands

With unoccupied, subdivided land netted out from the total land demand, the Town arrives at its future land demand—land that is required for future community growth and can be accommodated either through redevelopment of established areas or via future community development.

1,063 ha is the baseline future land demand number used for all three pathways.

How do we accommodate this demand?

- **Established Area Development**
- **Future Community Development**

How does the Growth Study define established areas and future community areas?

Established Area Development

Established areas are neighbourhoods where development has been concentrated in the Town and where intensification of existing development is most likely. For the purposes of the Growth Study, the established area is focused on the core of the Town and includes the Historic Downtown, New Downtown, East Industrial, East End, and Glenbow neighbourhoods.

Future Community Development

Future community development areas are neighbourhoods where build out of the neighbourhood has commenced, development is nearing completion or, build out is anticipated in the future.

Pathway 1:

Baseline

Pathway 1 tests how growth will continue as-is in Cochrane. The scenario imagines rates of redevelopment in established areas in line with what the Town has witnessed in recent years, and development in future community areas (residential and employment) to continue to build out at existing density requirements.

Why is this an important consideration for the Town?

Pathway 1 helps Council and the community understand how growth is likely to occur if current planning policy and development patterns persist into the future.

Table 11:

Pathway 1: Modelled Land Needs

Future Land Demand

±1,063 ha

± 906 ha
± 22,300
residential units

± 157 ha
employment lands

Way to Accommodate Growth?	Established Area Development
Residential Lands	**± 0 ha** ± 490 residential units *(± 20 infill units / year)*
Employment Lands	**± 22 ha** employment lands *(± 0.9 ha / year)*

Way to Accommodate Growth?	Future Community Development
Residential Lands	**± 906 ha** ± 21,700 residential units
Employment Lands	**± 135 ha** employment lands

Pathway 1 Land Need
± 1,041 ha

–

The Town's current land supply is:
±579 to ±757 ha

=

Land Demand Deficit:
±284 to ±462 ha
over the next 25 years to accommodate the Town's future growth.

Why is the Land Demand Deficit shown as a range?

The total developable land supply within the Town boundary is 757 ha. Based on the land supply analysis completed as part of the Growth Study, 579 ha are most likely to accommodate growth because they are least encumbered by known development constraints. Depending on how the Town directs growth for its current land supply, the Town has 579 ha of land supply on the low end and 757 ha of land supply on the high end.

The Land Demand Deficit results in a range because it is calculated by subtracting both low (579 ha) and high (757 ha) end land supply numbers from the total land need for each Pathway (i.e., residential and employment land needs).

What are the results?

Pathway 1 shows the pattern of growth that Cochrane will likely experience in the future if development remains status quo.

Using annual average rates from the last 10 years[1] (i.e., ±20 infill residential units, and ±0.9 ha of employment redevelopment) and extrapolating these values over a 25-year period, the level of redevelopment anticipated in established areas is roughly ±490 residential units and ±22 ha of employment development.

After accounting for the growth that will be accommodated in established areas, the Town will need to accommodate the remaining growth demands through future community development (i.e., development assumed to occur at an average 20 units per hectare), which is roughly ±21,700 new residential units and ±135 ha of employment development.

[1] Annual average rates are based on development permit information provided by the Town of Cochrane, 2013-2022.

Pathway 2:

Increased Intensification in Established Areas

Pathway 2 tests how community growth can be accommodated by encouraging intensification in established areas while development in future community areas (residential and employment) continues to build out at existing density requirements (20 units per hectare).

Why is this an important consideration for the Town?

Pathway 2 helps Council and the community understand how the Town's future land needs are impacted by intensifying redevelopment in established areas.

Established Area Intensification Targets

To set a realistic target for established area intensification in the Town, the Growth Study looked to other municipalities in Alberta to signal reasonable redevelopment targets. Alberta's larger municipalities—the City of Calgary and the City of Edmonton—are setting measurable targets in their long-range planning policy documents related to the proportion of new growth that will be accommodated in established areas.

In the City Plan (2020), Edmonton is targeting 50% of new units added through redevelopment city-wide. In Calgary's Municipal Development Plan (2020), the City has committed to accommodating 33% of Calgary's population growth within established areas of the City by 2039, and 50% of Calgary future population growth over the next 60 to 70 years within established areas of the City.

These recent redevelopment targets are ambitious. Since 2009, and the implementation of the previous City Municipal Development Plan, the City of Calgary reported in their 2022 Monitoring Report that the City has seen **10% of new units** added through infill development in established areas.

As a realistic benchmark for what might be achievable for redevelopment in established areas, the Growth Study tested the question—what if the Town targeted 10% of all new units in the next 25 years to be accommodated in established areas?

Prior to modelling Pathway 2, initial background work was completed to assess if the conditions for redevelopment in the established area were appropriate to accommodate additional growth, including housing stock, available land opportunities, land utilization, and servicing capacity.

Housing Stock

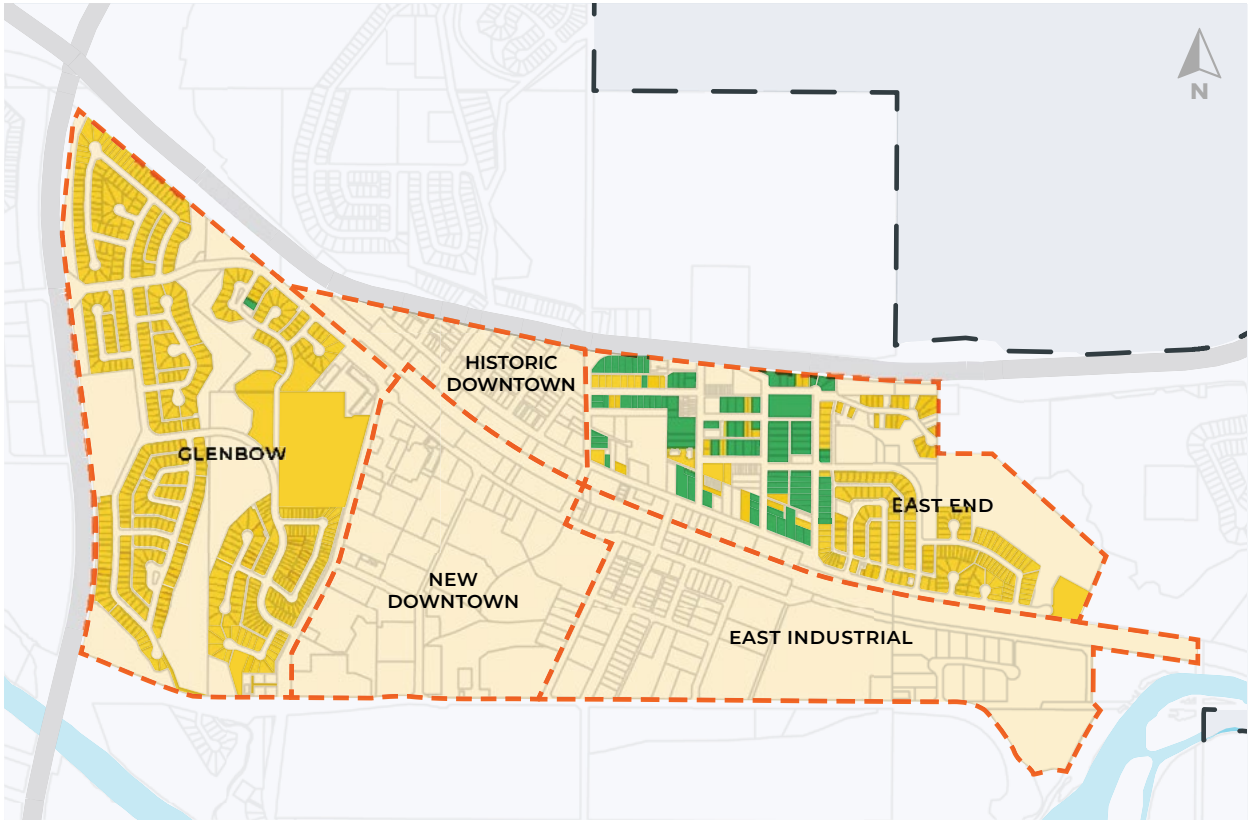
Certain characteristics of a community's housing stock hint at opportunities for redevelopment. Two of these indicators are:

- **Housing age.** An older housing stock typically suggests that properties are more financially feasible to redevelop. Homes that are over 50 years old within the next 25 years have been identified within the East End and Glenbow residential neighbourhoods.
- **Housing parcel width.** Existing parcels that are 15+ metres wide are often lots that support increased density in established areas (i.e., single family home to semi-detached or ground-oriented multi-family units through redevelopment).

Analysis using the map below indicates that ±900 parcels in the Glenbow and Eastend residential neighbourhoods meet both indicators in the next 25 years.

Map 16:

Housing Stock by Age and Width



Legend

- Buildings Currently > 50 yrs and parcel > 15 m wide
- Buildings Currently > 25 yrs and parcel > 15 m wide
- Established Area Boundary
- Bow River
- Highway
- Subdivisions
- Cochrane Boundary

Available Land Opportunities

A high-level review of the Town's established areas shows that there are a number of large parcels within the established areas that are currently undeveloped and/or ready for redevelopment. Several of these parcels are along the key corridors within the established area.

Map 17:

Intensification Opportunities

Legend

- Potential Lands for Intensification
- Potential Intensification Corridors
- Established Area Boundary
- Bow River
- Highway
- Subdivisions
- Cochrane Boundary

Land Utilization

Figure ground mapping displays building coverage relative to parcel size in the Town's established employment areas. A lower building to parcel coverage percentage does not always mean land is "under" utilized. Operational needs of businesses that occupy parcels may be effectively utilizing the land but may not require high building coverage (i.e., outdoor storage, etc.). Rather, a low building to parcel coverage percentage hints at future intensification potential of these established areas.

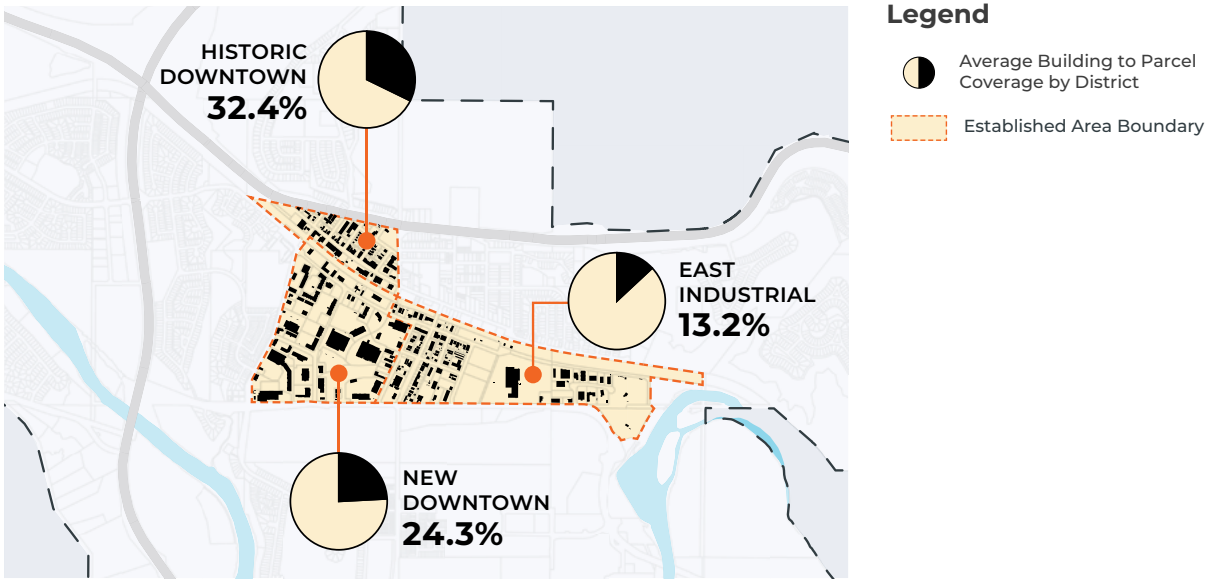
Based on the current building coverage there appears to be significant potential to redevelop to a greater intensity in the established employment areas. A finer-grain development pattern in the Town's Historic Downtown translates to a higher building to parcel coverage percentage, whereas the large format development pattern in the Town's New Downtown and industrial uses in the Town's East Industrial neighbourhoods reflect a lower building to parcel coverage percentage.

Map 18:

Figure Ground

Map 19:

Parcel Coverage by Neighbourhood



Servicing Capacity

SANITARY

High-level modelling of major off-site sanitary trunks in the Town's established areas indicate capacity to support increased residential and employment development, except for the Town's sanitary trunk on the west side of the established area boundary where modelling shows limited capacity. However, improvements to this sanitary trunk are planned for the future and will increase the trunk's capacity to support intensification in the western portion of the established area. Local area sanitary systems that feed into the major off-site sanitary trunks will need to be assessed on a site-by-site basis.

Map 20:

Sanitary Servicing Capacity

- Major Off-Site Sanitary Truncks
- Limited Capacity
- Established Area Boundary
- Bow River
- Highway
- Subdivisions
- Cochrane Boundary

Servicing Capacity

WATER

Water can be a limiting factor for redevelopment in established areas because land use changes and redevelopment at higher densities can alter how much water is required to achieve adequate fire flow levels. As a result, fire flow is a key criterion to consider when conducting high-level modeling to assess the ability for water infrastructure to support intensification in established areas.

Initial modeling shows that certain pockets within the established area can accommodate residential and employment intensification. Site-by-site analysis will be required to confirm fire flow needs for particular land uses and availability.

Map 21:

Water Servicing Capacity

Legend

- Water Distribution System
- Established Area Boundary
- Bow River
- Highway
- Subdivisions
- Cochrane Boundary

Table 12:
Pathway 2: Modelled Land Needs

Future Land Demand

±1,063 ha

± 906 ha
± 22,300
residential units

± 157 ha
employment lands

Way to Accommodate Growth?	Established Area Development
Residential Lands	**± 52 ha** ± 2,400 residential units
Employment Lands	**± 22 ha** employment lands *(± 0.9 ha / year)*

Way to Accommodate Growth?	Future Community Development
Residential Lands	**± 854 ha** ± 19,800 residential units
Employment Lands	**± 135 ha** employment lands

Pathway 2 Land Need
± 989 ha

–

The Town's current land supply is:
±579 to ±757 ha

=

Land Demand Deficit:
±232 to ±410 ha
over the next 25 years to accommodate the Town's future growth.

Is it reasonable to assume 10% of all new units can be accommodated in the Established Area?

There are a number of indicators based on the housing stock, potential intensification areas and existing service capacity that the Town's Established area can accommodate significantly more growth than is currently occurring.

What are the results?

Pathway 2 shows the pattern of growth that Cochrane will likely experience in the future if the Town increases intensification in the established areas (10% of all new units) while development in future community areas (residential and employment) continues to build out at existing density requirements (20 units per hectare).

Assuming +/- 2,400* units are accommodated in the established area, the Town will need to accommodate +/- 19,800 new residential units and 135 ha of employment demand in future community development**.

* Number of units based off of Total Housing Demand projected until 2047.

** Employment land needs are based on the assumption that the Town will continue to see employment lands build out in future community development as it has shown up historically at 0.9 ha/year. All average rates are based on development permit information provided by the Town of Cochrane, 2013-2022.

Pathway 3:

Increased Intensification in Established Areas and New Communities

Pathway 3 tests how community growth can be accommodated by encouraging intensification in the established and future community areas (residential and employment).

Why is this an important consideration for the Town?

Pathway 3 helps Council and the community understand how the Town's future land needs are impacted by intensifying redevelopment in established areas and increasing development densities in future community areas.

Future Community Intensification Targets

To set realistic density targets for future community development, the Growth Study looked to other Alberta jurisdictions to signal reasonable density benchmarks.

In the Growth Plan (2022) developed by the Calgary Metropolitan Region Board (CMRB), the minimum average density for the Masterplan Communities placetype in the City of Calgary is set at 25 dwelling units per hectare.

As part of the Town of Okotoks Municipal Development Plan (2022), the community has committed to new and mixed-use neighbourhoods achieving a minimum gross density of 30 dwelling units per hectare.

As a result of this comparable municipalities guidance, the Growth Study used Pathway 3 as an opportunity to test intensifying future community growth. **A target of 27 units per ha** for future community growth was established as it splits the difference between the policy targets mentioned. It also reflects a development pattern that is denser but not out of alignment with trending unit demand in the Town (i.e., the proportion of detached units and multi-family units).

Table 13:

Pathway 3: Modelled Land Needs

Future Land Demand

±1,063 ha

± 906 ha
± 22,300
residential units

± 157 ha
employment lands

Way to Accommodate Growth?	Established Area Development
Residential Lands	**± 52 ha** ± 2,400 residential units
Employment Lands	**± 22 ha** employment lands *(± 0.9 ha / year)*

Way to Accommodate Growth?	Future Community Development
Residential Lands	**± 732 ha** ± 19,800 residential units
Employment Lands	**± 135 ha** employment lands

Pathway 3 Land Need

± 867 ha – **The Town's current land supply is:** **±579 to ±757 ha** = **Land Demand Deficit:** **±110 to ±288 ha**

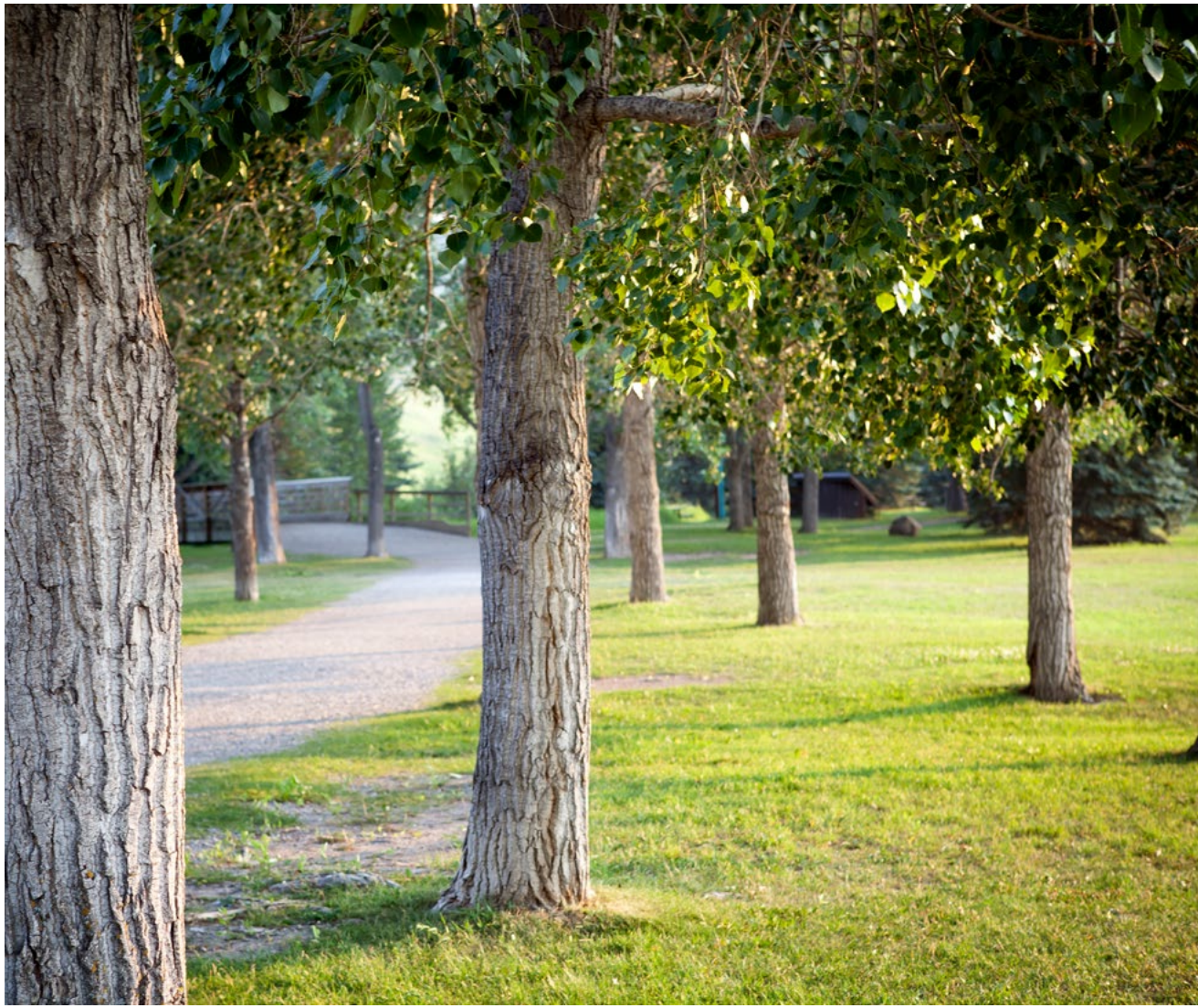
over the next 25 years to accommodate the Town's future growth.

What are the results?

Pathway 3 shows the pattern of growth that Cochrane will likely experience in the future if the Town accommodates 10% of all new units within the established areas and development in future community areas builds out to 27 units per hectare.

Under Pathway 3, extrapolating 10% of all new units over a 25-year period means that the Town will accommodate ±2,400 units in its established area.

The Town will be required to accommodate the same number of units through future community development (i.e., roughly ±19,800 new residential units and ±135 ha of employment development); however, the same number of units will be developed across fewer ha because build out is occurring at a higher intensity.



Summary of Pathway Modeling

The three pathways paint a different picture for the Town's growth over the next 25 years. Depending on the pathway of growth, the land needs required by the Town shifts significantly. However, in all three pathways explored by the Growth Study, it is anticipated that the Town will experience a land demand deficit over the next 25 years.

Pathway 1

Baseline

±284 to **±462 ha**

Pathway 2

Increased Intensification in Established Areas

±232 to **±410 ha**

Pathway 3

Increased Intensification in Established Areas and New Communities

±110 to **±288 ha**

Informing the Path Forward

The Town has experienced significant growth over the past few decades. Between 2001 – 2021, the Calgary region grew at 2.2% per year while the Town of Cochrane grew at 5% per year. Population growth is anticipated to continue in the Town. If Cochrane continues to grow at 3.9% per year, the Town's population will be 86,426 people in 2047.

The Growth Study serves as a foundational document within this growth context. The Growth Study provides Council, administration, and the community with information to inform decisions about how the Town plans for and accommodates growth over the next 25 years.

The three pathways of growth demonstrate different ways that the Town may choose to accommodate future community growth over the next 25 years. The preferred pathway of growth will likely evolve and should rely upon the direction from the Community Vision, the Strategic Plan, and guiding Town documents, like the Municipal Development Plan. Further, Council and administration may also look to additional information to support growth decision-making, including land productivity analysis, long-term financial resiliency planning, and community input.

Through land supply and land demand analysis the Growth Study suggests that the Town will run out of land within it is existing boundaries within the next ±15 years.

Table 14:

Land Supply/Land Demand Comparison

	HIGH GROWTH SCENARIO
Land Supply	**Future Land Demand**
±579 – ±757 ha	**±1,063 ha**
Lower range (579 ha) reflects lands most likely to accommodate growth and accounts for areas in Town (178 ha) that have considerable and known development constraints.	Estimate includes projected residential and employment land needs.

Land Supply Deficit

±500 ha

Over the next 25 years the Town is estimated to have a significant deficit in the supply of land based on the high growth scenario and lands assumed to be most ready for development.

To understand what remaining lands within its land supply are most suited to support future community growth (residential and employment uses), the Growth Study assessed "development readiness" of the Town's existing land supply as this will influence:

1. the Town's ability to accommodate projected growth in the window of time it is needed;
2. long-range and local level planning policy needs and decisions; and,
3. provide the Town with visibility around what areas are likely to support future growth within the short-, medium- and long-term, which may provide insight around market diversity and competitiveness.

The land suitability analysis of the Town's existing land supply suggests that some lands within the Town boundary will be ready to accommodate future community growth before other areas. The suitability analysis also suggests that the Town needs to understand their long-term needs to inform local planning policy decisions to ensure future land needs are met.

Future land demand analysis conducted through the Growth Study also suggests that housing demands in the Town are shifting. These trends should be considered by the Town as they plan local areas to ensure the composition of residential types meets those future needs.

The Town has several potential next steps to consider as it contemplates current and future decisions about community growth.

1. Guide Future Policy Development.

As the Town's guiding planning policy document, the Municipal Development Plan (MDP) will outline through policy how the Town intends to grow in order to meet future residential and employment needs. The MDP should lean on the Growth Study to inform policy development, specifically around growth management and long-term community needs (e.g., land uses, housing typologies, etc.).

Additionally, as local area policy is being reviewed Council and administration should utilize the Growth Study to inform land suitability and long-term community needs.

2. Set the Stage for Desired Outcomes.

If the Town wants to accommodate intensification within it's core, as articulated in the Community Vision, a comprehensive downtown plan should be completed. The plan could contemplate "where" and "how" intensification can be accommodated.

There are a number of "Future Study Areas" identified within the Town's boundary. As land supply is limited over the time period reviewed through the Growth Study, it is recommended that the Town more actively review these areas to determine their suitability to accommodate future growth.

3. Establish Planned and Serviced Land Targets.

To support the Town's ongoing literacy around growth, it is recommended that the Town established planned and serviced land targets to ensure the supply of land aligns with the Town's long-term community building objectives and land demands. Ensuring land is available to accommodate community needs, will allow Town administration and Council to focus on "how" growth occurs in the Town.

4. Rethink the Town's Boundary.

The Town does not have enough land to accommodate 25 years of growth. If the Town wants to continue to support community growth, then it is critical to evaluate lands surrounding the existing boundary to accommodate future growth. Similar to lands within the Town boundary, not all lands are equal. Assessment of lands beyond the Town's boundary should consider long-term community needs and objectives, continuity with existing community development, overall developability (topography, serviceability, landownership, etc) to determine what lands are most suitable to meet the Town's needs in the future.

This is not an exhaustive list of potential next steps. Additional actions may emerge, and should be prioritized, as appropriate, to support the Town as it continues to plan and make decisions about future of Cochrane's community growth.

The Future-ish

Is Cochrane the model for community growth in the Calgary region?

DECEMBER 2044

Cochrane continues to see more residents moving to Town, and is following its plan to welcome new community members into every neighbourhood.

IMPORTANT NATURAL AREAS CONTINUE TO BENEFIT COCHRANE RESIDENTS

FEBRUARY 2046

The Town continues to be true to its roots by protecting greenspaces and natural areas for their value as biodiversity zones for wildlife and vegetation and their tie to the community's identity as a place of natural beauty and active lifestyles.

Businesses are excited about additional employment lands in Cochrane

SEPTEMBER 2045

Council approves ASP that opens new areas in Town that will increase the community's commercial and industrial land base.

COCHRANE RISES IN RANKS TO MOST LIVEABLE MID-SIZE CITY FOR 2047

JUNE 2047

The annual rankings were released today by a global research firm, with Cochrane in top position as the most liveable mid-size city in Canada. "Cochrane's rank as the most liveable mid-size city in Canada is a testament to the high quality of life and opportunity that exists in the Town," said the local Mayor. "We can see it in the number of people that are moving here to build a life and career in our vibrant communities."

APRIL 2047

Growth Continues to Pay Their Way in Cochrane

According to a report presented to Council, community development continues to contribute to critical growth-related infrastructure, ensuring existing residents are not paying for future growth.


cochrane
HOW THE WEST IS NOW
URBAN
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