

WALKER'S REACH

NEIGHBOURHOOD PLAN 1 • MARCH 2025





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1.0

Introduction



WALKER'S REACH NEIGHBOURHOOD PLAN 1

1.1 Introduction

Walker's Reach, a proposed new neighbourhood within the River Heights Area Structure Plan (RHASP), is a redevelopment of a gravel extraction site within the Town of Cochrane.

Operated by Heidelberg Materials, this land has served as an aggregate extraction hub for approximately 25 years, with its southern portion now nearing depletion. Much of the gravel extracted from these lands was used locally to build roads and structures. This next chapter in the life of these lands will have similar benefits to the local community and region. In response to extraction operations moving northward, a series of Neighbourhood Plans are being considered to usher in residential development on this peninsula. The first step is the formulation of the Walker's Reach Neighbourhood Plan 1 (WRNP 1). This non-statutory plan serves as a framework outlining community layout, open space systems, built form, and infrastructure necessities for the new residential community.

Crucially, this document aligns with pertinent planning policies and directives of the Town of Cochrane including the Municipal Development Plan, the amended River Heights Area Structure Plan, and the Integrated Neighbourhood Design Guidelines. Furthermore, it sets forth a high-level conceptual framework to ensure seamless connectivity and operational efficiency across the entirety of the Walker's Reach. Upon full realization, the Walker's Reach will encompass three distinct Neighbourhood Plan areas, interconnected transportation and pathway systems, integrated open space networks, and coordinated stormwater management systems. This holistic approach not only fosters community cohesion but also underscores the Town's commitment to sustainability, as outlined in the Cochrane Sustainability Plan and the Smart Cities initiative. Thus, the WRNP 1 stands as a pivotal milestone in Cochrane's pursuit of its long-term vision for a thriving and sustainable future.

1.2 Vision

Walker's Reach is designed to encourage an active lifestyle and celebrate the natural beauty of Cochrane while supporting the Town's goal of controlled growth within its current boundaries. The revitalization of Walker's Reach, transitioning from a gravel extraction site to a new residential area, will bring significant advantages to Cochrane.

This redevelopment initiative will introduce new housing options, a large regional park, an extensive network of pathways, and communal spaces that highlight the Town's scenic appeal and amenities. Walker's Reach neighbourhoods will offer a diverse range of housing choices connected by an efficient road network and multi-use paths. These pathways will seamlessly integrate into the Regional Pathway Network and the Trans Canada Trail, linking Cochrane, Glenbow Ranch, and the City of Calgary, facilitating connectivity and promoting an active lifestyle for residents.



1.3 Purpose of the Plan

The WRNP 1 serves as a detailed framework to guide the planned development of a neighbourhood. Acting as a bridge between higher-level policies of the River Heights Area Structure Plan (RHASP) and the actual form and character of the developing neighborhood, it ensures alignment with policies outlined in key planning documents such as the Cochrane Municipal Development Plan (MDP), Cochrane Sustainability Plan (CSP), Cochrane Open Space Master Plan, and Cochrane Integrated Neighbourhood Design Guidelines.

It establishes a master plan and arrangement of land uses, providing rationale and logic to support future decision-making during subdivision and development stages.

1.4 Policy Context

The Policy Context for a Neighbourhood Plan is provided under Section 8.4.4 of the Town of Cochrane MDP. The WRNP 1 aligns with the policies set out in the MDP, the Cochrane Growth Management Strategy (May 2013), the Cochrane Sustainability Plan (May 2009), the integrated Neighbourhood Design Guidelines and the River Heights Area Structure Plan as outlined further in Section 9.



2.0

Site Context



WALKER'S REACH NEIGHBOURHOOD PLAN 1

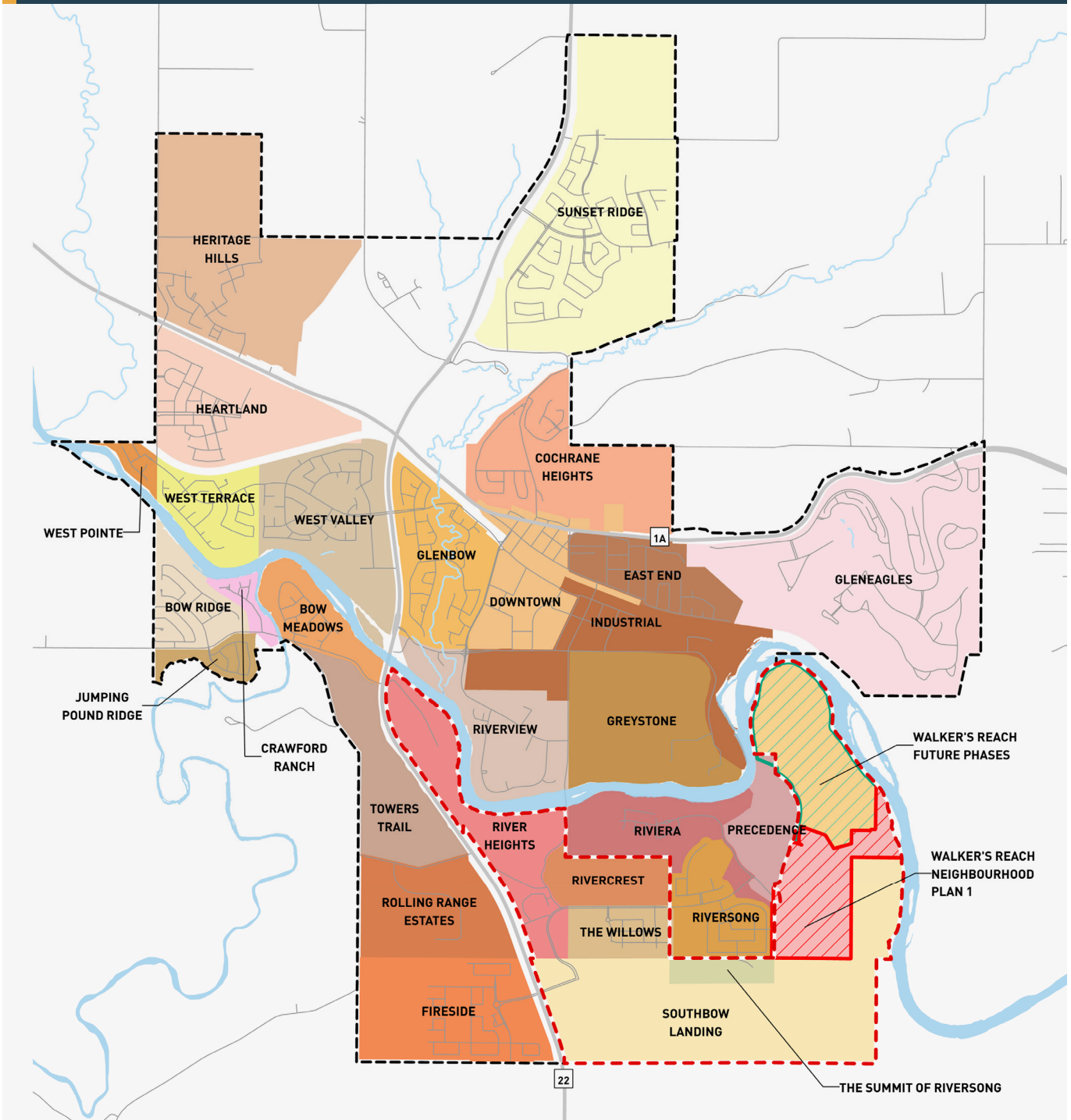
2.1 Site Location









The Walker’s Reach Neighbourhood Plan 1 (WRNP 1) area is located in the southeast sector of the Town of Cochrane, comprising ± 66.26 hectares (±163.72 acres).

The area is bounded by James Walker Trail and Riversong neighbourhood to the west, the developing Southbow Landing neighbourhood to the south, and the Bow River to the east, and the active Heidelberg Materials gravel pit to the north. In 2024, an amendment to the River Heights Area Structure Plan (RHASP) was brought forward to expand the boundaries to include Walker’s Reach. The RHASP covers approximately 1340.84 acres of land and provides the planning and development framework for growth in the area generally south of the Bow River and surrounding on three sides the South Ridge ASP.



FIGURE 1 Site Location



- | | | | |
|---|--|--|---|
|  Walker's Reach Neighbourhood Plan |  Robinson |  Major Road |  Watercourse |
|  River Heights ASP |  Town of Cochrane |  Road |  Waterbody |

2.2 Ownership and Legal Description

The lands within WRNP 1 are owned by John Robinson and are currently operating as an aggregate extraction operation run by Heidelberg Materials. One parcel adjacent to the Bow River is owned by the Province.

Discussions are underway to include this parcel in the operation of the plan area with the possibility of the land being retained by the Town of Cochrane. The plan area is legally described as:

TABLE 1 Ownership

DESCRIPTION	Ownership	HA ±	AC ±
Portions of SW-36-25-W5M	John Robinson	11.2	27.67
NW-25-25-4-W5M & LSD 12 & 13, & West halves of LSD 11 & 14	John Robinson	37.50	92.67
Crown Land	Government of Alberta	6.22	15.36
Plan 181 1726, Block 1, Lot 10	John Robinson	6.46	15.96
James Walker Trail	Town of Cochrane	4.31	10.66
Total		65.69	162.32

2.3 Existing Land Use

The existing land use district of the Neighbourhood Plan is Special Industrial (I-S) as shown in Figure 3. The Plan recommends redesignating the Plan Area to districts that better align with the Municipal Development Plan and the RHASP, both of which are the governing statutory planning documents which guide this Neighbourhood Plan.

2.4 Adjacent Land Uses

The WRNP 1 comprises the easterly portion of the River Heights Area Structure Plan, under single land ownership of John Robinson. As illustrated in **Figure 3: Existing Land Use**, the lands surrounding the WRNP 1 include:

- + The mixed-use residential community of Precedence and Riversong to the east.
- + The planned Southbow Landing neighbourhood is located directly south of the Plan area. This neighbourhood is expected to provide a mix of uses and services and will be connected to the Walker's Reach area through secondary transportation routes.
- + Communities across the Bow River to the northwest include Greystone, a former gravel extraction site and the Bow Rivers Edge Campground. To the northeast is the residential neighbourhood of Gleneagles which includes a golf course.
- + Across the Bow River to the east is Glenbow Provincial Park.

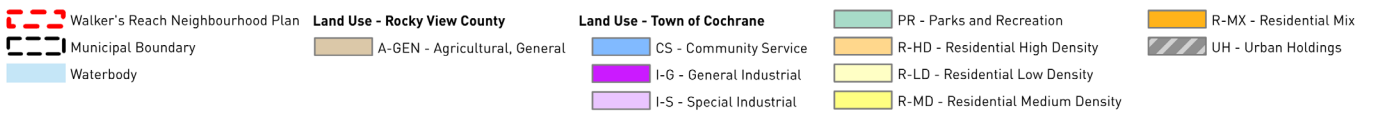
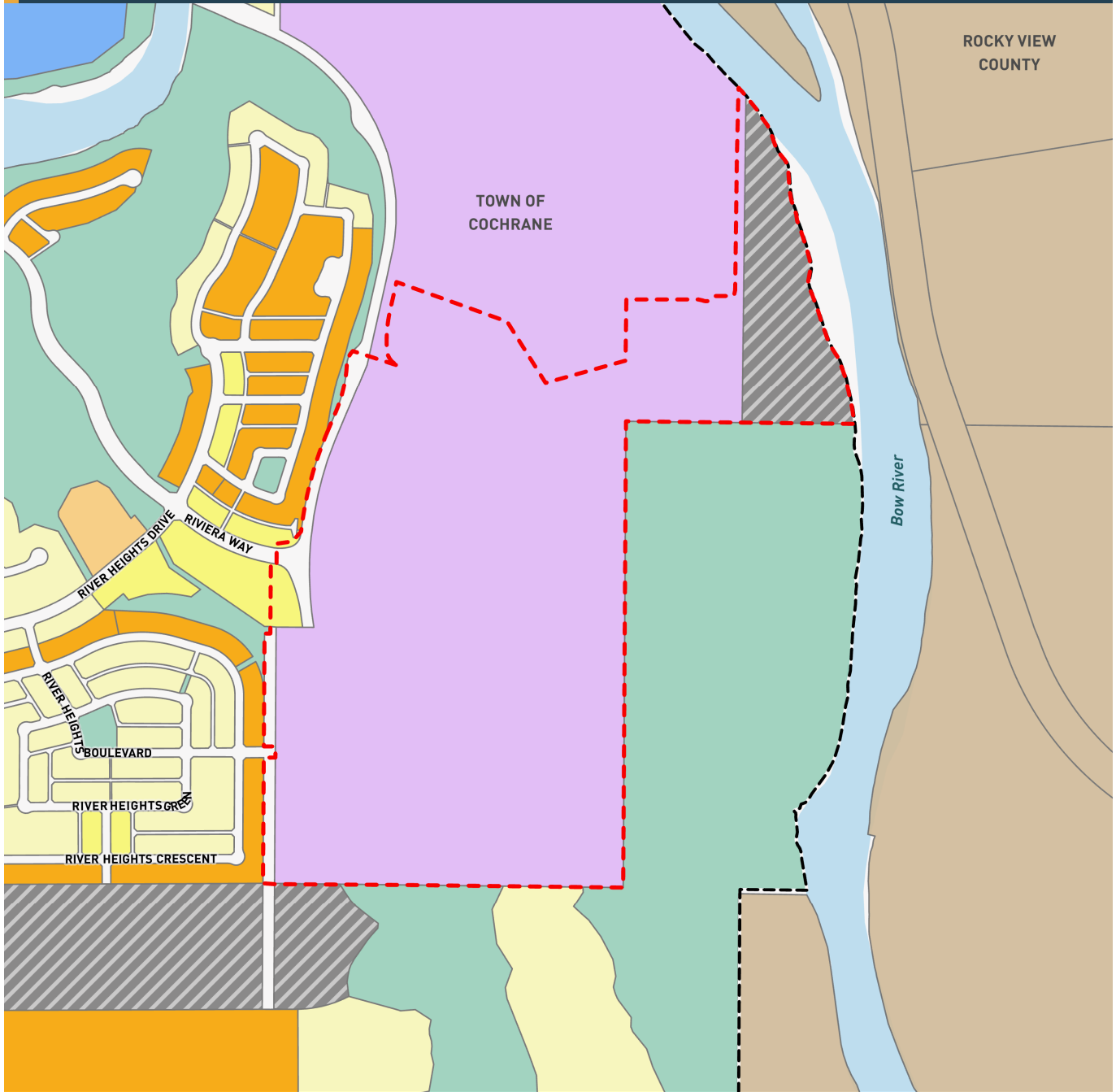
FIGURE 2 Land Ownership



- | | | |
|-----------------------------------|---------------|---|
| Walker's Reach Neighbourhood Plan | Outline Plan | Crown Land |
| Municipal Boundary | Waterbody | Pacific Lands (Some lots now under private ownership) |
| Railway | Glenbow Ranch | Robinson Lands |



FIGURE 3 Existing Land Use



2.5 Natural Site Characteristics

Due to the long-term use for gravel extraction operations, the site has been heavily disturbed. There are areas of the plan area along the banks of the Bow River that remain undisturbed and represent typical riparian habitat. The site is characterized by an upper plateau, middle bench and lower bench that is located adjacent to the Bow River.

Proposed residential development will be located on the upper and middle benches with land uses close to the River reserved for parks, open space, and stormwater management facilities.



FIGURE 4 Local Context






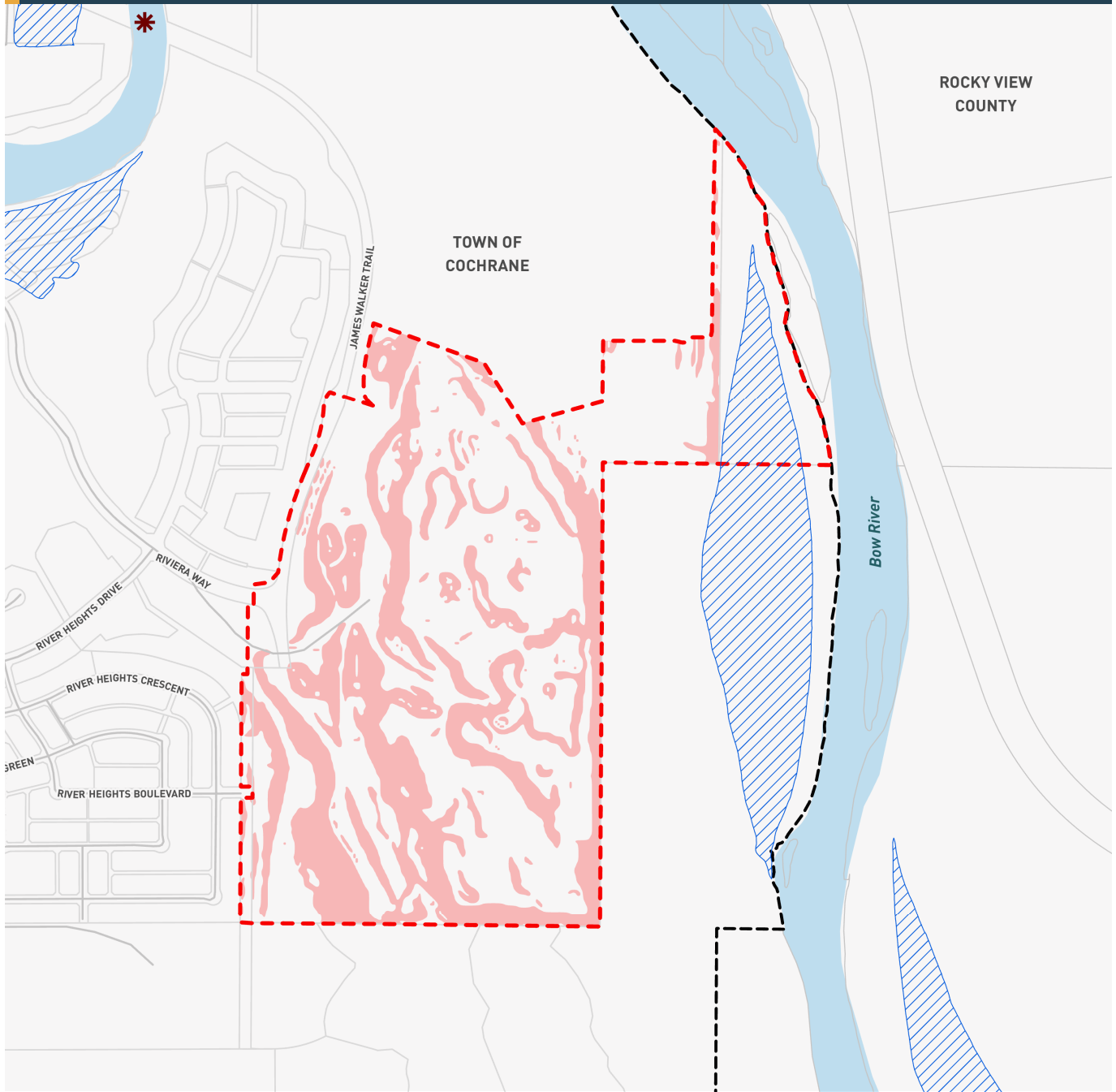
-  Walker's Reach Neighbourhood Plan
-  Municipal Boundary
-  Railway
-  Waterbody

FIGURE 4 Site Conditions






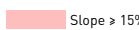

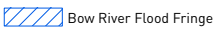


- | | | | |
|---|--|--|---|
|  Walker's Reach Neighbourhood Plan |  Road |  Municipal Boundary |  Slope \geq 15% |
|  Existing Bridge |  Bow River Flood Fringe |  Outline Plan |  Waterbody |



FIGURE 5 Topography



- Walker's Reach Neighbourhood Plan
- Major Contour (5m)
- Municipal Boundary
- Minor Contour (0.5m)
- Waterbody
- | Railway

3.0

Neighbourhood Plan

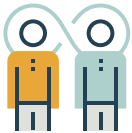


WALKER'S REACH NEIGHBOURHOOD PLAN 1

3.1 Principles

The area is bounded by James Walker Trail and Riversong neighbourhood to the west, the developing Southbow Landing neighbourhood to the south, and the Bow River to the east, and the active Heidelberg Materials gravel pit to the north. In 2024, an amendment to the River Heights Area Structure Plan (RHASP) was brought forward to expand the boundaries to include Walker’s Reach. The RHASP covers approximately 1340.84 acres of land and provides the planning and development framework for growth in the area generally south of the Bow River and surrounding on three sides the South Ridge ASP.

The following principles provide a guide for the build-out of Walker’s Reach into an active and desirable community:



Active Residents

Parks and pathway systems connecting to the Regional Park in the centre of the overall neighbourhood area will promote an active lifestyle for all residents and make it easy for residents and visitors to get outside and be active.



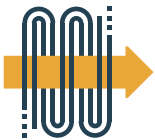
Connected Community

Supports social interaction and facilitates connections through public park spaces and natural amenities.



Housing Diversity

A variety of housing forms and types will be provided in the neighbourhood to accommodate a wide array of housing needs. From villas to townhomes, people at different stages of life will find the right housing for them.



Pedestrian & Transit Friendly

The modified grid street layout and connections to pathways makes it easy for pedestrians to navigate the neighbourhood. Taking a transit friendly approach, over 90% of households will be within 400m of a potential future transit stop.



Access to Nature

Parks and pathways leading to the unique natural amenities that are foundational to Cochrane is a priority for Walker’s Reach. The preservation of views into the Bow River Valley and the provision of pathways along the River meant that nature is never to far from home.

FIGURE 6 Rendering



- | | | | |
|----------------------------|------------------------------|---|--|
| Subject Lands | Flood Fringe Setback | Residential - Single Family & - Single Family Laned | Residential - Villa or Townhouse Site |
| Town of Cochrane Boundary | Regional Pathway | Residential - Townhouse | Stormwater Pond |
| River Heights ASP Boundary | Top of Bank Setback (Varies) | | Open Space / Environmental Reserve (to be confirmed) |
| | | | James Walker Trail |

FIGURE 7 Concept Plan



- | | | | |
|----------------------------------|------------------------------------|-----------------------------------|-----------------------|
| --- Town of Cochrane Boundary | - - - Top of Bank Setback (Varies) | Residential - Single Family Laned | PUL |
| - - - River Heights ASP Boundary | Flood Fringe | Residential - Townhouse | Open Space |
| James Walker Trail | Floodway | Residential - Multi-Unit | Environmental Reserve |
| Pathway | | | |

3.2 Neighbourhood Design Elements

Walker's Reach contains view corridors, varied topography, and significant natural amenities making it a unique and exciting community that celebrates Cochrane's natural beauty. The layout of the community respects these natural features and protects the escarpment and areas adjacent to the Bow River as Environmental Reserve (ER).

In addition to the natural features, several Design Elements will work to create a unique sense of place for the NP area and will leverage the natural and planned amenities to bring benefits to the wider community of Cochrane.

Gateway to Cochrane

As one of the easternmost communities in Cochrane, Walker's Reach will connect into the proposed pedestrian access bridge over the Bow River that will connect Cochrane to the Trans Canada Trail. This pedestrian and active modes gateway into the community and into Cochrane will be significant and will provide the first opportunity to introduce Cochrane and the Walker's Reach community to pathway users. Highlighting this area and the uses intended around this pathway terminus allow quality and care to be placed on the design and construction of the landscaped features and built elements that will combine to form the gateway.

Housing Diversity

A variety of housing forms, and sizes will be available in WRNP 1. The range of housing styles available in Walker's Reach supports the Cochrane Sustainability Plan's first pathway to ensure everyone has a roof over their head. Taking advantage of the views offered in Walker's Reach, single family homes will be provided along the escarpments through the centre of the plan area and towards the east overlooking the Bow River. Townhomes will be provided along residential collector roads and a series of multi family site will be located throughout the plan area to the housing needs of a diversity of residents.

Active Modes Connectivity

Pathways through Walker's Reach will connect to existing regional pathways through the River Heights Area and will be designed to connect to future development to the north and southeast. In addition to pathways throughout the community, sidewalks and on-street bike lanes will be provided along collector roads throughout the plan area, connecting to cycling infrastructure along James Walker Trail. The Walker's Reach pathway and sidewalk network is designed to facilitate the safe enjoyment of the community and connect residents to natural and community amenities including the Bow River and Glenbow Park pedestrian bridge.

Parks and Open Space

Much of the Plan area will be surrounded by Open space, providing both active and passive recreational opportunities. Open Space will be split between Municipal Reserve, providing traditional community gathering



space and places to meet neighbours and connect via the pathway system. The remaining Open Space will be identified as Environmental Reserve, providing naturalized passive pathway systems in areas of higher slope or along the Bow River. A defining feature of Walker's Reach will be the regional park, planned in coordination with adjacent landowners, this regional park will be the primary open space for the community and is expected to attract visitors from across the Town. Featuring a variety of programmable and passive recreation spaces, room has been left for a multi-use community building that can be used as a seasonal café or ice cream shop with the potential for washrooms and other amenities as desired by the Town.



Buffer from Existing Industrial Activities

Future phases of Walker's Reach north of Neighbourhood Stage 1 remain an active gravel extraction site. Deposits on the southern portion of the plan area have been depleted and are ready for redevelopment. Appropriate buffering between the new residential neighbourhood and the continuing gravel extraction operations will be required. It is the intention that areas currently used for gravel extraction will be redeveloped in a form and in alignment with the plans and policies established in the RHASP and in this Neighbourhood Plan to achieve a seamless transition between phases of development.

Potential impacts from the operation are anticipated to be mainly restricted to noise, and dust from the operations and the vehicles moving the materials. The gravel haul route will be restricted to collector and arterial roads to avoid moving through residential areas. Notwithstanding, there are two ways in which the residential lots will be buffered from the gravel extraction operations to the north:

- + Strategic phasing beginning in the southern portion of the plan area will ensure that the first phases of development will be as far away from the current gravel operations as possible. The northward expansion of the neighbourhood is expected to match the pace of gravel operations as these also continue northward.
- + A collector roadway will provide the main buffer between the developing residential areas and the gravel extraction operations.

4.0

Land Uses



WALKER'S REACH NEIGHBOURHOOD PLAN 1



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

4.1 Residential - Low Density District (R-LD)

As a residential neighbourhood, the predominant land use within Walker’s Reach will be Residential Low-Density (R-LD) district, which is intended to provide traditional residential development in the form of single-detached dwellings. A mix of laned and front garage options will be provided to balance a connected transportation network and allow for quieter residential enclaves on the periphery.

4.2 Residential -Medium Density District (R-MD)

Multi unit residential sites will be located in the southwest and northern portions of the plan area. These sites will consider the existing neighbourhood development and any proposed adjacent multi-unit developments. Due to access constraints, the multi-unit site in the southwest of the plan area must be planned as a comprehensive multi-unit development. To minimize disturbance on existing residences, landscaping and buffering options will be explored and implemented at the Development Permit stage.

The Residential-Medium Density (R-MD) district provides a wide range of multi-unit development forms. R-MD sites within the plan area are anticipated to host a variety of townhouses and villas but final built forms will be determined at the Development Permit stage. These sites will provide options for home buyers interested in housing types other than single detached houses.



TABLE 2 Neighbourhood Plan Statistics

	HA ±	AC ±	Frontage	Units	%
Total Area	66.26	163.72	-	-	-
Less ER	13.59	33.59	-	-	-
Gross Development Area	52.66	130.13	-	-	100.0%
Residential Area	28.69	70.89	-	-	54.5%
R-LD - Laneless	14.77	36.49	3,808m	417	-
R-LD - Laned	3.44	8.50	935m	104	-
R-MD - Townhouse	3.53	8.72	990m	200	-
R-MD Villa	6.95	17.18	-	283	-
Total Number of Units / Frontage	-	-	5,621	871	-
Anticipated Density (Based on GDRA)	<ul style="list-style-type: none"> • 1003 Units • 130.13 ac (GDRA) 				7.7 upa
PR (Parks)	5.27	13.02	-	-	10%
PR (SWMF)	4.29	10.61	-	-	8.2%
Roads & Lanes (Within Ownership Boundary)	10.10	24.95	-	-	19.2%
James Walker Trail (Within Ownership Boundary)	4.31	10.66	-	-	8.2%

The anticipated density in WRNP 1 is currently below the targets indicated in the Town of Cochrane MDP. WRNP 1 represents the first neighbourhood within the Walker's Reach community, that at full build out is expected to achieve the density targets established by the Town.

The reduced density is in part a result of the realignment of the boundaries for the WRNP1 that reduced the area of land to be included in the application. Densities across the Walker's Reach community will be balanced and will provide various housing forms to meet the needs of a diversity of people while meeting the Town's density and growth goals.

FIGURE 8 Land Use Plan



- Subject Lands
- Zoning Boundary
- James Walker Trail
- Residential Low Density (R-LD)
- Residential Medium-Density (R-MD)
- Parks and Recreation District (PR)

4.4 Open Space (PR)

An abundance of open space is provided throughout Walker's Reach. All parks and open spaces are designated as Parks and Recreation District as per the Land Use Bylaw 01-2022. Access to nature and green connections are integral to the vision of Walker's Reach and will connect to a larger green network as development continues north through future neighbourhood plans. Linear pathways, pocket parks and a regional park are key features of the Open Space plan in Walker's Reach.

Municipal Reserve

Municipal Reserve (MR) has been allocated for programmable open space areas such as the central regional park that will act as the primary community gathering space for Walker's Reach and adjacent neighbourhoods. Where possible, MR has been located adjacent to ER areas providing a smooth transition between programmable and naturalized open spaces and connecting to Cochrane's unique natural amenities. An abundance of open space is provided in Walker's Reach to connect residents to nature and to respect the natural amenities that make Cochrane and the Walker's Reach special.



Environmental Reserve areas

Areas of steep slope and along the rivers edge will remain as Environmental Reserve to provide naturalized passive pathway systems that will connect to future phases of development. Where feasible, portions of green space around the proposed stormwater facility will also be designated as Environmental Reserve.

TABLE 3 Open Space Calculations

	HA ±	AC ±	Area Percentage
Total Plan Area	66.26	163.72	100%
Total Green Space (ER, MR & PUL)	23.15	57.22	35.3%
Environmental Reserve (ER)	13.59	33.59	23%
Gross Developable Area	52.66	130.13	100%
Municipal Reserve (MR)	5.27	13.02	10%
PUL	4.29	10.61	8.2%



FIGURE 9 Open Space



- | | | |
|----------------------------|----------------------------------|-----------------------|
| Subject Lands | James Walker Trail | Stormwater Pond |
| Town of Cochrane Boundary | Pathway | PUL |
| River Heights ASP Boundary | Outside of the Plan Area Pathway | Open Space |
| | Bike Lane | Environmental Reserve |

FIGURE 10A Neighbourhood Park

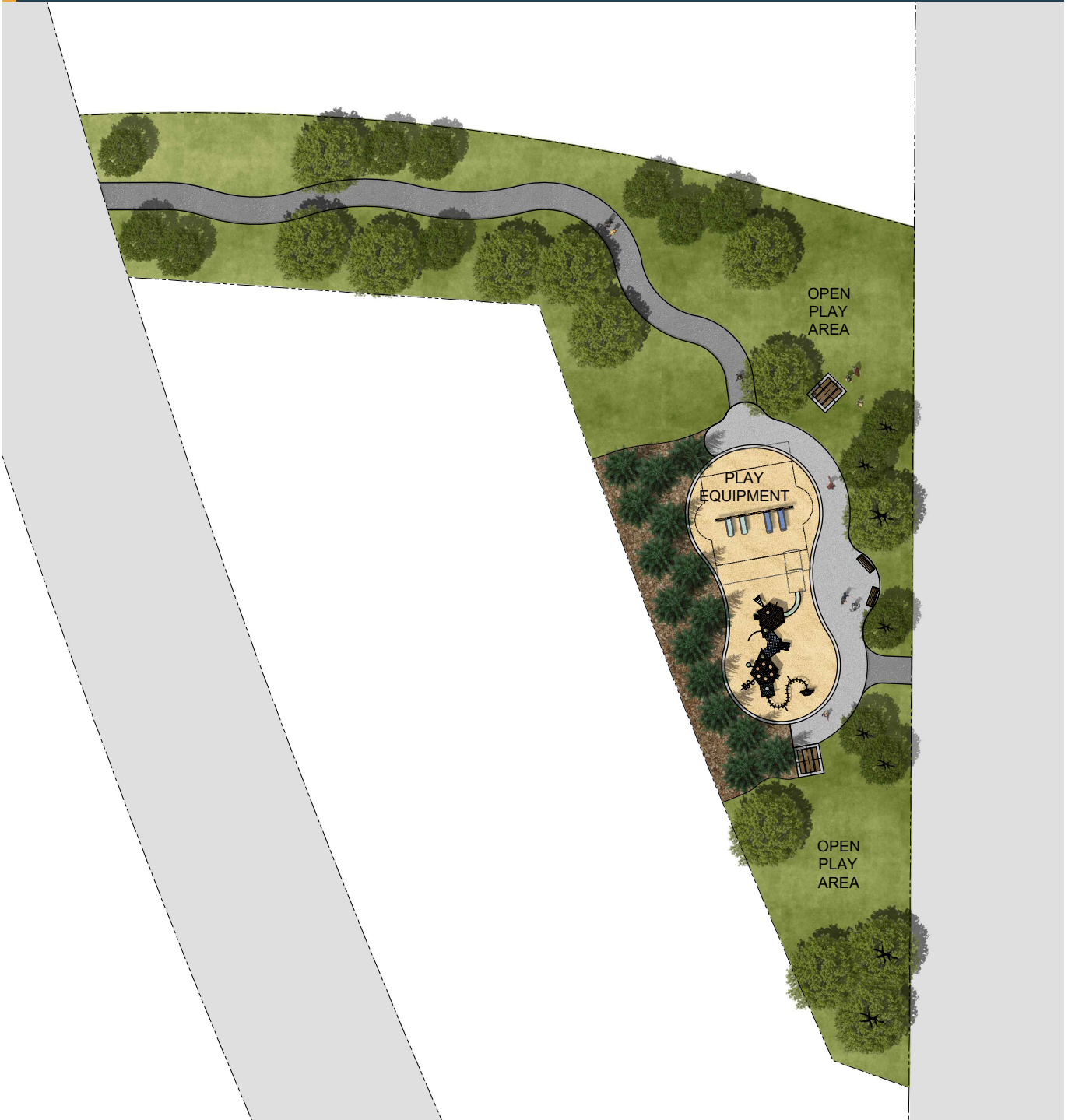


FIGURE 10B Regional Park Concept

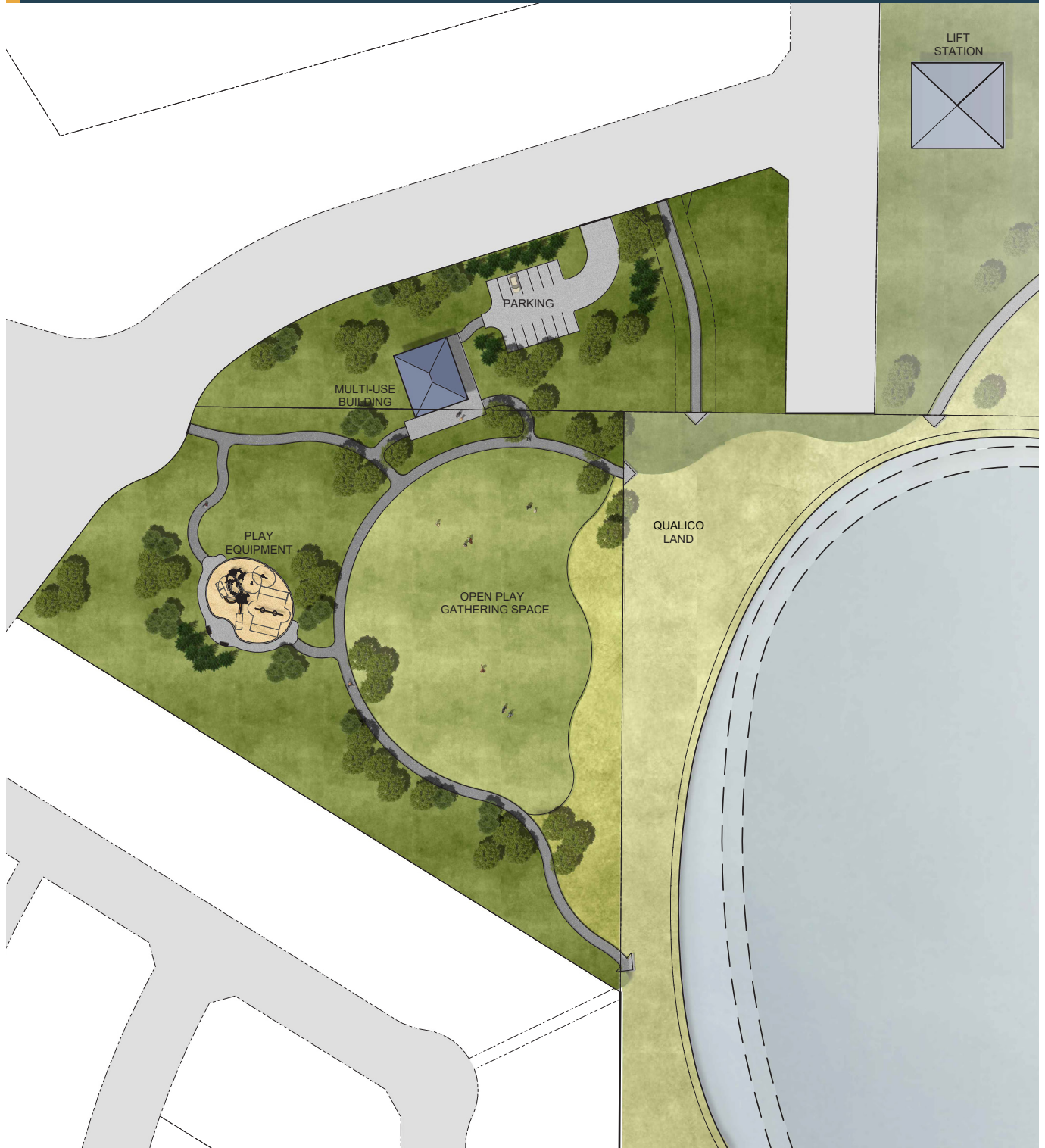


FIGURE 10C Naturalized Stormwater Ponds



5.0

Mobility



WALKER'S REACH NEIGHBOURHOOD PLAN 1

5.1 Road Network

The transportation system will enable people to reach their destinations, both internal to the neighbourhood and to the wider Cochrane transportation network and beyond, as efficiently and safely as possible.

James Walker Trail provides the main access point to the community to serve the entire area and connects Walker's Reach to the rest of Cochrane. Three roundabouts on James Walker Trail are provided. In Walker's Reach one James Walker Trail traffic circle exclusively serves Walker's Reach Stage 1 and the other traffic circle connects Walker's reach to the adjacent Riversong community. The third James Walker Trail traffic circle is part of a future WRNP and exclusively services the WRNP area. In addition to these primary entrance/ exits into Walker's Reach, a secondary connection to the lower bench and lands owned by Qualico will provide a vital access point for the South Ridge neighbourhood.

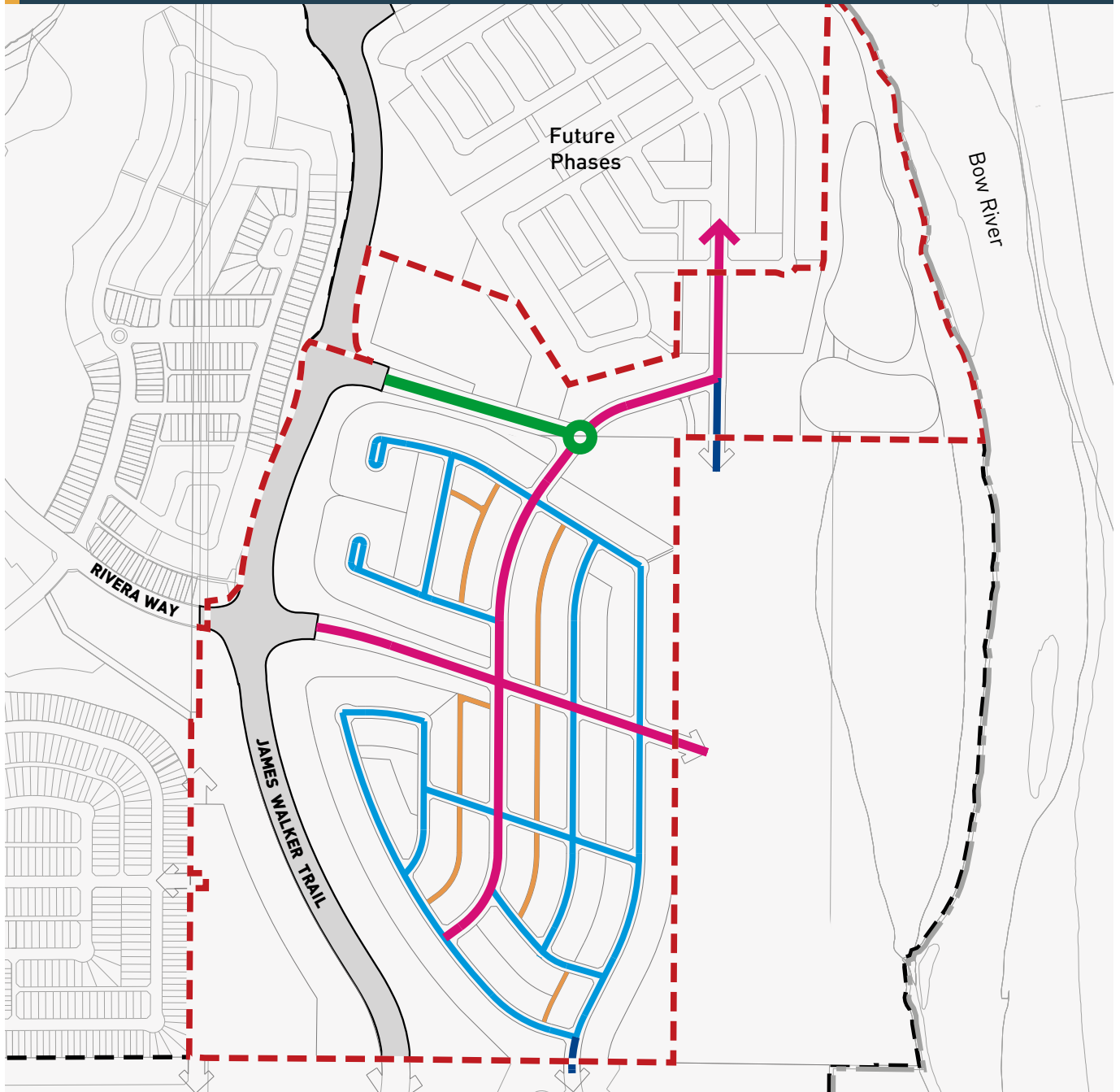
Internally, the transportation network maintains a modified grid that conforms to the varied topography of the plan area and enables efficient circulation throughout the neighbourhood.

The transportation network is maintained by:

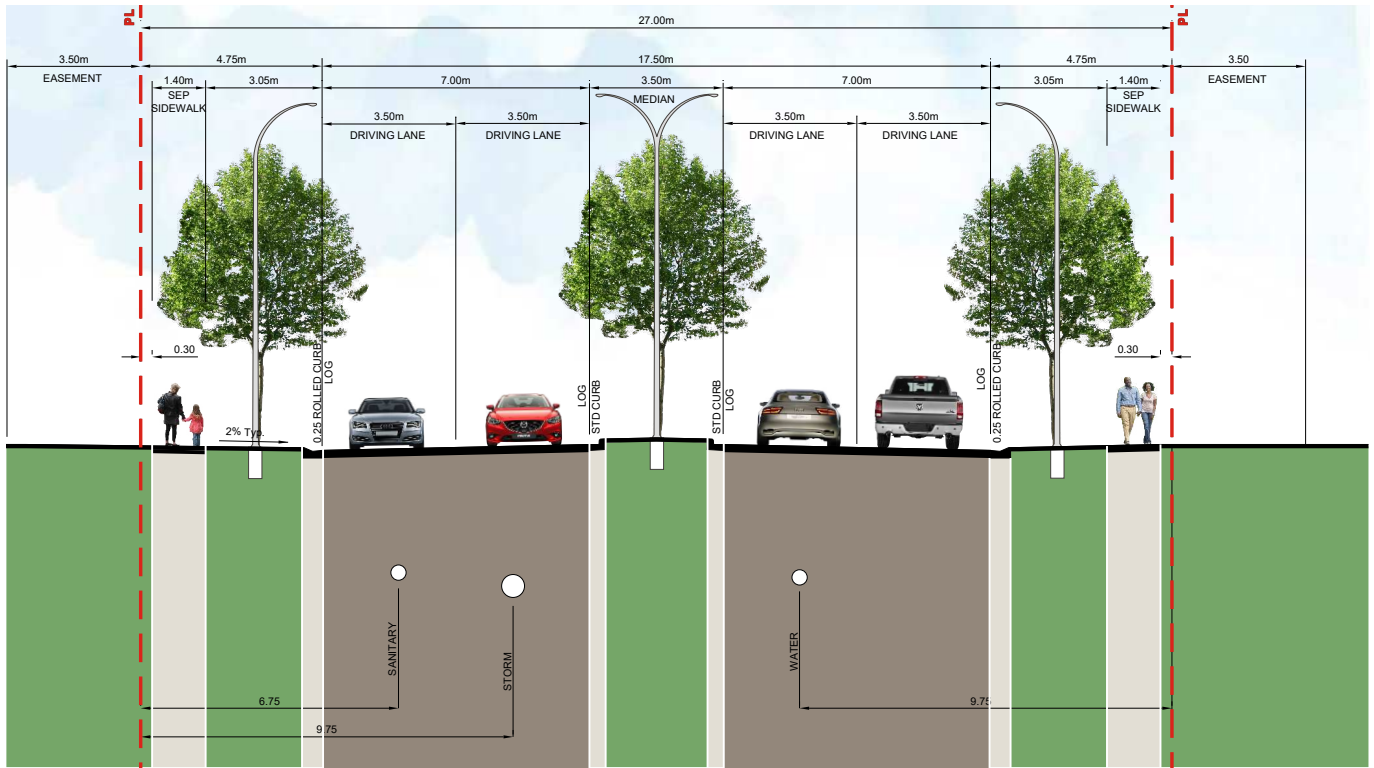
- + A modified collector providing access on the north side of the plan area and creating sight lines to the new regional park
- + Collector road providing a connection between James Walker Trail, Walker's Reach and eastward into Southbow Landing
- + Collector roads connecting north-south through Walker's Reach and Southbow Landing on the upper and lower benches of the land

Residential roads branch off from the collector streets to provide access to dwelling units and public open spaces. A number of dwellings units have access to lanes which are also connected to residential roads.

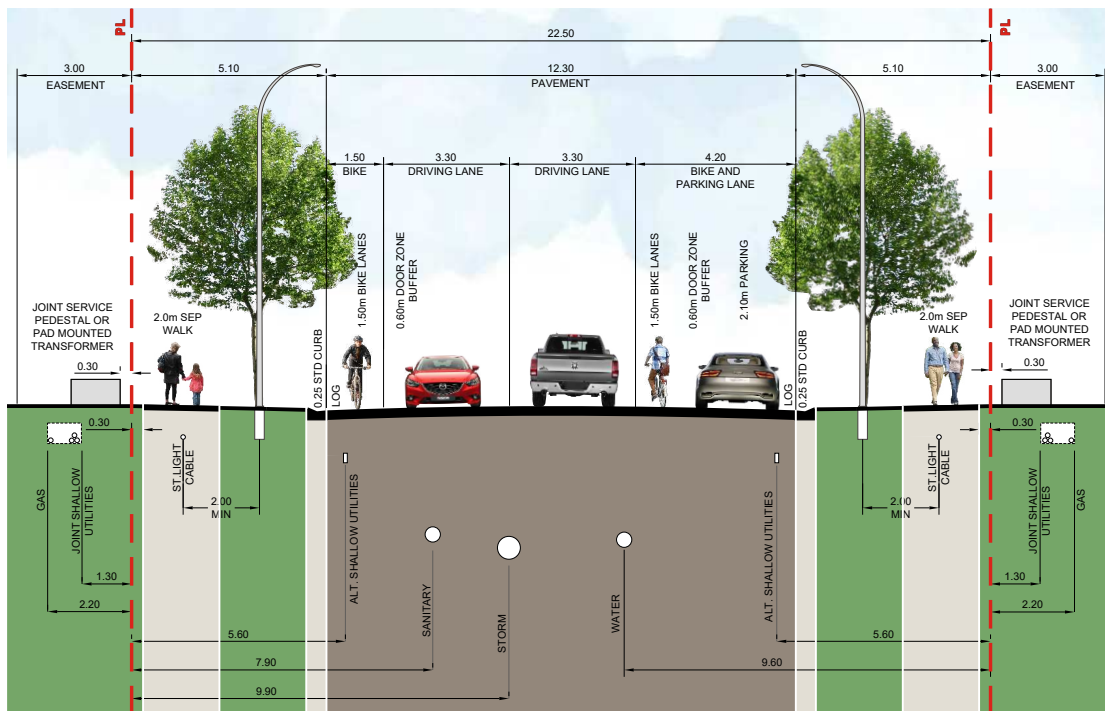
FIGURE 11 Transportation Network



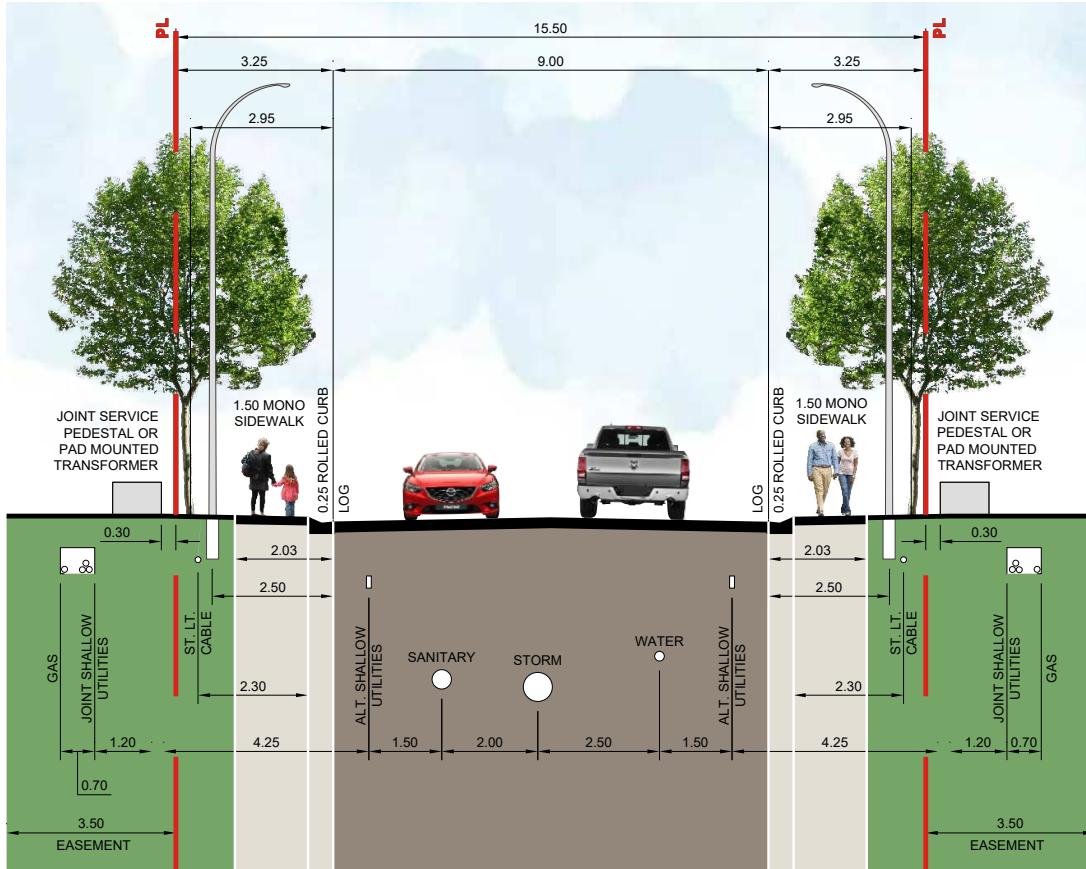
- | | | |
|----------------------------|--|-------------|
| Subject Lands | Primary Collector Street (27.0m) | Lane (6.0m) |
| Town of Cochrane Boundary | Collector Street with Bike lanes (22.5m) | |
| River Heights ASP Boundary | Collector Street (21.0m) | |
| James Walker Trail | Residential Street (15.5m) | |



27.0m Primary Collector Road



22.5m Collector Road with 2 Bike Lanes



15.5m Standard Residential Road

5.2 Active Mobility Circulation

Pedestrian and cycling circulation are facilitated throughout the site by a network of sidewalks and pathways and shared bike lanes on collector roads. Regional pathways extend throughout the Neighbourhood to connect to the adjacent neighbourhoods of Precedence and Southbow Landing.

5.3 Public Transit

As the Town of Cochrane continues to explore the implementation of future public transit, the possible provision of such a service has been accounted for in this Neighbourhood Plan. A Transit route is identified along the primary collector roadway that will provide internal connection to the future development phases to the north. The proposed transit stops will be distributed evenly and situated near community amenities, and main intersections. This will provide all residents with access to public transportation. The typically accepted measure for determining walkability to public transit is to ensure 90% of all residential units are within 400m (5 minute) walking distance to a transit stop.



FIGURE 12 Active Mobility Network



- | | | | | |
|----------------------------|----------------------------------|--------------------|---|--|
| Subject Lands | Regional Pathway | Mono Sidewalk | Residential - Single Family & Single Family Laned | Residential - Villa or Townhouse Site |
| Town of Cochrane Boundary | Bike Lane | Separated Sidewalk | Residential - Townhouse | Stormwater Pond |
| River Heights ASP Boundary | Outside of the Plan Area Pathway | | | Open Space / Environmental Reserve (to be confirmed) |
| | | | | James Walker Trail |

FIGURE 13 Transit Network



- - - Subject Lands
- - - Town of Cochrane Boundary
- - - River Heights ASP Boundary
- James Walker Trail
- - - Potential Transit Route
- Potential Transit Stops
- 400m/ 5 min Walking Distance from Transit Stop

6.0

Utility Servicing



WALKER'S REACH NEIGHBOURHOOD PLAN 1

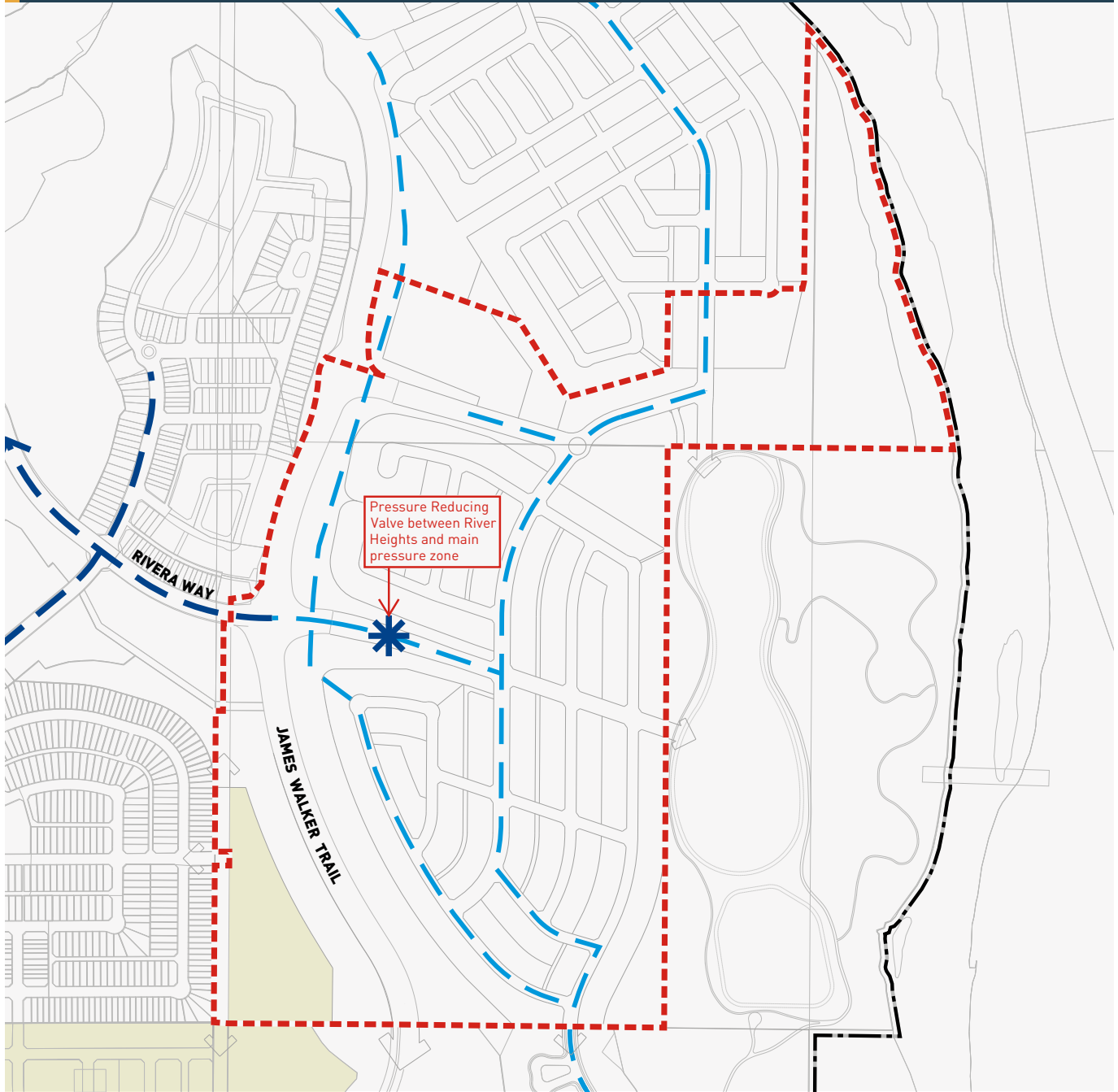


6.1 Water Servicing

The water distribution system for Walker's Reach will be serviced from the Town's main pressure zone and the existing 2 million gallon reservoir. Connection to this system is proposed to be made by way of a dual water main crossing across the Bow River connecting to the existing 300mm water main in James Walker Trail at or near the Griffin Road E traffic circle. Other connections to the existing River Heights Reservoir system will be made at the Riversong Boulevard/James Walker Trail traffic circle and at the interface with Southbow Landing to the south to provide connectivity to the water network on the south side of the River. PRV valve chambers will be required to be installed at the boundary of the pressure zones to reduce the pressure from the River Heights pressure zone to the main pressure zone. The initial phases of development may be serviced from the River Heights pressure zone on an interim basis. This will be dependent upon a review of the capacity available in the River Heights Reservoir. The timing of the Town's planned expansion of the reservoir being in service will be considered in this review. A water network model will be prepared to determine the appropriate water main sizes required in Walker's Reach to provide adequate supply for the proposed uses and fire coverage. The Town of Cochrane is actively working on increasing their water license capacity. It is anticipated that adequate water license capacity will be available for the full build out of Walker's Reach. All water distribution systems within Walker's Reach will be designed and constructed according to Town of Cochrane Standards.



FIGURE 14 Water Servicing



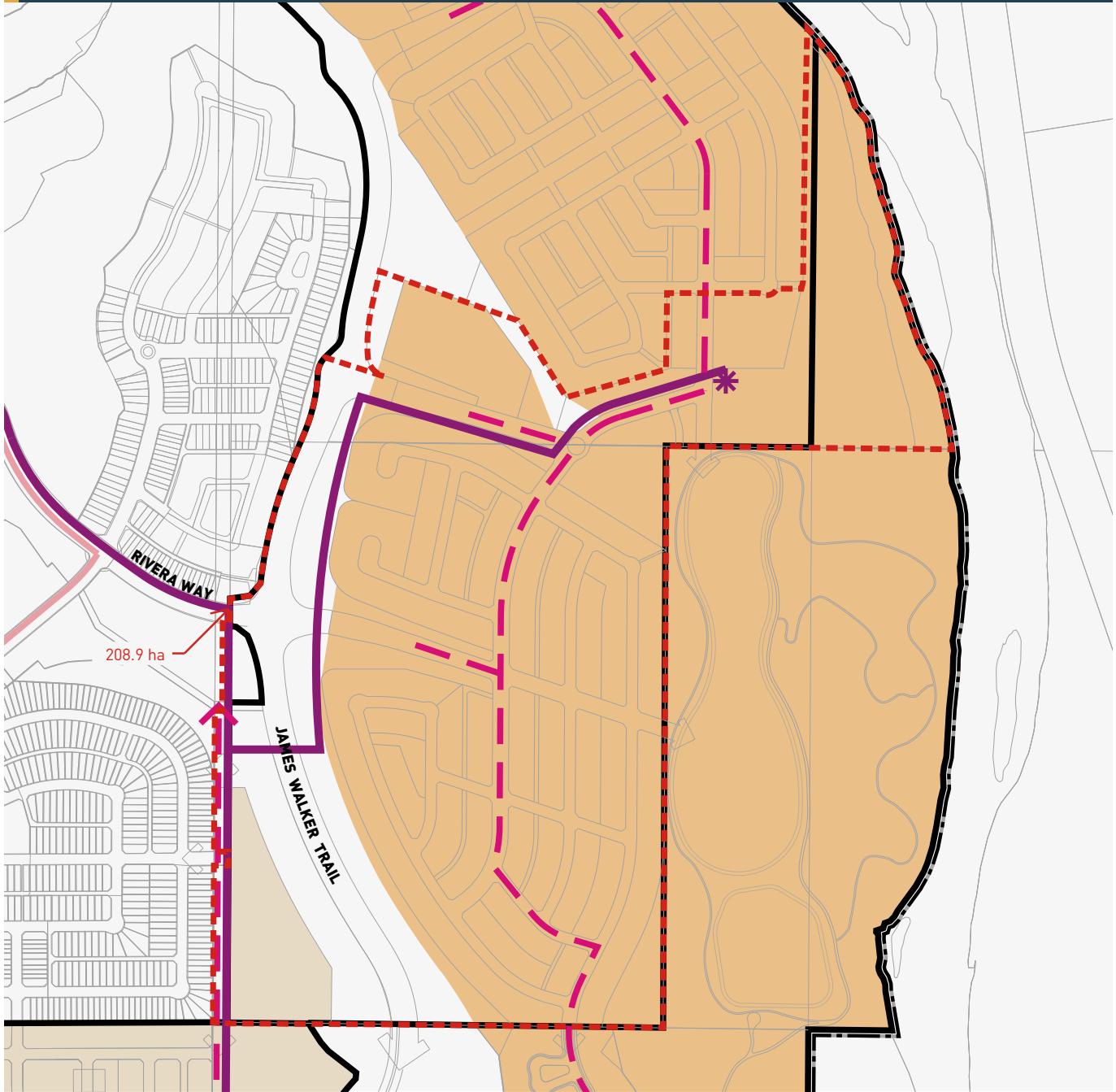
- Subject Lands
- Existing Water Trunk Mains
- Proposed Water Trunk Mains
- Town of Cochrane Boundary
- Pressure Reducing Valve
- Portion of Plan Area Serviced by The River Heights Reservoir Pressure Zone

6.2 Sanitary Servicing

Sanitary servicing for Walker’s Reach will be provided with a gravity sanitary sewer system that drains to a proposed sanitary lift station located on the eastern edge of the community where the elevation is the lowest. The sanitary lift station will pump the wastewater into the existing Riversong gravity system to the west that is connected to the existing sanitary siphon across the Bow River that leads to the existing pump station that pumps all of Cochrane’s wastewater to Calgary for treatment. Smaller temporary lift stations (located in manholes) will likely be required for the early phases of development until the sanitary lift station is constructed. All sanitary services construction within Walker’s Reach will be designed and constructed according to Town of Cochrane Standards.



FIGURE 15 Sanitary Servicing



- Subject Lands
- Existing Sanitary Sewer Trunk Mains
- Sanitary Forcemain to Calgary
- Future Sanitary Sewer Trunk Mains
- Future Lift Station
- Sanitary Catchment Basins
- Town of Cochrane Boundary
- Approximate Area of Plan to be Served by Sanitary Crossing B
- Servicing to be provided with Development of Adjacent Lands in Southridge ASP Area

6.3 Stormwater Management

Stormwater servicing in Walker's Reach will be provided with a gravity storm sewer system directed to a stormwater management facility located in the lower lands on the east side of the community adjacent to the Bow River. This storm water facility is proposed to be a hybrid wetland/wetpond facility with a varied active storage depth (1.0m for the wetland component & 2.0m for the wetpond component) that will compliment the planned natural park land adjacent to the Bow River and be an amenity for the community and the Town. This stormwater facility is currently planned to connect into the proposed Southbow Landing stormwater facility (by way of overland channel or a pipe, and both facilities will share a common outlet control structure that releases the storm water to a new outfall to the Bow River at an approved release rate. The sizing of the stormwater facilities is based on a proposed 18 L/s/ha release rate to the Bow River. ISL, Qualico's stormwater consultant has proposed this release rate to Alberta Environment and Protected Areas and is awaiting the approval of this release rate.

The existing stormwater facility on the south side of the Bow River currently managing the stormwater from James Walker Trail will remain but be modified and incorporated into the design of Walker's Reach as a lined dry pond facility. This dry pond will discharge the storm water already treated with an oil/grit separator (OGS) into the Walker's Reach gravity storm sewer system at a small release rate that will be directed to the ultimate stormwater facilities and ultimately discharge to the Bow River through the same outlet control structure and outfall as the Walker's Reach and Southbow Landing stormwater facilities.










Due to the existing gravel pit currently operating on a large portion of the Walker's Reach land, a temporary evaporation/infiltration facility is being proposed to service the initial 1-2 phases of development. Further development would be able to occur once the ultimate stormwater facility can be constructed after gravel operations are completed in the areas required for the stormwater facilities and the required storm sewers. A preliminary size of 1.5 ha at the HWL for this facility has been determined by LGN based on typical evaporation parameters, and infiltration parameters taken from Urban Systems modeling of the existing James Walker Trail pond. This sizing will need to be confirmed based on a more detailed geotechnical assessment of the soils in the planned area of this pond. A Staged Master Drainage Plan and Pond report will be prepared and provided to the Town for approval. The Staged Master Drainage Plan is planned to be an update to the Southbow SMDP that is currently being updated based on some changes Qualico is proposing. The design of all facilities will be in accordance to Town of Cochrane and Alberta Environment and Protected Areas standards.

6.4 Shallow Utilities

Shallow utilities for Walker's Reach will be provided by extensions from existing utilities in the area. Power, telephone, cable, and natural gas services will be provided with underground construction. No overhead utilities will be constructed.

FIGURE 16 Stormwater Network



- | | | |
|---|--|---|
|  Subject Lands |  Existing Storm Sewer Trunk Mains |  Storm Drainage Basins |
|  Town of Cochrane Boundary |  Future Storm Sewer Trunk Mains |  Catchment Area 4 |
|  Storm Pond |  Future Pond Connection |  Catchment Area 5 |



7.0

Supporting Studies



WALKER'S REACH NEIGHBOURHOOD PLAN 1

The site's previous use as an aggregate extraction operation introduces some unique requirements affecting the background studies that would typically be required for a Neighbourhood Plan.

Due to the nature of aggregate operations, background studies such as the Historical Resources Impact Assessment, Biophysical Impact Assessment and Phase 1 ESA have been completed prior to significant disturbance of the land. As extraction operations end, all required elements of the reclamation plan will be followed to comply with municipal and Provincial standards.

7.1 Geotechnical and Slope Stability Evaluation

Geotechnical studies of the WRNP1 area in the current condition, prior to the land being reclaimed from the gravel pit operations, will not be applicable to the ultimate residential development as significant fills are required before development can take place. A geotechnical memo will be prepared and accepted by the Town prior to approval of this plan. This memo will discuss deep fill construction requirements, and the expected time lag based on typical soil properties for the area and the current preliminary grading plan. A slope stability analysis of the worst case slope based on the preliminary grading plan will also be reviewed in this memo based on typical soil properties for the area to confirm the proposed slope will meet standard Factor of Safety (FOS) criteria. As the ultimate depths of fills and grades within the development are dependent on the final grade the land is in following the completion of gravel extraction, and the soil properties of the fill soil will be confirmed when the source of material is confirmed, a follow up geotechnical assessment will be completed after finalizing the plan layout and grades, and the source of fill material are determined. Any additional measures identified in that analysis will be adhered to during the reclamation, grading, and construction of the development.

During the grading operation for the reclamation, proper compaction monitoring, compaction testing, and reporting will occur. A geotechnical report for each phase(s) shall be prepared that provides a summary of the soil conditions within the phase boundary, and provides recommendations related to any development time lag and include slope stability assessments of the proposed slopes within the phase. Dedicated geotechnical reports related to the stormwater management facilities will be provided during the detailed design of those facilities. The existing east slope of James Walker Trail was assessed by Tetra Tech as part of the James Walker Trail project, so the results of that slope stability will apply to the development of WRNP1.

7.2 Transportation Impact Assessment

A Transportation Impact Assessment (TIA) memo will be completed for the WRNP1 lands. This technical memo will be based on extensive technical studies completed by the Town of Cochrane for James Walker Trail. The TIA will be provided to the Town following the submission of this Neighbourhood Plan.



7.3 Staged Master Drainage Plan

A Staged Master Drainage Plan (SMDP) will be completed for the WRNP1 lands in combination with the eastern lands of Southbow Landing. This report will be a standalone report and will explain how the proposed stormwater management facility within the WRNP1s lands will tie into the stormwater management facility proposed in the eastern lands of Southbow Landing. This report is anticipated to be completed following the submission of this Neighbourhood Plan. Revisions to this Neighbourhood Plan will include an update on the (SMDP).



8.0

Phasing



WALKER'S REACH NEIGHBOURHOOD PLAN 1



The first neighbourhood plan of Walker’s Reach, WRNP 1 will be developed in phases beginning with development to the south and progressing northward.

8.1 Phasing Plan

The phase boundaries have been ordered sequentially based on servicing reviews and forecasts for housing absorption. Development will start with the southern roundabout access and progress generally from south to north. An interim stormpond will accommodate development of Phases 1 and 2. The final stormponds on the east of the plan area will support the development of Phases 3 onwards and the interim stormpond will be decommissioned during the construction of Phase 3. Similarly, the lift station will be required to support the development of Phases 3 onwards but may be constructed in a staged manner. Phasing in this manner allows servicing to be extended in a logical manner and connected to existing services.

Actual phasing size, sequencing and timing will be dependent on future market conditions and infrastructure requirements. Deviation from the sequencing or phase boundaries as shown on Figure 19 will not require an amendment to this Plan as long as infrastructure and access requirements are met.



FIGURE 19 Phasing



- Subject Lands
- James Walker Trail
- Future Lift Station
- Town of Cochrane Boundary
- Phase Boundary
- Temporary Infiltration /Evaporation Pond for Phase 1&2
- River Heights ASP Boundary



9.0

Alignment with Town & Regional Policies



WALKER'S REACH NEIGHBOURHOOD PLAN 1

The Town of Cochrane has established policies and guidelines to uphold quality design for new neighbourhoods to ensure they meet the needs of citizens.

The documents that apply to Walker’s Reach Neighbourhood Plan 1 (WRNP 1), in order of hierarchy include:

- + Regional Growth Plan
- + Municipal Development Plan
- + Growth Management Strategy
- + Cochrane Sustainability Plan
- + Integrated Neighbourhood Design Guidelines
- + River Heights Area Structure Plan
- + Land Use Bylaw

9.1 Regional Growth Plan

The Calgary Metropolitan Region (CMR)’s Regional Growth Plan includes direction on the type and location of growth desired in the CMR. It also provides guidelines for densities within urban municipalities like the Town of Cochrane. The Town of Cochrane is a Preferred Growth Area, and growth is intended to be directed towards areas within the current municipal boundary such as Walker’s Reach. Additionally, Preferred Placetypes, or development forms, are complete communities that provide:

- + Compact, contiguous development that makes efficient use of infrastructure and services
- + A diverse mix of housing types
- + Density in accordance with the associated Placetype definitions
- + Interconnected street network and urban form to support active transportation and transit
- + Access to local services, neighbourhood amenities, and commercial uses
- + Access to local institutional and recreational services and/or enabling use of existing regional
- + Facilities in other municipalities where municipal agreements are in place
- + High quality parks, trails and open spaces that connect to regional trails where appropriate

9.2 Municipal Development Plan

The Municipal Development Plan includes direction on the development of future communities in its overall policies as well as its Planning Principles, Crime Prevention Through Environmental Design guidelines and Municipal Environmental Impact Statement. The following demonstrates how the WRNP 1 complies with these policies.

Planning Principles

Principle 1: Responsible Growth Management

Responsible growth management demands that we make every effort to meet the needs of a growing population, in an ecologically aware and efficient manner, with limited natural, human, built and financial resources. Walker's Reach meets this principle in the following manner:

- + The development limits the outward urban expansion of the Town by developing over a former gravel operation while accommodating future population and economic growth
- + Key transportation and utility infrastructure, such as the extension of James Walker Trail will be providing connections to adjacent developing communities and will tie in several existing infrastructure systems
- + Densities that meet the minimum required under the MDP and Growth Plan are anticipated to make efficient use of the proposed infrastructure and land resources

Principle 2: Social Well Being

Social well-being and a high quality of life is a reflection of living in a community that creates a safe, healthy, and comfortable environment in which to live, work and play. Walker's Reach meets this principle in the following manner:

- + A range of housing and amenities will be offered in the community
- + Regional and local transportation links will be delivered in the form of a modified grid systems of roads, pathways, sidewalks, and bike lanes
- + Opportunities for recreation and gathering will be offered in the form of parks, playfields, pathways and bike lanes and will notable connect to a regional park
- + The development is designed to meet Crime Prevention Through Environmental Design (CPTED) guidelines



Principle 3: Environmental Stewardship

Environmental stewardship highlights the Town’s commitment to careful and responsible management of our natural resources and ecological assets. Walker’s Reach meets this principle in the following manner:

- + The remediation of portions of the gravel operation for urban development will reduce the outward expansion of the Town and its impact on ecological resources;
- + A strong pedestrian and active mobility network will promote alternative modes of transportation which will reduce vehicular carbon emissions;
- + All homes within Walker’s Reach will be solar and EV ready homes, providing future residents with further opportunities to reduce their carbon emissions;
- + Safeguarding ecologically significant areas and sensitive terrain such as steep slopes and areas along the bank of the Bow River will be done through the provision of Environmental Reserve.

Principle 4: Economic Vitality

Economic vitality provides the foundation for a healthy, diverse, active, prosperous, and resilient economy. Walker’s Reach meets this principle in the following manner:

- + The new residential community will support the planned and developing commercial and employment centres located in the communities of Greystone and Southbow Landing

Principle 5: Community Engagement

Community engagement builds trust, ensures accountability, and improves the quality of decision making as the public plays a valuable role in the formulation of plans and developing services. Walker’s Reach meets this principle in the following manner:

- + The new residential community will support the planned and developing commercial and employment centres located in the communities of Greystone and Southbow Landing
- + By providing early and continued updates on the status of the neighbourhood plan through mailers and a project website, transparency is maintained and establishes trust between the project and interested members of the public.
- + A planned open house provides the opportunity for the public to speak directly with members of the project team. This presents a chance to share information about the project and hear feedback on the project in real time

Crime Prevention Through Environmental Design (CPTED)

As per Section 8.3.15 of the MDP, Crime Prevention Through Environmental Design (CPTED) is to be incorporated into subdivisions and development. CPTED is a means of encouraging safety and the prevention of criminal activity through elements of built form. The Greystone Neighbourhood Plan is designed with a commitment to community safety and implements the principles of CPTED by influencing the physical design of the built environment and encouraging positive social interaction as follows:

- + **Awareness of the Surrounding Environment** The community design uses a modified-grid network built around linear roadways, which avoids hidden spaces.
- + **Visibility by Others** Housing along collector roads and primary streets are oriented to the street increasing natural surveillance by residents and passing traffic. Neighbourhood parks and amenities are bounded by public streets and have multiple access points. This maximizes visibility and surveillance in the public areas.
- + **Sight lines** Where possible the neighbourhood employs linear roadways and pathways, which provides excellent sight lines.
- + **Lighting** Care will be taken to provide street lighting in key locations throughout the plan area to allow visibility at night. Lighting options will be considered for laneways so that lanes are not areas of low visibility.
- + **Predictable Routes**
- + **Entrapment Spots** Parks have multiple entrance and exit points and will be designed to maximize potential for natural surveillance while also encouraging use at all times. The community design ensures that there are no isolated areas or small, shielded places. This will be promoted through the maintenance of sidewalks, walkways and landscaping.

Planning Principles

The Town of Cochrane MDP Section 6.3.2 requires a Municipal Environmental Impact Statement (MEIS). The MEIS provides a description of existing and proposed environmental conditions, and any environmental issues that must be addressed.

Vegetation

Due to the extensive aggregate extraction on the site, stripping and grading of the topsoil has removed the majority of the vegetation.

Wetlands

There are no naturally occurring wetlands on site.

Wildlife

Due to extensive aggregate extraction and the industrial nature of this activity, no significant wildlife activity is reported on site.



Ecologically Significant Lands

There are no lands identified as Ecologically Significant Lands within the WRNP. Lands to the southeast of the Plan area are identified with a Special Study overlay in the RHASP as a result of the steep slopes on these lands.

Geotechnical

Geotechnical reports for each phase of development will be provided to confirm the grading work completed during the reclamation of the gravel operations meets the requirements for development of that phase and identify any required development time lags.

Flood Potential

Portions of the development are located within the identified Flood Fringe of the Bow River. The land impacted by the Flood Fringe will be designated as Environmental Reserve. This area will be used for passive recreation and stormwater management with a planned naturalized wetland and surrounding pathway connections. No portions of the WRNP impacted by the Flood Fringe are expected accommodate residential development.

Stormwater Study and Water Quantity and Quality

A Staged Master Drainage Plan will be completed for Walker's Reach and the adjacent Qualico lands. A temporary stormpond will be located on Neighbourhood 1 of Walker's Reach until a series of ultimate stormponds can be constructed both within Neighbourhood 1 and on adjacent Qualico lands.

Air Quality

Walker's Reach will be a compact community with a modified grid network. The design of the community encourages pedestrian and bicycle transportation as an alternative to internal use of motor vehicles. The opportunity for transit is incorporated into the design. The Plan Area is mainly barren of any vegetation and the development of the lands will reintroduce vegetation through the planting of grasses, bushes, and trees. These measures will lead to a reduction in average emissions and an improvement in air quality.

Visual Resources

Views within the plan area have been preserved where possible through the design of the road and pathway network. The slope of the site from the west down to the east provides views of the Bow River and Glenbow Ranch with the proposed regional park a key point of interest when entering Walker's Reach from the north traffic circle.

Land & Resource Use

The proposed development will make efficient use of the varied topography of the Plan area. The proposed development will be considered an infill development as the community will be built on a former gravel extraction site.

Cultural & Heritage Resources

No significant cultural or heritage resources were identified prior to commencement of aggregate extraction activities on site, but given the HRV 4p designation, a Historical Resource Impact Assessment may be required on the Crown Lands dependent on direction from the Province.

9.3 Growth Management Strategy

Growth Management Strategy is a non-statutory planning document that aligns other plans, policies, and strategies for the orderly and appropriate growth of Cochrane. The GMS envisions that future growth will come in the form of mixed use, compact, attractive, and highly accessible development as identified in the vision and objectives of the Cochrane Sustainability Plan and the Municipal Development Plan. The GMS mainly focuses on how much land is required to accommodate anticipated growth, what infrastructure is required to support the growth, the alignment between land supply and demand and initiatives required to achieve the Town's overall growth vision. As of the 2023 Growth Study analysis, there has been increased growth in the Town and across the region, indicating that Cochrane will continue to be a community of choice that will continue to grow.

The following lists specific land use needs identified in the GMS to achieve the Town's vision and how they relate to WRNP 1:

- + 12,105 new residents will need to be accommodated within the existing footprint of the Town to meet the 25% intensification target.
- + WRNP 1 supports this target by accommodating an anticipated population of 2,106 within the existing development area of the Town.
- + Development achieving a minimum density of 8 upa while encouraging densities of 10 upa or greater. While WRNP 1 does not achieve a density of 8upa, it is anticipated that increased densities in future Walker's Reach Neighbourhood Plans will balance the density requirements for the community.



9.4 Cochrane Sustainability Plan

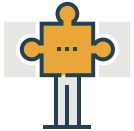
The Cochrane Sustainability Plan (CSP) was adopted by Council in May 2009. The CSP is a long term, community-based plan that helps guide the Town towards a more sustainable future. The document includes thirteen (13) Pathways to the Future that are grouped under four headings. Each pathway includes a description of success and current reality and targets. The CSP anticipates these approaches will be incorporated in the strategic decisions of Cochranites. The pathways that most relate to the development of the new communities fall under the “Cochrane is a Complete Community” heading. These pathways include:



Everyone has a roof over their head



There's enough room for everything a community should have



Wherever you are in Cochrane, you're close and connected



There are diverse options for getting around



We build Cochrane on the strengths of our natural and cultural heritage

To lead Cochrane in that direction, the document includes several targets under this heading. The following identifies the targets and how Walker's Reach contributes to their achievement:

01

By 2029, there is a variety of tenure and housing types on the market (rental, own, rent-to-own, attainable housing).

- + Walker's Reach will incorporate a variety of dwellings types including single-detached, semi-detached, townhouses and villas which have the potential to be purchased or rented.

02

By 2039, municipal tax revenues are 60% residential/40% non-residential with 100% environmentally sensitive areas protected.

- + Walker's Reach provides residential uses and allows for industrial uses to the north to continue in the form of gravel extraction.

03

By 2059, density on the 2009 existing footprint of Cochrane has increased by 25%.

- + The infilling of the subject site will introduce a new population on what was previously a gravel pit and thus will contribute strongly to increasing the density of the existing footprint of the Town.

04

By 2029, 50% of the population of Cochrane are within 400m and/or 5 minute walk of a transit stop.

- + Over 90% of units within Walker's Reach will be within 400m and/or a 5 minute walk of a future transit stop.

05

By 2029, 100% of the community is within 400m of some form of public open space.

- + 100% of residents in Walker's Reach will be within 400 m of some form of public open space.

06

By 2029, there is a complete interconnected mode and corridor network throughout Cochrane and its region that is accessible to the full range of vehicular and non-vehicular uses/users.

- + Walker's Reach's modified grid pattern provides for a complete and interconnected transportation system that accommodates vehicles, transit, bicycles and walking.

07

By 2020, natural areas and habitat are maintained or increased.

- + Riparian areas on the east side of the neighbourhood will be maintained as natural areas and habitat. Since much of the plan area was disturbed due to gravel extraction operations, Walker's Reach is increasing the natural areas by adding park spaces and naturalized slopes in areas of steep slope.

08

The values of Western Heritage and meeting the needs of the current reality of the Agriculture sector are reflected in the Town of Cochrane's development, planning and decision-making processes.

9.5 Integrated Neighbourhood Design Guidelines

The Integrate Neighbourhood Design Guidelines (INDG) were created to preserve Cochrane's unique sense of community and history. The Guidelines set out a series of policies under four main topics: Context Sensitivity, Neighborhood, Connections and Commercial development within the Walker's Reach responds to each:

Context Sensitivity

The intent of the Context Sensitivity Guidelines are to retain Cochrane's natural features, landscapes and views. The WRNP 1 includes lands that have been previously used for gravel extraction. Therefore, there are few remaining natural features within the Neighbourhood Plan boundary that are required to be preserved. Of the natural features that still exist, view sheds into the Bow River

Neighbourhood

The purpose of the Neighbourhood Guidelines are to ensure new neighbourhoods continue to meet the broad and ever changing needs of existing and future Cochrane residents.

Connections

Walker's Reach provides connections both throughout the neighbourhood and to adjacent communities. These connections are provided as pathways, sidewalks and a modified grid street network that make navigating the community safe and easy while providing modal choice.

Commercial

There is limited commercial development within Walker's Reach, however the proximity and connectivity of the neighbourhood to nearby commercial and employment centres serves to support existing and planned non-residential development.

9.6 River Heights Area Structure Plan

The River Heights Area Structure Plan (RHASP) identifies the suitable land uses, parks/open space, transportation networks and servicing for the River Heights. This Neighbourhood Plan is in the easternmost portion of the ASP and is identified for Lower Density Residential, Public Utility and Open Space/Public Service. The following identifies the relevant policies that apply to this Neighbourhood Plan and demonstrates how the future development of Walker's Reach meets these requirements.

9.7 Land Use Bylaw

The Town of Cochrane Land Use Bylaw is the principle tool that the Town uses when considering development of specific land uses. In consideration, the text, tables, imagery and figures of this document have been produced with due consideration of the requirements of the Land Use Bylaw. The overall intension of this approach is to help ensure that future development complies with the direction given in this Neighbourhood Plan and the requirements of the Land Use Bylaw.

10.0

Public Outreach



WALKER'S REACH NEIGHBOURHOOD PLAN 1

At the time of submission, only minimal outreach had occurred. A more fulsome public outreach program is anticipated prior to approval of the Neighbourhood Plan.

Mailers will be delivered to all landowners within a 1/2 mile of the project site, advising them of the neighbourhood plan and directing them to a project website. The project website will have up to date information on the progression of the project and will include contact information for the project team should members of the public want to reach out.

An open house will be scheduled in the Fall of 2024 and will provide the public an opportunity to meet with the project team, review the concept plan and ask questions about the project. An update to the Public Outreach section will be included in subsequent revisions of the neighbourhood plan.



11.0

Implementation



WALKER'S REACH NEIGHBOURHOOD PLAN 1

Walker's Reach Neighbourhood Plan 1 will serve as a guide for Administration and Council for future land use redesignations, subdivisions, and development within the plan area.

11.1 Interpretation

The following provides guidance to the Approving Authority when interpreting this Neighbourhood Plan. It is recognized that in certain instances, an inconsistency may arise between this Neighbourhood Plan and a provision of the Land Use Bylaw; and if this occurs:

- + The Approving Authority may grant a relaxation of the Rules of the Land Use Bylaw in accordance with provisions of the Bylaw or the Municipal Government Act (as the case may be), where the Plan provides clear direction in support of the relaxation; and
- + Where the approving Authority lacks the jurisdiction to grant the relaxation of the Rules contained in the Land Use Bylaw, the Land Use Bylaw should prevail over the Plan.

A requirement within this Plan, or any quantity or figure, may be relaxed, unless otherwise noted, where in the sole opinion of the approving authority:

- + The application of the requirement in a specific situation is determined to be unworkable or impractical
- + The intent of the requirement can be achieved in another manner that will result in an equivalent or improved design outcome; and
- + The relaxation will not compromise the overall intent of the Plan

WALKER'S REACH NEIGHBOURHOOD PLAN 1

