

**Town of Cochrane**



# **LOWER EAST NEIGHBOURHOOD PLAN**

**BYLAW No. 28/01**

**Adopted November 25, 2002**

## *A Little Town*

*I like to live in a little town,  
Where the trees meet across the street,  
Where you wave a hand and say hello  
To everyone you meet.*

*I like to stand for a moment  
Outside the grocery store,  
And listen to the friendly gossip  
Of the folks that live next door;*

*For life is interwoven  
With the friends we learn to know,  
And we hear their joys and sorrows  
As we daily come and go.*

*So I like to live in a little town,  
I care no more to roam,  
For every house in a little town  
Is more than a house, it's home.*

*(Big Hill Country, 1977, published by  
Cochrane and Area Historical Society, p. 159)*

## TOWN OF COCHRANE

### **BYLAW NUMBER 28/01**

Being a Bylaw to Adopt the Lower East Neighbourhood Plan  
for the Town of Cochrane in the Province of Alberta

WHEREAS pursuant to Section 634 of the *Municipal Government Act*, (hereinafter called the “Act”), Statutes of Alberta, 1994, Chapter M-26.1, and amendments thereto, a council of a municipality may designate an area of the municipality as a redevelopment area for preserving or improving land and buildings; rehabilitating, removing, constructing or replacing buildings; establishing, improving or relocating roads, public utilities or other services; and/or facilitating any other development in the area;

AND WHEREAS pursuant to Section 634 of the Act, the council may adopt, by bylaw, an area redevelopment plan and provide for the imposition and collection of a redevelopment levy;

AND WHEREAS pursuant to Section 635 of the Act, an area redevelopment plan shall describe the objectives of the plan and how they are to be achieved; the proposed land uses; any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities, or any other purposes the council considers necessary; and any other proposals that the council considers necessary;

AND WHEREAS the Municipal Council for the Town of Cochrane in the Province of Alberta (hereinafter called the “Council”), in a duly assembled meeting did pass a resolution authorizing the preparation of an area redevelopment plan for the area bounded by Centre Avenue to the west, Highway 1A to the north, First Street East to the south, and the Community Reserve lands on Plan 7711447 and the Municipal Reserve on Plan 9411324 to the east;

AND WHEREAS the Council has caused to be prepared by a duly appointed Steering Committee and its Administration a draft Neighbourhood Plan for this area for Council approval;

AND WHEREAS pursuant to Section 639 of the Act, the Council has adopted Land Use Bylaw No. 1/99, as amended;

AND WHEREAS the Council deems it desirable to amend Land Use Bylaw No. 1/99, as amended;

NOW THEREFORE the Council, duly assembled, hereby enacts, as follows:

1. This Bylaw may be cited as the “Lower East Neighbourhood Plan”;
2. The Lower East Neighbourhood Plan, being Schedule “A”, as attached to and forming a part of this Bylaw, is hereby adopted;

3. Section 17.0.0 of the Land Use Bylaw is deleted in its entirety and replaced with Schedule “B”, as attached to and forming a part of this Bylaw;
4. Section 30b.0.0, being Schedule “C”, as attached to and forming a part of this Bylaw, is added to the Land Use Bylaw, immediately following Section 30a.0.0;
5. Table 42.1.3 is amended by adding a list of permitted and discretionary signs for Commercial Residential Mixed Use District (C-R) (being Schedule “D”, as attached to and forming a part of this Bylaw);
6. This Bylaw comes into full force and effect upon the date of third and final reading.

READ A FIRST TIME this 10<sup>th</sup> day of December, A.D. 2001.

READ A SECOND TIME this 25<sup>th</sup> day of November, A.D. 2002.

READ A THIRD TIME this 25<sup>th</sup> day of November, A.D. 2002.

Original Signed by “JUDY STEWART”

*Mayor*

Original Signed by “JULIAN deCOCQ”

*Chief Administrative Officer*



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## **1.0 INTRODUCTION**

Senator H. M. Cochrane established a ranching operation on leasehold lands near the Bow River and the Canadian Pacific Railway tracks in the early 1880's. A small community developed in proximity and became known as Cochrane, so named by the CPR management in honour of Senator Cochrane. After the ranch lease terminated, Cochrane incorporated as a village in 1903, and its status changed to a town in 1971. Figure 1: Plan Area Location shows the Town as it currently exists, with the Plan Area identified in a shaded pattern.

The Town has expanded its boundaries since incorporation from one-half section to approximately six and one-half sections. The largest annexation, which doubled the size of the Town, came into effect on January 1, 1980. Of these 1980 annexed lands, approximately one-half is developed as residential neighbourhoods.

Cochrane is nestled in the foothills of the Rockies and, as of mid-2002, is home to over 12,000 residents. The Bow River and the Canadian Pacific Railway bisect the town, and Highways 1A and 22 are the major transportation corridors that connect the town to other communities in the region. Between Highway 1A and the rail tracks and to the east of Fifth Avenue lie the downtown commercial core and the historic residential area to the east. The industrial area developed along River Avenue, south of the rail tracks. The areas surrounding this core are primarily residential in nature.

For several decades from the time of its incorporation, the Town grew slowly. Rapid residential development, with an increase as high as 28 percent in one year, occurred from the mid-1970s to the late 1970s. With the economic recession in the early 1980s, Cochrane's pace decreased, but overall Cochrane's growth still averaged an annual rate of 8.4 percent from 1970 to 1996. From 1996 to 2001, Cochrane experienced rapid growth of 58.9 percent over the five years, becoming the fastest growing urban centre in Canada. This pace has slowed to an average of 6 percent each year in 1999, 2000, and 2001.

## **2.0 ENABLING LEGISLATION AND STATUTORY DOCUMENTS**

### **2.1 PROVINCIAL LEGISLATION AND POLICIES**

#### **2.1.1 MUNICIPAL GOVERNMENT ACT**

Section 634 of the *Municipal Government Act*, Revised Statutes of Alberta, 2000, Chapter M-26, as amended, makes provision for an area redevelopment plan. This provision allows a municipality to designate an area as a redevelopment area for the purpose of preserving or improving land and buildings; rehabilitating, removing, constructing, or replacing buildings; establishing, improving or relocating roads, utilities, or other services; facilitating other developments.

#### **2.1.2 SUBDIVISION AND DEVELOPMENT REGULATION**

The *Subdivision and Development Regulation* outlines standards that the subdivision and development authorities of all municipalities must consider or

apply when they are processing and rendering decisions on certain subdivision and development applications.

### 2.1.3 LAND USE POLICIES

The Province developed the *Land Use Policies* to supplement the planning requirements of the Act and Regulation. The intention is that all municipalities will incorporate the following LUPolicies into their land use planning documents and practices, wherever appropriate:

- ♦ the planning process (including public consultation);
- ♦ planning cooperation;
- ♦ land use patterns;
- ♦ the natural environment;
- ♦ resource conservation;
- ♦ transportation;
- ♦ residential development.

## 2.2 MUNICIPAL PLANNING DOCUMENTS AND POLICIES

### 2.2.1 MUNICIPAL DEVELOPMENT PLAN

In anticipation of future demands and in recognition that these changes may impact the direction of future development, Town Council adopted a municipal development plan in October 1998. The purpose of the *Municipal Development Plan* is to provide policies to direct the future growth and development within the Town limits. The *Municipal Development Plan* establishes that all future statutory area plans must conform to its objectives and policies. It further acknowledges that certain areas within the Town may be appropriate for more detailed planning in the form of an area structure plan or an area redevelopment plan.

Schedule H of the *Municipal Development Plan* establishes architectural design guidelines for developments to reflect the western heritage design character of the original townsite, which is important in creating the Town's unique sense of place. This neighbourhood, the subject of the *Neighbourhood Plan*, contributes to this heritage.

### 2.2.2 AREA REDEVELOPMENT PLAN

Council recognised the potential demands for redevelopment of the historic residential area lying to the east of the downtown commercial core and therefore included in the *Municipal Development Plan* consideration of an area redevelopment plan/neighbourhood plan for this area. This neighbourhood plan will provide a policy framework to facilitate, manage, and direct the future growth and redevelopment in this neighbourhood. It will further define the impacts that growth will engender. This growth will affect all municipal services, including but not limited to utility infrastructure, parks and open spaces, recreational facilities, schools, and roads. What will need to be addressed are the thresholds when these

services must be upgraded or replaced. This *Neighbourhood Plan* will address but not necessarily be limited to the following:

- ♦ The level of development in the sub-areas of the neighbourhood (future land uses);
- ♦ The removal, rehabilitation, and preservation of existing buildings;
- ♦ The proposed replacement or improvements of public roadways, utilities, and other services;
- ♦ Requirements for recreational, school, and other community facilities;
- ♦ Urban design concept and architectural guidelines for new developments.

### 2.2.3 LAND USE BYLAW

The *Land Use Bylaw*, which Council adopted as No. 1/99 on February 22, 1999, establishes the current land use district designations within this neighbourhood. Figure 2: Land Use Designations shows these designations.

The R-1 land use district allows for single-detached residential developments; the R-2 for single- and two-unit dwellings; the R-2X for medium density residential developments with a maximum of 50 dwelling units per hectare (20 dwelling units per acre); the R-3 for multi-unit residential projects with a maximum density of 74 dwelling units per hectare (30 units per acre); and the R-4 for multi-unit residential developments with a maximum density of 150 dwelling units per hectare (60 units per acre).

### 2.2.4 OTHER RELEVANT PLANS AND TOWN POLICIES

#### 2.2.4.1 *Downtown Area Redevelopment Plan*

The *Downtown Area Redevelopment Plan* identifies the lands lying to the south of First Street between Centre and River Avenues as Downtown Fringe. These properties are expected to accommodate commercial uses oriented towards the needs of core businesses and Cochrane and area residents. The businesses would require a central location but do not have the same pedestrian traffic characteristics of uses within the downtown core (DTARP, pp. 15-16). As these lots are adjacent to the Plan Area, any commercial buildings proposed on them must complement the residential uses to the north and east. As part of the planning process, proposed developments would be referred to the Community Association for comment.

Another DTARP policy relates to Centre Avenue, which potentially will be an arterial road providing a north-south link from Highway 1A to Griffin Road and possibly residential lands south of the Bow River. The standards for such a roadway include limited direct accesses to adjacent properties, minimal non-residential traffic through the neighbourhood, upgrade of Centre Avenue to accommodate increased volumes of traffic, upgraded streetscape to minimise impact of traffic on adjacent residential users.

The DTARP further requires development of entranceway parks at the east end of the Downtown and the Centre Avenue/Second Street intersection. These entranceway parks would also serve as aesthetic features into the neighbourhood. The sites could include suitable landscaping, community signage, lighting, and street furniture.

Another objective of the DTARP is to encourage the preservation of the historically significant buildings in the Downtown. This objective supplements that of the residents' desire for preservation and retention of buildings of historic significance in the neighbourhood.

#### 2.2.4.2 *Griffin Road Area Redevelopment Plan*

The *Griffin Road Area Redevelopment Plan* addresses transportation and pedestrian linkages with other areas of Town and urban design and built form of properties as they may impact adjacent lands.

The GRARP, in conformity with the DTARP, identifies Centre Avenue as an arterial road that connects Highway 1A to Griffin Road. The standards for this road may differ where adjacent uses are similar (i.e., commercial and/or industrial) as compared to adjacent uses being residential and non-residential.

In terms of pedestrian connections, the GRARP recommends a pathway linkage in proximity to Bowcroft Place (townhouse complex at the east end of First Street) and one at Centre Avenue. These crossings will increase the number of pedestrian links between the neighbourhood and the industrial area and the Bow River, thus improving the Town-wide pathway system. The only access to the industrial area and the Bow River from the old townsite is River Avenue.

A third provision of the GRARP is the requirement for visual and/or sound buffers on industrial developments adjacent to the residential area. In particular, the industrial lands lying south of the rail line are visible to the residents north of First Street. Developments proposed for these lots must incorporate effective sound attenuation and visual buffering along their north limits.

#### 2.2.4.3 *Heritage Register and Heritage Management Plan*

Alberta Community Development, the Town of Cochrane, and Cochrane Historical and Archival Preservation Society, in partnership, undertook an inventory of all buildings in the original townsite in the Summer of 2000. This inventory led to development of the Heritage Register and Heritage Management Plan, which provides a framework for the ranking, preservation, and management of all buildings and sites of historical significance. Council adopted the Heritage Register and Heritage Management Plan in May 2002.

## **3.0 COMMUNITY PROFILE**

### **3.1 HISTORICAL BACKGROUND**

The residential neighbourhood to the east of Centre Avenue is the original residential townsite. Figure 1: Plan Area Location shows details of the Plan Area and its relationship to adjacent properties and land uses. Over the years, redevelopment of some of the single-detached residential lots, primarily in the westerly portion of the area, has occurred. The housing forms of the redevelopment have been townhouses and apartment buildings.

### **3.2 PHYSICAL CHARACTERISTICS**

The westerly portion of the Plan Area, west of Pope Avenue, gently slopes toward the railway tracks from Highway 1A. The portion east of Baird Avenue from the highway to Carolina Drive and Benchlands Drive contains slopes in excess of fifteen per cent (15%) grade. These steeper lands are protected as environmental and community reserves, in the name of the Town.

### **3.3 UTILITY INFRASTRUCTURE**

#### **3.3.1 WATER**

The water system in this area, as shown on Figure 3: Water System, is generally in good condition. East of Baird Avenue, the water lines meet the minimum size requirement of 150mm. With the exception of a 400mm line that the Town installed in 2000, the service lines in the original townsite range between 25mm and 100mm. These lines would require upgrading if redevelopment of any of the lots were to occur, which under current practice is at the developer's cost.

#### **3.3.2 STORMWATER**

As shown on Figure 4: Underground Stormwater System, the original townsite between Centre and Baird Avenues is lacking underground stormwater services. The nearest connections are at the intersection of Centre Avenue and First Street and along First Street approximately 120 metres east of Ross Avenue. The stormwater system currently in the neighbourhood handles only surface drainage primarily from the streets and back lanes.

Current Town policy requires that all new developments must be connected to the Town's storm system. As such, developers proposing to develop within the neighbourhood will be responsible to extend new storm lines to existing lines.

#### **3.3.3 WASTEWATER**

The wastewater system has sufficient capacities if any redevelopment proposals in this neighbourhood were forthcoming. Figure 5: Wastewater System illustrates the various line sizes throughout the Plan Area.

### **3.4 TRANSPORTATION**

First Street, being the southerly limit of the Plan Area, is the residential collector that serves this neighbourhood. Its primary purpose is to move traffic and to link the local roads. Direct access to properties and on-street parking will be discouraged where alternative access and parking arrangements are available.

Forming the west limits is Centre Avenue, which the *Municipal Development Plan* has identified as a future industrial/commercial collector. Its main function is to accommodate through traffic and to connect other collector and local roads. Private driveways and on-street parking may be restricted.

The local roads in this neighbourhood carry the traffic from and to the properties abutting them. Direct accesses and on-street parking would be allowed on local roads.

### **3.5 PEDESTRIAN SYSTEM**

While the neighbourhood has several recreational facilities and open spaces, these amenities are accessible only through the road/sidewalk system. Figure 6: Pedestrian System shows the existing sidewalks in this area.

### **3.6 OPEN SPACES, PARKS, AND RECREATIONAL FACILITIES**

Open spaces, parks, recreational facilities, and a pedestrian pathway and trail system contribute to the quality of life in Cochrane. Located throughout the Town is a range of parks and recreational facilities that cater to the local as well as the regional residents. Within the Plan Area are Centennial Park, which contains an outdoor ice skating/skateboarding rink, playground apparatus, and a park; tennis courts to the east of the Frank Wills Memorial Society Hall; a tot lot on Carolina Crescent; and an open green space and natural amenity area to the north and east of Big Hill Lodge. These sites are shown on Figure 7: Land Uses.

### **3.7 DEMOGRAPHICS**

The Town has experienced significant population growth over the past thirty years, averaging 8.4% per annum. From 1995 to 1998, the annual increase has been approximately 14%, and from 1999 to 2000, 7.2%. For the year 2001, the growth rate was just under 5%, and for 2002, the rate is expected to be nearly 6%.

**TABLE 1: Age Distribution**

WITHIN PLAN AREA			THROUGHOUT THE TOWN		
Age	Total	% of Total	Age	Total	% of Total
0 to 4	77	5.43	0 to 4	743	6.17
5 to 9	79	5.57	5 to 9	1005	8.32
10 to 14	89	6.28	10 to 14	1179	9.76
15 to 19	70	4.94	15 to 19	1014	8.40
20 to 24	91	6.42	20 to 24	511	4.23
25 to 34	212	14.95	25 to 34	1326	10.98
35 to 44	233	16.43	35 to 44	2362	19.56
45 to 54	187	13.19	45 to 54	1816	15.04
55 to 64	96	6.77	55 to 64	794	6.58
65 to 69	35	2.47	65 to 69	274	2.27
70 and over	172	12.13	70 and over	606	5.01
Unknown	77	5.43		442	3.66
<b>Total</b>	<b>1,418</b>	<b>100.00</b>	<b>Total</b>	<b>12,074</b>	<b>100.00</b>

Table 1 shows the Town population in 2002 at 12,074; 1,418 of which resided in the Plan Area. In comparison, the June 2000 census shows the Town population at 11,173. Of this total, 1,417 lived within the Plan Area. The proportion of neighbourhood residents in the under-20 age group (22.21%) is less than in the same age group for the overall Town (32.66%). On the other hand, the seniors cohorts (65 and over) number more than twice that of the total Town population (14.6% and 7.29% respectively).

Table 2 illustrates the population in this area, which ranged from a low of 1,283 to a high of 1,491. This fluctuation could be attributed to changing household size and redevelopment of some of the properties from single-detached residences to high density residential developments, such as apartment buildings and townhouse complexes. As well, the changes over time could reflect the employment situation and subsequent out-migration due to the recession in the early 1980s.

**TABLE 2:  
Census Results within the Plan Area from 1984 to 2002**

YEAR	POPULATION	YEAR	POPULATION
1984	1,283	1992	1,452
1987	1,397	1993	1,370
1989	1,390	1999	1,424
1990	1,491	2000	1,417
1991	1,444	2002	1,418

### 3.8 HOUSING

As demonstrated on Table 3, the predominant form of housing in the Plan Area is a single-detached dwelling. The dwellings west of Baird Avenue, with a few exceptions, were built prior to 1950 (the original townsite); the developments to the east of this area are relatively new, being constructed from the mid-1960s to the 1980s.



**TABLE 3:**  
**Housing Types within the Plan Area**

HOUSING TYPE	NUMBER OF DWELLING/ SLEEPING UNITS	PERCENT OF TOTAL
Single-Detached	278	40.58
Semi-Detached/Duplex	40	5.84
Fourplex	84	12.26
Apartments and Townhouses	203	29.64
Institutional (Big Hill Lodge)	75	10.95
Accessory Suites	5	0.73
<b>Total</b>	<b>685</b>	<b>100.00</b>

There are also small pockets of semi-detached dwellings in the neighbourhood: along William and Mountain Streets, between Centre and Ross Avenues; along First Street, between Baird Avenue and Carolina Crescent; and along Benchlands Drive.

The multi-unit residential sites are concentrated between Centre and Pope Avenues, with the majority of these being west of Ross Avenue. One townhouse complex, Bowcroft Place, is located at the east end of First Street. The Province operates one of the apartment buildings, Evergreen Manor, as a seniors' apartment complex. All these developments occurred in the mid- to late 1970s and early 1980s. Between 1992 and 1999, three townhouse developments were constructed: Valley Court, Arbour Shade, and Heritage Lanes. Figure 8: Housing Types shows the various housing types in the area.

In 1975, the Province developed Big Hill Lodge, an extended care facility with 60 bedroom units, located on Carolina Drive. Subsequently, two expansions of 10 and 5 suites respectively were added.

### 3.9 NON-RESIDENTIAL USES

Located within the original townsite are St. Andrew's United Church; Holy Spirit School, an elementary to middle school; and Centennial Park, an outdoors ice skating/skateboarding facility, park, and playground area. Earlier this year, Three Bears Day Care Centre, a day care facility, which occupied a semi-detached building at the corner of Baird Avenue and First Street, discontinued operations.

To the south of First Street and the Plan Area are a number of commercial businesses, the Frank Wills Memorial Scout Hall, and the Town tennis courts and play area. Figure 7: Land Uses illustrates the existing land uses in the Plan Area and surrounding lands.

## 4.0 COMMUNITY CONTEXT AND ISSUES

Public consultation is a critical component in determining the need for an area redevelopment plan, as well as in developing this *Neighbourhood Plan*. Council initially documented general community issues when it undertook preparation and adoption of the *Municipal Development Plan*.

This *Neighbourhood Plan* project commenced with a public workshop held on November 27, 1999. At that workshop and from results of an exit survey, the participants identified a number of issues specific to the neighbourhood, which led to the conclusion that an area redevelopment plan was necessary. During the preparation of this Plan, residents in the neighbourhood formed a community association, which also provided input to this Plan.

## **4.1 COMMUNITY CONTEXT**

This neighbourhood comprises the historic townsite, which contains some of the oldest buildings in Town, and subsequent subdivisions and developments to the east of Baird Avenue. The predominant housing type is single-detached houses on lots ranging in size from 390 m<sup>2</sup> to 1100 m<sup>2</sup>. Other dwelling types in the area include semi-detached residences, four-unit apartments (fourplexes), and multi-unit residential developments (five multi-storey apartment buildings and five townhouse complexes). The multi-unit residential sites were redevelopment of single-detached residential lots.

## **4.2 VISION AND VALUES**

### **4.2.1 VISION**

The vision of the neighbourhood is:

*The neighbourhood, supported by a strong and committed community association, supports maintaining and preserving the historical character of the area. The residents wish to retain its visually and environmentally appealing character. They seek to promote small town values. They envisage a mix of residences while maintaining lower densities and allowing for mixed zoning in designated areas. The residents wish to participate in decisions involving future development of the neighbourhood.*

### **4.2.2 VALUES**

At this workshop and at Community Association activities, the attendees identified the following series of values to provide a foundation that could guide future planning of the area:

- ♦ the history of the area;
- ♦ the mature and established neighbourhood;
- ♦ the quality of life in the area;
- ♦ the maintenance of small town values;
- ♦ the diversity of the people;
- ♦ the parks, green space, and recreational facilities in the area;
- ♦ the availability and access to the natural beauty and wildlife;
- ♦ the accessibility to downtown resources;
- ♦ resident participation in planning for developments within the neighbourhood.

## 4.3 ISSUES

### 4.3.1 HERITAGE PRESERVATION

The workshop participants and Community Association members identified preservation of the historic housing stock as an important endeavour. A 2000 inventory (see Appendix “A”), undertaken by the Town, Alberta Community Development, and Cochrane Historic and Archival Preservation Society, lists numerous dwellings and commercial buildings throughout the older Town as having potentially historic value. These buildings collectively form the unique sense of place that is Cochrane, and as such, their preservation is critical. Many of the residential structures on this list, as shown on Figure 8: Housing Types, are located in this neighbourhood.

Subsequently, in May 2002, Town Council adopted the Heritage Register and Heritage Management Plan. This Register further refines this inventory list to those buildings and sites that have the most historic significance in the community. Figure 9: Heritage Register Map identifies those buildings within this neighbourhood that are listed in the Register.

### 4.3.2 COCHRANE’S UNIQUE SENSE OF PLACE

Cochrane’s small town charm contributes to its unique sense of place. The *Municipal Development Plan* established policies that would encourage the preservation of the Town’s small town character through various actions. Actions would include encouraging diversity in building styles, saving the older homes and commercial buildings, requiring new developments to incorporate architectural design that reflects and complements the existing heritage motif found in Town.

Those attending the workshop and the various Community Association meetings agreed with these policies but also believed that the following elements define the character of the neighbourhood and therefore are important considerations:

- ♦ large, well maintained, treed single-detached residential lots;
- ♦ tree-lined streets;
- ♦ mature landscaping;
- ♦ mix of housing styles and sizes, i.e., architectural differentiation/diversity;
- ♦ mix of people, ages, and incomes;
- ♦ mix of densities;
- ♦ green open spaces;
- ♦ feeling of security;
- ♦ back lanes.

### 4.3.3 ROAD SYSTEM

The neighbourhood developed at the turn of the century when the mode of transportation was primarily non-motorised and the volume of traffic was low. As such, the road system in place at that time could adequately handle the traffic. However, with growth and redevelopment in the area and throughout the Town, the

number of vehicles has increased and the narrower carriageways of the neighbourhood streets can no longer accommodate the traffic movement as effectively as in the past, resulting in congestion and parking problems. The higher traffic volumes also generate more noise, which is a nuisance, and contribute to unsafe conditions.

Highway 1A (Bow Valley Trail) forms the north limits of this neighbourhood. As occurred within the Town road system, internal and through traffic volumes on this corridor have increased proportionate to the population growth in the Town and region. Highway 1A experienced an average annual traffic increase of approximately 6% between 1987 and 1996. Forty percent of this traffic has been through traffic.

Alberta Infrastructure anticipates that this trend will continue in future years, and the existing highway will require upgrading to accommodate the higher volume. As such, it has adopted a highway upgrade program that when implemented will increase the through lanes from two to four with turning lanes at intersections. The department expects this improvement to occur by 2006.

The Plan Area borders the south limit of Bow Valley Trail at its east entrance into the Town core. In accordance with the *Municipal Development Plan*, this corridor should be visually pleasing and contribute aesthetically to the adjacent developments. As well, with the anticipated increase in highway traffic and therefore increased traffic noise, design of this corridor must include sound attenuation devices. New developments on any of the properties visible from the highway should also complement the view to those travelling along the highway.

#### **4.3.4 PARKS AND GREEN SPACES**

The workshop participants and the Community Association members provided input on the quality and quantity of parks and green spaces in the neighbourhood. While the general consensus was that the existing facilities were sufficient, they believed that funds for the maintenance and servicing of these amenities are inadequate. As well, landscaping (trees and shrubs) and pedestrian linkages (sidewalks and pathways) to other areas of Town are lacking.

The area residents believe their neighbourhood contains adequate amenities. However, their concerns regarding these facilities relate to the limited pedestrian access to them and the perceived lack of maintenance and funding to make them more functional. Suggested improvements include additional lighting and garbage containers at the various sites and provision of pedestrian sidewalks and pathways to connect to the existing network.

Bordering the Plan Area to the north and east is reserve land that, due to its steep terrain, the Town has retained in its natural state. The sidewalk on First Street offers the only pedestrian linkage to this park. The only other means for a person on foot to access this park is by walking on the roads and boulevards. Additional sidewalks and pathways must be developed to provide alternative links to this green space.

#### 4.3.5 INCREASING DENSITIES

Policies in the *Municipal Development Plan* state that a range of housing should be available in all development areas. The neighbourhood residents believe their neighbourhood has already achieved this objective. However, recognizing that some lots designated Residential Medium Density (R-2X) in the Land Use Bylaw and containing lower density developments (single- and semi-detached buildings) may be suitable to redevelopment, the residents would support their redevelopment to multi-unit residential developments including townhouses, row houses, and apartment buildings in select areas only. These sub-areas include the lots along Mountain Street, due to their proximity to Highway 1A, and possibly along Centre Avenue. .

#### 4.3.6 QUALITY OF LIFE

The workshop attendees and Association members also identified the impact of redevelopment in the neighbourhood on the quality of life as a concern. The higher density developments would diminish their quality of life, as follows:

- multi-storey buildings would block their views and cast shadows;
- these types of development would generate increased traffic;
- these developments would box in existing single-detached residences;
- without architectural controls, new buildings may not complement the existing historic architecture and streetscape.

### **5.0 PLAN GOALS AND OBJECTIVES**

Goals and objectives of the *Neighbourhood Plan* follow:

1. Conform to the provisions of the *Municipal Government Act* and the *Subdivision and Development Regulation*;
2. Consistent with the provisions of the *Municipal Development Plan*;
3. Preserve Cochrane's small town atmosphere by maintaining the low density characteristics of the neighbourhood;
4. Identify the sub-areas in the neighbourhood that are suitable for redevelopment;
5. Ensure development of the neighbourhood that will lead to a more compact, cost effective and efficient use of land, while enhancing Cochrane's small town atmosphere;
6. Encourage the conservation, preservation, and restoration of historic buildings;
7. Ensure that development of the area proceeds in an orderly, economic, and beneficial manner;
8. Ensure that new developments will complement the historic character of the neighbourhood;
9. Ensure all municipal services (utilities, roads, pedestrian system) are adequate for the intended uses;

10. Ensure that the neighbourhood is attractive for people of all ages, life styles, family sizes, and incomes;
11. Establish a redevelopment levy bylaw.

## **6.0 PLAN POLICIES**

### **6.1 GENERAL**

#### **6.1.1 COCHRANE MUNICIPAL DEVELOPMENT PLAN**

1. The policies of the *Municipal Development Plan* apply to any subdivisions and developments within the Plan Area.

#### **6.1.2 ENVIRONMENTAL PROTECTION**

1. At the discretion of the Development Authority, a municipal environmental impact statement (MEIS), at the developer's cost, will be required for any subdivision or development adjacent to a watercourse, escarpment, or other area. The MEIS must address the following:
  - a. a description of existing environmental conditions, the proposed development, and the significance of potential short and long term environmental impacts, including impacts of construction and operating activities;
  - b. identification of appropriate and feasible mitigative measures including land use planning, project design, construction techniques, and operational practices to reduce or eliminate potentially adverse effects on the environment. Issues to be addressed include, but are not necessarily limited to:
    - ♦ vegetation;
    - ♦ surface and bedrock geology;
    - ♦ soils and terrain;
    - ♦ geotechnical investigation;
    - ♦ water quantity and quality;
    - ♦ air quality;
    - ♦ visual resources;
    - ♦ land and resource use;
    - ♦ cultural and heritage resources;
  - c. identification of residual impacts, monitoring requirements, and need for more extensive environmental impact assessment work.
2. Developers of proposed multi-unit residential developments shall prepare, at their own cost, site-specific construction management plans that outline environmental protection measures including, but not limited to:
  - a. erosion control, vegetation protection, and pesticide and herbicide control, where applicable;

- b. environmental mitigation and monitoring measures to be undertaken by the developer;
  - c. reclamation and revegetation plans.
- 3. Developers of proposed multi-unit residential developments shall prepare and implement a stormwater management plan. The cost to prepare the plan shall be borne by the developer and will include, but not necessarily be limited to, the following:
  - a. existing drainage features;
  - b. stormwater related environmental issues (first flush effects, stockpile snowmelt, soil erosion);
  - c. minor and major system design criteria (1:100 year event, return period, calculation of flows, rainfall intensity, description of the proposed system);
  - d. design criteria for flows originating off-site;
  - e. erosion and sediment control;
  - f. operation and maintenance.

#### **6.1.3 LAND USES**

- 1. Future subdivision and development within the neighbourhood will correspond to Figure 10: Land Use Concept.
- 2. Non-residential uses shall be limited to facilities and services, such as day cares, churches, schools, and park and recreational facilities.

#### **6.1.4 REDEVELOPMENT LEVY BYLAW**

- 1. A redevelopment levy bylaw will be prepared. It will establish the criteria for redevelopment levy requirements on approved development permits.

### **6.2 COMMERCIAL**

- 1. Street-oriented commercial developments with dwelling accommodations upstairs may be allowed on the lots along Centre Avenue from the lane between Mountain Street and Powell Street to First Street.

### **6.3 RESIDENTIAL**

- 1. High density multiple dwelling residential developments may be located on the lots along Mountain Street and along First Street to the west of St. Andrews United Church, as shown on Figure 10: Land Use Concept.
- 2. Multiple dwelling residential development will be subject to design controls to ensure they complement the character of the existing neighbourhood, site layout, and scale. Issues regarding privacy, parking, and landscaping shall also be addressed.

3. New developments will be encouraged to facilitate a housing mix that will provide housing for residents regardless of life cycle, lifestyle, or income level.
4. All lots designated Residential, Single-Detached Dwelling (R-1), in Land Use Bylaw No. 1/99, as amended, will remain at the designation existing at the date this Bylaw comes into full force and effect.
5. Multiple dwelling residential developments should include dwelling units that are sized to address affordable housing considerations.
6. The urban design objectives as specified in Appendix D: Design Guidelines for Infill and Intensification and Appendix E: Multiple Dwelling Design Guidelines, *Municipal Development Plan*, shall be followed on new subdivisions and developments.
7. Development/redevelopment of a vacant parcel or an under-utilized parcel should be encouraged to proceed in order to maximize the use of existing roads, utilities, parks, and other community services.
8. Land use amendments in existing residential areas will be reviewed by the Town to ensure that the proposed developments are compatible with adjacent dwellings with respect to:
  - a. local road traffic volumes;
  - b. potential over-shadowing or over-viewing of adjacent private yard areas;
  - c. acceptable transition in height, massing and design;
  - d. landscaping, site and building design that complement the existing streetscape.

#### **6.4 HERITAGE PRESERVATION**

1. The Town will encourage owners of buildings on the Appendix “A” inventory list to conserve and restore those buildings to their original appearance.
2. The Town will encourage owners to conserve and retain buildings of historic or architectural significance in a manner, which ensures that such buildings are retained as functional and productive elements of Cochrane.
3. Proposed redevelopment of lots containing existing buildings having historical significance will be referred to the appropriate provincial authorities for comment, pursuant to the *Historical Resources Act*.
4. New buildings and redevelopment of existing buildings shall have the appearance of being low density.
5. New developments and redevelopment of existing buildings shall adhere to Schedule H (Western Heritage Design Guidelines), *Municipal Development Plan*, as amended, in order to maintain the heritage flavour of the neighbourhood.



6. The Town will work with historic groups and associations to develop a historic walking tour of the original townsite.
7. The Town will encourage and cooperate with landowners to achieve provincially designated historical resource status for buildings.
8. The Town will cooperate with other levels of government, private agencies, and individuals in the preservation of historic sites.
9. The Town will encourage the relocation of buildings worthy of conservation if they cannot be preserved on their original sites.
10. In order to ensure the long-term economic viability of heritage buildings, they are encouraged to be utilized in creative ways. A wide range of uses, flexible parking and development criteria will be permitted. Redevelopment will be guided through the direct control provisions of the Land Use Bylaw in order to provide for flexibility while preserving the exterior of the building.

## **6.5 PARKS, OPEN SPACE, SCHOOLS, RECREATION, AND CULTURAL FACILITIES**

### **6.5.1 OPEN SPACES, PARKS, AND RECREATIONAL FACILITIES**

1. The residents and community groups will be consulted on any major redevelopment or upgrading projects of parks, open spaces, or recreational facilities.
2. Dewey Blaney Park should be redeveloped to include passive and active recreational facilities in consultation with the Community Association.
3. Public facilities such as washrooms should be provided at Centennial Park.
4. The tennis court area should be further developed to use the area more efficiently and to provide the residents with a landscaped green space, including trees, shrubbery, and park furniture.
5. An entranceway park should be developed at the west end of the Plan Area. This park will serve as the gateway to the neighbourhood and provide an open space feature for the area.
6. Where appropriate, the community is encouraged to be involved in the maintenance of parks.
7. Through responsible site planning and design, the Town will maintain as much natural vegetation and site features as possible throughout the open space system.

8. The development of public recreational and cultural facilities should generally be based upon the commitment of users to raise funds, support capital development costs, and support operational costs through user fees.
9. Town lands, registered as Community Reserve or Environmental Reserve, shall be retained in their natural state.

#### **6.5.2 PEDESTRIAN PATHWAY SYSTEM**

1. A pathway/sidewalk study to determine the location and construction timing of new pathways/sidewalks and rail crossings to serve the neighbourhood will be undertaken. The Community Association and the neighbourhood residents would have input on this study. Funding for new sidewalks will be at the discretion of Town Council.
2. A tree planting program will be developed. It will address tree planting requirements on public and private lands; tree removal replacements; the number, size, types, and timing of trees required to be planted.
3. A pedestrian pathway connection to the Bow River to provide the residents with a direct route to the Bow River park area will be constructed.
4. The Town will investigate pathway enhancements and, when appropriate and where they do not impact ecologically sensitive areas, initiate pathway improvements.
5. Major and minor pedestrian paths and bicycle routes shall be located along or visible from streets and linked to local destinations. Bicycle parking facilities should be provided at key locations. Pathway design should implement The Principles of Crime Prevention Through Environmental Design (C.P.T.E.D.).

### **6.6 TRANSPORTATION**

#### **6.6.1 BOW VALLEY TRAIL (HIGHWAY 1A)**

1. Access from the neighbourhood to Bow Valley Trail is limited to Centre Avenue; no direct highway connection from the Plan Area is permitted.
2. Boulevard landscaping should be undertaken along the Bow Valley Trail.
3. The natural character of undevelopable lands adjacent to the Bow Valley Trail shall be retained.
4. Bow Valley Trail is designated as a scenic tourism corridor and improvements should be undertaken to protect and enhance its visual quality.
5. The Town, in cooperation with Alberta Transportation, should establish design criteria for the enhancement of the Bow Valley Trail.

#### **6.6.2 FIRST STREET EAST**

1. First Street East is the only collector road that serves this area. Traffic volumes are higher than local streets. Driveways and on-street parking may be restricted. The Town will undertake the traffic study referenced in Section 6.6.3(1) to address the access and on-street parking requirements.

#### **6.6.3 ROAD SYSTEM**

1. A traffic study to identify traffic volumes and movements, on-street parking and access standards for all roads, and methods to reduce speed, such as traffic calming devices, will be undertaken. The traffic study will also address street lighting requirements, which will have input from the Community Association and the neighbourhood residents.
2. The road system will respect the small town atmosphere of Cochrane and will focus on efficient internal movement of people at a scale consistent with development in the neighbourhood.
3. The road system should be developed to provide the required service in a manner that is economically efficient and minimizes servicing costs.
4. Redesignation, subdivision, and development applications with potential significant impacts on the transportation network shall provide a transportation impact assessment.
5. Upgrading of existing roads and associated infrastructure that is required as a direct result of new development shall be funded by the developers.
6. Road system designs and standards are encouraged to account for the long-term need for public transit service.
7. The road system shall be amenable to alternatives and provide choices including automobile, walking, and cycling.

### **6.7 SERVICING**

1. In accordance with Town policy, developers shall be responsible for construction and initial maintenance of utility upgrading, extensions, and oversizing. These utilities include water, wastewater, and stormwater systems.
2. Prior to approval of major utility extensions or upgrading, the Town will ensure that all construction and operating costs to accommodate growth will be recovered from benefiting users and/or landowners.
3. Developers must ensure that existing and proposed stormwater systems can accommodate increased post-development flows and that adequate detention is provided within the neighbourhood.

4. Prior to the issuance of site grading development permits, a stormwater management plan must be approved by the Town, in accordance with the “Town of Cochrane Policy on Stormwater Management” and the *Municipal Development Plan*.
5. Developers shall ensure that all utility systems are upgraded and expanded in an environmentally sensitive and fiscally responsible manner.
6. All shallow utility services (electrical, gas, and telecommunications) shall be underground.

## **6.8 SOCIAL AND EMERGENCY SERVICES AND COMMUNITY FACILITIES**

1. The integration of compatible uses such as child care services, churches, youth-oriented facilities, seniors residences, and extended care facilities into appropriate locations is encouraged in the neighbourhood.
2. In order to ensure accessibility is achieved the Town will require adherence to the Alberta Building Code and be guided by the Alberta Parks System Accessibility Guidelines.
3. The Town will ensure that police services are adequate and appropriate to meet the needs of the neighbourhood.
4. Volunteerism is inherently valuable, because it allows citizens to contribute directly to the community and is linked to positive outcomes for volunteers and the health of the community. In order to encourage a more sustainable community, volunteerism by the neighbourhood residents is encouraged and promoted.
5. The Town will evaluate major development proposals with regard to The Principles of Crime Prevention Through Environmental Design and encourage the use of these principles in new developments.
6. Leisure facility development should be focused upon meeting local user demands.
7. Interested individuals and community groups with the assistance of the Town will consider the formation of a community association.

## 7.0 IMPLEMENTATION AND MONITORING

ACTION	BY WHOM	ANTICIPATED COMPLETION DATE
1. Develop historic walking tour	<ul style="list-style-type: none"> <li>Historic groups/ associations</li> <li>Town Planning and Engineering Services (assistance)</li> </ul>	May 2003
2. Amend Land Use Bylaw to incorporate historic architectural design standards	<ul style="list-style-type: none"> <li>Town Planning and Engineering Services</li> </ul>	February 2003
3. Redevelop Dewey Blaney Park to include passive and active recreational facilities	<ul style="list-style-type: none"> <li>Town Operational Services</li> <li>Community Association (consultation)</li> </ul>	September 2004
4. Add park improvements, such as landscaping, park furniture, to Tennis Court area	<ul style="list-style-type: none"> <li>Town Operational Services</li> <li>Community Association (consultation)</li> </ul>	September 2004
5. Prepare a sidewalk/pedestrian pathway study	<ul style="list-style-type: none"> <li>Town Planning and Engineering Services</li> <li>Town Operational Services</li> <li>Community Association (consultation)</li> </ul>	October 2003
6. Prepare a tree planting program	<ul style="list-style-type: none"> <li>Town Operational Services</li> <li>Community Association (consultation)</li> </ul>	October 2003
7. Prepare a redevelopment levy bylaw	<ul style="list-style-type: none"> <li>Town Planning and Engineering Services</li> <li>Community Association (consultation)</li> </ul>	July 2003
8. Construct a pedestrian connection across CP lands	<ul style="list-style-type: none"> <li>Town Operational Services</li> <li>Community Association (consultation)</li> </ul>	September 2003
9. Beautify Bow Valley Trail boulevard and undevelopable lands adjacent to Bow Valley Trail	<ul style="list-style-type: none"> <li>Alberta Transportation</li> <li>Town Operational Services</li> <li>Community Association (consultation)</li> </ul>	June 2004
10. Undertake a traffic study	<ul style="list-style-type: none"> <li>Town Planning and Engineering Services</li> <li>Town Operational Services</li> </ul>	October 2003
11. Prepare redevelopment/upgrading plans of parks, open spaces, recreational facilities	<ul style="list-style-type: none"> <li>Town Planning and Engineering Services</li> <li>Town Operational Services</li> <li>Neighbourhood Residents</li> <li>Community Interest Groups</li> <li>Community Association</li> </ul>	October 2003
12. Amend <i>Neighbourhood Plan</i> from time to time	<ul style="list-style-type: none"> <li>Town Council</li> <li>Town Planning and Engineering Services (administration)</li> <li>Community Association (consultation)</li> </ul>	On-going
13. Review and update <i>Neighbourhood Plan</i>	<ul style="list-style-type: none"> <li>Town Planning and Engineering Services</li> <li>Community Association (consultation)</li> </ul>	May 2007

## **8.0 INTERPRETATION**

In this *Neighbourhood Plan*:

1. “Act” means the *Municipal Government Act*, Statutes of Alberta, 1994, Chapter M-26.1, as amended;
2. “Board” means the Alberta Municipal Government Board;
3. “Community Association” means the Cochrane Settlement Community Association;
4. “Council” means the Council of the Town of Cochrane;
5. “Development Authority” means the Development Officer or the Cochrane Planning Commission;
6. “DTARP” means the Cochrane *Downtown Area Redevelopment Plan*, adopted by Council as Bylaw No. 4/95, as amended;
7. “GRARP” means the Cochrane *Griffin Road Area Redevelopment Plan*, adopted by Council as Bylaw No. 22/93, as amended;
8. “High Density (HD)” means lots that could be redeveloped as multi-unit residential developments with a minimum density of thirty (30) dwelling units per net acre. These developments include dwelling groups, apartment buildings, and town/row houses. In the Land Use Bylaw, this refers to the Residential Multi-Unit Dwellings (R-3) and Residential High Density (R-4) districts;
9. “Institutional (I)” means lands provided for publicly and privately owned cultural, educational, institutional, and recreational uses;
10. “Low Density (LD)” means lots that could be redeveloped to a maximum density of one (1) dwelling unit per lot. In the Land Use Bylaw, this means single-detached dwellings that are allowed in the various residential districts;
11. “LUB” means the Town of Cochrane *Land Use Bylaw No. 1/99*, as amended;
12. “Medium Density (MD)” means lots that could be redeveloped to a maximum density of twenty-nine (29) dwelling units per net acre. These developments include semi-detached dwellings, duplexes, fourplexes, dwelling groups, apartment buildings, and town/row houses. In the Land Use Bylaw, this refers to residential districts from Residential Single-Detached Dwelling (R-1) to Residential Multi-Unit Dwellings (R-3);
13. “Mixed Use-Commercial/High Density Residential (MU)” means lots that could be redeveloped to contain commercial developments on the ground level with residential accommodations on the second storey and above;

14. “*Municipal Development Plan*” means the Cochrane *Municipal Development Plan*, adopted by Council as Bylaw No. 17/98, as amended;
15. “Municipality” or “Town” means the Town of Cochrane;
16. “*Neighbourhood Plan*” means the *Lower East Neighbourhood Plan*;
17. “Plan Area” means those lands bounded by Highway 1A to the north, Centre Avenue to the west, First Street to the south, and the GlenEagles subdivision area to the east and northeast;
18. “LUPolicies” means the *Land Use Policies*, established by Lieutenant Governor in Council, as Order in Council 522/96, as amended;
19. “Regulation” means the *Subdivision and Development Regulation*, Alberta Regulation 212/95, as amended.

**APPENDIX “A”**

**COCHRANE HERITAGE HISTORICAL INVENTORY**

<b><u>SITE NAME</u></b>	<b><u>YEAR BUILT</u></b>	<b><u>LEGAL (LOT-BLK-PLN)</u></b>	<b><u>STREET ADDRESS</u></b>	<b><u>CONDITION/REMARKS</u></b>
1. Quigley Farm House	1889	10-1-3345JK	204 Carolina Drive	House has been Historically Designated, built by Pedepat Brothers. Good Condition
2. King Solomon Lodge	1891	5-O-6023GM	120 Centre Avenue	Moved to site in 1929, served as school, gymnasium, saloon, and Masonic Hall. Good Condition.
3. All Saints Anglican Church	1892	1+2-2-2174H	126 2 <sup>nd</sup> Avenue	Built by Tome and Adelea Cochrane in Mitford in 1892, moved to Cochrane in 1899. Good Condition
4. Camden Residence	1900	1-3-2395H	126 3 <sup>rd</sup> Avenue	Good Condition
5. Rockyview Hotel	1900	10-3-2395H	304 1 <sup>st</sup> Street	One of two original Cochrane Hotels. Good Condition
6. Old RCMP Building	1900	4-14-2192GM	141 Baird Avenue	This building was the original RCMP barracks from the 1920's until 1969. Good Condition
7. Mickle Residence	1900	11-14-2192GM	140 Pope Avenue	Moved to accommodate 1A highway in 1952. Good Condition
8. Andison Residence	1905	7-G-6797HK	249 Ross Avenue	House belonged to William Andison, owner of Andison Meats. House in Good Condition
9. Bell-Irving Residence	1905	7-15-2192GM	417 William Street	The Bell-Irving family was one of the first ranchers to settle Cochrane. This house has been maintained in its original state and even contains furniture from the early 1920's. Good Condition
10. MacKay's Ice Cream	1906	SE 31' of 6 NW '11 of 7-2-2174H	220 1 <sup>st</sup> Street	James MacKay turned this general store into an ice cream parlour in the early 1960's. Good Condition.
11. Chapman House	1906	7-4-2395H	416 1 <sup>st</sup> Street West	This house belonged to Cochrane's first mayor Andrew Chapman. The Chapman brothers were also the "foremost builders" in Cochrane. Good Condition.
12. Brodie House	1906	½ of 9+10-4-2395H	404 1 <sup>st</sup> Street West	Constructed of 'Cochrane' brick. Good Condition
13. Webb House	1906	6+7-8-2033R	404 3 <sup>rd</sup> Street West	Good Condition
14. Griffin Ranch Barn	1907	1-1-881 1042	606 Griffin Road	Good condition, possibly constructed out of "Cochrane" brick.
15. James MacKay Residence	1907	7-N-741 1078	138 William Street	Mr. J. MacKay founder of MacKay's Ice Cream. Good Condition
16. Flower Shop	1907	7-3-2395H	318 1 <sup>st</sup> Street West	Building originally owned by Dr. Park. Good Condition



<b><u>SITE NAME</u></b>	<b><u>YEAR BUILT</u></b>	<b><u>LEGAL (LOT-BLK-PLN)</u></b>	<b><u>STREET ADDRESS</u></b>	<b><u>CONDITION/REMARKS</u></b>
17. Howard Block	1907	8-3-2395H	312 1 <sup>st</sup> Street West	Building has been a bank, café, post office, barber shop, hotel, and hardware store. Good Condition
18. Smyth Residence	1907	12+13-8-2033R	316 3 <sup>rd</sup> Street West	Good Condition
19. Quigley/Armistead Residence	1908	6-H-4810L	324 1 <sup>st</sup> Street East	Built by Chapman Brothers, Mr Quigley was one of Cochrane's early entrepreneurs, owned sawmill.
20. St. Andrews United Church	1908	1-O-5306HP	128 1 <sup>st</sup> Street East	Built of Collin's Brick cornerstone laid by Mrs. James Quigley in 1909
21. Robinson/Quigley House	1909	3-H-6981JK	149 Pope Avenue	Good Condition. Twin house of 157 Pope Avenue. Built by Chapman Brothers
22. Davies House	1909	9-9-2033R	516 2 <sup>nd</sup> Street West	Cochrane's first hospital, closed in 1915. Made with Cochrane Brick. Good Condition
23. Townsend Residence	1910	Pt.2+Pt.3-G-4810L	220 1 <sup>st</sup> Street East	Good Condition
24. F.L. Gainer Residence	1910	S ½ of 1-H-4810L	304 1 <sup>st</sup> Street East	House in Good Condition. Dr. Park was Cochrane's first resident doctor.
25. Craig Residence	1910	2-H-4810L	308 1 <sup>st</sup> Street East	House in Good Condition. Was boarding house for students in 1924.
26. Residence	1910	16-H-6798HK	133 Pope Avenue	Good Condition
27. Murphy House	1910	1-H-6981JK	141 Pope Avenue	Moved from original location North of Highway 1A in c.1960. Good Condition
28. Curren Residence	1910	1-J-4810L	404 1 <sup>st</sup> Street East	Good Condition
29. Raby Residence	1910	2-26 4 W.5-6023GM	116 1 <sup>st</sup> Street East	Good Condition
30. Reed House	1910	14-8-2033R	308 3 <sup>rd</sup> Street West	Good Condition
31. Quigley/Sibbald Residence	1910	13-15-2192GM	204 Pope Avenue and Sibbald Street	This house is often referred to as the "Quigley Town House". The current residents are applying for historical designation. Good Condition.
32. McNamee Residence	1911	3-L-6797HK	305 Ross Avenue	Made of "Cochrane" brick. McNamee family first couple married in Cochrane.
33. Milligan Residence	1911	10-6-2033R	217 2 <sup>nd</sup> Avenue	Fair Condition
34. Robinson/Moore Residence	1912	7-H-4810L	157 Pope Avenue	Good Condition. Twin house of 149 Pope Avenue. Built by Chapman Brothers.
35. Sinclair Residence	1912	21+22-1-500AN	332 Sibbald Street	Originally a Chinese Laundry in Calgary, moved to Cochrane in 1948. Good Condition

<u>SITE NAME</u>	<u>YEAR BUILT</u>	<u>LEGAL (LOT-BLK-PLN)</u>	<u>STREET ADDRESS</u>	<u>CONDITION/REMARKS</u>
36. Litz House	1912	4-8-2033R	412 3 <sup>rd</sup> Street West	Moved to site in 1974. Good Condition
37. Webster Residence	1912	Pt 1+Pt 2-0-2033R	620 2 <sup>nd</sup> Street West	Built by Chapman Brothers. Good Condition
38. Thompson House	1912	12+13-9-2033R	213 4 <sup>th</sup> Avenue West	Good Condition
39. Buckler Residence	1912	10-14-2192GM	144 Pope Avenue	This house was originally two separate structures, which were subsequently combined into one. Houses moved unto site in 1953. Good Condition
40. W.O. Johnson Residence	1913	6-6-2033R	204 3 <sup>rd</sup> Avenue	Renovated in 1960 to current building. Good Condition
41. MacDonald House	1915	SE ½ of 8,9,10-2033R	508 1 <sup>st</sup> Street West	Second storey was added in 1989. Good condition
42. Robert's Fly Shop	1917	W21' of 6-2-2174H	104 2 <sup>nd</sup> Avenue West	Originally a retail and pharmacy. Also printed Cochrane Times. Fair Condition
43. Wheeler Mickle House	1919	6-9-2033R	604 2 <sup>nd</sup> Street West	Made with 'Cochrane' brick, Good Condition
44. Rasmuson Residence	1920	N ½ 13+14-1-500AN	205 Pope Avenue	Home to Rattlesnake Pete, one of Cochrane's more colourful citizens. Good Condition.
45. Blatchford Residence	1920	8-22-3761x	125 River Avenue	Good Condition
46. Raby Residence 47. (Shed)	1923	2-26 4 W.5-6023GM	116 1 <sup>st</sup> Street East	Dewey Blaney lived in this shed for some time and worked for the Barnet family. Fair Condition
48. Griffin Residence	1923	3-14-2192GM	137 Baird Avenue	Moved from Calgary in 1971. Good Condition.
49. Residence	1924	7-J-751 0483	416 1 <sup>st</sup> Street East	Good Condition
50. Ken Raby Residence	1925	5-N-6797HK	121 Mountain Street	Renovations in 1976, Good Condition
51. Curren Residence	1926	19-O-3573AB	124 Centre Avenue	Good Condition
52. Maguire Residence	1928	3-H-4810L	312 1 <sup>st</sup> Street East	Good Condition
53. Cochrane Closet	1928	10-2-2174H	204 1 <sup>st</sup> Street West	Shares the building with Grand Saddlery. Good Condition
54. Grand Saddlery and Western Wear	1928	10-2-2174H	204 1 <sup>st</sup> Street West	Shares building with Cochrane Closet. Good Condition
55. Luchia Residence	1928	1-14-2192GM	129 Baird Avenue	House moved to existing lot in 1974 from Calgary. Good Condition
56. Loughheed House	1928	7, NW ½ of 8-10-2033R	516 1 <sup>st</sup> Street West	Good Condition
57. Elks Memorial Hall	1929	7, 8, 9-6-2033R	209 2 <sup>nd</sup> Avenue	Originally the Elks Memorial Hall, now serves as the Cochrane Community Hall. Good Condition

<u>SITE NAME</u>	<u>YEAR BUILT</u>	<u>LEGAL (LOT-BLK-PLN)</u>	<u>STREET ADDRESS</u>	<u>CONDITION/REMARKS</u>
58. Boothby Flour Mill	1933	1+2-8-2033R	424 3 <sup>rd</sup> Street West	Originally a grain elevator. Good Condition
59. Cochrane Radiator Repair	1935	13-23-3761x	140 River Avenue	Fair Condition
60. Broatch Residence	1938	N ½ of 5-G-4810L	225 Ross Avenue	Good Condition. Mr. Broatch served as mayor in Cochrane for 13yrs. (1943-56)
61. Quigley Garage	1938	15-H-6798HK	137 Pope Avenue	Moved to present site in c.1960.
62. Grievson Residence	1940	E ½ of 2-N-6797HK	137 Mountain Street	Good Condition
63. Postlewaite Residence	1940	16-1-500AN	352 Sibbald Street	Good Condition
64. Zuccolo House	1940	3-8-2033R	416 3 <sup>rd</sup> Street West	Good Condition
65. Aarsby House	1940	14-23-3761x	136 River Avenue	Fair Condition
66. Nowlin Residence	1945	2-H-6981JK	145 Pope Avenue	Good Condition
67. Patterson Residence	1945	4-L-6797HK	313 Ross Avenue	Moved to site in 1960 in Good Condition.
68. Cohoe Residence	1945	5-L-6797HK	214 William Street	Good Condition.
69. Hogarth Residence	1945	26-O-3573AB	124 Powell Street	Mrs. Violet Hogarth owned the lumber mill that supplied the wood for the building. Good Condition.
70. Dolen Residence	1945	1-A-801 0399	321 Powell Street	House may have been moved to site in 1945/46, original age unknown. Good Condition
71. Sholtz House	1946	19+20-1-500AN	336 Sibbald Street	Good Condition
72. John Steele House	1946	5-3-2395H	110 3 <sup>rd</sup> Avenue	House converted to small restaurant. Good Condition.
73. Jailhouse Candies	1946	11-3-2395H	111 2 <sup>nd</sup> Avenue	Good Condition
74. J.& M. Dolan House	1946	4-6-2033R	212 3 <sup>rd</sup> Avenue	Good Condition
75. Rona B Lead Shot Tower	1947	N ½ of 3-H-881 1042	225 Charlesworth Avenue	Previously the drilling tower off of Discovery 2 oil rig in Turner Valley. Moved to Cochrane in 1960 to be used as shot tower
76. Flundra Residence	1947	8-J-751 0482	420 1 <sup>st</sup> Street East	Good Condition. House built in sections over time.
77. Hall Home	1947	19+20-2-500AN	336 Powell Street	Gordon Hall served as the Town Postmaster, and Town Historian. House in Good Condition
78. Westlands Art Gallery	1947	3-2-2174H	118 2 <sup>nd</sup> Avenue	Good Condition
79. Hall Residence	1948	9+10-1-500AN	341 Powell Street	Good Condition

<b><u>SITE NAME</u></b>	<b><u>YEAR BUILT</u></b>	<b><u>LEGAL (LOT-BLK-PLN)</u></b>	<b><u>STREET ADDRESS</u></b>	<b><u>CONDITION/REMARKS</u></b>
80. Beynon House	1948	10-9-2033R	508 1A Highway	Good Condition
81. Griffin Ranch House	1949	1-1-881 1042	117 Griffin Road	Good condition, beautiful lot
82. Davies House	1950	4-3-2395H	114 3 <sup>rd</sup> Avenue	House converted to small restaurant. Good Condition
83. Britton Residence	1951	S ½ of 5-G-4810L	221 Ross Avenue	Good Condition
84. Fenton Residence	1952	Pt.2+Pt.3-G-4810L	121 Ross Avenue	Good Condition
85. Engel House	1952	10-8-2033R	324 3 <sup>rd</sup> Street	Good Condition
86. Zuccolo Residence	1953	3-J-4810L	412 1 <sup>st</sup> Street	Good Condition
87. Begg Residence	1953	S ½ of 3-K-3761x	304 Ross Avenue	Hamish Begg was a life time rancher of Cochrane
88. Whittle Residence	1953	1-O-6023GM	112 1 <sup>st</sup> Street	Good Condition
89. Lambert/ Webb House	1953	15-1-500AN	356 Sibbald Street	Good Condition
90. Renschler Residence	1953	2-3-2395H	122 3 <sup>rd</sup> Avenue	Good Condition
91. Perkins Residence	1953	3-3-2395H	118 3 <sup>rd</sup> Avenue	Good Condition
92. Cockerton Residence	1953	9-14-2192GM	148 Pope Avenue	Good Condition
93. Bogart Residence	1953	8-15-2192GM	224 Pope Avenue	Good Condition
94. Postlethwaite Residence	1953	9-15-2192GM	220 Pope Avenue	Good Condition
95. M <sup>c</sup> Dowall Residence	1953	11-15-2192GM	212 Pope Avenue	Good Condition
96. Philipps House	1954	4-0-6023GM	116 Centre Avenue	Good Condition
97. Holy Spirit Catholic School	1954	1+2-O-871 0015	129 Powell Street	Came under the ownership of the Calgary Roman Catholic School Board in 1990. Good Condition
98. Patterson Residence	1954	23+24-2-500AN	320 Powell Street	Fair Condition
99. Johnson House	1954	11-8-2033R	320 3 <sup>rd</sup> Street West	Good Condition
100. Lee Residence	1954	8-14-2192GM	152 Pope Avenue	Mr. Lee worked as a farmer in the Cochrane area until 1949 and then as a milkman for the creamery from 1960-1968. Good Condition
101. Godfrey Residence	1954	10-15-2192GM	216 Pope Avenue	Good Condition
102. Skinner House	1955	8-G-6797HK	205 William Street	Good Condition
103. Klotz Residence	1955	11-J-8798HK	132 Pope Avenue	Good Condition

<b><u>SITE NAME</u></b>	<b><u>YEAR BUILT</u></b>	<b><u>LEGAL (LOT-BLK-PLN)</u></b>	<b><u>STREET ADDRESS</u></b>	<b><u>CONDITION/REMARKS</u></b>
104. Residence	1955	1A-J-8798HK	128 Pope Avenue	Good Condition
105. Residence	1955	8-N-741 1078	210 William Street	Good Condition
106. Residence	1955	31-O-3573AB	144 Powell Street	Moved onto site in 1955. Good Condition
107. Lambert Residence	1956	N ½ 21 +22-O-3573AB	208 Centre Avenue	Good Condition
108. Bradle Residence	1956	S ½ 21+22-O-3573AB	204 Centre Avenue	Good Condition
109. Dynastream Innovations	1956	13-2-2174H	119 1 <sup>st</sup> Avenue	Good Condition
110. Blair House	1956	5-8-2033R	408 3 <sup>rd</sup> Street West	Moved to Cochrane from Calgary in 1989
111. Helmig House	1956	8-8-2033R	332 3 <sup>rd</sup> Street West	Good Condition
112. Patterson Residence	1956	7-14-2192GM	153 Baird Avenue	Good Condition
113. Williamson House	1957	21+22-2-500AN	328 Powell Street	Good Condition
114. Wabel Residence	1958	7-L-6797HK	206 William Street	Good Condition
115. Old Library	1958	9-11, ½ of 12-7-2033R	213 1 <sup>st</sup> Avenue	Was Nan Boothby library, now vacant Good Condition
116. Residence	1958	1-15-2192GM	205 Sibbald Street	Good Condition
117. Raby Residence	1959	1-N-6797HK	141 Mountain Street	House moved onto site in 1959. Good Condition
118. Hillman Residence	1959	1+2+3+4-1-500AN	224 Ross Avenue	Good Condition
119. Cochrane Senior Centre	1959	14-2-2174H	123 1 <sup>st</sup> Avenue	Fair Condition
120. Milroy Residence	1959	3-15-2192GM	213 Baird Avenue	Good Condition
121. Perkins Residence	1960	W ½ of 4-G-4810L	217 Ross Avenue	Good Condition
122. Swimming Pool Building	1960	1-K-3761x	333 Pope Avenue	Currently used as Town storage
123. Outdoor Skating Rink	1960	2+Pt. 3-K-3761x	333 Mountain Street	Used as skating rink in winter, recreational area in summer
124. Nelson Residence	1960	9-L-6797HK	209 William Street	Good Condition, moved to site in 1960
125. Residence	1960	30-O-3573AB	138-140 Powell Street	Duplex residence, Good Condition
126. Peverell Residence	1960	20-O-3572AB	128 Centre Avenue	Good Condition
127. Schmidt Residence	1960	7+8-1-500AN	333 Powell Street	Good Condition

<b><u>SITE NAME</u></b>	<b><u>YEAR BUILT</u></b>	<b><u>LEGAL (LOT-BLK-PLN)</u></b>	<b><u>STREET ADDRESS</u></b>	<b><u>CONDITION/REMARKS</u></b>
128.Kells Residence	1960	2-15-2192GM	209 Baird Avenue	Good Condition
129.Anderson Residence	1960	5-15-2192GM	221 Baird Avenue	Good Condition
130.Reeve Residence	1960	6-15-2192GM	225 Baird Avenue	Good Condition
131.Hillman House	1961	23-O-3573AB	112 Powell Street	Good Condition
132.Bryant Residence	1961	4-15-2192GM	217 Baird Avenue	Good Condition
133.Henderson Residence	1961	12-15-2192GM	208 Pope Avenue	Good Condition
134.Norman Residence	1962	SE 70' of 3-G-4810L	224 1 <sup>st</sup> Street	Good Condition
135.Lathwell Residence	1962	4-H-4810L	316 1 <sup>st</sup> Street	House in Good Condition. Moved from Calgary to present site in 1962. Emily Lathwell helped start Cochrane's first Library with Nan Boothby
136.McLeod Residence	1962	10-L-6797HK	213 Mountain Street	House moved to site from farm in 1962, Good Condition
137.Milroy/ Colgan Residence	1962	S Pt. 11-L-6797HK	317 Mountain Street	House moved to site from Calgary in 1962. Good condition.
138.Stevenson House	1962	32-O-3573AB	148 Powell Street	House moved to site in 1962, Good Condition
139.Residence	1962	33-O-3573AB	152 Powell Street	House moved to site in 1962, Good Condition
140.Wigton Residence	1962	15+16-2-500AN	352 Powell Street	Good Condition
141.Graham Pharmacy and Residence	1962	6-3-2395H	320 1 <sup>st</sup> Street West	R. Graham established pharmacy business in Cochrane in 1955. Good Condition
142.Cochrane Café	1962	E 23' of 7-3-2395H	316 1 <sup>st</sup> Street West	Good Condition
143.Nora Cohoe Residence	1962	5-6-2033R	208 3 <sup>rd</sup> Avenue	Good Condition
144.Sherriff House	1962	15-8-2033R	304 3 <sup>rd</sup> Street West	Good Condition
145.Winkel Residence	1962	5-14-2192GM	145 Baird Avenue	Good Condition
146.Fenton Residence	1962	6-14-2192GM	149 Baird Avenue	Good Condition
147.Davidson Residence	1963	8-L-6797HK	205 William Street	Good Condition
148.Cohoe/Richards Residence	1963	6-N-6797HK	117 Mountain Street	Good Condition
149.Desjardine House	1963	28-O-3573AB	132 Powell Street	House moved to current site in 1963. Good condition.
150.Clarke Residence	1963	2-14-2192GM	133 Baird Avenue	Good Condition

<u>SITE NAME</u>	<u>YEAR BUILT</u>	<u>LEGAL (LOT-BLK-PLN)</u>	<u>STREET ADDRESS</u>	<u>CONDITION/REMARKS</u>
151. Robinson Residence	1964	9-G-6797HK	160 Powell Street	Good Condition
152. Britton Residence	1964	2-J-4810L	408 1 <sup>st</sup> Street	Good Condition
153. Whittle Residence	1964	W ½ of 2-N-6797HK	133 Mountain Street	Good Condition
154. Desjardine House	1964	29-O-3573AB	136 Powell Street	Moved to site in 1964. The Desjardines rented the house out until the 1980's
155. Pots 'n Peppers	1964	SE ¼ of 8+9-2-2174H	208 1 <sup>st</sup> Street	Good Condition
156. Telus Building	1965	11-2-2174H	111 1 <sup>st</sup> Avenue	Good Condition.
157. Deeton Residence	1967	3-N-6797HK	129 Mountain Street	Good Condition
158. Cochrane Language and Learning Centre	1968	8thru10-1-2174H	108 1 <sup>st</sup> Street	Originally RCMP barracks. Good Condition
159. Washington Residence	1968	4-9-2033R	612 2 <sup>nd</sup> Street West	Good Condition
160. Pozzi House	1969	C-M-3761x	116 1A Highway	Good Condition
161. Fenton Residence	1969	25+26-1-500AN	316 Sibbald Street	Good Condition
162. Seidl House	1970	1-M-7308JK	104 1A Highway	Good Condition
163. Residence	1970	S ½ 13+14-1-500AN	201 Pope Avenue	Good Condition
164. Feil House	1971	2-M-7308JK	108 1A Highway	Good Condition
165. Crowe House	1971	3-M-7308JK	112 1A Highway	Good Condition
166. Johnson Residence	1971	15' of 2-O-6023GM	112 Centre Avenue	Good Condition
167. Residence	1972	E ½ of 7-N-2439JK	113 Mountain Street	Duplex, Good Condition
168. Residence	1972	W ¼ of 7-N-2439JK	109 Mountain Street	Duplex, Good Condition
169. Residence	1972	17+18-O-3573AB	113-117 Powell Street	Duplex in Good Condition
170. Jest Old Cars	1972	12-23-3761x	141 Fisher Avenue	Good Condition
171. Nordquist Residence	1973	D-M-3761x	120 1A Highway	Good Condition
172. Bardwell Residence	1974	17+18-1-500AN	344 Sibbald Street	Good Condition
173. Town Office	1974	7+8-7-2033R	220 2 <sup>nd</sup> Avenue and 2 <sup>nd</sup> Street	Good Condition

<b><u>SITE NAME</u></b>	<b><u>YEAR BUILT</u></b>	<b><u>LEGAL (LOT-BLK-PLN)</u></b>	<b><u>STREET ADDRESS</u></b>	<b><u>CONDITION/REMARKS</u></b>
174.Omega Family Restaurant	1974	1-5-861 1167	205 1 <sup>st</sup> Street West	Was Post Office before being converted to restaurant in 1998
175.Royal Canadian Legion #15	1974	4,5,6-10-2033R	114 5 <sup>th</sup> Avenue	This is also the site of the original Legion building that dated back to 1926. Since that time, this site has continuously served as host to the Canadian Legion structures. Good Condition
176.McAleese Building	1975	1-A-980AF	114 William Street	Four Plex in Good Condition
177.Vandriel Building	1975	2-A-980AF	118 William Street	Four Plex in Good Condition
178.Apartment Building	1975	NW ¼ of 7-N-2439JK	105 Mountain Street	Good Condition
179.Old & Crafty	1975	SE 20' of 7, SW '20 of 8-2-2174H	212 1 <sup>st</sup> Street	Good Condition
180.Smith Residence	1976	6-7-751 0482	121 Baird Avenue	House in Good Condition
181.Kidston Residence	1976	5-J-751 0482	125 Baird Avenue	Good Condition
182.Shaker Mall	1976	1thru4, 11+12-1-2174H	118 1 <sup>st</sup> Avenue	Good Condition
183.SAAN Store	1976	W Pt of 2-3-761 0439	409 1 <sup>st</sup> Street	Good Condition
184.Cochrane Centre	1976	A1thru5-4-2395H	122 4 <sup>th</sup> Avenue	Good Condition
185.Genung Residence	1976	Pt 1-9-2033R	624 2 <sup>nd</sup> Street West	Good Condition
186.Esso Gas and Car Wash	1976	1,2,3-23-3761x	105 River Avenue	Good Condition
187.Scott Haven Apartments	1977	15+16-0-3573AB	121-125 Powell Street	Good Condition
188.Briere Building	1977	10-N-741 1078	150 William Street	Four Plex in Good Condition
189.Residence	1977	11-N-771 1223	106 William Street	Four Plex in Good Condition
190.Residence	1977	12-N-771 1223	110 William Street	Four Plex in Good Condition
191.Alberta Provincial Building	1977	E Pt of 1-4-751 0439	213 1 <sup>st</sup> Street West	Good Condition
192.Fox Tails Hair Studio	1977	3-9-2033R	608 2 <sup>nd</sup> Street West	Home based business (c.1999) Good Condition
193.Bow Valley Credit Union	1977	10-10-2033R	504 1 <sup>st</sup> Street	Good Condition
194.Cochrane Sign and Design	1977	13-22-3761	140 Charlesworth Avenue	Good Condition
195.Travis Building	1978	E ½ of 3, W ½ of 4A- 980AF	126 William Street	Four Plex in Good Condition

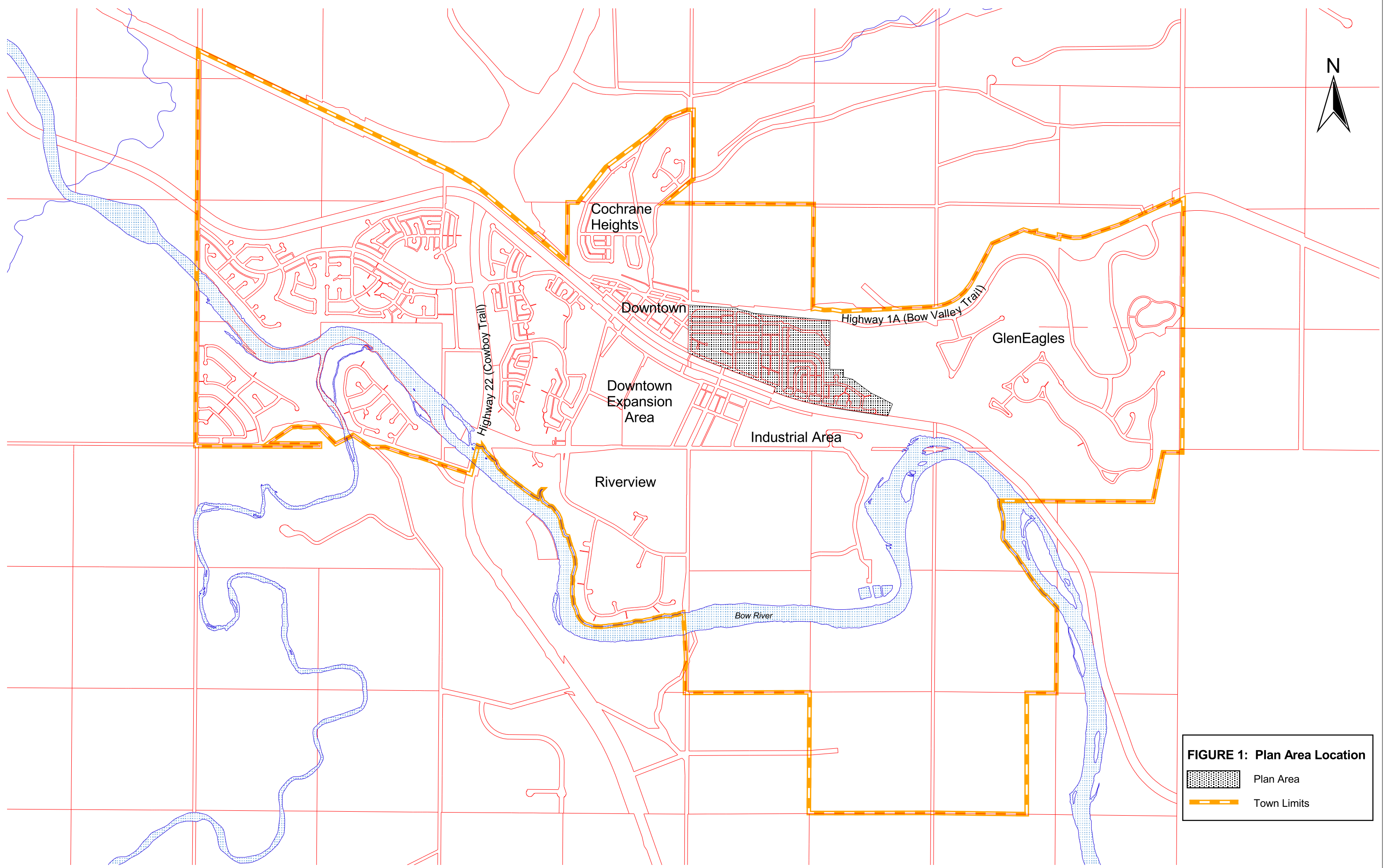


<b><u>SITE NAME</u></b>	<b><u>YEAR BUILT</u></b>	<b><u>LEGAL (LOT-BLK-PLN)</u></b>	<b><u>STREET ADDRESS</u></b>	<b><u>CONDITION/REMARKS</u></b>
196.Multi-Unit Residence	1978	Pt.4+Pt.5-A-980AF	130 William Street	Four Plex in Good Condition
197.Young Building	1978	E ½ of 5+6-A-980AF	134 William Street	Four Plex in Good Condition
198.Cochrane House Apartments	1978	4-G-4810L	205 Ross Avenue	Apartment Building in Good Condition
199.Phillipps Residence	1978	4-N-6797HK	125 Mountain Street	Moved from Calgary to site in 1978, Good Condition.
200.Wild Rose Apartments	1978	S. Pt. of 2-O-6023GM	104 1 <sup>st</sup> Street	Good Condition
201.Olson Residence	1978	24-1-500AN	320 Sibbald Street	Good Condition
202.Texas Eatery and Saloon	1978	3,4,5-22-3761x	105 Railway Street West	Good Condition
203.Business Centre	1978	6.7-22-811 1822	117-121 Railway Street	Good Condition
204.Cochrane Collision and Repair	1978	18-22-3761x	120 Charlesworth Avenue	Good Condition
205.River Avenue Plaza	1978	16,17,18-23-3761x	148-128 River Avenue	Good Condition
206.Vincent Residence	1979	23-1-500AN	324 Sibbald Street	Good Condition
207.Paterson Residence	1979	17-2-500AN	348 Powell Street	Good Condition
208.Acorn Residence	1979	18-2-500AN	344 Powell Street	Good Condition
209.Town Admin. Centre	1979	15-2-2174H	127 1 <sup>st</sup> Avenue	Good Condition
210.Casey House	1979	2+3-9-2033R	616 2 <sup>nd</sup> Street West	Good Condition
211.Edgelow House	1979	7-9-2033R	520 2 <sup>nd</sup> Street West	Good Condition
212.MacKay's Ice Cream Ltd.	1979	7-22-3761x	121 River Avenue	Good Condition
213.Town & Country Auto Parts	1979	16-22-3761x	128 Charlesworth Avenue	Good Condition
214.Business Centre	1979	4+5-23-3761x	117,121 Railway Street	Good Condition
215.Mountain Valley Apartments	1980	14 E-H-4810L	325 Sibbald Street	Good Condition
216.Valley Automotive	1980	8+ ½ of 9-4-2395H	412 1 <sup>st</sup> Street	Good Condition
217.West Winds Centre	1980	13thru15-4-2395H	119 3 <sup>rd</sup> Avenue	Good Condition


<b><u>SITE NAME</u></b>	<b><u>YEAR BUILT</u></b>	<b><u>LEGAL (LOT-BLK-PLN)</u></b>	<b><u>STREET ADDRESS</u></b>	<b><u>CONDITION/REMARKS</u></b>
218.Fire Hall	1980	7+8-7-2033R	220 2 <sup>nd</sup> Street and 2 <sup>nd</sup> Avenue	Good Condition
219.Tabert Residence	1981	11-1-500AN	345 Powell Street	Good Condition
220.Residence	1981	12-1-500AN	349 Powell Street	Identical to 345, Good Condition
221.Evergreen Manor Seniors Housing	1981	25thru28-2-500AN	300 Ross Avenue	Good Condition
222.The Gourmet Shop	1981	12-22-3761x	141 River Avenue	Good Condition
223.Pioneer Plaza	1981	NA-2-761 0439	519-521 1 <sup>st</sup> Street West	Good Condition
224.Caroll/ Wilson Residence	1982	2-A-801 0399	325 Powell Street	Good Condition
225.IGA	1985	1-1-76 0439	609 1 <sup>st</sup> Street West	Good Condition
226.Home Quarter Restaurant and Pie Shoppe	1985	W21'+SE32'of 7-2-2174H	216 1 <sup>st</sup> Street	Good Condition
227.Rockyview Mall	1985	W Pt of 2-3-851 1119	405 1 <sup>st</sup> Street	Good Condition
228.Pharmasave	1985	E Pt of 2-3-851 1119	305 1 <sup>st</sup> Street West	Good Condition
229.Strand House	1986	F-M-3761x	124 1A Highway	Log House, Good Condition.
230.Home Hardware	1986	A-6-861 1167	135 1 <sup>st</sup> Street West	Good Condition
231.Cochrane Medical Professional Centre	1986	C-6-861 08231	105 1 <sup>st</sup> Street West	Good Condition
232.Mabbot & Company	1986	12-10-2033R	115 4 <sup>th</sup> Avenue	Good Condition
233.Business Centre	1986	13,14,15-10-2033R	123 4 <sup>th</sup> Avenue	Good Condition
234.MacKay's Garage	1986	6-23-3761x	117 Fisher Avenue	Good Condition
235.Shell Select Express	1987	13-7-20334	225 Centre Avenue	Good Condition
236.Keais Home	1987	S Pt. of 11-14-2192GM	136 Pope Avenue	Good Condition
237.Kentucky Fried Chicken	1988	3-7-2033R	224 2 <sup>nd</sup> Avenue	Good Condition
238.Shopping Centre	1988	1,2,3-10-2033R	118 5 <sup>th</sup> Avenue	Good Condition
239.Riverbend Interiors	1989	11-22-3761x	137 River Avenue	Good Condition

<b><u>SITE NAME</u></b>	<b><u>YEAR BUILT</u></b>	<b><u>LEGAL (LOT-BLK-PLN)</u></b>	<b><u>STREET ADDRESS</u></b>	<b><u>CONDITION/REMARKS</u></b>
240. Residence	1990	9-N-741 1078	146 William Street	Four Plex in Good Condition
241. Zang Residence	1990	30-1-901 0970	308 Sibbald Street	Good Condition
242. Cochrane Coffee Traders	1990	4-2-2174H	114 2 <sup>nd</sup> Avenue	Good Condition
243. Barbarossa Restaurant	1990	5-2-2174H	110 2 <sup>nd</sup> Avenue	Good Condition
244. Addie's	1990	6-4-2395H	420 1 <sup>st</sup> Street	Good Condition
245. ATCO Gas	1990	11+12-4-2395H	115 3 <sup>rd</sup> Avenue	Good Condition
246. RCMP Station	1990	1-7-771 1765	359 1 <sup>st</sup> Street East	Good Condition
247. S.M. Electronics	1991	10-22-3761x	133 River Avenue	Good Condition
248. Residence	1992	24+25-O-3753AB	116-120 Powell Street	Multi-Family Residence, Good Condition
249. Fantasy Display	1992	14+15-22-3761x	132-136 Charlesworth Avenue	Good Condition
250. Residence	1993	6-O-931 0735	120 1 <sup>st</sup> Street	Condominium housing, Good Condition
251. Osborne Residence	1993	29-1-901 0970	220 Ross Avenue	Good Condition
252. HunterWood Technologies	1994	9-23-3761x	129 Fisher Avenue	Good Condition
253. Royal Bank Building	1995	5-1-2174H	124 1 <sup>st</sup> Street	Sign on Corner of Lot constructed out of 'Cochrane' Brick. Good Condition
254. Rustic Market Square	1995	13thru15-3-2395H	119 2 <sup>nd</sup> Avenue	Good Condition
255. Cochrane Times	1995	2-7-941 2258	315 1 <sup>st</sup> Street	Good Condition
256. Cochrane Dental Clinic	1995	4-7-951 1413	311 1 <sup>st</sup> Street	Good Condition
257. Office Building	1995	6-7-971 0648	307 1 <sup>st</sup> Street	Good Condition
258. Cochrane Chiropractic Centre	1995	7-7-761 0439	305 1 <sup>st</sup> Street	Good Condition
259. Frank Wills Memorial Hall	1995	8-7-781 0459	405 1 <sup>st</sup> Street	Good Condition
260. Cochrane Station	1995	Pln# 951 0388	205 1 <sup>st</sup> Street East	Good Condition
261. Shopping Centre	1996	NA-2-9611075	505 1 <sup>st</sup> Street West	Good Condition
262. Fenton Automotive Ltd.	1997	10+11-23-3761x	133,137 Fisher Avenue	Good Condition

<b><u>SITE NAME</u></b>	<b><u>YEAR BUILT</u></b>	<b><u>LEGAL (LOT-BLK-PLN)</u></b>	<b><u>STREET ADDRESS</u></b>	<b><u>CONDITION/ REMARKS</u></b>
263.Mountain Valley Apartments	1998	9-H-981 0791	120 Ross Avenue	Good Condition
264.Valley View Manor	1998	9-H-981 0791	152 Ross Avenue	Good Condition
265.Canada Post Office	1998	D-6-921 1400	185 1 <sup>st</sup> Street East	Good Condition
266.Rexall Drug Store	1998	W ½ of D-6-861 08231	200 Block of 1 <sup>st</sup> Street East	Good Condition
267.Heritage Lane	1999	5-H-991 2386	320 1 <sup>st</sup> Street	Condominium row housing in Good Condition
268.Expresso To Go	2000	11-6-2033R	221 2 <sup>nd</sup> Avenue	Good Condition



**FIGURE 1: Plan Area Location**

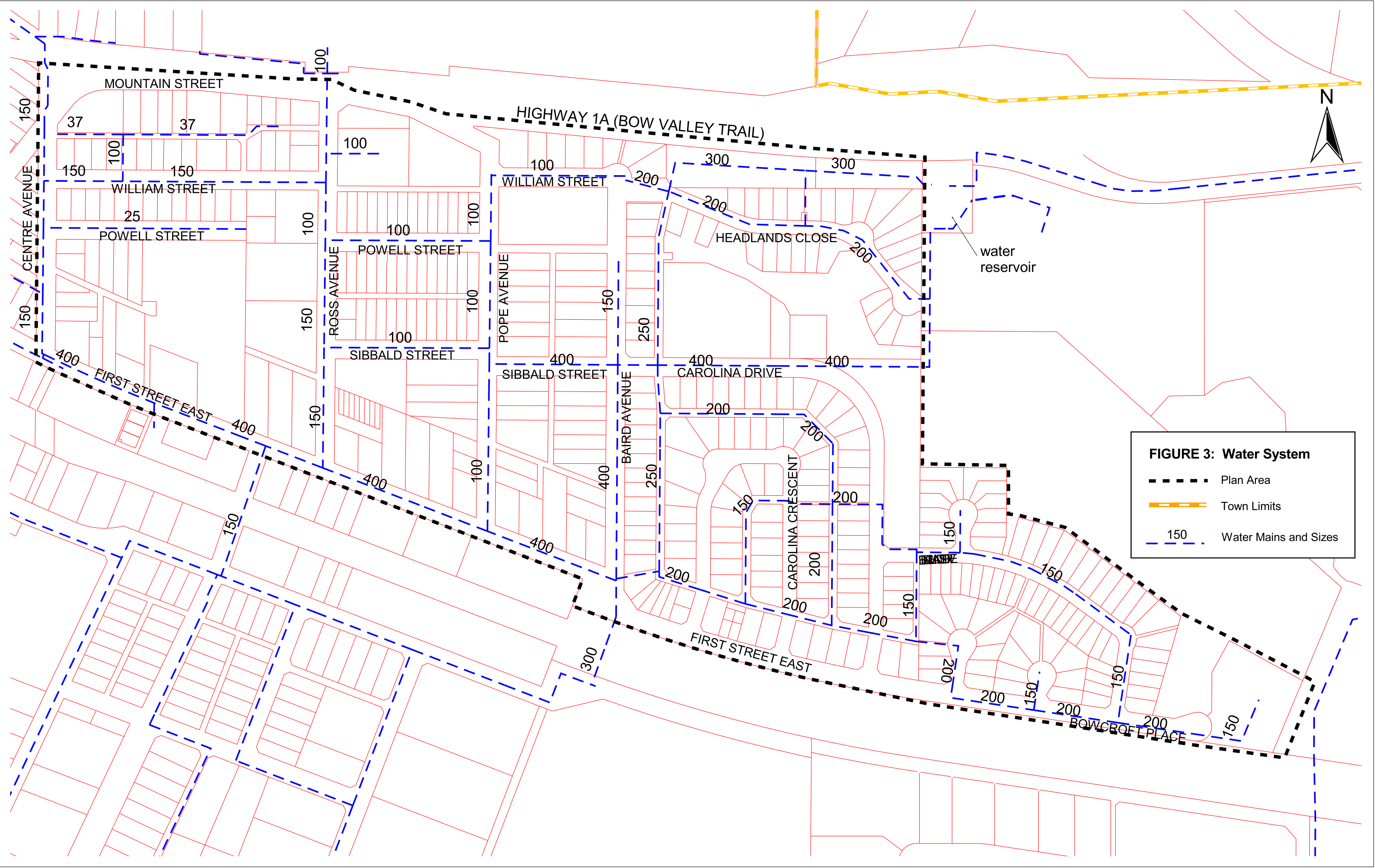
 Plan Area

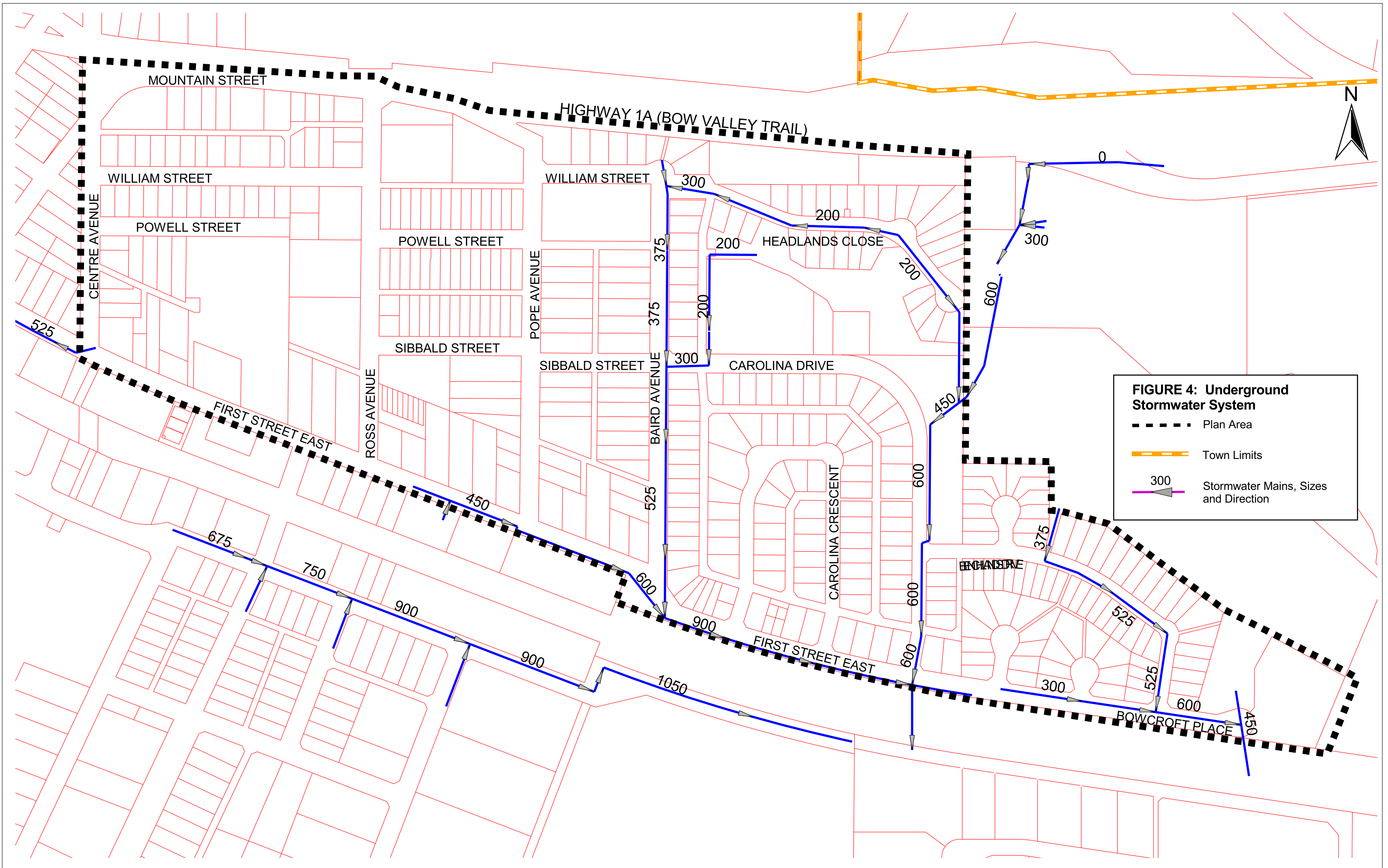
 Town Limits



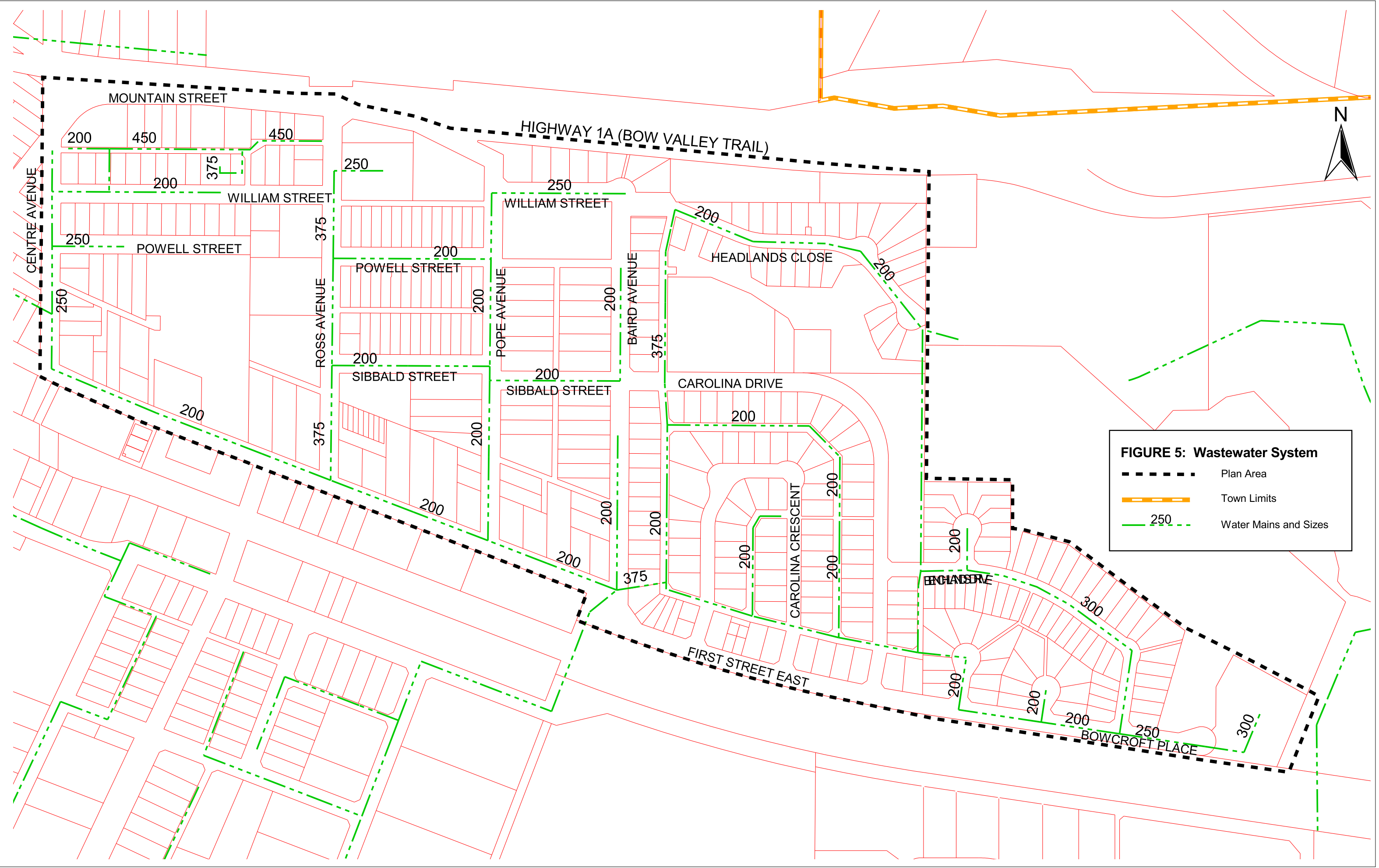






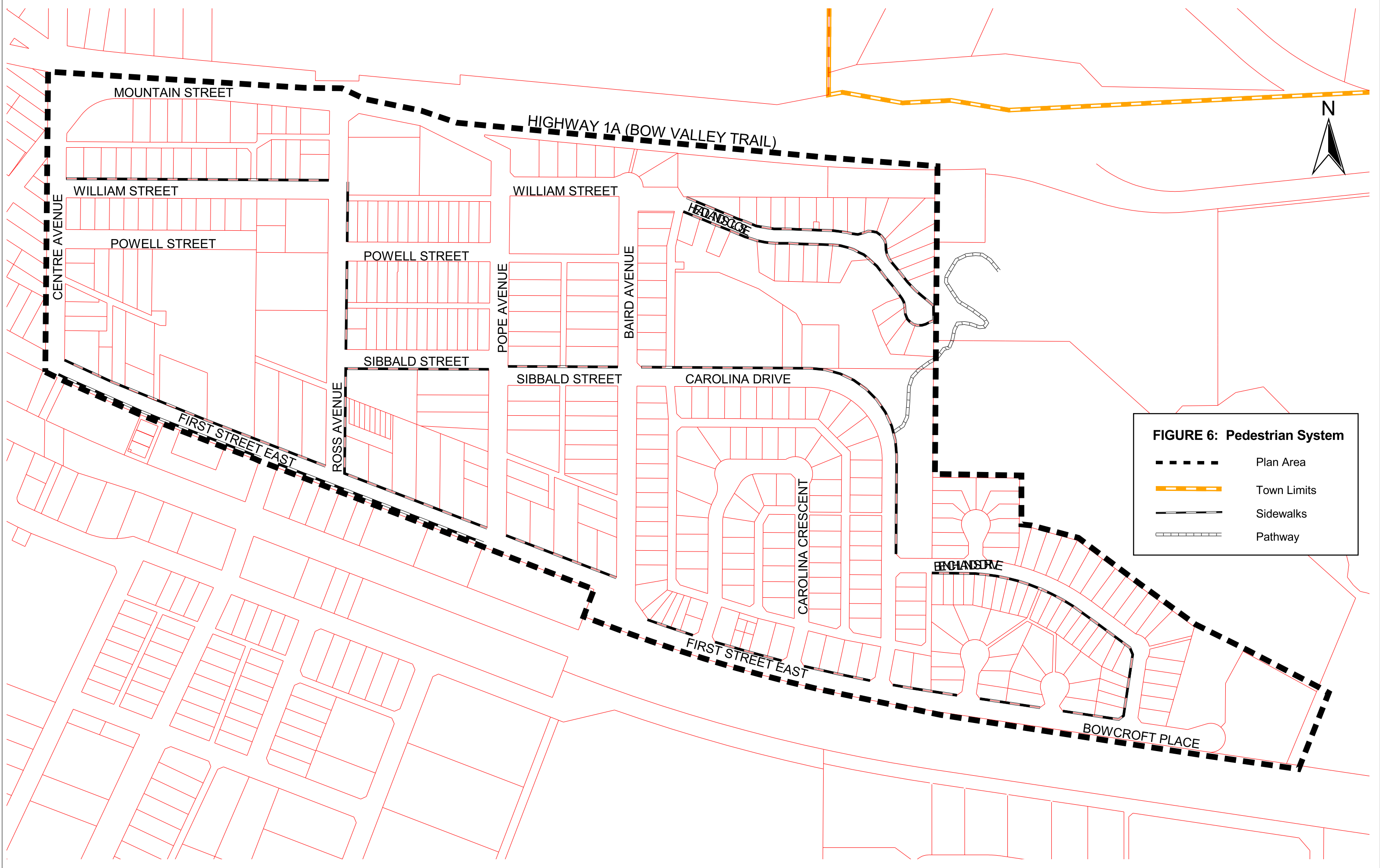


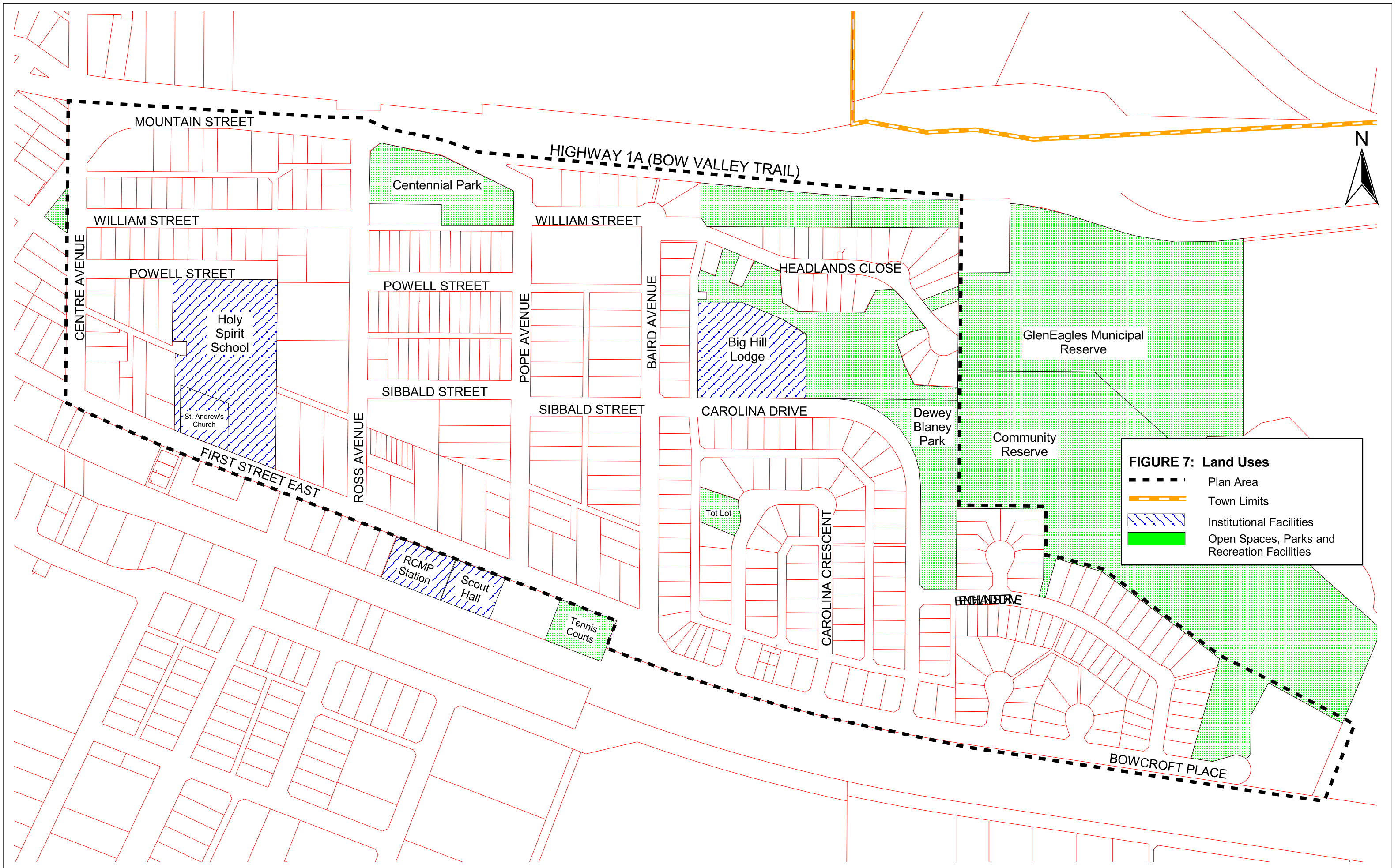




**FIGURE 5: Wastewater System**

- Plan Area
- Town Limits
- 250 Water Mains and Sizes





**FIGURE 7: Land Uses**

- Plan Area
- - - Town Limits
- Blue Hatched Institutional Facilities
- Green Stippled Open Spaces, Parks and Recreation Facilities



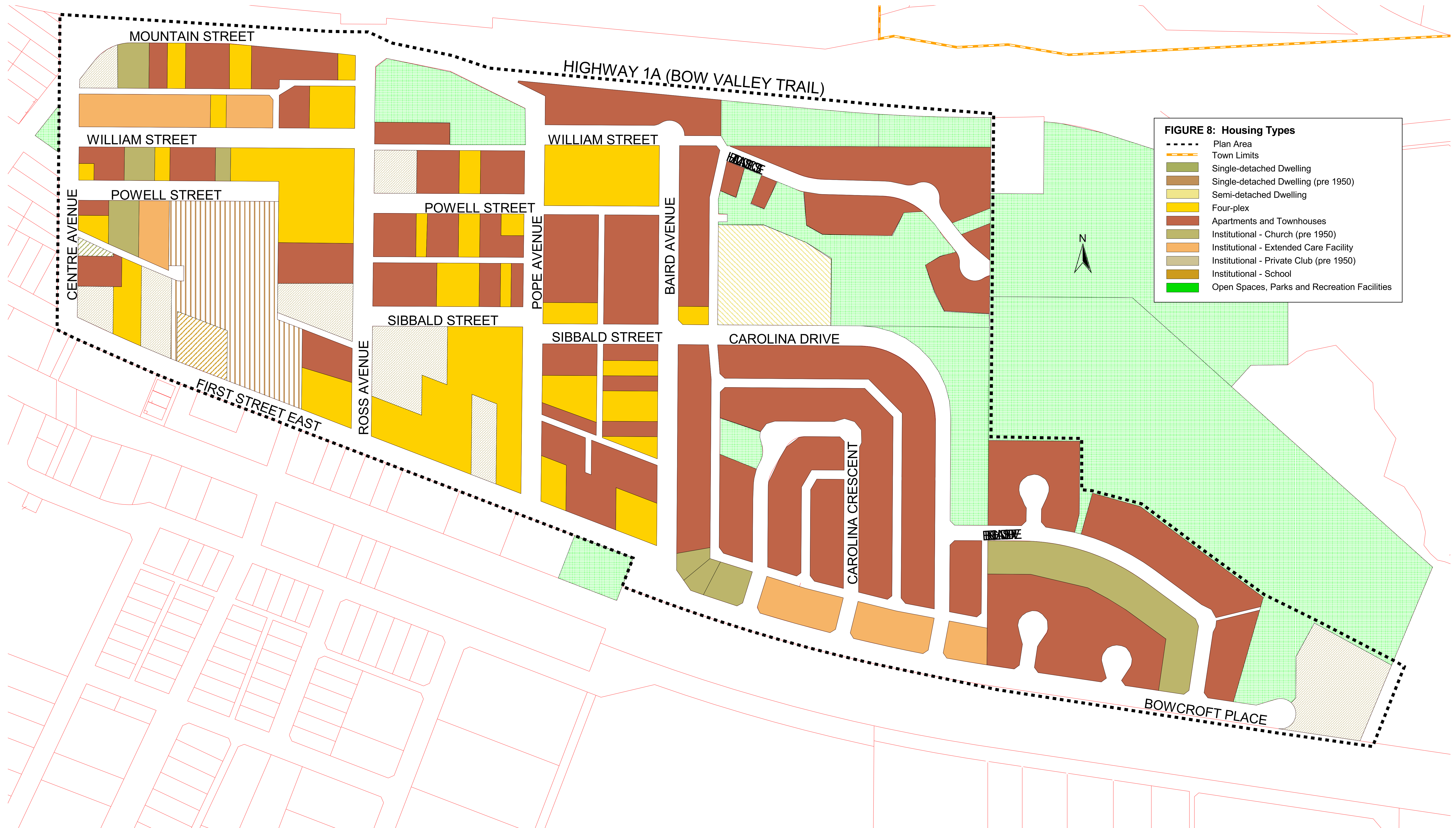


Figure 9:  
Heritage Register Map

Heritage Register A			Heritage Register B		
Number	Site Name	Address	Number	Site Name	Address
1	King Solomon Lodge No. 41, Masonic Order	120 CENTRE AVENUE	22	Lead Shot Tower	229 CHARLESWORTH AVENUE
2	All Saints Anglican Church	126 SECOND AVENUE WEST	23	Cochrane Closet	204 FIRST STREET WEST
3	St. Andrew's United Church	128 FIRST STREET EAST	24	Milligan Residence	217 SECOND AVENUE WEST
4	Robinson/Quigley Residence	149 POPE AVENUE	25	Camden Residence	126 THIRD AVENUE WEST
5	Robinson/Moore Residence	157 POPE AVENUE	26	Litz Residence	412 THIRD STREET WEST
6	James Quigley Ranche (J-2 Ranche) (Registered Heritage Resource)	204 BAIRD AVENUE	27	Webb Residence	404 THIRD STREET WEST
7	Quigley/Sibbald Residence	204 POPE AVENUE	28	Smyth Residence	316 THIRD STREET WEST
8	Cochrane Elks Memorial Hall	209 SECOND AVENUE WEST	29	Curren Residence	124 CENTRE AVENUE
9	MacKay's Ice Cream	220 FIRST STREET WEST	30	Murphy Residence	141 POPE AVENUE
10	Cochrane Hotel	304 FIRST STREET WEST	31	Maguire Residence	312 FIRST STREET EAST
11	McNamee Residence	305 ROSS AVENUE	32	Raby Residence and outbuilding	116 FIRST STREET EAST
12	Reed House	308 THIRD STREET WEST	33	Curren Residence	404 FIRST STREET EAST
13	Howard Block	312 FIRST STREET WEST	34	Quigley Garage	137 POPE AVENUE
14	Quigley/Armistead Residence	324 FIRST STREET EAST	35	Griffin Ranch Barn	600 GRIFFIN ROAD EAST
15	Chapman House	416 FIRST STREET WEST	36	Dr. H. A. Hart Druggist/Ice Cream	104 SECOND AVENUE WEST
16	Bell-Irving Residence	417 WILLIAM STREET	37	Mickle Residence	140 POPE AVENUE
17	Davies House	516 SECOND STREET WEST	38	Broatch Residence	225 ROSS AVENUE
18	Wheeler Mickle House	604 SECOND STREET WEST	39	Townsend Residence	220 FIRST STREET EAST
19	Webster Residence	620 SECOND STREET WEST	40	Craig Residence	308 FIRST STREET EAST
20	Gleichen Railway Station		41	F.L. Gainer Residence	304 FIRST STREET EAST
21	Cochrane Cemeteries		42	Milroy/Colgan Residence	317 ROSS AVENUE
			43	Dr. Park Residence	318 FIRST STREET WEST
			44	Sinclair Residence	332 SIBBALD STREET

Heritage Register A

Heritage Register B

