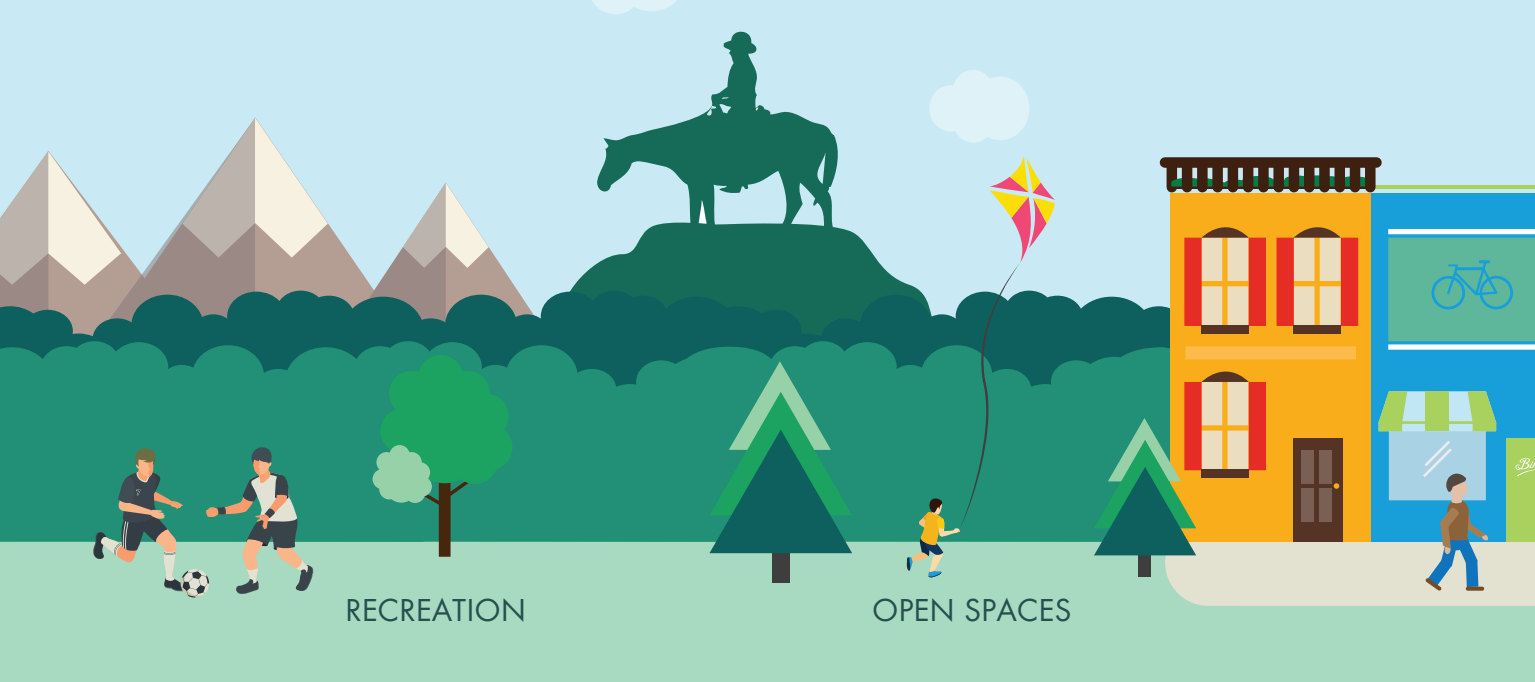


HOW WE GROW





RECREATION

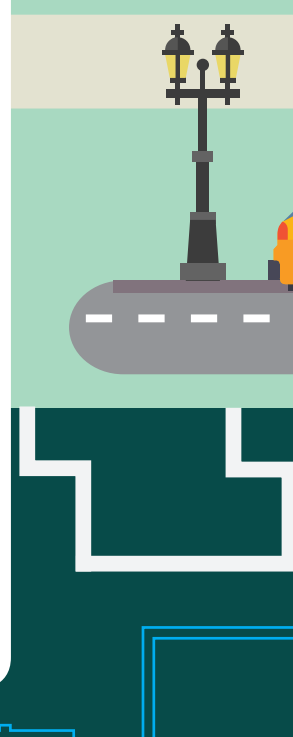
OPEN SPACES

Healthy growth in a community relies on strong connections. Your home is connected to other parts of Cochrane: water and wastewater pipes run in and out of your neighbourhood and from house to house, as do power lines, natural gas pipes and cable and phone connections. Roads connect everyone on your block with others in your neighbourhood; sidewalks and pathways connect most neighbourhoods to other parts of town.

Some connections were in place before your house was built: building plans must demonstrate compliance with provincial building codes and other regulations, and Council-approved planning documents like Area Structure Plans and Neighbourhood Plans outline neighbourhood components before shovels hit the ground. The Town also studies specific issues and develops long-term plans to guide sustainable development, meet open space and recreation needs, examine transportation and parking issues, and direct long-term development in general.

We're all connected by our desire to live in a healthy, complete community. Cochrane has social service plans to anticipate and meet a variety of needs, emergency response and public safety plans help keep us safe, and environmental protection guidelines to ensure a sustainable balance around us.

Town Council and administration also prepare annual budgets and 10-year financial strategies for the community's long-term needs so we can manage our resources responsibly.





WASTE, RECYCLING AND ORGANICS COLLECTION

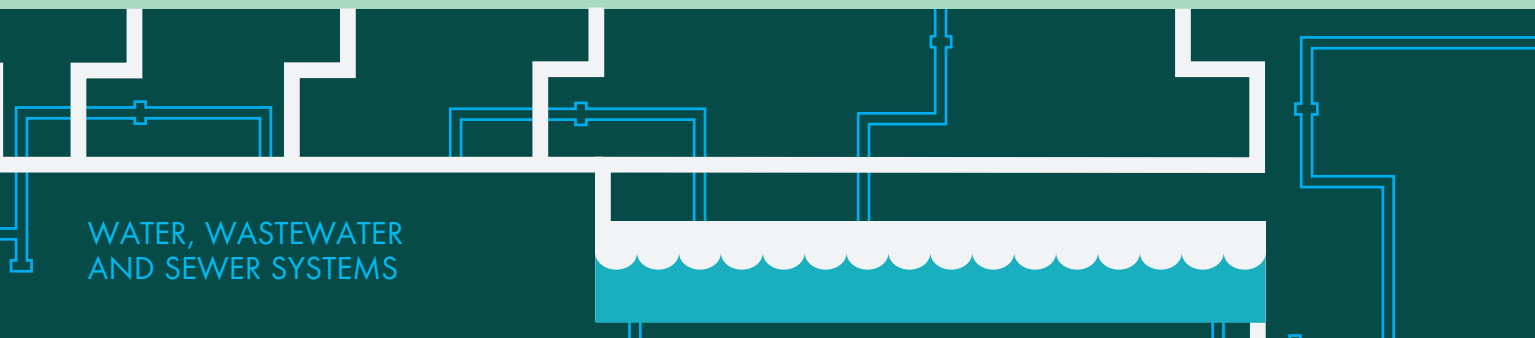


PARKS AND PATHWAYS



FIRE, POLICE AND ENFORCEMENT

ROADS, SIDEWALKS AND CURBS



WATER, WASTEWATER AND SEWER SYSTEMS

HOW WE PLAN

Nothing happens in Cochrane without a plan, and no plan gets Council approval until it meets the specifications of statutory documents such as the Municipal Development Plan and the Land Use Bylaw.



COUNCIL

All Area Structure Plans and Neighbourhood Plans are reviewed and approved by Council.

Long-term plans such as the Growth Management Strategy and Open Spaces Master Plan set guidelines for the whole community and have impacts on plans for specific areas.



DENSITY

Density (the number of residential units within a specified area) is an important consideration for planning in Cochrane. More dwellings in a certain area – higher density – can distribute the cost of building infrastructure over more households, meaning lower costs for each.



PUBLIC INPUT

Public hearings are part of the approval process and are the formal opportunity to provide comments and feedback on plans before Council.

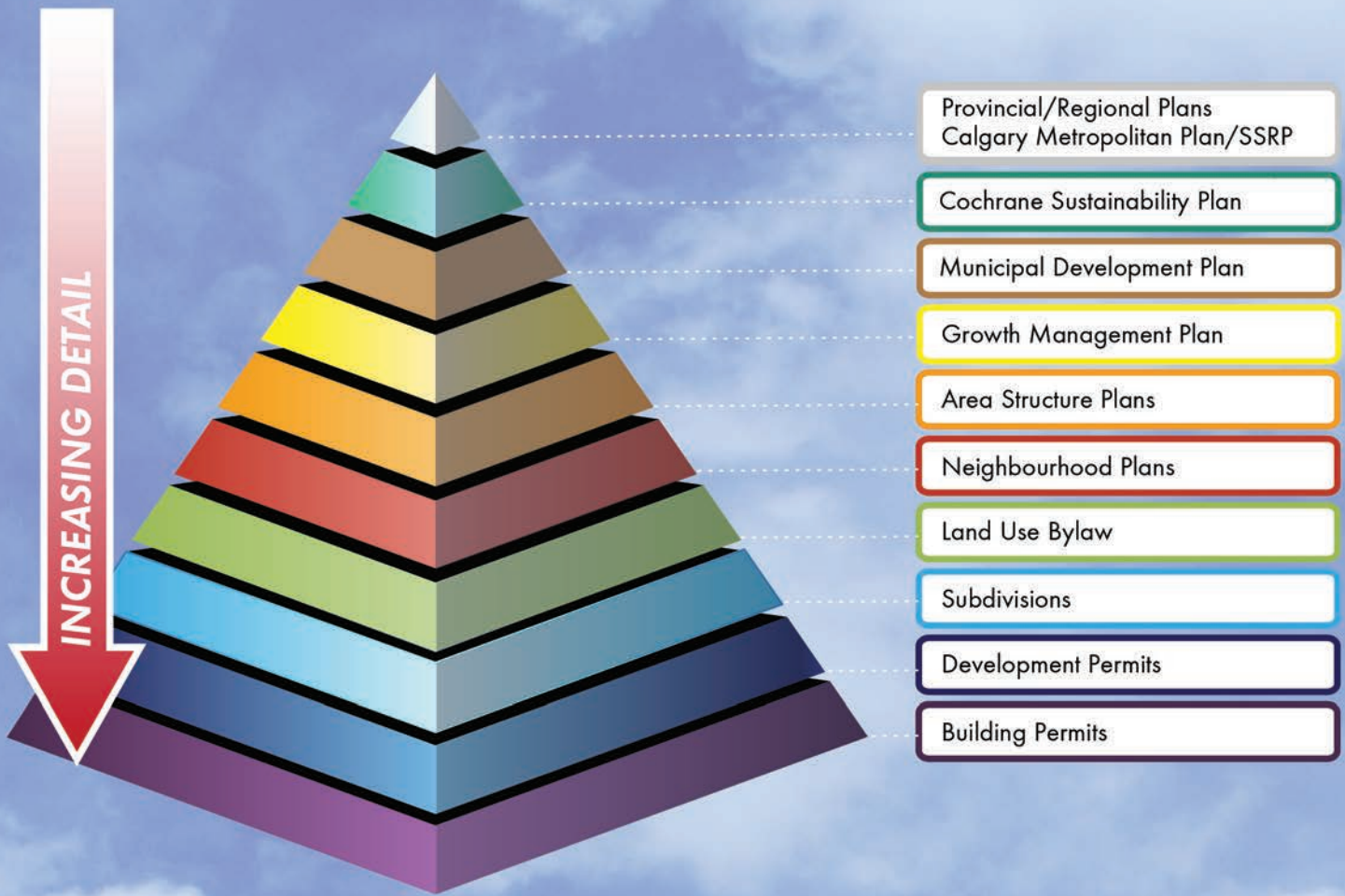
Other ways to learn and connect:

- Open houses
- Letters to Council or Administration
- Community Associations



DEVELOPERS

Developers meet with Town Planning staff and get feedback on draft plans to ensure they take community-wide plans into account. There are many steps between draft and approval; the process can take many months or years.



THE BIG PICTURE

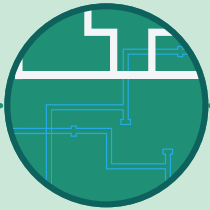
When approving planning documents, Council considers the well-being and long-term interests of the whole community and ensures proposed developments align with provincial legislation, statutory documents, bylaws and policies. This ensures consistency across services (connecting to Town water, for instance) and allows the Town a view of the big picture: sustainability, long-term impact and managed growth.

HOW WE BUILD

With approved plans in place, work can begin in your community as long as the appropriate paperwork is filed and provincial standards are met.

Even when the Town undertakes a major project like a bridge, there are considerations and impacts on other levels of government and surrounding properties.

Every project is planned in its unique context.



GETTING STARTED

Before any buildings get started in a new neighbourhood, infrastructure such as water, wastewater and storm sewer systems are installed, roads are built, and power and natural gas lines are connected.

Many types of structures are built in Cochrane, all with specific requirements under the Alberta Building Code as well as Cochrane's planning regulations.



BREATHING ROOM

Community planning also includes public and green spaces. Cochrane proudly maintains approximately 9% of its land as parks and open spaces.



OFF-SITE LEVIES

As part of the development process, developers pay off-site levies that support Town infrastructure. The average levy paid by developers in 2017 is \$190,000 per hectare. Developers also contribute voluntarily to recreation and parks needs in Cochrane.



MAJOR PROJECTS

Major building projects like bridges have long planning timelines that include population thresholds and location studies. In the years leading up to major projects, the Town prepares budgets, applies for required permits, acquires land and makes sure physical connections are in the right place.

HOW WE GROW

Community growth does not happen by accident: planning documents approved by Council outline the types and numbers of residential dwellings in any district. Some areas and neighbourhoods take 20 years before they are fully built out, and depend on market factors, regional population trends and the economy in general.

INFRASTRUCTURE STAGES

Some services are required to be in place before a single house is built: water, sanitary, storm, shallow utilities and roads. As a neighbourhood grows, pathways, parks, recreational amenities, schools and expanded transportation options are built.



The background is a stylized illustration of a neighborhood. At the top, there are light blue clouds. Below them, a dashed outline of a school building is labeled 'SCHOOL'. In the middle ground, a dashed outline of a bridge spans across a wavy, dashed line representing a river. Below the river, a road with a dashed white line runs horizontally. On the left side of the road, there is a yellow excavator with a thought bubble above it, and a red and white striped construction barrier. On the right side, there is a red fire hydrant and a black streetlight with two yellow lamps. At the bottom, a dark teal area shows a network of white and light blue pipes and conduits, representing underground infrastructure. A white house with a blue roof is partially visible at the bottom center.

Infrastructure built as a neighbourhood grows:

- Pathway connections
- Parks and other recreational amenities
- Schools within communities
- Expanded transportation options between communities such as a second bridge over the Bow River (in progress for 2020 opening)

Infrastructure built before a house is built:

- Water, sanitary and storm systems
- Roads
- Streetlights

DENSITY

Planning density in our community helps us maintain and improve our connections and sustainability. When a community has low density (single-family homes on large lots), it sprawls over a bigger area and makes community amenities and services more difficult and more expensive.

In general, lower density areas are more expensive to live in and generate less property tax revenue that can be re-invested in the community. Residents living in higher density areas generally use less water and fuel, create less pollution and access more transit opportunities. High density areas have a smaller geographic footprint but may not be desirable for all homeowners and community needs.

COCHRANE'S DENSITY TARGET

Cochrane's density target is eight to 10 dwelling units per acre (20 to 25 per hectare); our average density is currently eight, with a mix of low, medium and high-density areas. It varies by area and can depend on the timing of original development approval (density targets have changed over time).

Cochrane's current density target is guided by the South Saskatchewan Regional Plan and Calgary Metropolitan Plan, as well as the Cochrane Sustainability Plan and Municipal Development Plan.

You can find the density in your neighbourhood at cochrane.ca/Density.



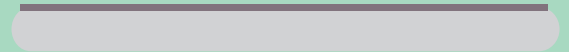
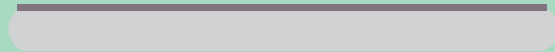
Developing at lower density uses land inefficiently and generates less tax revenue for the Town.



Less dense communities spread the cost of infrastructure over fewer businesses and households, which increases each one's costs.



Lower density allows larger lots and more individual space, but limits more publicly accessible space.



HOUSING TYPES



VERY LOW DENSITY



LOW DENSITY



MEDIUM DENSITY



HIGH DENSITY



Cochrane's neighbourhoods have a mix of low, medium and high-density housing.



Cochrane's density target is eight to 10 units per acre and varies by community. A mix of densities provides a variety of housing options.



More compact developments are more walkable and have a diverse range of options for housing, transportation, workplace locations and shopping.



Compact development preserves open space for parks, farm land, natural beauty and environmental areas.



COMPARING PROPERTY TAX ASSESSMENT*

This example compares a single-family detached home and a condo in Cochrane. This example is for comparison only.



- SINGLE FAMILY HOME
- Assessment: \$384,100
- Square meters of property: 326
- Estimated number of homes this size in one hectare: 20
- Total assessment per hectare: \$7,682,000
- Estimated annual municipal tax revenue per hectare: \$33,594
-

- MULTI FAMILY HOME
-
- Assessment: \$291,700
-
- Square meters of property: 126
-
- Estimated number of homes this size in one hectare: 50
-
- Total assessment per hectare: \$14,585,000
-
- Estimated annual municipal tax revenue per hectare: \$64,466
-



COMPARING INFRASTRUCTURE INSTALLATION COSTS*

There are different costs to establish infrastructure for a single-family detached home and a condo building in Cochrane. This example shows estimated costs and is for comparison only.



SINGLE FAMILY HOME (costs per hectare)

Sanitary
(pipes, manholes, connections to
Town service): \$101,366

Stormwater
(pipes, manholes, catch basins,
connections to Town service):
\$120,494

Water
(pipes, valves, hydrants,
connections to Town service):
\$97,919

Concrete
(curbs, sidewalks): \$58,948

Asphalt
(roadways,
paved alleyways): \$119,907

TOTALS
per hectare: \$498,634
per unit (20 units per hectare):
\$24,932

MULTI FAMILY HOME

(costs per hectare)

Sanitary

(pipes, manholes, connections to Town service): \$109,168

Stormwater

(pipes, manholes, catch basins, connections to Town service): \$68,258

Water

(pipes, valves, hydrants, connections to Town service): \$137,381

Concrete

(curbs, sidewalks): \$30,202

Asphalt

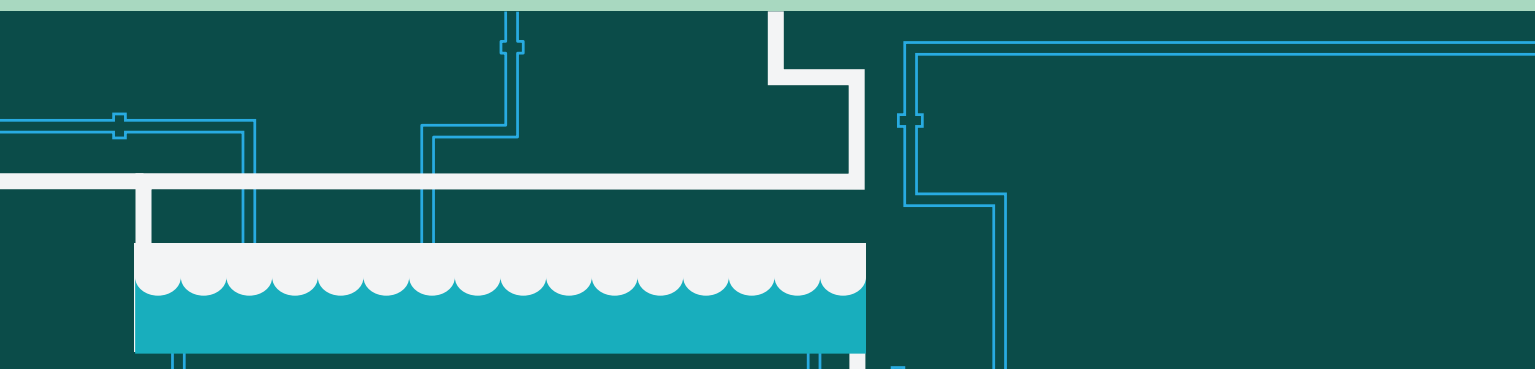
(roadways, paved alleyways): \$61,242

TOTALS

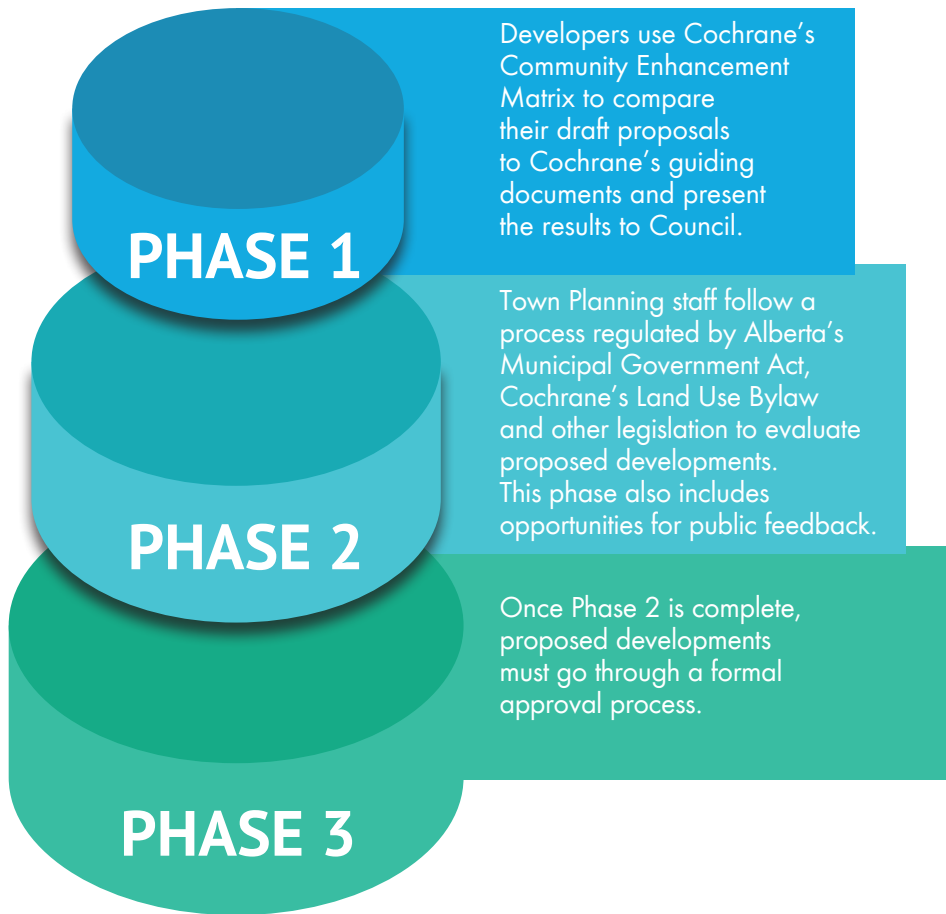
per hectare: \$406,250

per unit (50 units per hectare):

\$8,125

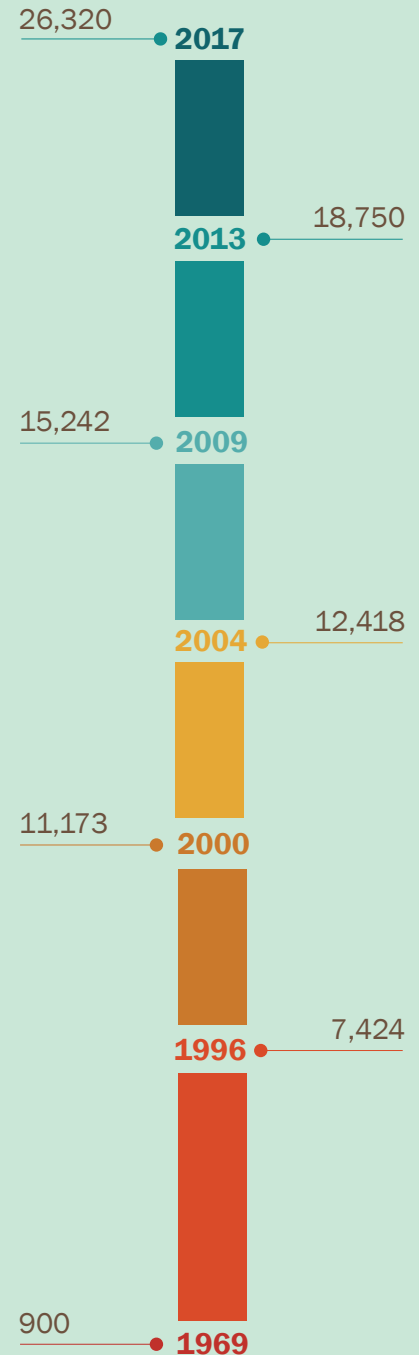


PHASES IN THE PLANNING PROCESS



Planning documents follow an established process which becomes more specific with each step; each step has requirements that must be met before approval is received (whether for an entire subdivision or one structure). This ensures consistency across services (connecting to Town water, for instance), and allows the Town a view of the big picture: sustainability, long-term impact and managed growth.

POPULATION GROWTH





The Town receives provincial grants for some services, with some of the totals calculated on census numbers. As our population grows, the need for many services also grows at the same time. Provincial funding grows along with our population.



The more roads we have, the more we require for road maintenance. Likewise for all municipal operations: water and wastewater services, parks, recreation, assessment, planning and engineering and general administration. Town staff continually look for efficiencies and ways to reduce costs.



The Town's budget takes staff up to five months to build and balance before it is presented to Town Council for debate, revisions and approval. The full budget document can be over 150 pages but always contains a summary of revenues and expenditures as well as details for each business unit, user fees for services, amounts for reserve funds and anticipated property taxes. A 10-year financial strategy outlines debt level, as well as anticipated capital projects.

HOW WE THRIVE

The success of a community comes when there are strong connections to deliver programs and services and when residents feel a strong connection to each other. Cochrane is thriving today, and we want to make sure we have plans in place so we continue to thrive into our sustainable future.



GOOD NEIGHBOURS

Regional and provincial connections are an important part of Cochrane's local success. Town officials meet regularly with officials at Rocky View County to discuss border issues and collaboration; we keep in touch with officials in provincial government departments on highway, environmental and governance issues.



BUSINESS GROWTH

Economic development is a priority for Town Council and a contributing factor in a thriving community. When we attract new businesses and support the current ones, we help employers, employees and consumers succeed.



COMMUNITY INVOLVEMENT

Cochrane has an energetic and enthusiastic volunteer base. Every year, hundreds of individuals and families give their time and energy to organize and support events and help others.

Many residents also contribute to municipal decision-making by providing feedback, attending public engagement events and getting involved in community associations and other groups.

Cochrane has come a long way from its inception as a village of 1903 and so have our plans. Many of the features we enjoy today began in documents written 20 years ago or more. Cochrane continues to learn from our past and look ahead to our future to be a complete community where every resident can thrive.

Find all current planning documents:
cochrane.ca/Planning

Wondering about construction projects:
cochrane.ca/Construction

See Council meeting agendas and minutes:
cochrane.ca/Council

Review current and past budgets:
cochrane.ca/Budget

Find a great volunteer opportunity:
cochrane.ca/Volunteer

Sign up for emails about events, news and more:
cochrane.ca/NotifyMe

PLEASE NOTE

Drawings in this document are not to scale and do not represent any specific Cochrane neighbourhood. For specific planning documents, processes and contacts, please see cochrane.ca/Planning.

CONTACT US

Town Council:
cochrane.ca/Council or 403-851-2505

General information:
cochrane.ca or 403-851-2500

April 2018

cochrane
HOW THE WEST IS NOW



cochrane.ca