



RIVERRIDGE
NEIGHBOURHOOD PLAN

OCTOBER 2026

DOUGLAS
DEVELOPMENTS









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NEIGHBOURHOOD PLAN

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PREPARED BY

B&A

IN PARTERNERSHIP WITH

ISL ENGINEERING AND LAND SERVICES LTD.

LEE MAHER ENGINEERING

L.A. WEST CALGARY INC.

DOUGLAS DEVELOPMENTS

SKYVISION DEVELOPMENT

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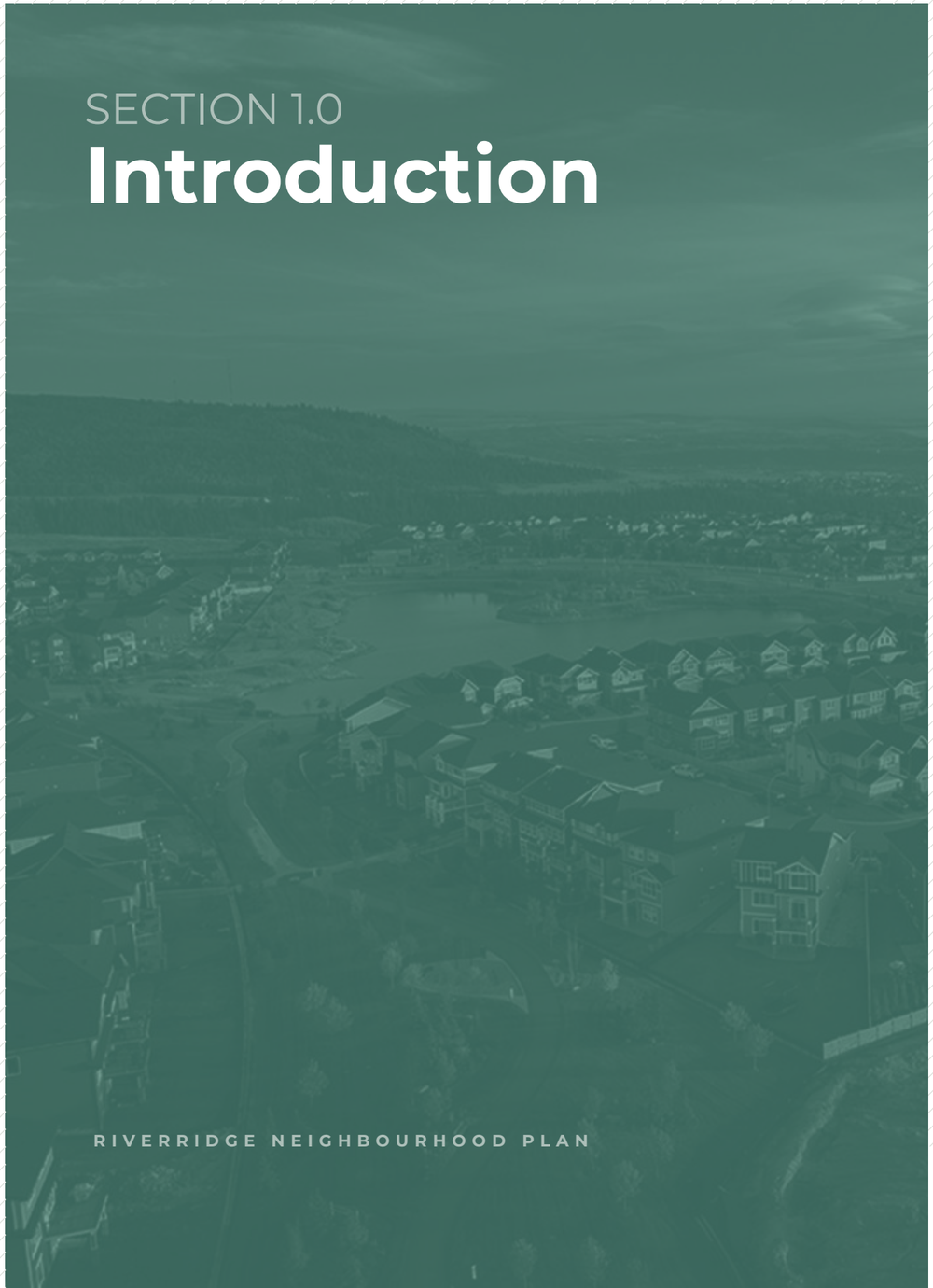


SECTION 1.0

Introduction

RIVERRIDGE NEIGHBOURHOOD PLAN

1.1 Purpose

The RiverRidge Neighbourhood Plan (NP) is a non-statutory plan that seeks to facilitate the planning and development of RiverRidge neighbourhood.

The purpose of a Neighbourhood Plan is to provide a framework for the development of a community. A Neighbourhood Plan describes the community layout, the placement of parks, the built form, and transportation and servicing requirements.

1.2 Vision

The RiverRidge NP is a new residential development in the southwest of Cochrane. The neighbourhood features diverse housing options and convenient access to a wide array of amenities. Designed to be compact and pedestrian-friendly with transit connectivity, the neighbourhood promises future residents' easy access to shopping, recreation, municipal services, and employment opportunities within close proximity to their homes.

The neighbourhood design responds to its unique development constraints, leading to creative site design solutions that enable a range of housing options and green space connections that preserve and integrate with the environmentally sensitive lands adjacent to the Bow River. Neighbourhood parks have been strategically located to take advantage of the sites' topography, fostering a sense of place and extending views.

RiverRidge benefits from access to numerous existing and planned amenities, both within and beyond the Plan Area. The community will be well served by schools and open spaces and includes easy access to extensive natural areas and extended pedestrian connections along/across the Bow River to the North.





2.0

SECTION 2.0

Site Context



2.1 Location & Context

The Subject Lands are comprised of 5 parcels that collectively make up 33.66 hectares (83.16 acres) and are located in Southwest Cochrane within the River Heights Area Structure Plan (ASP). The Plan Area is directly bound by the Bow River to the north and adjacent to Cowboy Trail (Hwy 22) on the west side. It is bound by River Heights Lane to the south, and River Heights Rise to the east. In a greater context, the Plan Area is defined by:

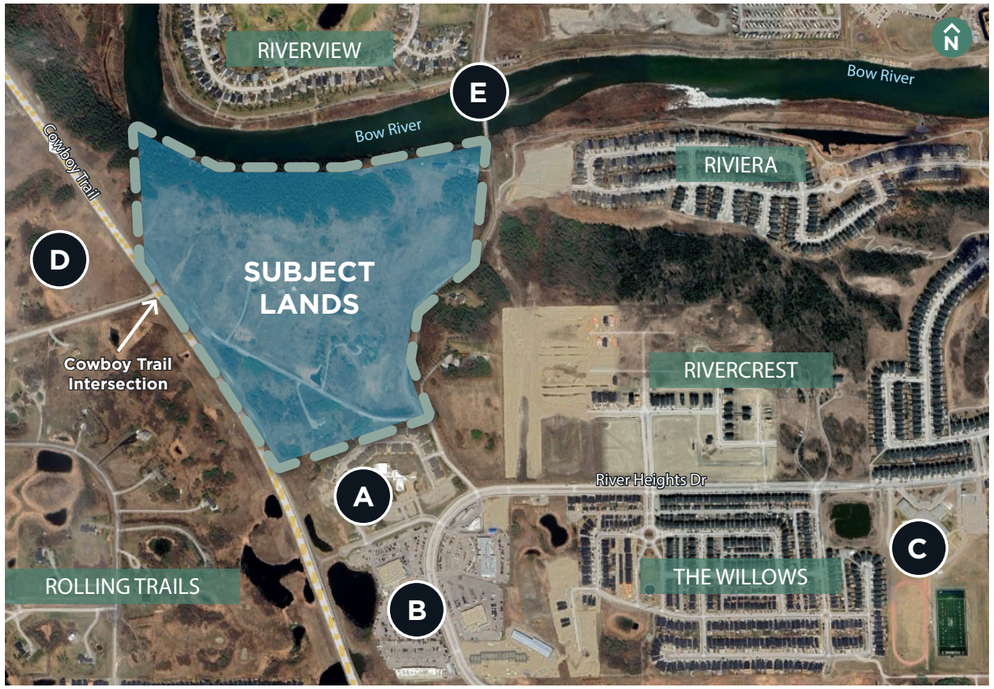
To the North:
The River Avenue Bridge provides a pedestrian connection to the communities of Riverview and Greystone.

To the East:
River Heights Drive connects the Plan Area to Riviera and Rivercrest, including the Bow Valley High School.

To the South:
Is the existing St. Mary's Catholic Parish, the River Heights Garden Seniors Residences, auto dealerships, a gas station and convenience store, and the retail strip at River Heights Place.

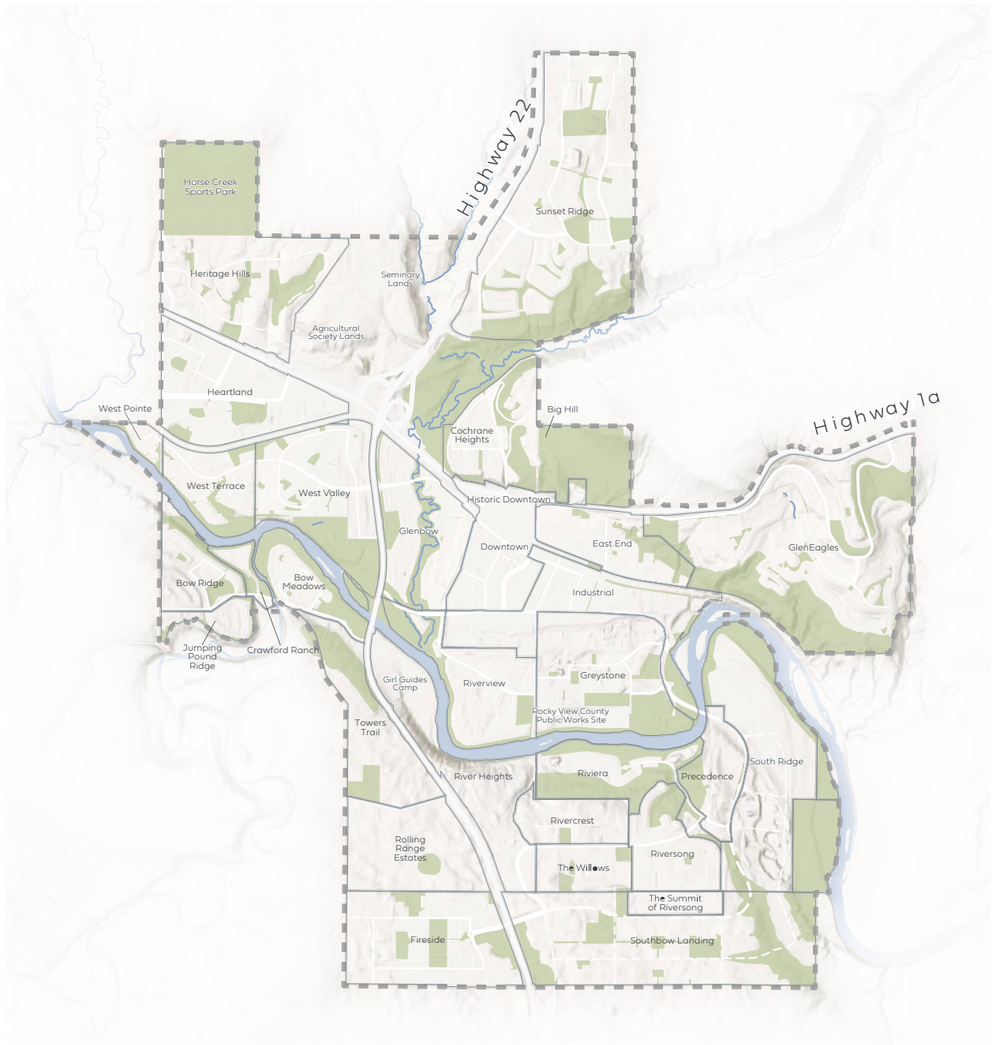
To the West:
Is the developing communities of Rolling Range Estates and Tower Trails.

Figure 1 Local Context Map



- **A** Senior Living / Church
- **B** Commerical Node
- **C** Bow Valley High School
- **D** Future Commerical
- **E** Pedestrian access to Downtown Core

Figure 2 Regional Context Map



2.2 Legal Description & Land Ownership

The following are the legal descriptions for the subject lands within the Neighbourhood Plan area:

- Lot 1, Block B, Plan 247LK within the SE ¼ Section 34-25-4-W5M;
- Lot 2, Plan 741 0941 within the SE ¼ Section 34-25-4-W5M and NE ¼ Section 27-25-4-W5M;
- Lot 3, Plan 741 0941 within the SE ¼ Section 34-25-4-W5M and NE ¼ Section 27-25-4-W5M;
- Lot 4, Plan 741 0941 within the SE ¼ Section 34-25-4-W5M and NE ¼ Section 27-25-4-W5M;
- Lot 2, Block 12, Plan 941 1606 within the NE ¼ Section 27-25-4-W5M;

The Ownership for the parcels included in the RiverRidge Neighbourhood Plan is illustrated and summarized in the following table and figure:

Table 1: Land Ownership

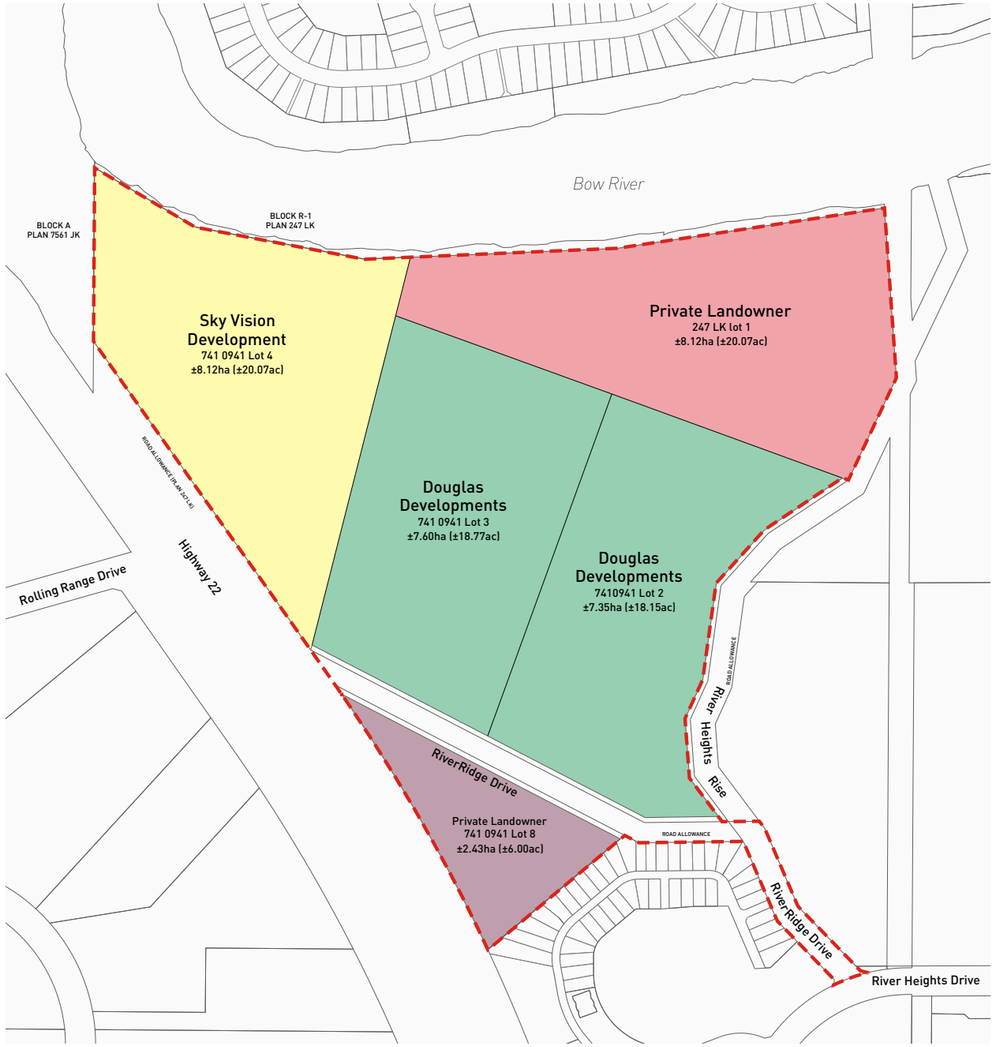
Land Owner	Address	Legal Description	Area (ha)	Area (ac)	%
Private Landowner 1	105 River Heights Rise	Lot 1, Block B, Plan 247LK	8.15	20.13	26%
Douglas Developments	42082 River Heights Lane	Lot 2, Plan 741 0941	7.35	18.16	24%
Douglas Developments	42116 River Heights Lane	Lot 3, Plan 741 0941	7.60	18.77	24%
Sky Vision Development	Not Addressed	Lot 4, Plan 741 0941	8.13	20.10	26%
Total			**31.23**	**77.16**	**100%**
Private Landowner 2	42085 River Heights Lane	Lot 2, Block 12, Plan 941 1606	2.43	6.00	-
Town of Cochrane	River Heights Lane	River Heights Lane	1.57	3.89	-
Total with additional designated Parcel			**35.23**	**87.05**	**-**

Lot 2, Block 12, Plan 941 1606 already has a land use designation applied. The parcel previously received land use approval outside of a Neighbourhood Plan process. This parcel is included in the Neighbourhood Plan area but is excluded from Gross Developable Area (GDA) calculations in this plan.

2.3 Caveats & Utility Rights of Way

There are several caveats and utility rights of way (ROW) that apply to the Titles for the subject lands. A Utility ROW Easement with Canadian Western Natural Gas Company from 1975 noted that there was a 20 ft ROW that runs through Lot 3 and Lot 1, with a 20 ft easement connecting to Lot 4 for access. Fortis Alberta is also the Grantee of a 20 ft Utility ROW from 1974 that is on the Titles for Lots 3 and 4. A separate 6m Fortis Utility ROW from 1994 is on the Titles for Lots 1 and 2 that connects to River Heights Rise. Lastly, an Encroachment Agreement with the Town of Cochrane was placed on Lot 3 and pertains to improvements within the River Heights Lane ROW.

Figure 3 Landownership



There are no conflicts with the proposed development. While none of the Caveats currently show in the data available from the Province of Alberta, they are active and shall be requested for removal as applicable through the subdivision process. Full Titles and Registered documents are included with the submission of this Neighbourhood Plan Report.

2.4 Existing Conditions and Natural Features

TOPOGRAPHY AND GEOTECHNICAL CONDITIONS

The Subject Lands within the RiverRidge NP area are currently developed as country residential acreages and undeveloped Urban Holdings (UH) lands.

The topography of Douglas Developments' RiverRidge Neighbourhood Plan varies, with relatively flat areas in the central and southern sections, while the northern portion of the plan area adjacent to the Bow River experiences significant elevation changes. Additionally, there are varying grades on the eastern side of the site towards River Heights Rise that are the result of grading and development of the road.

The River Heights Area Structure Plan (ASP) identifies a portion of the Subject Lands south of the Bow River to include environmentally significant features, overlapping with areas of slope greater than 15%. Areas identified in Figure 4 that have a slope greater than 15% that are within the Factor of Safety Setback will be graded in preparation for development and reduced to less than 15% grade. Moreover, the ASP confirms the absence of significant wetlands within the designated area. These conclusions are further detailed by the supporting studies prepared in support of this Neighbourhood Plan and summarized in Section 8.

A full geotechnical slope stability analysis has been completed based upon a subsurface drilling program that analyses the soils and groundwater conditions in the slope up to a depth of 46 metres or 150 feet. Considering the surcharge loading of the proposed development, a slope stability analysis was completed to determine where an acceptable Factor of Safety (FOS) limit of 1.50 is located. At this FOS of 1.5 location, the edge of the development was established to ensure the entire development is meeting the FOS of 1.50.

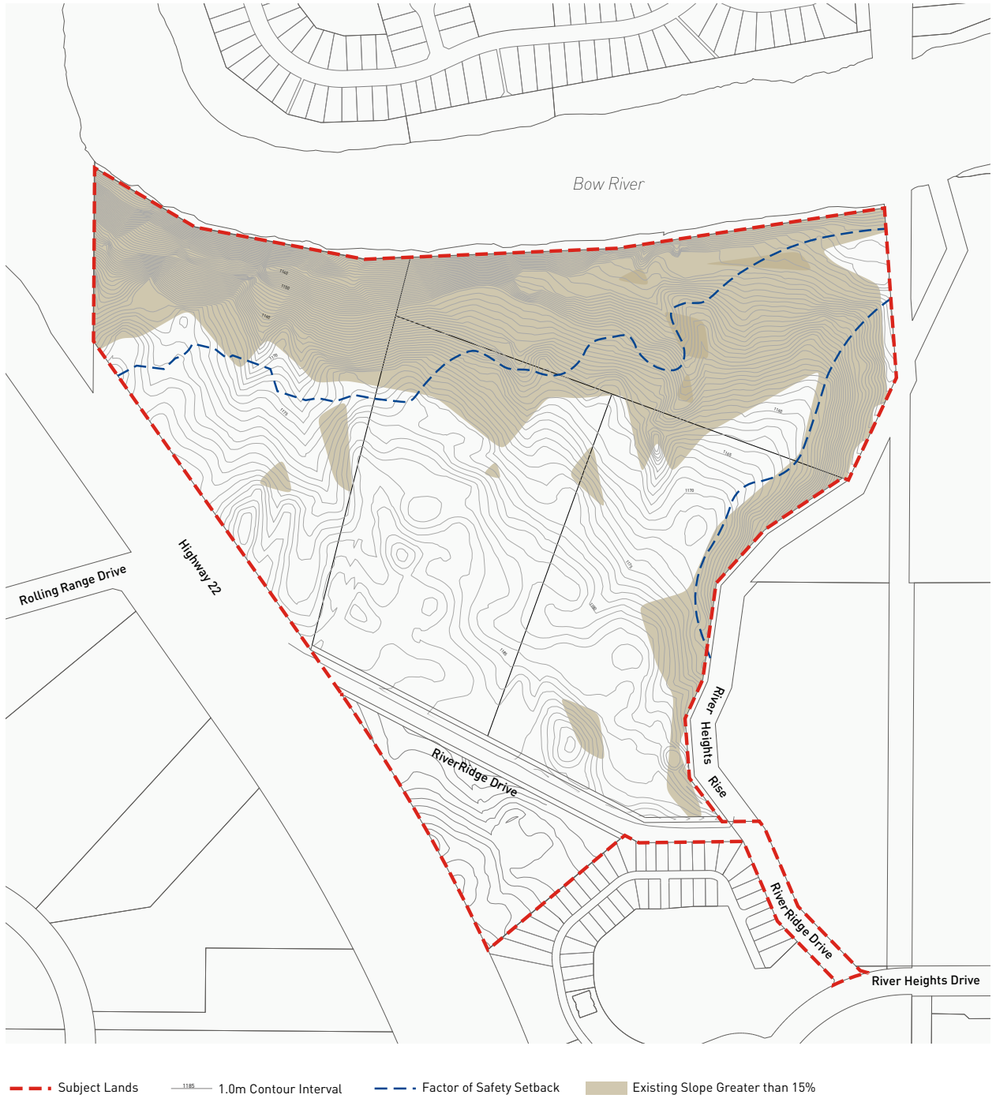
Policy Statement 1

Once the final design grades have been established, a post development slope confirmation shall be completed. This post-development review shall establish where restrictive covenants that may be necessary for specific lots within the subject lands. Upon completion of stripping & grading, any required restrictive covenants shall be placed on title to protect slope stability from the future potential alterations to the affected properties.

Policy Statement 2

Development within this Neighbourhood Plan shall comply with the Surface Drainage Bylaw, including maximum rear yard grade of 33%.

Figure 4 Existing Slope Conditions Map



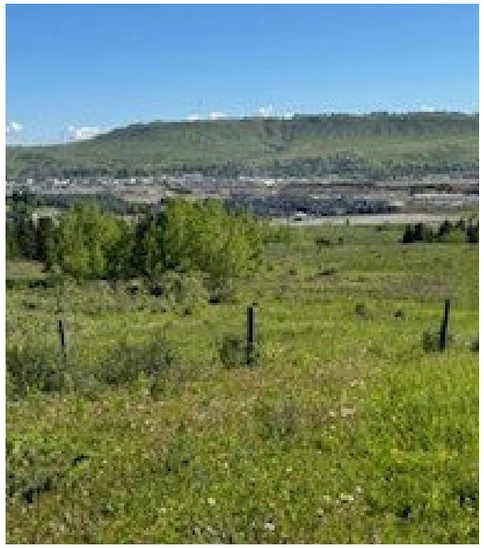
Policy Statement 3
No cross-lot retaining walls shall be permitted within the Neighbourhood Plan area.

Policy Statement 4
All lots adjacent to the Factor of Safety Setback line, as identified in Figure 4, will be subject to a Restrictive Covenant at the time of subdivision. The Restrictive Covenant is to include a clause that any future retaining or landscaping walls will require a Geotechnical Report as well as all other recommendations made in the Neighbourhood Plan's Geotechnical Report to avoid future issues with slope stability.

Policy Statement 5
If development occurs during migratory bird nesting period, a wildlife sweep must be completed by a qualified professional prior to the commencement of vegetation removal.

BIOPHYSICAL CONDITIONS

The Subject Lands are primarily covered by native and non-native grasslands and mixedwood forestland. Surface water features on the lands include four ephemeral waterbodies, two dugouts, and one permanent shallow open-water wetland. The wetland is not a Crown-owned wetland and is identified as a Class V wetland as per the Stewart and Kantrud classification System. No rare ecological communities exist on the lands. Evidence of two wildlife species of conservation concern (SOCC), the Sora and Western Tanager were identified.



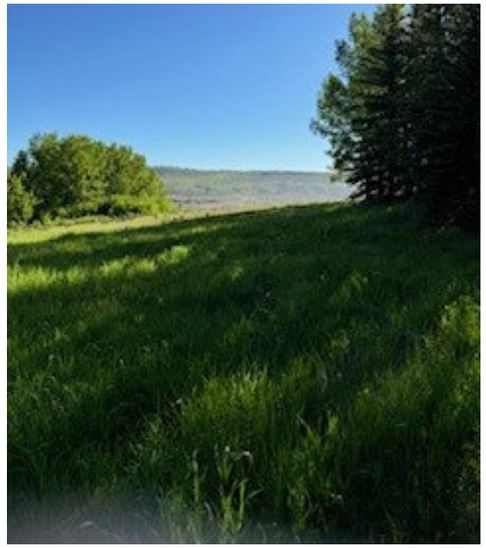


Figure 5 Existing Surface Water and Vegetation Map

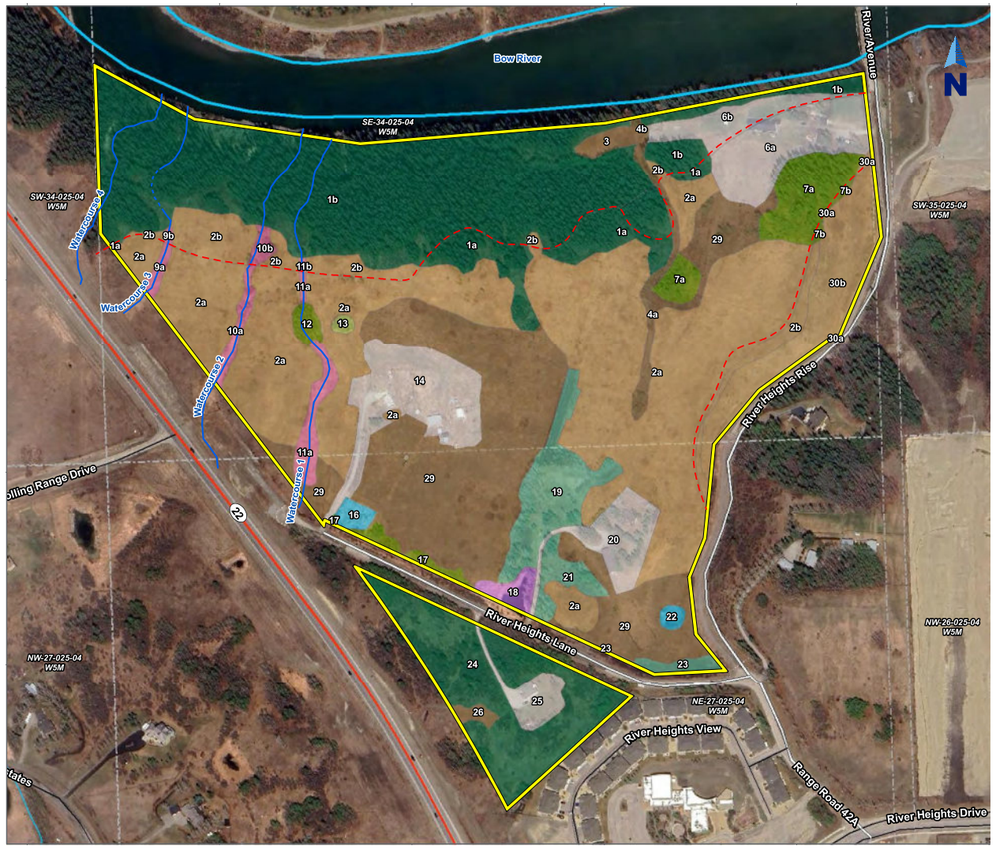


Figure 6 Site Photos








2.5 Policy Context

The River Heights Area Structure Plan (ASP) is the statutory planning policy document for the RiverRidge NP area and sets the standards, policies, and expectations for all future development within its planning boundary.

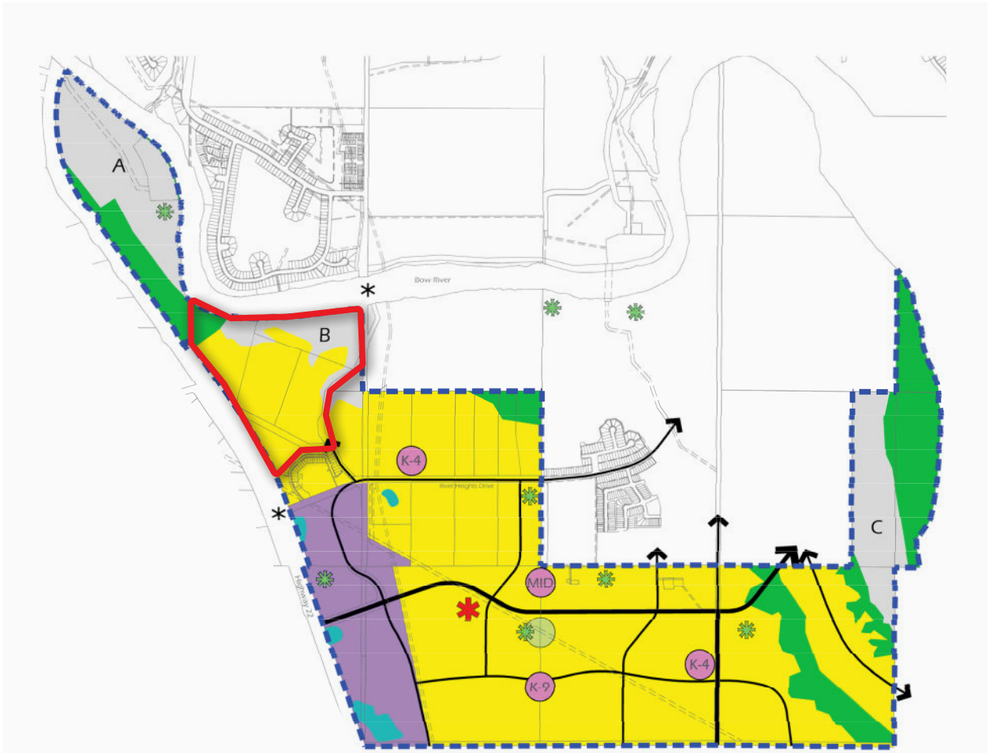
The NP area is identified as “Residential Development, “Protected Areas and Open Space” and “Special Study Area” within the ASP Land Use Concept (see Figure 7). The proposed land uses within the RiverRidge NP comply with the policies in Section 5.2: Residential and 5.7 Special Study Areas of the River Heights ASP, and therefore no amendments are being requested to the ASP. The NP also meets the policies set in the Town of Cochrane Municipal Development Plan (MDP), Connecting Cochrane (Transportation Master Plan) and other relevant policies and guiding documents, as detailed in Section 7.

2.6 Existing Land Use

The existing land use district of the Neighbourhood Plan is predominantly Urban Holdings (UH) which prevents land intended for future development from premature subdivision and development until urban development can proceed in an orderly fashion consistent with the MDP, ASP, and Neighbourhood Plans. The south-most parcel - Lot 2, Block 12 - has already been approved with an R-MD designation.

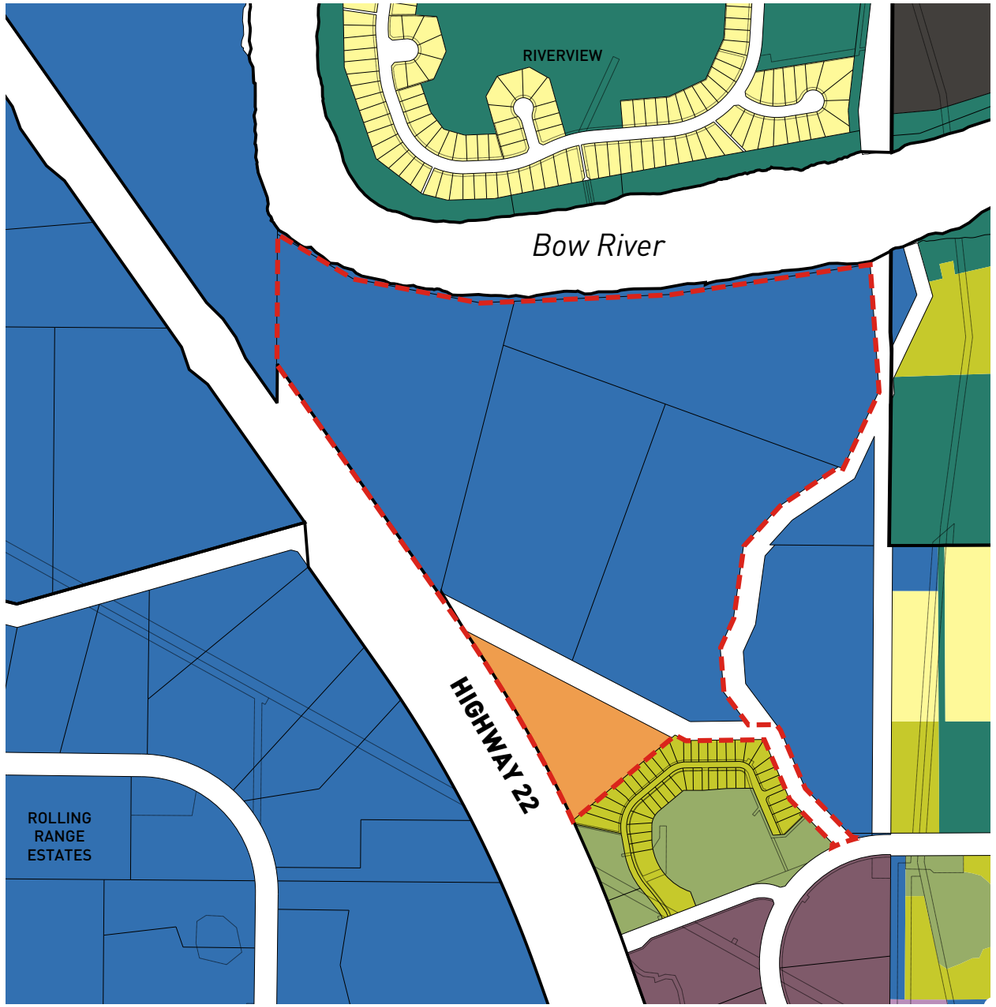
The adjacent land uses to the west of the Subject Lands are also designated as Urban Holdings but are currently undergoing a planning process of their own for the development of the Rolling Range Estates Neighbourhood. Lands to the east, within the neighbourhood of Riviera, are comprised of both Residential Mixed district (R-MX), Residential Low Density (R-LD), Parks and Recreation (PR) and UH parcels. The lands to the south are designated R-MX, Community Service (CS), Highway Commercial (C-H), Neighbourhood Commercial (C-N), Business Industrial (I-B), and General Industrial (I-G). Lastly, the lands north of the Bow River, in Riverview, are zoned R-LD and PR.

Figure 7 River Heights ASP Map



NP BOUNDARY
ASP BOUNDARY
EMPLOYMENT CENTRE
RESIDENTIAL DEVELOPMENT
PROTECTED AREAS/OPEN SPACE
COMMUNITY PARK
SPECIAL STUDY AREA
SIGNIFICANT WETLANDS
SCHOOL SITE
ARTERIAL ROADWAY
COLLECTOR ROADWAY
VILLAGE CENTRE
STORM POND
EMERGENCY ACCESS

Figure 8 Existing Land Use Map

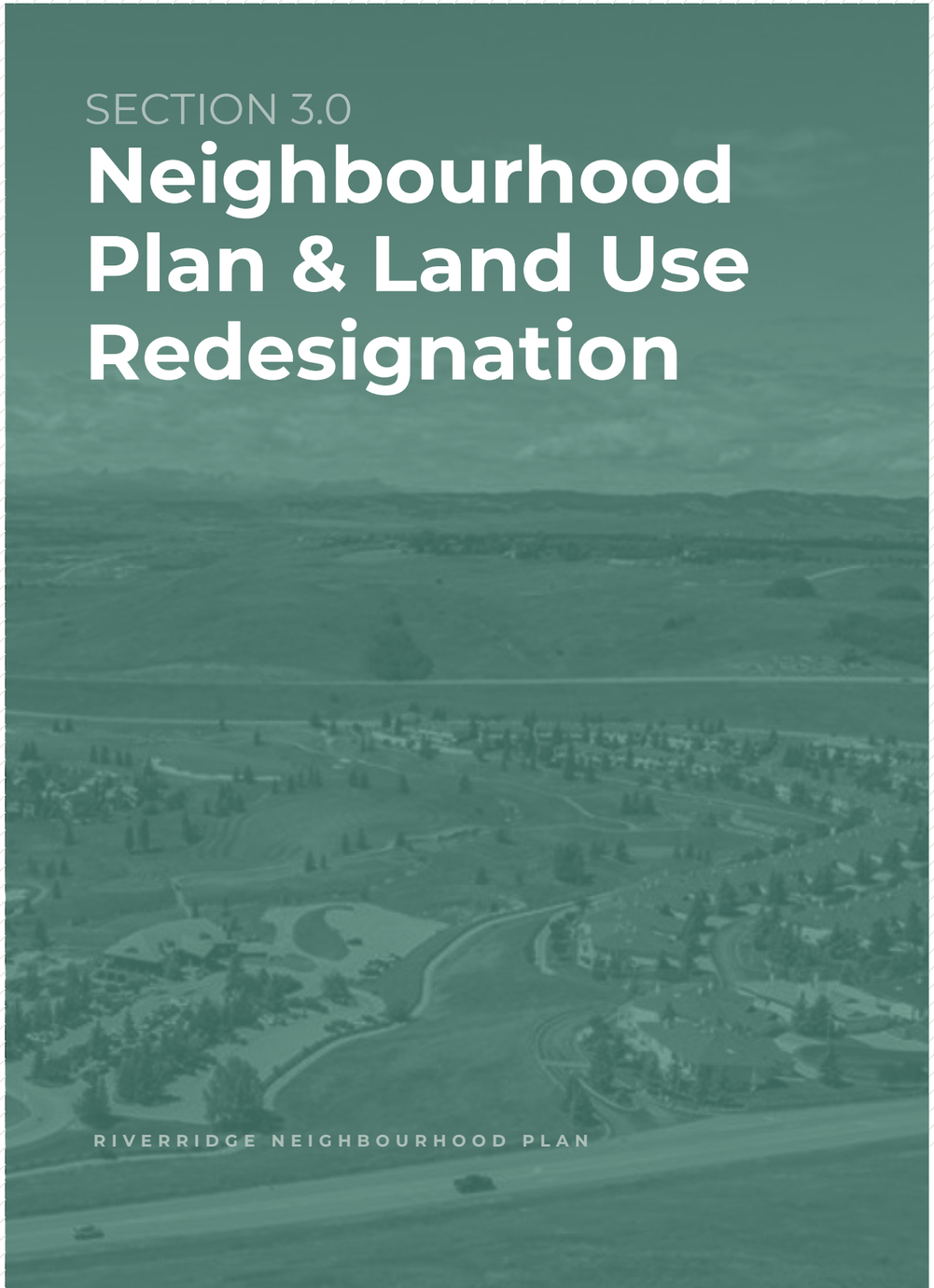


Subject Lands
PR - Parks and Recreation
R-LD - Residential Low Density
UH - Urban Holding
R-MD - Residential Medium Density
C-H - Highway Commercial
R-MX - Residential Mix
I-S - Special Industrial

3.0

SECTION 3.0

Neighbourhood Plan & Land Use Redesignation



3.1 Neighbourhood Character & Guiding Principles

NEIGHBOURHOOD CHARACTER

The name of the neighbourhood, RiverRidge, pays homage to the existing landscape on which it is planned. The lands are located along the south side of the Bow River primarily above a steep incline populated with trees and natural vegetation. The naming convention aligns with the surrounding neighbourhoods including Riviera, Riversong, Rivercrest, and Riverview. The character of the neighbourhood will promote the Western Small-Town sense of place that depicts much of Cochrane.

> **Policy Statement 6**
> As noted by section 4.3.1 of the WHDF, development within the Cochrane Corridors area shall contribute to the interpretation of Cochrane's heritage through on-site strategies such as building design and landscaping.

GUIDING PRINCIPLES

The following guiding principles have been developed to emphasize the benefits of the existing landscape, illustrate alignment with Town goals, and implement sustainable planning practices.

Neighbourhood Nestled in Nature

The Subject Lands are characterized by open fields, rolling hills, and dense forested areas along the escarpment leading down to the Bow River. The NP is designed to work with these existing landscapes to minimize the need to cut and fill, and integrate with the protected environmental areas wherever possible.

Missing Middle Housing

The NP provides a range of housing options including:

- A range of shapes and sizes of single detached homes
- Semi-detached homes
- Townhome-style multi-unit dwellings
- Rowhouses

The residential developments on Lot 4 are made up entirely of rowhouses and are proposed as condominium style developments. Each housing type within Lots 2 and 3 makes up a minimum of 24% within this area of the NP. This variety of housing types addresses the missing middle housing issue by providing alternative housing types typically underrepresented from residential communities, promoting the evolution of a diverse and robust community made up of people and families from a wide variety of backgrounds.

Aging in the Community and Lifecycle Housing

This NP is well situated to provide housing for residents of all ages and stages of life, from singles and couples, to new and growing families, to those looking to downsize. RiverRidge will be able to provide residents with what they need for comfortable and convenient day-to-day living with the adjacency to existing commercial development along River Heights Drive, future commercial development in Rolling Trails, existing and future school sites, and direct access to the Bow River and the active transportation network that runs throughout Cochrane. With the neighbouring River Heights Garden Residences Retirement community directly south of RiverRidge, residents will be able to comfortably live in this neighbourhood from birth through retirement.

Active Connections

Proximity to the Bow River is a key feature of RiverRidge and the neighbourhood concept proposes convenient pedestrian and active transportation access to the river. This is achieved through a permeable pathway network that connects to the wider Cochrane pathway network through Riviera and across the River Avenue Bridge which links up with the proposed extension of the TransCanada Trail on the north side of the Bow River.

There is a 4.5m walkway provided between RiverRidge View and the adjacent environmental/special study area. This is to be for emergency access only and not open to vehicles. There will be an emergency access gate adjacent to the street and signage prohibiting parking in front of the access.

3.2 Planning Considerations & Design Elements

The RiverRidge NP is located in a unique position, directly south of the Bow River, east of Highway 22, west of the gated road ROW of River Heights Rise, and access to River Heights Drive to the south via River Heights Lane. The planning, design, and development of the intersection at Highway 22 and the existing Rolling Range Drive will be vital for access to RiverRidge and has informed the transportation network and block structure of the concept plan as illustrated in Figure 9.

As the landowners of Lot 1 are not yet prepared to plan and develop their lands, Douglas Development and Sky Vision Development propose a comprehensive plan for Lots 2, 3, and 4 with careful consideration for integration with future development for Lot 1. As noted in the Site Context, the lands south of River Heights Lane have already been granted land use and have been considered in the plan so far as boundary and access. These lands are not considered in regard to Neighbourhood Plan statistics related to residential and parks and recreation land uses.

Figure 9 Concept Plan



HOUSING DIVERSITY

The NP directly addresses the residential objectives of the River Heights ASP by providing a diversity of housing options that cater to all housing needs and income levels. The Plan achieves an overall density aligned with the Town's objectives by providing a mix of multi-family, semi-detached, and single-detached homes. In addition, housing types are strategically located in consideration of mobility, traffic, and access to local and nearby commercial and natural amenities.

The diversity of built forms and housing products offered, from single family homes to rowhouse developments, provides housing for a variety of people at different ages and stages of life. The intention of the NP is to attract an inclusive community including everyone from first time home buyers to empty nesters looking to downsize. With the adjacency to the River Heights Garden Residences, this Plan provides the ideal location for residents to age within their community.

GREEN & OPEN SPACES

The north portion of the plan area will be preserved as Environmental Reserve. The lands slope beyond 15% grade down towards the River, providing an opportunity for majestic views overlooking the Bow River Valley. These views will be accessible to residents and members of the public with both lots backing onto the green space and through park spaces and walkways where transportation corridors terminate. These park spaces and walkways not only provide direct public access, but also provide beautiful views at the end of these corridors overlooking the valley making the entire neighbourhood feel open and connected to the Environmental Reserve.

Preserving the north portion as Environmental Reserve also ensures that this slope, which is visible from all of Cochrane, north of the Bow River, remains as a key placemaking feature of the Town, preserving part of Cochrane's unique natural identity.



CONNECTIVITY

Key connection points have been noted on the plan area to ensure the connection to adjacent neighbourhoods and Rolling Range Estates and Towers Trail to the west.
The collector road that runs through the community connects directly to Highway 22 on the west and to River Heights Drive, via River Heights Lane, to the south. With the development of the new intersection at Highway 22, the community will have quick and convenient access to the heart of Town. With the connection to River Heights Drive, the community will have convenient access to James Walker Trail and the developing communities on the south side of Cochrane.

Due to significant slopes and the gated road ROW along River Heights Rise connectivity to the east is limited for vehicle access. However, the pathways through the Plan connecting to River Heights Rise and the River Avenue Pedestrian Bridge provide pedestrian and active transportation access to the greater Cochrane pathways through a largely off-street network (reliant on a future municipal pathway connection). A future transit route will run through the community along the collector road. The modified grid is ideal for transit and pedestrian connectivity.

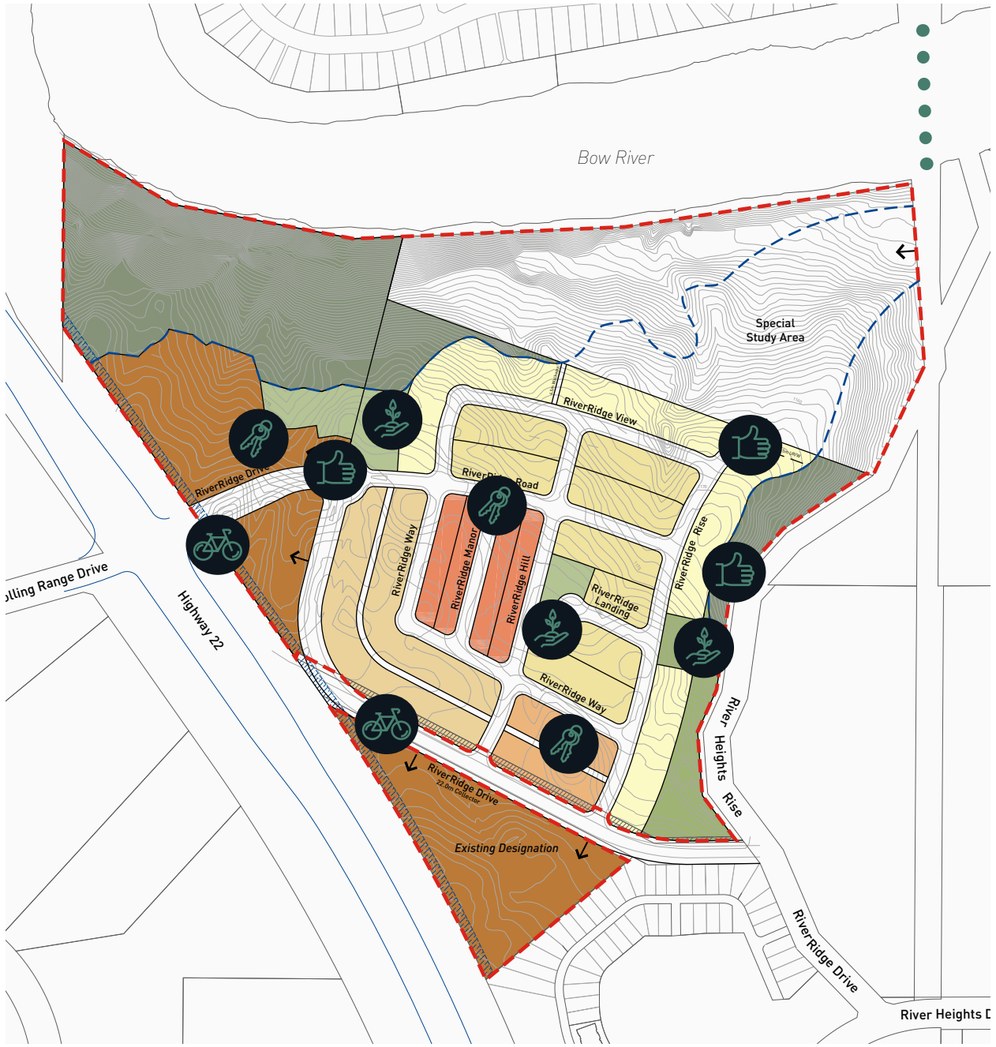
SAFETY

Pathways and park spaces will be designed with principles focusing on the visibility, lighting, and comfort of these spaces to make sure they are inviting for everyone to use at anytime.
At the time of detailed design, a pedestrian scale lighting solution will be considered to provide effective pedestrian-scale lighting throughout the community while minimizing light pollution at night.





Figure 10 Design Elements



Housing Diversity

Safety

Green & Open Space

River Avenue Pedestrian Bridge

Connectivity

3.3 Neighbourhood Plan Concept & Statistics

The total lands included in the Neighbourhood Plan area differ from the lands included in the calculations for the Neighbourhood Plan Statistics. As per the River Heights ASP, Lot 2, Block 12, Plan 941 1606 was permitted to receive Land Use redesignation without a Neighbourhood Plan. The decision was made to include the parcel in the RiverRidge Neighbourhood Plan boundary to ensure appropriate servicing and transportation connections. However, as the parcel is already designated, it is not included in the Gross Developable Area of the Plan. This parcel is designated R-MD, intended for street facing multi-unit dwellings. In addition, there are significant environmental reserves on the north and east sides of the plan area, these areas are also excluded from the calculations.

Table 2: Neighbourhood Plan Statistics

	Area (ha)	Area (ac)	%
Total Landownership	33.62	83.06	
River Heights Lane (Town of Cochrane)	1.57	3.89	
Road Purchase Area	0.25	0.61	
Total Neighbourhood Plan Area	**35.44**	**87.56**	
Less Area with Land Use Applied (Lot 2, Block 12)	2.43	6.00	
Less Special Study Area	8.12	20.07	
Less Environmental Reserve	5.64	13.94	
Less Town of Cochrane land (River Heights Lane)	1.57	3.89	
Gross Developable Area	**19.24**	**47.55**	**100%**
Residential - Residential Low Density R-LD (Single Detached Dwellings)	2.64	6.52	15%
Residential - Residential Mix R-MX (Single, Semi Detached)	2.69	6.64	15%
Residential - Residential Mix R-MX (Laned Single, Semi Detached)	1.87	4.63	11%
Residential - Residential Mix R-MX (Laned Townhomes)	0.71	1.75	4%
Direct Control Multi-Unit Dwelling	1.08	2.67	6%
Residential - Residential Medium Density (R-MD)	2.77	6.84	16%
Parks and Recreation (PR) / Municipal Reserve	1.78	4.39	10%
Roads	4.14	10.22	23%

Note: numbers may vary due to rounding.

LOT 1

Lot 1 is currently identified as a special study area as the landowner is not yet ready to develop their lands. To ensure fairness between landowners the layout of the plan is devised in a manner that ensures each landowner is responsible to provide 10% of their developable land as Parks and Recreation (PR, or “municipal reserve”) within their own land holdings.

Policy Statement 7

A Neighbourhood Plan amendment shall be required prior to the development of the Special Study Area.

LOT 2 AND LOT 3

Within the proposed development on Lots 2 and 3, as noted in Table 2, the residential land split is near an even split between larger single detached dwellings, smaller single detached and semi-detached dwellings, single and semi-detached laned dwellings, and townhomes (laned and multi-unit style), with all land uses between 8 and 13% of the total plan area. The mix of dwelling types based on number of units, illustrated in Table 3, shows a balance between housing types. 45% single detached, 22% semi detached, and 33% townhomes. The Parks and Recreation parcels make up 10% of the developable land within Lots 2 and 3.

Table 3: Lot 2 and 3 Residential Statistics

Dwelling Type	# of Units	% of Total Units
Single Detached	101	33%
Single Detached Laned	36	12%
Semi-Detached	40	13%
Semi-Detached Laned	29	10%
Laned Townhomes	29	10%
DC (Multi-unit Dwelling)	68	22%
TOTAL	**303**	**100%**

LOT 4

Lot 4 is proposed as two condominium sites, one north and one south of the collector. The sites are proposed to include townhouses, a portion of a larger PR site, smaller private open spaces, internal private roads and parking spaces for visitors. The PR parcel makes up 10% of the developable land within Lots 4.

DENSITY

Combining the units from both Lots 2, 3 and 4 the Plan includes a total of 456 units. The proposed density for Lots 2 and 3 is 21.4 uph (8.7 upa) and Lot 4 is 41.5 uph (16.8 upa). For clarity, the density calculation does not include the Special Study Area on Lot 1.

While Lot 2, Block 12 is not included in the plan area for Neighbourhood Plan or Land Use statistics, the NP, in alignment with the Transportation Impact Assessment (TIA) and Servicing Studies, notes a projected density of 58.4 uph (23.7 upa), and a maximum density of 95 uph (38.5 upa).
The anticipated density results in 142 units, while the maximum density produces 230 units.

Policy Statement 8

The Neighbourhood Plan shall achieve a minimum density of 20 dwelling units per gross developable hectare (8 dwelling units per acre).

Table 4: Density and Intensity Statistics

Parcels	Developable Area (ha/ac)	Anticipated # of Units	Density (uph/upa)	Population	Intensity (pph/ppa)
Lots 2 & 3	13.98/ 34.54	303	21.7/ 8.8	834	59.7/ 24.1
Lot 4	3.69/ 9.12	153	41.5/ 16.8	335	90.8/ 36.7
Lot 2, Block 12	2.43/ 6.00	142	58.4/ 23.7	311	128.0/ 51.8
Total	20.10/ 49.66	598	29.8/ 12.0	1,480	73.6/ 29.8

As illustrated by Table 4, RiverRidge is anticipated to accomodate just under 600 units and just under 1,500 residents. Given the units across the NP, the Plan has an overall density of approximately 29.8 units per hectare (uph) or 12.0 units per acre (upa). Population is calculated with an average household size of 3.43 for single detached homes and 2.19 for semi-detached homes and townhouses. Given this anticipated population, the intensity of the NP is approximately 73.6 people per hectare (pph) or 29.8 people per acre (ppa). It should be noted that Lot 2, Block 12 is included in the density and intensity calculations, but excluded from the NP and Land Use calculations as it has already has land use approved.

3.4 Land Use Redesignation

The NP contains predominantly residential uses, with supporting Parks and Recreation and Environmental Reserve uses.

RESIDENTIAL LAND USES

The residential areas are primarily Residential Mix Districts (R-MX) – including single detached, semi-detached, and townhomes – due to the flexibility they afford to provide a variety of housing types and forms that can meet market demand and create a varied streetscape. The laned and front drive single and semi-detached homes (R-MX) are more centrally located, and along the collector. The larger single detached homes (R-LD) are primarily located adjacent to the local streets along the north and east sides of the NP area.

This facilitates more street facing housing forms that provide visual appeal, sense of community, and concentrates density in areas with better access to future transit. The townhome-style multi-unit dwellings (DC) are located in the central area of the plan with access to the central park space and effective pedestrian connections to the ER to the east, providing access to River Heights Rise, the pedestrian River Avenue Bridge across the river, and to nearby amenities along River Heights Drive. These pedestrian connections are reliant on a future municipal pathway.

On Lot 4, adjacent to Highway 22, condominium townhouse developments are proposed. This form of development is better suited closer to major road infrastructure. The parcel shapes and varied topography in the area preclude the ability to efficiently create traditional blocks. The land use designation for these parcels is R-MD, with a private internal road network.

PARKS AND RECREATION / MUNICIPAL RESERVES

Parks and Recreation Parks (Municipal Reserve - PR) are distributed throughout the Plan area to provide convenient and direct access to green space to all residents and members of the public. Section 4 provides greater detail on these open spaces.

ENVIRONMENTAL RESERVES

For this NP, the edges of the Environmental Reserve areas (Environmental Reserve - PR) are primarily determined by the geotechnical factor of safety setback line. The majority of these areas are defined by slopes over 15% down to the Bow River and along the east boundary of the Plan. The Reserve areas are natural amenities for residents and visitors to enjoy while protecting the environmentally sensitive areas from development. Several streets and park spaces are aligned with the sight lines to the Environmental Reserves. This allows the proposed development to maintain public views across the Bow River valley and toward Downtown Cochrane and pedestrian access to the banks of the Bow River through the east ER to the pathway along River Heights Rise. Note that this is reliant on the future municipal pathway network construction.

Policy Statement 9
The North ER, as well as the Special Study Area, shall be fenced off for public safety due to the steep slopes. The fences shall be gated for Fire Department access only in the event of required emergency access to these areas.

Policy Statement 10
Additional fire safety measures shall be considered through the completion of Fire Smart and Wildland Fire Safety Assessments during the subdivision application process.

Policy Statement 11
Gates shall not be installed along the rear property line of the lots backing onto environmental reserve. Public access to environmental reserve land is not permitted.

Policy Statement 12
Non-combustible fence materials must be used on the lots backing on the environmental reserve.

Policy Statement 13
Landscaping for lots next to environmental reserve must follow the Fire Smart program.

Policy Statement 14
A 3m clearance behind the properties that back onto the slope must be provided for on foot fire fighter access.

Table 5: Land Use Statistics			
From	**To**	**Area (ha)**	**Area (ac)**
Urban Holdings (UH)	Residential Low Density (R-LD)*	3.33	8.24
Urban Holdings (UH)	Residential Mix District (R-MX)*	7.68	18.97
Urban Holdings (UH)	Residential Medium Density (R-MD)	3.36	8.30
Urban Holdings (UH)	Direct Control - Multi-Unit Dwelling (DC)	1.69	4.18
Urban Holdings (UH)	Parks & Recreation - Municipal Reserve (PR)	2.46	6.08
Urban Holdings (UH)	Parks & Recreation - Environmental Reserve (PR)	6.01	14.85
Total		**24.53**	**60.62**

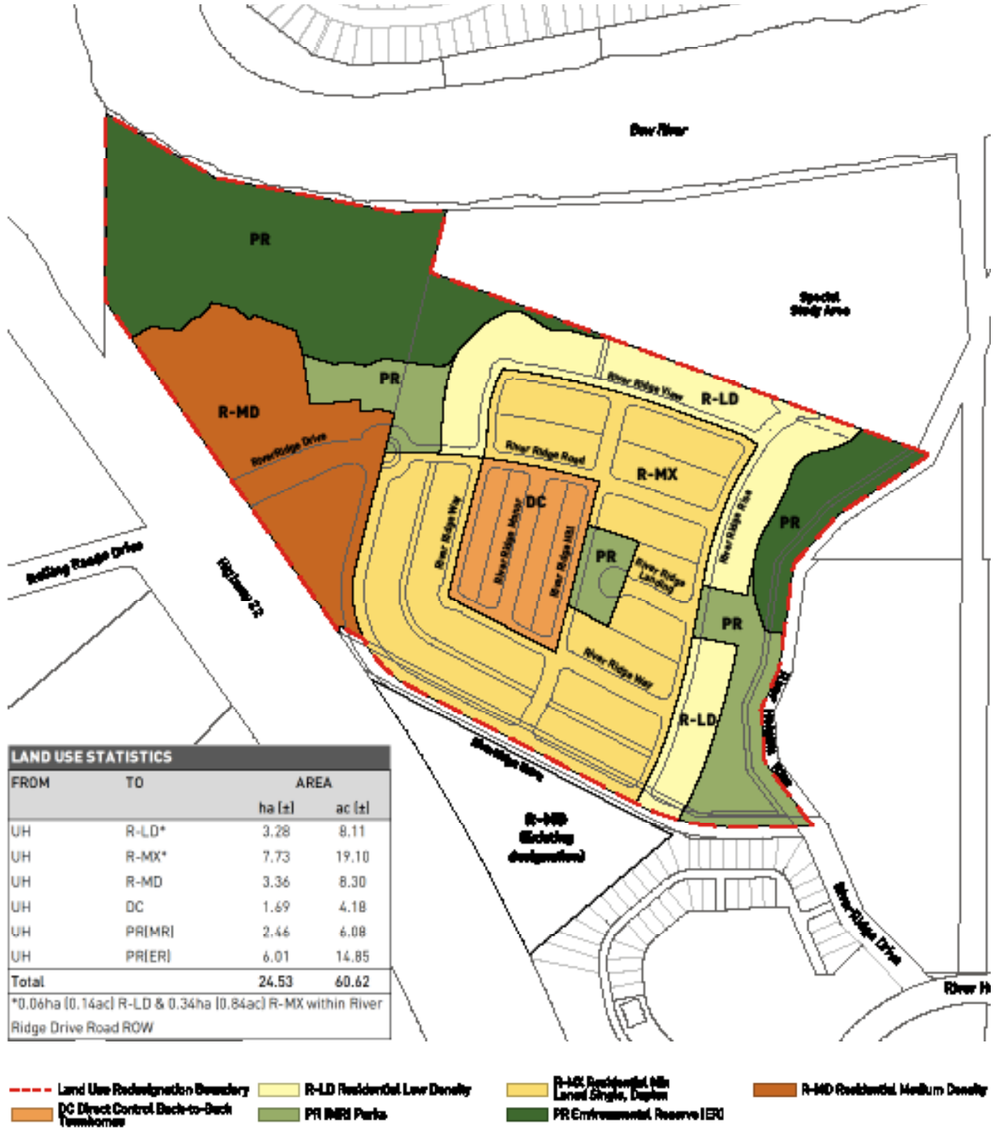
* 0.06 ha (0.14 ac) R-LD and 0.34 ha (0.84 ac) R-MX within RiverRidge Drive Road Right-of-Way

LAND USE STATISTICS

All lands within Lots 1-4 are currently designated Urban Holdings (UH). The Land Use statistics align with the Neighbourhood Plan statistics with the exception of the Special Study Area in Lot 1.

> **Policy Statement 15**
> The Special Study Area will remain as UH until such time that the landowner of Lot 1 proceeds with planning and development.

Figure 11 Land Use Plan





Front Exterior-Single Front Garage



Front Exterior-Semi Detached Laned



Front Exterior-Semi Detached Front Garage



Front Exterior-Single Laned



Back to Back Townhomes

4.0

SECTION 4.0

Open Space Network

4.1 Open Space Concept

RiverRidge integrates open spaces throughout the Plan area that provide local amenities for residents and foster a distinct community identity.

The Open Space Network is designed to take advantage of the Subject Lands' unique topography, with strategically located park spaces that extend to the edge of the Environmental Reserves at the edge of the neighbourhood. The Open Space Network is designed to maximize permeability for residents and take advantage of natural viewpoints and access to the Bow River while respecting and protecting sensitive areas.

> **Policy Statement 16**
> To ensure safety and comfort of all park and open space users, Crime Prevention Through Environmental Design (CPTED) principles will be implemented at the detailed design stage.

CPTED is a multi-disciplinary approach to placemaking that uses physical interventions where possible to promote pro-social activity and create visibly welcoming spaces.



Figure 12 Open Space Concept



4.2 Northwest Park

The Northwest Park is a 0.68 ha (1.68 ac) centrally located park on the north side of the collector road roundabout, adjacent to single family and townhouse developments. The northwest portion of the park includes a fenced and gated dog park with gravel trail around the outside. The park also features a playground, picnic and seating areas, and open grass areas providing active and passive recreation opportunities for users of all ages. Buffer planting areas are located adjacent to residential development providing the community a comfortable screening and transition from development to the natural world next door. The park is fenced off from the ER as a public safety precaution, but includes a gate for Fire access.

Openspace Concept - Northwest Park



4.3 Central Park

The Central Park is a 0.26 ha (0.64 ac) active and passively programmed park located in the middle of the NP surrounded by residential development. The key active recreational features of the park include a central playground and a half basketball court. The park provides effective buffer plantings to screen adjacent homes while providing visibility from the street. Passive features include a bench seating and picnic area and an open lawn area.

Openspace Concept - Central Park



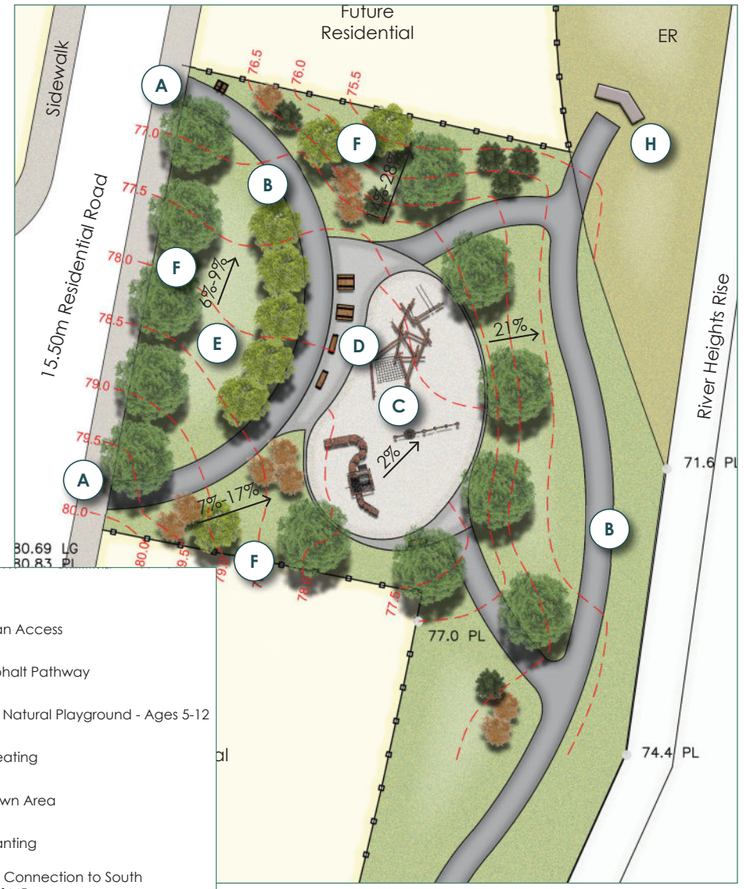
Legend

- A Pedestrian Access Points
- B 3.0m Asphalt Pathway
- C Playground - Swings
- D Bench Seating / Picnic Tables
- E Basketball Half Court
- F Open Lawn Area
- G Buffer Planting

4.4 East Park

The 0.83 ha (2.05 ac) East Park provides fantastic views over the bluff across the Bow River and towards Downtown Cochrane. The Park includes a large playground, seating areas, and open lawn spaces. Towards the south end of the park is a seating node with natural elements such as boulders integrated throughout. In the southeast corner a proposed entry feature welcomes visitors and residents alike to RiverRidge. A pathway network connects residents from the playground area south towards the entrance of the community and north through the Environmental Reserve towards River Heights Rise and the River Avenue Pedestrian Bridge.

Openspace Concept - East Park | North End



Legend

- A Pedestrian Access
- B 3.0m Asphalt Pathway
- C Creative Natural Playground - Ages 5-12
- D Bench Seating
- E Open Lawn Area
- F Buffer Planting
- G Pathway Connection to South Portion of MR
- H Pathway Connection through ER to River Heights Rise

Openspace Concept - East Park | South End



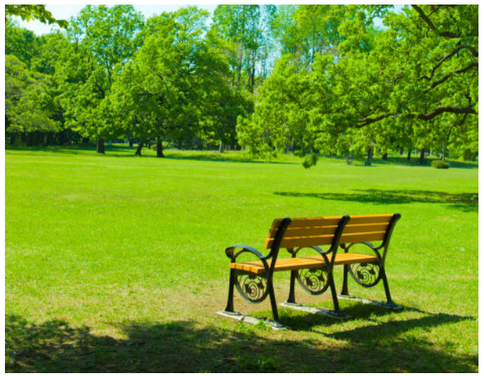
4.5 Environmental Reserve Integration

The River Heights ASP identifies environmentally significant features along the northern portion of NP boundary. Currently, this predominantly sloped area is occupied by an ecologically significant stand of trees, which provides slope stability along the river and extends northwest across Highway 22.

The NP includes approximately 5.64 ha (13.94 ac) of Environmental Reserve (ER) within its boundary. Note, this does not include any potential ER dedications within the Special Study Area. These lands are a key feature of the NP, defining a sense of place for residents, as they abut the northwest and east park spaces. The pathway system from the east park runs through the east ER to the River Heights Rise ROW, connecting the Neighbourhood to the edge of the Bow River, the Trans Canada Trail, and greater Cochrane regional pathway network. No other pathways or trails are currently under consideration within the ER lands due to significant slope limitations. Should a future location be identified where a pathway could safely be located within the ER lands, this will be reconsidered at that time.

> **Policy Statement 17**
> Future planning for the Special Study should give consideration for where pathways may be provided, where it is safe and possible to do so.



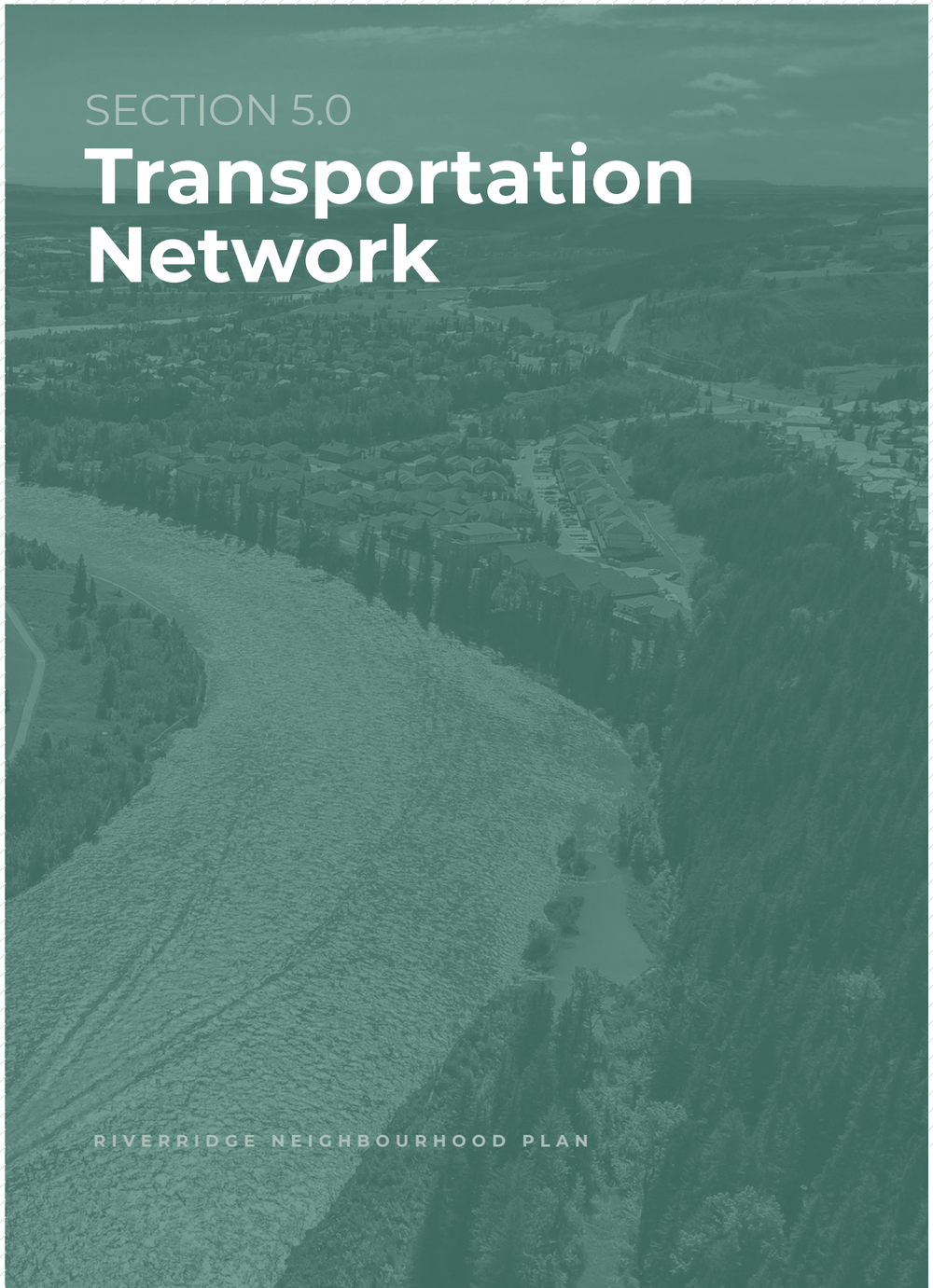




5.0

SECTION 5.0

Transportation Network



5.1 Neighbourhood Plan Access and Context

The ultimate primary access to the NP will be provided by connections to Highway 22 and River Heights Drive, located west and south of the Plan Area, respectively. This will be achieved by extending the existing River Heights Lane (renamed River Ridge Drive) collector road northwest through the Subject Lands. The Plan Area is currently accessible via a public road right-of-way (ROW) from River Heights Lane, which connects to River Heights Drive. The existing River Heights Lane ROW provides sufficient space to accommodate a collector road.

Phase 1 will include the transportation infrastructure required to support the development, including the River Ridge Drive collector road connection to River Heights Drive, as well as the necessary road and highway improvements to Highway22 (figure 20). Connection to River Heights Drive will provide convenient access to James Walker Trail and the developing communities of Cochrane. Meanwhile, the completion of the new Highway 22 / Rolling Range Drive intersection will provide a convenient westward connection to the developing communities of Rolling Range Estates and Tower Trails, as well as northward access to the heart of Cochrane.

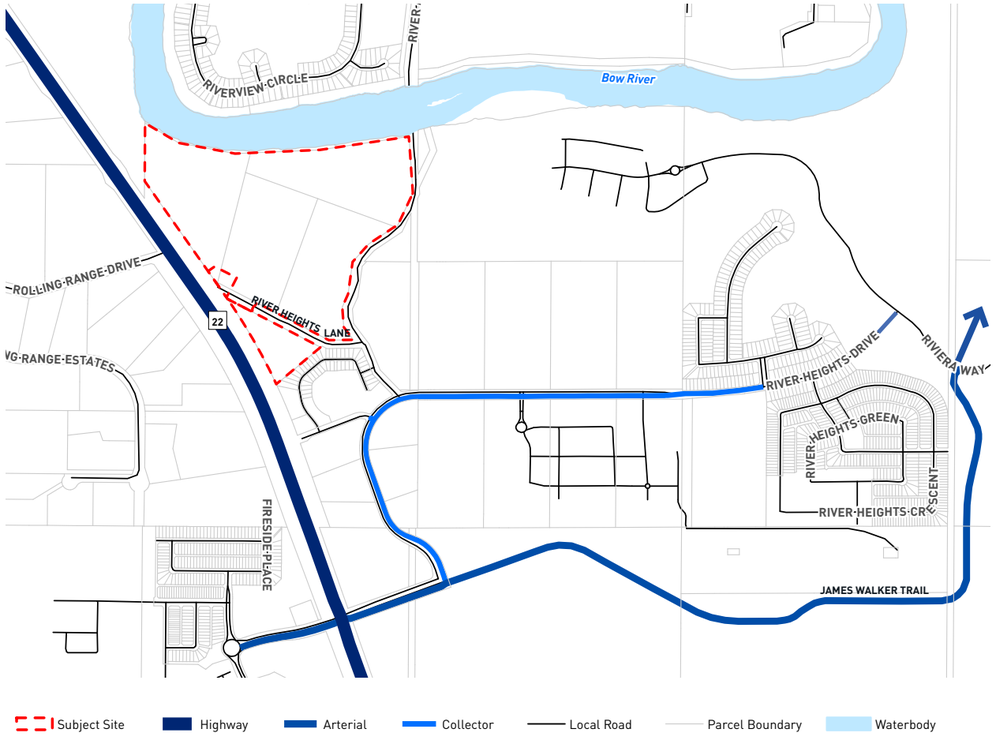
It is currently understood that River Avenue Bridge will be closed to all vehicular traffic. Existing traffic on River Heights Rise will be redirected through a connection to the Riveria neighbourhood. A full Transportation Impact Assessment (TIA) has been completed by ISL. Refer to Section 8.4 for further details.

Policy Statement 18

RiverRidge Drive, including the portion connecting the development to River Heights Drive, shall be constructed in accordance with the Town's approved ultimate collector road standard. Staged construction of the ultimate roadway may be considered, with the staging approach to be determined through subdivision detailed design. The Town may work with the developer to establish a cost-recovery framework from future benefitting landowners for the ultimate collector roadway. Cost recoveries shall be based solely on the ultimate cross section and associated infrastructure, and staging shall not modify or diminish the basis for such recoveries, provided all staged and ultimate designs conform to the Town's requirements.



Figure 13 Surrounding Road Network





5.2 Internal Road Network

The internal road network follows a modified grid layout designed to optimize development efficiency, adapting to the natural contours of the land wherever feasible.

A 22.0m collector road serves as the primary movement corridor through the Subject Lands, connecting River Heights Drive with Highway 22. The collector, RiverRidge Drive (currently River Heights Lane), will include a 3.0m multi-use pathway to provide pedestrians and cyclists a safe, comfortable, and efficient active transportation route.

As the current ROW for River Heights Lane is wider than required, a road closure and purchase is proposed as part of the plan. This will be coordinated through a separate Road Closure Application process. A network of local roads supported by laneways provide well-connected access to the remainder of the Plan area. Emergency access during development phasing to be provided from the existing road ROW to align with the ultimate Highway 22 intersection alignment as illustrated in Figure 14. Further Phasing details provided in Section 6.5.

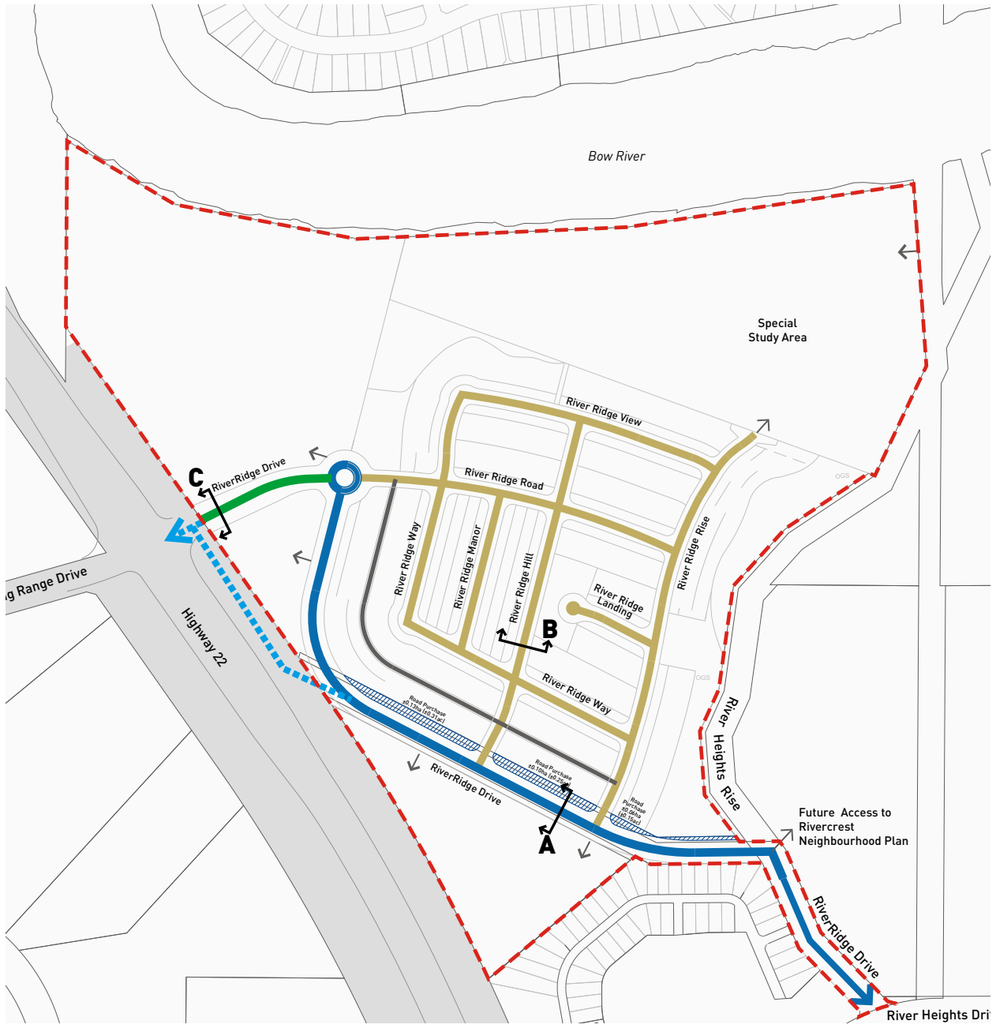
Due to significant slopes, and the gated road ROW along River Heights Rise, connectivity to the northeast restricts vehicle access. However, the pathways through the Plan connect to River Heights Rise and the River Avenue Pedestrian Bridge, providing pedestrian and active transportation access to Riverview to the north, and Riviera and Riversong to the east. Note that these connections are reliant on the future municipal pathway connection. The regional pathway adjacent to the collector connects to the greater regional pathway system.

Regarding access to Lot 1 from Lot 2, in case no future contiguous development is to take place, a hammerhead turn around has been included to ensure vehicle turnaround is feasible in the northeast corner of Lot 2. This turnaround has been designed to accommodate both fire truck and waste collection vehicle movements.

Policy Statement 19
Where rear lanes are provided, vehicular access for on-site parking shall be provided from the lane only.

Policy Statement 20
Vehicle access to lots shall not be provided from Riverridge Drive where it would require crossing of the regional pathway.

Figure 14 Road Network



* See Appendix A for cross sections

- Subject Lands
- Highway 22
- Lane (6m)
- Residential Street (15.5m)
- Modified Collector Street (22.0m)
- Modified Collector Street (22.0m-30.0m)
- Temporary Emergency Access Options
- Road Purchase Area ±0.25ha (±0.61ac)

5.3 Transit

Per Connecting Cochrane, the future public transit routes are anticipated on River Heights Drive and on Highway 22. A potential future public transit route connecting through the NP would provide access to public transportation within a 400m (~5 minute) walking distance of nearly the entire plan area, with the exception of the Special Study Area, as shown in Figure 15.

5.4 Pedestrian and Active Transportation Network

The Plan accounts for sidewalks and a pathway system that will connect to established active transportation networks throughout Cochrane. Creation of a grid-based plan makes it more efficient and easier to walk or wheel throughout the neighbourhood without the need for a vehicle. The protected pedestrian access to River Heights Rise and River Avenue Bridge (pending future municipal pathway connections) makes use of vehicle free spaces in a manner that encourages residents to get outside using active transportation by foot or wheel for both recreation and commuting. The Plan includes pathways and sidewalks to ensure convenient pedestrian access for all residents, linking the Bow River Valley, neighbouring communities, and the wider Town active transportation system.

Policy Statement 21
The 4.5m pedestrian connection and the road ending at the boundary of the Special Study Area along the north side of RiverRidge View will be fenced for privacy and safety reasons, with gates to provide Fire department emergency access. No public access is permitted to Lot 1.

Policy Statement 22
The Developer will provide the regional pathway connection along RiverRidge Drive and a connection from the East Park to the regional pathway along River Heights Rise where it will be the responsibility of the Town of Cochrane to develop the pathway along the gated ROW to the pedestrian bridge, as illustrated in the following Figure 16 and indicated in the Connecting Cochrane Transportation Master Plan.

Policy Statement 23
Pathways are to be developed along with the respective adjacent development based on phasing.

Figure 15 Transit Network

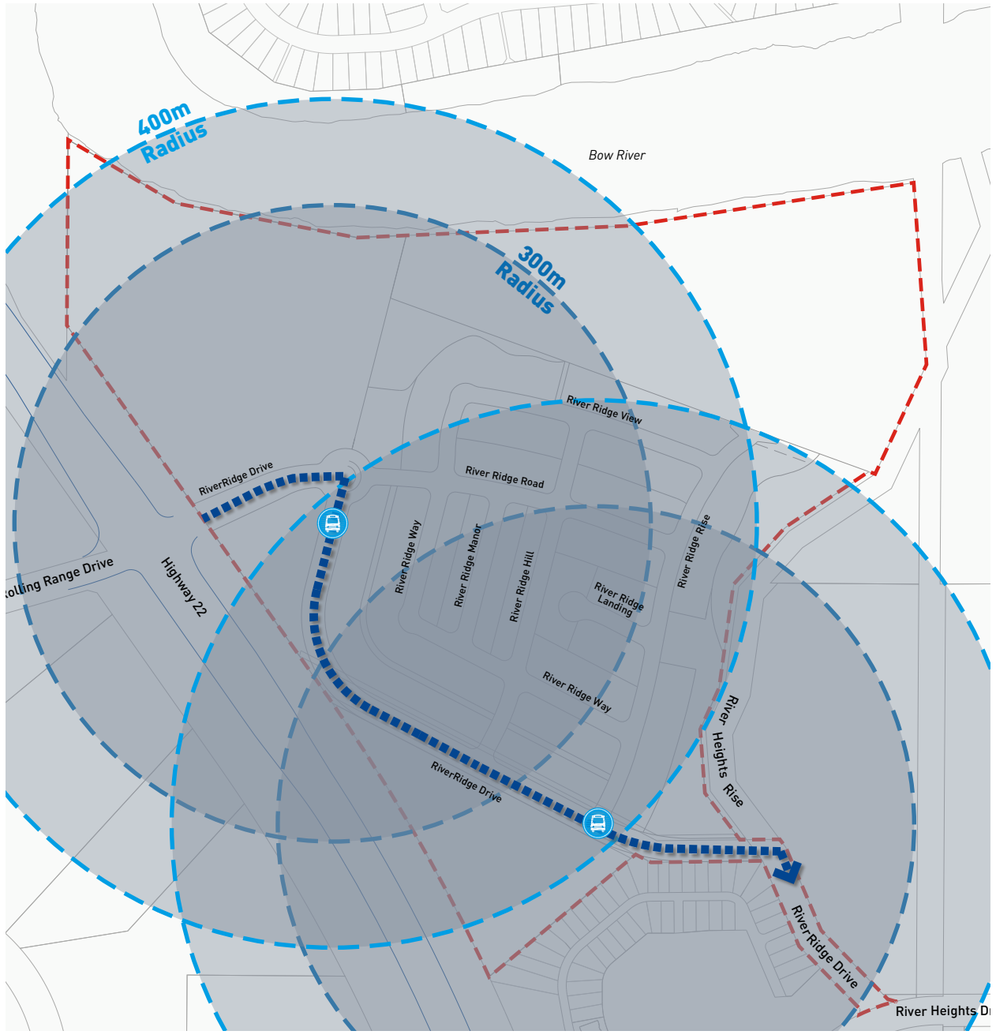


Figure 16 Pathway Network



6.0

SECTION 6.0

Servicing & Phasing

6.1 Water

Water servicing will be initially from River Heights Rise by connecting to the existing 300mm water line at the intersection of River Heights Lane. Looping will be through a second connection to River Heights Rise in the north located near the northeast property line. Because of the nature of the elevations of this property it is anticipated that pressure reducing valves will likely be required for this area on the main lines connecting to these existing mains on River Heights Rise. The exact location of the pressure reducing valves will be part of the detailed design process at the subdivision stage.

> **Policy Statement 24**
> A second 300mm water line is requried to connect to the River Heights Reservoir and will require a 9m Utility ROW through the west side of the plan area. This additional supply line will help with ensuring sustainable growth south of the River. The alignment is yet to be determined, thus the alignment shown in Figure 16 is for illustrative purposes only.

Figure 17 Water Servicing



6.2 Sanitary

Sanitary servicing will be through a gravity onsite system. This system will drain by gravity to the northeast end of the project then through gravity mains to the existing 300mm gravity pipes located on River Heights Rise. This existing 300mm pipeline acts as a syphon near and under the Bow River, while north of the River, the pipeline ties back into a gravity system again. The invert of the gravity manhole on the north side of the River is 1125.50m per the as-builts received from the Town. The invert of the tie in location proposed is approximately 1140.40m and based on received information. This puts the invert 14.90m above the tie in invert north of the River which means this section of pipe - that this subdivision will tie to - is not in the syphon section of pipe and is an open gravity pipe. This gravity sanitary system can be sized to accommodate other developments west of Highway 22 as long as cost sharing agreements can be reached. The Special Study Area has sufficient connections available to be serviced through the RiverRidge service area, details to be determined through NP amendment to include development of the Special Study Area.

Figure 18 Sanitary Servicing



6.3 Stormwater

Stormwater servicing will follow the ASP with no storm ponds included in this development. Discharge is ultimately into the Bow River through the existing storm pipes on River Heights Rise. Per the staged Master Drainage Plan (SMDP) discharge will be controlled to 70 L/s/Ha. An onsite gravity system will be designed at the subdivision stage. Up to two connections to the existing storm main on River Height Rise are planned to tie into the existing manholes. Internal trap low ponding will be incorporated on the roadway network to help manage stormwater events; these will be located with the detailed design. Oil and grit separators, which will be designed with the subdivision application, will control the quality of water to ensure it meets with AEP guidelines for discharge into the River. The exact location of these oil and grit separators will be determined at the detailed design stage. All stormwater treatment will meet or exceed AEP guidelines. The Special Study Area has sufficient connections available to be serviced through the RiverRidge service area, details to be determined through NP amendment to include development of the Special Study Area.

Figure 19 Stormwater Servicing



6.4 Shallow Utilities

All shallow utilities (ie cable, phone, power, gas) are planned to be installed typically in the front yards in utility right of ways.

6.5 Phasing

The development is to be completed in 3 Phases. Phase 1 comprises the bulk of the development and establishes the two vehicular access points of River Ridge Drive and Highway 22 at the outset. This is to support emergency access, development activities, and mitigate congestion impacts on Highway 22 and surrounding communities as build-out progresses and will be developer funded. Short of the multi-residential land use district adjacent to Highway 22, all housing typologies, residential land uses and servicing components are captured within Phase 1.

Phases 2 and 3 comprise lands for future development as a mix of townhome condominium or multi-residential development and public open space.

The developers are committed to safety during the subdivision process and will keep the site insafe order (including site fencing as required) during the construction process for every phase. Throughout development, public retaining walls will be avoided when ever possible.

Policy Statement 25
River Heights Lane shall be upgraded to a standard collector along with the adjacent development by phase.

Policy Statement 26
The portions of RiverRidge Drive outside the NP boundary, including the intersection with River Heights Drive, shall be upgraded in accordance with the timing of the associated Phases of development as indiciated in Figure 20.

Policy Statement 27
Permanent fencing along the property lines between development, natural ER, MR, pathways and Lot 1 shall be constructed accordingly with the associated phases of development.

Policy Statement 28
Prior to a Land Use Redesignation Approval for for the Special Study Area, a Historical Resources Impact Analysis and Geotechnical Report must be submitted and approved.

Policy Statement 29
Highway access shall be constructed by the developer with the first phase of development unless an alternative solution is identified and accepted by Administration.

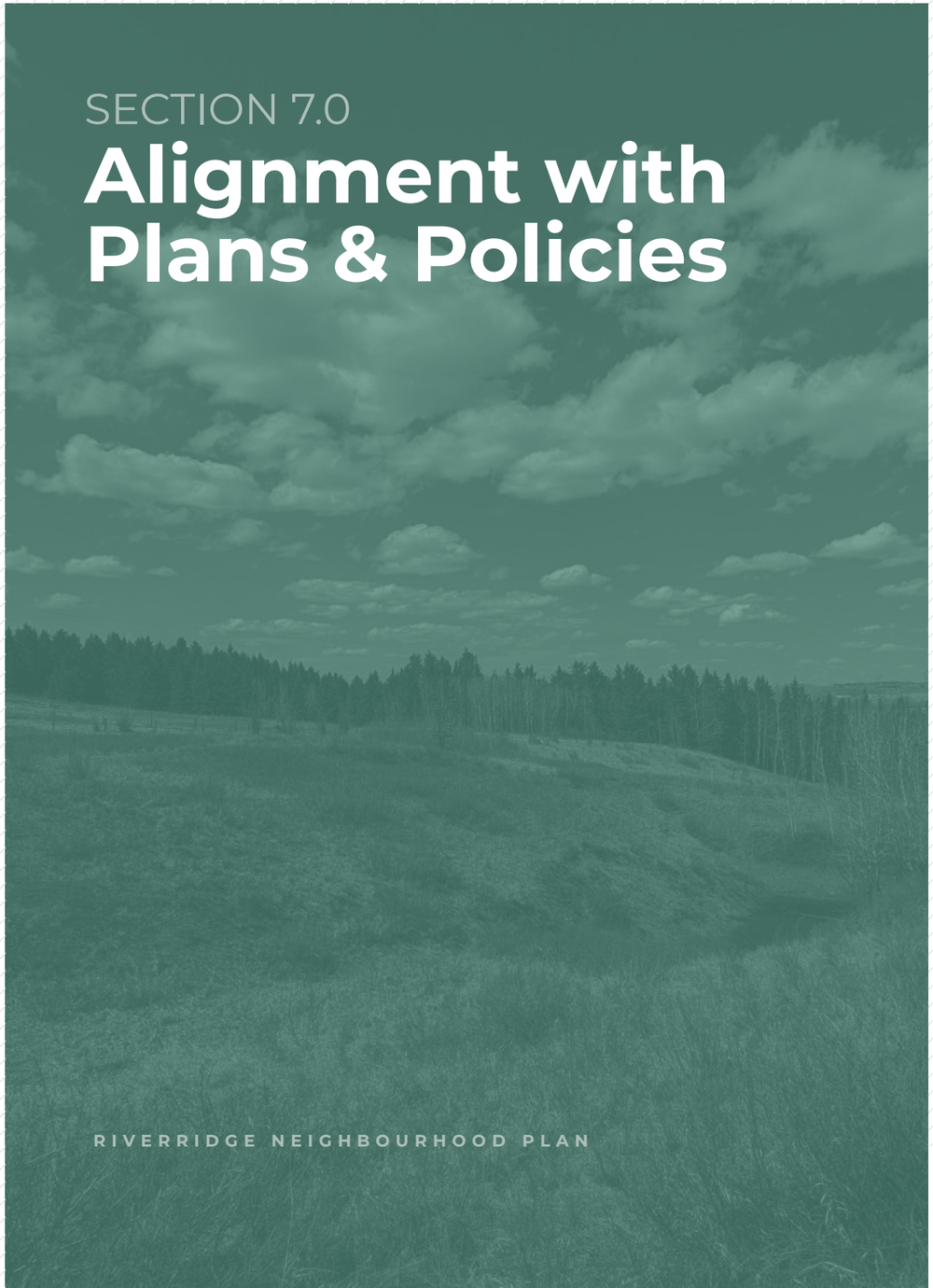
Figure 20 Phasing Map



7.0

SECTION 7.0

Alignment with Plans & Policies



7.1 Envision Cochrane 2050 - Municipal Development Plan (MDP)

On March 10, 2025, the Town of Cochrane Council approved Envision Cochrane 2050 as the Town's new Municipal Development Plan (MDP). The NP takes into account the five Town values, central to Envision 2050. These values, particularly identity, open spaces and natural areas, and livability, have been central in developing the concept for this NP. The intention is to provide a wide mix of housing that meets the Town's target of 8 – 10 units per acre in an environment that residents can confidently call home while protecting the natural environment in the River Valley. These goals outlined above were fundamental to the creation of the NP and are reflected in the site design, road network, access to amenities, nature, and transit.

7.2 Connecting Cochrane – Transportation Master Plan (TMP)

The Connecting Cochrane – Transportation Master Plan was completed in November 2017 and assists in informing/supporting existing plans and policies, charting Cochrane's transportation future, creating plans for major transportations modes, and determining implementation priorities.

Over the next 40 years, the Town anticipates an increase of approximately 13,000 people and 11,000 jobs, with a substantial number of new inhabitants expected to settle in the River Heights area. This Plan identifies both the Bow River and Highway 22 as core features that shape the transportation network of the Town, both of which border this NP area.

The NP strikes a balance between incorporating and buffering these features to provide sufficient permeability while protecting resident privacy and natural areas. Considering the future intersection at Highway 22, through the Highway 22 Functional Planning Study (FPS), the plan will ensure that the transition between highway and residential road conditions is safe, effective, and comfortable for both drivers and pedestrians. The NP area will also benefit from and be able to tie into large scale 20-year capital projects such as, the completion of a regional trail between Rivercrest and the River Avenue Bridge.

7.3 River Heights Area Structure Plan (ASP)

The River Heights ASP is a statutory document that provides long term development direction and vision for the complete community of River Heights. This ASP aligns with the principles of the Cochrane Sustainability Plan and the Town of Cochrane Municipal Development Plan.

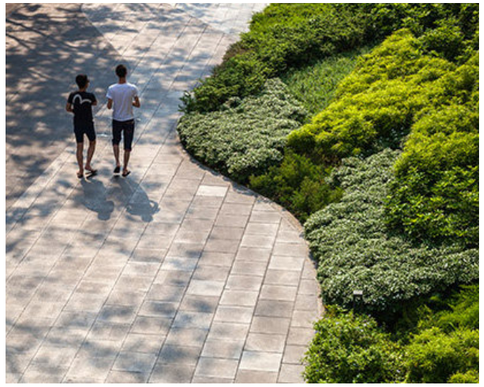
Section 4.1 of the River Heights ASP identifies the desire to provide a complete community. Additionally, Section 4.2 provides guidance on the vision for a sustainable community and Section 4.3 identifies the importance of preserving environmentally significant areas in addition to providing parks, pathways and public open space as well as a variety of housing types. The RiverRidge NP embraces these goals and principles by providing a compact and pedestrian-friendly neighbourhood, well serviced by transit, that promises future residents' easy access to shopping, recreation, municipal services, and employment opportunities within close proximity to their homes.

The RiverRidge NP adheres to all policies within the River Heights ASP, particularly the Policies in Section 5.2: Residential and 5.7: Special Study Areas. These sections outline the need for a mix of housing types within each neighbourhood and providing connectivity for residents in addition to supporting information that provides direction on whether/where development can occur along the slope adjacent to the Bow River.

7.4 Growth Study (2024)

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

The Growth Study identifies the NP lands as Potential Developable Lands. Primarily the lands are in the "most likely to accommodate growth" category, which a portion of the lands (primarily Lot 1) fit within the "more planning needed" category.





The Study illustrates a variety of population growth scenarios and the associated housing demands for single-detached, ground-oriented multi-family, and apartment, projected out to the year 2047. The NP will provide much needed single-detached and ground-oriented multi-family in the short term to ensure Cochrane is able to continue to provide sufficient housing to accommodate all potential growth scenarios.

Regarding servicing noted in the Study, the lands are considered "planned - partially serviced", and with the planning and development of the second water line from the River Heights Reservoir, the NP will be well positioned to support new development.

7.5 Cochrane Strategic Plan 2022 – 2025

Cochrane's Strategic Plan acts as a road map for Council and Administration. The plan provides clarity on organizational priorities, informs decisions and sets an overall direction for Council. Council adopted the current plan in July 2022.

The plan reflects Council's commitment to the five community aspirations identified in the Cochrane Community Vision, including: Identity, Open spaces & natural areas, Livability, Vibrant economy, and connectivity. The Neighbourhood Plan advances all five community aspirations through its site design, connections to surrounding planned and existing amenities, diversity of housing and access to nature.

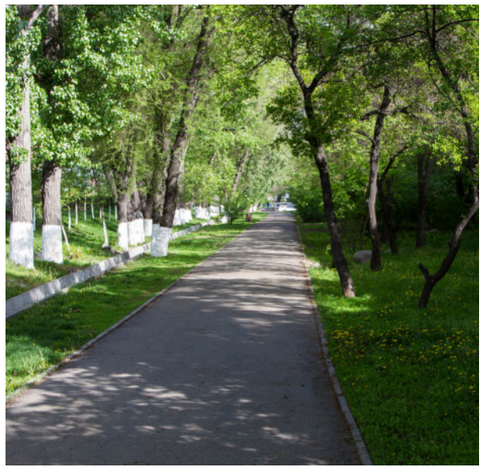




7.6 Cochrane Open Space Master Plan (OSMP)

Adopted by Council in November 2012, the Cochrane Open Space Master Plan guides the management of the Town of Cochrane's open space system over the next 20 years. The Open Space Concept within the OSMP (Map 11) provides support for open space to be provided within the Neighbourhood Plan area south of the Bow River. In addition, the Open Space Master Plan identifies a pathway connection through the NP area along the south edge of the environmental reserve. The proposed NP plan indicates a pathway in this location with connections throughout the NP area and connecting to the greater Cochrane pathway network.

Natural features will be preserved in the environmental reserve and integrated throughout the development where feasible. The NP will also provide a variety of open space types pertaining to more natural and more urban settings. The landscaping of streets and boulevards will create a cohesive sense of place throughout the neighbourhood. These spaces and routes will be further explored through the Neighbourhood Planning Process.



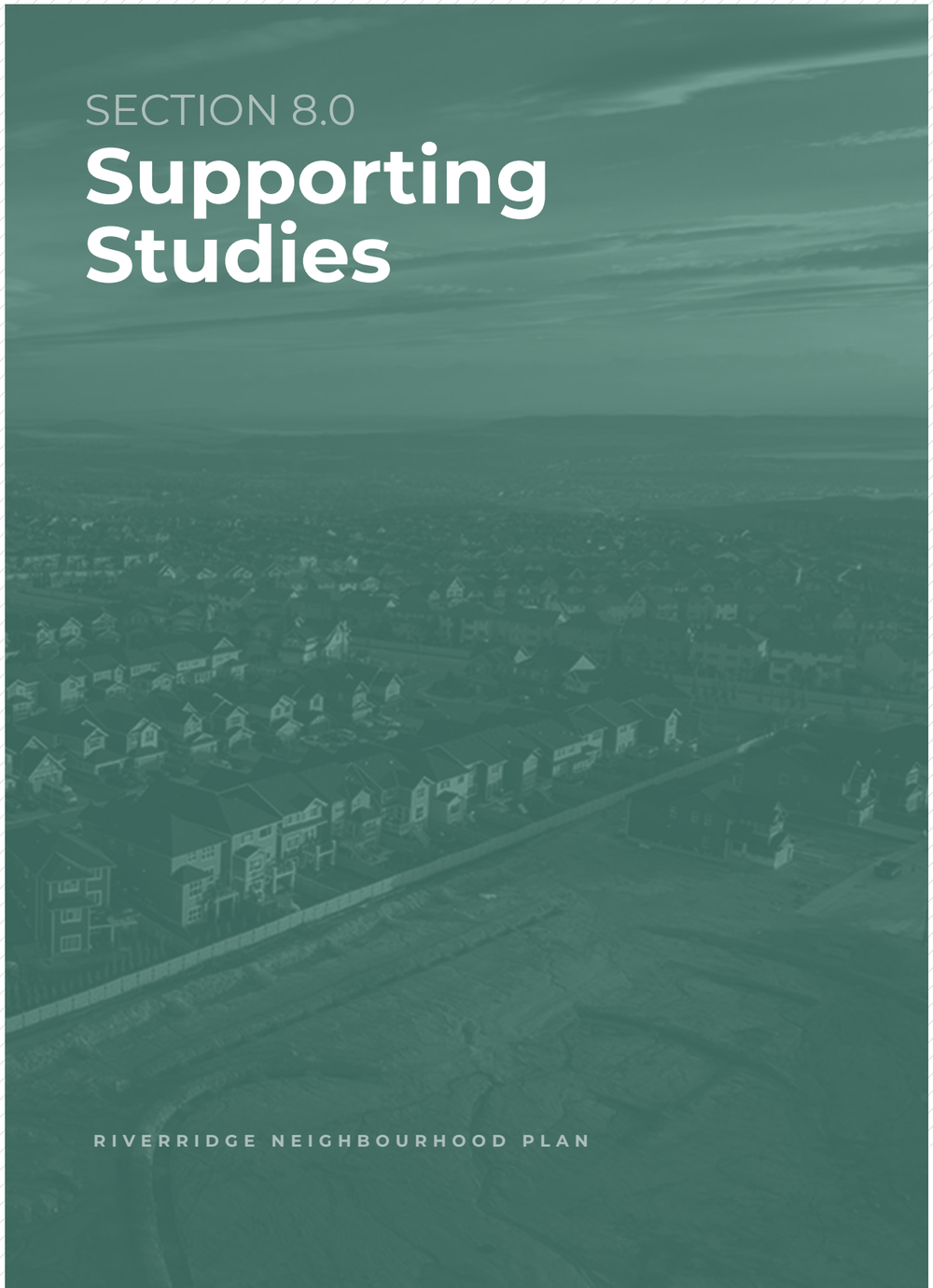


7.7 Cochrane Sustainability Plan

The Cochrane Sustainability Plan (CSP) was adopted by Council in May 2009. The CSP identifies 13 Pathways to the Future that represent goals for guiding sustainable future developments in Cochrane, as seen below:

- We are a socially responsible and empowered community
- We treat water as a precious resource
- We use energy responsibly and innovatively
- We contribute to the solution on climate change
- We consume the bounty of our local economy
- Our local economy is healthy and diverse
- Everyone has an opportunity to pursue their potential in Cochrane
- We are a caring community that lives and celebrates together
- Everyone has a roof over their head
- There's enough room for everything a community should have
- Wherever you are in Cochrane, you're close and connected
- There are diverse options for getting around
- We build Cochrane on the strengths of our natural and cultural heritage
- These goals outlined above were fundamental to the creation of the NP and are reflected in the site design, road network, access to amenities, nature, and transit.

8.0



8.1 Geotechnical Assessment

A geotechnical report was completed by Englobe (2024) for the site. The key considerations for the site are summarized here. The residential development will include up to one level of below-grade construction, with a strip and spread foundation system recommended for single-family homes, provided that foundations are placed on undisturbed native soils or approved engineered fill to prevent differential settlement. Site soils are generally suitable for use as engineered fill. Groundwater levels vary but are not expected to pose significant issues; however, drainage measures may be necessary. Excavations will require careful consideration of soil types, and development setbacks have been established based on a slope stability assessment. All organic material, poor-quality fill, and vegetation should be removed before construction, and backfill should meet the specified standards.

8.2 Phase 1 Environmental Site Assessment (ESA)

The Phase I Environmental Site Assessment (ESA) found no significant environmental concerns that would warrant further investigation. The Site was undeveloped until 1949, with residential structures added around 1976 and before 1984. No substantial issues were identified regarding air emissions, wastewater, surface and groundwater, hazardous materials, or noise were noted during the completion of the Phase 1 ESA. Based on these findings no further environmental work is recommended at this time.

8.3 Biophysical Impact Assessment (BIA)

Trace personnel assessed the impacts of the RiverRidge Neighbourhood Plan received in July 2024 and provided their findings in the attached Biophysical Impact Assessment. Key findings from the assessment include: the site has moderate to steep slopes with significant elevation changes and no provincially identified significant landforms; soils are varied with some erosion observed; surface water features include ephemeral waterbodies and wetlands subject to provincial regulations; the vegetation is primarily native grassland and mixedwood forestland with no rare plant species but some noxious weeds; the site is within key wildlife zones with some species of conservation concern observed; historical resources approval has been granted; and ecological sensitivity areas were identified, with varying values. There is a small wetland identified in the BIA, adjacent to River Heights Lane. This wetland is classified as a Class V wetland, as per Stewart and Kantrud classifications, and includes a human-made dugout. Prior to the dugout, the area included a lower class wetland that was seasonal and only held water intermittently. The proposed development is not expected to have significant impacts on ecological components, although some residual effects such as wetland removal and habitat loss are anticipated but considered minor in the context of cumulative effects.

8.4 Transportation Impact Assessment (TIA)

The TIA concluded that, with the development of the adjacent developments of River Heights and Fireside, the Highway 22 / James Walker Trail will be at capacity, due to the single northbound lane on Highway 22. While the proposed new east leg of Highway 22 / Rolling Range Drive would help alleviate pressure on Highway 22 / James Walker Trail, it does not fully resolve congestion issues. Coordinated improvements (i.e. twinning) to Highway 22 remain necessary to address long-term traffic challenges.

8.5 Staged Master Drainage Plan (SMDP)

Because of the site topography, the study area has been divide into two (2) subcatchments. The north and south subcatchments will discharge into two separate existing manholes. Preliminary analysis indicates that the north subcatchment will require approximately 977 m^3 of surface storage (traplows) to control the discharge to the prescribed 70 L/s/ha and the south catchment will require 744 m^3. To meet the water quality requirements, two (2) Oil/Grit Separator (OGS) units are proposed to be installed prior to discharge into the existing storm system that discharges into the Bow River. During subdivision detail design the best suited OGS unit will be selected.

8.6 Historical Resources Impact Assessment (HRIA)

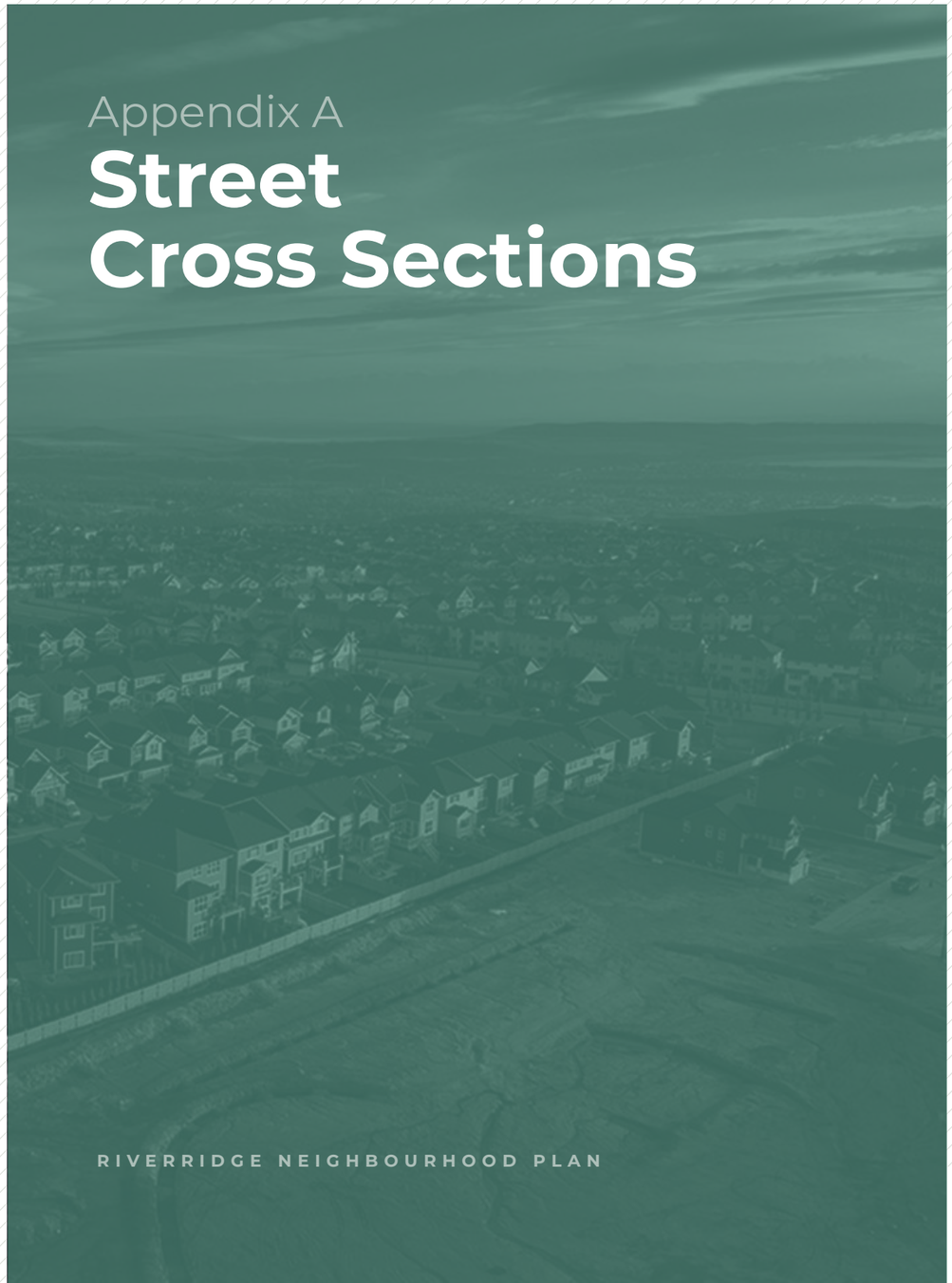
The HRIA for Lots 2 and 3 within RiverRidge was conducted by Lifeways in July 2024. The assessment involved a pedestrian survey and nine shovel tests across the project area, which covers approximately 15 hectares of high ground overlooking the Bow River. No cultural materials were found, though evidence of historic ploughing was noted. The area was determined to have limited archaeological potential. Lifeways recommends that the proposed development be granted Historical Resources Act approval to proceed with no further archaeological requirements. The HRIA for Lot 4 will be submitted under separate cover and an HRIA will be required for Lot 1 at such time that the NP is updated to include development on Lot 1.



A

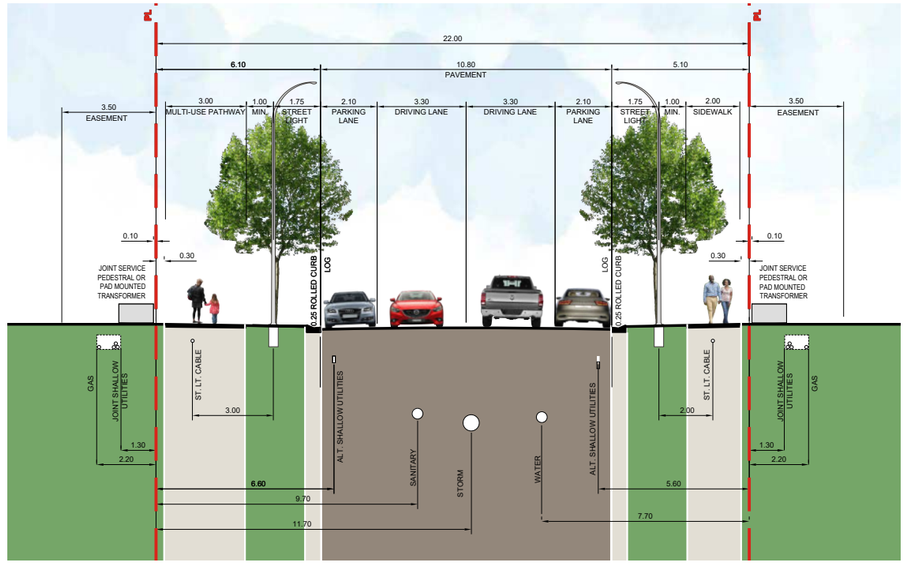
Appendix A

Street Cross Sections

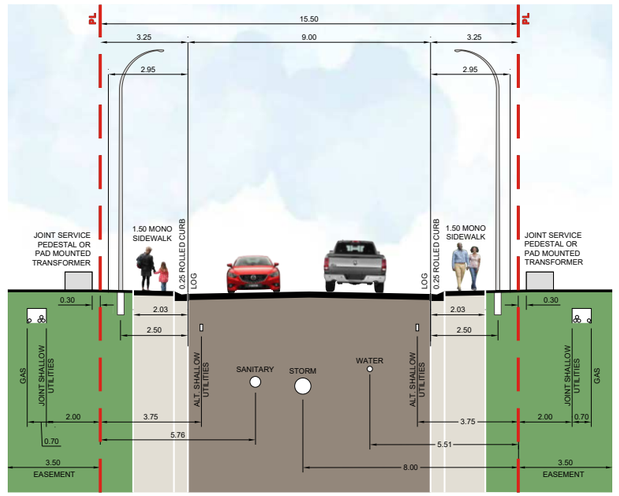


RIVERRIDGE NEIGHBOURHOOD PLAN

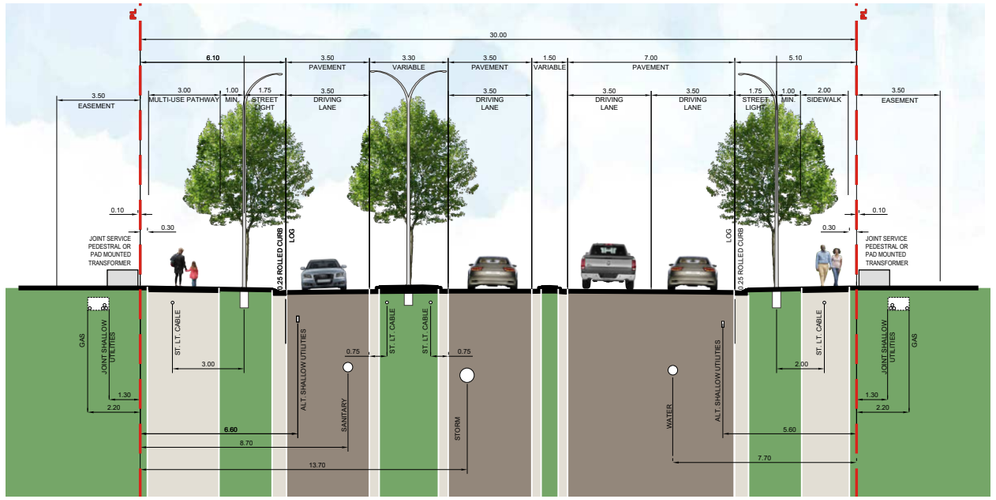
SECTION A-A Modified Collector - 10.8m / 22.0m



SECTION B-B Residential Street - 9.0m / 15.5m



SECTION C-C Modified Collector - 30.0m (RiverRidge Drive/HWY22)





RIVERRIDGE NEIGHBOURHOOD PLAN

DOUGLAS
DEVELOPMENTS