



PLANNING AND DEVELOPMENT SERVICES

TO: Council

DATE: February 23, 2021 **DIVISION:** 9

FILE: 06828001/02/03/11 **APPLICATION:** PL20190093

SUBJECT: Conceptual Scheme Item – Residential

Note: This application should be considered in conjunction with redesignation application PL20190094 (agenda item E-6).

APPLICATION: To amend the Cochrane Lake Conceptual Scheme to facilitate the development of a new residential community.

GENERAL LOCATION: Located north of Cochrane Lake West Road, west of Range Road 43 and east of Range Road 44, approximately 2.0 miles north of the town of Cochrane.

LAND USE DESIGNATION: Direct Control District 36

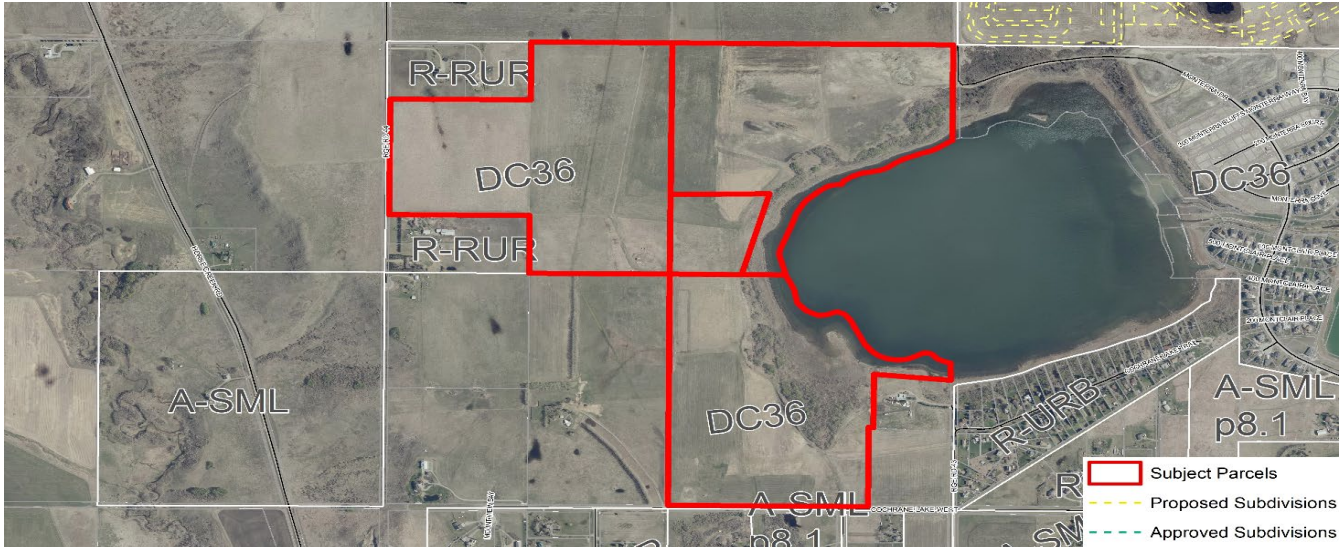
EXECUTIVE SUMMARY: Council gave first reading to Bylaw C-7986-2019 on January 14, 2020. The Bylaw has been amended to reflect amendments to the Land Use Bylaw and template since that time. The application is consistent with the relevant policies of the Cochrane Lake Hamlet Plan Area Structure Plan (CLHPASP) and the existing Cochrane Lake Conceptual Scheme CLCS.

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7986-2019 be amended in accordance with Attachment 'C'.
- Motion #2 THAT Bylaw C-7986-2019 be given second reading, as amended.
- Motion #3 THAT Bylaw C-7986-2019 be given third and final reading as amended.
- Option #2: THAT application PL20190093 be refused.

AIR PHOTO & DEVELOPMENT CONTEXT:



APPLICATION EVALUATION:

The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

<p>APPLICABLE POLICY AND REGULATIONS:</p> <ul style="list-style-type: none"> • <i>Municipal Government Act;</i> • Municipal Development Plan; • Interim Growth Plan • Cochrane Lake Hamlet Plan Area Structure Plan • The Cochrane Lake Conceptual Scheme; • Land Use Bylaw; and • County Servicing Standards. 	<p>TECHNICAL REPORTS SUBMITTED:</p> <ul style="list-style-type: none"> • Utility Servicing for Cochrane Lake Village prepared by MacDonald Communities dated May 2019; • Preliminary Stormwater Analysis – Technical Memo prepared by Stormwater Solutions Inc. dated November 2016; • Sub-catchment Master Drainage Plan prepared by Stormwater Solutions Inc. dated July 2016; • Traffic Impact Assessment prepared by Bunt & Associates dated January 2017; • Cochrane Lake Assessment and Restoration: Update prepared by Spiogyra Scientific Consulting dated November 2018; • Cochrane Lake Water Quality Improvement Plan prepared by MacDonald Communities Limited dated July 2020;
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POLICY ANALYSIS:

This report focuses on the technical aspects of the proposal, including all development related considerations, while the associated land use report focuses on the compatibility with the relevant statutory plans.

ADDITIONAL CONSIDERATIONS:

The lands are currently developed with a dwelling and accessory buildings on the southwest of section 28. The remaining lands are undeveloped and currently used for grazing. Surrounding lands are generally agricultural or large residential parcels with the community of Monterra to the east.

CONCEPTUAL SCHEME OVERVIEW:

The CLVNP provides a comprehensive framework to guide and evaluate future redesignation and subdivision applications. It also describes development details pertaining to open space design, road networks, servicing, stormwater management, development densities and future phasing. Section 4.3.1 and 4.3.2 of the CLHPASP provides a list of items to be included in a Neighbourhood Plan application, each of which has been satisfactorily addressed through the proposed CLVNP.

Site Context

The subject lands are located along the western shores of Cochrane Lake in an area identified for future residential and recreation development. The lands are currently undeveloped and feature rolling topography with drainage generally eastward toward the lake.

Proposed Land Use Concept Amendment

The CLHPASP identifies Neighbourhoods D, E, and F within the boundaries of the CLVNP. The existing conceptual scheme approval provides for residential development in Neighbourhoods D and F, with Neighbourhood E reserved for utility infrastructure. The proposed amendment includes a comprehensive piped servicing proposal wherein the proposed utility cell (approx. 120 acres) can now be realized for residential growth.

The proposed land use concept includes predominately single-detached homes with options for laned, laneless and estate homes. Full build-out of the plan would achieve a maximum of 800 residential units.

Along Cochrane Lake, the CLVNP incorporates a small Village Core, consisting of potential uses such as:

- Small-scale commercial opportunities associated with recreational uses;
- A boathouse for storing kayaks, paddle boards, and other human powered watercraft, as well as for providing storage for the ice yachts, ice surfer, and ice kites. This facility may be operated by a concessionaire who would make equipment available for rent for residents and visitors to enjoy both summer and winter lake sports;
- A pier designed for year-round use;
- A daycare, to be leased to a qualified operator to achieve affordable childcare for residents; and
- A community centre space with meeting rooms available to book/rent.

Reserves, Open Space and Recreation

Green and open spaces are a key part of CLVNP. The design incorporates open spaces throughout the community, which offers opportunities for both passive and active recreation. Approximately 27% of the total plan area comprises open spaces.

The main component of open spaces would be located along the lake edge and interlaced with open spaces within the pipeline rights-of-way located within the property. There would be a series of pedestrian connections to the lake via pathways and greenways, providing both visual and walkable access to the lake from everywhere in the community. This area also provides an opportunity for the creation of a dedicated off-leash dog park that is closely connected to the pathway network. Wherever possible, connections will be made to the regional pathway system to encourage pedestrian movement throughout the community, to adjacent communities, and within the greater hamlet area.

Transportation and Access

Access to the CLVNP would be via Cochrane Lake Road to the south, Range Road 44 to the west, and Range Road 43 to the east, through the Colvin Family Trust lands. As part of the first phase of development, the Traffic Impact Assessment (TIA) recommends an upgrade to Cochrane Lake Road (between Sheriff Road and the entrance to Cochrane Lake Village) for a distance of 1.5 km, to a Regional Arterial Road. The TIA also concludes that an upgrade to Range Road 43 (south of Weedon Trail) to a Regional Paved Road may be required due to estimated traffic volumes at a future stage.

Initially, it was intended that the CLVNP tie into the road network proposed as part of the original Monterra development; however, there are ownership issues relating to direct access to, and the use of, the private condominium roads within Monterra Phases 1 and 2. These issues will continue to be addressed through further discussion with the County, Developer, Colvin Family Trust and existing Condominium Corporations; as such, the Neighbourhood Plan does identify a northern road connection towards the existing Monterra development should a connection be possible in the future.

Further TIAs will be prepared at the subdivision stage to determine which specific offsite improvements are warranted to support that stage of the development.

Wastewater Servicing

The proposed CLVNP would be serviced by piped sanitary service. The proposed system is a gravity sanitary sewer through a piping system that conveys flows towards a new lift station to be located in the Village Core. The lift station would pump wastewater to the existing pressure main owned by Horse Creek Sewer Services (HCWS), located at the south end of the plan area at Cochrane Lake Road, which ultimately discharges to the Town of Cochrane sanitary sewer system. The sanitary sewer system network would consist of a collection system within roadways and would be designed and constructed according to County design standards.

Water Servicing

Water servicing within the CLVNP is proposed to be provided by an extension to the existing system currently servicing Monterra through existing trunk connections on Monterra Boulevard. The existing system is operated by HCWS and delivers water to the adjacent Monterra development from a pump station located within the town of Cochrane. The HCWS system was designed to accommodate the proposed development on the Cochrane Lake Village lands; as such, it has the licencing and treatment capacity to service the demands of proposed development.

Stormwater Management

An integrated stormwater management approach would be undertaken to accommodate the stormwater runoff in CLVNP. Low Impact Development principles would be the foundation of the storm water utility system within the plan area, including implementation of source control practices such as absorbent landscaping and bioswales. All stormwater runoff collected within the CLVNP will be stored in two onsite storm ponds eventually conveying flows to Cochrane Lake. Cochrane Lake currently has a restricted outlet that conveys flows to Horse Creek; further detailed design and environmental approvals will be required at the subdivision stage to increase the capacity of the lake outlet and potentially relocating the discharge location from Horse Creek to the Bow River.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

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ATTACHMENTS:

ATTACHMENT ‘A’: Application Information

ATTACHMENT ‘B’: Application Referrals

ATTACHMENT ‘C’: Bylaw C-7986-2019 and Schedule A and B

ATTACHMENT ‘D’: Cochrane Lake Conceptual Scheme – Redline Version

ATTACHMENT ‘E’: Map Set