



PLANNING AND DEVELOPMENT SERVICES

TO: Council
DATE: February 23, 2021 **DIVISION:** 9
TIME: Afternoon Appointment
FILE: 06828001/02/03/11 **APPLICATION:** PL20190094
SUBJECT: Redesignation Item – Residential

Note: This application should be considered in conjunction with Conceptual Scheme application PL20190093 (agenda item E-5).

APPLICATION: The purpose of this application is to redesignate the subject lands from Direct Control District 36 to Residential, Mid-Density Urban District, Special, Parks and Recreation District, and Special, Public Service District to accommodate the development of a new residential community, including 800 residential units in a range of housing forms, and a village core.

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-7987-2019 on January 14, 2020. The bylaw has been amended to reflect changes to the Land Use Bylaw since that time. The application is consistent with the relevant policies of the Cochrane Lake Hamlet Plan Area Structure Plan (CLHPASP) and the Cochrane Lake Conceptual Scheme, and is consistent with the regulations in the Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District and Special, Public Service District (S-PUB) of the Land Use Bylaw. In accordance with the policies of the CLHPASP amendment (PL20190093 – E-5) has been submitted with this redesignation application to update the planning framework for redesignation, subdivision, and development to proceed.

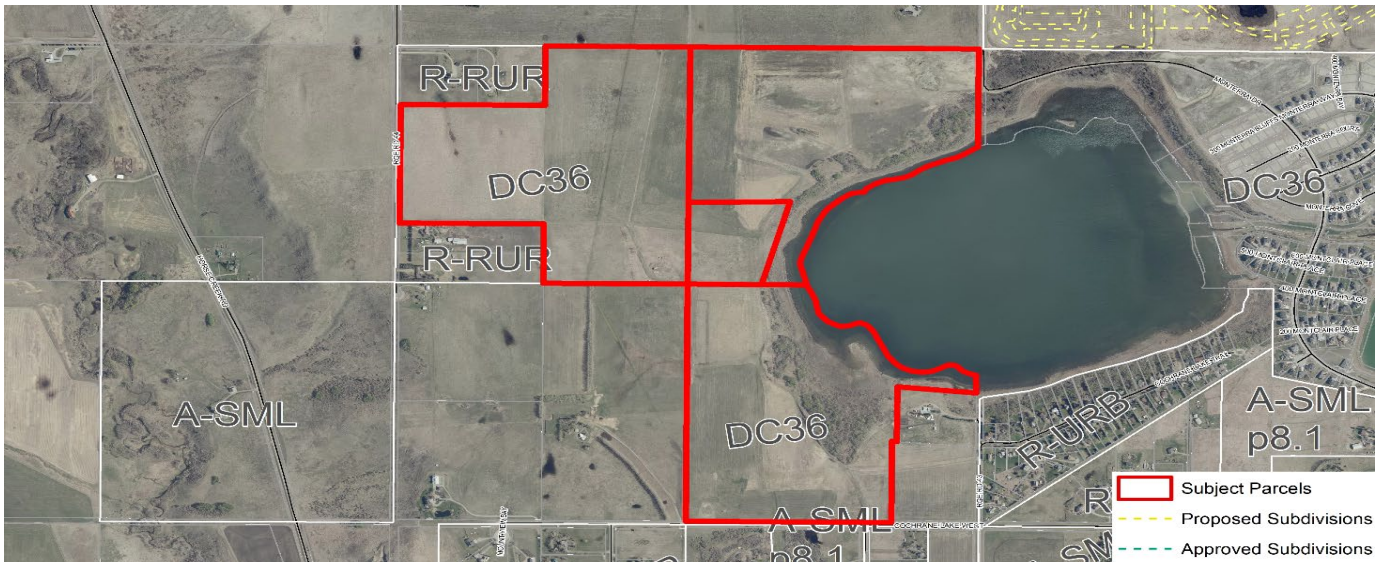
ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with Option #1.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7987-2019 be amended in accordance with Attachment ‘C’.
- Motion #2 THAT Bylaw C-7987-2019 be given second reading, as amended.
- Motion #3 THAT Bylaw C-7987-2019 be given third and final reading, as amended.
- Option #2: THAT application PL20190094 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; • 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 Spirogyra 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 primarily on the compatibility with relevant statutory plans while the associated conceptual scheme amendment application focuses on the technical aspects of the proposal.

Land Use Bylaw (Bylaw C-8000-2020)

On July 28, 2020, Council approved a new Land Use Bylaw (C-8000-2020) that came into effect on September 8, 2020. Administration reviewed the district conversions and confirmed that the originally



proposed Hamlet Residential District under Land Use Bylaw (C-4841-97) converts to Residential, Mid-Density Urban District and the originally proposed Public Service District converts to Special, Public Service District in Land Use Bylaw (C-8000-2020). The new Land Use Bylaw also provides a new district for parks and open spaces, being the Special, Parks and Recreation District. The Applicant is proposing to apply this designation to all private open space (to be managed by the HOA) and municipal reserve lands.

The Applicant is proposing to redesignate the subject lands to Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District and Special, Public Service District (S-PUB), which provides for residential parcels including single detached, duplex/semi-detached and row-housing. The district is appropriate for the proposed parcel sizes and uses proposed.

Cochrane Lake Hamlet Plan Area Structure Plan (CLHPASP) (Bylaw C-7037-2011)

The hamlet of Cochrane Lake is organized into six primary Neighbourhood Units. The subject lands comprise two of the neighborhood types, identified as Hamlet Neighbourhood and Community Centre areas. The neighbourhoods to the southwest serve as Community Centres, with an increased mix of uses including retail, employment, institutional, and residential uses. The western Centre is focused on the lake, while the eastern Centre takes advantage of proximity to Highway 22, a regional connector.

The remaining lands west of the lake are identified as Hamlet Neighborhoods, where there is less of a focus on retail and employment; these neighborhoods provide a range of housing types, public uses, and entitlements for minor commercial activity, such as a corner store.

The proposed amendment to the CLCS is to include a detailed Neighborhood Plan for the subject lands while maintaining all provisions for the remaining lands in the ASP area. The proposed Cochrane Lake Neighbourhood Plan is consistent with the CLHPASP.

Cochrane Lake Conceptual Scheme

The existing CLCS identifies the subject lands in the form of an extension to the Hamlet of Cochrane Lake in order to provide a variety of residential accommodation complete with recreational opportunities, support facilities, and a full range of utilities. A detailed assessment of the proposed amendments to the Plan to support the new vision for the western half of the lake is included in the related PL20190093 report; however, for the purpose of the land use redesignation proposal, the proposed Residential, Mid-Density Urban District (R-MID), Special, Parks and Recreation District and Special, Public Service District (S-PUB) are consistent with the overall vision for the lands.

Direct Control Bylaw (Bylaw C-4499-1995)

The purpose and intent of the existing Direct Control District is to provide for the use of portions of the land for residential and recreational development. Upon review, the newly created Residential, Mid-Density Urban District (R-MID) provides appropriate regulations and an effective framework for development of the proposed community. As well, the Special, Public Service District and Special, Parks and Recreation District allow for the range of recreational amenities proposed. The purpose of Direct Control Districts is to provide for developments that, due to their unique characteristics, unusual site constraints or innovative ideas, require specific regulations unavailable in other land use districts. The Direct Control District is not intended to be used in substitution of any other land use district in the Land Use Bylaw that could be used to achieve the same land uses. The proposed land use amendment is consistent with this approach.

ADDITIONAL CONSIDERATIONS:

The existing Cochrane Lake Hamlet Plan Area Structure Plan (CLHPASP), Cochrane Lake Conceptual Scheme (CLCS), and Direct Control District provide for a residential community on the



lands. The intention of this application is to update and refine the vision for the community and provide for development to proceed at this time.

The CLCS and the existing DC bylaw were adopted in 1995. Since that time the lands have not developed largely due to servicing and stormwater challenges in the area. 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.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/sl

ATTACHMENTS:

- ATTACHMENT ‘A’: Application Information
- ATTACHMENT ‘B’: Application Referrals
- ATTACHMENT ‘C’: Bylaw C-7987-2019 and Schedule A
- ATTACHMENT ‘D’: Map Set
- ATTACHMENT ‘E’: Public Submissions