



WHAT WE HEARD

REPORT

April 2025



Land Acknowledgement

The Town of Cochrane gratefully acknowledges that we are situated on Treaty 7 territory, the traditional lands of Iyârhe Nakoda peoples of the Chiniki, Bearspaw and Goodstoney First Nations. Treaty 7 is also home to the Tsuut'ina, Niitsitapi peoples of Siksika, Piikani and Kainai First Nations, as well as the homelands of the Métis residing within the Rocky View Métis District of the Otipemisiwak Métis Government within the Métis Nation of Alberta.

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SECTION 1.0

Introduction

Douglas Developments and B&A Studios Inc. (B&A) are leading the creation of the RiverRidge Neighbourhood Plan (NP), a new residential community in southwest Cochrane, Alberta. The NP will provide a framework for the development of the site, including community layout, parks, built form, transportation, servicing and infrastructure. The goal is to establish a vibrant, sustainable neighbourhood that accommodates residents of all ages while preserving the natural beauty of the Bow River Valley.

Project Location

RiverRidge is located within the River Heights Area Structure Plan (ASP) in southwest Cochrane, Alberta. The site is bordered by the Bow River to the north, Cowboy Trail (Hwy 22) to the west, River Heights Lane to the south, and River Heights Rise to the east. Currently, the site consists of country residential acreages and undeveloped lands, designated as Urban Holding (UH).

Designed to integrate with its natural surroundings, RiverRidge is a residential community that offers convenient access to services, shopping, recreation, and employment opportunities. The development will be constructed in phases, with infrastructure planned to connect the community to the broader Cochrane network.

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



Vision

The vision for RiverRidge is to create a vibrant, sustainable, and pedestrian-friendly neighbourhood that connects residents to the stunning Bow River Valley. Focused on accessibility, sustainability, and community well-being, the neighbourhood will provide a diverse range of housing options, including missing middle housing, to meet the needs of all residents.

Key elements of the RiverRidge Neighbourhood Plan include:

- + Pedestrian and transit connections to surrounding communities
- + A variety of housing types, such as single-detached homes, semi-detached homes, townhomes, and rowhouses
- + Green space connections, including access to the environmental reserve adjacent to the Bow River
- + Parks designed to integrate with the natural landscape, providing spaces for recreation and community gathering

Projected Project Timeline



October 2011

River Heights Area Structure Plan Approved



July 2, 2024

Community Enhancement Evaluation



September 5, 2024

Initial Neighbourhood Plan submission to Town of Cochrane



January 15, 2025

Neighbourhood Plan resubmission to Town of Cochrane



March 11, 2025

Public Open House



March 2025

Report back to the Community



Q2 2025

First Reading at Council



Q2 2025

Public Hearing of Council



Q3 2025 – Q2 2026

Subdivision and Construction



Q1 2027

First Residents Move In

SECTION 2.0

Why We Engage



To inform the community about the proposed neighbourhood plan



Provide opportunities for input on key features



Identify community values and concerns



Work to establish trust and transparency in the planning process

Engagement Overview

To ensure the RiverRidge Neighbourhood Plan reflects community values and priorities, a thorough engagement process was carried out. A key component of this was a public Open House held on March 11, 2025, which provided an opportunity for residents to learn about the project, ask questions, and share feedback directly with the project team. At the event, feedback forms were provided to attendees, offering them an opportunity to share their thoughts and input.

Attendees included residents from the River Heights area, interest holders such as nearby landowners, and members of local community organizations. While most participants lived within walking distance of the site, several others from broader Cochrane also provided feedback online.



PLEASE JOIN US FOR A RiverRidge Public Open House

Douglas Developments submitted a Neighbourhood Plan for a new residential community called RiverRidge. Located in Southwest Cochrane, RiverRidge will feature a range of housing options, carefully connected green spaces and pathways, and convenient access to amenities.

You're Invited

- March 11, 2025**
- 5:00 - 7:00pm**
- St. Mary's Catholic Parish**
10 River Heights Dr, Cochrane

In RiverRidge, you are surrounded by comfort, convenience, and natural beauty.

Designed to be pedestrian-friendly with transit connections, the neighbourhood promises easy access to shopping, recreation, municipal services, and employment areas. The neighbourhood responds to its unique surroundings by integrating with lands next to the Bow River, and preserving the north portion as Environmental Reserve. This ensures majestic views overlooking the Bow River Valley and preservation of the slope, allowing the town to enjoy these breathtaking vistas.



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To promote the event and ensure broad awareness, B&A implemented a multi-pronged outreach approach. This included signage placed near the church to capture local attention and a postcard mailout delivered to residents in the surrounding area of the site. These efforts aimed to ensure that nearby community members were well-informed and had a clear opportunity to get involved.

Following the event, a follow-up email was sent to attendees who had signed up for project updates, featuring links to the Open House materials and an online version of the feedback form. The online form was designed to give community members—particularly those who couldn't attend or weren't reached through initial promotion—an additional opportunity to review the materials and provide input.

This approach proved effective, as many attendees forwarded the email to other residents, resulting in a wider reach and additional feedback from the broader community.

SECTION 3.0

What We Heard

Feedback Summary - Frequent Comments We Heard

- + Protect the Bow River and surrounding natural areas
- + Ensure safe pedestrian crossings and active transportation options
- + Provide diverse, affordable housing options
- + Include large, family-friendly parks
- + Preserve neighbourhood character and manage development scale

A wide range of feedback was received from residents, interest holders, and community members. The feedback revealed concerns and suggestions related to the development's environmental impact, transportation infrastructure, community amenities, and housing types.

Summary of Feedback Areas

Topic	Number of Mentions
Environment & Sustainability	5
Transportation & Access	4
Parks & Green Spaces	4
Housing Types & Density	3
Community Amenities	3
Traffic & Pedestrian Safety	3
Development Timeline	2
Public Engagement	2
Infrastructure	2
Neighbourhood Character	1

Main Themes

The feedback collected from the community has been reviewed and analyzed to identify key themes and areas of focus for the RiverRidge Neighbourhood Plan. A number of themes emerged, particularly around environmental sustainability, transportation infrastructure, housing types, and community integration. Feedback strongly emphasized the importance of protecting the Bow River and surrounding natural areas, with many respondents expressing concern about stormwater runoff, wildlife habitat protection, and tree removal. There were also frequent requests for improved pedestrian safety, better active transportation options, and more family-friendly parks and green spaces. Respondents also expressed support for a variety of housing options, including affordable housing, but noted concerns about the density of the development near sensitive environmental zones. The feedback gathered will be considered as the RiverRidge Neighbourhood Plan moves forward.

Key Feedback Areas

Environmental Concerns	
Stormwater Management	Concerns were raised about stormwater runoff and potential impacts on the Bow River and surrounding ecosystems. Respondents emphasized the need for sustainable stormwater practices.
Wildlife Habitat Protection	Many participants expressed concern about disruptions to local wildlife habitats, particularly along riverbanks and natural corridors.
Tree Removal	Some community members voiced concerns about tree loss and the ecological impact of clearing land for development.

Transportation & Infrastructure	
Access to and from the Development Site	Participants were concerned about the existing and future road network's capacity to handle increased traffic, particularly along Highway 22 and River Heights Lane.
Pedestrian Safety	A significant number of respondents raised issues about pedestrian safety, specifically along the highway, and the need for safer crossing points.

Green Space & Gathering Places	
Preservation of Natural Areas	There was strong support for the inclusion of green spaces, parks, and environmental reserve areas to preserve the natural landscape and provide recreational opportunities.
Public Parks & Community Spaces	Respondents emphasized the importance of accessible, family-friendly parks and community gathering spaces. Desired amenities included playgrounds, picnic areas, sports courts, and connected pathway networks that support both recreation and social interaction.

Housing Types & Density

Affordable Housing Options	Many respondents expressed a need for a range of housing options, including affordable housing for young families and seniors.
Housing Density	Some expressed hesitation about the density of the development, particularly in areas near sensitive environmental zones.

Main Themes

The feedback collected from the community has been reviewed and analyzed to identify themes and opportunities for improvement in the RiverRidge Neighbourhood Plan.

Sustainable Design & Wildlife Conservation

Participants emphasized sustainable building practices, green infrastructure, and renewable energy, with a strong desire for the neighbourhood to minimize its environmental footprint. Protecting wildlife habitats and maintaining green corridors along the Bow River was a recurring concern, with suggestions to preserve existing vegetation and provide wildlife buffers.

Active Transportation & Community Integration

Several comments called for better connectivity through walking trails and bike paths that link to the broader Cochrane network, promoting healthy, low-impact modes of transportation. Participants also encouraged the inclusion of shared public spaces—parks, gathering areas, and communal facilities—that blend into the surrounding natural landscape.

4.0

SECTION 4.0 **Next Steps**

The feedback received from the community reflects a number of considerations that the project team has been actively incorporating into the planning process. Many of the concerns raised align with ongoing efforts to ensure a balanced, sustainable, and community-oriented development.

Douglas Developments and B&A would like to sincerely thank all community members who took the time to attend the Open House, complete the feedback form, and share their thoughts on the RiverRidge Neighbourhood Plan. Your input has played an important role in shaping the vision for this future community.

We appreciate your interest, your ideas, and your commitment to helping create a neighbourhood that reflects the values, priorities, and character of Cochrane. Ongoing engagement will continue to be an important part of the planning process, and we look forward to future opportunities to connect and collaborate.

Stay Connected

To subscribe to the project mailing list or for any inquiries, please contact:



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Appendix A

Open House



Open House Boards

Open Space Network

The Neighbourhood Plan has three open space areas to provide local recreation amenities to residents and connectivity to the environmental reserve adjacent to the Bow River. These spaces include:

- A north park that provides direct access to the environmental reserve with seating and a playground.
- A central park with a half basketball court & picnic area.
- An east park with open space, a playground, and pathways connecting to the environmental reserve along River Heights Rise.
- 25 acres of environmental reserve protecting natural amenities.

Transportation and Access

Transportation
A Transportation Impact Assessment was completed for the application to ensure the existing and proposed road network can sustain proposed traffic volumes generated by this project.

Access

- Phases 1 and 2 of development will be accessible from River Heights Lane, which connects directly to River Heights Drive.
- The future Highway 22 Intersection will provide the community with increased connectivity with the development of Phase 3.
- With the connection to River Heights Drive and Highway 22, RiverRidge will have convenient access to James Walker Trail and the developing communities on the south side of Cochrane and north toward the heart of town.

Phasing

RiverRidge is anticipated to be built in the following phases:

- Phase 1 is located on the southeast side of the community and connects to River Heights Lane.
- Phase 2 includes the northeast-central portion of the community and provides future access to the Future Planning Area. Phase 2 will include an emergency access road that connects to Highway 22.
- Phase 3 is in the center of the community and will conclude the development of proposed low-density housing. The emergency access road to Highway 22 will be upgraded to the complete collector road.
- Phases 4 and 5 are located on the west side of the Plan and will be developed by Sky Vision Development.

Next Steps & Timeline

<ul style="list-style-type: none"> ▼ October 2011 River Heights Area Structure Plan Approved ▼ July 2, 2024 Community Enhancement Evaluation ▼ September 5, 2024 Initial Neighbourhood Plan submission to Town of Cochrane ▼ January 15, 2025 Neighbourhood Plan resubmission to Town of Cochrane ▼ March 11, 2025 Public Open House (We Are Here) 	<ul style="list-style-type: none"> ▼ March 2025 Report back to the Community ▼ Q2 2025 First Reading at Council ▼ Q2 2025 Public Hearing of Council ▼ Q3 2025 – Q2 2026 Subdivision and Construction ▼ Q1 2027 First Residents Move In
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Thank You

Douglas Developments appreciates you sharing your time with us this evening.

Share your thoughts of the proposed development of the RiverRidge Neighbourhood plan by completing a feedback form in-person, or online by scanning the QR code.

Stay up to date by visiting
LifeInRiverRidge.com

Reach out to Jane Geller
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