

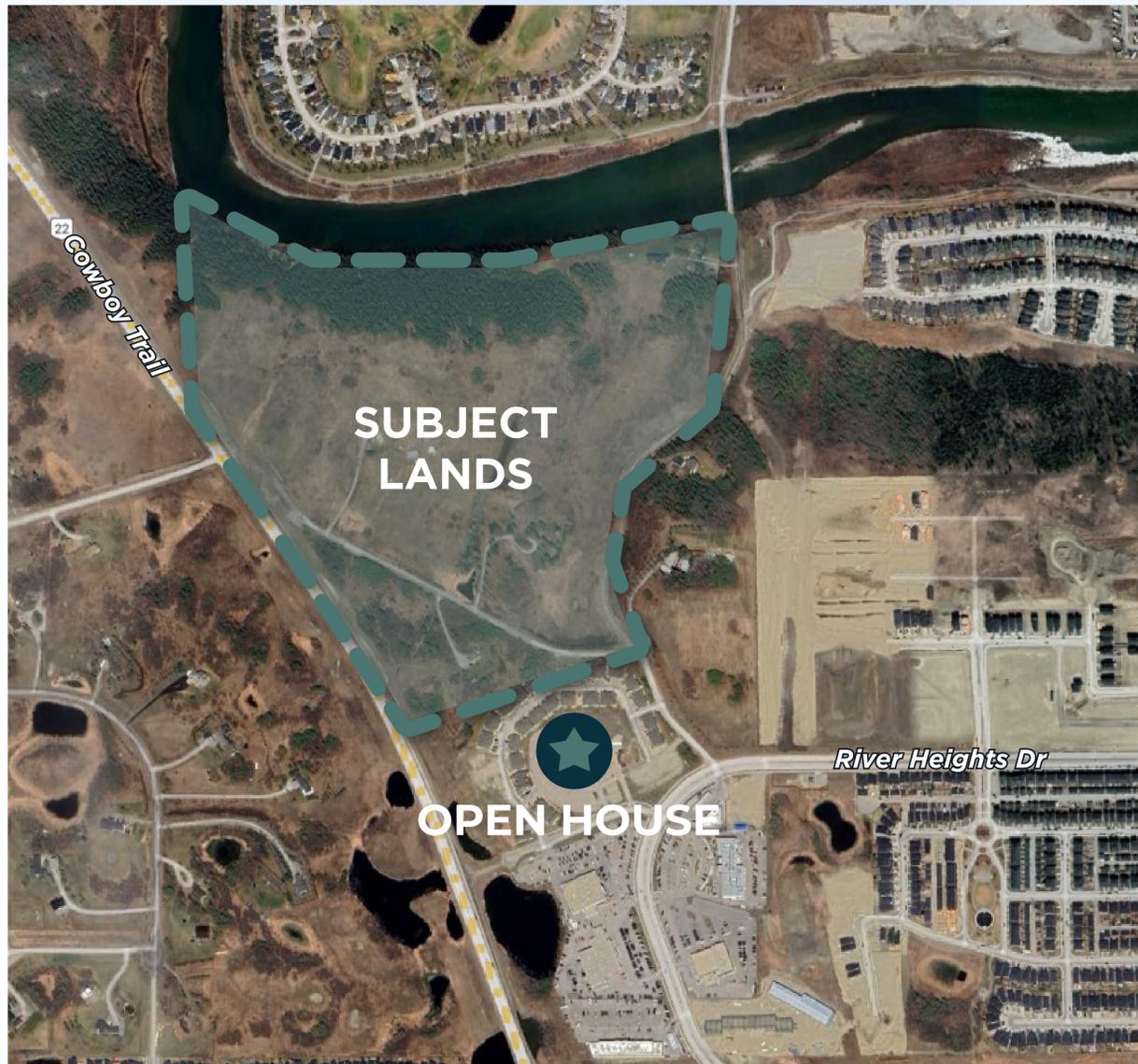


Welcome to the Douglas Developments

# RiverRidge Public Open House

We're here today to share information about the project,  
respond to your questions and gather feedback.

Thank you for joining us,  
**PLEASE SIGN IN.**



## **Douglas Developments is developing a Neighbourhood Plan to create a new residential community in southwest Cochrane.**

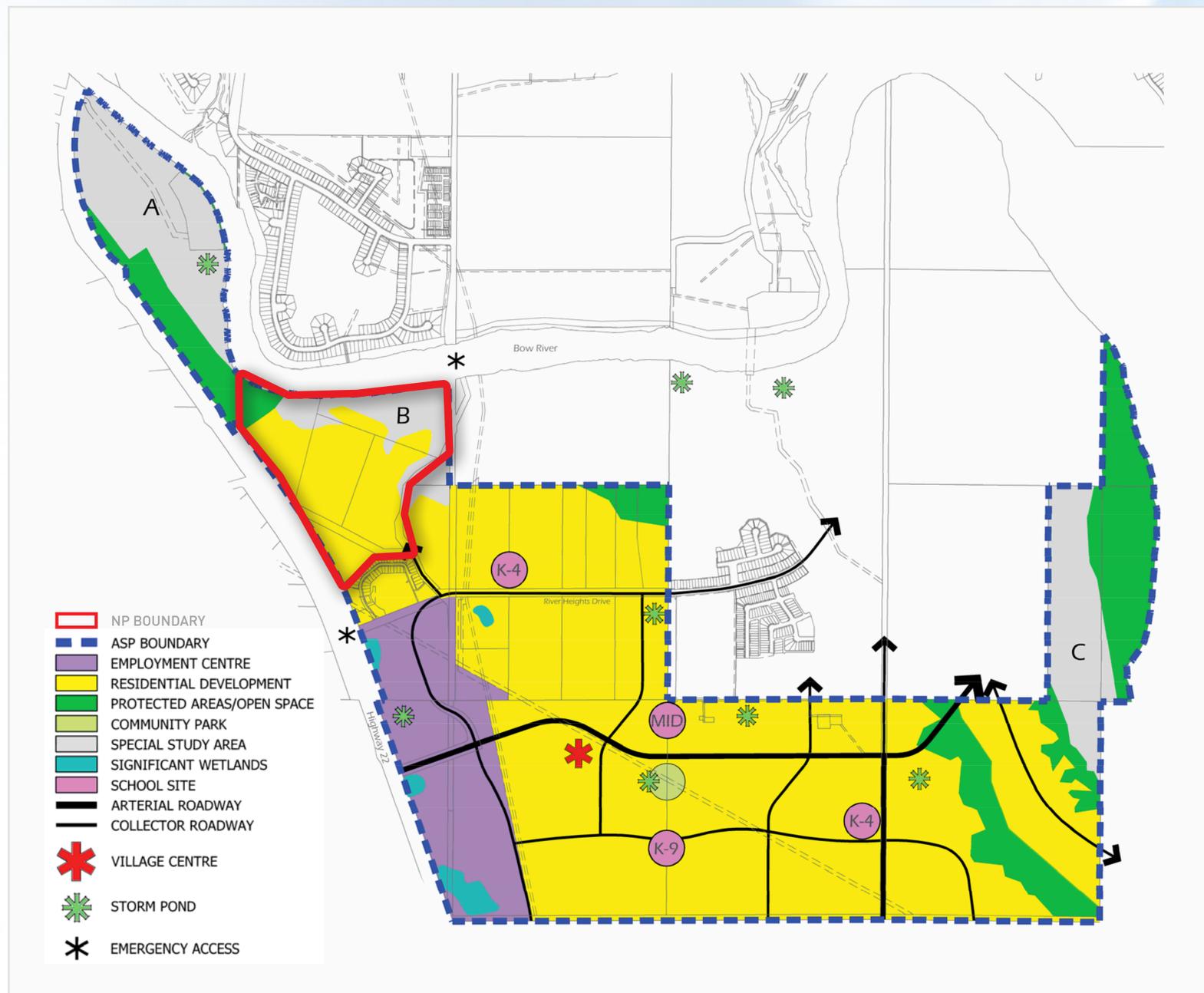
- Neighbourhood Plans provide a framework for the development of a community. They define the community layout, placement of parks, built form, and transportation / servicing requirements.
- Called RiverRidge, the site is made up of four parcels within the River Heights Area Structure Plan. The community is bound by the Bow River to the north, Cowboy Trail (Hwy 22) on the west side, River Heights Lane to the south, and River Heights Rise to the east. The site is currently designated UH (Urban Holding) and includes country residential acreages and undeveloped lands.



**RiverRidge is envisioned as a neighbourhood for residents of all ages and stages of life that connects people to the beautiful Bow River valley with views that extend across town.**

Designed to be pedestrian-friendly with transit connections, RiverRidge will provide easy access to shopping, recreation, municipal services, and employment opportunities.

RiverRidge responds to its unique surroundings and includes green space connections that integrate with the environmental reserve next to the Bow River. Parks have been arranged to preserve natural areas, create a sense of place and to provide incredible views.



## The RiverRidge Neighbourhood Plan (NP) is located within the River Heights Area Structure Plan (ASP).

An ASP is a statutory planning document that sets the standards, policies, and expectations for all future development within its planning boundary.

The NP is identified in the ASP as primarily “Residential Development” with a portion of “Special Study Area” and “Protected Areas/Open Space.”

The NP aligns with the other key policies, including the Town of Cochrane Municipal Development Plan and the Cochrane Sustainability Plan.

**The name RiverRidge pays homage to the landscape, including its connection to the Bow River and natural environment. The character of the neighbourhood will promote the western, small-town sense of place that depicts much of Cochrane.**



- - - Subject Lands
- R-LD Residential Low Density
- R-MX Residential Mix Single, Duplex
- R-MX Residential Mix Laned (Townhomes)
- R-MD Residential Medium Density
- 0.5m Contours
- DC Direct Control Back-to-Back Townhomes
- Open Space / Environmental Reserve
- Subject Lands - Excluded from Statistics
- Geotechnical Setback



## **A Neighbourhood Nestled in Nature**

RiverRidge is characterized by open fields, rolling hills, and dense forested areas along the escarpment leading to the Bow River. The design will adapt to these features to minimize disturbance and integrate with environmental areas.

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## **Missing Middle Housing**

RiverRidge will provide a range of housing options, including various shapes and sizes of single detached homes, Semi-detached homes, Back-to-back townhomes and Rowhouses.

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## **Aging in the Community and Lifecycle Housing**

RiverRidge will provide housing for residents of all ages and stages of life, with a seniors focused condominium community just south of the neighbourhood plan area.

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## **Active Connections**

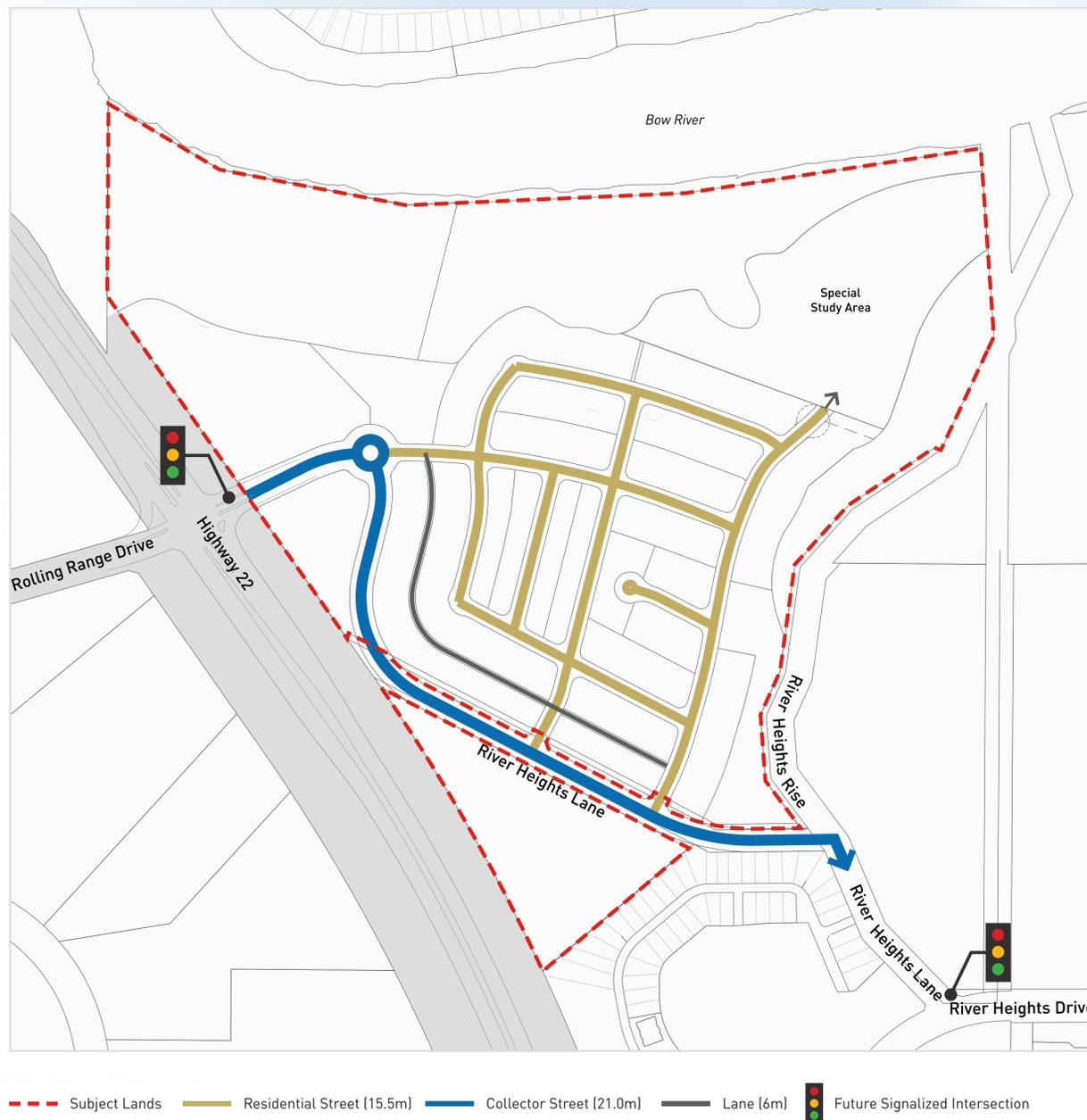
Proximity to the Bow River and convenient pedestrian and active transportation routes that connect to the broader Cochrane network are major design features of RiverRidge.



--- Subject Lands    - - - Geotechnical Setback    Open Space    Environmental Reserve

## 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

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.



## 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

- ▼ **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)**

- ▼ **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

## 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](https://LifeInRiverRidge.com)**

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Reach out to Jane Geller  
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