



RiverRidge Neighbourhood Plan

Community Update March 3, 2026

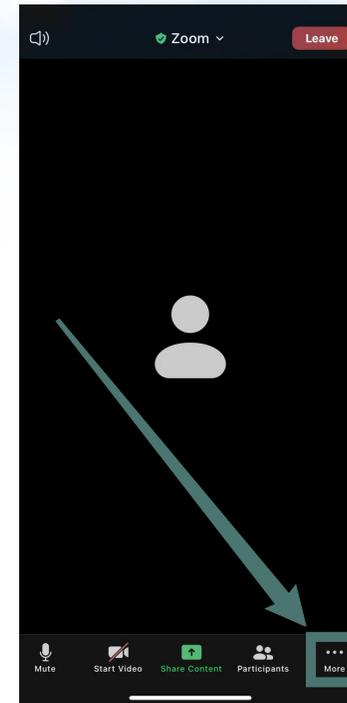
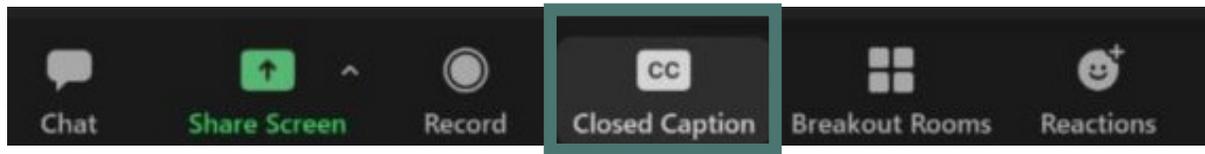
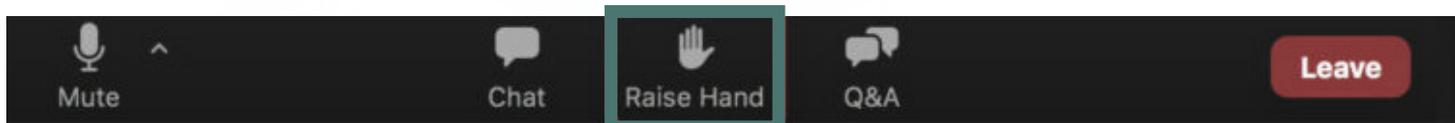
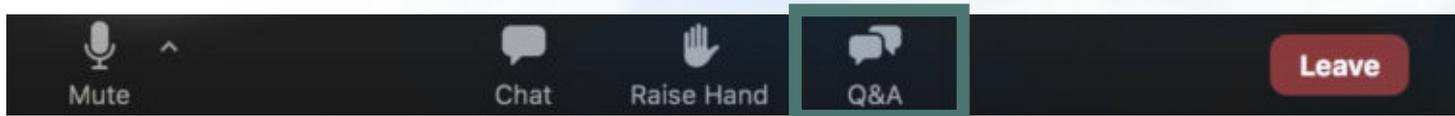
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- 5 Key plan refinements**
- 6 What happens next**
- 7 Questions and discussion**



Tonight's session is an update on the RiverRidge Neighbourhood Plan. We will share what we heard in 2025, explain refinements made since then and clarify what decisions are still under review. We are also here to listen and respond to your questions.

How to Participate

You can engage with us during the session by typing your question into the Q&A. Or by using the 'Raise Hand'. Please keep questions brief and respectful so we can hear from as many participants as possible. The session will be recorded.



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Project Overview

RiverRidge is a proposed residential neighbourhood in southwest Cochrane within the approved River Heights Area Structure Plan.

A Neighbourhood Plan sets the overall framework for how a new community will develop. It identifies:

- **Where homes will be located**
- **Where parks and open spaces will go**
- **The road network**
- **How services such as water and utilities will connect**

Detailed engineering and subdivision design happen at later stages.



-  **October 2011**
River Heights Area Structure Plan Approved
-  **September 2024**
Initial Neighbourhood Plan submitted
-  **January 2025**
Plan resubmitted
-  **March 2025**
Public Open House

-  **2025–2026**
Technical review and revisions

-  **Now (we are here)**
Community update while the application is under final review by the Town

-  **Spring 2026**
Anticipated Council consideration (subject to Town timelines)

This session provides an update during the Town’s review process.

What we heard in 2025

Community members shared feedback at the March 11, 2025 open house and through follow-up comments.

- **Protection of the Bow River & natural areas**
- **Traffic and access at Highway 22**
- **Pedestrian safety and crossings**
- **Housing density and neighbourhood fit**

These themes were shared with the project team and reviewed as part of the planning process.



Updates since March 2025

Since the March 2025 open house, the following work has been completed:

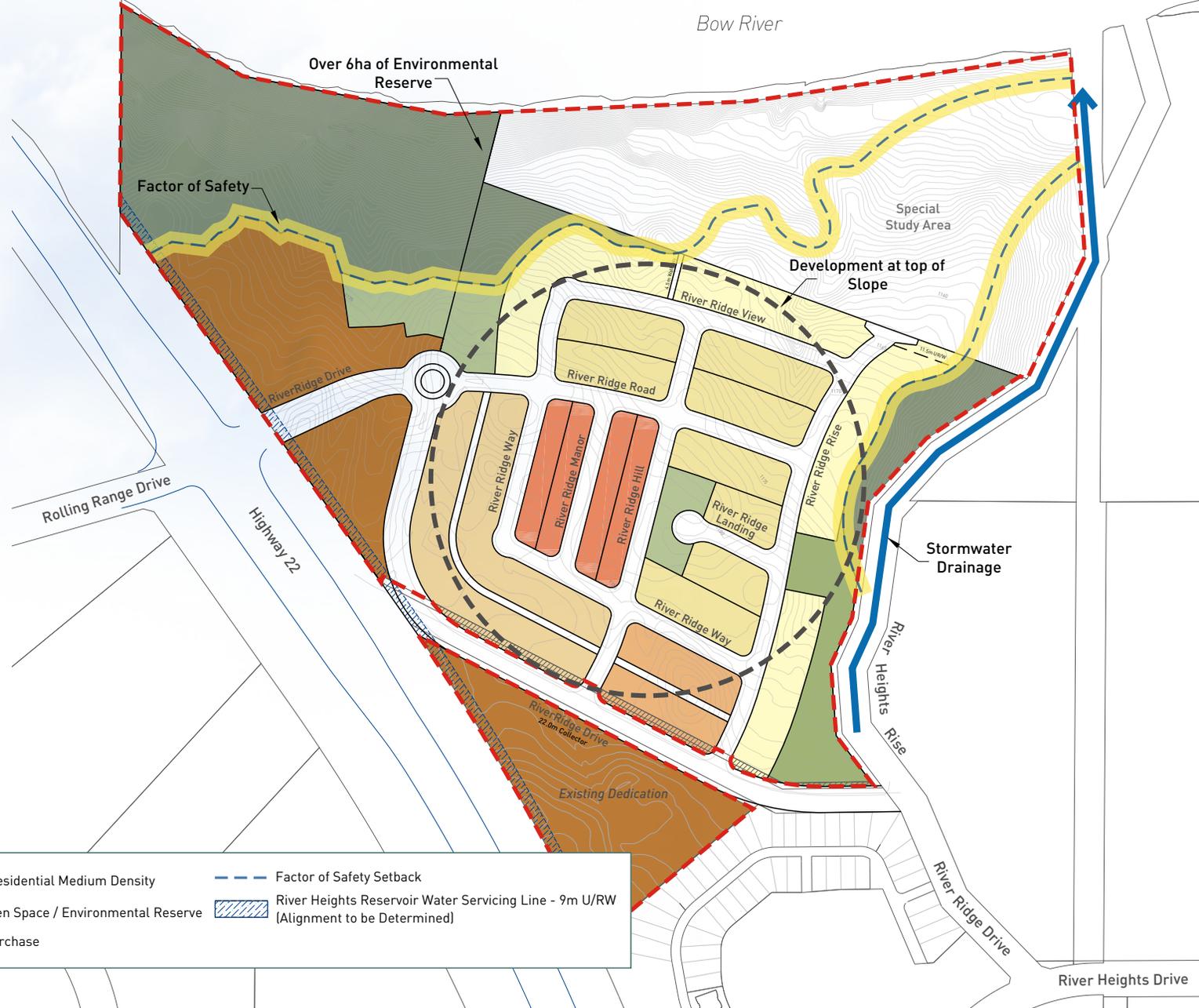
- **Ongoing technical review with the Town**
- **Detailed discussions about road access and timing**
- **Review of environmental setbacks**
- **Coordination on servicing and infrastructure**
- **Refinement of plan details based on Town feedback**



Protecting the Bow River and Natural Areas

- **6.01 hectares protected as Environmental Reserve**
- **Homes set back from the river**
- **Trees retained in steep areas**
- **Wildlife surveys required**
- **Stormwater meets provincial standards**

Steep riverbank lands remain protected.



Subject Lands	R-MX Residential Mix Laned Single, Duplex	R-MD Residential Medium Density	Factor of Safety Setback
R-LD Residential Low Density	R-MX Residential Mix Laned (Townhomes)	PS - Open Space / Environmental Reserve	River Heights Reservoir Water Servicing Line - 9m U/RW (Alignment to be Determined)
R-MX Residential Mix Single, Duplex	DC Direct Control Back-to-Back Townhomes	Road Purchase	

Transportation and Access

- Access from River Heights Lane in early phases
- Future signalized intersection at RiverRidge Drive and Highway 22
- Internal collector road network
- Traffic Impact Assessment completed



Pedestrian Connections

The neighbourhood is designed with connected walking routes throughout the community and to surrounding areas.

- **Sidewalks along streets**
- **Pathways linking parks and open space**
- **Connections to neighbouring communities**

Crossing locations will be finalized through detailed engineering review.



Subject Lands	3.0m Pathway	3.0m Regional Pathway	1.5m Mono Sidewalk	Environmental Reserve
Factor of Safety Setback	2.0m Gravel Trail	3.0m Municipal Regional Pathway	2.0m Mono Sidewalk	Open Space
			2.0m Separate Sidewalk	

Parks and Open Space

The plan includes:

- **Four neighbourhood park spaces**
- **Playgrounds and flexible open areas**
- **A half basketball court**
- **Pathway connections throughout the community**
- **Environmental Reserve along the Bow River**

Parks are distributed so most residents are within a short walk of open space.



Housing Mix

The neighbourhood is planned to include a range of ground-oriented homes.

- **Mostly single-detached homes**
- **Some semi-detached homes and townhomes**
- **Higher density located closer to major roads**
- **Lower density located near existing neighbourhood edges**

Housing areas are arranged to align with the Town's planning framework.



Front Exterior-Single Front Garage



Front Exterior-Duplex Laned



Front Exterior-Duplex Front Garage



Front Exterior-Single Laned



Back to Back Townhomes



The application is under final review by the Town



**Council consideration is anticipated in spring,
subject to Town timelines**

Council will make the final decision following administration review and public input.



Thank you - Q&A

-  Subject Lands
-  R-LD Residential Low Density
-  R-MX Residential Mix Single, Duplex
-  R-MX Residential Mix Landed Single, Duplex
-  R-MX Residential Mix Landed (Townhomes)
-  DC Direct Control Back-to-Back Townhomes
-  R-MD Residential Medium Density
-  PS - Open Space / Environmental Reserve
-  Road Purchase
-  Factor of Safety Setback
-  River Heights Reservoir Water Servicing Line - 9m U/RW (Alignment to be Determined)

Old Concept



New Concept



Thank You for Participating

Thank you for taking the time to join tonight's session and learn more about the proposed RiverRidge Neighbourhood Plan. Your questions and input are appreciated.

Next Steps

- A recording of this session will be posted on the project website
- A feedback form will be shared following the session

**For additional questions or comments,
please contact:**



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For project updates, visit:

LifeInRiverRidge.com