

WHAT WE HEARD REPORT

Land Use Bylaw Review Project: Let's Talk Cochrane BBQ and
Cochrane Farmers' Market

Wednesday August 15, 2018



ABOUT THE PROJECT

Cochrane is one of the fastest growing municipalities in Alberta and has experienced considerable growth and development over the past decade. This rapid growth has presented Cochrane with new and diverse development trends with an ever-increasing level of complexity.

Cochrane's Land Use Bylaw is the municipality's primary tool to regulate this increasing growth and development, and to control and regulate how all land is used and developed in the community. The Land Use Bylaw is arguably one of Cochrane's most important documents and has far reaching implications for how the community is shaped.

Cochrane's current Land Use Bylaw was adopted in 2004. Town Administration has initiated a comprehensive review and re-write to ensure it remains current and effective in regulating land uses and development within the Town. It is important that the land use bylaw meets the land use and development needs of its citizens and reflects Cochrane's unique character and natural landscape. Community involvement and participation in the Land Use Bylaw Review Project is integral to its success.

The Land Use Bylaw Review Project has involved the community through a variety of means, including a public survey, and a number of engagement events. Among these events were two pop-up booths at the Let's Talk Cochrane BBQ on June 27, 2018, and at the Cochrane Farmers' Market on July 14, 2018.

At both events, planning staff were present to answer any questions from the public and had a variety of interactive activities for the public to respond to about topics including housing, Western Heritage Design and parking. The following will provide all comments received at both events.

COMMENTS RECEIVED

Cochrane Farmer's Market

- Bike lanes are important
- Housing options are important to accommodate an aging population
- Pathways need to be widened to accommodate multi-modal users
- Design is important to the town's character and identity
- "Share the Road" signage to accommodate bikes on roads is not clearly understood by drivers. Signs need to be changed to be more intuitive or more education needs to happen.
- Lots are too small and close together. Feels like a condo community. Fire concerns because the lots are too close together.
- There is a parking problem in historic downtown.
- Need more community gardens!
- Pathways are in disrepair and are dangerous. Divots, holes, gaps etc.
- It is hard to park in the Historic Downtown, however parking in the rest of Cochrane is okay. The parking problem is time sensitive. It is hard to park on the weekends or during events/parades etc., but easy to park on weekdays. Love the downtown and it adds to the charm of Cochrane.
- Cochrane has two separate identities:
 - Hasn't lost its small-town feel
 - But has the commercial services of a larger center, which means that people don't need to leave town for things
 - Best of both worlds
- Cochrane needs to become a pedestrian and cycle friendly community.
- Cochrane is very car-centric.
- Need bike parking and bike racks in Cochrane.
- Need separated sidewalks and cycle tracks in Cochrane. This will help take the pressure off the roads.
- Need transit in Cochrane.
- There are issues with multi-modal transit on trails. Need education related to this as well.
- Cycling is dangerous on Cochrane's roads and highways.
- Lots should be bigger in new communities. There should be a variety of lots in new communities.
- Need more housing options for all people who live in Cochrane
- Variety of housing types and lot sizes are needed in Cochrane to accommodate different ages and socio-economic levels
- Cochrane's Historic Downtown has a parking problem, but only on weekends, during events, and at certain times of the day
- Cochrane has not lost its small-town-feel and the Historic Downtown and western heritage design adds to Cochrane's charm and character
- Housing and lots are too close together
- Cochrane has the best of both worlds; small town feeling and larger centre services

Let's Talk Cochrane BBQ

- Cochrane has not lost its small town feel yet- but could in the future with the continuing development, addition of more big box stores etc.
- Either capitalize on integrating the Western Heritage Design Guidelines, or don't have them.
- Stop approving more housing! (Especially high density)
- Free community splash pad
- All builders should supply a bylaw cheat-sheet to new home owners (i.e., simplify the relevant portions of the LUB that are important for homeowners to be aware of)
- Fix the roads
- Need more parking downtown to bring tourists
- Day homes should have to go through a permitting process
- Parking lots in commercial areas are not user-friendly
- Losing small-town feel due to overwhelming residential development
- If you still allow for cash in lieu of parking stalls, money must be used by the Town to provide parking within 2 years
- Developers are capitalizing on putting semi-detached on the same size lots as single-family dwellings. Taking advantage
- Parking problem in residential neighbourhoods
 - Corner sightlines
 - A lot of on street parking
- 22 and 1A overpass needed
- Need to accommodate all housing types in the right context and areas of town
- Provide a variety of lot sizes to accommodate all income levels
- Decreasing small-town feel
- Can't access downtown from Heritage through the path system
- Tri-site should be open community space, anything but housing
- I wish my guests could legally park near my house
- No parking sign on the street that takes away 1-2 spots in Heartland. Why?
- More accommodations in the downtown
- Need to keep the western design in the downtown. It's important to the towns character and community
- Accommodation in the downtown brings people to all of our nice shops
- I wish they would extend transit/train to Cochrane
- Provide a mix/variety of housing to accommodate all income levels
- Keep the horse park
- Inn's/Hotels needed
- 4th Ave from 1A needs two lanes going south and one lane north
- Of course people want large lots, but how do you accommodate all the growth. Can't keep taking up all of the land!
- Adequate parking in downtown if you're willing to walk
- Smaller homes on smaller lots!
- Like to ride my horse in town and the horse park
- Keep the horse park

- Has a residential parking problem
- Accessibility is a big problem (for instance, someone with mobility issues probably couldn't come to the event tonight)
- Of course Cochrane has lost some of its "small town feel", but it benefits from a lot of growth. I've lived in a stagnant town and Cochrane appeals to me way more.