

Development Summary Report for 2018

Executive Summary

2018 was not a typical growth year for the Town of Cochrane. The population increased by 1,640 residents which is a 6.2% increase over 2017, however the number of new homes built in Cochrane in 2018 was down to 359 which is the lowest number of new homes since 2006. This year's summary report refined the estimated number of dwelling units based on up to date Building Permit data and registered subdivision plan as well as moved the tentative plan counts to the "to be subdivided" column as there has been a noticeable decrease in the registration of subdivisions. These numbers will get more and more refined the closer each neighbourhood comes to completion.

Despite this decline and the refined estimate numbers, Cochrane's growth projections remain steady and similar to last year.

- 15 – 18 years of land use approved area (15 – 18 last year)
- 19 – 23 years of neighbourhood plan approved area (19 – 23 last year)
- 7.8 – 9.2 years of growth within current water limits (8 – 10 last year)

According to the growth projections and the town's land supply policies, these numbers are on track and put the Town in a good position to respond to growth proactively.

The Greystone Area Structure Plan and Neighbourhood Plans were approved in 2018 which includes significant non-residential growth areas in alignment with Council Priority #2, Community Development and Planning where one of the deliverables is to prioritize commercial and industrial development while broadening residential housing options.

Out of 211 Development Permits in 2018, 38 were for non-residential development, including industrial, changing the uses of existing development, cannabis retail, new commercial construction, and commercial expansions. Further generating commercial activity in our communities, there were 44 development permits for home-based businesses, major where clients visit the home.

This report reviews the year over year change that has occurred in Cochrane's ten (10) active growth neighbourhoods over 2018. Regardless of how land use or plans are in place, new home purchases are generally market driven. The projections in this report do not account for environmental, social, political, or economic factors either imposed on the Town or occur within the Canadian and Albertan context.

Introduction

The original Notice of Motion relates to the amount of development in each of the town's new communities, how much of that land has land use approval, how much has been built and how much remains. This report is an update to the 2017 Development Summary Report. Tables 1 and 2 provide that information for each community, using the information contained in the Area Structure Plans, Neighbourhood Plans, subdivision data and the building permit activity report for all of 2018.

Development Summary Report for 2018

Table 1 - Residential development (dwelling numbers) by community with land use*

Community	ASP Stage 1	ASP Stage 2	NP Stage 1	NP Stage 2	NP Stage 3	Building Permits end of 2017	Building Permits end of 2018	Homes built in 2018	Balance of dwellings with land use	Dwellings with SD, not built	Dwellings no SD, not built	Population 2017 Census	Population 2018 Census
Fireside	2100	-	1298	1382	-	791	853	62	1827	134	1693	1448	1830
Heartland	1237	893	-	-	-	565	645	80	1485	133	1352	1126	1414
Heritage Hills	1818	-	534	1128	-	507	536	29	1126	86	1040	1299	1425
River Heights	4620	-	-	-	-	-	-	-	-	-	-	-	-
Rivercrest		-	427	-	-	0	0	0	427	159	268	3	0
Southbow Landing**		-	2853	-	-	-	0	-	1907	-	1907	0	0
The Willows		-	746	-	-	379	401	23	345	154	191	462	608
Riversong	-	-	803	-	-	747	747	-	56	56	0	2570	2766
Riviera		-	-	552	-	293	332	39	187	137	50		
Precedence		-	-	-	479	0	1	1	478	85	393	0	0
Sunset Ridge***	1302	-	-	1801	645	2356	2433	76	1315	254	1061	4836	5196
Total	11077	893	6661	4863	1124	5638	5948	310	9153	1198	7955	11744	13239

*as of Dec 31, 2018

**R-M land use was only given to 7.5 acres (equating to 304 units). NP estimates 1250 total R-M units. Balance of dwellings estimate reduced by 946 dwellings.

***as of April 8, 2019

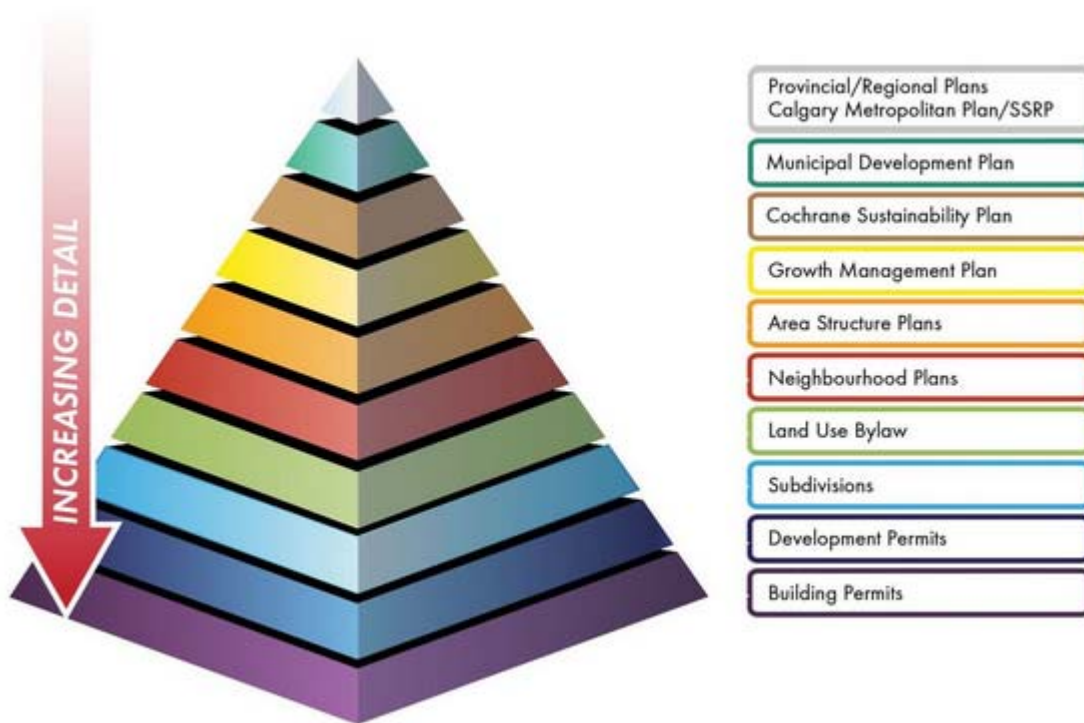
Table 2 - Residential development (dwelling numbers) by community without land use/neighbourhood plans approved

Community	ASP Stage 1	ASP Stage 2	NP Stage 1	NP Stage 2	NP Stage 3	Building Permits	Balance of dwellings w/o land use
Greystone	1091	-	694	-	-	-	694
Rivercrest	4620	-	239	-	-	-	239
Southbow Landing		-	2853	-	-	-	946
Summit of River Heights		-	363	-	-	-	363
Total	5711	-	4149	-	-	-	2242

Development Summary Report for 2018

To manage the sustained development growth in Cochrane effectively, the Town has several planning documents that shape our new communities. Section 632(1) of the Municipal Government Act (“MGA”) requires the Town to approve and adopt a Municipal Development Plan (“MDP”). This is our over-arching planning document and provides the strategic framework for development within Cochrane. Other significant planning documents include the Cochrane Sustainability Plan and Growth Management Strategy. These plans build on the policies of the MDP. They increase in the amount of policy detail incrementally. Next in this order of detail in the Area Structure Plan, followed by Neighbourhood Plans and then the Land Use Bylaw.

Figure 1 (below) illustrates the hierarchy of planning document, from the highest level (MGA) to the non-statutory Neighbourhood Plan.



In addition to the level of detail between them, there is a significant difference between Area Structure Plans and Neighbourhood Plans. Area Structure Plans (“ASP”) are established by Bylaw, approved by Council, and provided for in the MGA (s.633). As such they are statutory planning documents. Neighbourhood Plans, on the other hand, are approved by resolution of Council. They do not hold any statutory status and are intended to inform and provide an additional level of detail for the overall pattern of development, location of land uses, road and path system layout, areas of open space; adding detail to the statutory ASP.

There are currently seven (7) Area Structure Plans adopted for these growth areas within the Town boundary, together with 14 Neighbourhood Plans.

These plans establish the principle of development of an area, providing general land use themes. The Neighbourhood Plans that are currently approved by Council incorporate both residential and non-residential areas within them. This is intentional as a central tenet of best planning practise, in building “complete communities”. To be able to provide a reflection of the development in Cochrane, this report identifies both residential and non-residential development in ASP and NP documents.

Development Summary Report for 2018

This report goes on to consider those parcels that currently under construction. The balance of the potential future development that is yet to commence construction and does not yet have Building Permit approval can be assumed. By looking at this potential balance of development and considering the amount of annualized building activity, we are able to forecast a potential future land supply.

This report also considers an assumed population increase (and total resulting population) and how that is affected by the availability of adequate water servicing to the Town.

The following community profiles provide information extracted from current ASP and NP, together with data held by the Town's Safety Codes Department (responsible for administering Building Permits). In 2016 the Town changed the way Building Permits were tracked. This provides a better understanding on a community by community basis. Prior to that, the records only indicate annual numbers of Building Permits.

Community Profiles

1. Fireside

The West Ridge Area Structure Plan was adopted April 14, 2009. It covers the whole of the land that is now the Fireside community. The ASP estimates the total number of dwelling units in the plan area to be a minimum of 2,100.

There are two Neighbourhood Plans associated with the Fireside community. Stage 1 was adopted March 29, 2010 and Stage 2 was adopted June 23, 2014. The estimated total dwelling units for each stage is 1,298 in Stage 1 and 1,382 in Stage 2. This equates to a total anticipated number of dwellings of 2,680 (580 units more than the minimum established in the ASP).

Building Permit activity indicates that 62 dwelling units were completed or under construction in 2018 for a total of 853 dwelling units within Fireside. There are 134 lots with subdivision approval that have not had dwellings constructed on them yet.

If relying on the Neighbourhood Plan estimate, which provides a greater level of detail than the ASP, this would equate to a balance of 1827 dwelling units to be constructed. This means there are approximately 1693 dwellings yet to be subdivided in Fireside.

Table 3 provides the community statistics from the Neighbourhood Plans.

Table 3 – Fireside Community Statistics

Fireside Neighbourhood Plan	Stage 1		Stage 2	
	Area (ac)	% of plan	Area (ac)	% of plan
Residential	57.39	52.5	91.82	64.7
Non-Residential	9.22	8.4	1.28	0.9
School Site	8.00	7.3	0	0
Other (MR, Roads, PS, etc.)	34.66	31.8	48.38	34.4
Total	109.27	100	141.88	100

Development Summary Report for 2018

2. Greystone

The Greystone ASP was adopted on July 9, 2018. It covers the whole of the land that is the Greystone community as well as existing industrial and institutional lands. The ASP estimates the total number of dwelling units in the plan area to be approximately 1,091 (2,837 people / 2.6 people per household).

There is one Neighbourhood Plan associated with the Greystone community. The Greystone Neighbourhood Plan was adopted on August 13, 2018. The estimated total dwelling units for the NP is approximately 694 (375 units less than the estimate in the ASP).

Council has yet to consider land use approval for these lands. No subdivision or development has occurred on these lands yet.

Table 4 provides the community statistics from the Area Structure Plan and the Neighbourhood Plans.

Table 4 – Greystone Community Statistics

Greystone	ASP		NP	
	Area (ac)	% of plan	Area (ac)	% of plan
Residential	-	-	52.85	35.8
Non-Residential	-	-	35.71	24.2
MR	-	-	14.75	10
Other (Roads, PS, etc.)	-	-	43.93	29.8
Total	-	-	147.24	100

3. Heartland

The Heartland community was approved as two ASP areas in March of 2015. Heartland Stage 1 estimates a minimum 1,237 dwellings and Heartland Stage 2 estimates a minimum of 893 dwellings, equating to 2,130 dwellings at full build out.

Building Permit activity indicates that 80 dwelling units were completed or under construction in 2018 for a total of 645 dwelling units within Heartland. There are 133 lots with subdivision approval that have not had dwellings constructed on them yet.

Table 5 provides the community statistics from the Area Structure Plans.

Table 5 – Heartland Community Statistics

Heartland ASP	Stage 1		Stage 2	
	Area (ac)	% of plan	Area (ac)	% of plan
Residential	84.78	58	57.62	53
Non-Residential	0	0	7.93	7
Other (MR, Roads, PS, etc.)	82.72	42	43.44	40
Total	167.5	100	108.99	100

Development Summary Report for 2018

4. Heritage Hills

The Heritage Hills ASP was adopted April of 2014. It covers the whole of the land that is the Heritage Hills community, including the existing built area. The ASP estimates the total number of dwelling units in the plan area to be a minimum of 1,818.

There is one Neighbourhood Plans associated with the Heritage Hills community and an older concept plan. When the Neighbourhood Plan was adopted on March 29, 2016, the older area was 95% subdivided and almost completely built out. The estimated total dwelling units for the Stage 2 Neighbourhood Plan is approximately 1,128. This equates to a total anticipated number of dwellings of 1662 (156 units less than the estimate in the ASP).

Building Permit activity indicates that 29 dwelling units were completed or under construction in 2018 for a total of 536 dwelling units within Heritage Hills. There are 86 lots with subdivision approval that have not had dwellings constructed on them yet.

If relying on the Neighbourhood Plan estimate, which provides a greater level of detail than the ASP, this would equate to a balance of 1155 dwelling units to be constructed. This means there are approximately 1069 dwellings yet to be subdivided in Heritage Hills.

Table 6 provides the community statistics from the Neighbourhood Plan.

Table 6 – Heritage Hills Community Statistics

Heritage Hills	ASP		NP Stage 2	
	Area (ac)	% of plan	Area (ac)	% of plan
Residential	-	-	80.16	56.6
Non-Residential	-	-	4.89	3.5
Public Utility	-	-	7.31	5.2
Other (Roads, PS, etc.)	-	-	30.27	21.4
MR Credit	-	-	19.03	13.4
Total	-	-	141.88	100

5. River Heights

The River Heights Area Structure Plan was adopted in October of 2011. It covers a large area of land south of the Bow River including the neighbourhoods of Rivercrest, the Willows of River Heights, the Summit of River Heights, and Southbow Landing. There are other areas of land within the River Heights ASP area that are currently without neighbourhood plans, including the existing highway commercial area and other future development areas. The broad nature of the plan is not particularly meaningful in understanding the level of development at the community level. Nevertheless, the ASP estimates the total number of dwelling units in the plan area at 4,620.

Table 7 provides the community statistics from the Area Structure Plan.

Development Summary Report for 2018

Table 7 – River Heights Community Statistics

River Heights	ASP	
	Area (ac)	% of plan
Residential	548	54
Non-Residential	104	10
School Site	34	3
Other (MR, Roads, PS, etc.)	336	33
Total	1,022	100

There are currently four Neighbourhood Plans associated with the River Heights area. The dwelling unit estimates for each neighbourhood are Rivercrest – 666, the Willows of River Heights – 746, the Summit of River Heights – 363, and Southbow Landing – 2853. This totals 4,628, slightly more than estimated in the ASP, and does not include all the lands in the ASP with development potential.

a) Rivercrest

The Rivercrest NP was adopted in May of 2017. The estimated total dwelling units is 666.

In 2018, further land use was granted by Council increasing the approximate number of dwelling units with land use from 164 to 427. Further a subdivision was approved preparing the way for 159 dwelling units to be available for building in 2019.

If relying on the Neighbourhood Plan estimate, this would equate to a balance of 239 dwelling units to be granted land use as well as 507 dwellings yet to be subdivided in Rivercrest.

Table 8 provides the community statistics from the Neighbourhood Plan.

Table 8 – Rivercrest Community Statistics

Rivercrest	NP	
	Area (ac)	% of plan
Residential	53.1	64.5
Non-Residential	0	0
School Site	8.1	10
Other (MR, Roads, PS, etc.)	21.1	25.5
Total	82.3	100

b) Southbow Landing

The Southbow Landing NP was adopted in October of 2015 and granted land use for most of the area in September of 2017. Southbow Landing NP estimates 2,853 dwelling units. Three areas of multi-family residential were not given land use at that time. These areas equate to an estimated 946 dwellings. Therefore, the estimated total dwelling number for Southbow Landing is 1,907 units.

No further subdivision or development has occurred on these lands yet. It could be approximately 2-5 years until development commences.

Development Summary Report for 2018

Table 9 provides the community statistics from the Neighbourhood Plan.

Table 9 – Southbow Landing Community Statistics

Southbow Landing	NP	
	Area (ac)	% of plan
Residential	189.24	49.3
Non-Residential	48.08	12.5
School Site	26.42	6.9
Other (MR, Roads, PS, etc.)	120.09	31.29
Total	383.83	100

c) The Willows of River Heights

The Willows of River Heights NP was adopted in June of 2012 and granted land use for most of the area. The NP estimates 746 dwelling units.

Building Permit activity indicates that 23 dwelling units were completed or under construction in 2018 for a total of 401 dwelling units within the Willows. There are 154 lots with subdivision approval that have not had dwellings constructed on them yet.

If relying on the Neighbourhood Plan estimate, which provides a greater level of detail than the ASP, this would equate to a balance of 345 dwelling units to be constructed. This means there are approximately 191 dwellings yet to be subdivided in the Willows.

Table 10 provides the community statistics from the Neighbourhood Plan.

Table 10 – The Willows of River Heights Community Statistics

The Willows	NP	
	Area (ac)	% of plan
Residential	45.37	62.3
Non-Residential	0.99	1.4
School Site	0	0
Other (MR, Roads, PS, etc.)	26.41	36.2
Total	72.77	100

d) The Summit of River Heights

The Summit of River Heights NP was adopted on April 10, 2017. The NP estimates 363 dwelling units.

Council gave First Reading of Bylaw 25/2017 on June 26, 2017 with a Public Hearing held in July of 2017. Council has 2 years to read the bylaw for a second or third time from the date of First Reading to approve land use for these lands. If Bylaw 25/2017 expires, a new application may be applied for and brought forward to Council again. No subdivision or development has occurred on these lands yet.

Development Summary Report for 2018

Table 11 provides the community statistics from the Neighbourhood Plan.

Table 11 – The Summit of River Heights Community Statistics

The Summit	NP	
	Area (ac)	% of plan
Residential	25.17	62
Non-Residential	0	0
School Site	1.98	4.8
Other (MR, Roads, PS, etc.)	13.71	33.5
Total	40.87	100

6. Riversong

The South Ridge Area Structure Plan was adopted in 1994 and updated in 2001, 2002, and 2011. The ASP covers all stages of Riversong, including Riviera and Precedence as well as the existing gravel operation lands south of the Bow River. The ASP includes a Design Brief for Riversong however offers no estimation of dwelling units.

There are three Neighbourhood Plans associated with the South Ridge area. The dwelling unit estimates for each neighbourhood are Riversong – 803, Riviera – 552, and Precedence – 479, which totals 1834.

a) Riversong

The Riversong Stage 1 NP was adopted in May 28, 2010. A significant portion of the community already had land use and a smaller portion was already subdivided and built when the NP was approved. The NP estimates 803 dwelling units.

Building Permit activity indicates that 747 dwelling units were completed or under construction in 2017 and no new buildings within the stage 1 in 2018.

If relying on the Neighbourhood Plan estimate, which provides a greater level of detail than the ASP, this would equate to a balance of 56 dwelling units to be constructed. There is one remaining multi-family parcel to be developed in Stage 1, but no current development plans or timeline for completion of this parcel.

Table 12 provides the community statistics from the Neighbourhood Plan.

Table 12 – Riversong Stage 1 NP Community Statistics

Riversong (Stage1)	NP	
	Area (ac)	% of plan
Residential	69.86	60.3
Non-Residential	0	0
School Site	22.16	19
Other (MR, Roads, PS, etc.)	23.9	20.6
Total	115.92	100

Development Summary Report for 2018

b) Riviera

The Riversong Stage 2 NP, known as Riviera, was adopted in July 18, 2011. The NP estimates 552 dwelling units.

Building Permit activity indicates that 39 dwelling units were completed or under construction in 2018 for a total of 332 dwelling units within Riviera. There are 137 lots with subdivision approval that have not had dwellings constructed on them yet, in this case relating to a multi-family site which is slated for only 84 dwellings.

If relying on the Neighbourhood Plan estimate, which provides a greater level of detail than the ASP, this would equate to a balance of 187 dwelling units to be constructed. This means there are approximately 50 dwellings yet to be subdivided in Riviera.

Table 13 provides the community statistics from the Neighbourhood Plan.

Table 13 – Riversong Stage 2 NP (Riviera) Community Statistics

Riversong (Stage 2), Riviera	NP	
	Area (ac)	% of plan
Residential	42.13	61.4
Non-Residential	0	0
School Site	0	0
Other (MR, Roads, PS, etc.)	26.47	38.6
Total	68.6	100

c) Precedence

The Riversong Stage 3 NP, known as Precedence, was adopted in April 24, 2017. The NP estimates 479 dwelling units.

Building Permit activity indicates that 1 dwelling unit (show home) was under construction in 2018 for a total of 1 dwelling units within Precedence. There are 85 lots with subdivision approval that have not had dwellings constructed.

If relying on the Neighbourhood Plan estimate, which provides a greater level of detail than the ASP, this would equate to a balance of 478 dwelling units to be constructed. This means there are approximately 393 dwellings yet to be subdivided in Precedence.

Table 14 provides the community statistics from the Neighbourhood Plan.

Table 14 – Riversong Stage 3 NP (Precedence) Community Statistics

Riversong (Stage 3), Precedence	NP	
	Area (ac)	% of plan
Residential	37.58	73
Non-Residential	0	0
School Site	0	0
Other (MR, Roads, PS, etc.)	14	27
Total	51.58	100

Development Summary Report for 2018

7. Sunset Ridge

The Sunset Ridge Area Structure Plan was first adopted in 2005. The community started developing and then there was a significant developer ownership change. The existing developed area was then renamed the Stage 1 area and a Stage 2 Area Structure Plan was adopted in 2013 and updated in 2019. The Stage 1 ASP estimates 1302 dwelling units.

There are two Neighbourhood Plans associated with the Sunset Ridge Stage 2 area. The dwelling unit estimates for each neighbourhood are Stage 2 – 1801 and Stage 3 – 645, which totals 2446.

Building Permit activity indicates that 76 dwelling units were completed or under construction in 2018 for a total of 2433 dwelling units within Sunset Ridge. There are 254 lots with subdivision approval that have not had dwellings constructed on them yet. This means there are approximately 1061 dwellings yet to be subdivided in Sunset Ridge Stage 2 and Stage 3 areas.

Table 15 provides the community statistics from the Area Structure Plans.

Table 15 – Sunset Ridge Community Statistics

Sunset Ridge	ASP Stage 1		NP Stage 2		NP Stage 3	
	Area (ac)	% of plan	Area (ac)	% of plan	Area (ac)	% of plan
Residential	113	52	135.06	56.7	51.05	63.6
Non-Residential	8	4	0	0	0	0
School Sites	19	9	4	1.7	0	0
MR (Parks)	22	10	31.76	13.3	5.46	6.8
Other (Roads, PS, PUL, etc.)	54	25	67.24	28.2	23.67	29.5
Total	+/- 217	100	238.06	100	80.28	100

Development Summary Report for 2018

Analysis

Land Supply

The Safety Codes Department has provided historical building rates for residential development for the past nine years. This amount of development activity is provided in the table below.

Table 16 Building Permit data from 2010-2018

Table 16 – Building Permit Statistics

	Year	Number of New Dwellings
1	2010	423
2	2011	372
3	2012	544
4	2013	781
5	2014	969
6	2015	847
7	2016	469
8	2017	588
9	2018	359
Total	(9 years)	5352

The mean number of Building Permits, as an annual average, is 595 dwellings per year (5352/9).

2014 and 2015 BP figures appear to be irregular variances to the historic general trend. To provide an upper and lower annual building rate, these two years have been removed. With the anomalies taken out, a lower annual build rate of 505 dwellings is produced. The average of the upper and lower build rate is 550 which is consistent with the median number of BP in the full set (544).

The remaining 9153 estimated total number of dwellings with land use yet to be constructed (see table 1) would equate to a 15.4-year land supply at the upper average annual building rate and 18.1-year land supply at the lower average.

Other factors need to be considered in estimating land supply, for example, the number of communities that have the benefit of ASP and NP approval but not land use approval. For proposed communities and land that have approved plans but not land use yet, there are a potential 2242 dwellings. This equates to a 3.7-year land supply at the upper annual rate and 4.4-year land supply at the lower annual rate.

Population

Cochrane's current population based on the most recent municipal census indicates 27,960 residents.

Household make up indicates an average multiplier of 2.6 people per dwelling.

If only those dwellings with subdivision approval but not yet built were completed (1198), the current population would increase by 3,115 to 31,075.

Using the total number of estimated dwellings currently with land use, but not yet built (9153) this would equate to an additional 23,798 residents. This would bring the total population of Cochrane to 51,758.

Development Summary Report for 2018

Including the additional development proposals that do not have land use but have approved ASP or NP approval (2242), this would increase the potential population by a further 5,829. This means the population could rise to a total of 57,662.

These scenarios are summarized in Table 17 below.

Table 16 – Building Permit Statistics

	Scenario 1 Dwellings with Subdivision, not yet built	Scenario 2 Balance of all dwellings with land use	Scenario 3 All potential dwellings
#of Dwellings	1198	9153	11,395 (9153+2242)
Land Supply	2 – 2.4 years	15 – 18 years	19 – 23 years
Avg. Household Size	2.6	2.6	2.6
Subtotal	3,115	23,798	29,627 (23,798+5,829)
Current Population	27,960	27,960	27,960
Total Resulting Population	31,075	51,758	57,587

These population estimates for the town within the next 15 – 18 years is based on current land uses and assumes that development occurs at an average rate of between 505 and 595 new dwellings per year consistently over that period. It does not account for environmental, social, political, or economic factors either imposed on the Town or occur within the Canadian and Albertan context. It does not take into account periods of slower than average growth for an extended period of time.

Water Licenses

Part of the original notice of motion was to include the availability of water licenses to serve the potential residential growth.

Administration has confirmed that there is room within the current water licenses and water treatment capacity available in Cochrane to support a population of 40,000. Given Cochrane's existing population of 27,960, this means that we can support another 12,040 residents. This equates to approximately 4,631 dwellings. Using the annualized average build rates discussed above and assuming Cochrane continues to grow at its current rates, the Town would have enough water license availability to support 7.8 – 9.2 years of residential growth. If growth is slower in 2019 than 2018, these projections could be extended to 8.2 – 9.8 years.

Administration is actively engaged in exploring and securing sufficient water license and infrastructure to meet the future long-term growth need of the town and its population. It is anticipated that this will occur before the population reaches the growth limits.