

# Heritage Hills Community Association Update



WH  
WEST HAWK  
COCHRANE



# WEST HAWK OVERVIEW

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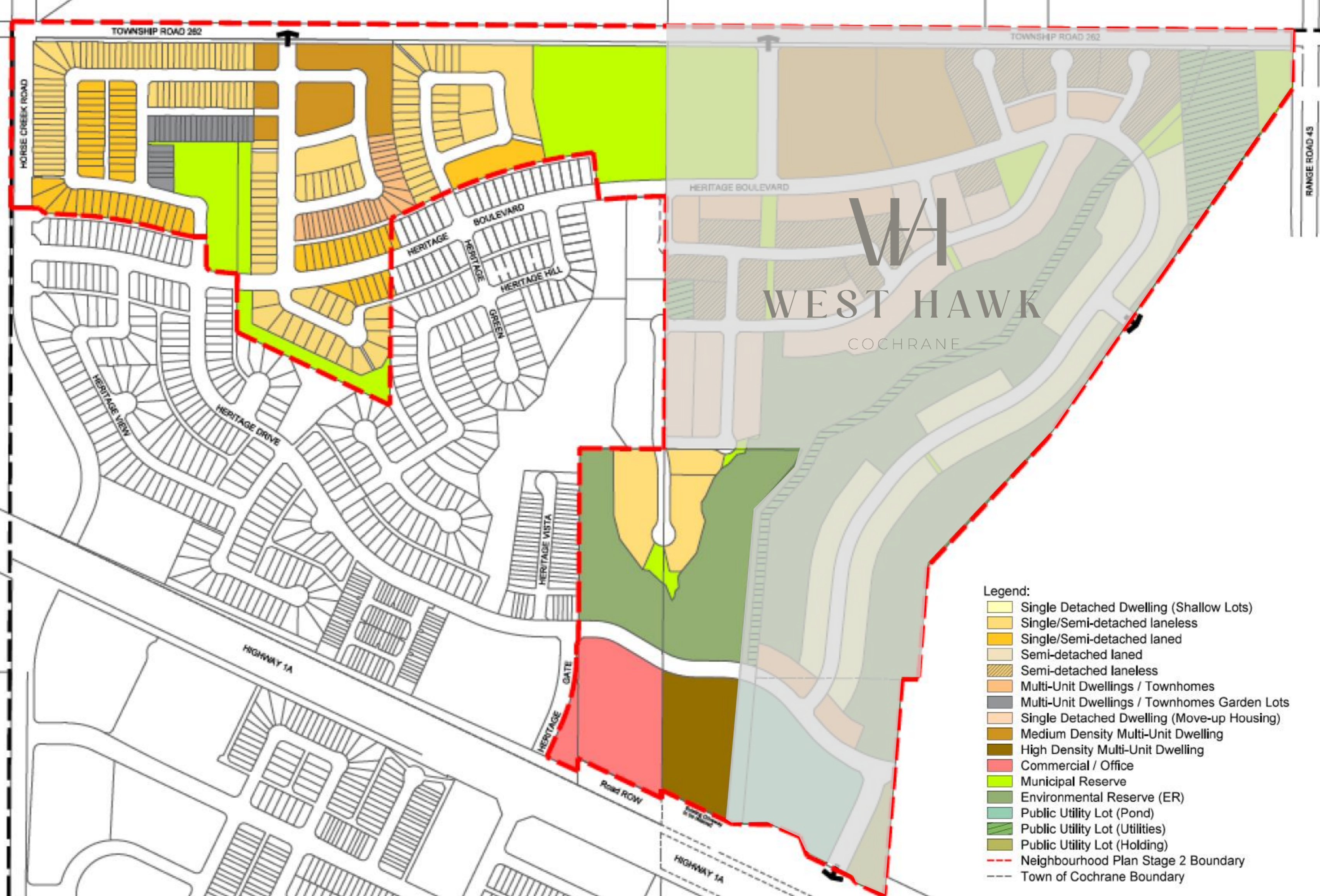


# COMMUNITY OVERVIEW

## LAND HOLDINGS

WEST HAWK TOTALS  
110 acres

- ✓ 27 acres of Environmental Reserve
- ✓ 13 acres of Public Utility Lot  
(Stormwater Management Facility)  
(Future Dog Park)
- ✓ 7.6 acres of Municipal Reserve  
(School Site)  
(Future Tot Lot Playground)
- ✓ Future Access to Highway 1A
- ✓ Over 50% of all West Hawk homes  
will be walkouts, and/or amenity  
supporting a slope adaptive new  
community.



Legend:

	Single Detached Dwelling (Shallow Lots)
	Single/Semi-detached laneless
	Single/Semi-detached laned
	Semi-detached laned
	Semi-detached laneless
	Multi-Unit Dwellings / Townhomes
	Multi-Unit Dwellings / Townhomes Garden Lots
	Single Detached Dwelling (Move-up Housing)
	Medium Density Multi-Unit Dwelling
	High Density Multi-Unit Dwelling
	Commercial / Office
	Municipal Reserve
	Environmental Reserve (ER)
	Public Utility Lot (Pond)
	Public Utility Lot (Utilities)
	Public Utility Lot (Holding)
	Neighbourhood Plan Stage 2 Boundary
	Town of Cochrane Boundary



# WEST HAWK, WHY NOW?

The lands have had zoning approval since 2016 but have remained undeveloped until now.

- ✓ Final stages of the existing Heritage Hills Community underway and a growing population
- ✓ Rising community need for a school site within Heritage Hills ASP|NSP and future off-leash dog park | tot lot.
- ✓ Increasing community need for the urbanization of Township Road 262
- ✓ Completion of Highway 1A/22 Interchange planned in 2025 provides traffic and access improvements to the general area.
- ✓ Without West Hawk, the urbanization of Township 262 and the dedication of the future school site is not possible.
- ✓ With Township 262 and the interchange completion planned in 2025, it is an opportune time to unlock an exciting new hillside community in Cochrane.



Legend:

[Light Yellow]	Single Detached Dwelling (Shallow Lots)
[Yellow]	Single/Semi-detached laneless
[Orange]	Single/Semi-detached laned
[Light Orange]	Semi-detached laned
[Light Brown]	Semi-detached laneless
[Brown]	Multi-Unit Dwellings / Townhomes
[Dark Brown]	Multi-Unit Dwellings / Townhomes Garden Lots
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[Medium Green]	Medium Density Multi-Unit Dwelling
[Dark Green]	High Density Multi-Unit Dwelling
[Red]	Commercial / Office
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[Red Dashed Line]	Neighbourhood Plan Stage 2 Boundary
[Black Dashed Line]	Town of Cochrane Boundary

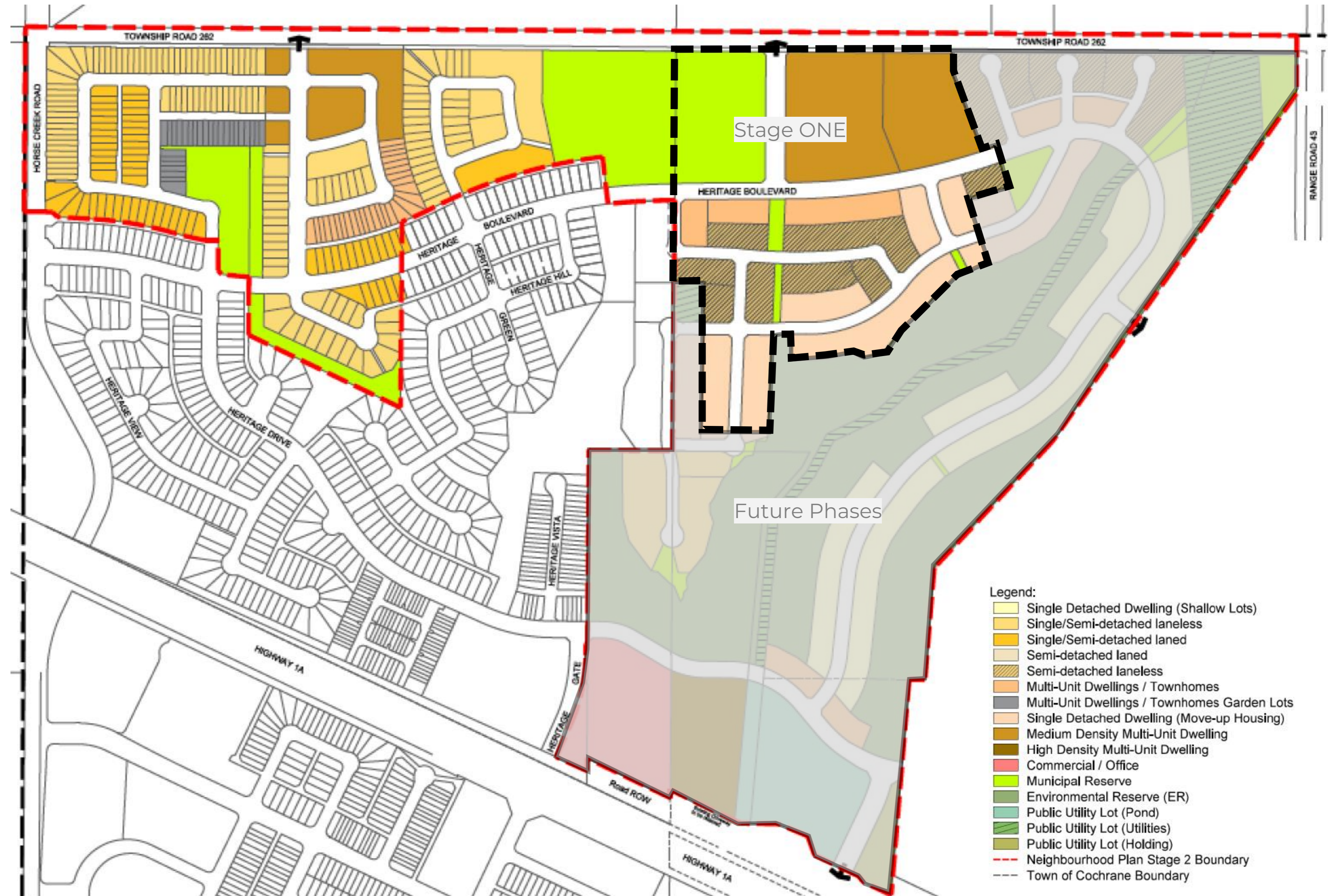


# WEST HAWK, STAGE ONE

2024 - 2025

## What is included in Stage One?

- ✓ Dedication of future school site
- ✓ Linear Walkways providing connectivity and passive recreation
- ✓ Direct Access to Township Rd. 262
- ✓ New Stormwater Management Facility
- ✓ Diverse Housing Opportunities
  - Ridge Homes incl walkouts
  - Single Family incl walkouts
  - Semi-Detached incl walkouts
  - Townhomes incl walkouts
  - Proposed Multi Family*



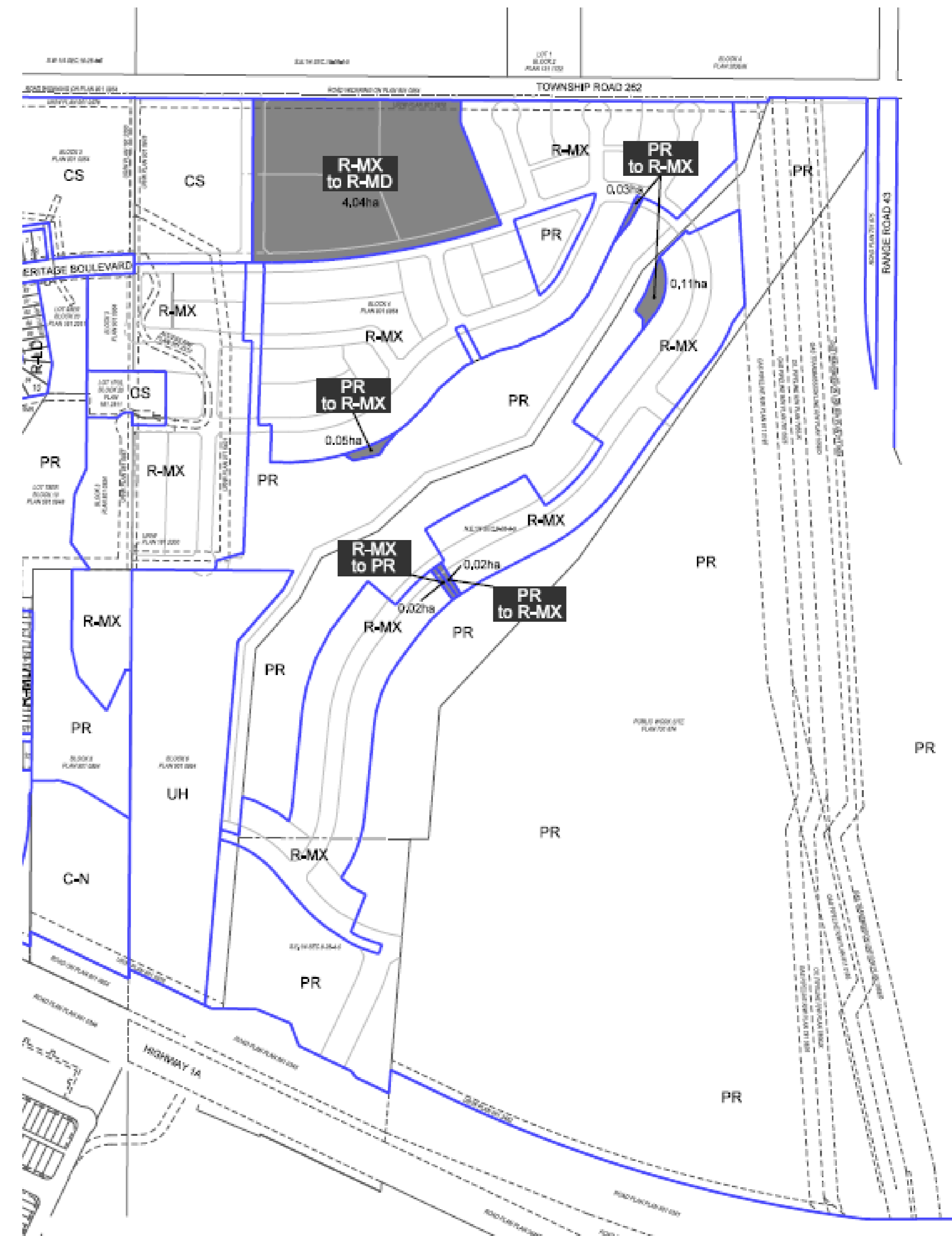
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# WEST HAWK, ASP|NSP & LAND USE UPDATE

- Original ASP|NSP and land use amendment application included the rezoning of R-MX to R-HD (High Density) & R-MD (Medium Density).
- After community engagement, West Hawk amended the application to remove the proposed R-HD (High Density) land use at the request of several neighbors.
- In addition, 0.19 ha from PR to R-MX is proposed to support functional lot depths for single-family housing typologies.
- Proposed neighborhood plan amendments include realigning trail network to meet maximum grade allowances and consideration for granular trails given number of switchbacks.
- Committee of the Whole meeting held February 20, 2024.
- 1<sup>st</sup> Reading was held on February 26, 2024.
- Public Hearing is scheduled for March 25, 2024.
- 2<sup>nd</sup>|3<sup>rd</sup> Reading to follow.



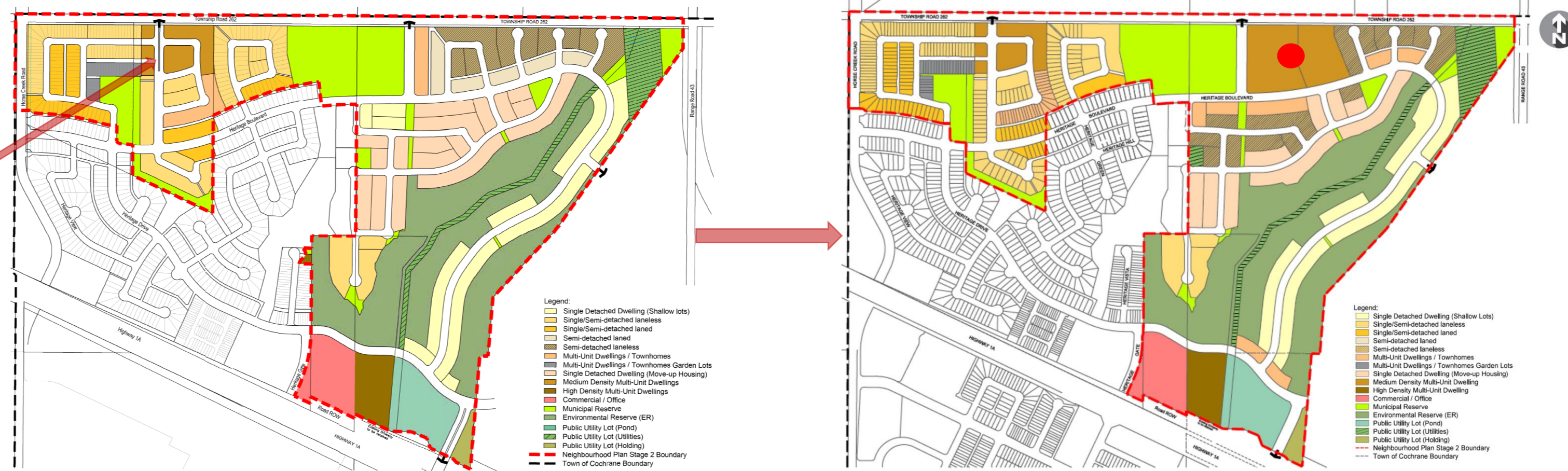


# COMPARISON OF THE LAND USE DISTRICTS

Existing Plan    Current Proposal    Old Proposal

	R-MX	R-MD ●	R-HD
Permitted Uses	Single Detached Semi-Detached Multi Unit (up to 4 units)	Semi-Detached Multi Unit	Multi Unit
Discretionary Uses	Multi Unit (up to 8 units)	Mixed Use Building	Mixed Use Building
Minimum Density	N/A	35 units per hectare	95 units per hectare
Maximum Density	65 units per hectare	95 units per hectare	150 units per hectare, can increase to 200uph with underground parking
Maximum Height	13 Metres	15 Metres (Over 13 Metres needs larger side yard setbacks)	25 Metres

- West Hawk is currently zoned and approved for R-MX Housing.
- R-MX allows for single family, duplex, 4-Plex townhomes and up to 8-plex townhomes at the discretion of administration.
- R-MD allows for semi-detached and multi-unit housing.
- Maximum building height for R-MD is only 2m higher than R-MX and anything over 13m requires larger setbacks, if proposed.
- R-MD (Medium Density) zoning already exists along Township Road 262 within the Renaissance at Heritage Hills neighborhood.

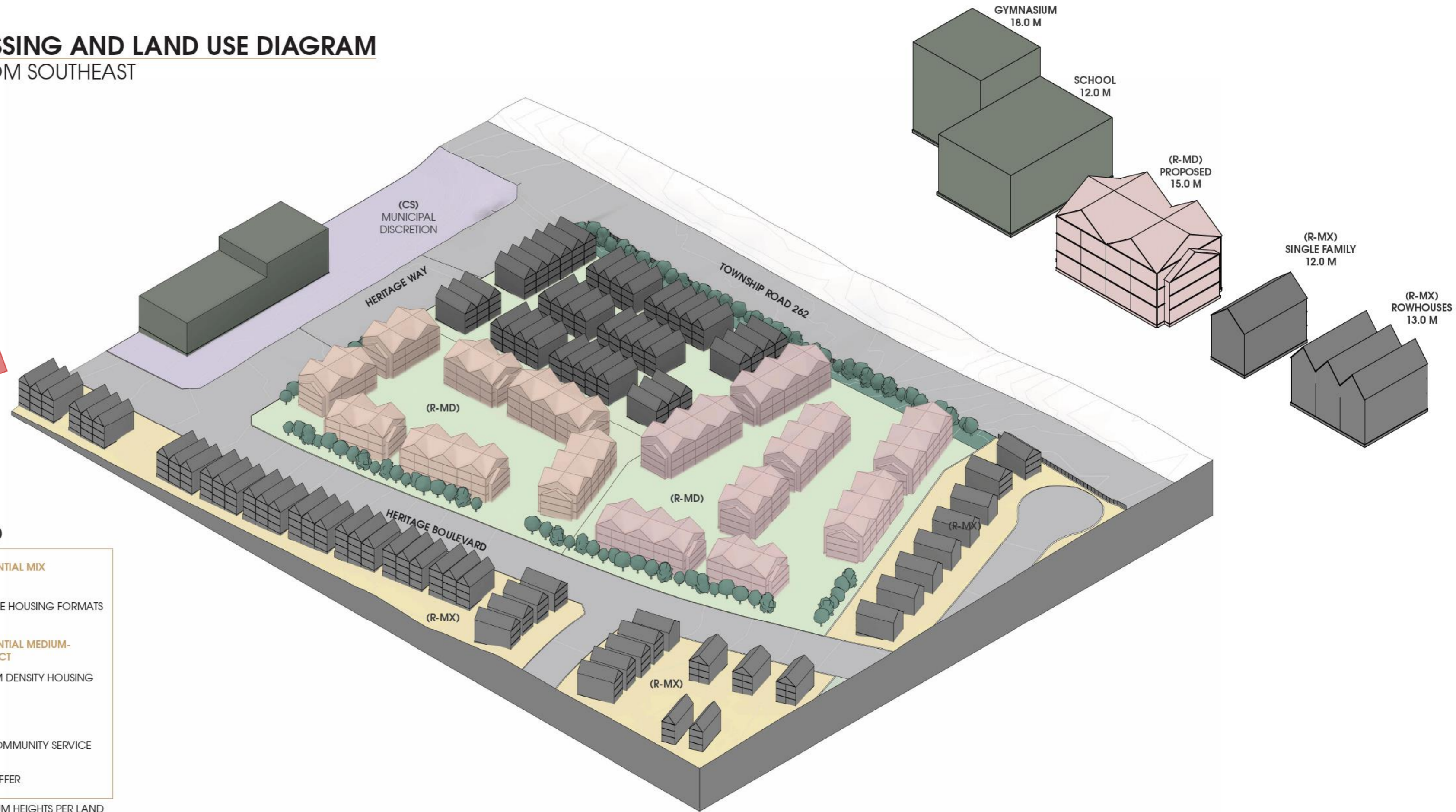




# CONCEPTUAL MASSING ANALYSIS



**3D MASSING AND LAND USE DIAGRAM**  
VIEW FROM SOUTHEAST

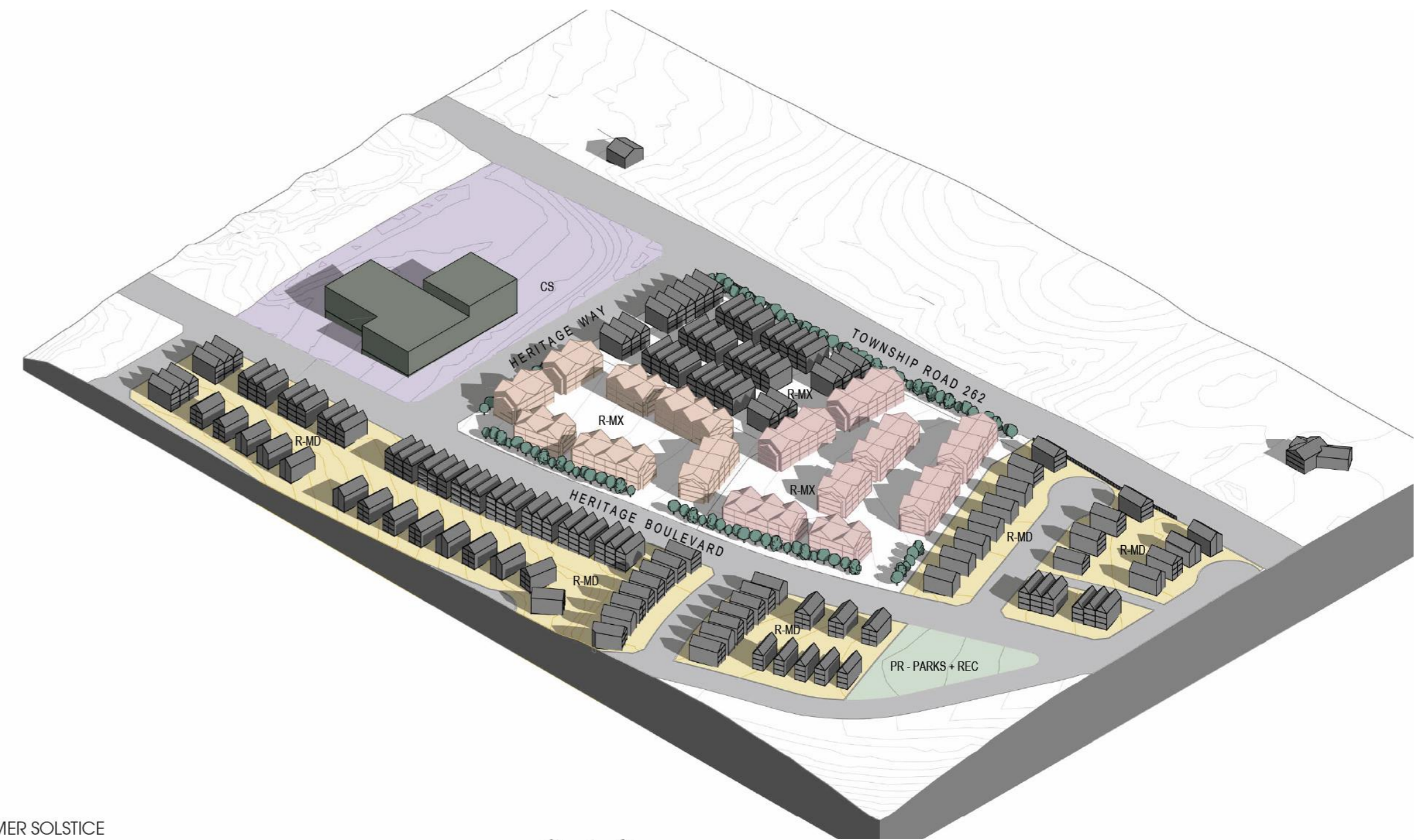




# SHADOW STUDY



WINTER SOLSTICE  
12:00 PM



SUMMER SOLSTICE



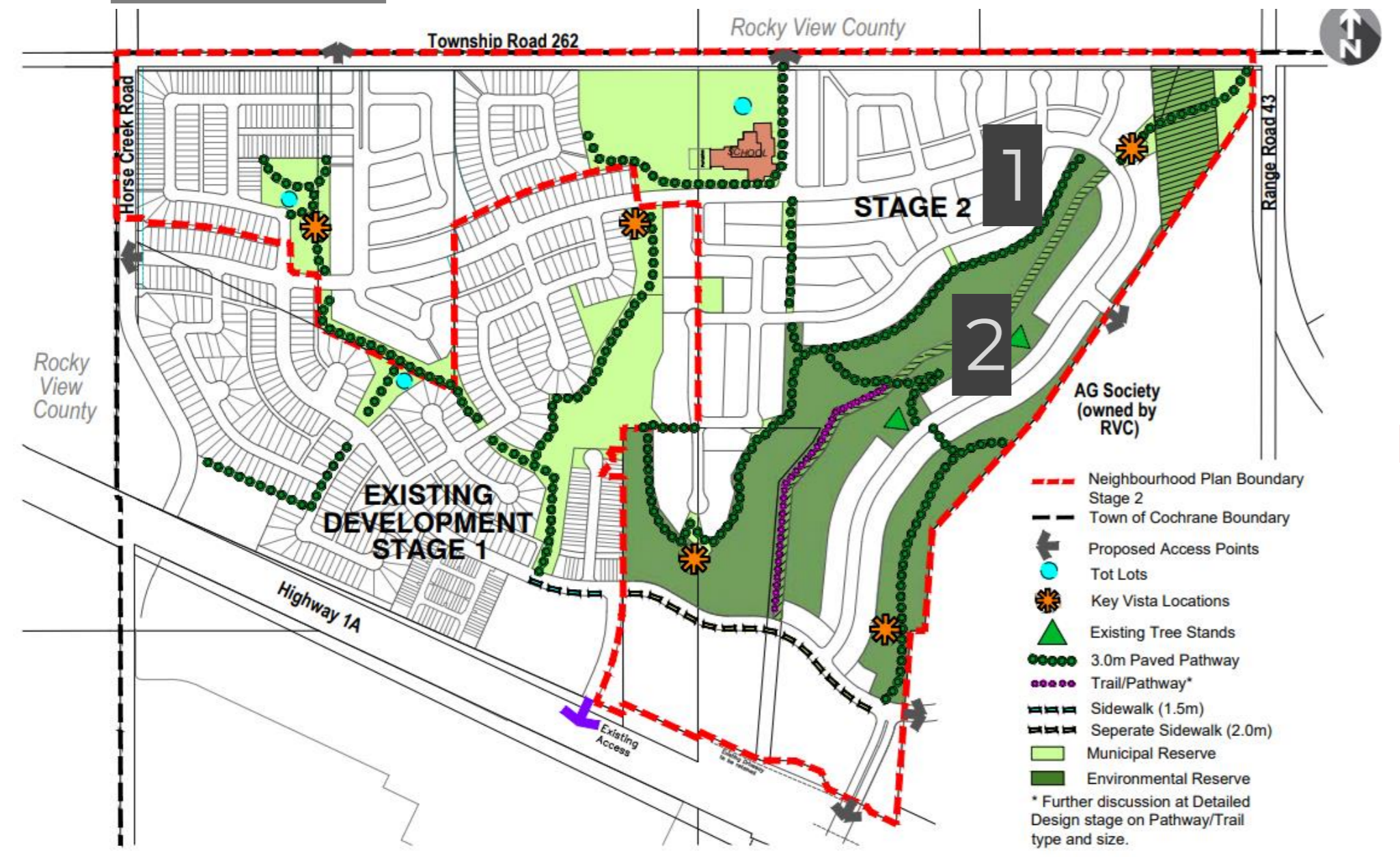
SUMMER SOLSTICE  
4:00 PM





# COMPARISON OF THE POLICY CHANGES

## Old Plan



## New Plan



**1** Original Plan did not contemplate grades behind lots resulting in trail grades between 10%-33% being impractical, exceeding max 8%.

**1** Added 2m walkway to replace back of lot walk.

**2** Original Plan did not contemplate trail grades through ravine, impact to tree stand disturbance or number of switchbacks required to maintain grade.

**2** Changed from paved to granular path through ravine to ensure it is a safe passage for users and to accommodate topography variables.



# WEST HAWK, CONSTRUCTION UPDATE

2024 - 2025

2023: Site Stripping Completed

2024:

- Spring: Complete earthworks & begin underground
- Summer: Complete underground & commence onsite road construction
- Fall: Complete separate walks, shared use paths and power installation

2025:

- Complete community landscaping
- Complete School Site Landscaping.





# WEST HAWK, TOWNSHIP RD. 262 UPDATE

2025

- Urbanization of Township Road 262 expected to commence 2025 subject to Town of Cochrane approvals and cost-sharing agreements with adjoining developer(s).
- Construction timeline to be complete within one construction season.
- Expected to coincide with the completion of HWY 1A/22 Interchange and the grand opening of West Hawk subject to approvals.





# COMMUNITY ENGAGEMENT

2024 - 2025

- Grand opening of West Hawk planned summer 2025. Details to follow.
- Consider partnership and collaboration opportunities between Heritage Hills and West Hawk as we progress forward with development plans.
- West Hawk will provide future access to the AG Society to ensure our trail system can tie into AG's master plan community as they progress.

