

WELCOME TO

# Walker's Reach Public Open House

We're here to share information about the project, listen to your feedback, and answer your questions. **Thank you for joining us. Please sign in.**



# About The Project

- + Walker's Reach is a new residential community proposed for southeast Cochrane.
- + Madlee Developments, in collaboration with CIMA+ / B&A Studios and Pasquini & Associates, has prepared a Neighbourhood Plan that will guide how the area grows by shaping land use, parks and greenspaces, built form, road networks, and servicing.
- + Given over 25 years of gravel extraction on the site, a land use amendment is required to facilitate Walker's reach - a thoughtful revitalization into a community focused on sustainable living and responsible land use aligned with Cochrane's character.
- + To support the broader Neighbourhood Plan, the project team has submitted context specific planning applications to amend the land use and local Area Structure Plans.



Walker's Reach Neighbourhood Plan
  Municipal Boundary
  Waterbody

Railway

# Project Overview & History

- + Located on the southeast side of the Town of Cochrane, running parallel to the Bow River, Walker’s Reach will redevelop portions of the Heidelberg gravel extraction site into a residential community while integrating the area’s surrounding natural beauty.
- + Since 2024, the project team has engaged with Town administration and interested parties to ensure this development reflects community needs’ and realizes the site’s full potential.
- + As the gravel operation continues to wind down, the north portion will be redeveloped as well and is envisioned as a vibrant, mixed use area offering restaurants, retail, office, entertainment and pedestrian/open space opportunities.



# Vision

**The overall community of Walker's Reach is envisioned as a vibrant, connected community that embraces Cochrane's natural beauty and supports healthy, active living by incorporating:**

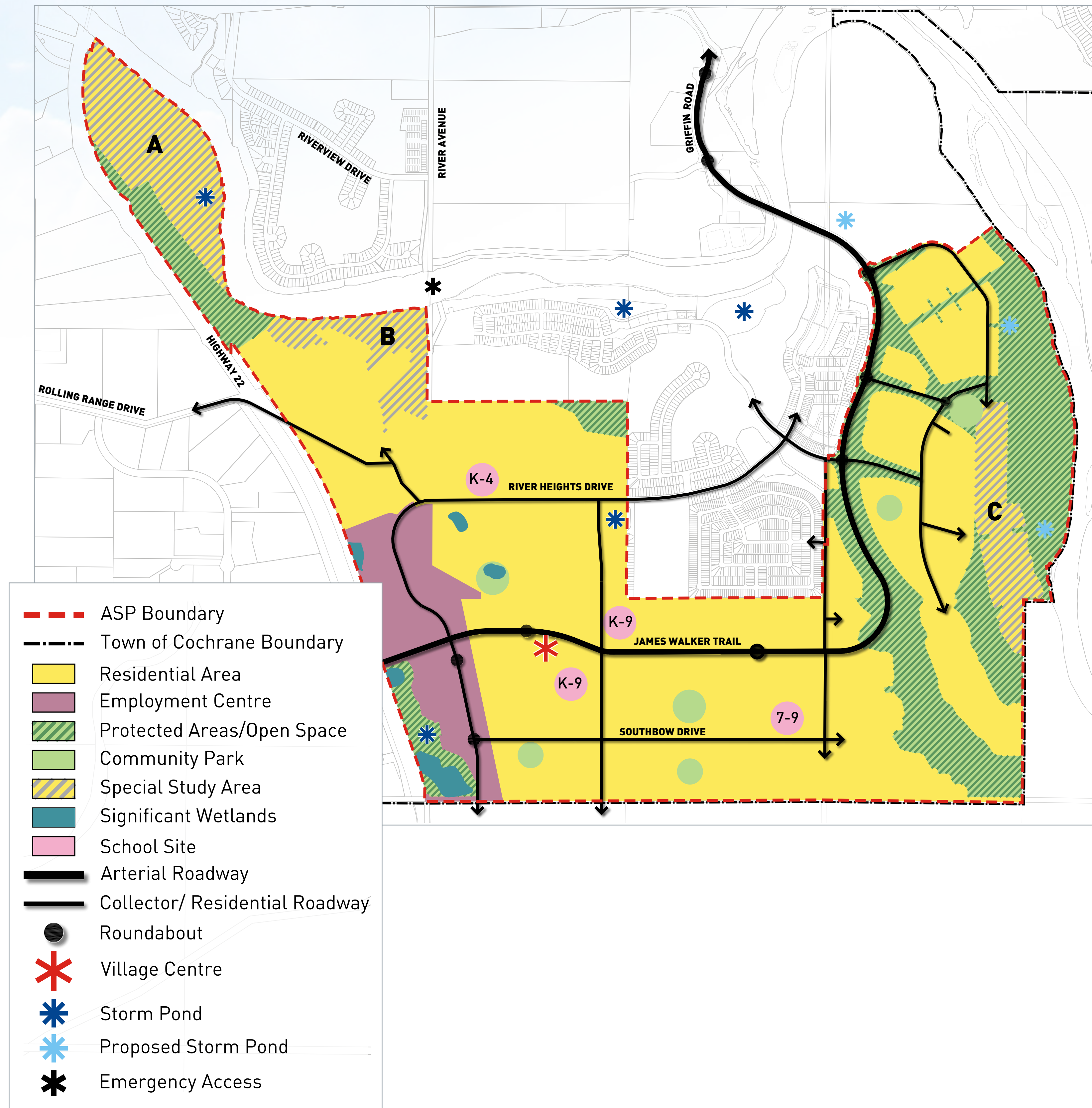
- + A large regional park as a central gathering recreational space.
- + An extensive pathway network designed for pedestrians and cyclists.
- + A system to connect to the Regional Pathway Network and the Trans Canada Trail, to create active transportation links between Cochrane, Glenbow Ranch, and Calgary.
- + Scenic communal spaces that encourage social connection.
- + Housing options that support residents in various stages of life.



# Policy Context

**The River Heights Area Structure Plan (ASP) boundary is being amended to include the Walker's Reach lands. These lands were previously governed by the Southridge ASP, which is now outdated.**

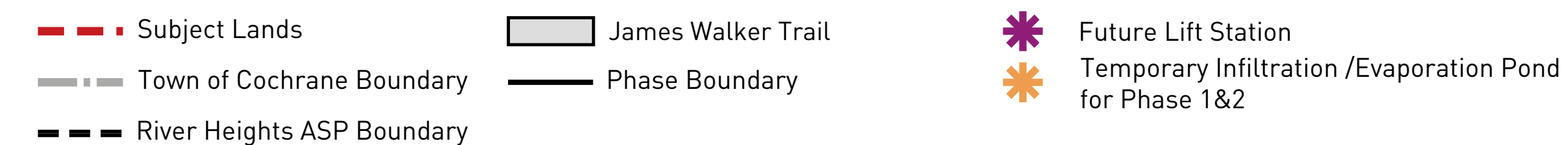
- + The Town requested an ASP amendment to support the Walker's Reach neighbourhood planning. The proposed amendment aligns with Town policy including: Envision Cochrane 2050 (2025), Cochrane Sustainability Plan (2009), and Open Space Master Plan (2012).
- + Open space, protected areas and natural amenity policies from the Southridge ASP are carried over into the River Height ASP. This ensures to maintain scenic vistas, natural areas, and wildlife movement within the Bow Valley.



# Neighbourhood Plan

**The proposed Walker's Reach Neighbourhood Plan 1 is expected to build out in phases.**

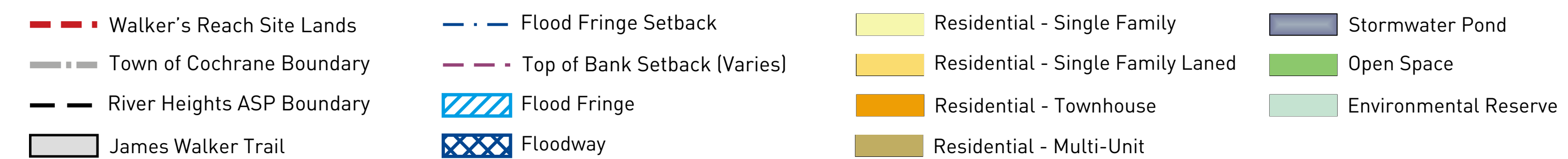
- + The initial two phases will be serviced with temporary stormwater ponds, and interim connections to the Town's Water and Sanitary systems.
- + As gravel extraction operations move northward, development will follow. It is expected that a future Walker's Reach Neighbourhood Plan 2 will be proposed north of the current site boundary.
- + Neighbourhood Plans provide guidance on land uses, transportation networks, open spaces and servicing strategies.



# Concept Plan

Walker's Reach incorporates a mix of uses aimed at balancing:

- + Responsible growth
- + Environmental stewardship
- + Community connectivity
- + Long-term neighbourhood vitality



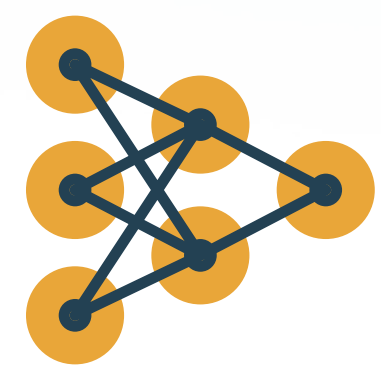
# Guiding Principles



## **SENSE OF PLACE**

A unique community that blends natural features with thoughtfully planned amenities.

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## **CONNECTIVITY**

Serves as a key connection point to the proposed pedestrian bridge over the Bow River, linking Cochrane directly to the Trans Canada Trail and enhancing regional recreation access.

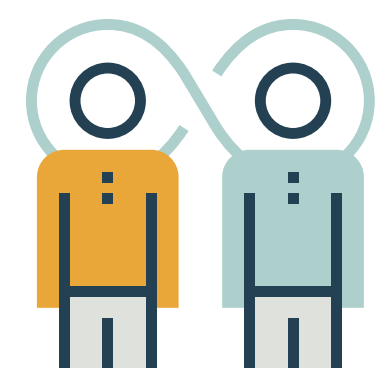
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## **HOUSING DIVERSITY**

Provide a range of housing forms and sizes to support residents at various stages of life.

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## **ACTIVE LIVING**

Includes a robust pathway system that allows pedestrians to travel throughout the neighbourhood and ties into regional routes.

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## **ABUNDANT NATURE**

Features abundant natural spaces, ensuring residents and visitors can enjoy daily access to greenspace, outdoor recreation, and scenic views.

# Open Space

**Walker's Reach is designed around a large open space network. These spaces ensure residents have access to nature, recreation, and scenic walking and cycling routes. Key features include:**

- + Linear pathways
- + Pocket parks
- + Future connection to a larger green corridor as development progresses
- + A regional park that will serve as a major recreation space
- + The continuation of the Canada Trail into Cochrane from Glenbow Provincial Park is facilitated.



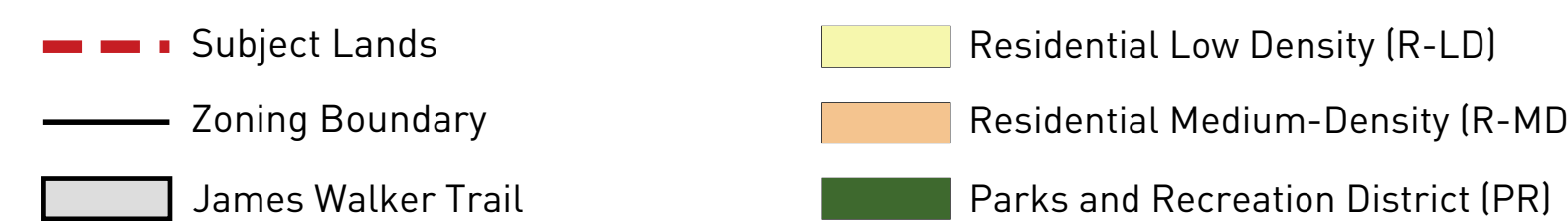
- - - Subject Lands     
 — Regional Pathway/ Multi-Use Pathway     
 - - - Mono Sidewalk  
- - - Town of Cochrane Boundary     
 — Outside of the Plan Area Pathway     
 - - - Separated Sidewalk

Residential - Single Family & - Single Family Laned     
  Residential - Villa or Townhouse Site     
  Open Space / Environmental Reserve (to be confirmed)  
 Stormwater Pond     
 James Walker Trail

# Residential Land Use

**A variety of housing options are offered to meet the needs of future homeowners and support a balanced community.**

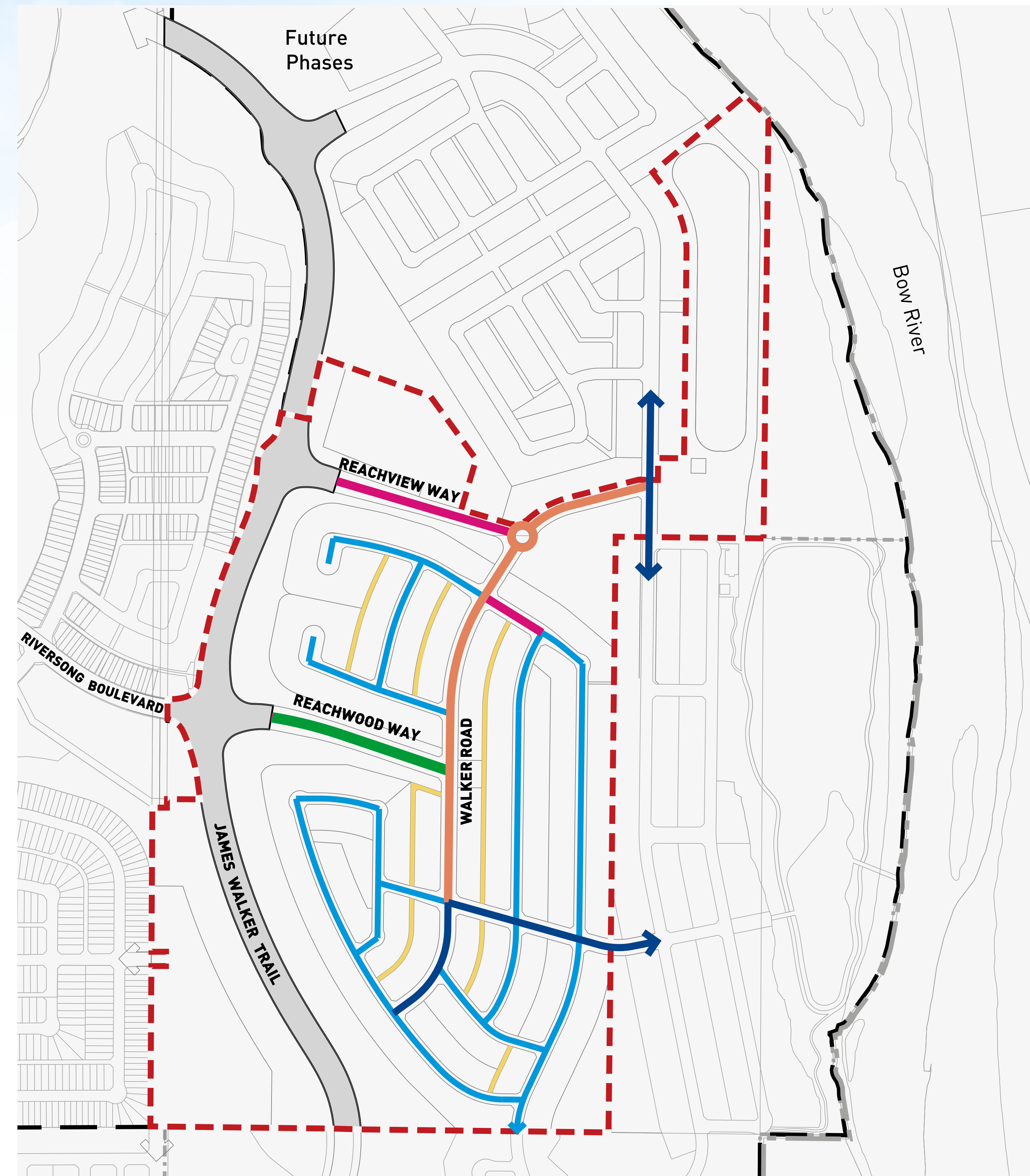
- + Low Density Residential (R-LD) – Single-detached homes with lanes and front-garage options
- + Medium Density Residential (R-MD) – Located in the southwest and northern portions of the plan area, will feature townhouses, villas, and other multi-unit forms
- + Anticipated density throughout the Plan area is 8.4 units per acre (upa). The anticipated number of new homes is 920.



# Transportation

**The transportation network is planned to support safe, efficient, and multimodal movement throughout Walker's Reach.**

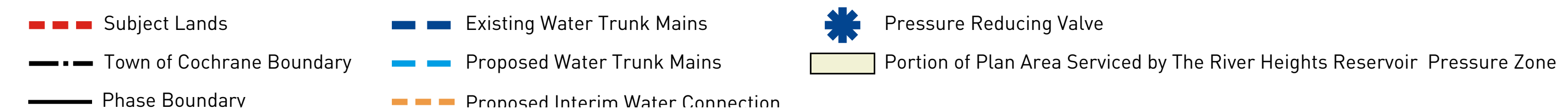
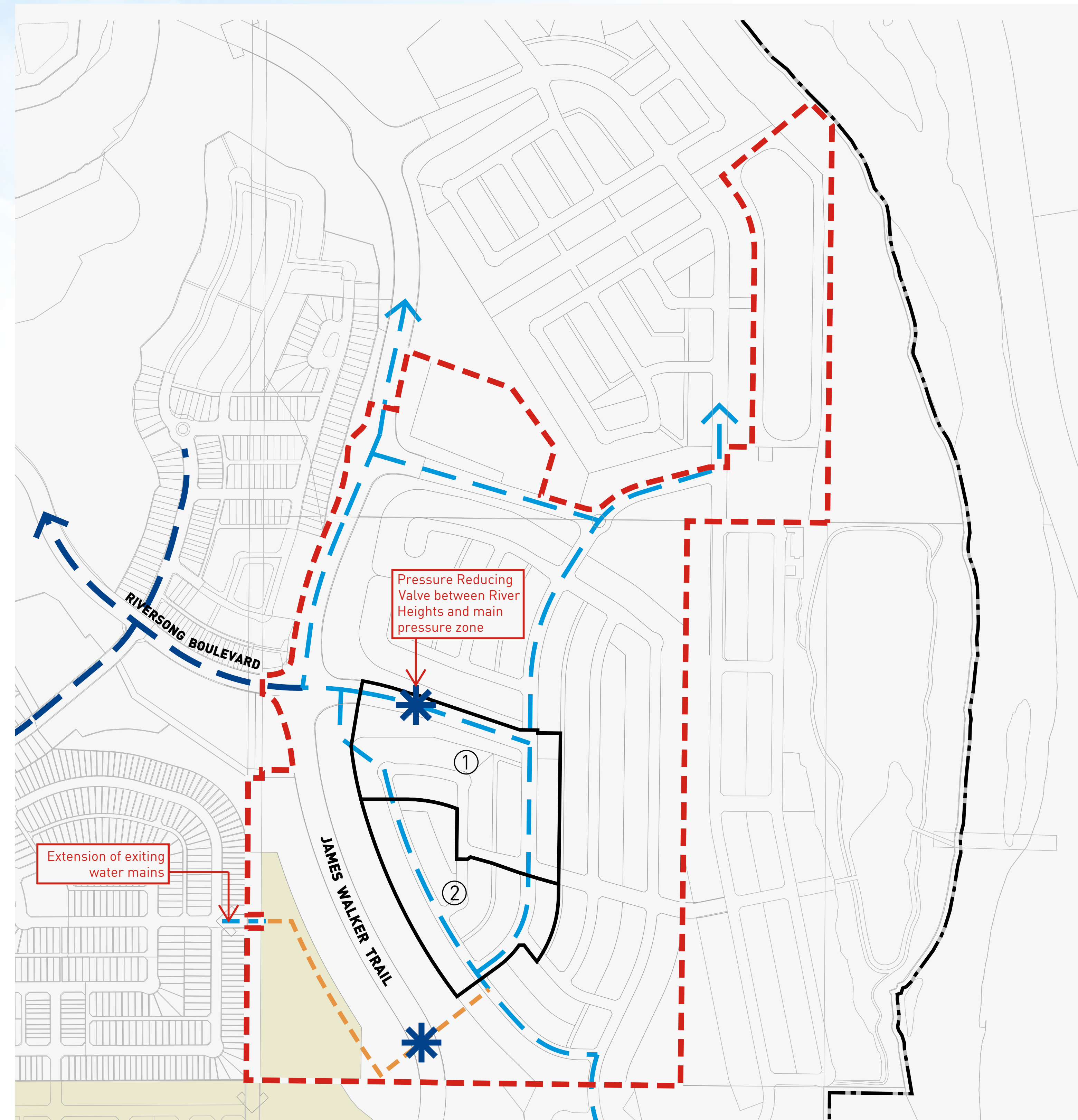
- + James Walker Trail will serve as the primary access route, linking Walker's Reach to the broader Cochrane network.
- + A modified grid street layout will enable efficient vehicular and pedestrian circulation.
- + Active mobility is encouraged through a connected system of sidewalks, pathways, and shared bike lanes.
- + The roadway system is positioned to integrate with Cochrane's public transportation network.
- + A Transportation Impact Assessment (TIA) was completed to verify the proposed transportation network.



Subject Lands	Primary Collector Street (28.0m)	Residential Street (15.5m)
Town of Cochrane Boundary	Collector Street (22.0m 2 Multi-Use Pathway)	Lane (6.0m)
River Heights ASP Boundary	Collector Street (22.0m 1 Multi-Use Pathway)	
James Walker Trail	Collector Street (21.0m)	

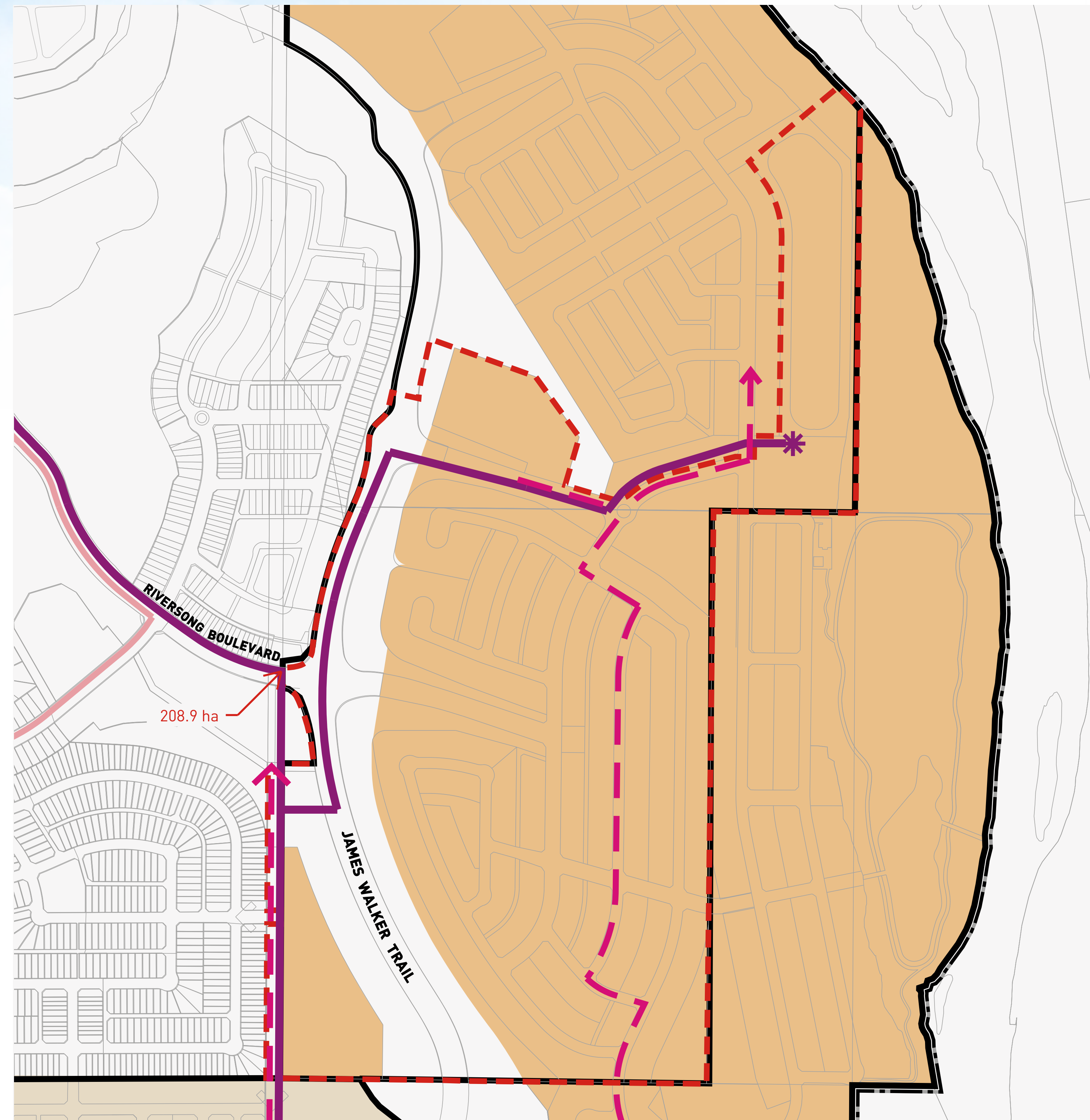
# Water Servicing

- + A servicing study has been prepared that identifies the future servicing requirements for Walker's Reach.
- + Walker's Reach connects to the Town's existing water system and reservoir.
- + Connection to this system is proposed to be made via a dual water main crossing across the Bow River.
- + During the initial phases of development, the lands will be temporarily serviced from the River Heights pressure zone. Once the ultimate water connection is constructed, the temporary connection will be decommissioned.



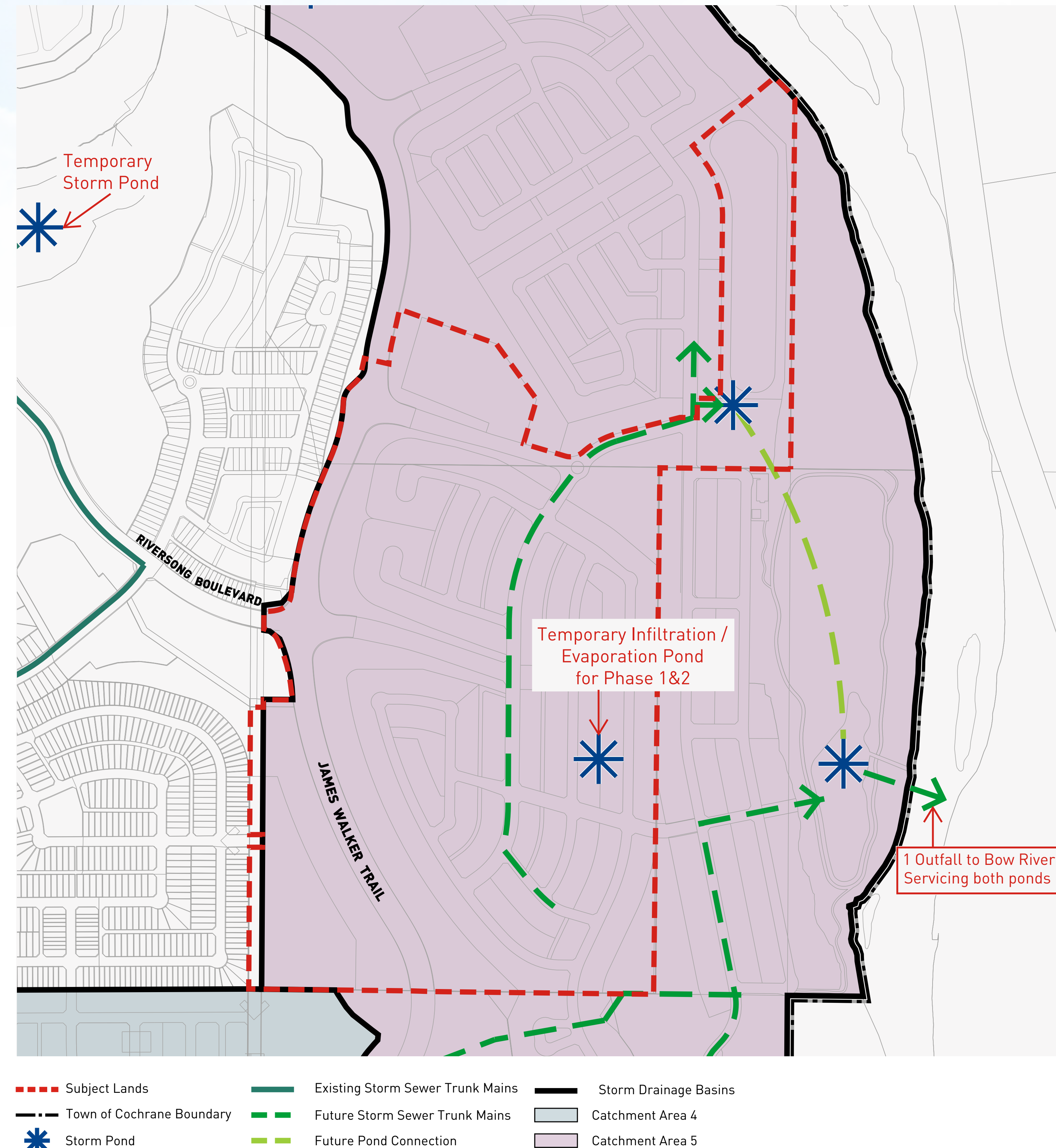
# Sanitary Servicing

- + Sanitary servicing will be provided by a proposed sanitary lift station in the eastern portion of the community.
- + The lift station will pump wastewater into the Riversong gravity system to the west, eventually linking with the Town's system and moving to Calgary for treatment.



# Stormwater Management

- + Stormwater within Walker’s Reach will drain into a gravity storm sewer directed to a stormwater management facility next to the Bow River.
- + This stormwater facility is proposed to be a wetland/wetpond and is planned to connect into the proposed Southbow Landing stormwater facility.
- + The existing stormwater facility for the lands will remain as a dry pond.
- + Due to the existing gravel pit operations, a temporary evaporation/infiltration facility is being proposed to service the initial development phases.



# Next Steps & Timeline

**The following timeline reflects the current planning applications. The timeline is anticipated and may change. The project team will keep you updated as we move through the planning process.**



**Q3, 2026**

First Reading at  
Town Council



**Q3, 2026**

Public Hearing



**Q4, 2026 to  
Q3, 2027**

Subdivision and  
Construction  
(Phase 1)

# Thank You

**Madlee Developments appreciates your participation in the Walker's Reach Neighbourhood Open House.**

- + Questions? Reach out to our Engagement Specialist Leah Thomson at **[lthomson@bastudios.ca](mailto:lthomson@bastudios.ca)**
- + Share your thoughts about Walker's Reach by completing a feedback form in-person or online by scanning the QR code by **July 9th, 2026.**
- + Stay up to date. Visit: **[www.WalkersReach.ca](http://www.WalkersReach.ca)**

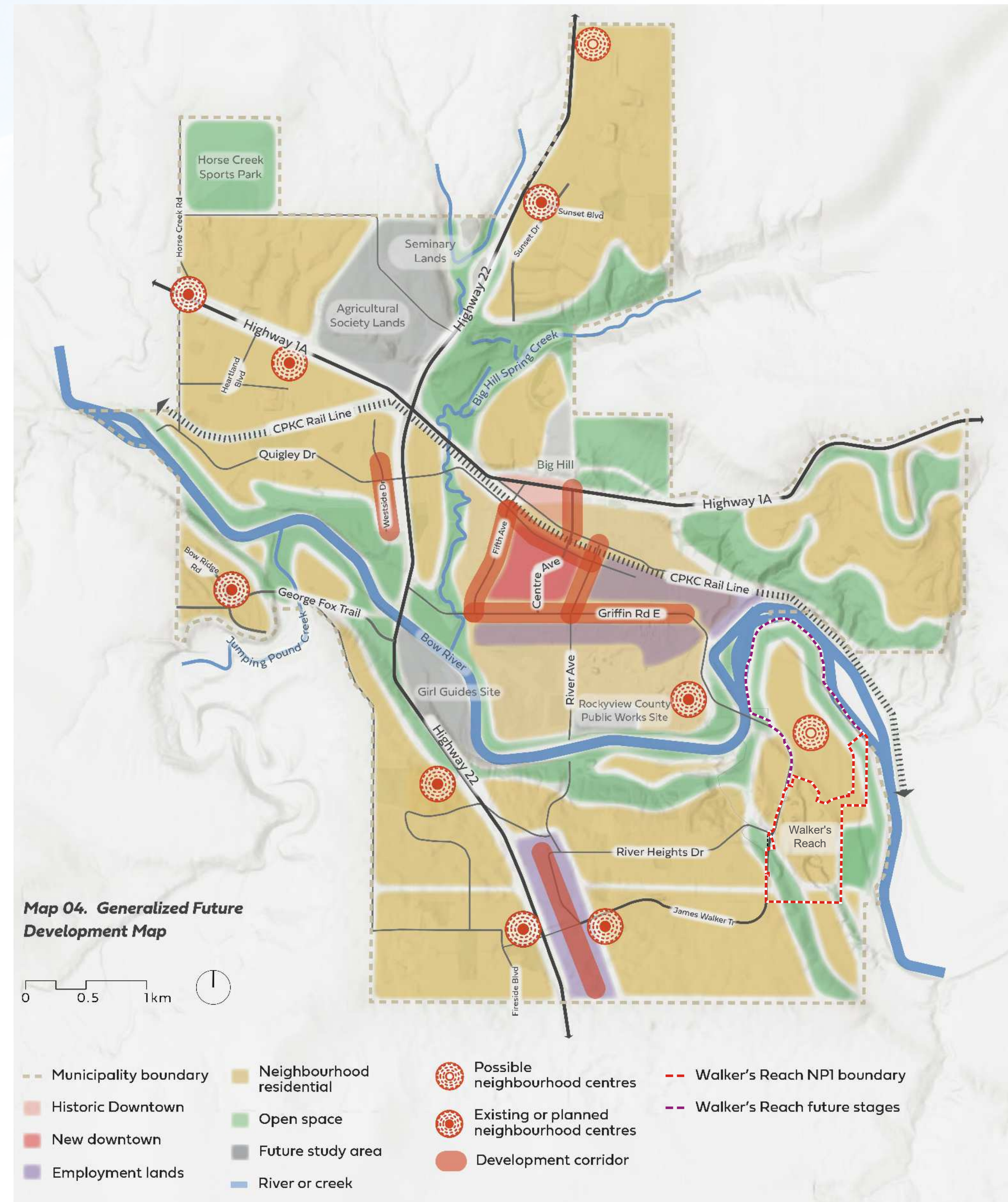


# Completing Walker's Reach

## A New Community Destination

- + Cochrane's Municipal Development Plan is being amended to relocate a future neighbourhood centre.
- + Located north of the first stage of Walker's Reach, the neighbourhood centre will be:
 

*"A small commercial core of activity with a concentration of multi-unit residential development and amenity space like a school or park."*
- + The amendment establishes a central hub for the community, bringing together housing and desirable neighbourhood features.
- + The Neighbourhood Centre is planned to be included in the next stage of Walker's Reach and is outside the boundaries of the current application.



Proposed amendment to Map 04. Generalized Future Development Map

# A Vibrant, Walkable Destination

The neighbourhood centre is envisioned as a vibrant, mixed-use hub that will offer a place for Cochrane residents to:

- + Shop
- + Dine
- + Experience nature
- + Enjoy coffee with a friend

## School Site Opportunity

- + An elementary or middle school could be integrated within the neighbourhood centre, thoughtfully located with walkable access to parks, open space, and amenities.

