

▶ LEADING OFF

Residential development planned near sports centre

750 UNITS PROPOSED OVER NEXT 10 YEARS, OPEN HOUSE SEPT. 14

By **Lindsay Seewalt**
The Eagle

Burnswest is seeking community feedback for its new proposed development, which will be presented at its first open house Sept. 14 from 5 p.m. to 8 p.m. at the RancheHouse. The plan will also go to Cochrane council in the near future.

The 148-acre development is located at the current Burnco gravel pit site, southwest along Griffin Road. The gravel pit has been in operation for more than 30 years.

The development would be situated southeast along Griffin Road between Spray Lake Sawmills Family Sports Centre (SLS Centre) and the community of Riverview.

“Our preliminary vision is for a mixed-infill development, comprised of mostly residential uses on the west side of the property such as single-family, semi-detached, townhomes and multi-family,” explained Blaise Fontaine, engagement specialist for B & A Planning Group.

She said the build-out (although preliminary) would include between 650 and 750 units on the residential side.

Early estimations indicate that fol-

lowing approvals, construction could begin as early as late 2017 with Phase One units available for occupancy by 2018.

The full build-out is anticipated to take around 10 years.

Burnswest is currently conducting an environmental review of the development lands and “do not anticipate any significant remediation requirements prior to beginning infrastructure construction” according to its website, rocklandpark.ca.

The development team, which is currently referring to the area as ‘Rockland’ have three concepts on the website that will seek feedback at the open house; the team will also ask for community naming suggestions.

“Commercial and business park uses on the east side of the site (north of the SLS Centre) are currently proposed to provide more business opportunities for the town’s economic growth ... there may also be an opportunity for a small main street interface to knit both sides of the community together.”

With respect to access, Fontaine said “our concepts include access options on the west side of the site via the existing River Avenue. Access on the east side of the site will be from two



The current site of Burnco is proposed for new residential space.

Photo by Ryan McLeod

traffic circles on the future upgrades to Griffin Road. Before development occurs, it is anticipated that upgrades to Griffin Road (future James Walker Trail) will be developed at the east side of the site to the SLS Centre.”

The residential development, which will tie into the existing town water and wastewater systems, will “also include a new stormwater management pond on the west side of the site”.

Jim Burns, former president of Burnco, is the developer who owns Rockland Holding Ltd., an affiliate of Burnswest companies.

Over the past few months, the Burn-

swest team has been holding smaller format stakeholder meetings. The intention of the open house is to engage with the community on a broader and more public-scale.

Following the open house, the developer will post a concise report of their community feedbacks highlights on their website and is anticipating a second open house prior to presenting to town council.

Feedback is encouraged to be directed to community planner Chris Andrew at 403-692-5232 or candrew@bapg.ca.

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Town hopes intersection will make 2017 provincial budget

By **Lindsay Seewalt**
The Eagle

Cochrane’s social media networks and letters sections in the papers rarely take a break from revealing common frustrations that reflect the need to improve infrastructure to keep up with the town’s explosive and relentless growth.

At the pinnacle of these mounting concerns is the intersection at Highway 22 and Highway 1A.

Matching the concern is some level of confusion with respect to the timeline for this provincial infrastructure project that has been jointly championed by NDP MLA Cam Westhead and Mayor Ivan Brooker.

According to Alberta Transportation public affairs officer Julie MacIsaac even if the project made it onto the 2017 budget, the earliest construction could begin would be sometime in 2018.

“This project is currently on the government’s unfunded capital projects list,” said MacIsaac, adding that

this means the intersection has been flagged as a key project, but does not yet have budget dollars allocated toward it.

According to the April 2016 list, there are more than 110 unfunded capital projects; it is currently unknown how many projects are anticipated to make it off the list and onto the next three-year capital plan budget in 2017.

“As part of our commitment to transparency and openness, this is the first year the government has released the Unfunded Capital Projects List, a list of priority projects that have yet to have construction funding allocated. As such, there are no previous statistics for how many projects typically make it onto the next annual budget,” said MacIsaac.

The request for proposals for consultants for the detailed design and tender preparation phase is still open and MacIsaac said they are looking to have a consultant hired by the end of this year.

Following that, the design phase would take around 18 months, which she said was a “standard timeframe for a project of this size”.

Once the design phase is complete, the construction timelines would be established, as would a more exact cost.

The preliminary cost estimate for the intersection is \$45 million.

Both Westhead and Brooker are hopeful this project – which made it onto the 2016 radar list – will make the 2017 budget, but there are no guarantees.

Brooker acknowledged the complexity of the intersection design – from traffic volume, to topography and working with CP Rail.

He also acknowledged that the town’s willingness to go ahead with the province’s design for the intersection – rather than a scaled-down version the town had envisioned – would eliminate the need to go back and forth on schematics, enabling the project to move ahead more quickly.

While there has been some question over whether the town would have assumed financial responsibility for the intersection had Cochrane chosen to adopt a city status, Brooker said even if the town had voted to take on that status the intersection is identified as a crucial piece of the provincial highway network. That means a bulk of the responsibility would remain with Alberta Transportation.

“I believe there is a strong case to establish the need to get this intersection on the 2017 budget list, but keep in mind there are other projects also on that list,” said Westhead.

He added that by working with Cochrane town council and meeting with Minister of Transportation Brian Mason, this dual effort is advantageous to the cause.

The province has \$34.8 billion allocated for infrastructure projects over the next five years, as per the 2016 Capital Plan.

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What to include in a whack pack for a world out of whack

Last week's column was a tribute to the late Bill McLean, of Morley, Stoney Nakoda chief and globetrotting goodwill ambassador. Many of our readers commented on how his infectious smile brought hope and healing to a world seriously out of whack.

Out of whack? That reminded me of a column I ran back on Oct. 17, 2001. I'd like to revisit that column this week:

"THE WORLD'S out of whack," Cochrane coffee companion David Irvine observed the other day.

Now, we've all known the world's been out of whack for a long time. But when this highly-respected motivation consultant stresses something so obvious, I sit up and take note.

I also consider doing something about it.

If the world's out of whack, I figure, then let's supply the world with what it truly needs - more whack.

Distribution would be an important factor, I realize. I mean, the world's a pretty big place, and there are lots of people and nations in urgent need of whack. But how to reach them?

So, I had a serious discussion with coffee companions Leanne Forest, Bob Bartlett, and my wife, Mary

Anna, and we settled on a scheme. Inspired by the legendary example of CARE parcels of food, education and toiletry supplies, we said, "Let's create whack packs!"

The obvious question, of course, is what kinds of whack to put in a pack for a world out of whack.

If it were something on a smaller scale - say, a radio, television, or computer that was out of whack - the task would be easier. Just include a replacement, or a technician to make repairs.

Or how about health? Back's out of whack? Include a new mattress. Sleeping's out of whack? Throw in some pills or, heaven forbid, a sack of decaffeinated coffee.

But a whole world out of whack? Can't just throw in a new one. Adding pills to the whack pack won't help, either.

The world needs grander whack than that.

Mary Anna suggested the whack packs include sets of big ears for world leaders, so they could listen to each other more attentively. She also thought pairs of special eyeglasses should be included - to help these leaders better see all points of view.

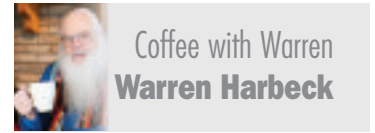
Bob and Leanne thought we should include teddy bears and

security blankets, so that global decision makers weren't driven by fear and insecurity. Werther's Originals candy should be included, too, they agreed, so that whack pack recipients would always take into account the grandchildren around the world who love and trust their grandparents.

As I reflected on the kind of whack I personally wanted included in the pack, the internationally acclaimed work of e-mail coffee companion Linda Kavelin-Popov came to mind. She's the creator of The Virtues Project (virtuesproject.com).

Linda, a psychotherapist and community healer, together with her psychologist husband, Dr. Dan Popov, and her art-director brother, John Kavelin, came upon something she regards as quite profound. "At the heart of all spiritual traditions," she says, "are virtues, . . . the essence of the human spirit and the content of our character."

In her books and seminars, recognized by the United Nations and used in education programs worldwide, she celebrates 52 virtues. These include compassion, forgiveness, gentleness, honesty, honour, integrity, justice, peacefulness, tolerance, trustworthiness, under-



Coffee with Warren
Warren Harbeck

standing and unity - virtues without which civilization would cease to exist.

I would like to include each of these virtues, beautifully gift-wrapped, in the whack pack, along with copies of Linda's books.

There's another virtue Linda highlights that must absolutely be included, a virtue also celebrated in the words of that great song by Hal David (lyrics) and Burt Bacharach (music):

*What the world needs now
is love, sweet love
It's the only thing that
there's just too little of
What the world needs now
is love, sweet love
No not just for some
but for everyone*

I think I'd want a copy of that song included in the whack pack, as well. It just seems so very appropriate at a time like this. What would you include?

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We Want to Hear Your Thoughts!

Please join us to learn more about our Neighborhood Plan. The landowner and development team will be on hand to hear your input and answer questions.

Visit rocklandpark.ca for more information

