Draft Development Principles

The Draft Development Principles were established by the Community Advisory Group to guide the development of scenarios and concepts for the 3 sites:

- Preserve natural site conditions wherever possible (eg: slope, vegetation).
- Consider internal and external connectivity.
- Reflect Cochrane’s unique heritage.
- Ensure concept plan is long-term, flexible, and adaptable to changing community needs.
- Development should respectfully transition to adjacent neighbourhoods.
- Capitalize on dramatic views and ensure views are publicly accessible.
- Ensure balance between built and open spaces.
- Maximize community value and public service.
- Consider viability and financial sustainability of concept plans (the intent is for the lands to be used for public service, but may require private partners).
- Optimize the usability of each site.

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Draft Evaluation Criteria

The Draft Evaluation Criteria were established by the Community Advisory Group to help filter and identify uses best suited to be located on the 3 sites.

- No displacement of existing uses without allocation of appropriate space elsewhere.
- Each use must have a strong rationale for downtown location.
- Optimal use of space.
- Ability to source or demonstrate potential for alternative funding sources.
- The proposed use answers a demonstrated need and/or potential in the community.
- Ensures public access and community benefit.
- Should demonstrate how it connects with other uses, synergies with existing downtown businesses and/or adds value to existing uses.
- Demonstrates positive social, environmental and economic effects.
- The proposed use offers opportunities for adaptability over time and considers future population growth, new technology and other future influences.

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