



MOUNT ST. FRANCIS
SOUTH LANDS

ENGAGEMENT SUMMARY
November 2019

70 CELEBRATING
YEARS
IN THE COMMUNITY
MOUNT ST. FRANCIS RETREAT CENTRE
THE FRANCISCANS OF CANADA

An aerial photograph of a large, rolling green hillside. In the foreground, there is a residential development with several houses, a school building, and a parking lot. A road curves through the middle ground. In the background, a town is visible on a valley floor under a clear blue sky. The text 'MOUNT ST. FRANCIS SOUTH LANDS' is overlaid in the center of the image.

MOUNT ST. FRANCIS
SOUTH LANDS

ENGAGEMENT SUMMARY

November 2019

CONTENTS

1	INTRODUCTION	2
2	PROJECT TIMELINE	3
3	NOVEMBER 2019 ENGAGEMENT	4
4	ENGAGEMENT SNAPSHOT	5
5	COMMUNITY OUTREACH & PROMOTIONS	6
6	MEDIA COVERAGE	7
7	FEEDBACK THEMES	8
8	EVENT EVALUATION	12
9	NEXT STEPS	14

*A message from
Father Bob Mokry,
o.f.m., Provincial Vicar, Holy Spirit Province
of Canada and Ad Hoc Committee Chair*



On behalf of the Holy Spirit Province of Canada and the Mount St. Francis South Lands Ad Hoc Committee, I would like to thank our neighbours and the towns people for helping us to understand your appreciation

of this land. Your taking time to attend meetings, express concerns and offer suggestions have contributed to our decisions regarding the South Lands, and will surely be an important consideration in any future deliberations taken by the Franciscans.

The Ad Hoc Committee understands that the Franciscans' relations with our neighbours in Cochrane and Rocky View County are important to us and we look forward to working with you during the remainder of this initiative.

Sincerely,

INTRODUCTION



In November 2018, the Franciscan Friars of western and eastern Canada united to become the Holy Spirit Province of Canada. This unification brought about the strategic review and visioning for the Franciscans across Canada. This includes an assessment of all its physical assets, including its land holdings across the country.

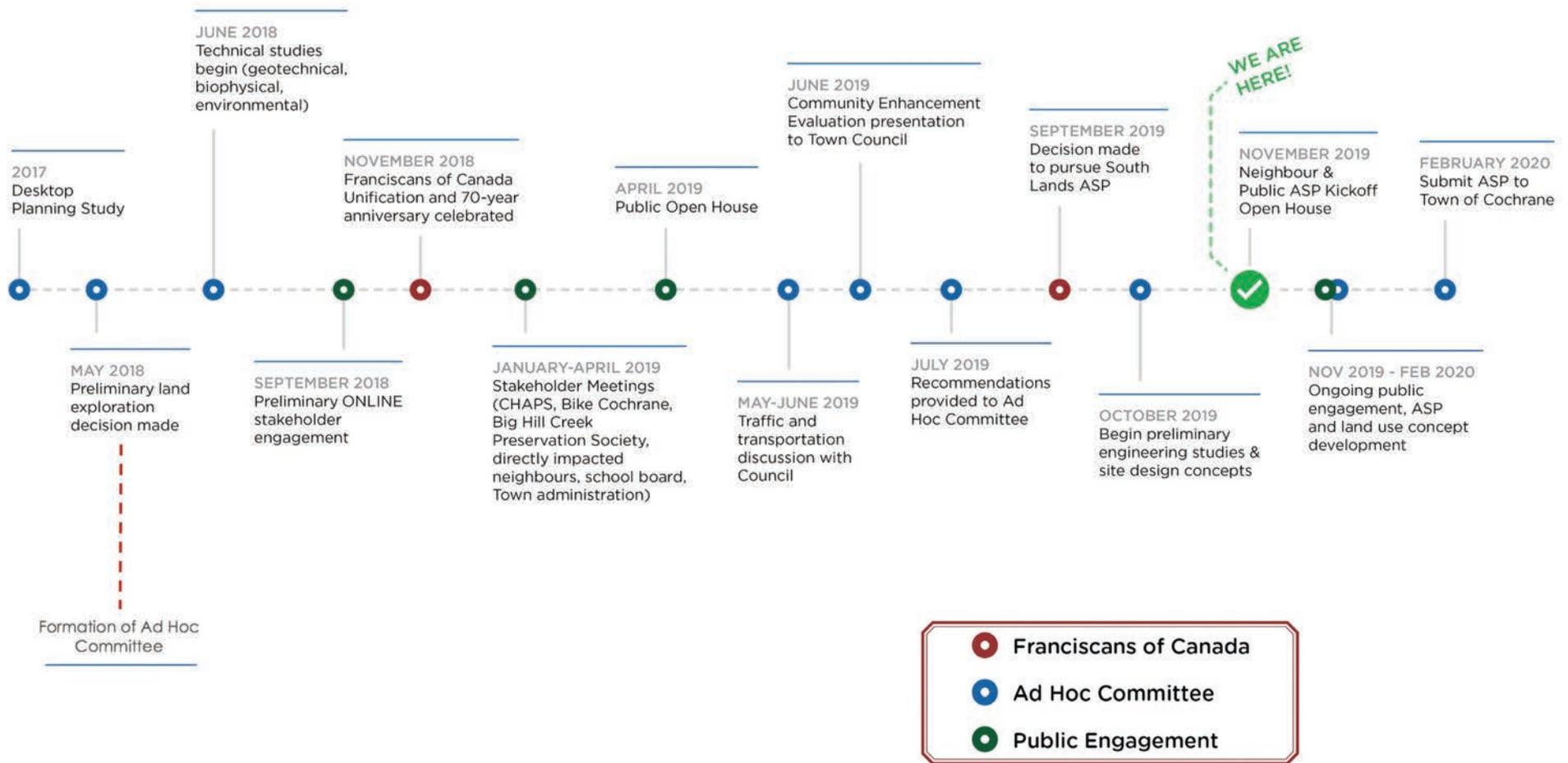
The Franciscans own approximately 450 acres of land in the Cochrane area, with approximately 310 acres within Rocky View County, upon which the Mount St. Francis Retreat Centre is located, and approximately 140 acres within the Town of Cochrane limits, titled the "South Lands".

In consideration of current and long-term municipal, regional, and provincial planning initiatives proposed adjacent to the Franciscans' land, and in consideration of the upcoming improvements to the Highway 1A/22 intersection, the Franciscans wish to ensure they can manage their own lands in the years and decades to come. They recognize the importance of planning for their own future rather than being planned for and planned around, and subsequently having to live with the consequences of these other plans which could negatively impact their South Lands.

In September 2019, the Holy Spirit Province of Canada provided direction to the Ad Hoc Committee to pursue an Area Structure Plan (ASP) for the South Lands.

Understanding the historical, technical and environmental sensitivities associated with the South Lands, the Ad Hoc Committee, with support from B&A Planning Group, has begun an integrated communications and engagement program to provide transparent information and opportunities for stakeholders, neighbours and the public to participate in a substantive ASP engagement process.

PROJECT TIMELINE



NOVEMBER 2019 ENGAGEMENT

On November 2, 2019, the Ad Hoc Committee held a neighbours meeting and a public meeting to:

- Share information with key stakeholders and community members about the Franciscans' decision to pursue an Area Structure Plan for the South Lands; and
- Provide context and details around the vision for their land and to hear from the community prior to drafting an ASP.

Each meeting included a presentation by the Ad Hoc Committee and consultants with B&A Planning Group, as well as a discussion and Q&A session. Comment forms and engagement boards were also available for attendees to provide additional feedback.

The presentation was posted on the project website, along with an online comment form for those who were unable to attend the meetings.



ENGAGEMENT SNAPSHOT

	Attended the Meetings	100+
	Participants in Q&A and discussion	30+
	Comment forms completed	12
	Online comment forms completed	19
	Phone calls and emails	5
	Website visitors	6,000+
	Email subscribers	230+
	Facebook followers	100

Who Participated?

Cochrane Residents

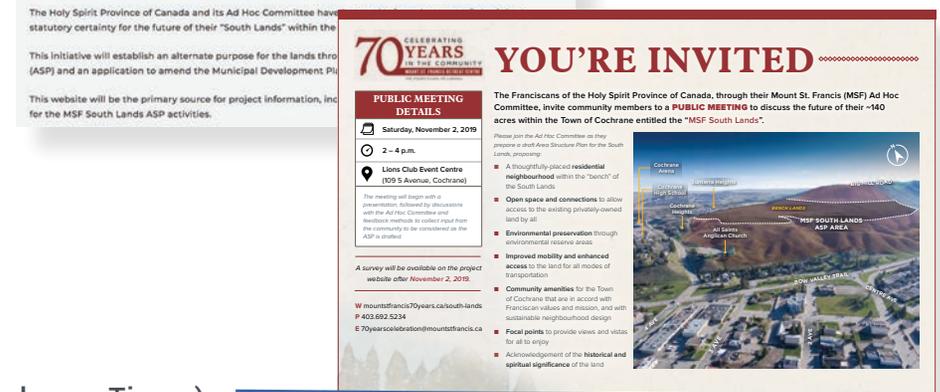
- » Cochrane Heights
- » East End
- » Glen Eagles
- » River Heights
- » Riviera
- » Sunset Ridge
- » Sunterra Heights
- » West Terrace
- » West Valley

Rocky View County Residents

- » Big Hill Road
- » Green Valley Estates
- » Mountain Glen Close
- » Ranche Road
- » Retreat Road

COMMUNITY OUTREACH & PROMOTIONS

- Project website (www.mountstfrancis70years.ca)
- Project Facebook page (@MSF70years)
- Email invitation to 188 subscribers
- Facebook paid advertisements (2)
- Hand-delivered invitation to neighbours (~540)
- Paid newspaper advertisements (Cochrane Eagle & Cochrane Times)
- Cochrane Times and Cochrane Now news article
- Radio interview on 91.5 Cochrane Now
- Online event postings



MEDIA COVERAGE

COCHRANENOW 0° NEWS WEATHER EVENTS 91-5

LOCAL NEWS

Keen interest in Franciscans' Saturday open house

Written by Matt Cady Friday, Nov 02 4:00 PM



Mount St. Francis Healthcare, Image credit: BSA Planning Group

A large turnout is anticipated for BSA Saturday's public meeting on the proposed area structure plan for the "South Lands" of the Franciscans.

The Franciscans are pursuing a residential development on approximately 140 of their 480 acres. They have been exploring their options for the last 18 months and are now about to develop the area structure plan (ASP).

The development would be located on the bench of the South Lands that is a relatively large flat area. The bulk of this land is within Rocky View County, where the Mount St. Francis Retreat will continue to be located.

The meeting will begin with a presentation by the Franciscans ad hoc committee, followed by a Q&A period where attendees can provide comments and ask questions.

WE'VE GOT THE RIGHT PART FOR THE JOB
SAME DAY QUALITY AUTO PARTS

Town & Country Auto Parts
240 Cheyenne Ave. TEL: 403-233-1111

Cochrane Times NEWS - SPORTS - ENTERTAINMENT - LIFE - MONEY OPINION - OBITUARIES - AUTO

MOGO 68% of all Canadians don't think they'll have enough money to retire. Time to MoneyUp. [LEARN MORE](#)

Mount St. Francis talks future of the Big Hill

Patrick Gibson
More from Patrick Gibson

Published on: November 7, 2019 | Last Updated: November 7, 2019 1:29 PM EST



1306 of 01 franciscan.ct.jpg ZPD, CT

Cochrane Times NEWS - SPORTS - ENTERTAINMENT - LIFE - MONEY OPINION - OBITUARIES - AUTO

#MOGOMONDAY YOUR CHANCE AT \$1,000!

What's up this week in Cochrane?

Patrick Gibson
More from Patrick Gibson

Published on: October 30, 2019 | Last Updated: October 30, 2019 1:21 PM EST



CochraneTODAY.ca

Cochranites gather to hear future of South Lands

By Chrissy Da Silva
The Eagle

Locals swarmed the Cochrane Lions Event Centre on Saturday, Nov. 2 with open ears regarding the future of Mount St. Francis South Lands.

The Holy Spirit Province of Canada consists of western and eastern Franciscan friars. An ad hoc committee was formed which include friars, BSA Planning Group and an advisor to the Franciscans.

The Franciscans own about 444 to 450 acres of land which runs into Rocky View County where Mount St. Francis Retreat Centre is located. The afternoon event discussed what will be done with the 140 acres of bench lands (South Lands) within the Cochrane boundaries.

The ad hoc committee's, BSA Planning Group hosted the presentation and provided insight about the potential of the land, revealed Area Structure Plans (ASP) and encouraged open discussion and feedback from the public.

Since the Franciscans formed in 1949, the number of active friars have gone from 550 to 50 friars with 80 in total. As a result of the decrease in membership, the land - which was gifted to the Franciscans by a benefactor - is now being divided.

Three goals the ad hoc committee would like for the future use of the land is to create an alternative purpose, establish a plan to provide future certainty and create a lasting legacy.

The three ASP's presented are as follows:

- Scenario A: Natural environmental park - Pedestrian connections and public gathering.
- Scenario B: Minor neighbourhood expansion - A potential expansion of Sunterra Heights.
- Scenario C: Comprehensive neighbourhood expansion - A potential "complete" neighbourhood design including a non-residential development component.

Going forward the ad hoc committee will continue with public engagement and will eventually land on an ASP that they will present to town council in the first quarter of 2020.

cdsilva@cochrane.greatwest.ca

A diagram of Mount St. Francis South Lands. PHOTO BY CHRISSEY DA SILVA

CochraneTODAY.ca
POWERED BY COCHRANE GAZETTE

Home | News | Features | Obituaries | Classifieds | Shop Local | Contact Us | Tow

HOME > LOCAL NEWS

Cochranites gather to hear future of South Lands

"The Franciscans wish to pursue an Area Structure Plan (ASP), a statutory plan to guide and direct future land use, subdivision and development to establish the highest and best use for the South Lands."

Nov 9, 2019 11:43 AM By: Chrissy Da Silva



FEEDBACK THEMES

The dialogue from the neighbours meeting, public meeting and the feedback received through comment forms, engagement boards and online comments, have been transcribed and themed into a number of categories.

THEME:

Adjacent Neighbours' Feedback

- » Neighbouring residents expressed concerns and their opposition towards development that will add traffic passing by their community and to 4 Avenue.
- » Concerns were expressed that a secondary exit to Highway 1A through the South Lands would add traffic rather than alleviate existing concerns.
- » Suggestions included opening Retreat Road to alleviate traffic concerns.
- » Some comments expressed concern about proposed road construction timing and impacts on traffic.
- » Neighbours on the east side of 4 Avenue in Cochrane Heights (~10 homes) were concerned about slumping and soil stability and recommended large setbacks in the event that soils above their back yards may impact settlement.
- » Some directly adjacent neighbours recommended setbacks and buffers to mitigate visual impacts for existing communities.
- » Many neighbours purchased their homes in Sunterra and Cochrane Heights due to the proximity of the land and wildlife.
- » Neighbours expressed concern with the possibility of reduced property values due to adjacent development.

THEME:

Environmental Preservation and Wildlife

- » Many comments focused on the desire for the Franciscans to pursue non-residential development to maintain environmental preservation in perpetuity.
- » Some individuals expressed the importance of looking at the South Lands as a piece of the larger environmental ecosystem, rather than in isolation.
- » Some people expressed concern with the wildlife corridor and the loss of ecological continuity in the area.
- » Some comments suggested the Community Enhancement Evaluation is skewed towards land use intensification and does not give adequate importance to environmental metrics.
- » Suggestions related to a preference for non-development included:
 - Selling the land to a conservation organization;
 - Selling the land to the Town, as residents would be willing to pay more taxes to preserve and maintain the land;
 - Leaving the land as is to maintain the Franciscans' legacy of environmental stewardship;
 - Provide safe accessibility to the lands without residential development; and
 - Work with Catholic community and schools to create community gardens and outreach work.

THEME:

Residential Neighbourhood

- » Comments referenced the Town's growth and suggested that more development and housing is not required.
- » Some comments referenced the Town's lack of infrastructure and the limited water license.
- » Concern for stability of the hill and location of drainage from hillside development was expressed.
- » A recommendation was provided to phase in development, starting with bike trails and walking pathways, partially funded by local groups, with residential development planned for the future, should the Franciscans chose to pursue a community.
- » Recommendation to consider the corner piece of land within Rocky View County in order to develop a comprehensive plan.

THEME:

Institutional Uses

The following institutional uses were recommended:

- » Open air theatre / amphitheatre (3)
- » Arts and culture space (3)
- » Cultural music venue / performance venue (2)
- » Tourism space
- » Churches
- » Public spaces
- » Community hall
- » Post secondary

A number of comments suggested preference for no institutional uses on the land.

THEME:

Parks and Open Space

The following suggestions were provided:

- » Minimal impact natural open space(s) and parks (8)
- » Walking/hiking trails (7)
 - Similar to Nose Hill Park (2)
- » Bike trails (4)
- » Large parcels of land for wildlife habitat (3)
- » Dog park (3)
- » Sports fields (2)
- » Environmental educational trail network (2)
- » Historical space similar to Glenbow Ranch
- » No change, leave as is
- » Large recreation area with paved and gravel pathways
- » Community gardens
- » Meditation spaces
- » Picnic areas
- » Low impact accessible park
- » Horse trails
- » Mountain bike area
- » Adult workout/playground equipment
- » Frisbee golf
- » Ski hill

THEME:

Engagement

- » Many comments were shared thanking the Franciscans for being transparent with plans and for involving the community in the planning process.
- » Some comments expressed concern that a decision had been made prior to engagement and that the engagement was insincere and not an effective use of participants' time.
- » A number of comments requested the Franciscans to consider First Nations consultation throughout the process.

THEME:

Franciscans

- » Many comments expressed gratitude to the Franciscans and appreciation for their stewardship, service and for withstanding development pressures to date.
- » A number of comments recommended the Franciscans consider their history and legacy in the area and the lasting implications of development on the South Lands.
- » Concerns were expressed that the friars will lose control of the lands once sold to a developer.
- » A number of comments expressed an appreciation of the Franciscans' desires to plan for their land as private land owners, and supported the Franciscans' decision to advance a "defensive strategy" to protect their land.
- » Acknowledgement of the challenges associated with engaging the larger community and appreciation of the Franciscans' efforts was expressed by a number of people.

To review the latest FAQ and responses from engagement events and communications with the community, please visit ;

www.mountstfrancis70years.ca/faq

EVENT EVALUATION

An event evaluation was included within the comment forms at the neighbour and public meetings on November 2, 2019. Twelve comment forms were submitted.

How did you hear about the event?
(14 responses)



Letter invitation to neighbours

5



Newspaper advertisement

5



Project website

1



Word of mouth

1



Project Facebook Page

1

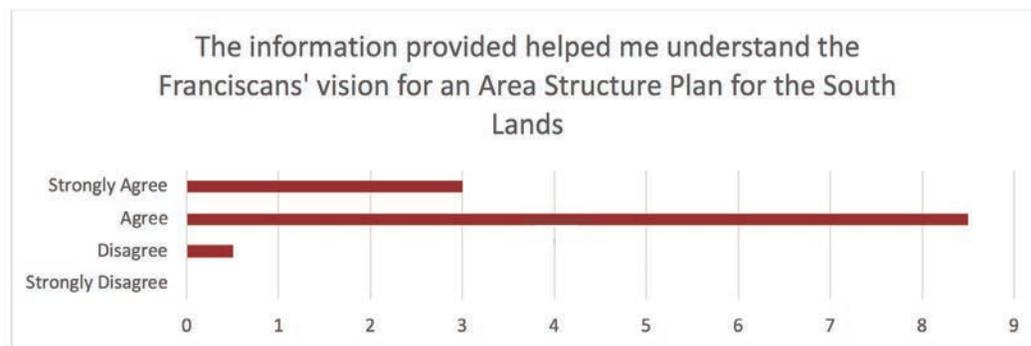
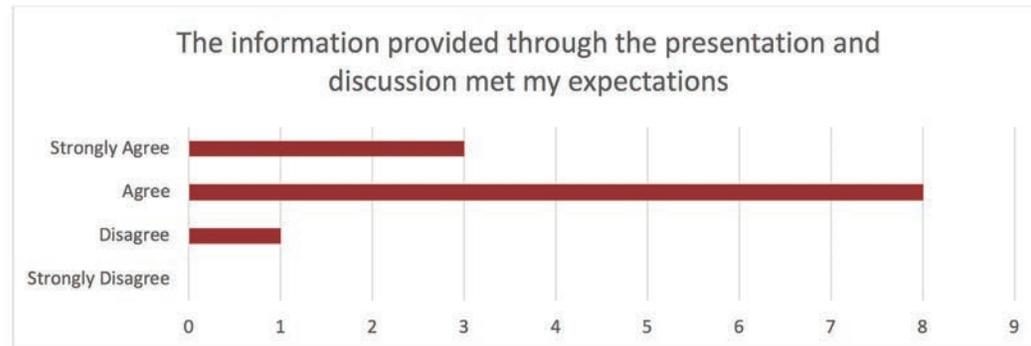
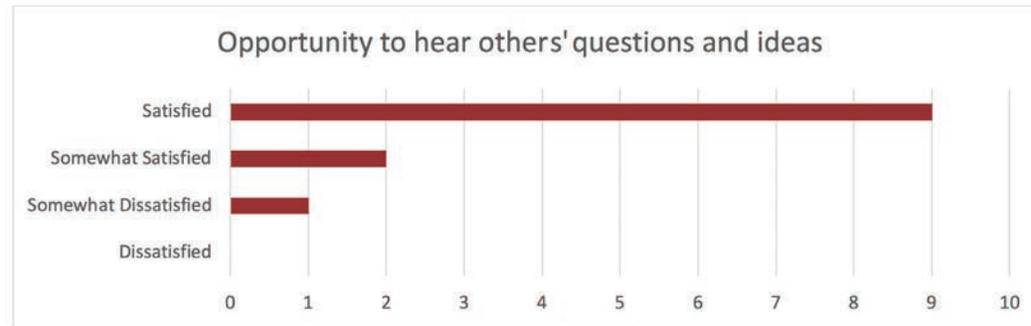
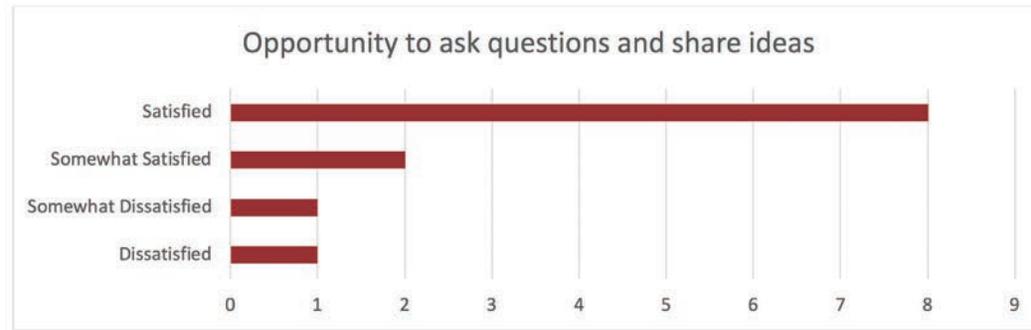


Facebook advertisement

1



How satisfied are you with today's engagement?



NEXT STEPS

The Ad Hoc Committee is reviewing and coordinating the feedback received under the direction from the Holy Spirit Province of Canada and will begin drafting an Area Structure Plan for the South Lands.

Further public engagement will be coordinated prior to submitting a draft ASP to the Town of Cochrane. At that time, the Ad Hoc Committee will share an overview of how input from the community and stakeholders was considered while drafting the ASP.

More details on future engagement opportunities will be shared as details become available. Thank you for sharing your comments, insights, ideas and sentiments throughout this initiative. We look forward to continue working with the community.



70yearscelebration@mountstfrancis.ca

403-692-5234

www.mountstfrancis70years.ca/south-lands



MOUNT ST. FRANCIS
SOUTH LANDS

ENGAGEMENT SUMMARY
November 2019