




The Holy Spirit
Province of Canada
Mount St. Francis

The South Lands

Public Meeting

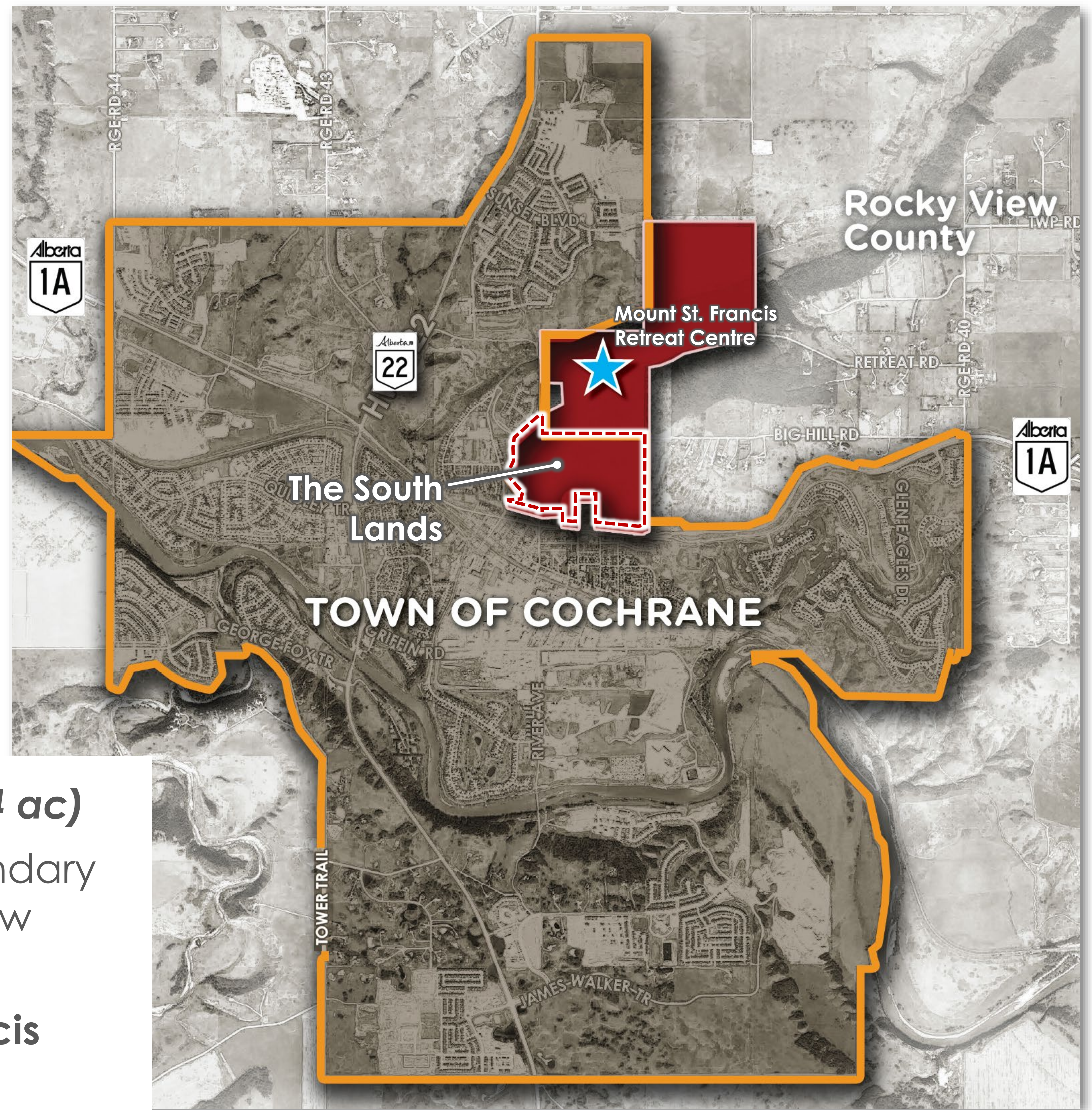
November 2nd, 2019
2 – 4 PM



Meeting Purpose

- To **provide an update** regarding the Holy Spirit Province of Canada's South Lands Initiative
- Share the **preliminary vision** for the South Lands Area Structure Plan (ASP)
- Engage in **conversation** with key stakeholders
- Answer **questions**
- Gather **insights, comments, concerns and suggestions to assist preparation of the ASP**

Municipal Context



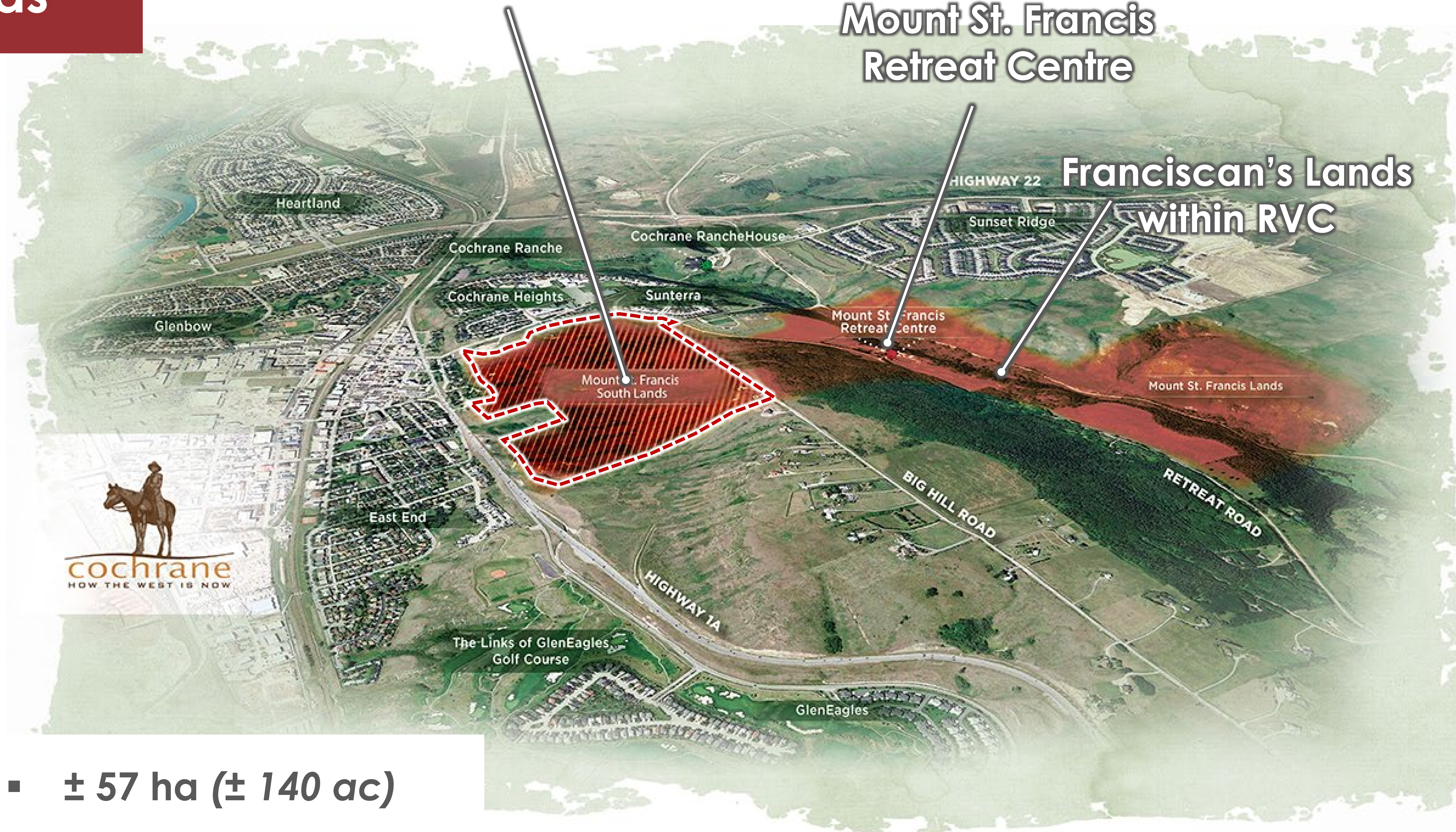
- **± 180 ha (± 444 ac)**
- Straddles boundary with Rocky View County
- **Mount St. Francis Retreat Centre**

The South Lands

Franciscan's Lands within the Town

Mount St. Francis Retreat Centre

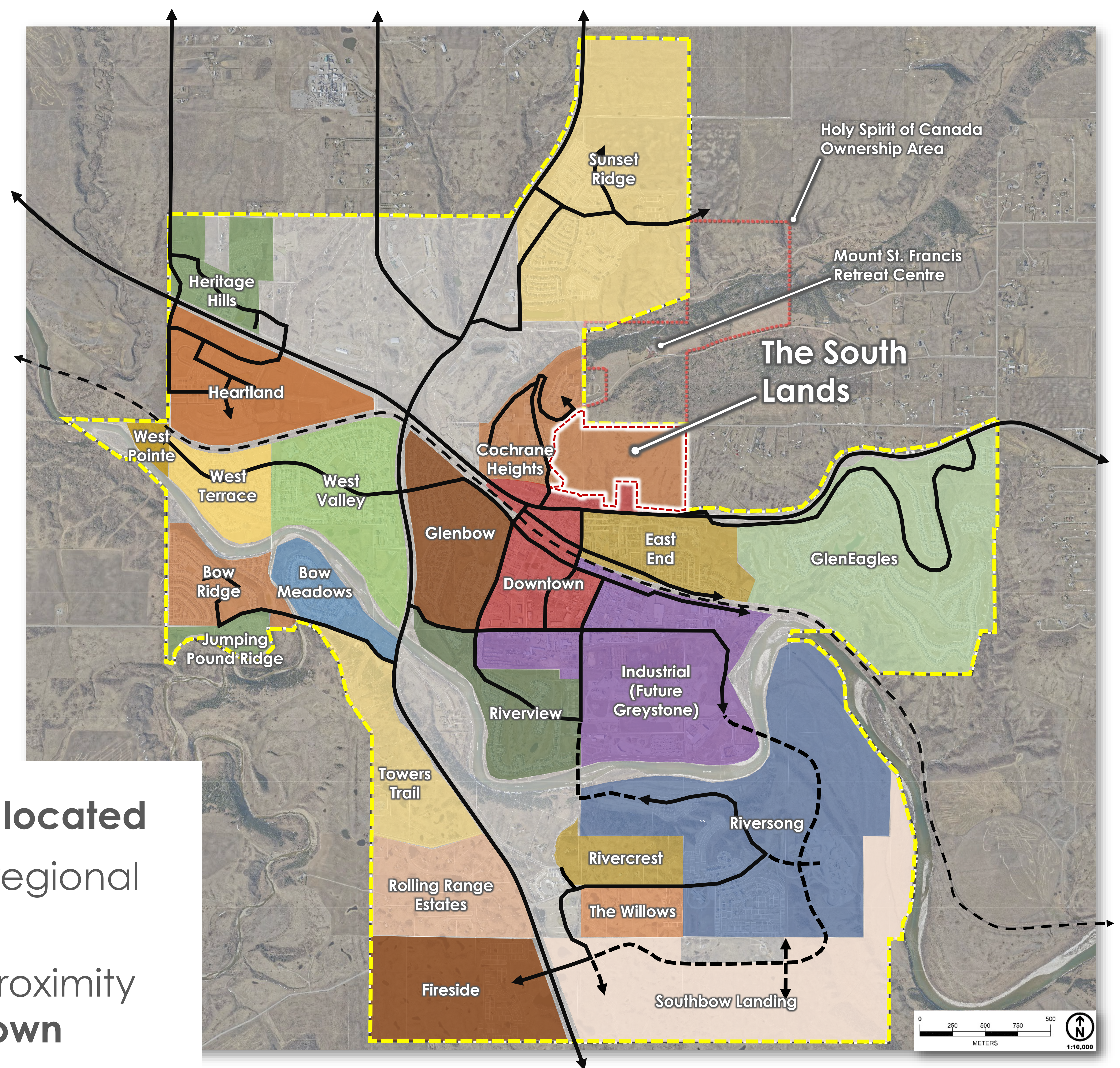
Franciscan's Lands within RVC



- **± 57 ha (± 140 ac)**
- Franciscan's land holdings within the Town

Community Context

- Centrally-located
- Part of a regional gateway
- In close proximity to **Downtown**



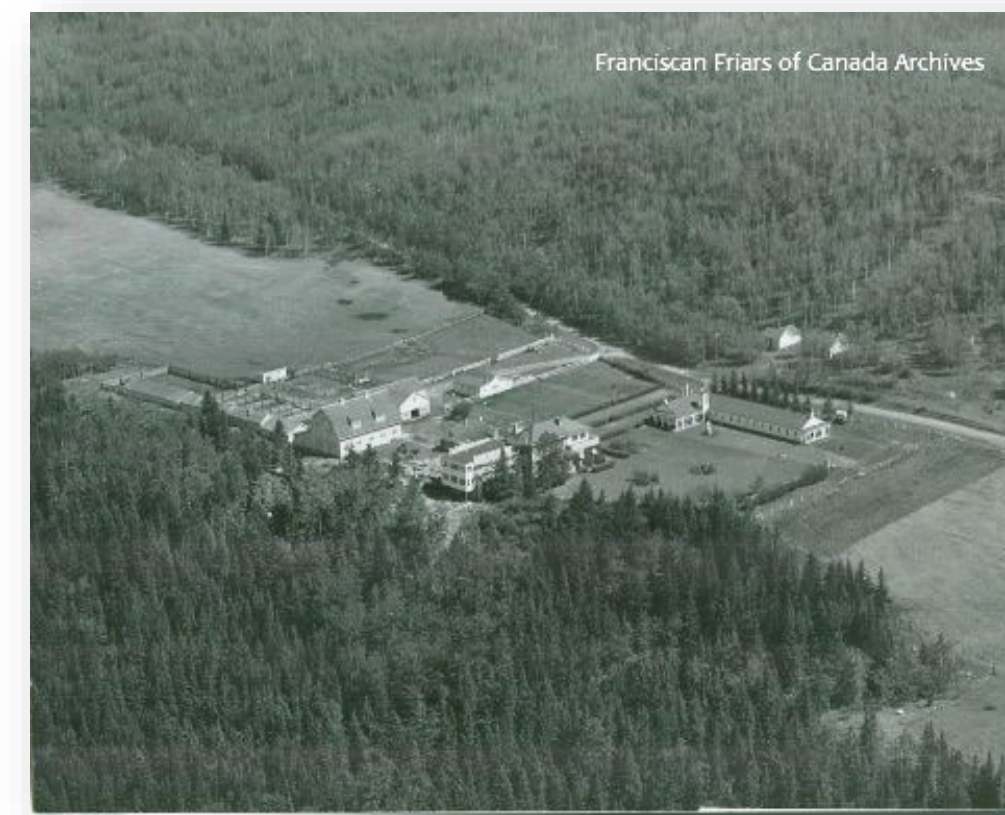
Franciscans of Canada

- Retreat **established in 1949**
- **10 facilities** across Canada
- Since 1949, a **decrease in membership** from **± 550** to **± 80 active/non-active Friars**
- Recent **unification** of the east & west into the unified **Holy Spirit Province of Canada**
- Strategically **re-imagining a continued presence** across Canada
- Undertaking a strategic **assessment of all land holdings & assets**



Guiding Principles

- Honour the land, the surrounding **community** and the owner's **history & heritage**
- Respect the land's natural **topography & resulting landscapes**
- Continue **environmental stewardship**
- Improve **mobility & access**
- Build & enhance **relationships**

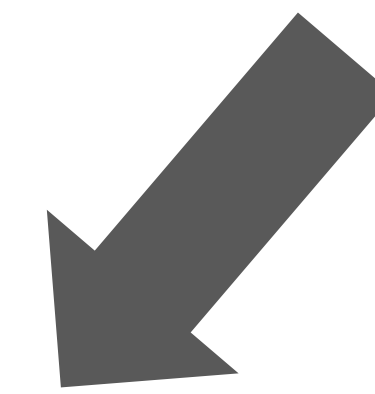


Goals

- To create an **alternative purpose** for the South Lands
- Establish a **statutory plan** to provide future certainty
- Create a **lasting legacy**



Holy Spirit Province



Ad Hoc Committee ↔ B&A Planning Group

- **Bob Mokry**, o.f.m, Provincial Vicar, Holy Spirit Province of Canada Committee Chairman
- **Dan Gurnick**, o.f.m., Definitor, Holy Spirit Province of Canada
- **Pierre Charland**, o.f.m., Provincial, Holy Spirit Province of Canada
- **Mark Love**, Advisor to the Franciscans

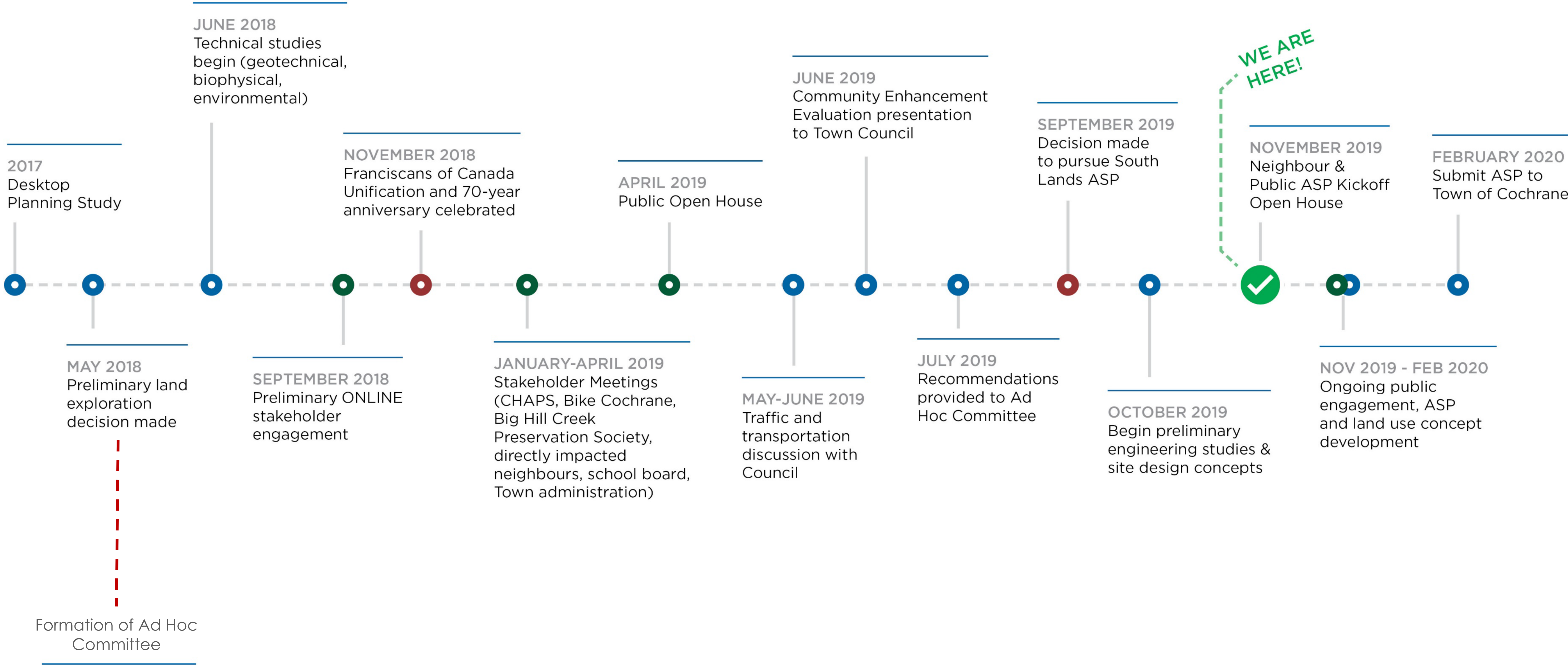
- **Ken Venner**, RPP, MCIP, Project Manager & Planning Advisor
- **Asia Walker**, Lead Planner
- **Tamille Beynon**, Communications & Engagement Advisor



**B&A
Planning
Group**

Project Timeline

- Franciscans of Canada
- Ad Hoc Committee
- Public Engagement



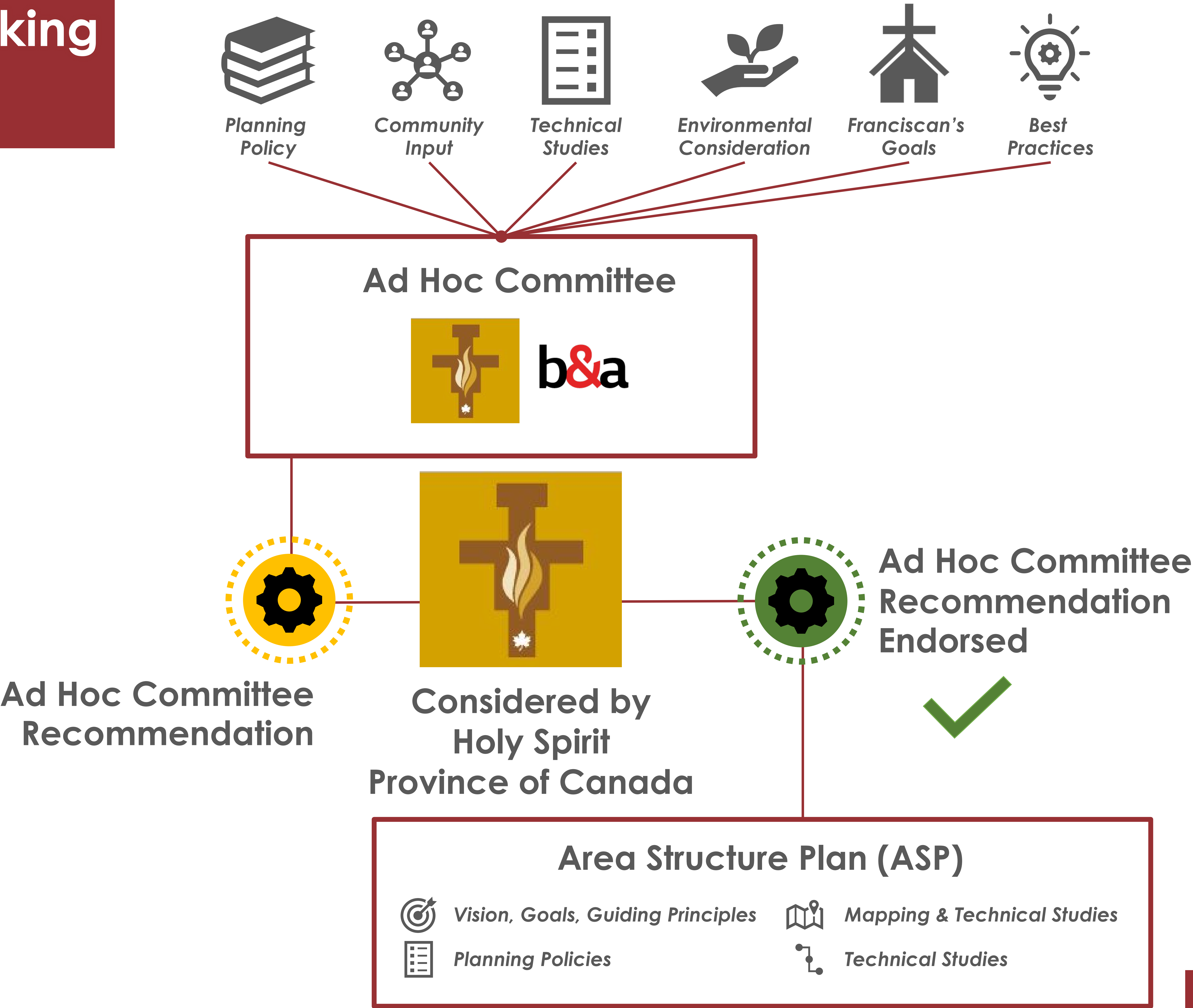
Future of the South Lands

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 & best use for the South Lands

With consideration of:

- The Franciscan's **needs, goals, and vision** for the future;
- Input from neighbours, community stakeholders, administration and Council;
- Town of Cochrane, Regional and Provincial *development policies & regulations*;
- Preliminary **technical studies**;
- Best planning practices;
- Long-term **environmental preservation** goals; and
- With understanding that **further studies & public engagement** will be useful in building and supporting the ASP process.

Decision-Making Process



Site Conditions

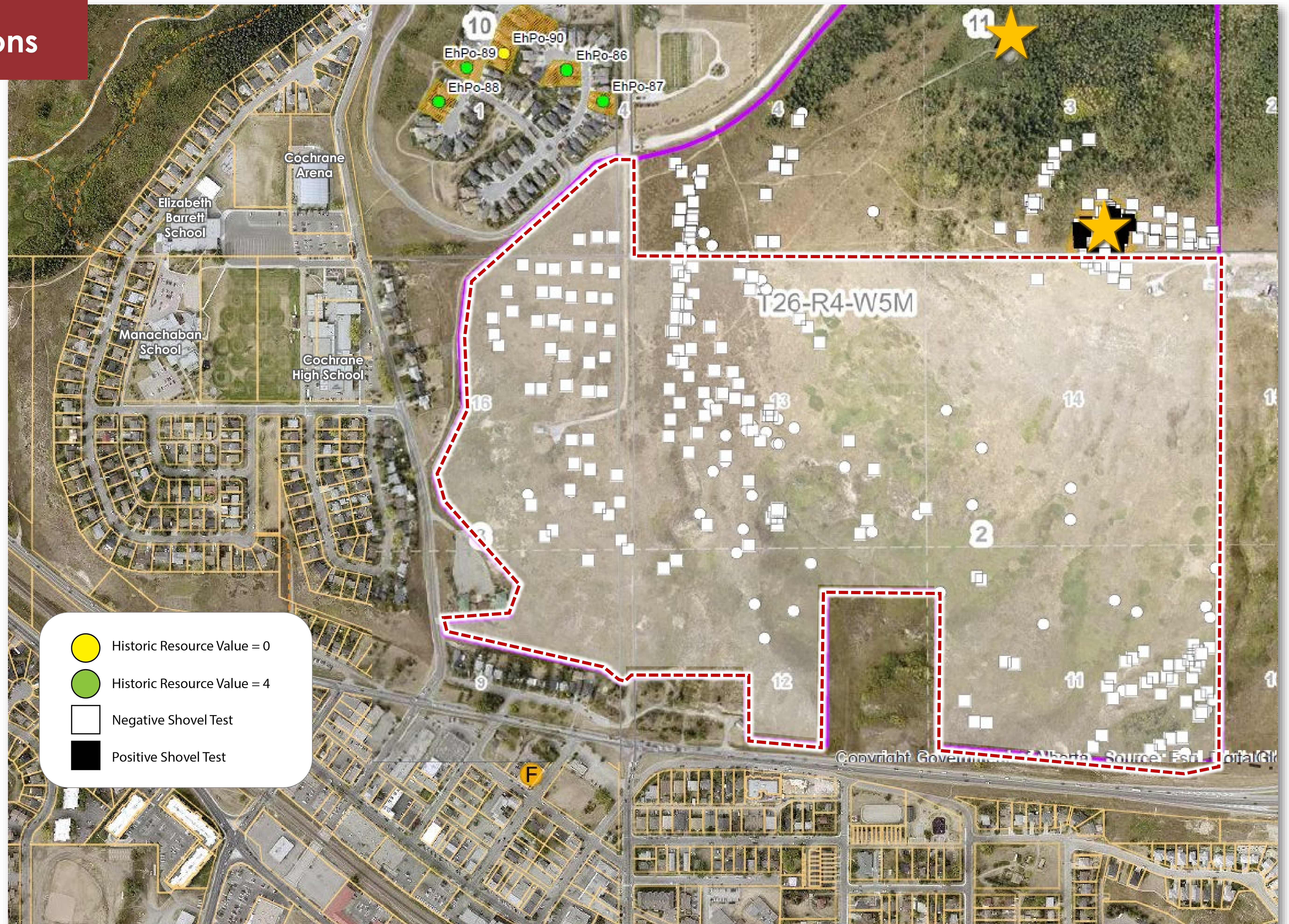
Environmental Considerations



NOTE! For more information on these technical studies, our public engagement findings, and our June presentation to Council at <http://www.mountstfrancis70years.ca>

Site Conditions

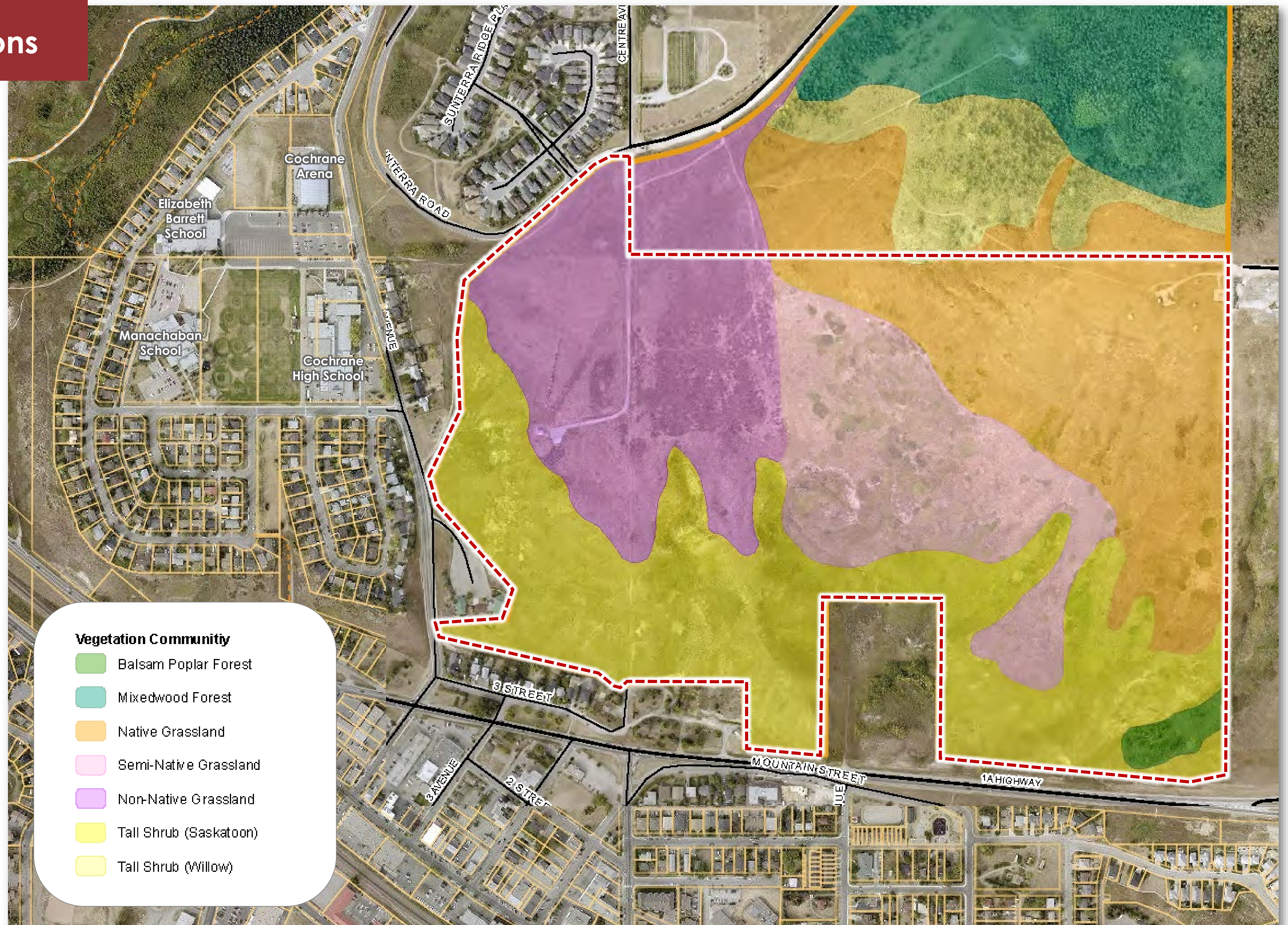
Historical Considerations



NOTE! For more information on these technical studies, our public engagement findings, and our June presentation to Council at <http://www.mountstfrancis70years.ca>

Site Conditions

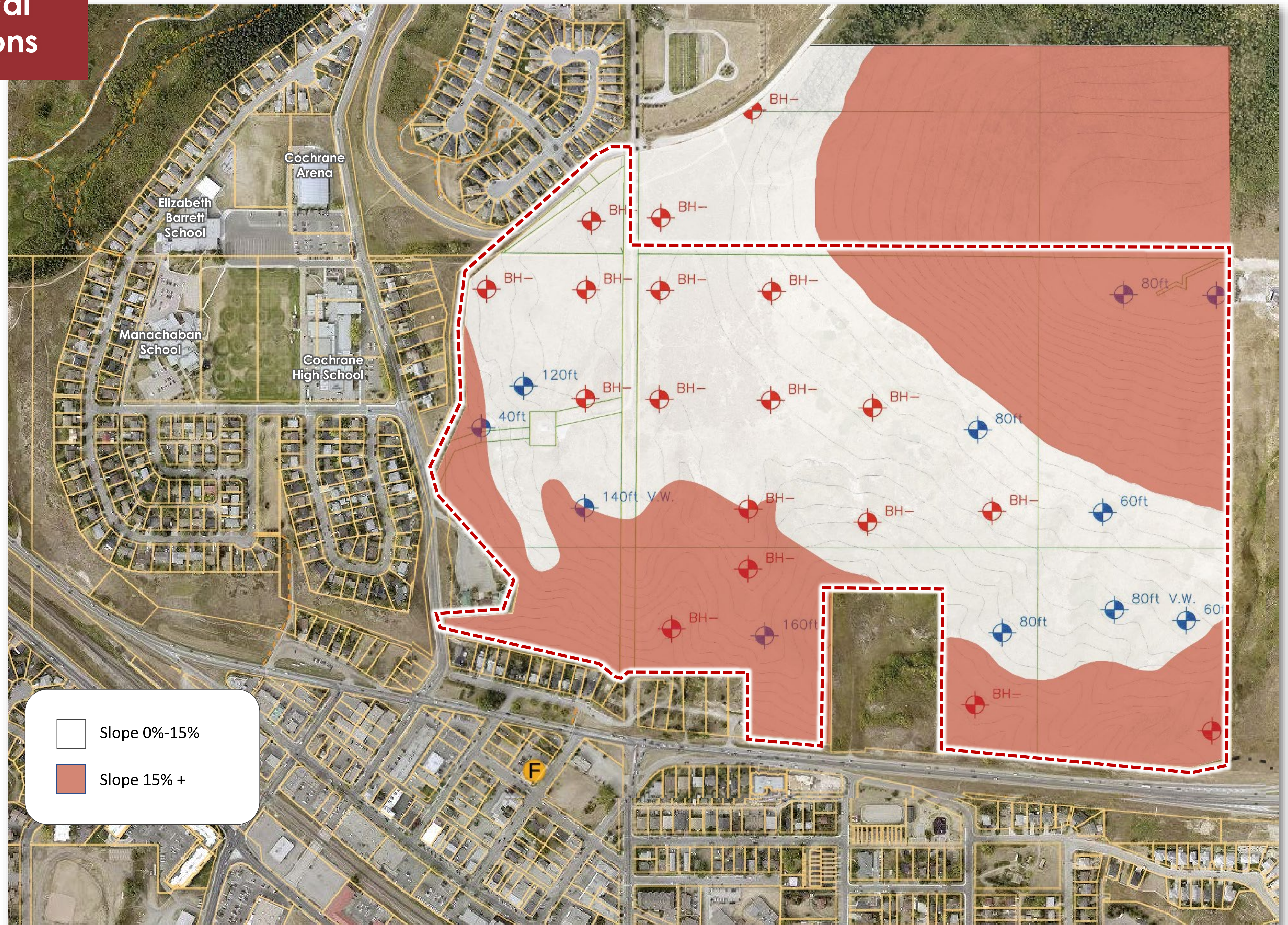
Biological Considerations



NOTE! For more information on these technical studies, our public engagement findings, and our June presentation to Council at <http://www.mountstfrancis70years.ca>

Site Conditions

Geotechnical Considerations



NOTE! For more information on these technical studies, our public engagement findings, and our June presentation to Council at <http://www.mountstfrancis70years.ca>

Stakeholder Engagement



Stakeholder Meetings

4 (~53 Attendees)



Formal Public Presentations

3 (~150 Attendees)



Website Visitors

5,908



Facebook Subscribers

95



Email Subscribers

192



Walking (Hiking) Tours

1



Coffee Chats

5

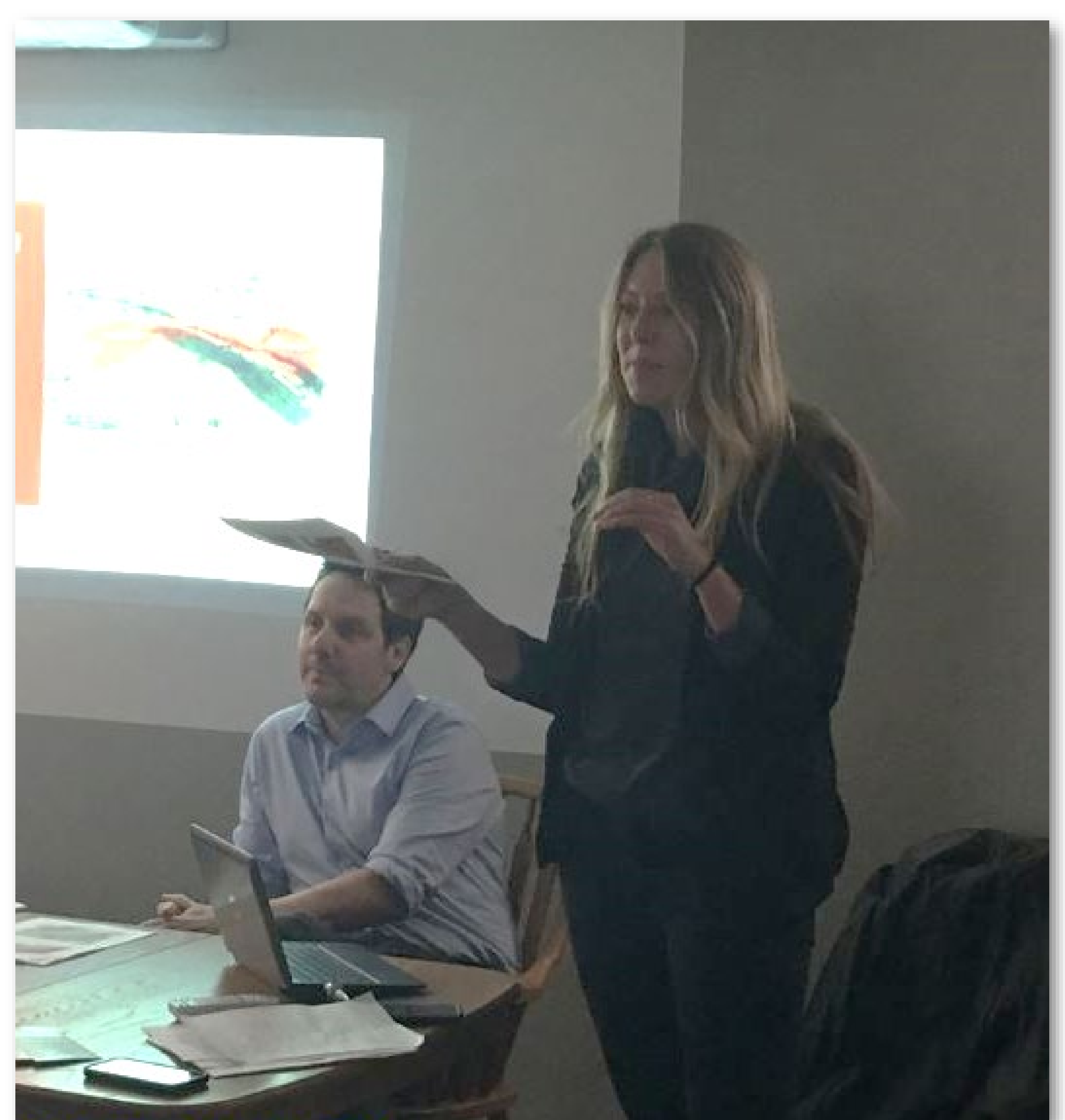
Who Participated?

- Cochrane Residents
 - Sunterra Heights
 - Cochrane Heights
 - Sunset Ridge
 - West Terrace
 - West Valley
 - Riversong
 - Glenbow
 - GlenEagles
- Rocky View County Residents
 - Retreat Road
 - Big Hill Road
 - Bearspaw
 - Water Valley
- Calgary Residents
- Bike Cochrane
- Cochrane Tourism Association
- Big Hill Creek Preservation Society
- Cochrane Historic Archival Preservation Society (CHAPS)
- Rocky View School Division

For more information on these technical studies, our public engagement findings, and our June presentation to Council at <http://www.mountstfrancis70years.ca>

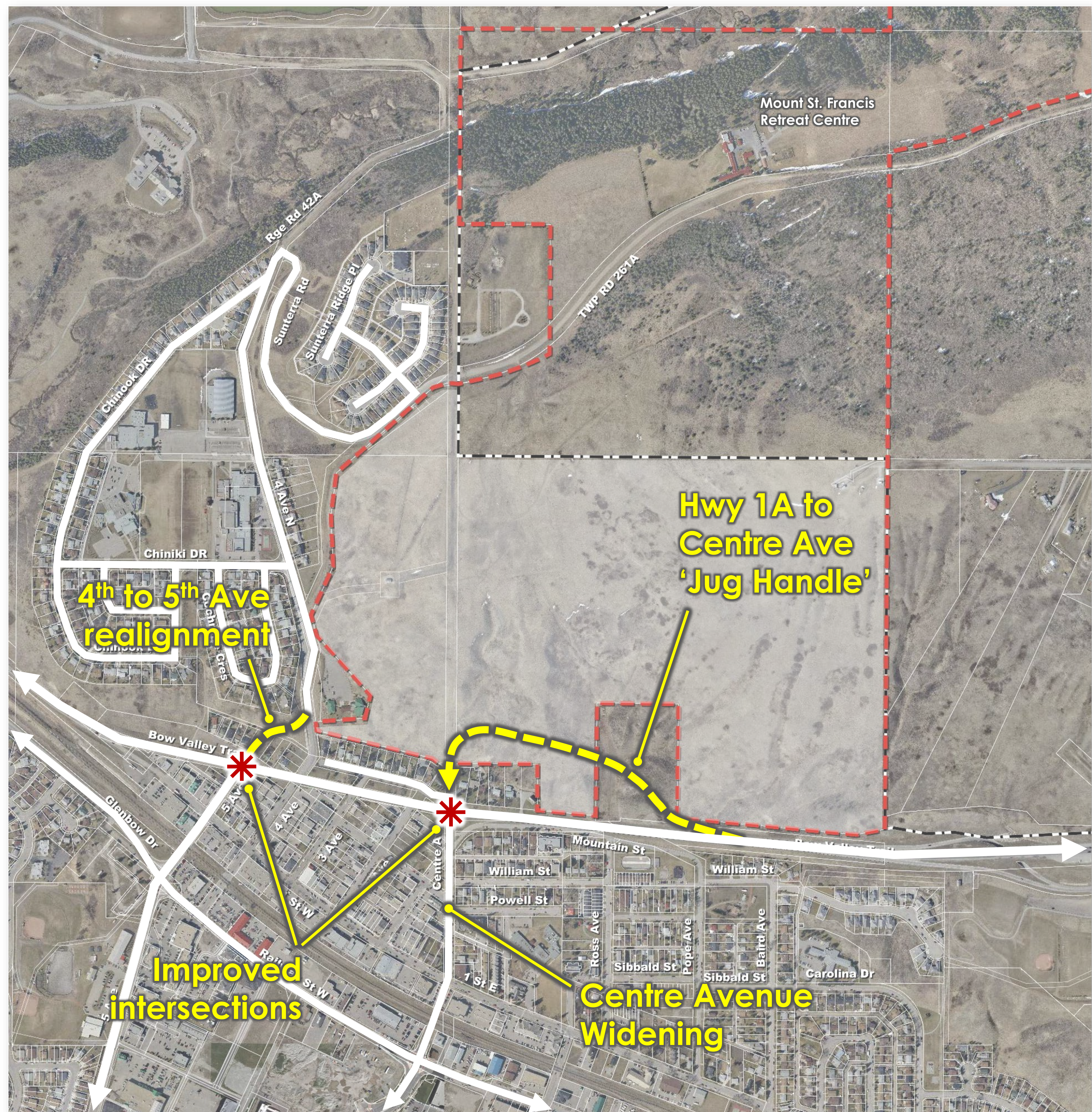
🔑 Key Themes 🔑

- Cochrane Heights & Sunterra are **single-access communities**
- **Traffic congestion is a concern** on 1A Hwy, 4th Avenue
- The site is home to **diverse wildlife & vegetation**
- The 'Big Hill' is an important part of Cochrane's identity – **preserve the integrity of the Cochrane Hill**
- **Public access to the Cochrane Hill** and mountain views are important
- **Slope stability concerns** along 4th Avenue
- **Appreciation** for early engagement opportunities
- There is a **deep respect** for the Franciscans in Cochrane



Evolving Considerations

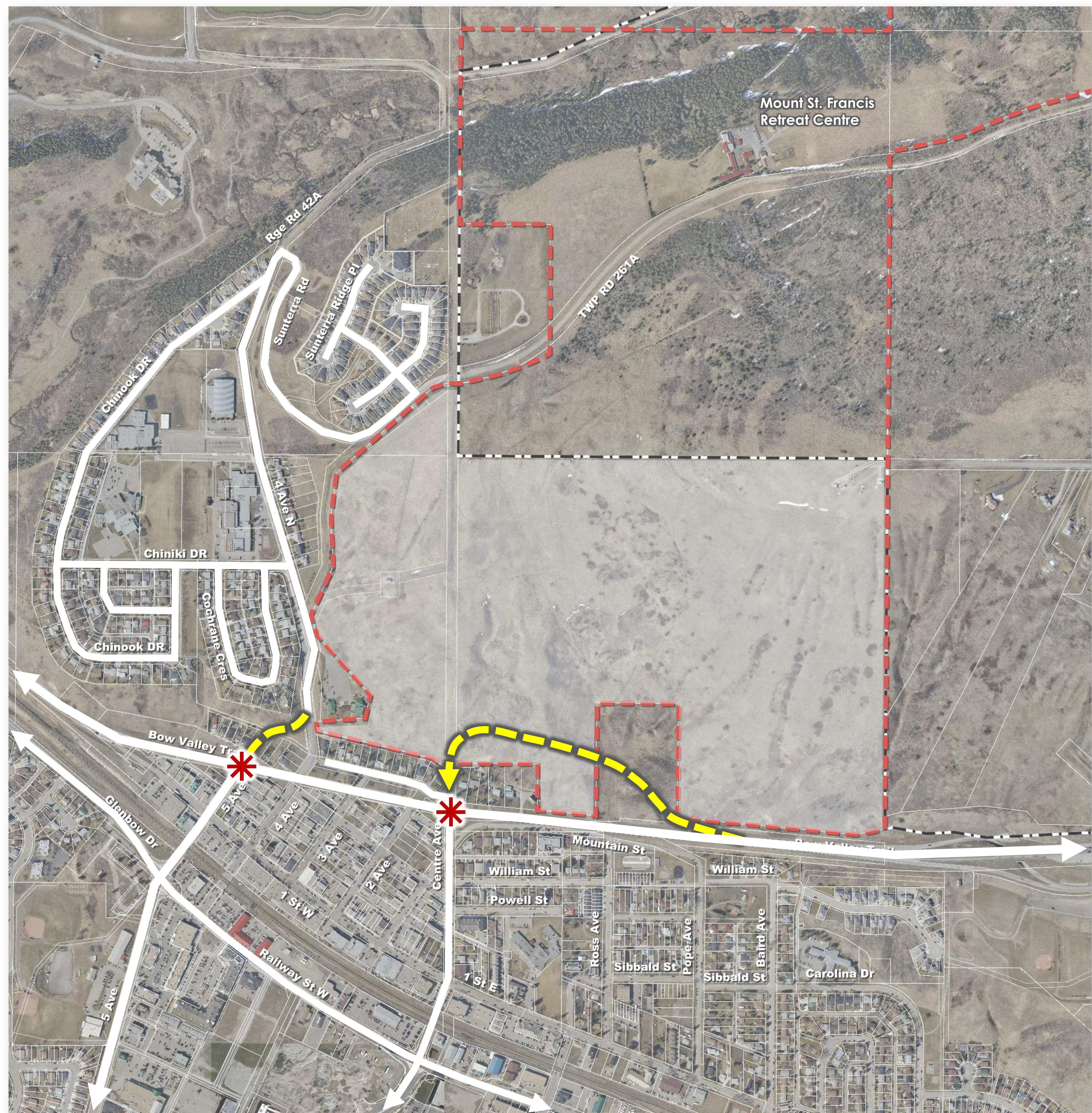
- Potential Hwy 1A to Centre Ave **‘Jug Handle’**
- Anticipated **Centre Avenue** widening
- Proposed 4th Ave to 5th Ave **realignment**
- Anticipated **improvements @ Centre Ave & 5th Ave intersections**



	Evaluation Criteria	Scenario A	Scenario B	Scenario C
	<ul style="list-style-type: none"> Encourage a safe, walkable & vibrant community 			
	<ul style="list-style-type: none"> Protect & maintain scenic views & feeling of open spaces 			
	<ul style="list-style-type: none"> Preserve & celebrate natural features & cultural resources 			
	<ul style="list-style-type: none"> Promote complete communities 			
	<ul style="list-style-type: none"> Incorporate exemplary building design & compact urban form 			
	<ul style="list-style-type: none"> Promote connectivity 			
	<ul style="list-style-type: none"> Promote sustainable development 			
	<ul style="list-style-type: none"> Accommodate amenities that promote healthy lifestyles 			
	<ul style="list-style-type: none"> Consider community & stakeholder engagement 			

Explore Potential Alternate Purposes for the South Lands

- **Scenario A**
Natural
Environmental Park
- **Scenario B**
Minor
neighbourhood
expansion
- **Scenario C**
Comprehensive
neighbourhood
expansion



CEE Scenario A

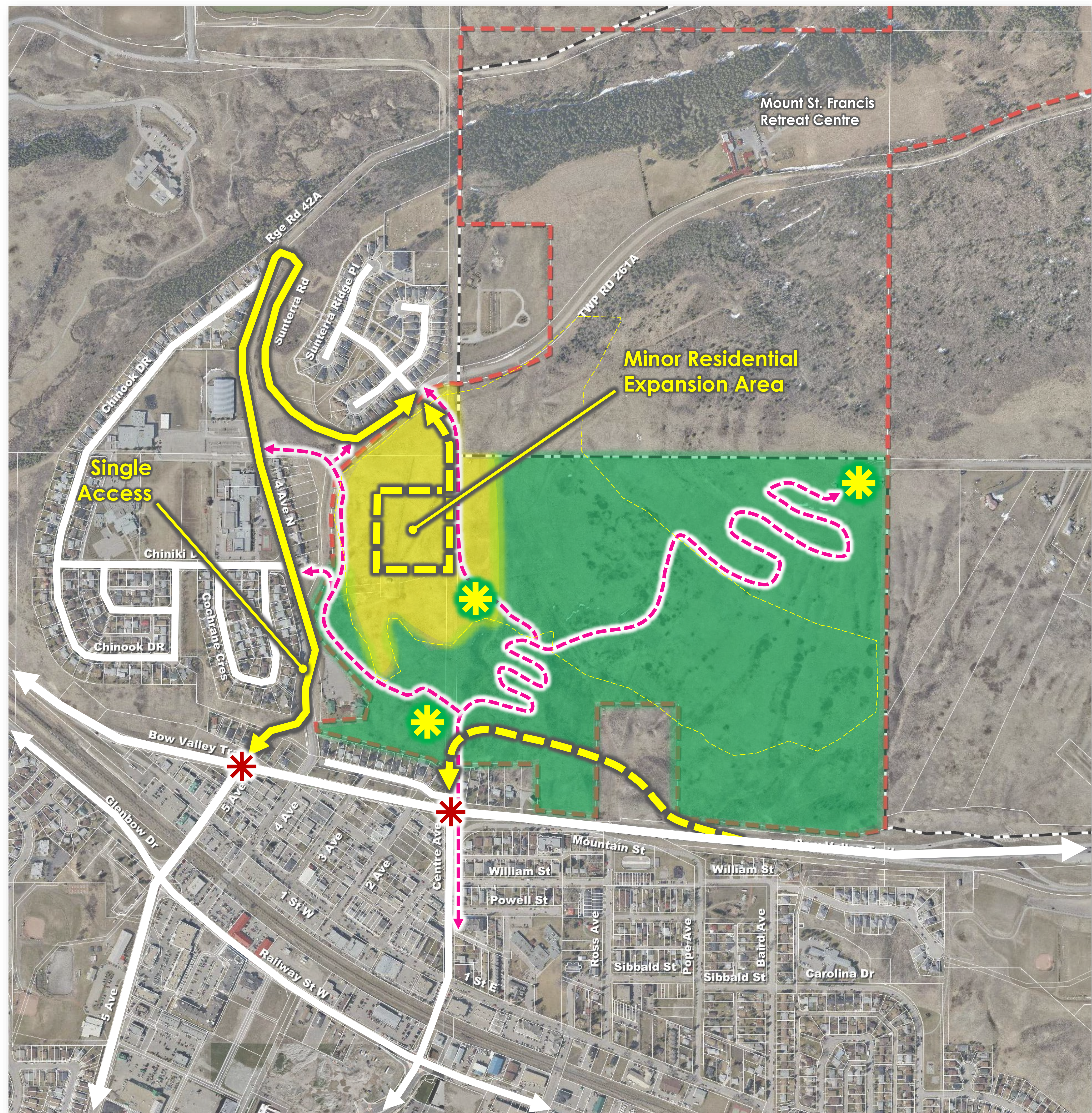
Big Hill Environmental Park

- Pedestrian connections & public gathering areas
- Costs to install infrastructure and provide for ongoing maintenance?



Minor Neighbourhood Expansion (1)

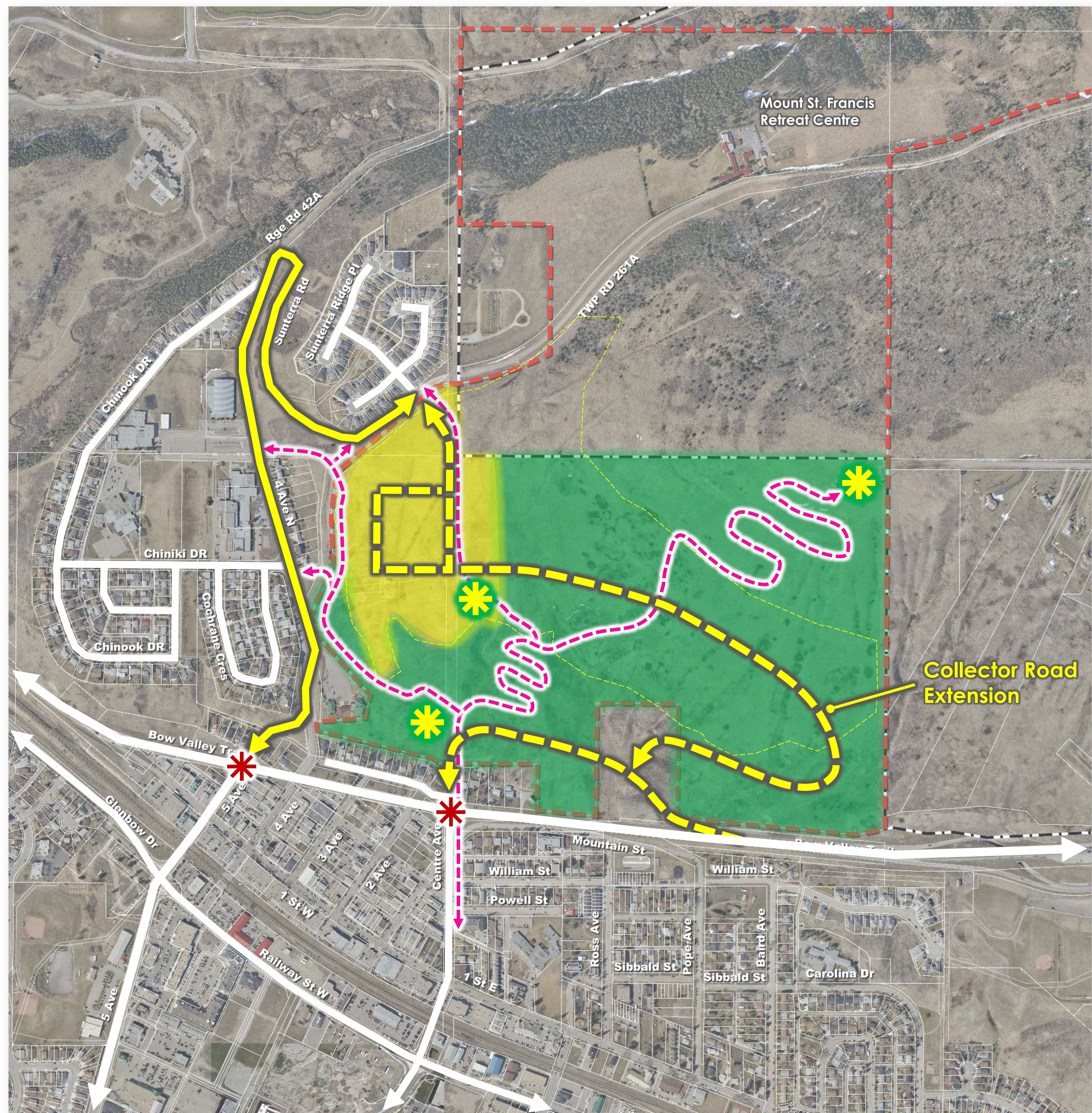
- Potential expansion of Sunterra Heights
- Sole reliance on 4th Ave would not improve existing access
- Limited opportunities for non-residential development



CEE Scenario B2

Minor Neighbourhood Expansion (2)

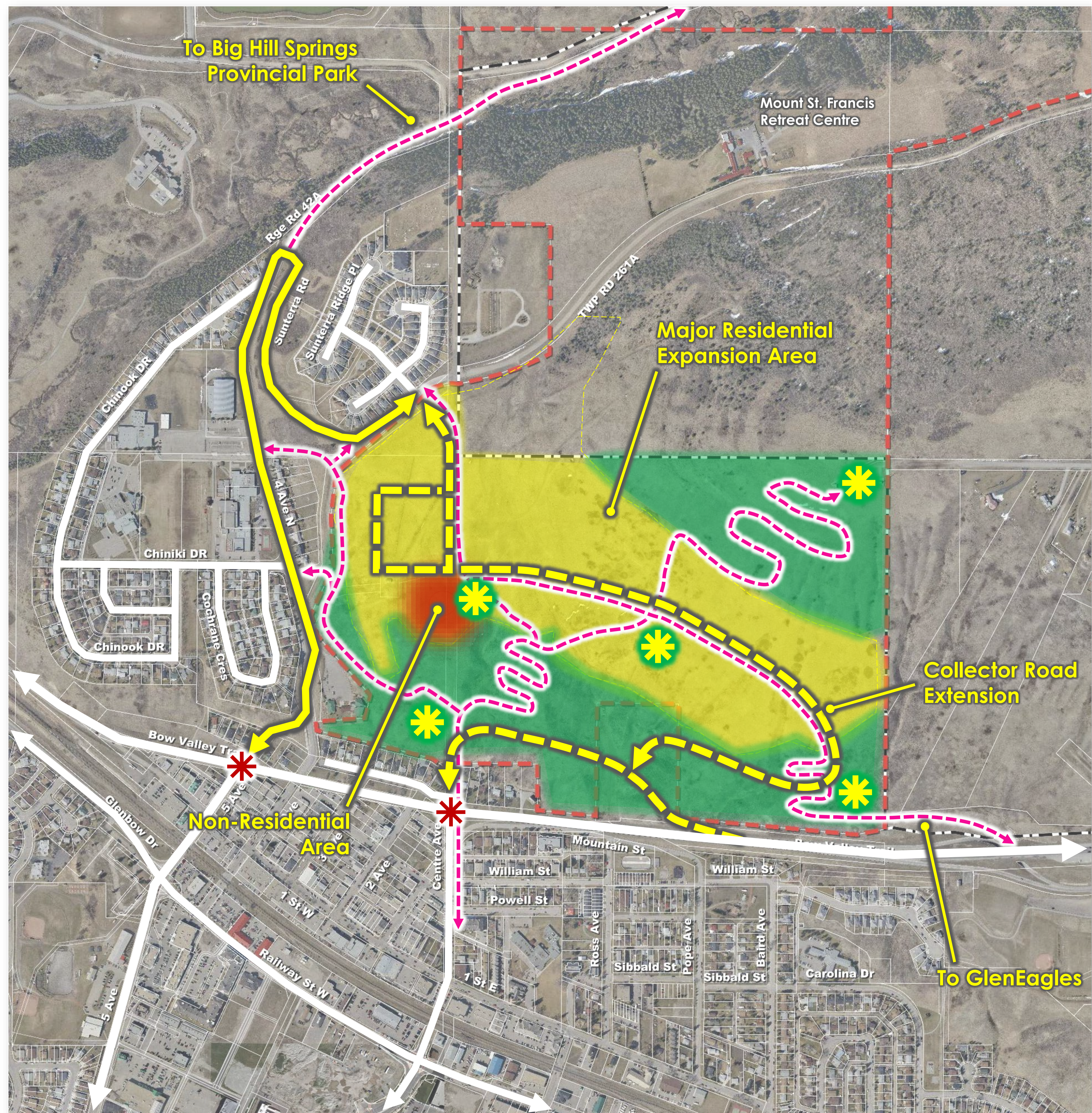
- Potential **second access** for Cochrane Heights
- **Improved access & safety** for existing community facilities
- Potential 'transit loop'
- Limited opportunity to generate revenues to finance infrastructure costs



CEE Scenario C

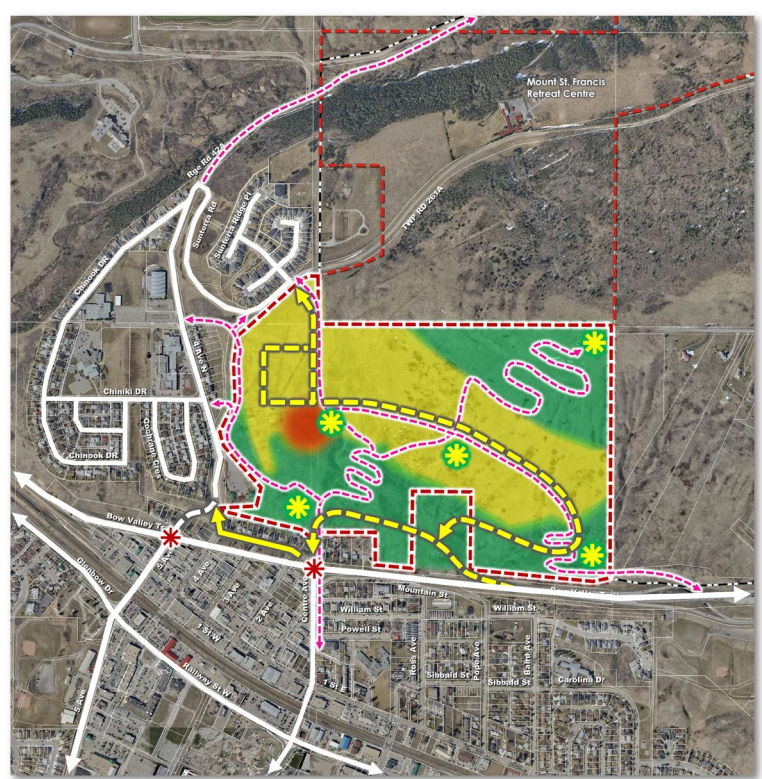
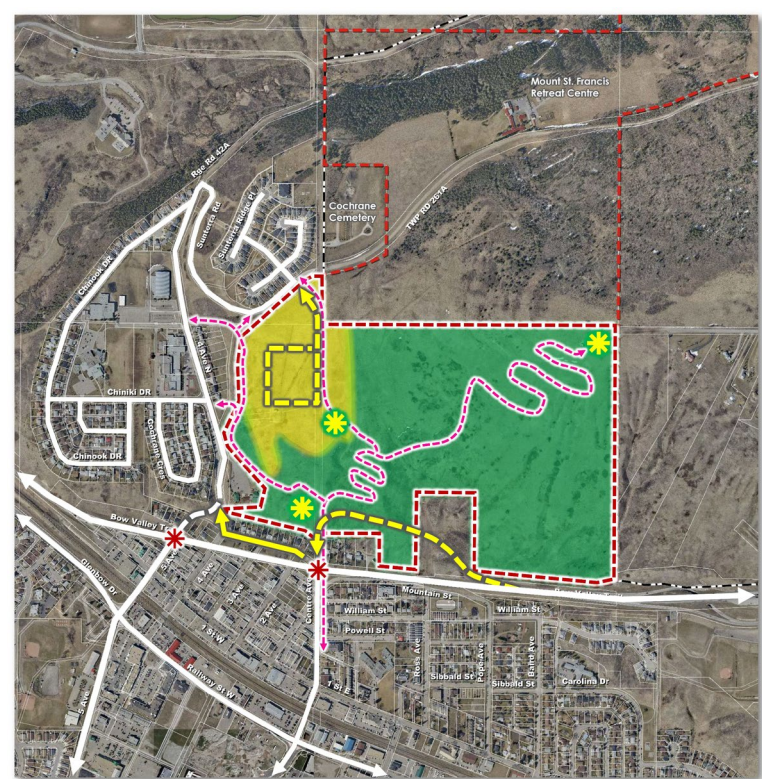
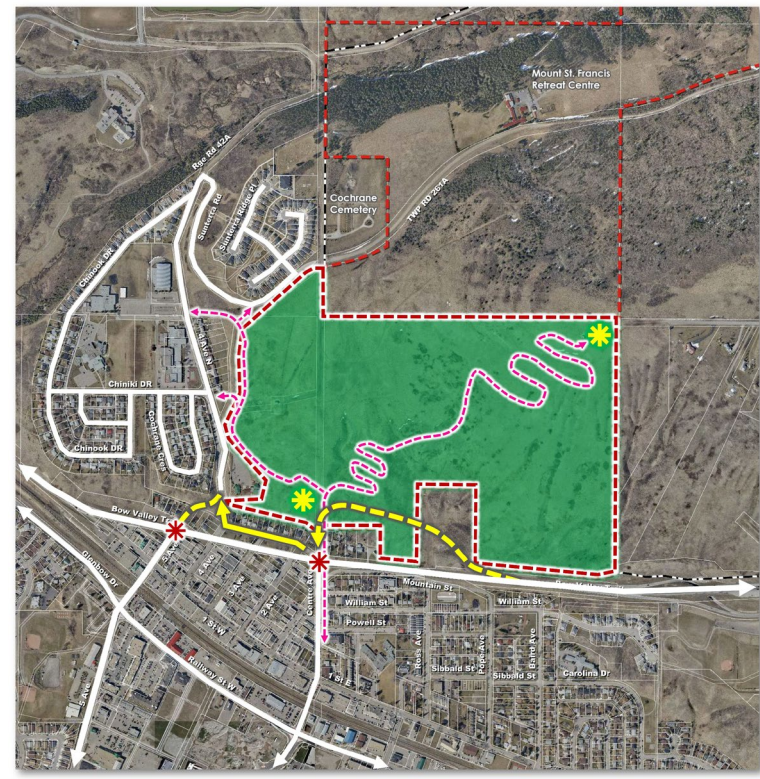
Comprehensive Neighbourhood Expansion

- Potential 'complete' neighbourhood design (including non-residential development component)
- Greatest opportunity to generate revenues to finance infrastructure costs



Community Enhancement Evaluation

Recommendation Rationale



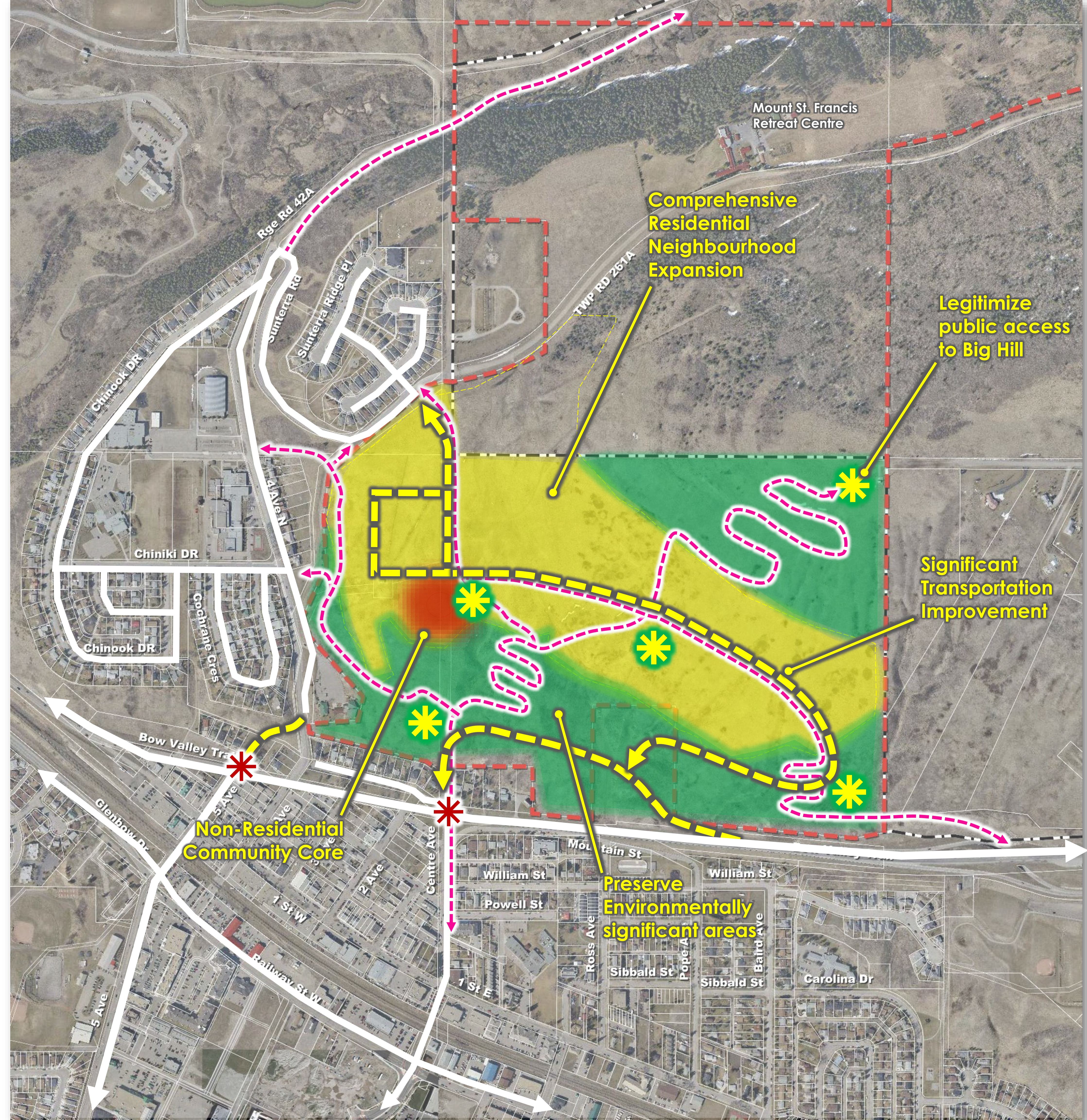
	Evaluation Criteria	Scenario A	Scenario B	Scenario C
	▪ Encourage a safe, walkable & vibrant community	✓		✓
	▪ Protect & maintain scenic views & feeling of open spaces	✓	✓	✓
	▪ Preserve & celebrate natural features & cultural resources	✓	✓	✓
	▪ Promote complete communities	✓		✓
	▪ Incorporate exemplary building design & compact urban form		✓	✓
	▪ Promote connectivity	✓		✓
	▪ Promote sustainable development	✓		✓
	▪ Accommodate amenities that promote healthy lifestyles	✓	✓	✓
	▪ Consider community & stakeholder engagement	✓	✓	✓

The South Lands ASP

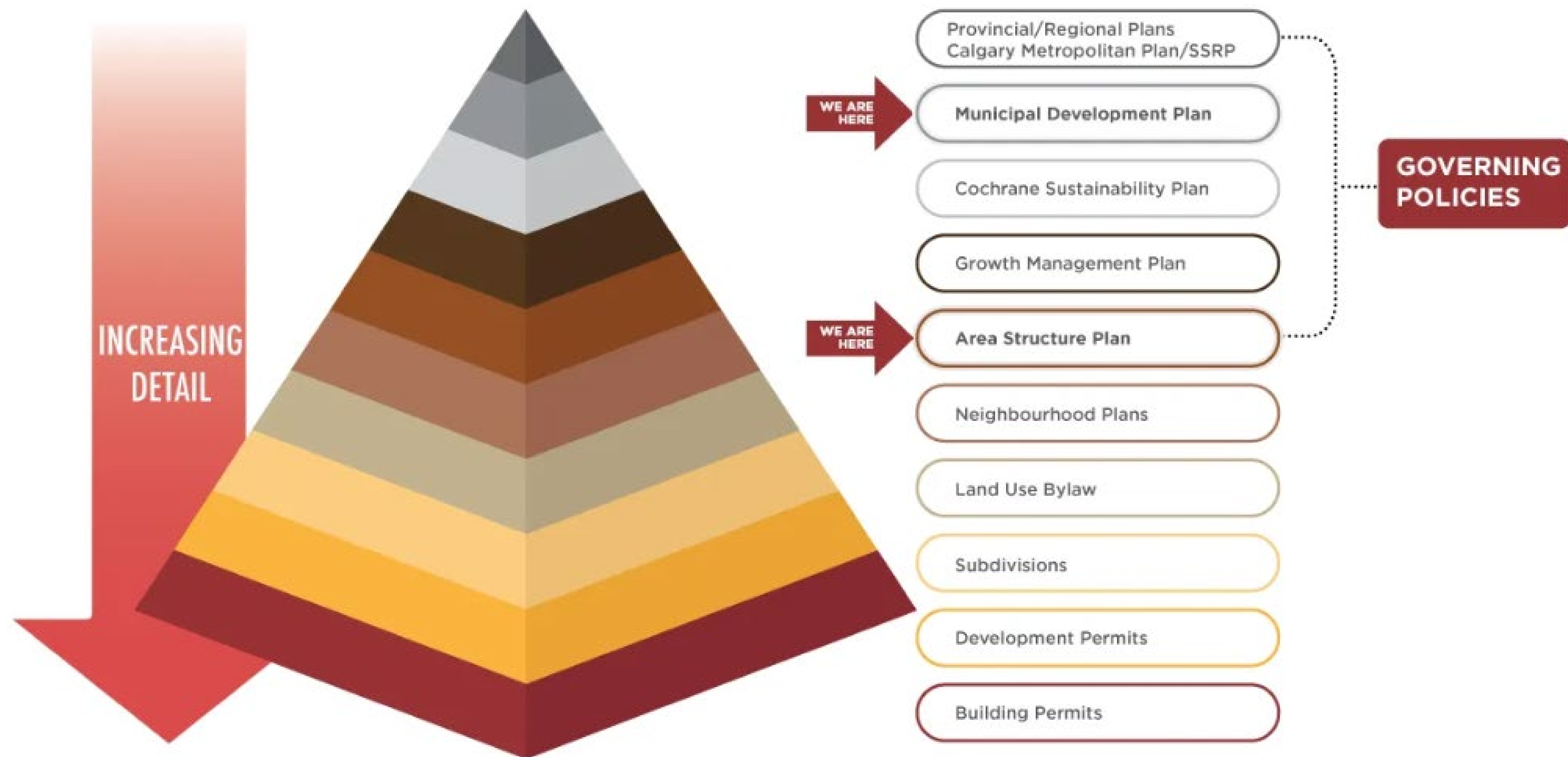
Preliminary Vision Statements

A Holistic Plan to:

- Establish a **thoughtfully-placed residential neighbourhood** within the 'bench lands'
- Accommodate **new community amenities** that align with the Franciscan's values & mission
- Create **community focal points** to provide views and vistas
- Provide for **improved transportation infrastructure**
- Preserve **environmentally sensitive areas** through Environmental Reserve dedication
- Accommodate **open space connections** consistent with the Town's Open Space Master Plan
- Legitimize **public access to Cochrane Big Hill**



The Planning Hierarchy



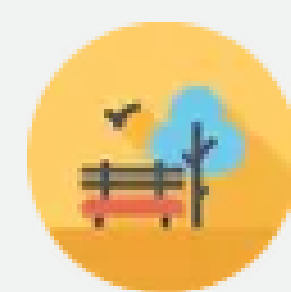
What is an ASP?



An ASP is the highest level of planning document for a community, identifying:



Generalized future land uses



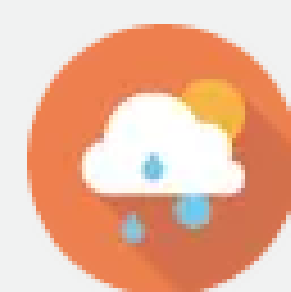
Future parks, open space and regional pathway networks



Future transportation networks



Community interfaces



Water, sanitary and stormwater servicing strategy

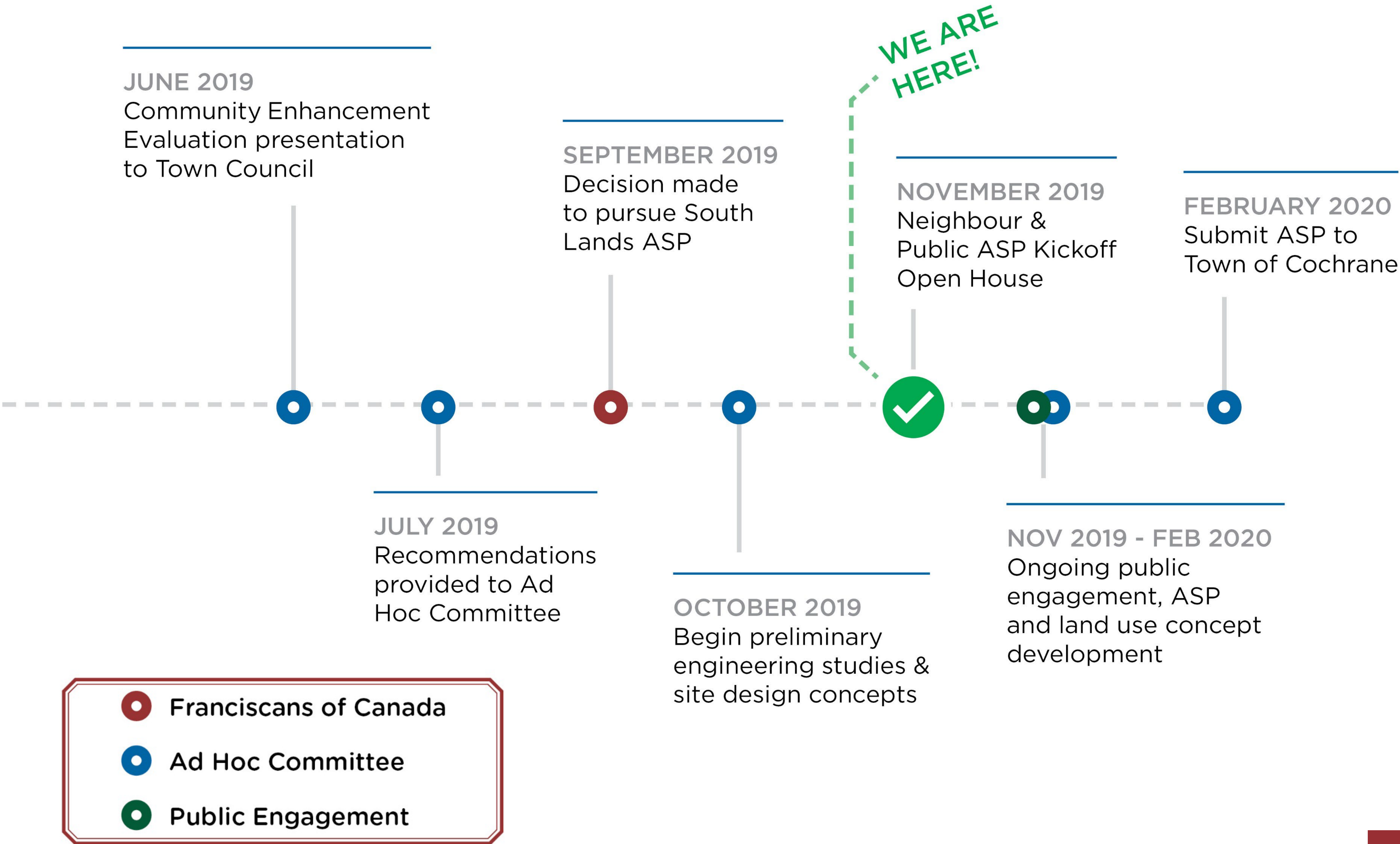


Policy to supplement land use and servicing strategies



Other key elements within the community scale

Next Steps



**Town Hall
Q&A
Mix & Mingle**

The Holy Spirit
Province of Canada
Mount St. Francis

The South Lands

Public Meeting

November 2nd, 2019
2 – 4 PM