Crowsnest Pass Regional Strategy

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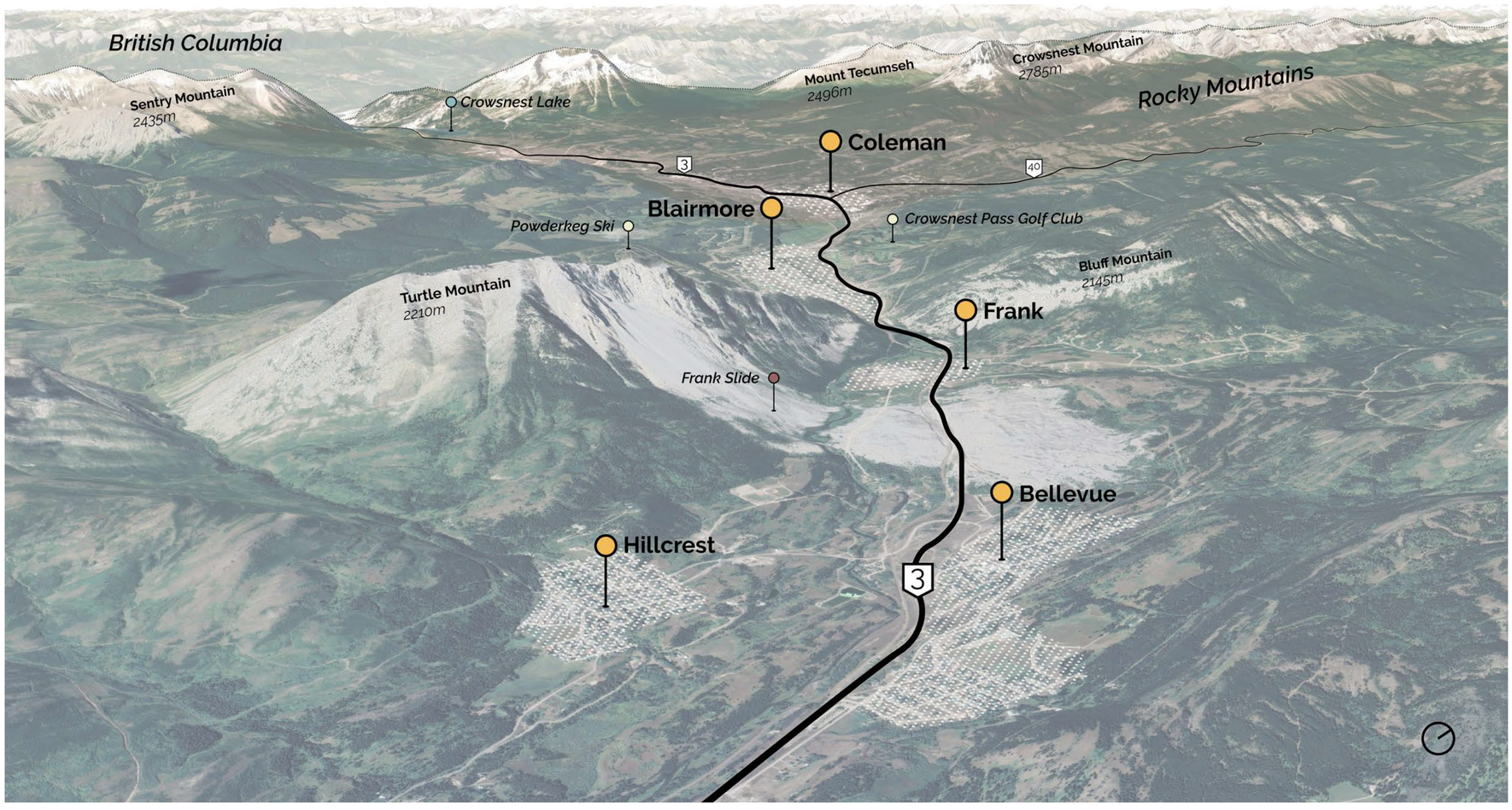
CROWSNEST PASS Naturally Rewarding

UNIVERSITY OF CALGARY
SCHOOL OF ARCHITECTURE, PLANNING AND LANDSCAPE

SUMMIT consulting

Site Analysis & Community Engagement

- Small, separated historic communities
- Limited housing options
- Enhance main street areas
- Encourage intensification
- Create and enhance open space and trails
- Promote tourism within the Pass
- Implement residential growth nodes



population & age

-3.2%

Crowsnest Pass has shrunk on average by **-3.2%** every census period since 1981, compared to Alberta's **11%** growth.

- **attracting** new residents
- **capturing** some of AB's growing market

22%

Crowsnest residents on average 46 years old, or **22% older** than Albertans at 38 years old.

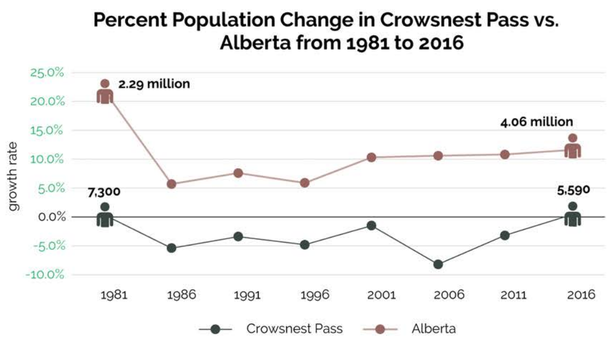
- **servicing** an aging community
- leisure-activity **enhancement**

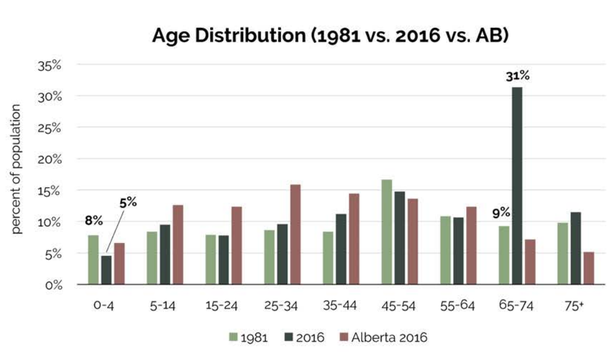
22% decrease ↓ Crowsnest Pass

78% increase ↑ Alberta

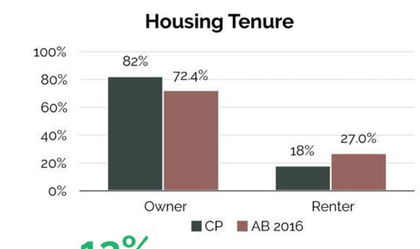
238% increase ↑ 65 to 74 group

41% decrease ↓ 0 to 4 group



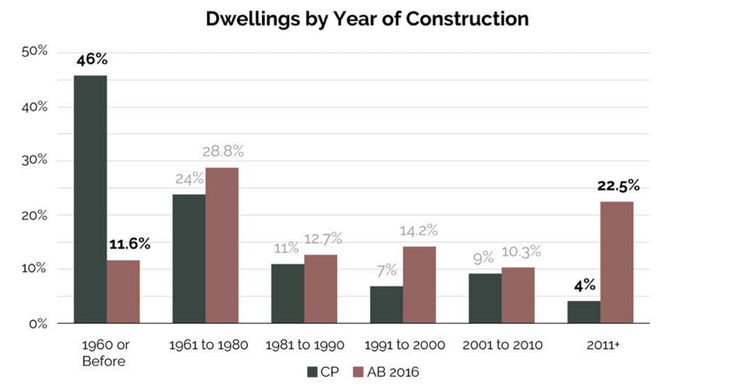


housing & affordability

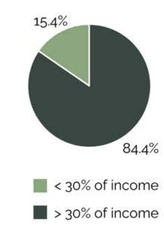


13% higher home ownership than Alberta

- **opportunity** to increase rental inventory
- **attract** younger population with affordability



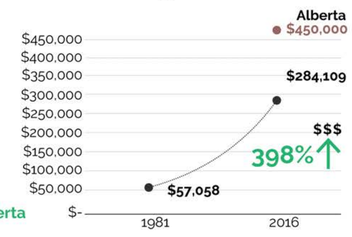
- **Highlight** historic buildings and the **opportunity** for new housing in Crowsnest

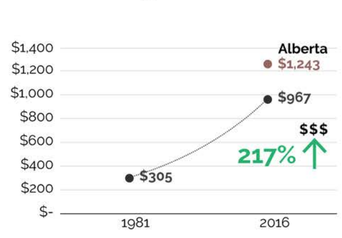


-40%

less households under the affordability threshold compared to Alberta (21%)

- **Crowstnest Pass is more affordable than Alberta**





Left: Blairmore Main Street

Right: Pass Powderkeg hill bottom

Left: Pipeline Right-of-way

Right: Community Trail

Left: Students on hill silde overlooking Coleman

Right: Cameron School

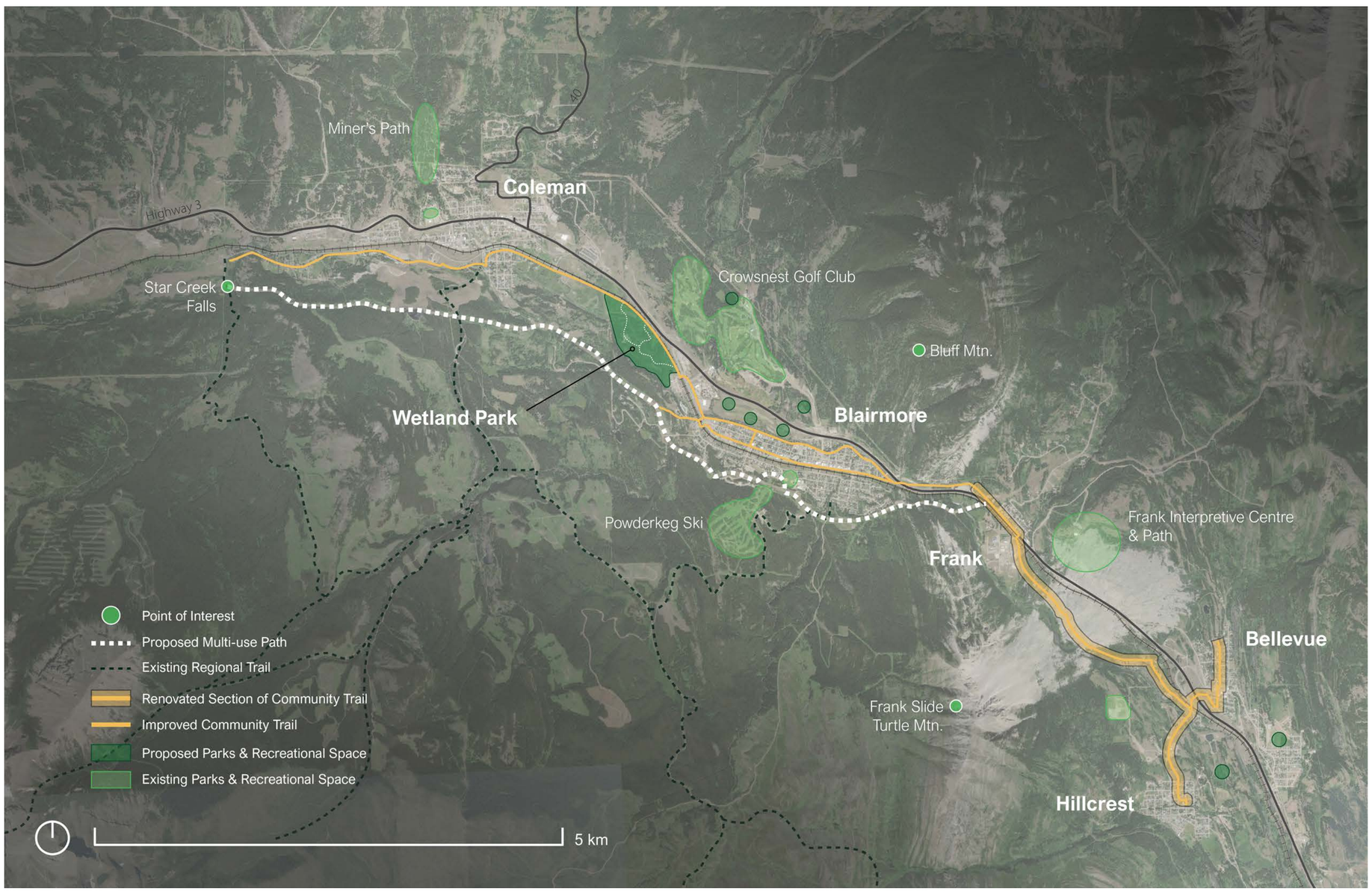
stakeholder engagement takeaways

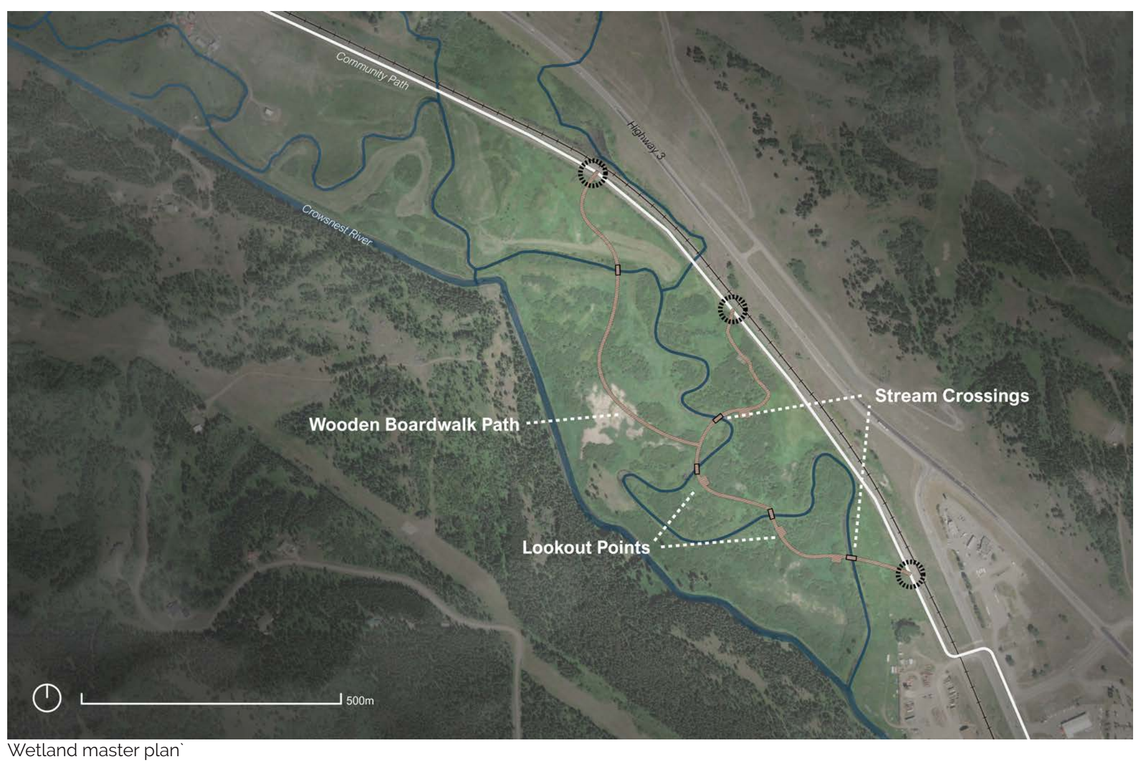
opportunities	challenges
Lots of viewpoint opportunities of Crowsnest Mtn. Frank Slide, Burmis Tree, and overall pass.	Lack of housing diversity and stock is causing unaffordability.
Heritage assets can be recognized more through some investment and marketing.	Difficult to attract and retain people and business.
Community trail can better connect communities and people, join other trails to this spine.	No overall identity of Crowsness Pass but symbolism within each community.
Central gathering area to bring community together during events.	Disconnected and unmaintained community trail.
Marketing the community as a collective place for investment, tourism and migration.	Lack of signage and wayfinding for hikes and trails.
Preserving the natural beauty and lifestyle.	Land owners are not developing or selling derelict properties.

Crowsnest Pass Regional Strategy

Open Space

- Enhance pathways by making them more welcoming, accessible, and safer
- Encourage broader range of mobility options
- Create new connections by expanding river walk pathway
- Pipeline right-of-way multi-use trail
- Wetland conservation park and boardwalk

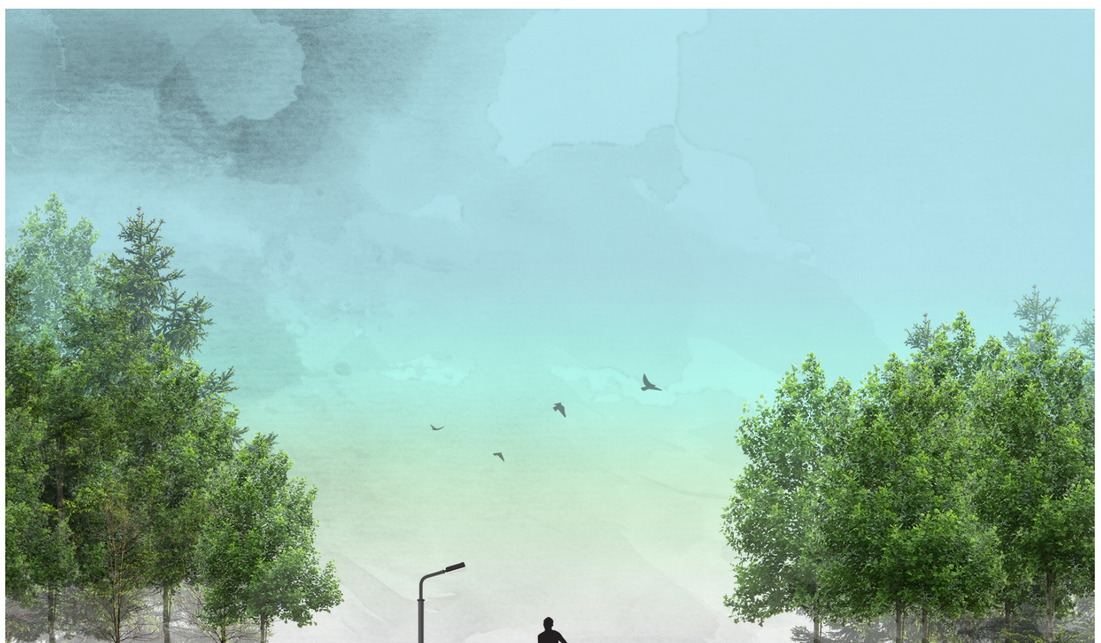




Wetland master plan`

Wetland board walk cross section

Pipeline right-of-way


Enhanced pipeline right-of-way cross section

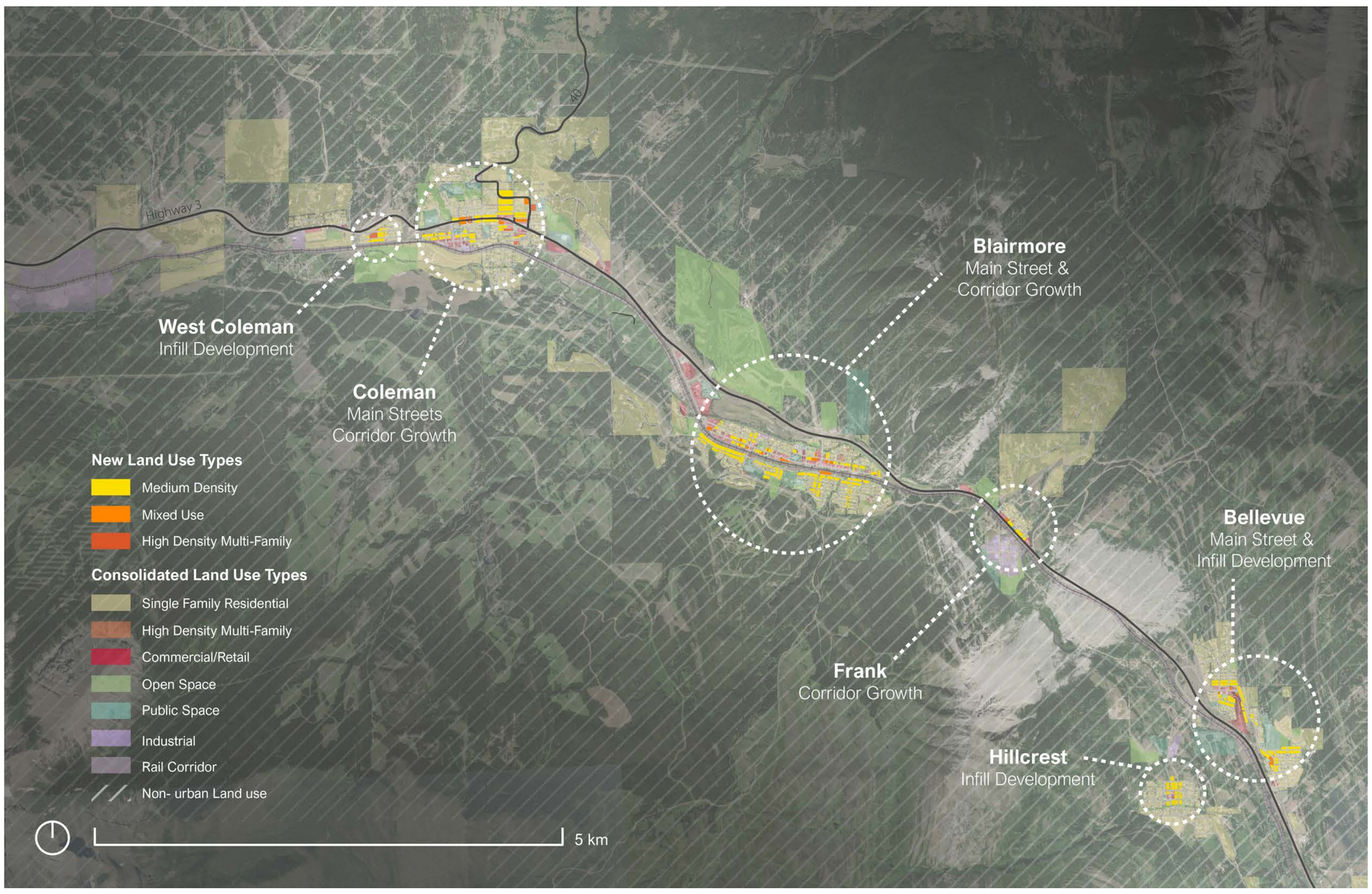
Community pathway

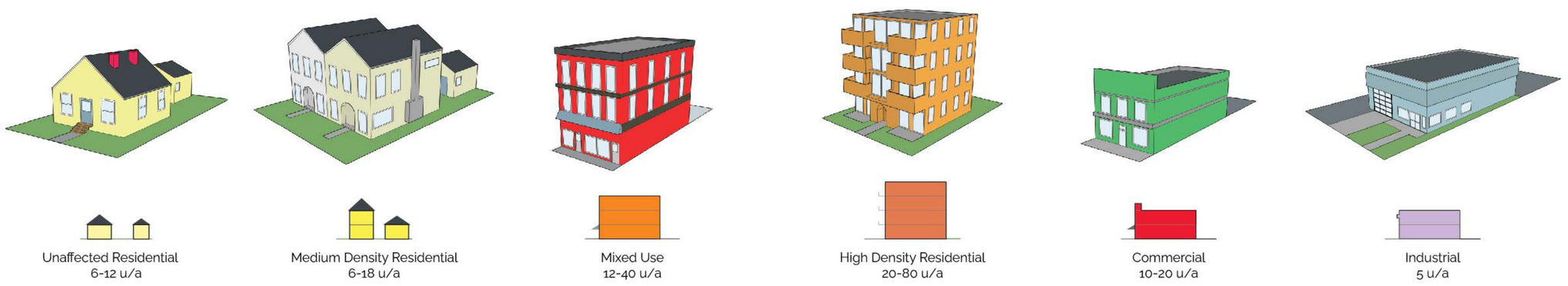
Community pathway cross section with enhancements

Crowsnest Pass Regional Strategy

Housing & Land Use

- Allow for greater density on main corridors
- Mixed use developments on main street
- Consolidate and simplify land uses
- Encourage redevelopment





Unaffected Residential
6-12 u/a

Medium Density Residential
6-18 u/a

Mixed Use
12-40 u/a

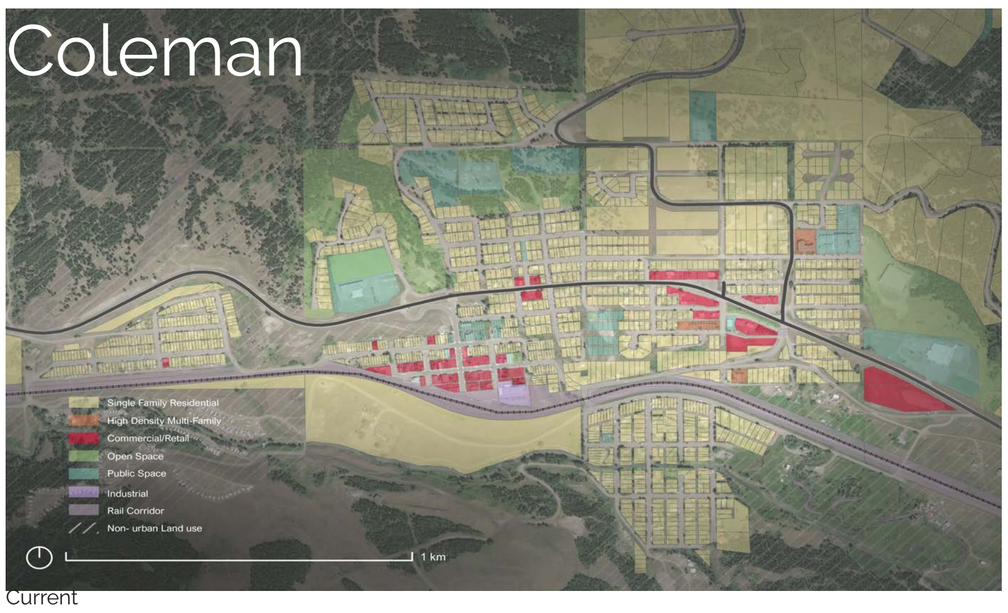
High Density Residential
20-80 u/a

Commercial
10-20 u/a

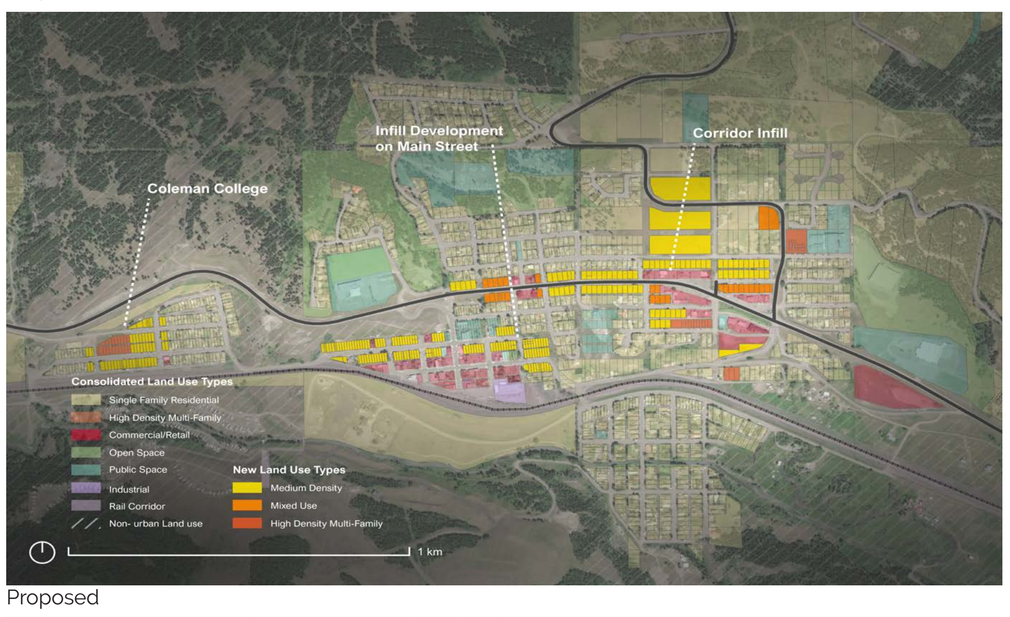
Industrial
5 u/a

Current

Proposed

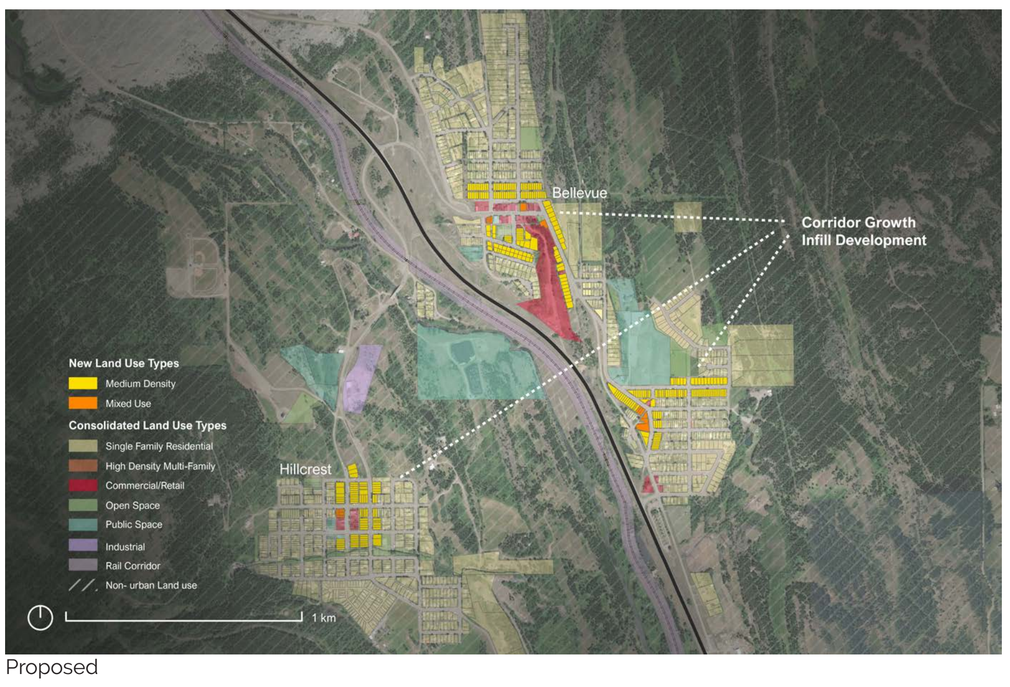


Current



Proposed

Current

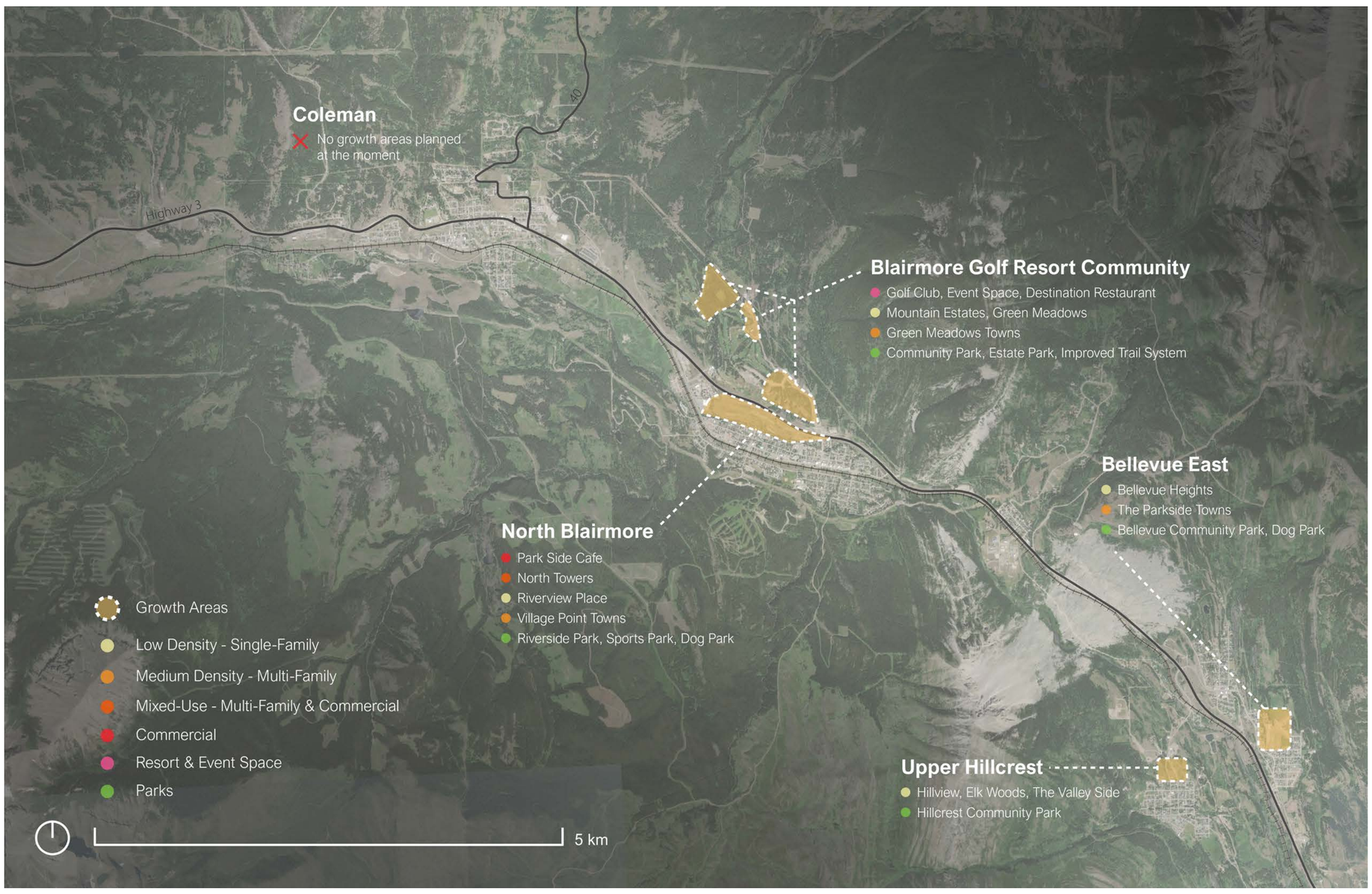


Proposed

Crowsnest Pass Regional Strategy

Growth Areas

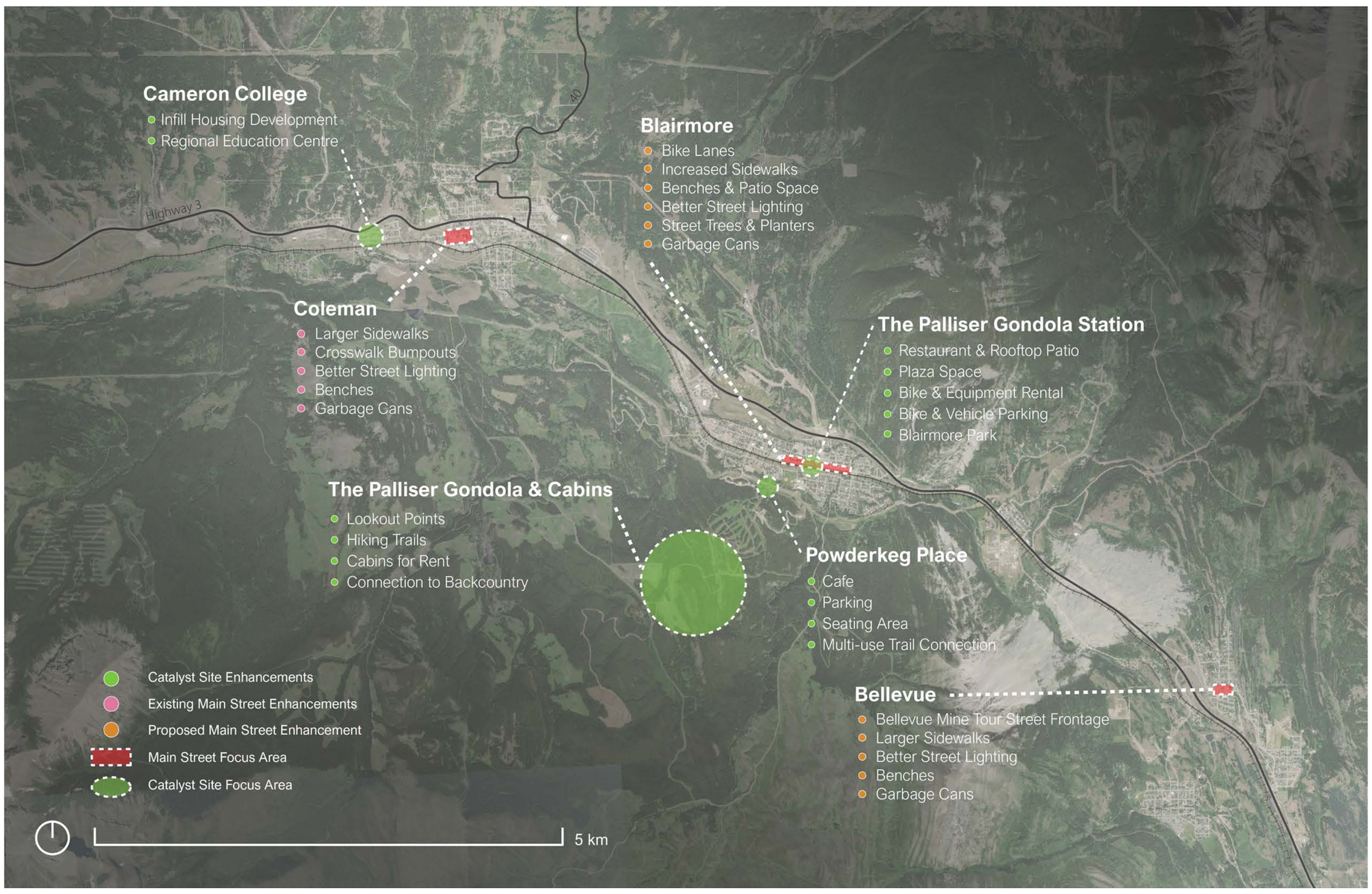
- Greenfield development with diverse housing options
- Utilization of municipal land in key locations
- Planning with or without highway 3x expansion



Crowsnest Pass Regional Strategy

Main Streets & Catalysts

- Enhance pedestrian realm on main streets
- Create new all-season, all-ages park
- Connection to Pass Powderkeg and beyond via gondola
- Enhanced pick-up area at ski hill base
- Cameron College campus



Blairmore main street node

Blairmore main street enhancements

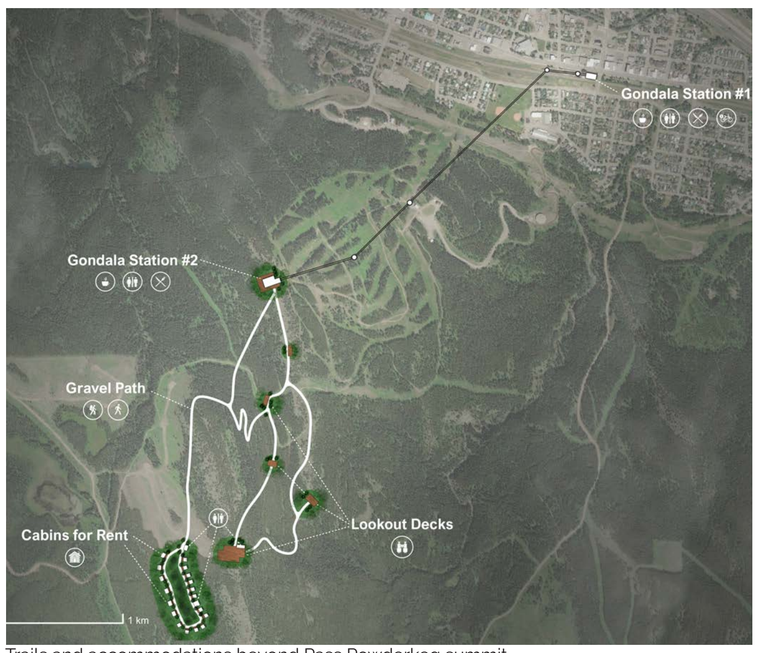
Blairmore main street current conditions

Blairmore all-season park

Gondola on Blairmore main street

Blairmore gondola site

Enhanced ski pick-up area at ski hill base



Trails and accommodations beyond Pass Powderkeg summit

Cameron College campus in west Coleman

Enhanced ski pick-up area at ski hill base

Top Mountain Star Viewing Platform - Obergurgl-Hochgurgl, Austria (Inthesnow.com, 2015)

Cameron College campus in west Coleman