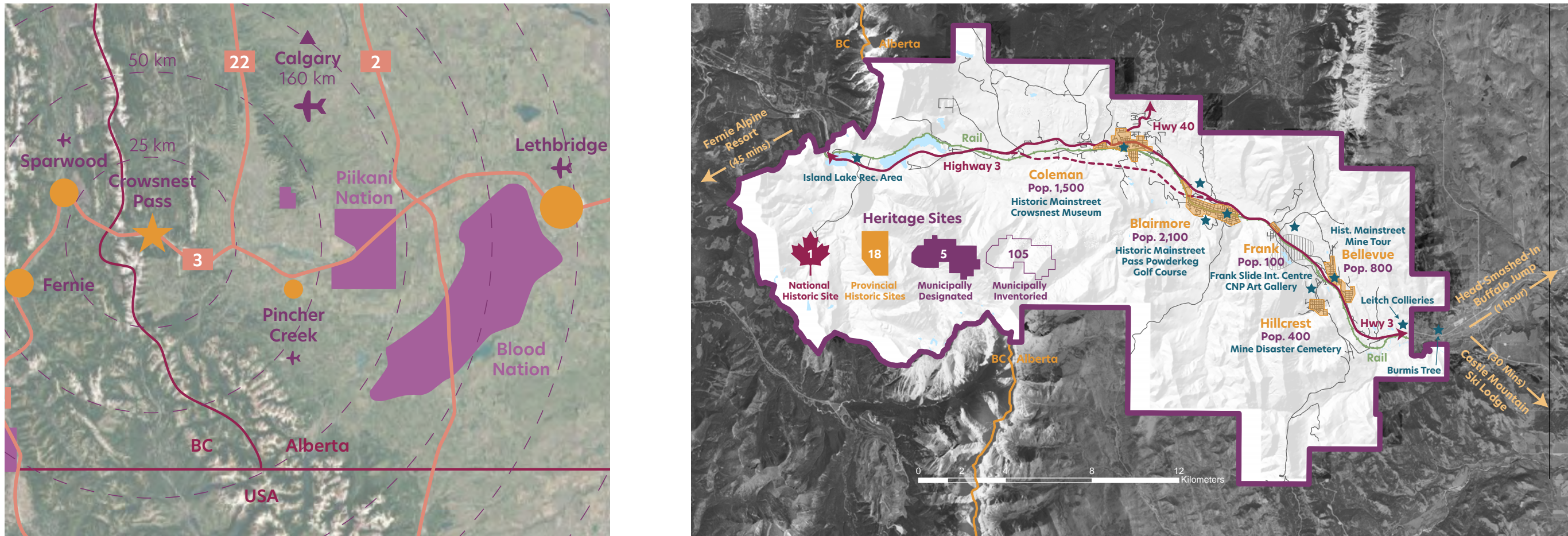


LAND USE

Strategically Locate New Residential | Revitalize Main Streets + Add New Economic Drivers | Enhance & Connect Recreational Amenities

ISSUES & OPPORTUNITIES

Economic, Residential, and Public Land Use Patterns



ISSUES

- Limited Housing Supply
- Barriers to Walkability
- Struggling Economy
- Vacant Heritage Buildings
- Unequal Service Distribution



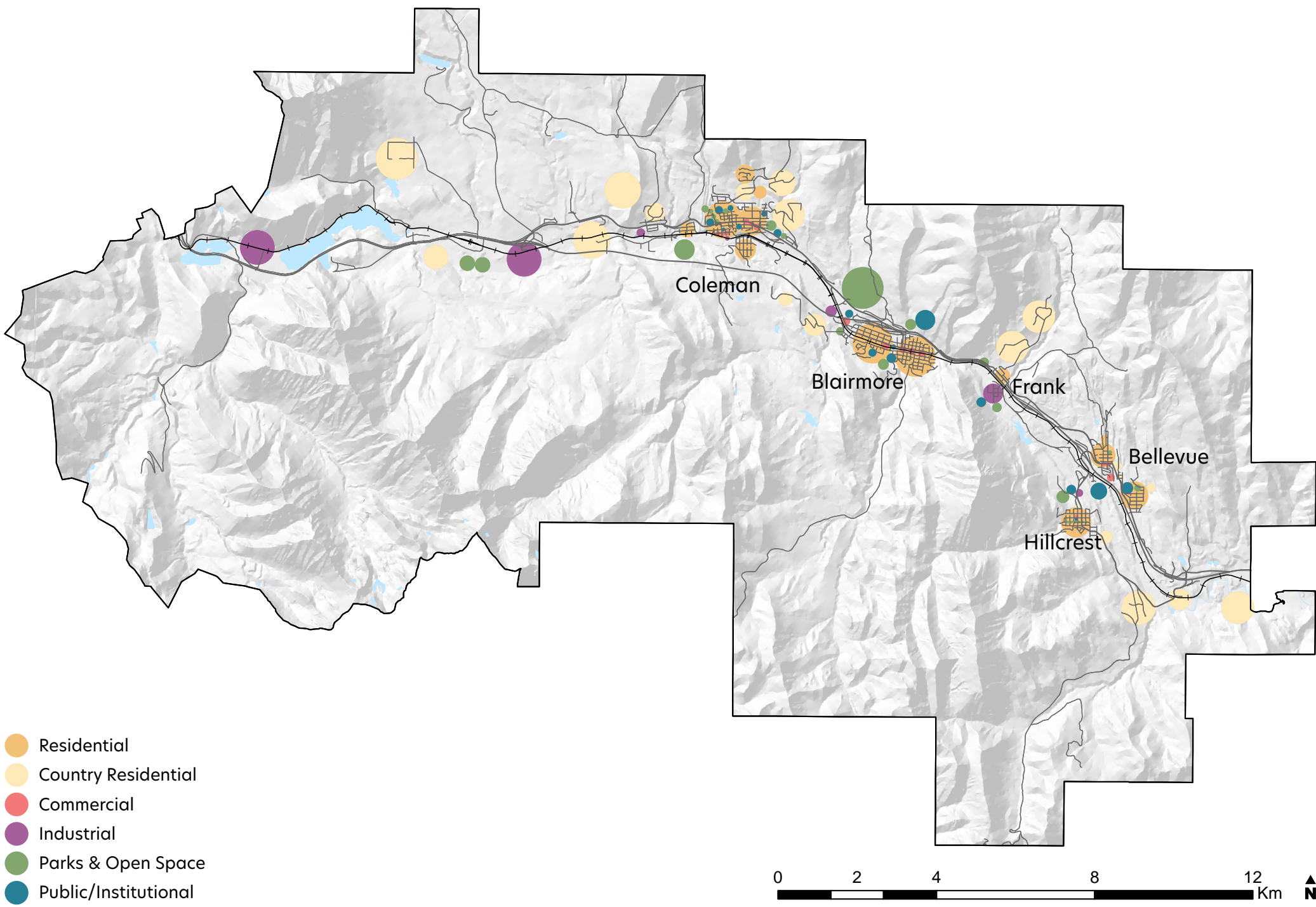
OPPORTUNITIES

- Natural Recreation
- Local Pride & Involvement
- Unique Heritage Assets
- Existing Trails & Pathways

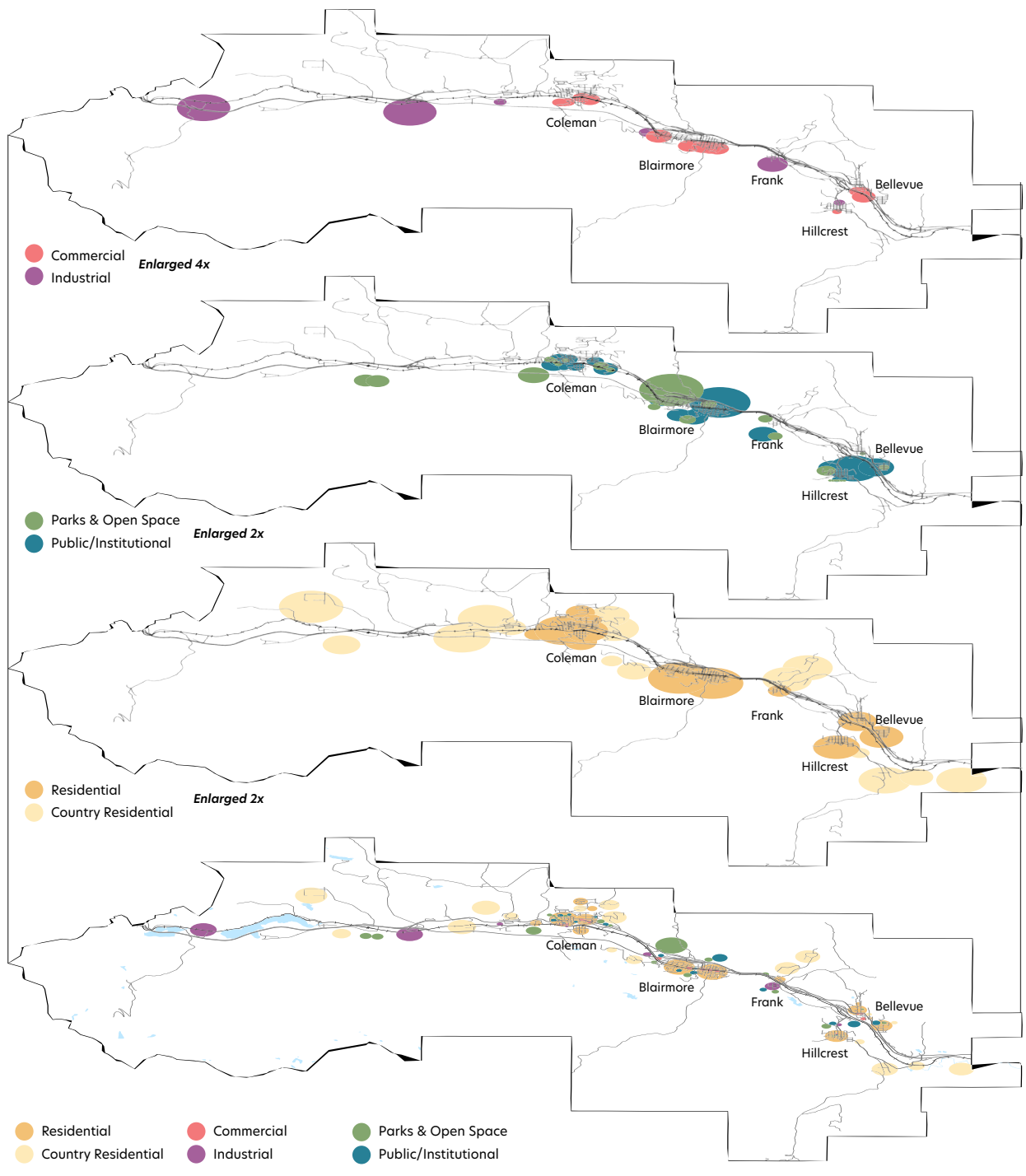


CURRENT LAND USE PATTERN

Economic, Residential, and Public Land Use Patterns

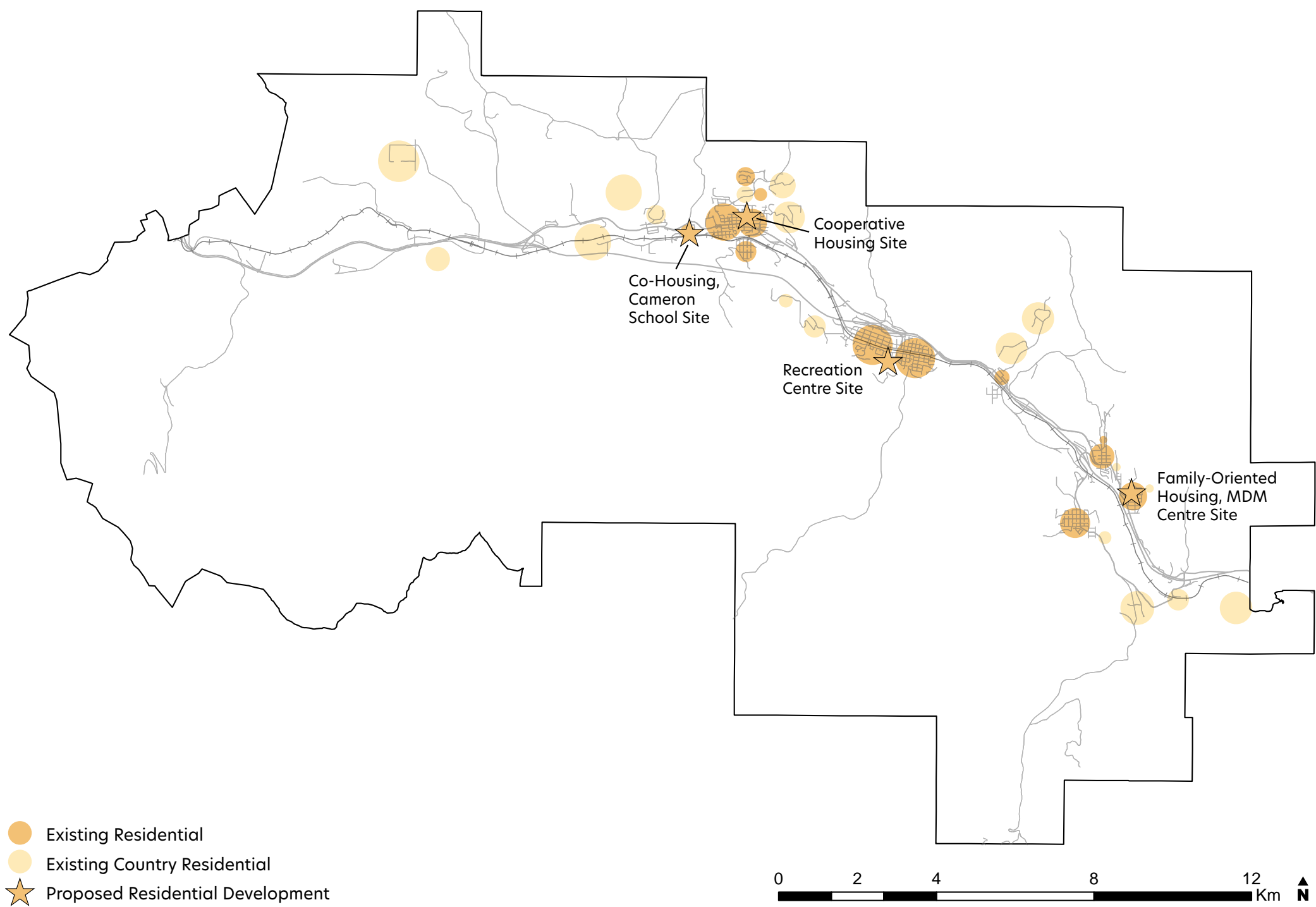


- Circles represent location and area coverage
- Linear distribution along Highway 3



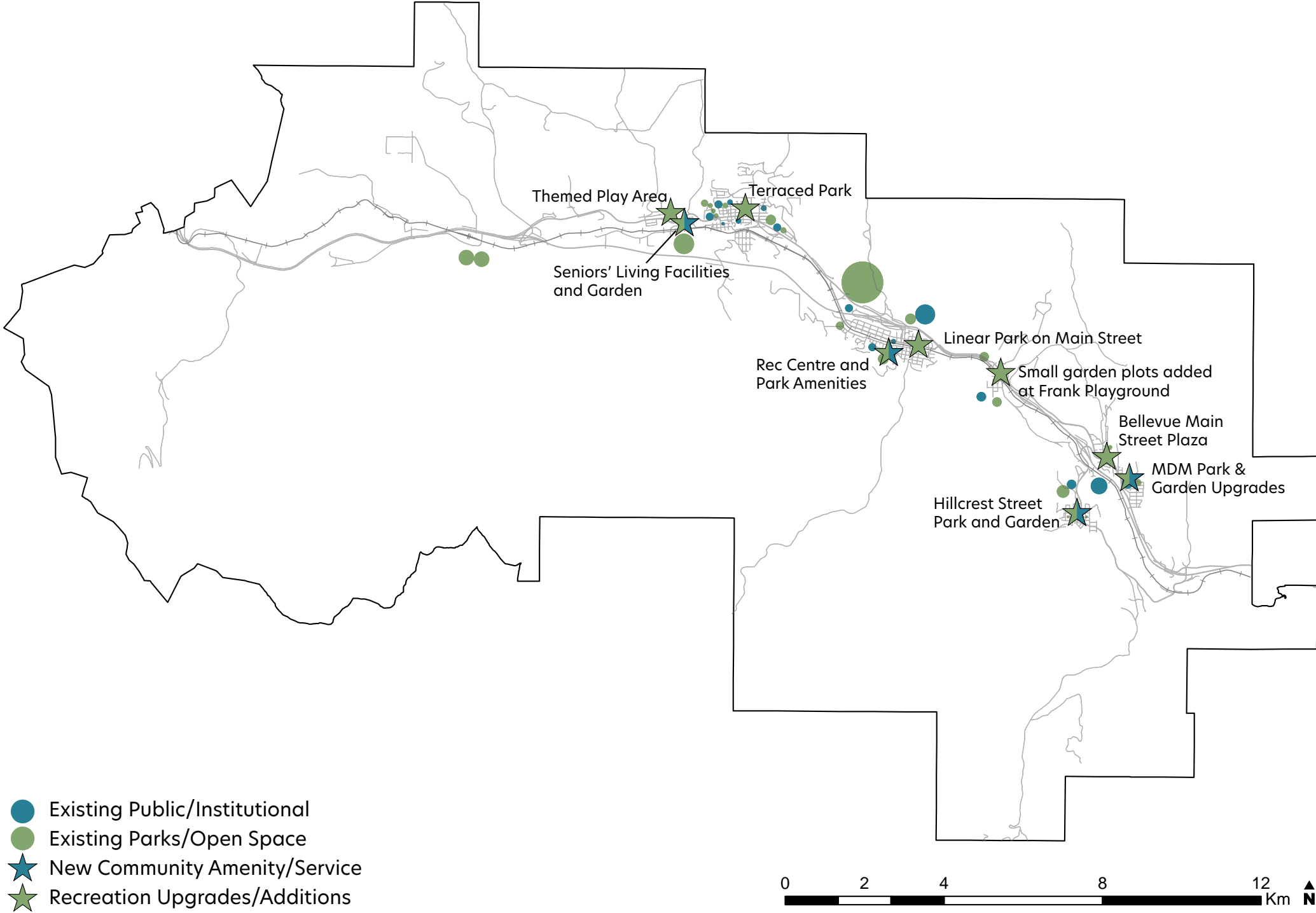
- Circles enlarged for visibility
- Community areas as focal points

New Affordable Places to Live



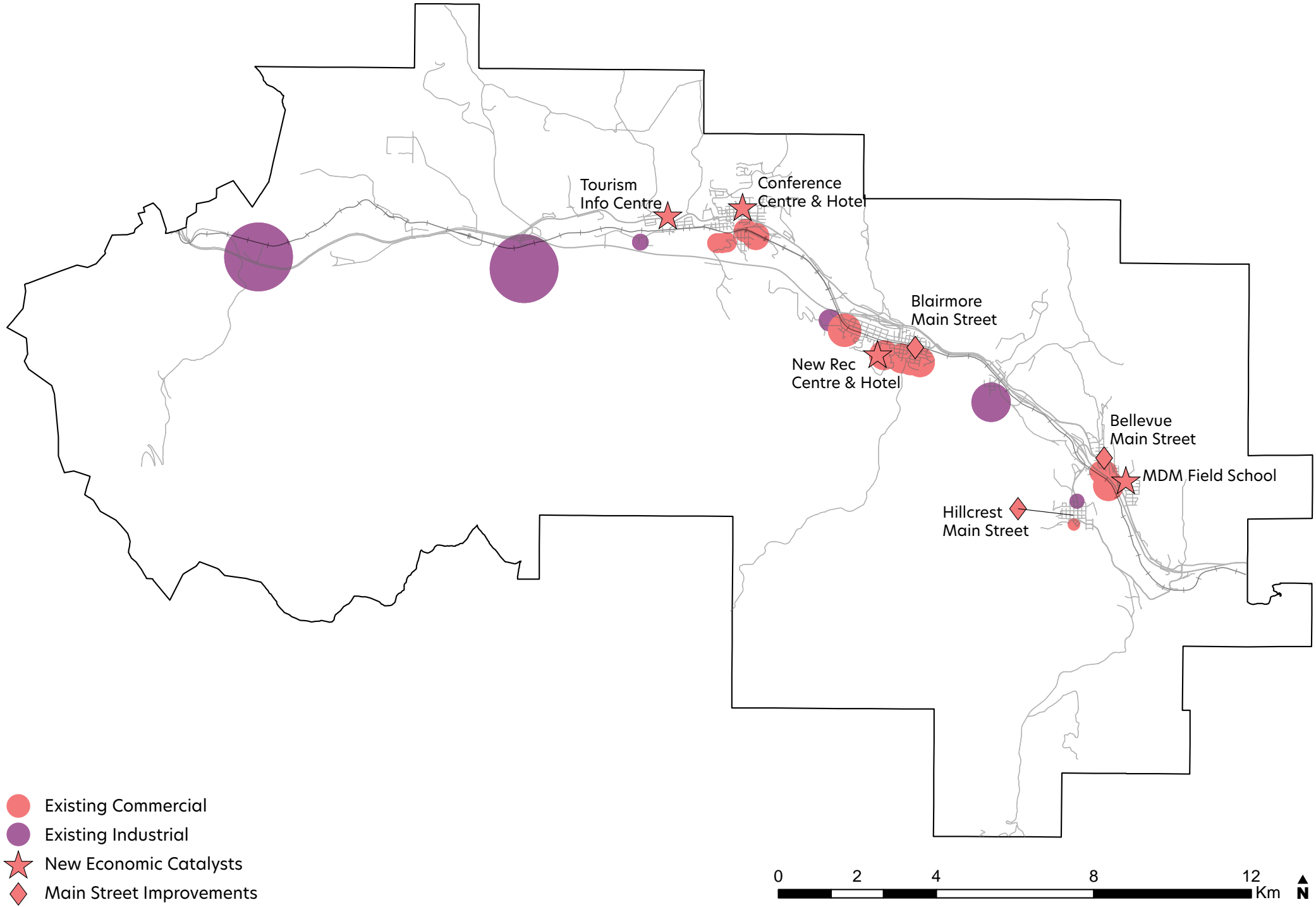
- Add housing across the municipality
- Cooperative housing, co-housing, and family-oriented housing
- Small lot infill and large lot development in existing areas

New Amenities and Parks, Filling the Gaps



- Add parks where there are none nearby
- Improve social spaces on main streets
- Add new amenities in existing parks

Grow the Economy with Main Streets and Tourism



- Add vibrancy to main streets to attract business
- Adaptively reuse buildings for new enterprises
- Add tourism attractions/amenities

PROPOSED ADDITIONS

MOBILITY + PARKS & OPEN SPACE

Expand the Active Transportation Network | Connect Recreational and Other Destinations | Enhance the Parks and Recreation System

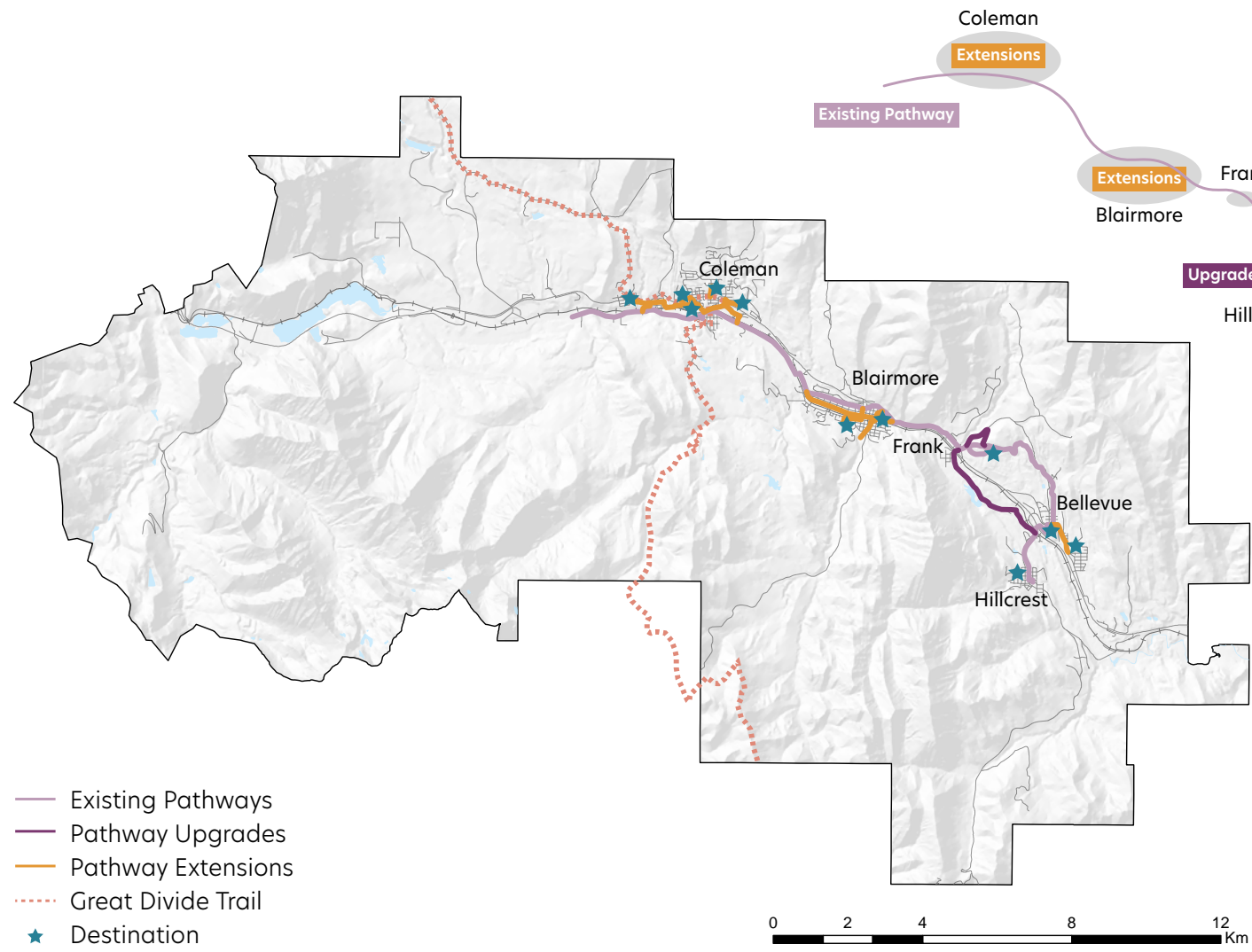
MOBILITY PHASE 1

On- and Off-Street Infrastructure

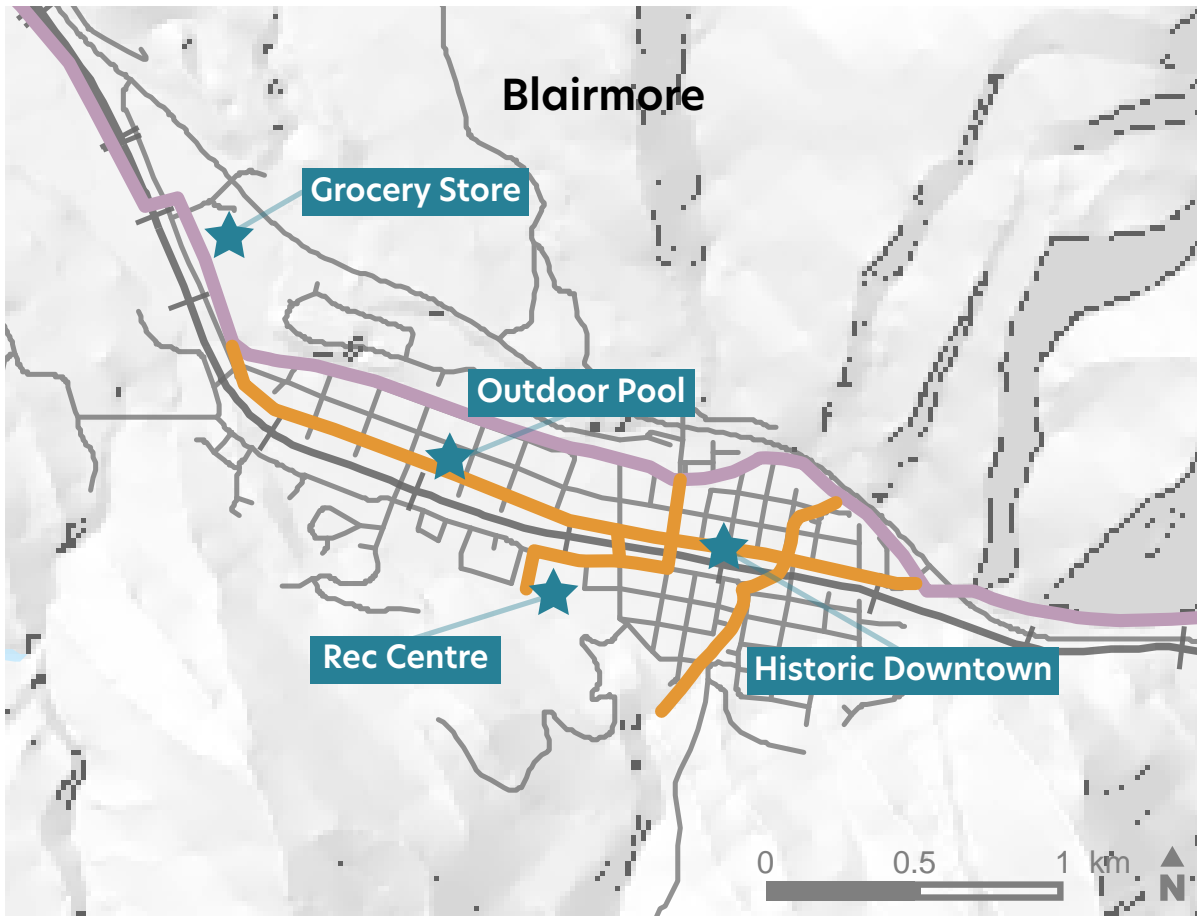


- 2 phases to align with the Hwy 3 upgrades
- Infrastructure needed for safety, enjoyment
- Can leverage the Crowsnest Community Trail
- Focusing first within communities
- Connecting residents to destinations

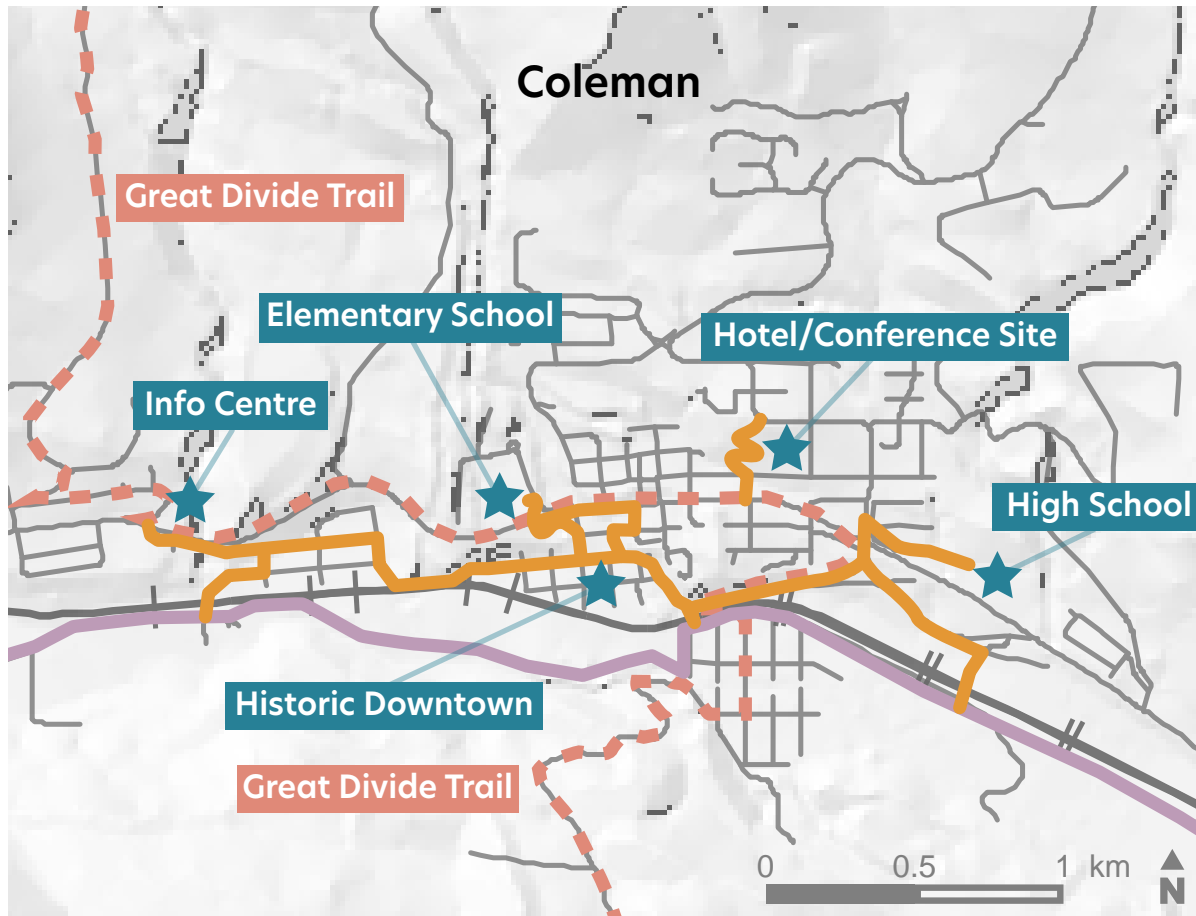
Phase I: Connecting Within



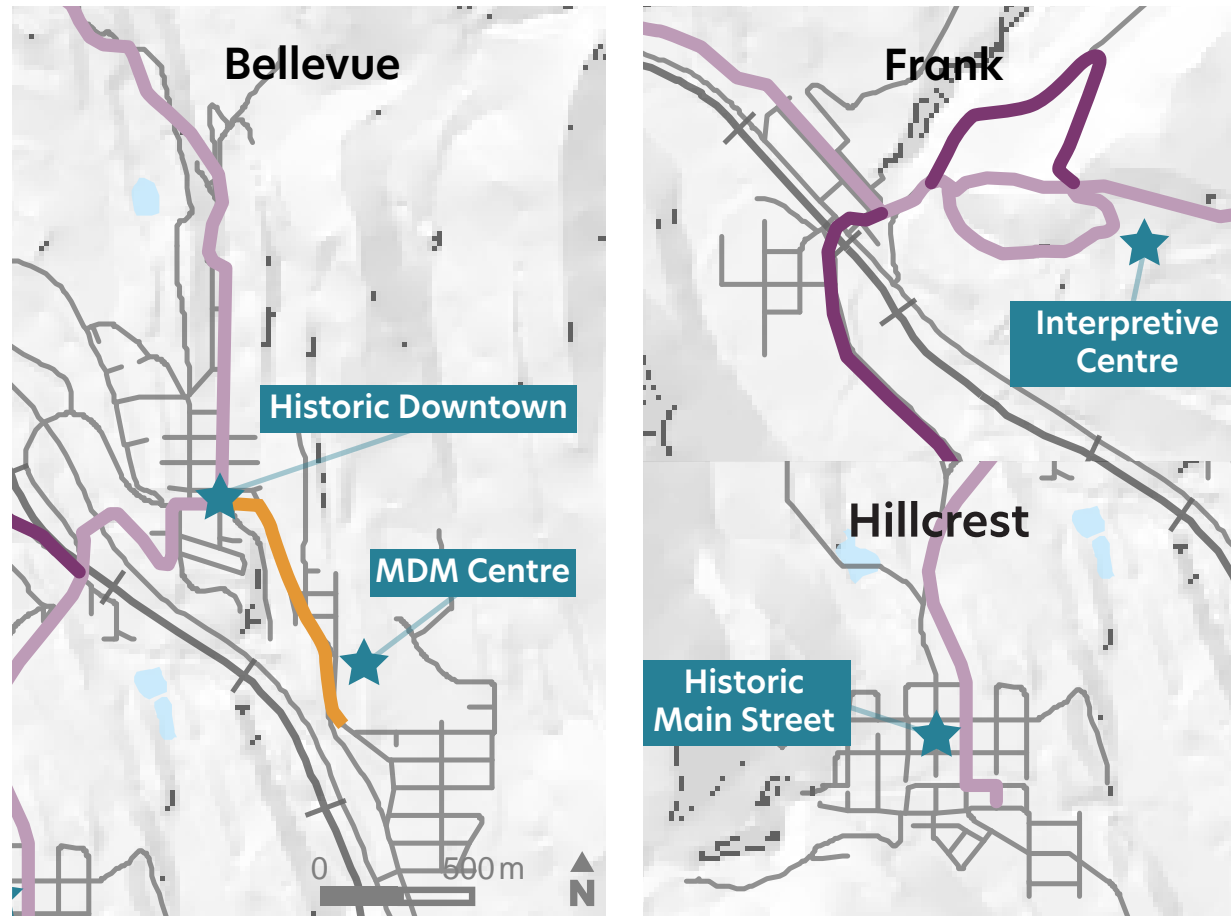
Creating Safe Routes to Schools, Parks, and Main Streets



- Connecting main street and the rec centre
- Formalizing a route along the creek



- Safe routes to the schools
- Connect the info centre and downtown



- Bellevue main connector: add sidewalks, bike lane
- Upgrades needed around Frank

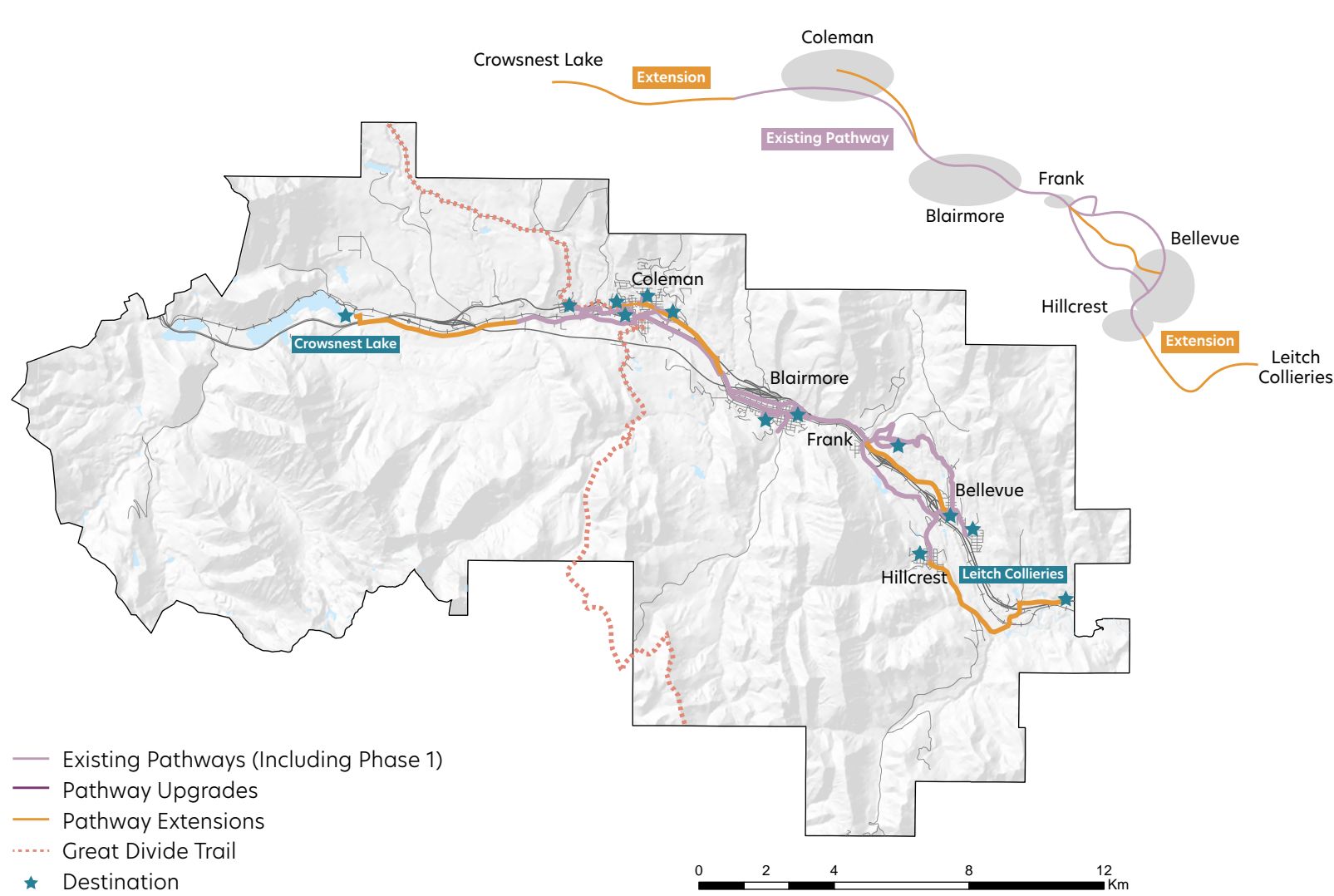
MOBILITY PHASE 2

The 'Leitch to Lake' Vision

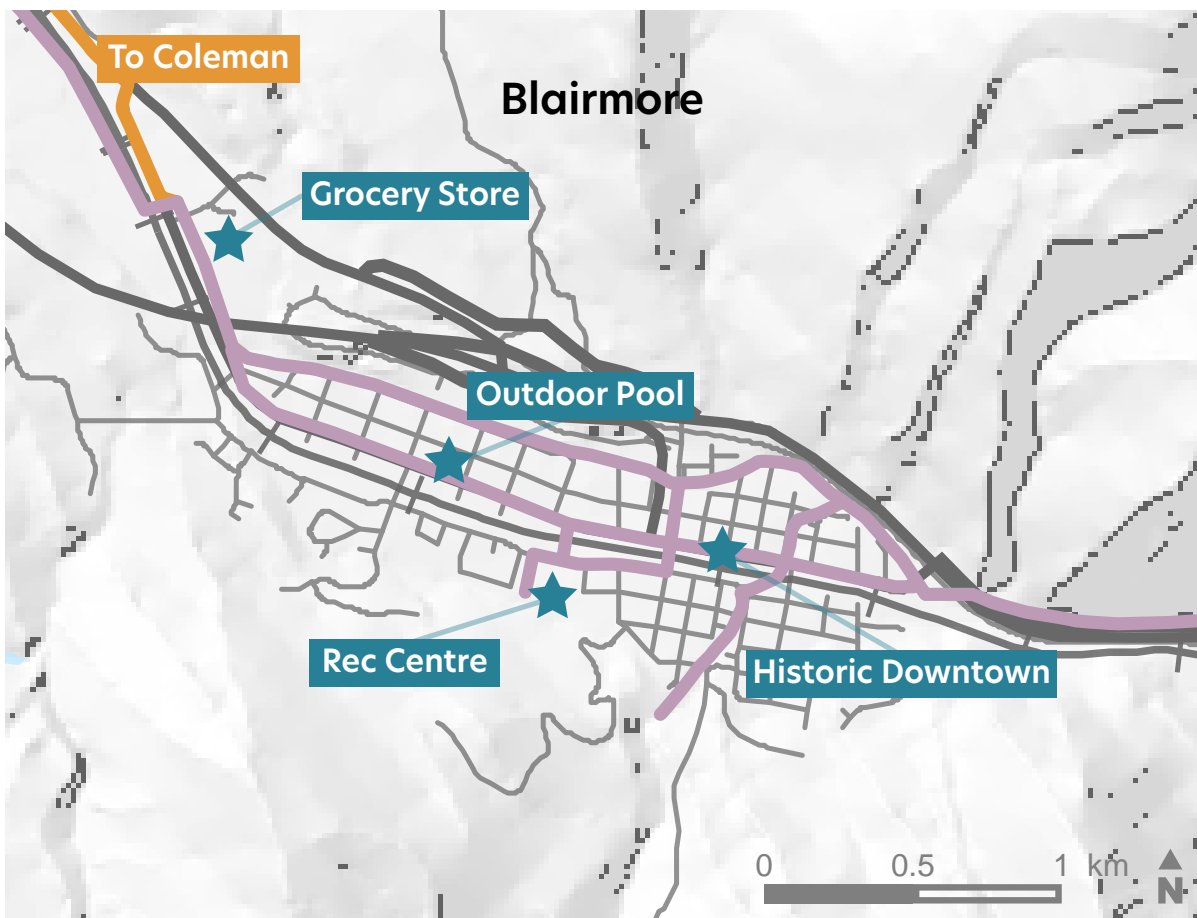


- Leitch/Lake extensions for recreation, tourism
- Improve connections between communities
- New roads could be built with bikes in mind

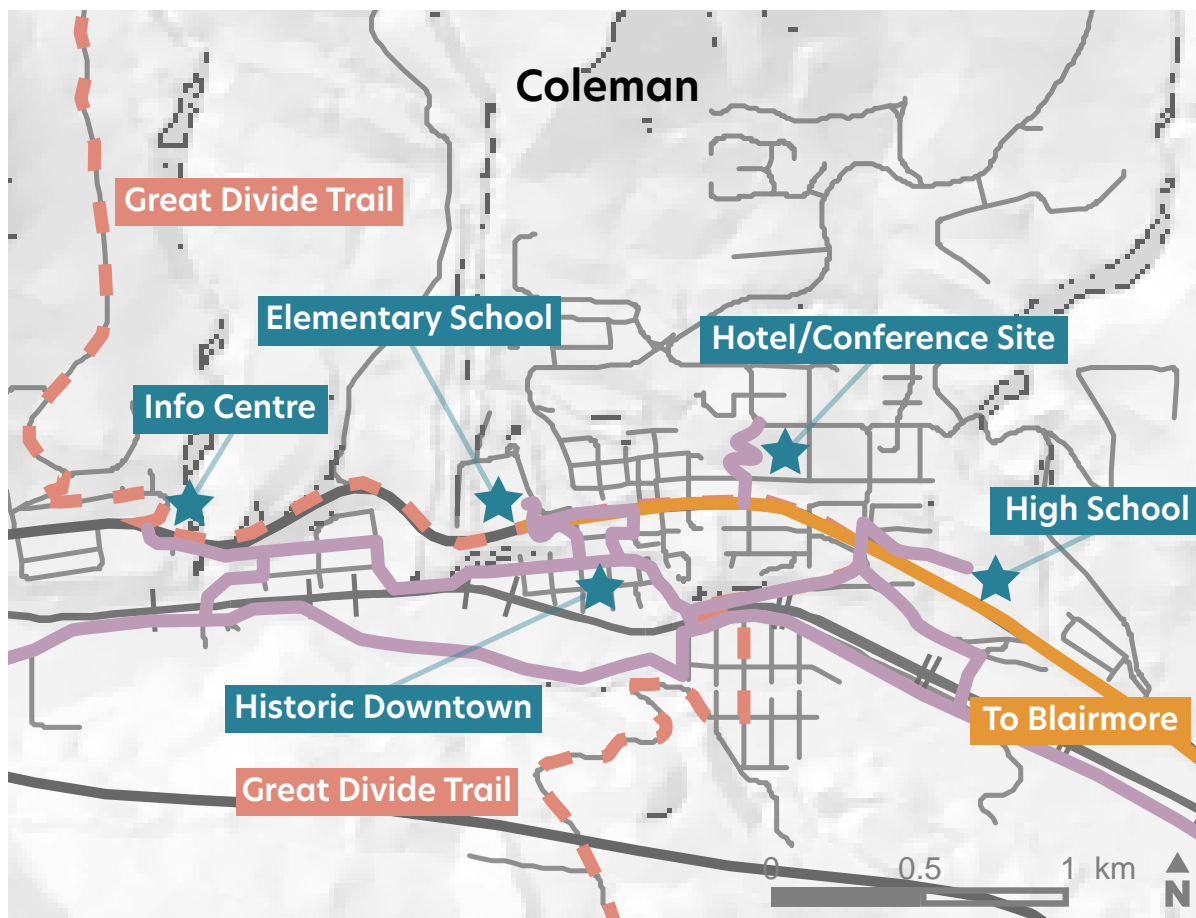
Phase 2: Connecting Between & Beyond



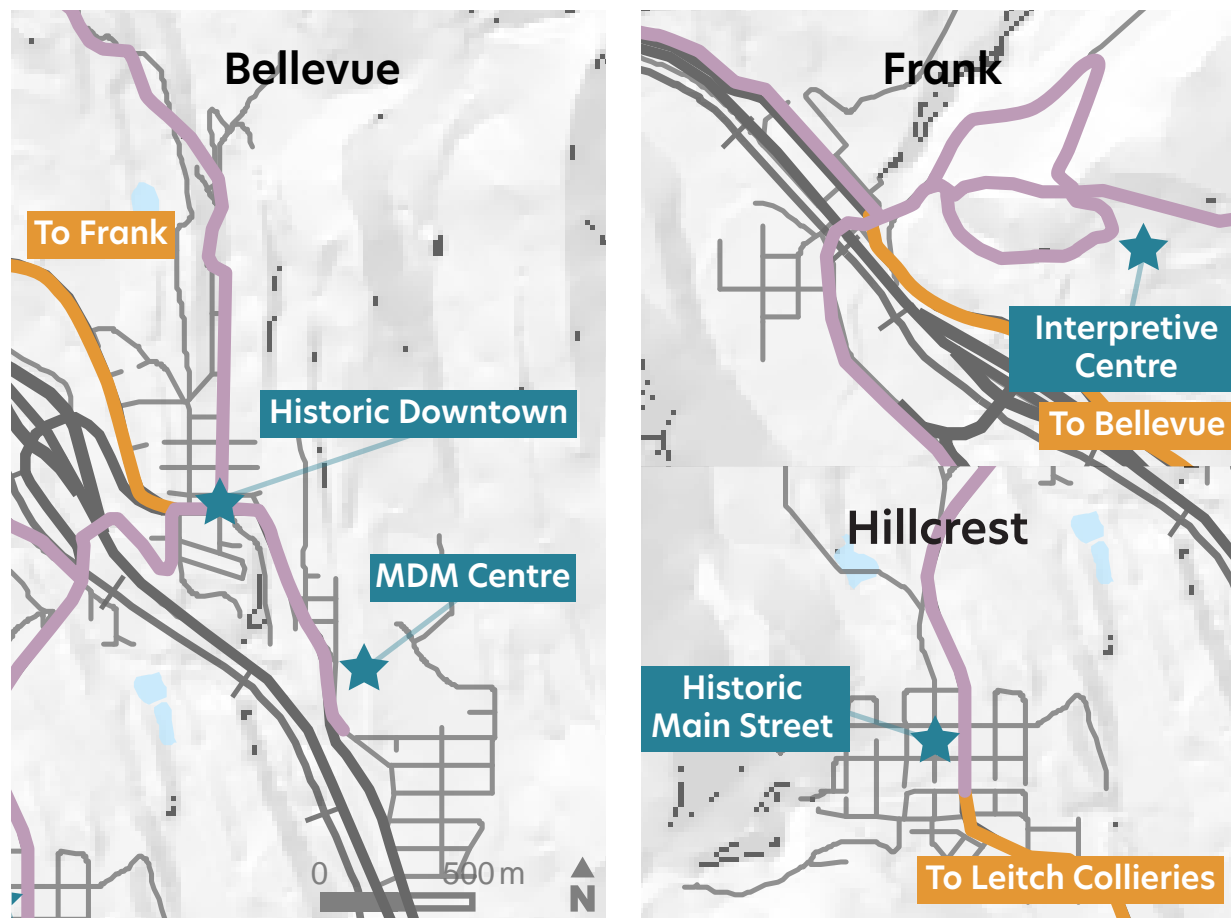
Taking Advantage of the Highway 3 Upgrades: A Route for Local Use and Tourism



- With highway upgrades, could improve Blairmore's connection with Coleman & high school



- Current Highway 3 will become a 'Business Route', should become better for walking/cycling

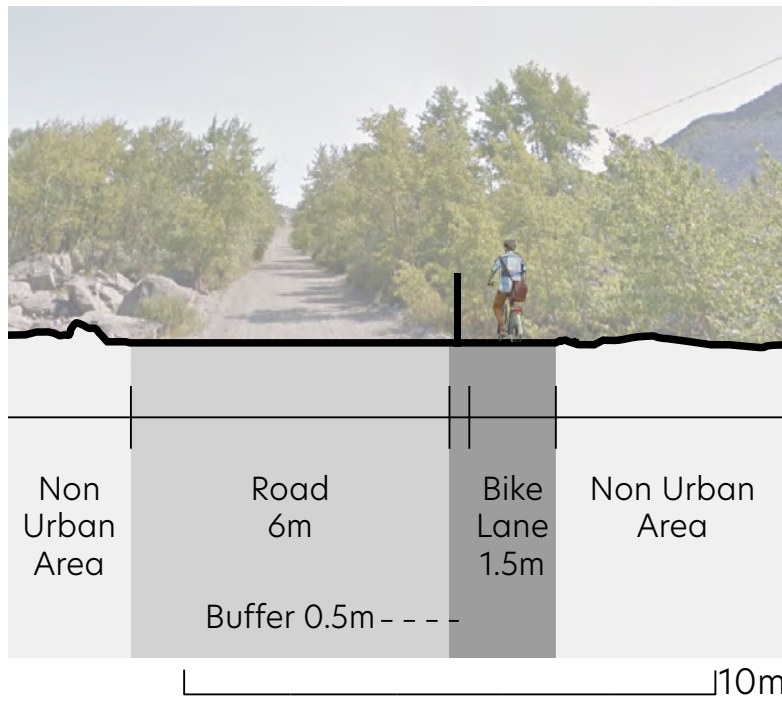


- Proposed Frank-Bellevue road should be walkable
- Hillcrest to connect with Leitch Collieries

FRANK UPGRADES

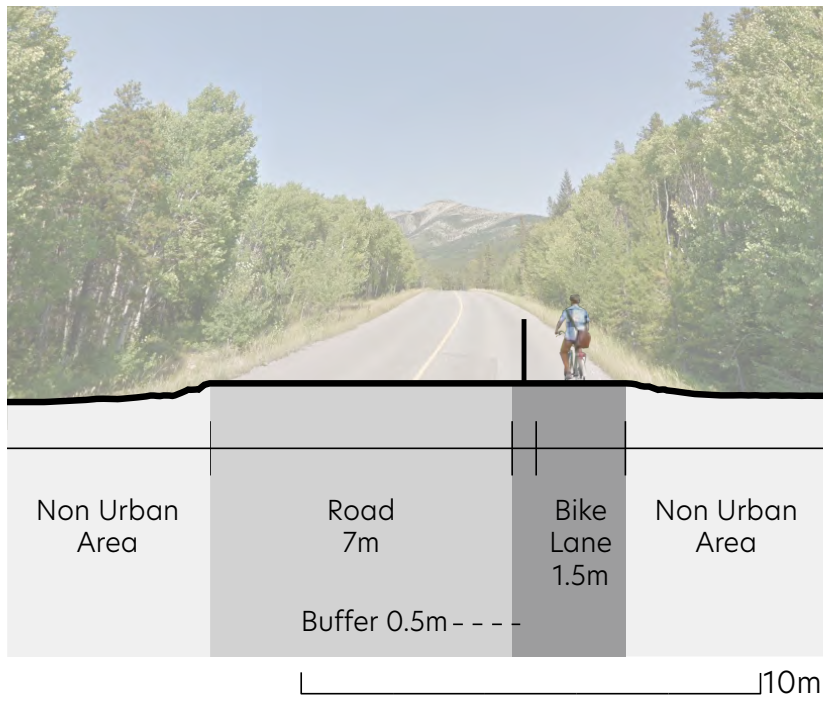
Upgrading the Existing Connections Near Frank

A: I52 Street

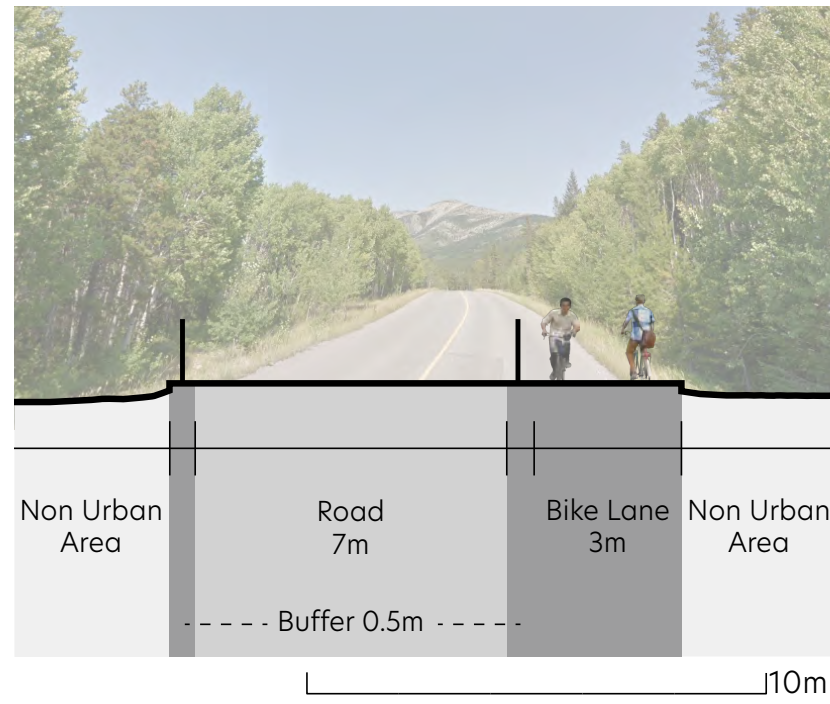


- Frank-Hillcrest connection
- Bike/walk through Frank Slide
- Use existing road width
- Separate a lane with posts

B: I53 Street

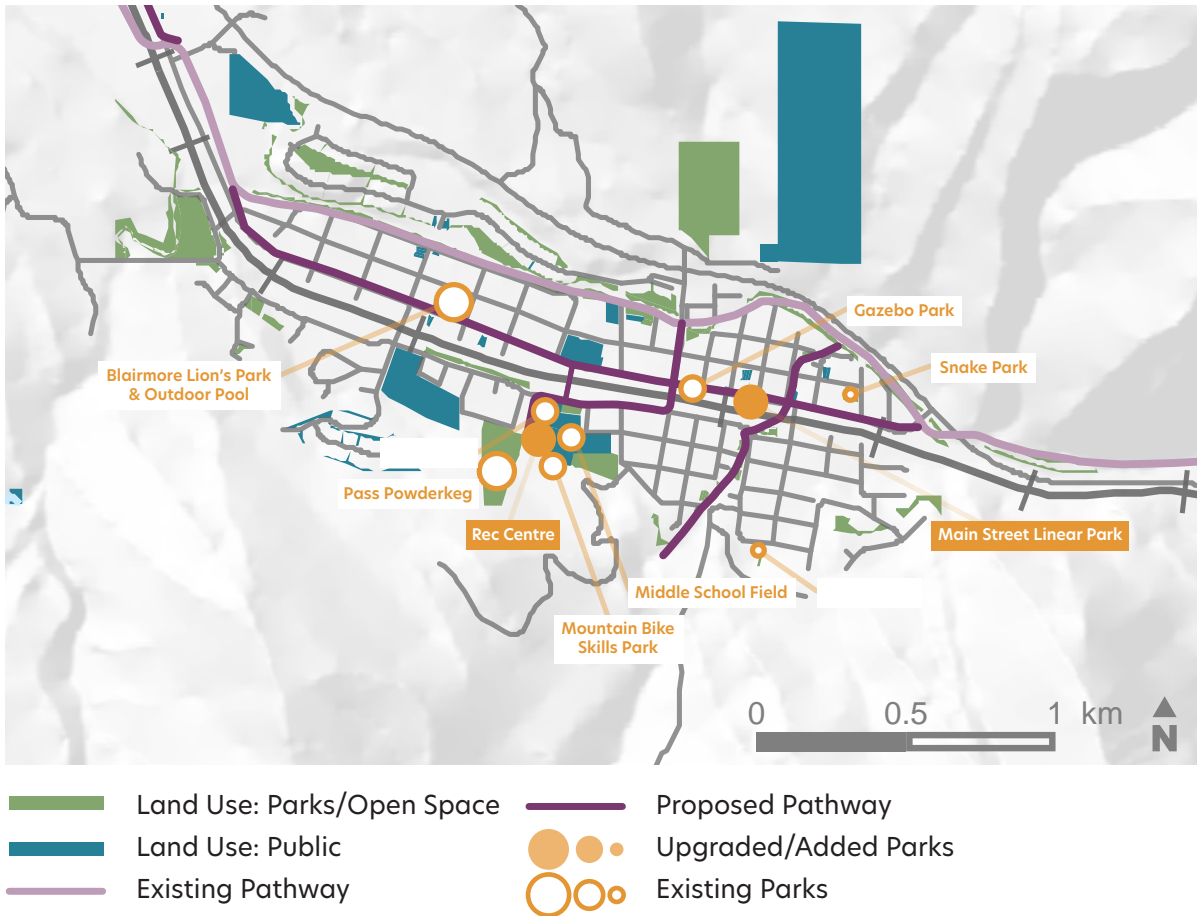


- Connection from Frank to the Interpretive Centre
- Interim solution with existing road width
- Future 2-metre road expansion to improve comfort

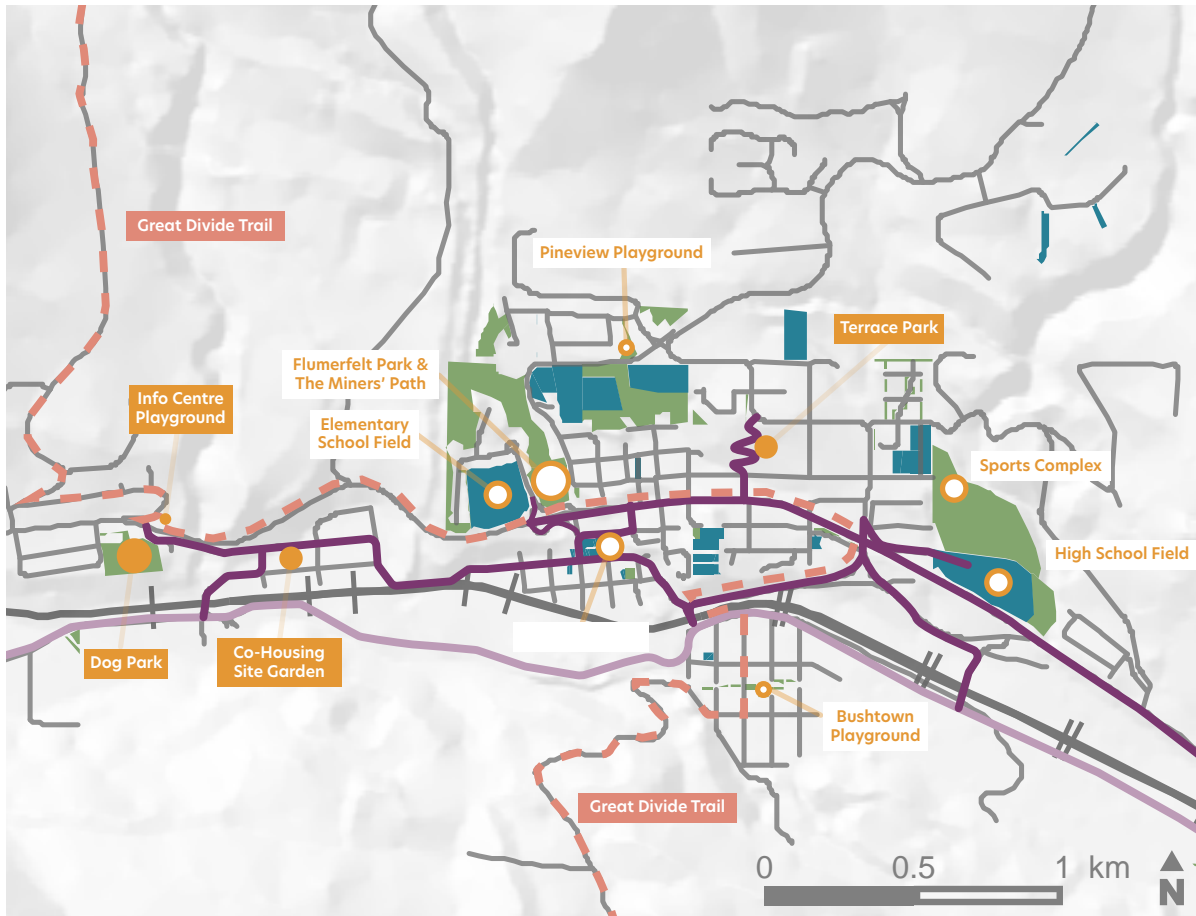


PARKS & OPEN SPACE

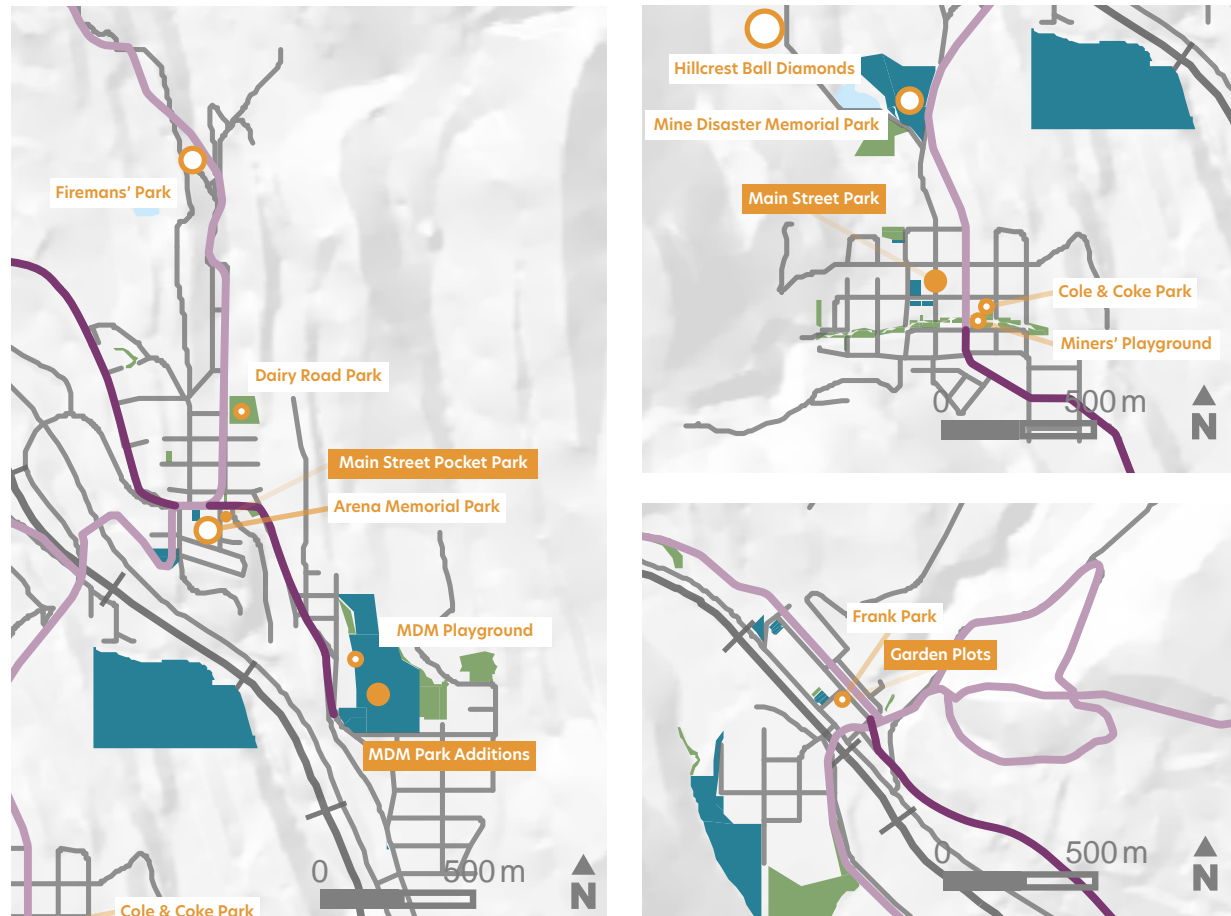
Adding & Upgrading Parks and Recreational Amenities



- Mobility network will connect parks/recreation
- Rec. centre proposed to add to existing hub



- New parks can fill the gaps in Coleman
- Mobility network can connect



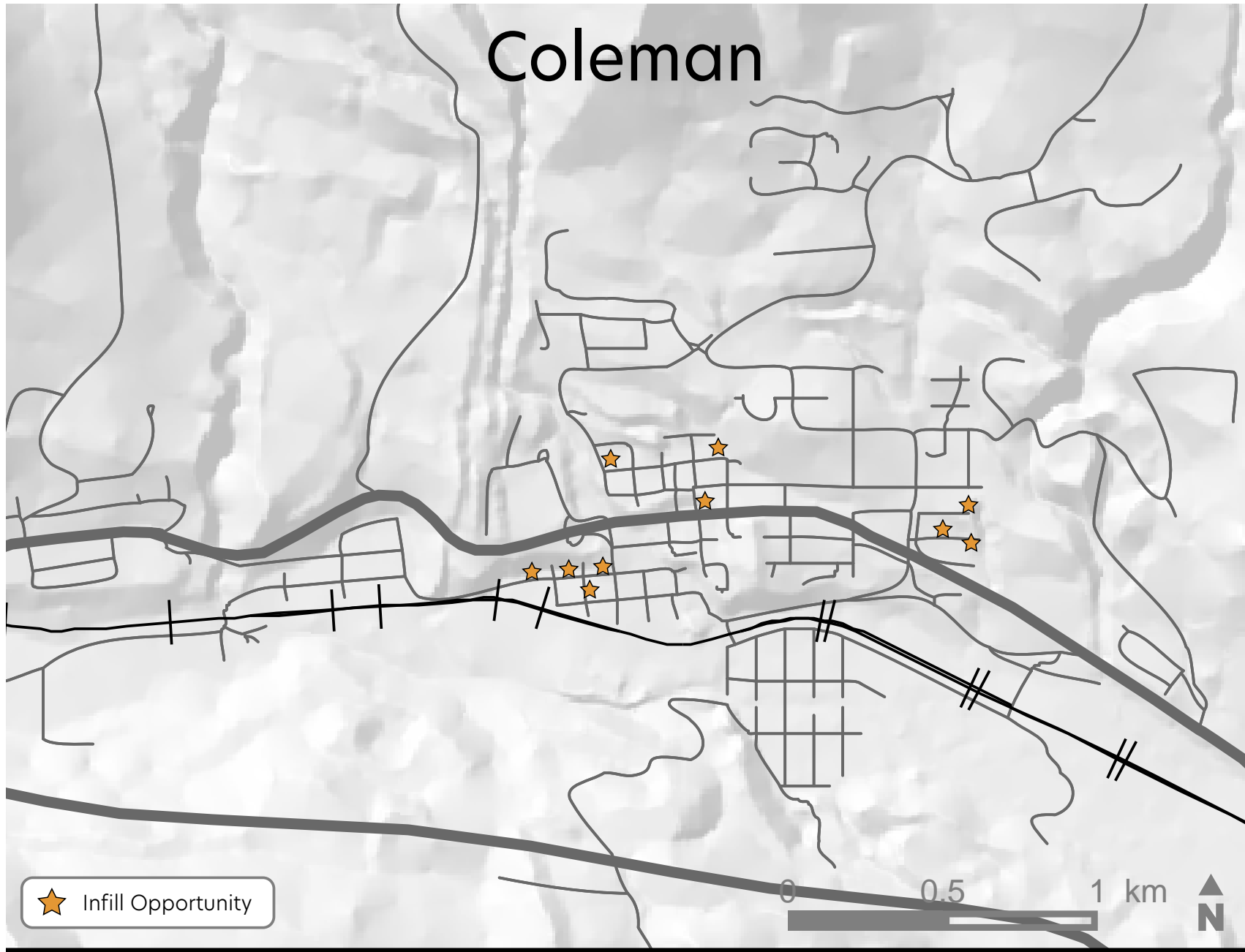
- New Bellevue park amenities connected with path
- Adding/enhancing parks in Hillcrest & Frank

HOUSING & HERITAGE CONSERVATION

Diversify the Housing Options | Add Housing in Existing Community Areas | Conserve and Adaptively Reuse Heritage Buildings

RESIDENTIAL INFILL

Locations For Infill in Coleman



- Help meet housing need
- Diversify housing mix: Add multi-family units that fit context
- Reduce the need for expensive infrastructure expansions

Infill Options



HERITAGE INCENTIVES

Cruikshank Burnett Store



Roxy Theater



Italian Hall



Proposed Incentives



Provincial Historic Designation

- Encourage owners of heritage buildings to seek provincial designation by providing assistance through the process



Interest-free Loans

- Create an interest-free loan policy that applies to heritage buildings



Municipal Property Tax Reductions & Exemptions

- Last for a set amount of time & money
- Assessed on the repairs needed
- Reassessed after restoration



Waive Permit Fees for Conservation & Restoration Projects

Frank Community Hall



D. Giannoulis (2021).

Blaise General Store



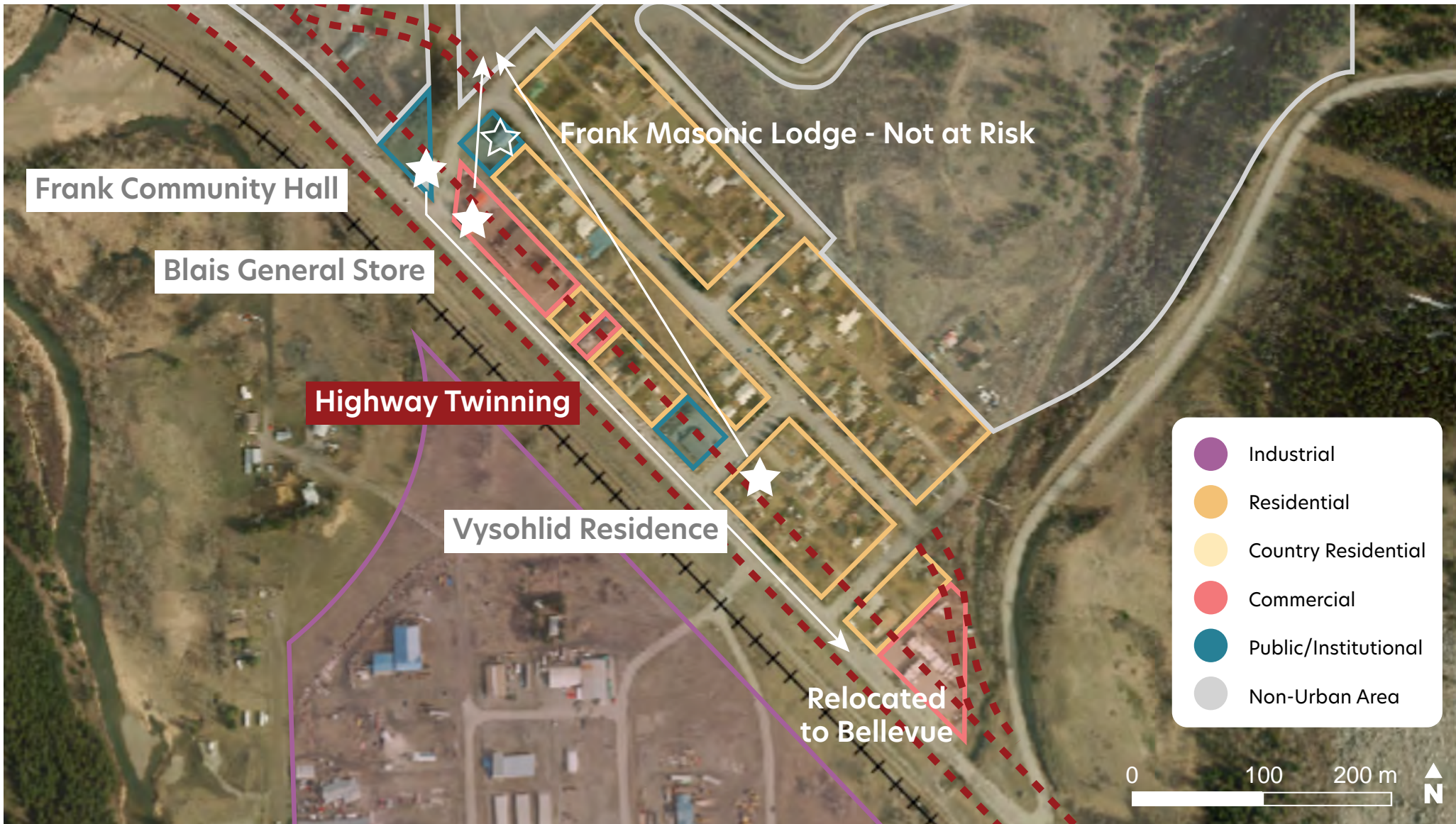
Municipality of Crowsnest Pass. (2014). Heritage Inventory Project - Phase 2.

Vysohlid Residence



Municipality of Crowsnest Pass. (2014). Heritage Inventory Project - Phase 2.

Relocation of Frank Heritage Buildings



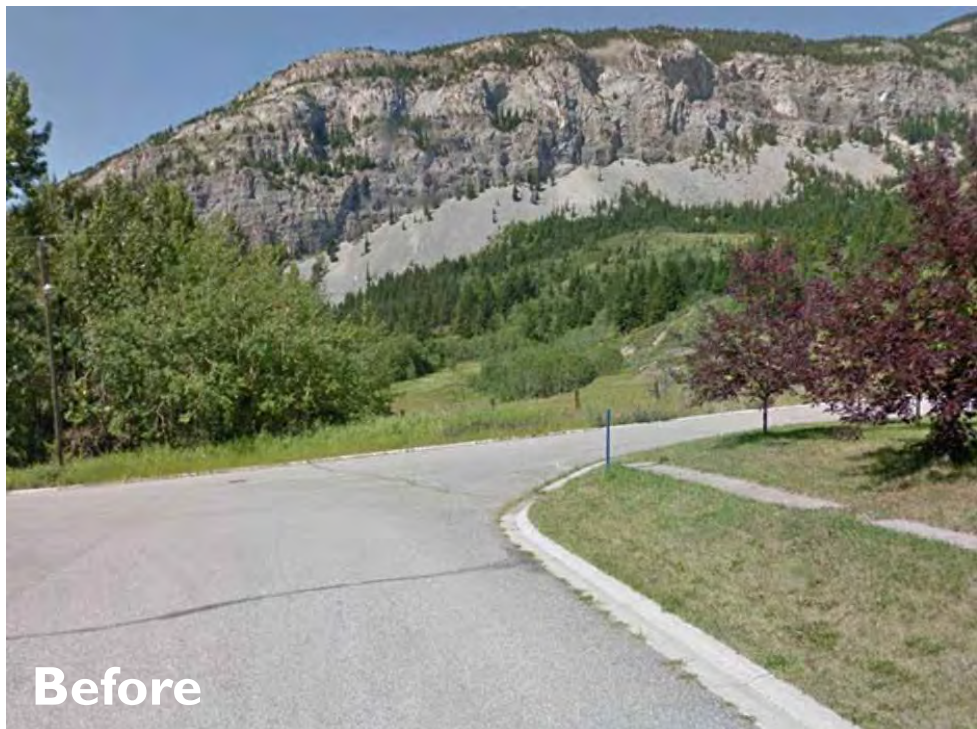
Relocation in Frank



Relocation to Bellevue



Blaise General Store & Vysohlid Residence



Google Streetview. (2014).



Frank Community Hall (Currently Art Gallery)



Google Streetview. (2014).

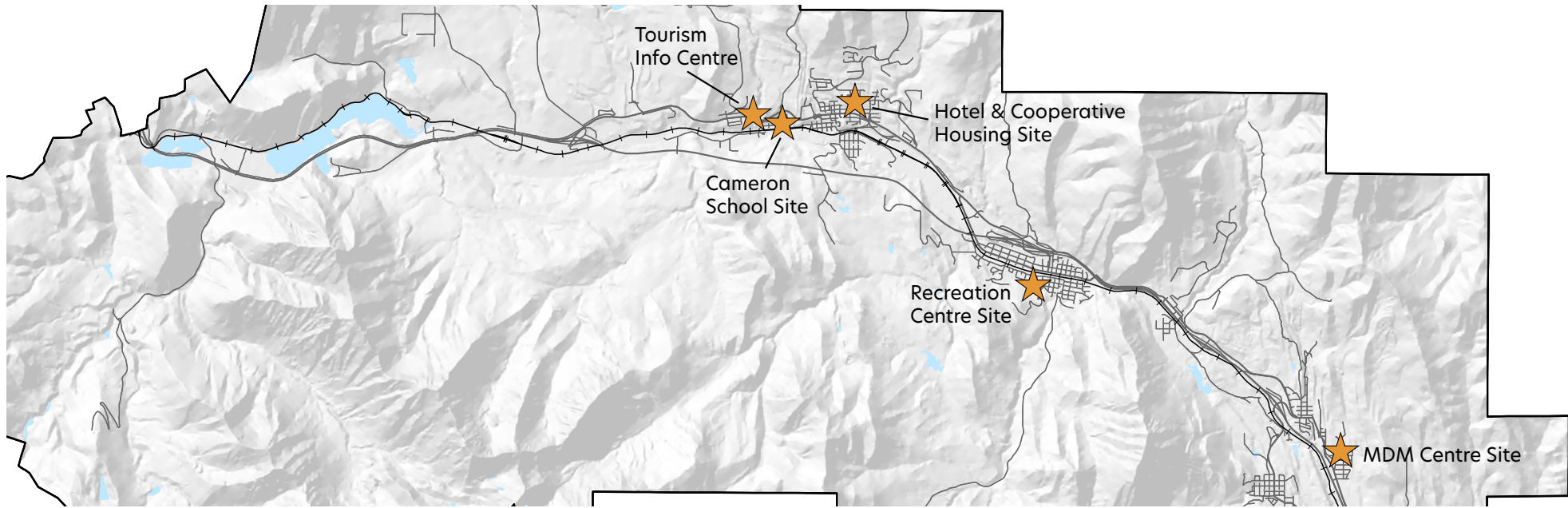


HERITAGE BUILDING RELOCATION

SITES OF OPPORTUNITY

Take Advantage of Strategic Locations | Synergize Economic, Residential, and Recreational Uses | Transform Underutilized Spaces

SITES OF OPPORTUNITIES



MDM BUILDING ADAPTION

Transformation Strategy

1. Turn classrooms into dorm rooms

2. Invite BC/Alberta public schools

3. Invite specific university programs
-e.g. Archeology, geology, history

4. Plan with "Sinister 7" for visitors

Powderkeg Recreational Center and Hotel



- Replacing lost amenities from Albert Stella
- Local and tourist attraction for all ages and Synergy with Pass Powderkeg
- Funded by residential development, sustained by hotel/commercial uses

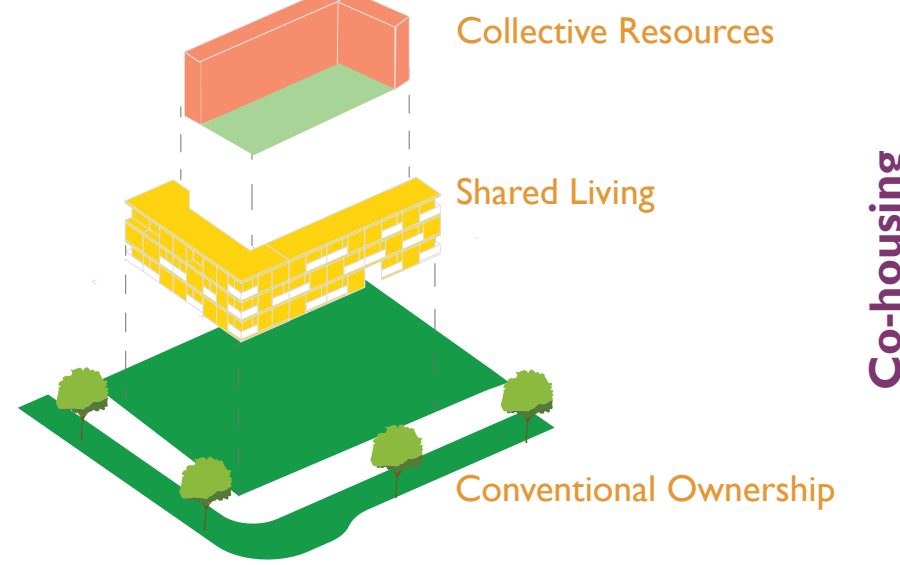
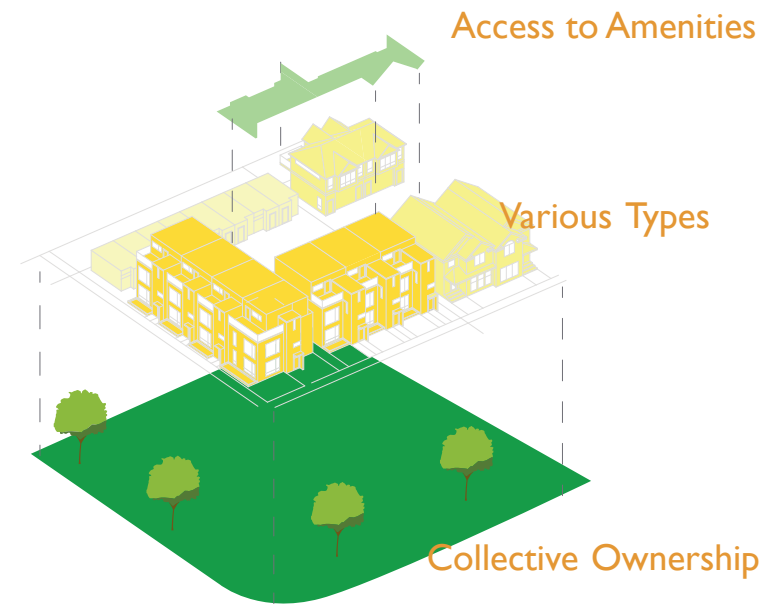


- Daycare, restaurant, and rooms to support Pass Powderkeg
- Use windows to connect indoor and outdoor activities
- Mix activities to mix age groups and users

Tourism Information Center & Dog Park



- Strategic location along the Business Route
- Adaptive reuses to save heritage building
- Capitalize with rental and retail Options



MDM Centre Housing



Cooperative Housing + Terraced Hotel



Seniors' Facilities & Cameron School



HOUSING

RECREATION CENTER

MAIN STREETS

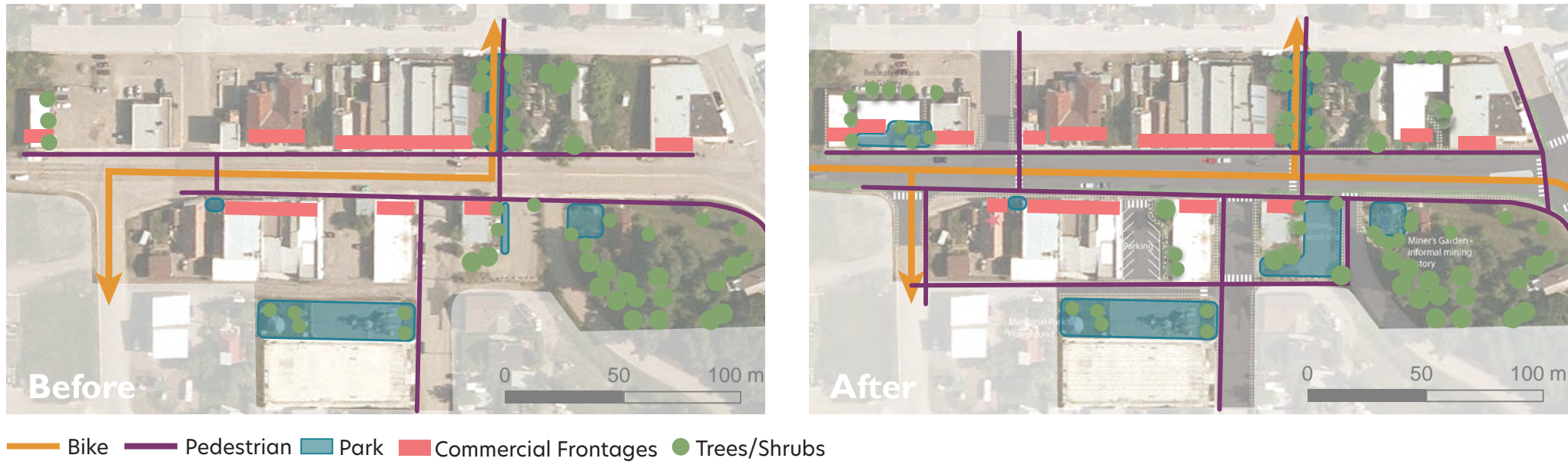
For Social and Economic Benefits | Enhance Existing Unique Characteristics | Promote Walkability and Social Spaces

BELLEVUE MAIN STREET

Bellevue Plan



Functional Diagram

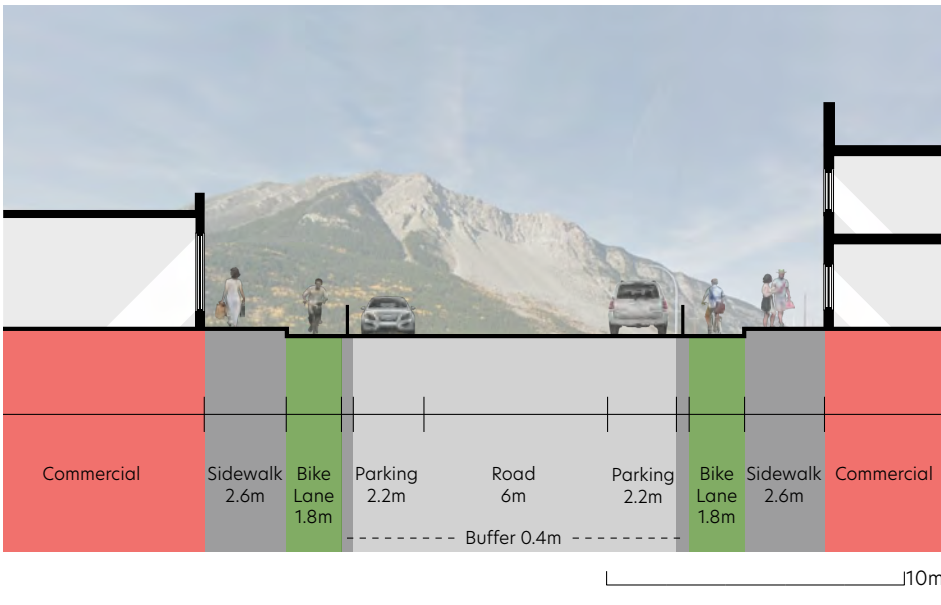


- Infrastructure Improvements: traffic calming, widen sidewalks, addition of bike lanes.
- Expanding and improving pedestrian/cycling networks
- Creating a more vibrant main street

Plaza Park Perspective



Street Section



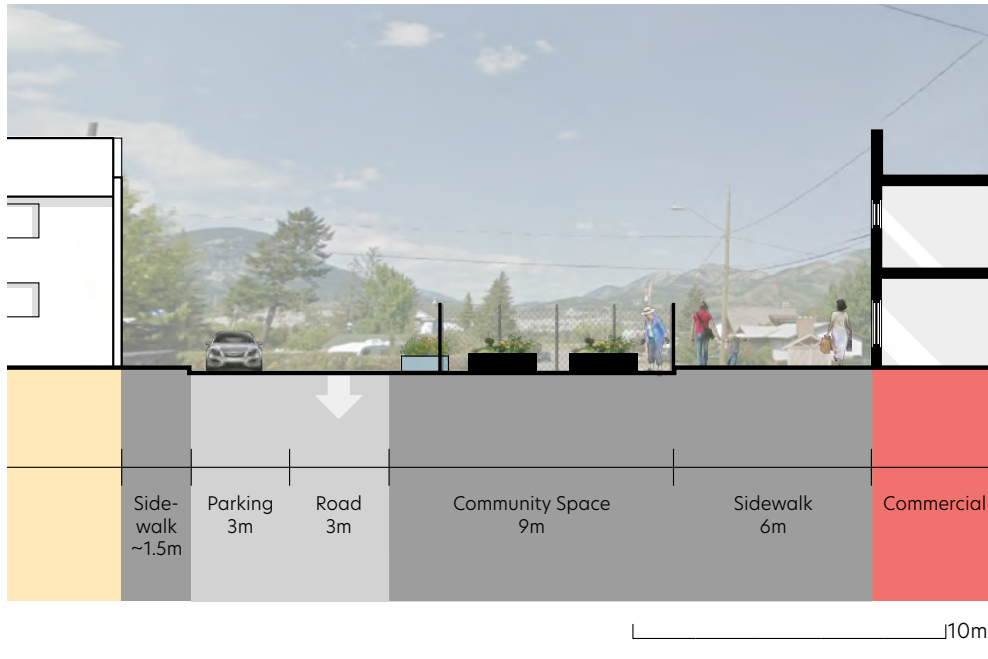
Hillcrest Plan & Diagrams



Community Perspective



Street Section



- Add to limited park space and amenities
- Distinguish Hillcrest's main street in a unique way
- Empower residents to use the space how they like
- Options for phasing, priorities, and budget

Phasing Options

Paint & Moveable Furniture

Custom Elements

Replacing Asphalt with Vegetation

BLAIRMORE MAIN STREET

Blairmore Plan & Diagrams



Food Truck Plaza Perspective



Gazebo Plaza



- Create a buffer with the train tracks, while activating both sides of the street
- Connect historic main streets
- Add a diversity of park types, encourage nightlife and cultural experiences

Street Section

