

THE FUTURE OF CROSSFIELD

Municipal Development Plan Update

Crossfield Administration and Council are in the process of reaffirming the Town's overall vision for growth and development in Crossfield over the long term. To help us do this, the Town is working on an update to the Municipal Development Plan (MDP).

The update to the MDP will give the Town the opportunity to:

- ✓ Take inventory of what has changed and what remains relevant.
- ✓ Identify current and emerging issues and opportunities that require attention.
- ✓ Identify new goals and priorities.



We invite you to participate by:

- Speaking to one of the Town Staff
- Taking the online survey (using the QR code or a paper copy)

SURVEY



HOW WE GOT HERE



2023 PROJECT INITIATION

Council determined that a revised MPD should be prepared to reflect an updated community vision for the future growth and development of the Town.



SEPTEMBER 2024 PUBLIC ENGAGEMENT

We conducted public engagement to learn from Crossfield community members what matters most to them. We conducted a survey and attended Community Fest on September 10, 2024.



2024 – 2025 UPDATE DEVELOPMENT

We took community feedback and revised/ added proposed updates to the MDP to share back with the community



FEBRUARY 18, 2025 – FIRST READING

Council adopted first reading of the MDP. At this meeting, no decisions were made yet; first reading is the first chance for everyone to see and understand what the updated plan is about.



MARCH 2025 PUBLIC ENGAGEMENT

We are sharing the draft MDP, specifically highlighting key changes from the previous MDP, and how the community feedback was used to inform the updates to the plan.

What Has Changed?

COMMUNITY IDENTITY STATEMENT & DESIRED OUTCOMES

The **Community Identity Statement** was added to the MDP, developed from community feedback, to serve as a guiding vision for the Town's growth and development.

This statement helps in the decision-making process by asking, “**Does this align with the identity of the community?**”

“ We are dedicated to fostering a safe, socially connected, and vibrant community through enhanced public spaces, a range of attainable housing, resilient infrastructure, sustainable growth, and a clear, consistent decision-making process that supports a diverse, strong economy. We strive to enrich the quality of life of our residents, current and new. ”

Desired Outcomes were informed by what we heard from the community, and Council's priorities, and intend to help achieve the Community Identity Statement.



Community-Oriented Development – Foster a family-friendly environment with safe spaces for social connection to strengthen community bonds.



Diverse Mix of Housing – Provide a range of housing options to attract and retain a diverse population, workforce, and support all stages of life to thrive in Crossfield.



Sustainable Infrastructure – Balance short-term growth with long-term asset management to ensure cost-effective, resilient infrastructure.



Healthy Financial Position – Maintain a stable financial foundation by balancing residential and non-residential tax revenues.



Informed & Engaged Citizens – Encourage active participation and ensure residents have a voice in shaping the Town's future.

WHAT IS THE MUNICIPAL DEVELOPMENT PLAN?

It is a blueprint to determine how our community will grow and develop over time. This includes items such as where new homes, businesses, parks, and roads will be constructed as well as how to ensure Crossfield grows not only in size, but also in the aspect of its sense of community.

The MDP should:

- Encompass what citizens value most about their community (ie. what does the community want to protect)
- Captures an image of what the community wants the Town to become in the future (ie. what does the community want to attract and or improve upon); and,
- Provide direction for the goals and policies within the plan, which support how decisions are made.



What Has Changed?

LAND USE POLICY AREAS

- The land use section of the MDP has been reimagined with the introduction of seven “Land Use Policy Areas.”
- Traditionally, land use planning forecasts appropriate development types and patterns based almost exclusively on use.
- The updated approach instead **defines neighborhoods, districts, and corridors based on desired character, scale, form, function, and use.**
- This place-based approach to planning and development focuses on defining what mix of uses function together to **collectively preserve the existing identity of Crossfield**, and further establish the Town as an identifiable and memorable place.
- Each policy area includes policy and desired characteristics to help inform development, and ensures **growth is accommodated in a way that maintains the Town’s unique identity and character.**

Downtown Core



DESCRIPTION OF POLICY AREA

The downtown core is applicable to the traditional downtown and represents the greatest mix of uses throughout the town. Crossfield benefits from an attractive historic core and preserving the existing character, while allowing for incremental improvements over time will bring more people into the core and improve the sustainability of the local businesses.

Attached and stacked housing is encouraged to increase development densities around existing infrastructure and provide opportunities for vertical integration of mixed uses. Infill, rehabilitation, and adaptive reuse of existing buildings create new opportunities for businesses and preserve existing and historic structures.

CHARACTERISTICS

Block Character

- Maintain the same block character as existing development
- Provide connectivity between blocks and developments

Street Character

- Primarily commercial streets with on-street parking on one side of the street
- Connected street and sidewalk network for cars and pedestrians
- No dead-end streets or cul-de-sacs, unless deemed necessary to due site constraints

Site Considerations

- Orient pedestrian entrances to the primary street
- Maintain auto and service entrances to laneway or secondary streets

LAND USES

Primary:

- Commercial - retail
- Mixed use
- Commercial - office

Secondary:

- Parks and open space
- Civic/institutional
- Residential

BUILDING TYPES

- Neighbourhood - Mixed Use (commercial on ground floor with residential above)
- Apartment
- Neighbourhood - Office/Commercial (commercial on ground floor with office above)

Public Uses And Space

- Public outdoor areas and gathering spaces are integrated into the neighbourhood
- Public or semi-public spaces are used to enhance the pedestrian experience

Design Considerations

- Promote a variety of high quality architectural standards
- Pedestrian-scaled design of buildings and streetscapes to enhance the pedestrian experience
- Enhance quality of place through incorporating trees and landscaping into public realm
- Streetscapes are enhanced with public art and amenities
- Parking lots should be located at the side or rear of the principal building, screened from view
- Appropriate building heights should be determined by assessing potential impacts on adjacent areas, ensuring that the development is well integrated into the existing area

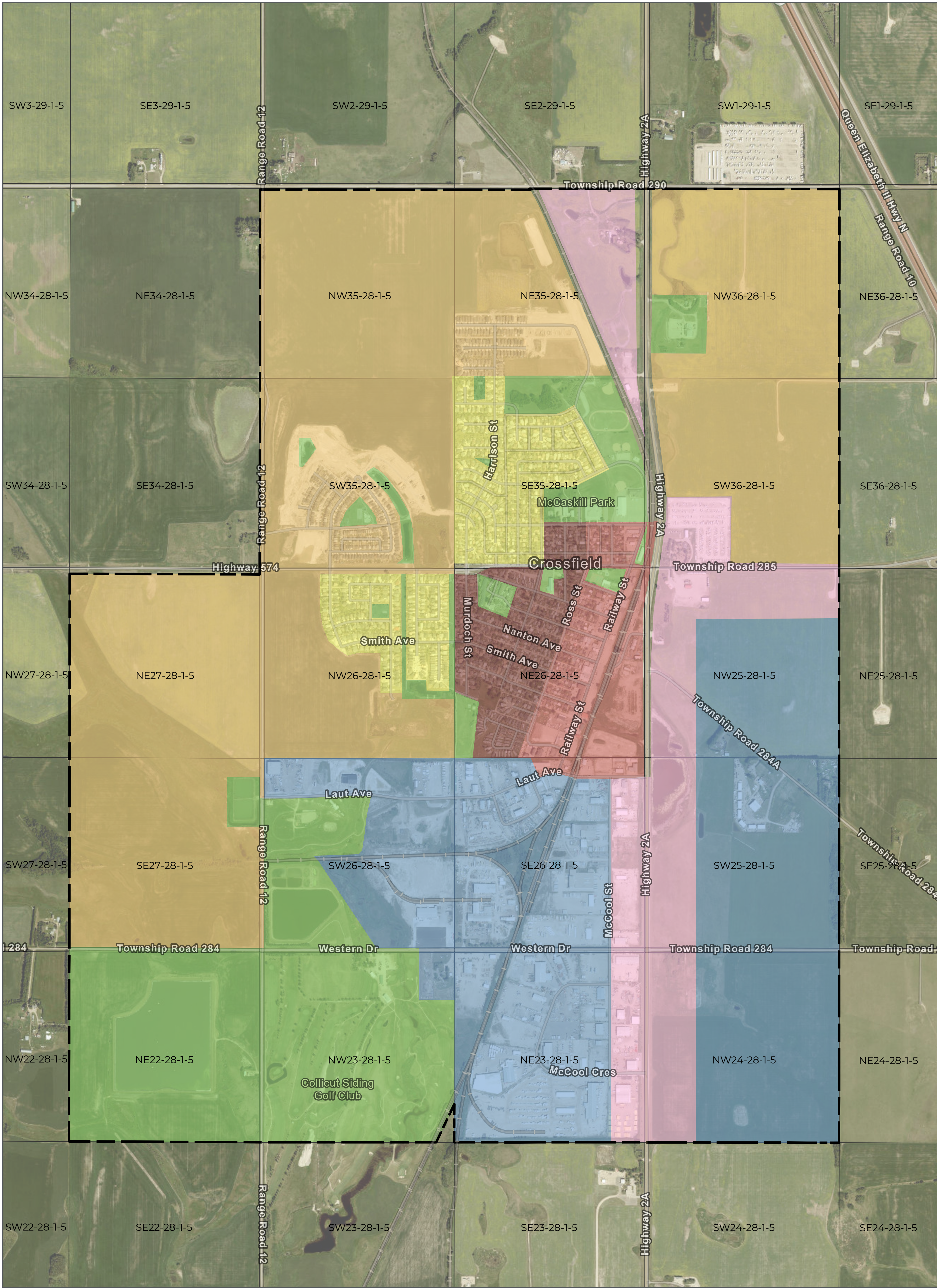
Transitions

- A “stepped down” approach used to transition from higher intensity uses
- Screening (i.e., trees, fences, etc.) used to buffer residential and non-residential uses at the edges of the neighbourhood
- Adaptive re-use of outdated buildings is encouraged to transition vacant/undeveloped structures into development that support the vitality of the neighbourhood

Example of proposed Land Use Policy for Downtown area

What Has Changed?

LAND USE POLICY AREAS MAP



- Legend
- Town Boundary
 - Policy Areas
 - Central Core Neighbourhood
 - Downtown Core
 - Employment Centre
 - Mixed Use Neighbourhood
 - Municipal, Institutional, and Open Space
 - Established Neighbourhood
 - Urban Corridor

Each Land Use Policy area in Crossfield was developed with an understanding of the Town’s existing character, ensuring that future growth is thoughtfully integrated while preserving what makes each area unique.

By considering current land uses, community identity, and long-term needs, these policies provide clear direction on how development will be managed.

LAND USE POLICY AREAS



Central Core Neighbourhood

- Crossfield's **oldest residential areas**
- **Diverse single-family homes in various styles and sizes**, housing varies in condition, age, and affordability.
- Opportunities for infill development in this area, focus on repurposing vacant properties, while maintaining/enhancing the existing character and identity.



Mixed Residential Neighbourhood

- **New, mainly residential development with a mix of housing types and densities.**
- Designed to enhance the sustainability of the Town by accommodating higher densities and introduction of low intensity neighbourhood scale commercial (e.g. ,a corner-store).
- Attracting high-quality development with careful attention to scale and design to ensure desirable neighborhood character is maintained.



Established Neighbourhood

- **Mainly of single-family homes** with uniform designs and sizes, featuring a mix of gridded and curvilinear streets well-connected by sidewalks.
- New development should enhance neighborhood character and identity of the Town.
- Opportunities for intensification limited to the addition of accessory dwelling units (secondary suites).

What Has Changed?

LAND USE POLICY AREAS



Downtown Core

- **Greatest mix of uses in Crossfield**, benefiting from an **attractive historic character that should be preserved** while allowing for gradual improvements to attract more people and support local businesses.
- Supports increasing development densities with introduction of medium to high density residential (apartments above stores), encourages a mix of uses within buildings.
- Creates opportunities for infill development and rehabilitation of existing buildings, while preserving the historic look and feel of Downtown.



Green Space and Recreation

- Crossfield's most significant **natural areas, community parks, and recreational facilities** that are essential for active and passive recreation, healthy lifestyles, community beautification, and ecological value.
- These areas, including lands dedicated as Municipal Reserve, will be integrated into the Town's parks and open space system to meet community recreation and public space needs.

What Has Changed?

LAND USE POLICY AREAS



Employment Centre

- These areas are for the growth and expansion of large employers for **primarily industrial use (secondary uses include office, warehouse space etc)** requiring access to major transportation corridors and large on-site parking.
- When designing sites in this area, **focus on making them safe and easy for pedestrians to navigate**, reducing parking to create more usable space, and improving the look of the site with features like landscaping and large windows on the ground floor.
- Residential uses are not compatible here, and a buffer is needed where industrial areas border other neighborhoods to ensure adequate separation.



Urban Corridor

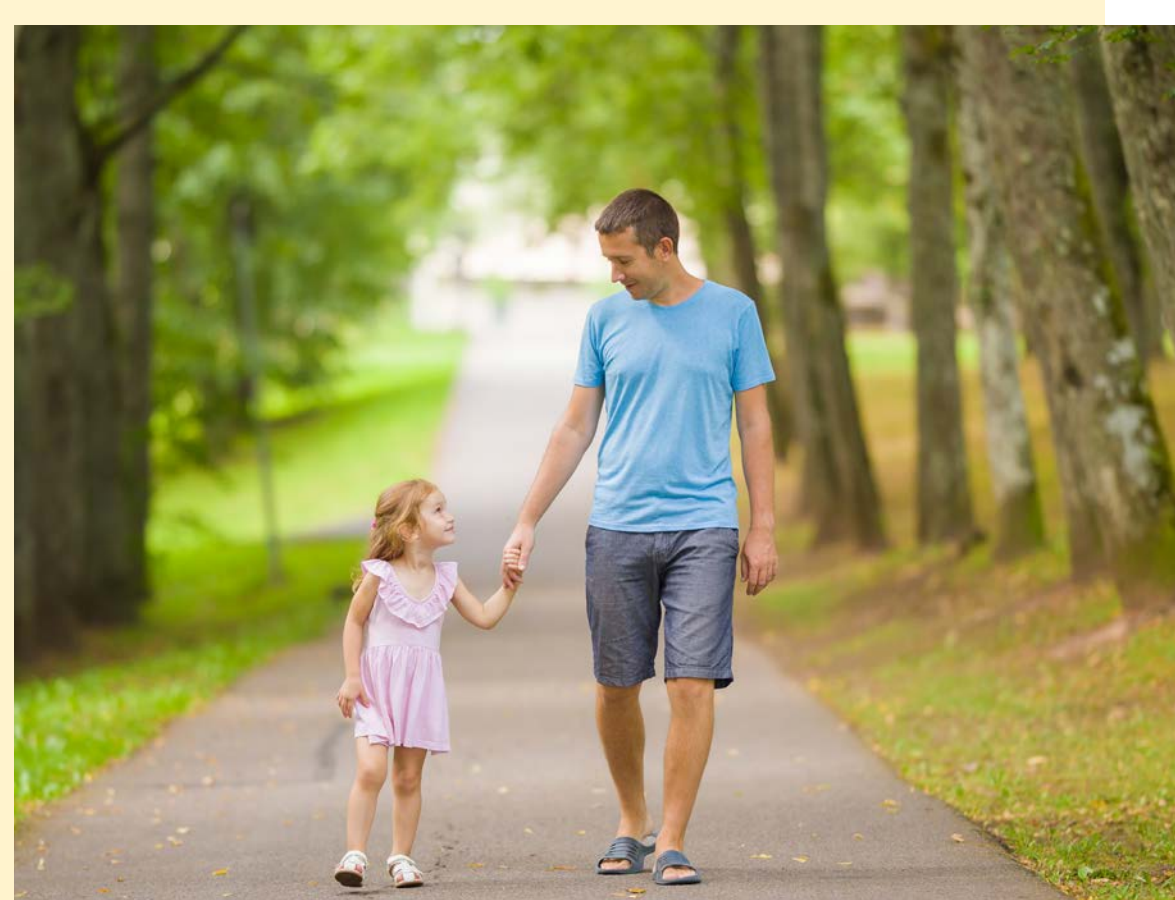
- Mainly **commercial and service-related developments**, from standalone businesses to large commercial centers, including big box retailers and high-intensity service industries along major roads for maximum visibility and accessibility.
- Developments should integrate with pedestrian networks while accommodating car traffic, contributing significantly to the local economy and tax base by maximizing land productivity.

What Has Changed?

COMMUNITY AMENITIES & PARKS

Recreation & Public Amenities

- We heard from the community that it is important to enhance public spaces provide additional opportunities for recreation.
- **Proposed changes focus on:**
 - » **Enhancing natural assets** with things like public art, seating, and gathering spaces.
 - » **Encouraging the addition of recreation and tourism facilities** in Downtown area.
 - » **Action item to complete a “Parks Inventory”** to assess community parks and identify opportunities for larger-scale amenities



Walkability & Bike-ability

- We heard from the community that it is important to create a more walkable and bike-friendly community
- **Proposed changes focus on:**
 - » **Expanding and maintaining pathways** to link key amenities, parks, businesses, and neighborhoods.
 - » **Enhancing sidewalks** and laneway access points to improve safety and accessibility.
 - » Implementing **safe street design measures**, such as introducing bulb-outs at crosswalks to slow traffic and enhance visibility.

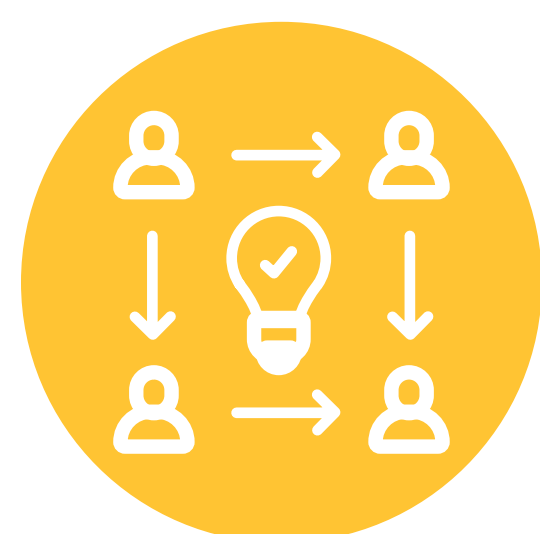


Public Open Space

- We heard from the community that open spaces and areas for residents to gather are a high priority
- **Proposed changes focus on:**
 - » **Ensuring new residential developments provide functional and accessible public park spaces** through the addition of minimum size requirements.
 - » **Preserving existing natural areas** to provide all neighborhoods with better access to parks, open spaces, and trails.
 - » **Only classify lands as reserves (public park space)** if the proposed open space contributes positively to the existing open space system.

What Has Changed?

POLICY & PROCESS UPDATES



Streamlined Planning Process: We've clarified planning requirements and frameworks to provide better guidance for future development.

The updated MDP has a clear planning application framework that outlines the steps necessary to develop in Town (e.g., application requirements).



Support for Business Growth: A flexible approach to servicing development will accommodate interim servicing solutions where feasible, to help facilitate phased development where needed.



Density Target: Update encourages developers to meet target density, if they are exceeding, they must provide rationale on how they are maintaining and enhancing desired character of the area.



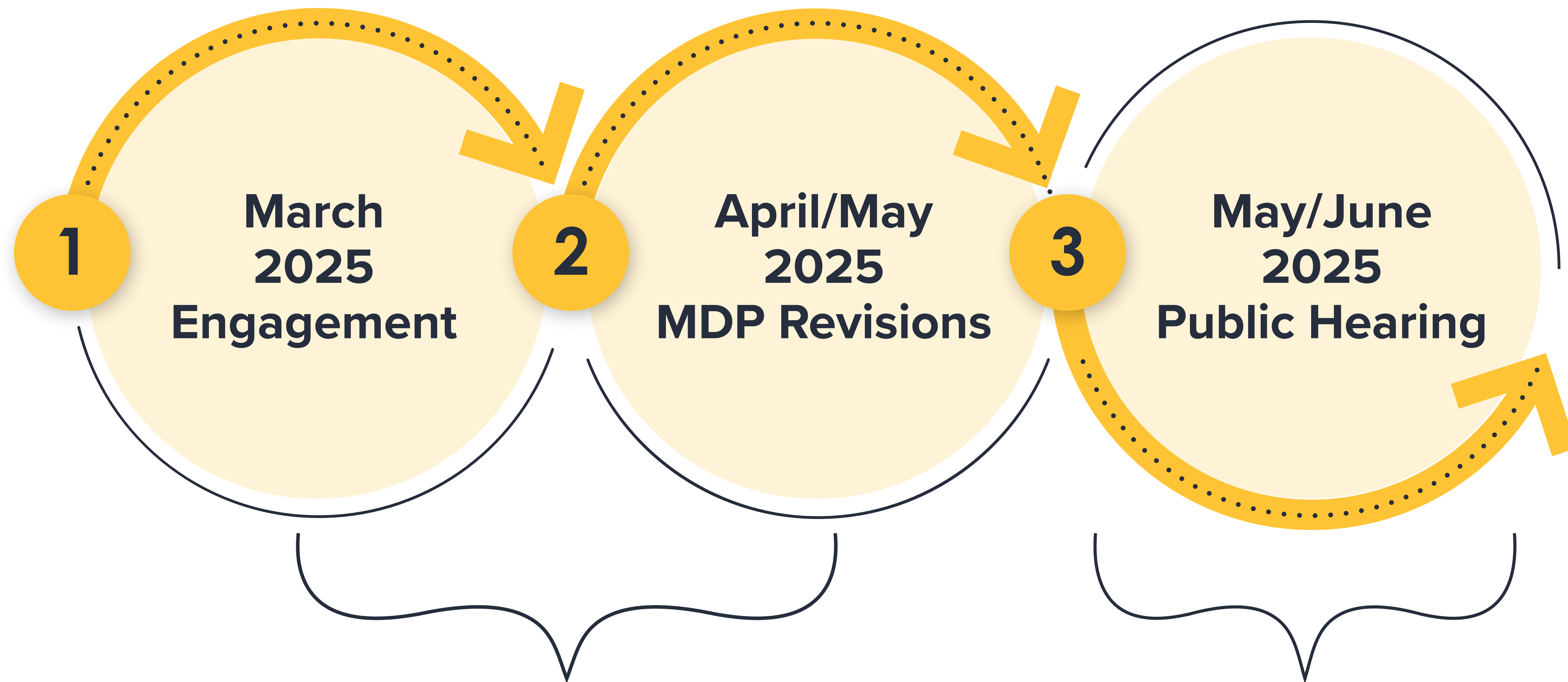
Clearer Policy Direction: We've refined the structure of the plan and aligned policies more closely with community priorities, summarized as "Desired outcomes" and "Strategic objectives" in each section of the Plan.



Improved Implementation & Monitoring: We've outlined clear steps to track progress and put the plan into action.



NEXT STEPS



- The information we learn from this session, and through the Online Survey, will be **used to make any necessary adjustments to the MDP** to ensure alignment with community priorities.

- The updated MDP will be considered in front of Council for a second time via a **Public Hearing**.
- **Members of the public can attend this meeting, voice support, concerns, or provide suggestions that may inform Council's decision.**
- The Town will post notice of the Public Hearing date **2 -weeks in advance**, with instructions on how to participate