

FERNIE

CITY OF FERNIE

Housing Needs Report
Official Community Plan Amendments & Update

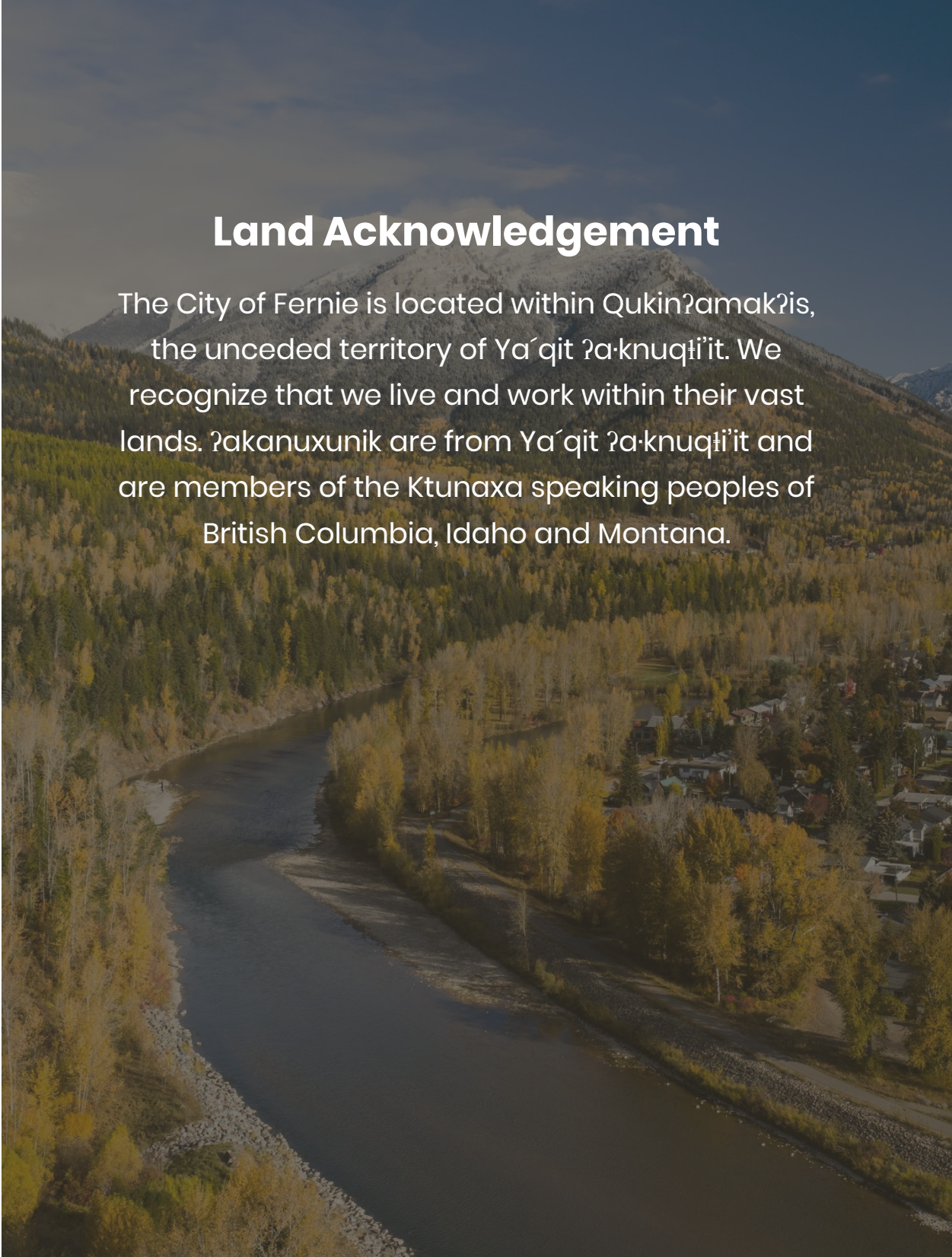
What We Heard Report



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Suite 130 2899 Broadmoor Blvd.,
Sherwood Park, Alberta T8H 1B5

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The background of the page is a scenic landscape photograph. It shows a wide river flowing through a valley. The river is dark and calm, reflecting the sky. On either side of the river, there are dense forests of trees with yellow and orange autumn foliage. In the distance, there are mountains under a clear blue sky. The overall tone is peaceful and natural.

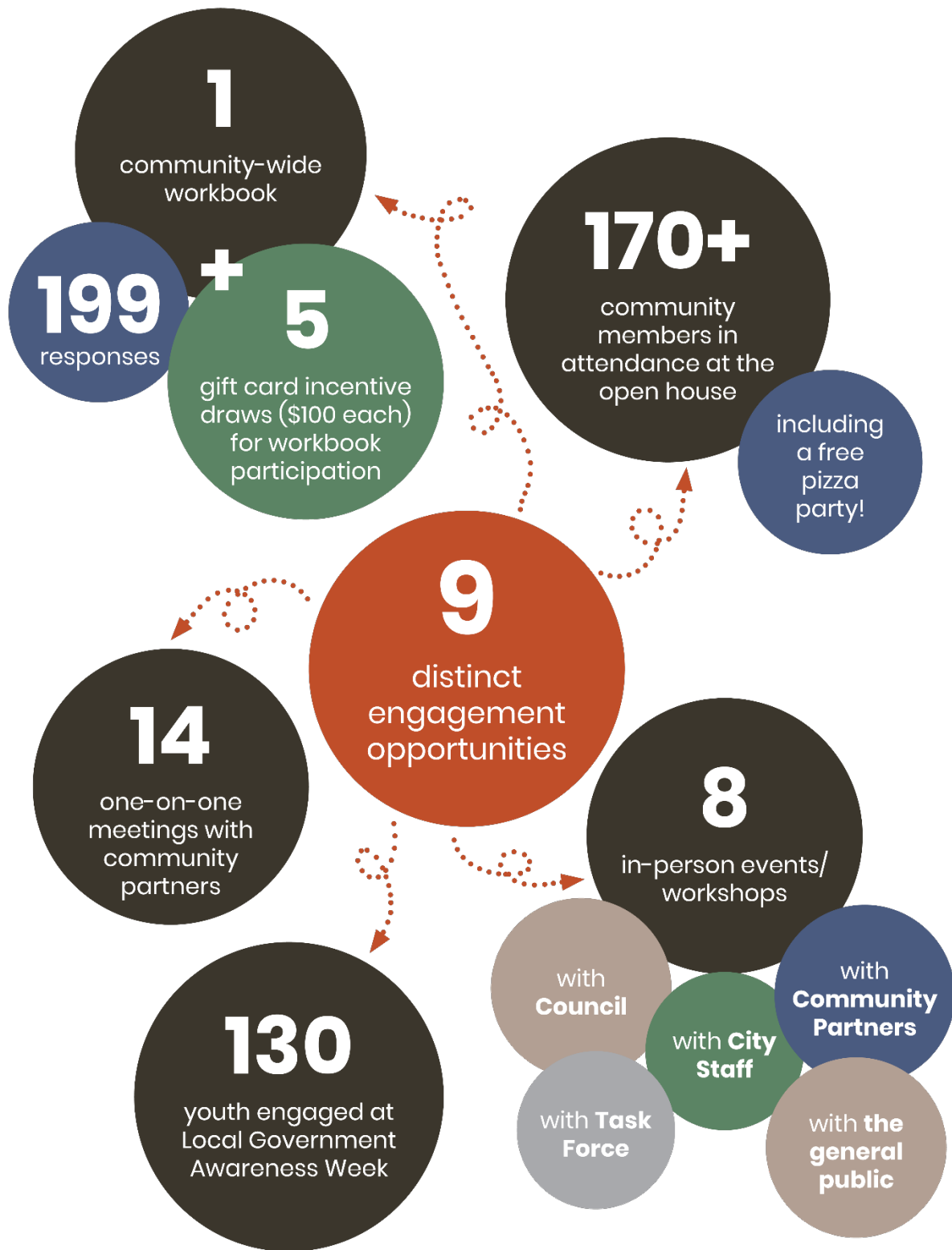
Land Acknowledgement

The City of Fernie is located within Qukinʔamakʔis, the unceded territory of Yaʔqit ʔa·knuqʔiʔit. We recognize that we live and work within their vast lands. ʔakanuxunik are from Yaʔqit ʔa·knuqʔiʔit and are members of the Ktunaxa speaking peoples of British Columbia, Idaho and Montana.

Executive Summary

The City of Fernie is updating its Official Community Plan (OCP), the long-term policy document that guides how the community grows, develops, and evolves over the next 5, 10, and 25 years. Community input is at the heart of this process, and Round 2 engagement built on the foundation established in Round 1 by testing and refining the emerging vision, core values, growth scenarios, and draft policy directions with residents, Council, staff, the OCP Task Force, Yaq̓it ʔa·knuq̓i'it First Nation, community partners, and youth.

This report summarizes what we heard through Round 2. It brings together feedback gathered across a wide range of engagement activities, from workshops and an open house to one-on-one meetings and a community-wide workbook, to capture the priorities, ideas, and concerns shared by the Fernie community. The insights in this report will help refine the draft OCP and carry forward into the next round of engagement, ensuring the final plan reflects the values and aspirations of the people who call Fernie home.



The following section summarizes key themes and insights from the second round of community engagement for Fernie's Official Community Plan (OCP) update. The themes below capture the most common and significant ideas emerging from this initial engagement phase.

Infrastructure and Growth Management 	Reliable infrastructure emerged as the strongest and most consistent priority across all engagement activities. Participants emphasized that growth should align with servicing capacity, long-term financial sustainability, and asset management priorities. There was strong support for a phased and intentional approach to growth that prioritizes maintaining and upgrading existing infrastructure while allowing targeted investment in strategic growth areas.
Housing and Affordability 	Housing continues to be a major community priority. Participants supported increasing the supply and diversity of housing through infill development, missing-middle housing, purpose-built rentals, seniors housing, and workforce housing. There was broad recognition that housing affordability is closely connected to infrastructure capacity, development processes, childcare, social services, and local workforce retention.
Thoughtful Growth and Community Character 	Residents generally supported moderate, managed growth rather than rapid expansion. Participants expressed a desire to accommodate growth while protecting Fernie's mountain-town identity, neighbourhood character, heritage resources, and downtown vitality. Infill and increased density were supported when designed appropriately and integrated into existing neighbourhoods.
Environment and Climate Resilience 	Environmental stewardship remained a strong priority throughout engagement. Participants emphasized the importance of protecting natural areas, wildlife corridors, watersheds, trails, and open spaces while integrating climate resilience into all planning decisions. Wildfire risk, flooding, drought, and long-term sustainability were consistently identified as key considerations for future growth.
Economy and Local Business 	Participants supported a resilient and diversified economy that extends beyond tourism. There was strong interest in supporting local businesses, small-scale entrepreneurship, trades, arts and culture, and industrial employment opportunities. Many participants emphasized that tourism should contribute to community infrastructure and quality of life while maintaining Fernie's unique character.
Connected Community and Quality of Life	Engagement highlighted the importance of creating a connected and inclusive community through active transportation, recreation, community facilities, public spaces, and social services. Participants emphasized that community connectivity extends beyond transportation and includes



opportunities for social interaction, arts and culture, healthcare, childcare, accessibility, and community well-being.

**Parks,
Recreation, and
Community
Amenities**



Recreation and community amenities were consistently identified as important contributors to quality of life. Participants supported maintaining and improving recreation facilities, parks, trails, and gathering spaces while planning for future needs. Youth engagement particularly highlighted demand for additional recreation facilities, sports amenities, entertainment opportunities, and places to gather.

**Implementation,
Communication,
and
Partnerships**



Participants emphasized the importance of implementation and accountability. Community partners, staff, and residents expressed a desire for clear action plans, monitoring tools, and stronger links between OCP goals, budgeting, and capital planning. There was also strong support for ongoing collaboration between the City, community organizations, First Nations, developers, regional partners, and residents to help deliver long-term outcomes.

**Reconciliation
and
Collaboration**



Discussions with Yaq̓it ʔa-knuq̓i'it First Nation highlighted the importance of relationship-building, cultural recognition, stewardship, and ongoing collaboration. Participants identified opportunities to strengthen Indigenous representation, recognize culturally significant landscapes, and embed reconciliation into future planning decisions and community development initiatives.

TABLE OF CONTENTS

1.	Introduction.....	1
1.1	Engagement Reporting.....	1
1.2	Engagement Context.....	3
2.	Round 2 OCP Engagement.....	9
2.1	Council Workshop.....	9
2.1.1	Top Three Priorities.....	10
2.1.2	Digging Deeper.....	11
2.2	Staff Workshop.....	14
2.2.1	Top Three Priorities.....	14
2.2.2	Digging Deeper.....	16
2.3	Yaqit ?a:knuqii't First Nation Workshop.....	17
2.4	Task Force Workshop.....	19
2.5	Open House.....	21
2.5.1	Community Values Exercise.....	21
2.5.2	Hopes & Dreams.....	24
2.5.3	Test Your Appetite.....	26
2.5.4	Priority Blocks.....	28
2.5.5	Path to a Great Future.....	30
2.5.6	Build Your Community.....	32
2.5.7	Create Your Future Fernie.....	32
2.6	Community Partner Workshop.....	35
2.7	Community Partner One-on-One Meetings.....	37
2.8	Youth Workshop.....	40
2.9	Core Values.....	41
3.	Fernie Future Workbooks.....	47
4.	Conclusion.....	62
4.1	Next Steps.....	62
	Appendix A : List of Engagement Attendees.....	65
	Appendix B: Verbatim Comments.....	67



WHAT THIS IS

1. INTRODUCTION

1.1 ENGAGEMENT REPORTING

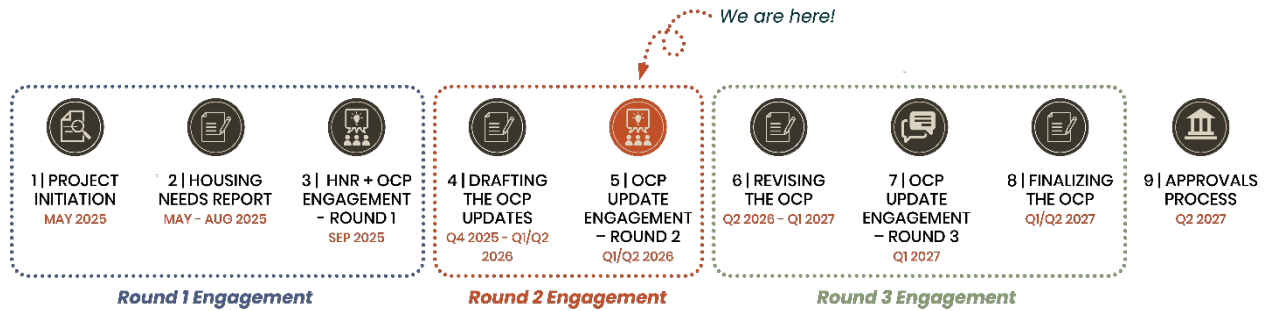
The first "What We Heard" report captured the early stages of the Official Community Plan (OCP) Update:

- **Phase 1: Project Initiation**, which focused on laying the groundwork for a transparent and collaborative planning process by finalizing the Communications and Engagement Plan, forming the OCP Task Force, and introducing the project to Council.
- **Phase 2: Housing Needs Report**, which assessed Fernie's current and future housing needs to establish a shared, evidence-based understanding of the community's housing landscape that was used to guide community conversations.
- **Phase 3: Housing Needs Report & Round 1 OCP Engagement**, which expanded the process to the broader community, combining education and dialogue on Fernie's housing needs with the launch of the OCP Update through open and inclusive engagement.

Phase 1 laid the groundwork for the project by finalizing the Communications and Engagement Plan, forming the OCP Task Force, introducing the project to Council, and beginning an open conversation with the community about Fernie's housing challenges, vision, and long-term growth. That work established the foundation this report now builds on.

This What We Heard Report is organized around the next phases of the Official Community Plan (OCP) Update process, outlining the purpose, activities, and outcomes of the work completed to date:

- **Phase 4: Draft OCP Development** focused on translating the findings from the Housing Needs Report and Round 1 engagement for the creation of a draft OCP. This phase involved refining policy directions, land use concepts, and growth management strategies, with ongoing input from Council, the OCP Task Force, and project partners.
- **Phase 5: Round 2 OCP Engagement** expanded engagement efforts to gather community feedback on the draft policy directions. This phase emphasized validation and refinement, inviting residents, stakeholders, and the broader public to review possible directions, and to share input on how well the direction reflects community priorities, values, and aspirations.



Guided by the Communications and Engagement Plan established in Round 1, Round 2 engagement reached the community through a wide range of activities, including:

- Workshops with Council, City staff, the OCP Task Force, and Yaqit ʔa-knuqiiʔit First Nation;
- A community open house (Ferne Future Fest);
- A Community Partner workshop and follow-up one-on-one meetings;
- A youth engagement event; and
- The Fernie Future Workbook survey.

Round 2 engagement was intentionally designed to reach a diverse cross-section of the Fernie community. Input was gathered from Council, City staff, the OCP Task Force, Yaqit ʔa-knuqiiʔit First Nation, community partner organizations, and the broader public, with dedicated efforts to hear from groups that are often underrepresented in planning processes. Youth engagement was a particular focus, with a booth at Local Government Awareness Week inviting young residents to share their hopes for Fernie's future. The Fernie Future Workbook also collected participants' age ranges and their relationship to Fernie (such as residents, business owners, retirees, and seasonal workers), which helps illustrate whose voices are reflected in the results and where gaps remain. While the workbook drew strong participation from established residents aged 30 and older, response rates were lower among youth and younger adults; the youth-focused engagement helped bridge this gap so that younger perspectives were still captured across the process.

Together, these phases build on the foundation established in earlier stages of the project. While Round 1 engagement focused on identifying key issues, values, and opportunities, Round 2 engagement began testing and refining the possible directions, gathering feedback on early ideas to check whether they reflect community priorities and needs. This input will help shape the direction of the OCP as it continues to develop.

The focus of this summary is to capture and reflect on the key learnings, feedback, and outcomes from these phases, highlighting how community and stakeholder input is shaping the draft OCP. The insights summarized here will inform revisions to the draft plan and contribute to the final “What We Heard” report, which will consolidate feedback from all phases of engagement.

1.2 ENGAGEMENT CONTEXT

A central focus of this round was testing the six emerging community values that came out of Round 1 engagement, Housing Access, Reliable Infrastructure, Thoughtful Growth, Environmental Stewardship, Connected Community, and Thriving Economy, alongside the growth management approach and key policy directions. These values represent the shared priorities Fernie residents identified as most important, and they form the foundation for how the OCP will guide future decisions.

Core Values



**Connected
Community**



**Reliable
Infrastructure**



**Environmental
Stewardship**



**Thoughtful
Growth**



**Housing
Access**



**Thriving
Economy**

Because not every value can be prioritized at once, participants were also asked to consider a set of draft growth scenarios. Each scenario illustrates a different way Fernie's core values could shape decisions over the next 5, 10, and 25 years, emphasizing some values over others to show the trade-offs involved. Presented through relatable "athlete" personas, the scenarios ranged from slower, infill-focused growth to faster, expansion-driven growth, giving participants an accessible way to weigh in on the overall direction that felt right for Fernie.

OCP Approach 1: “STEADY CROSS COUNTRY SKIER”

What being a “Steady Cross Country Skier” means for an OCP approach:

- More land would be kept natural and not built on
- Fewer new homes would be built
- Because there aren't many new homes, prices and rents would likely keep going up
- New homes would be added mostly inside existing neighbourhoods
- Very little building would happen on the edge of the city
- The City would cost-effectively spend most of its money fixing what it already has (such as pipes, roads, and other basic services)
- Less money would be spent on building new services in new areas



**SLOW GROWTH
FOCUSED ON FILLING
IN EXISTING AREAS
WITH HOUSING AND
BUSINESSES.**



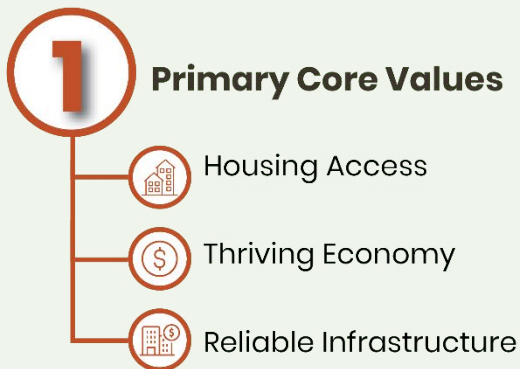
OCP Approach 2: “THE BALANCING SNOWBOARDER”

What being a “Balancing Snowboarder” means for an OCP approach:

- Housing and jobs would be prioritized over protecting natural areas
- More homes and businesses would be built over time
- Homes and businesses would sometimes compete for the same land
- Protecting old or historic buildings would be less important
- There would be fewer rules about how buildings look or are redeveloped



BALANCED STEADY GROWTH IN HOUSING AND ECONOMY.



OCF Approach 3: “THE HIGH-SPEED MOUNTAIN BIKER”

What being a “High-Speed Mountain Biker” means for an OCP approach:

- New housing and business would be prioritized over protecting heritage and natural areas
- Homes would be built as fast as possible
- More people could move to Fernie and new jobs and business opportunities could grow
- Building more houses fast could help lower housing costs
- Roads, pipes, and services would be used more and may have to be replaced faster
- Taxes or fees could go up to pay for new services

1

Primary Core Values



Housing Access



Thriving Economy

2

Secondary Core Values



Connected Community



Thoughtful Growth



Environmental Stewardship



Reliable Infrastructure



**ACCELERATED
HOUSING GROWTH IN
BOTH EXISTING AND
NEW AREAS.**

OCF Approach 4: “THE RELAY RUNNER”

What being a “Relay Runner” means for an OCP approach:

- The City would pick a few places where building happens first and those areas would become priority growth areas, therefore growing faster than others
- Other areas / neighbourhoods would be kept the same for now or would be built later, in future phases
- City money would be spent mostly in the areas chosen to grow
- Growth could happen when it makes sense over time, not all at once
- Some landowners and developers may face uncertainty
- Not all areas would be treated the same or developed at the same pace
- The City would need a clear plan to manage the timing
- Progress would need to be checked regularly to stay on track with community goals

1 Primary Core Values

-  Housing Access
-  Reliable Infrastructure
-  Thoughtful Growth

2 Secondary Core Values

-  Thriving Economy
-  Connected Community
-  Environmental Stewardship

**TARGETED,
INTENTIONAL AND
PHASED GROWTH.**





WHAT WE DID

2. ROUND 2 OCP ENGAGEMENT

This phase of engagement focused on validating and refining the emerging policy directions and core values that will guide the Official Community Plan (OCP) Update. Building on the foundation established through earlier phases, this stage of the process invited the community, Council, the OCP Task Force, Yaqit ʔaʔnuqʔit First Nation, and project partners to review and provide feedback on the proposed directions, so that they align with local priorities, reflect shared values, and respond to identified needs. Rather than presenting detailed policies, engagement at this stage centered on confirming that the overall approach is appropriate before more detailed policy development occurs.

The following activities highlight engagement undertaken during this phase of the project.

2.1 COUNCIL WORKSHOP

On April 21, 2026, the project team hosted a Council workshop. The session built on early engagement and findings, focusing on refining emerging community values, exploring growth scenarios, and discussing draft OCP directions before policies are written.

Through a series of facilitated activities, Council worked through two main exercises:

- **Top 3 Priorities:** Councillors used white boards to identify their top three priorities from among the six emerging community values, helping reveal which values Council sees as most critical to guiding future decisions.
- **Digging Deeper:** Council indicated their preferred approach from the four draft "athlete" growth scenarios, testing how comfortable they were with different paces and patterns of growth and the trade-offs each involves. Additionally, Councillors explored specific policy topics, including growth and infrastructure and business areas, in greater detail using a thumbs up / thumbs down format, prompting discussion on the approaches they were most and least comfortable with.

Together, these activities asked Council to test and prioritize emerging values, identify key trade-offs associated with different growth approaches, and discuss how values could translate into future growth decisions. The discussions provided guidance on areas requiring greater clarity, balance, or emphasis as the draft OCP is developed.

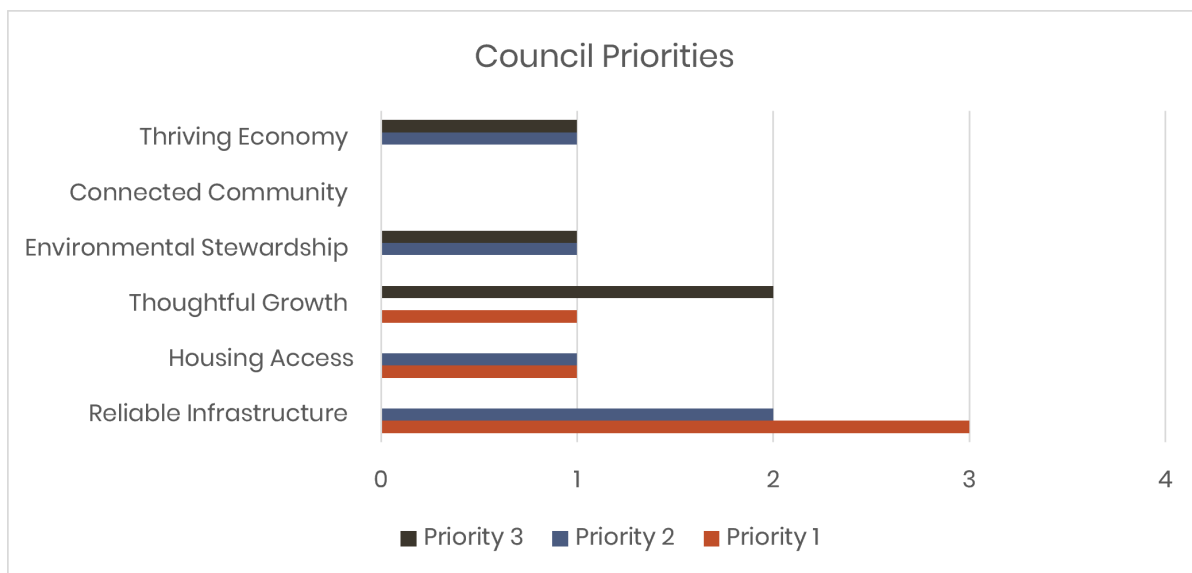


KEY THEMES

This section highlights key messaging, concerns, and ideas received from Council at this workshop. This Council workshop had five members in attendance.

2.1.1 Top Three Priorities

This activity asked Council to identify which of the six core values proposed for the draft OCP they considered most important. Using white boards, each councillor indicated their top three priorities in ranked order (Priority 1, 2, and 3). The purpose was to understand not just which values resonate most with Council, but how they weigh against one another when trade-offs are required, recognizing that not every value can be treated as a top priority at once. The rankings help reveal where Council sees the strongest need for focus and emphasis, offering early direction on which values should carry the most weight as the draft OCP takes shape. The results below reflect both the frequency and the ranking of each value across councillors.



- Reliable Infrastructure is the clear top priority for Council, ranked #1 by three councillors and #2 by two councillors, showing strong and consistent prioritization across all rankings. This indicates a clear focus on foundational systems and readiness for growth.
- Housing Access emerges as Council's second priority. It appears in both the Priority 1 and Priority 2 positions and receives no Priority 3 votes, meaning that when councillors selected it, they consistently ranked it near the top. After Reliable Infrastructure, it has the strongest presence in the top two priority tiers.
- Thoughtful Growth emerges as a consistent supporting priority. It appears once in Priority 1 and twice in Priority 3, making it one of the most consistently included values. This reflects importance in guiding decisions, but not always as the top driver. It's worth noting that Reliable Infrastructure and Housing Access read as *outcomes* Council wants to achieve, whereas Thoughtful Growth reads more like the *means* of achieving them, a lens or approach that shapes how the other priorities are delivered.

- Connected Community is absent from all rankings, not appearing in Priority 1, 2, or 3. This suggests that when forced to prioritize, Council placed greater emphasis on infrastructure, growth direction, economy, and environment over connectivity-focused considerations. However, this result should be interpreted with some nuance. Discussion during the workshop indicated that the definition used for Connected Community may not have fully captured its intended scope, suggesting the low ranking may reflect how the value was framed rather than a lack of importance placed on connectivity itself. This points to an opportunity to revisit and clarify the definition so it better resonates with Council's priorities.

2.1.2 Digging Deeper

This activity invited Council to explore growth and land use in greater depth, moving from high-level values toward the more detailed trade-offs that will shape the draft OCP. Using a series of approaches and scenarios drawn from the Round 2 Workbook, Council worked through several related topics, first identifying their preferred growth scenario (the overall pace and pattern of growth best suited to Fernie), then digging into specific land use and growth topics, Growth and Infrastructure and Business Areas, to test how that direction translates into concrete choices. Because of time constraints, Council was not able to work through every topic in the Workbook and focused on these as priority areas for early direction. Together, these topics show not only how much growth Council is comfortable with, but also how and where that growth should happen.

Council was asked to use white boards to show which of the four growth scenarios they most aligned with, as shown in 1.2 Engagement Context. Overall, Council shows a clear preference for moderate, managed growth over extremes.

Strong preference for managed, intentional growth over extremes

- Most councillors gravitated toward Steady Cross Country Skier, Relay Runner, or Balancing Snowboarder, all of which emphasize control, sequencing, and alignment with infrastructure.
- Rather than settling on a single scenario, the consensus was that Fernie would be best suited to a hybrid approach that blends elements of at least two of these scenarios, reflecting a desire for flexibility while maintaining a managed, phased pace of growth.
- The Mayor specifically highlighted “intentional” growth as a key direction, reinforcing this approach.

Infrastructure and capacity are central to growth decisions

- Consistent with earlier Council priorities, comments emphasized maintaining that growth aligns with infrastructure capacity, with support for slower pacing and “infill done right” rather than extensive greenfield expansion.
- Several councillors noted the importance of getting the balance right to avoid infrastructure strain while still enabling needed development, , and identified master planning as the key to guiding greenfield development, so that new growth areas are well-sequenced, serviced, and aligned with infrastructure capacity.

Infill and thoughtful density are supported, but must fit context

- There is broad support for infill development, particularly where it respects neighbourhood character, heritage, and environmental considerations.
- Comments emphasized avoiding poor-quality or overly intense density (e.g., concerns about high-density forms not fitting Fernie's character).

Growing enough to address affordability, but not at the expense of character

- A key theme was the need for “just enough” growth to improve housing affordability and support local workers, without becoming like communities such as Canmore or Squamish. The comparison reflects a concern about losing local affordability and small-town character to rapid, tourism- and resort-driven growth, where housing prices climb out of reach for residents and workers, and community identity shifts to serve visitors and second-home owners rather than the people who live there.
- Balancing economic growth, taxation, and livability was highlighted as a core tension.

No support for rapid, high-speed growth scenarios

- The absence of support for the High-Speed Mountain Biker scenario reinforces a clear lack of appetite for accelerated growth that could increase pressure on infrastructure, environment, and community character.

This Council session also focused on two land use and growth topics as priority areas for early direction: Growth and Infrastructure and Business Areas.

For each topic, Council was presented with a series of approaches and trade-offs and asked to indicate their preferred direction using thumbs up / thumbs down response paddles. Following each round of voting, Council discussed their reasoning, trade-offs, and considerations, providing both a clear indication of preference and the rationale behind it. The approaches for each topic were:

- **Growth and Infrastructure:** how the City balances spending between maintaining existing infrastructure and investing in new growth areas, ranging from:
 - Approach A (100% existing)
 - Approach B (75% existing / 25% new growth)
 - Approach C (50/50)
 - Approach D (25% existing / 75% new growth).
- **Business Areas:** how and where commercial activity is accommodated, including:
 - Approach A (pre-zoning land for future business areas)
 - Approach B (allowing businesses in residential areas)
 - Approach C (upzoning and redeveloping downtown)
 - Approach D (creating mixed-use neighbourhoods)

For more detail on what each topic and approach encompasses, please refer to the Workbook.

Growth and Infrastructure

- Majority of Council leans toward Approach B (75% existing / 25% new growth), with three of five councillors selecting or landing near this option, indicating a strong preference for prioritizing existing infrastructure while allowing some targeted investment in growth areas.
- Two councillors preferred Approach C (50/50), reflecting a desire to move faster on growth-enabling infrastructure, particularly to support commercial/industrial land and generate revenue needed to fund repairs.
- No councillors supported Approach A (100% existing) or D (75% new growth), confirming that Council sees value in maintaining a balance rather than taking an all-or-nothing position on infrastructure investment.
- Timeline was a key consideration: multiple councillors noted that the right approach may shift over time, with a stronger focus on existing infrastructure in the short term and a gradual increase in growth investment as capacity improves.
- "Growth should pay for growth" was a recurring principle, alongside calls for tools like master plans to ensure larger developments contribute meaningfully to infrastructure needs.

Business Areas

- Council sees the business area approaches as complementary rather than competing, with most councillors selecting two or more options, indicating a desire for a multi-pronged economic strategy rather than a single direction.
- Approaches C (upzone downtown) and D (mixed-use neighbourhoods) were the most consistently supported, appearing in nearly every councillor's selection, reflecting strong alignment around downtown intensification and embedding services within neighbourhoods.
- Approach B (businesses in residential areas) also received strong interest, with enthusiasm for neighbourhood-scale commercial uses like corner stores, live-work spaces, and small businesses, provided clear rules and design considerations are in place.
- Approach A (pre-zone for business) was supported by some but raised practical questions, particularly around where land is available and whether demand exists to support it in the near term.
- Character and design matter: comments consistently emphasized that business area growth should be thoughtful, context-sensitive, and aligned with Fernie's character, particularly in and near the downtown core where height and scale were flagged as concerns.
- Growing the commercial/industrial tax base was identified as a fiscal priority, with multiple councillors noting the financial benefits of diversifying beyond residential development.

2.2 STAFF WORKSHOP

On April 22, 2026, the project team hosted a City of Fernie staff workshop. The workshop brought together 16 staff from across departments to review progress to date and provide input on emerging values, growth scenarios, and key policy directions before drafting begins.

The session was similar to the Council workshop, where staff went through a series of facilitated activities such as:

- Testing and refining emerging community values;
- Identify top priorities and explore trade-offs associated with different growth approaches; and
- Participating in “digging deeper” discussions focused on land use and growth, housing, business areas, community topics, climate action, and implementation and monitoring.



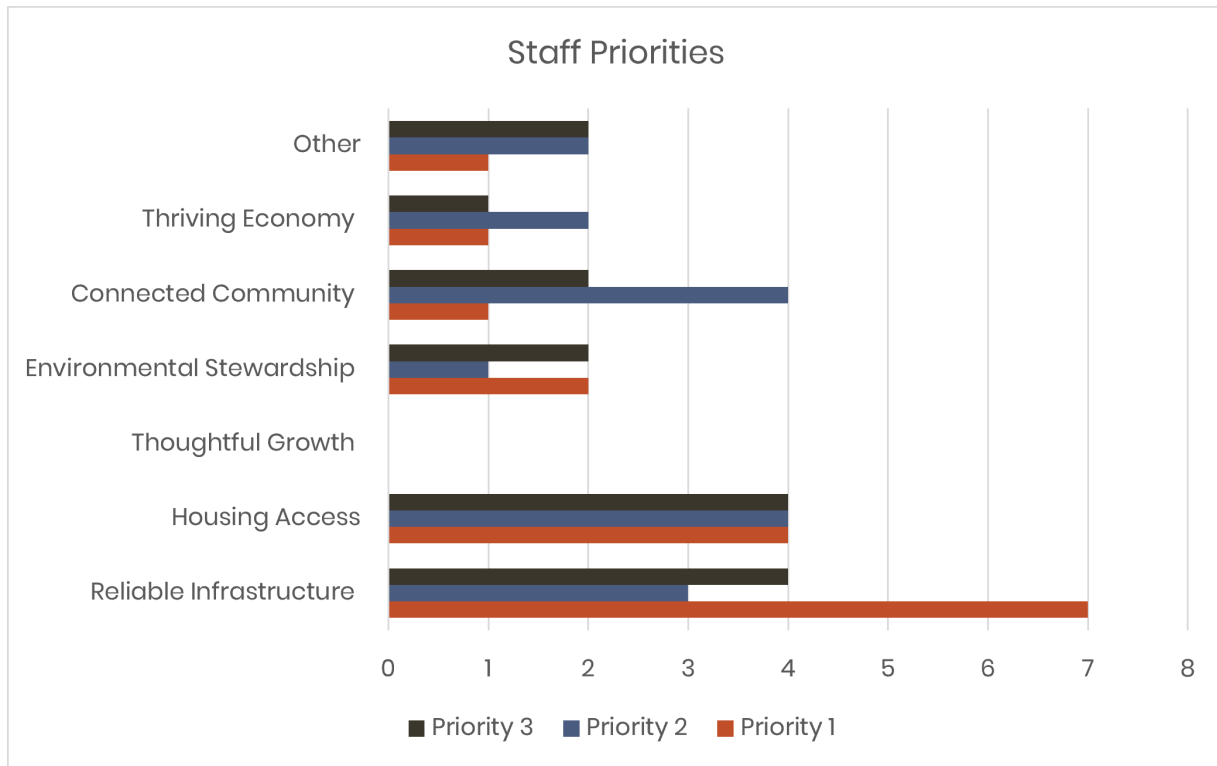
These discussions provided an opportunity for staff to share operational perspectives to identify considerations related to service delivery and implementation so that as the draft OCP is developed, areas requiring clarity or coordination are highlighted.

KEY THEMES

This section highlights key messaging, concerns, and ideas brought by City staff to this workshop.

2.2.1 Top Three Priorities

This activity asked staff to identify which of the six core values proposed for the draft OCP they considered most important. Using white boards, staff indicated their top three priorities in ranked order (Priority 1, 2, and 3). Because staff bring an operational and service-delivery perspective, these rankings offer insight into which values are seen as most critical to deliver on the ground, complementing the direction provided by Council. The results below reflect both the frequency and the ranking of each value across staff.



Reliable Infrastructure is the clear top priority for staff

- Ranked #1 by seven staff members: more than any other value by a significant margin, and appeared consistently across all three priority levels, reinforcing its importance as a foundational concern from an operational perspective.

Housing Access is a strong and consistent secondary priority

- Received 4 votes across each of Priority 1, 2, and 3, making it the most evenly distributed value in the chart. This suggests staff see housing as a sustained, cross-cutting issue rather than a single top-of-mind concern.

Connected Community gained prominence in Priority 2 and 3

- While only one staff member ranked it as their top priority, it jumped to 4 votes in Priority 2 and 2 in Priority 3, indicating staff recognize its importance even if it is not seen as the most urgent issue.
- Discussion highlighted that Connected Community is cross-connected to all five of the other emerging values, with staff seeing it as a value that reinforces and ties together the broader set of priorities rather than standing alone.
- There was also debate about whether the value refers to transportation connectivity (moving around town) or people connectivity (social connection and community). This distinction points to a need for clearer working descriptions of the emerging values, as the current framing makes it difficult to interpret exactly what Connected Community is intended to capture.

Environmental Stewardship appears consistently but at lower levels

- Present across all three priority levels (2, 1, and 2 respectively), it reflects steady recognition of environmental considerations without being a dominant driver of staff priorities.

Thoughtful Growth is notably absent

- Staff saw Thoughtful Growth less as a standalone value and more as an umbrella principle that all other values fall under, with several noting it should guide the overall OCP direction rather than compete alongside other priorities.

Thriving Economy received limited but present support

- Appearing modestly across all three levels, it indicates some staff recognition of economic considerations but lower urgency compared to infrastructure, housing, and connectivity.

"Other" values pointed to authenticity and balance

- Staff who selected values outside the six core options consistently identified "Authenticity" as a missing priority, with one respondent noting "Balanced + Focused." This suggests some staff feel the current value framework does not fully capture the importance of maintaining Fernie's genuine identity and character as a guiding principle for decision-making.

2.2.2 Digging Deeper

This activity invited staff to explore specific policy topics in greater depth, moving from high-level values toward the more detailed trade-offs that will shape the draft OCP. The topics and their associated approaches were drawn directly from the Round 2 Workbook, with topics determined through Round 1 engagement and OCP Audit findings. Staff worked through a series of approaches and trade-offs, noting their preferred direction and then revealing and discussing their reasoning as a group, bringing an operational and service-delivery lens to how each direction might work in practice. The following summarizes the key themes staff raised across the topics discussed. For more detail on what each topic and approach encompasses, please refer to the Workbook.

Growth and Infrastructure

- Staff consistently identified reliable infrastructure as the foundational value that all others depend on, emphasizing that without investment in infrastructure, other priorities like housing and growth cannot succeed. Gaps were noted around emergency services and fire/wastewater capacity.
- Staff favoured intentional, phased growth, gravitating toward the Relay Runner and Balancing Snowboarder scenarios, targeted, moderate growth that retains working families while maintaining authenticity, with limited appetite for rapid expansion.
- The "Strong Towns" concept was referenced as a guiding principle, reinforcing a preference for growth that is financially sustainable and aligned with servicing capacity.
- Caution was raised about over-reliance on property tax as a funding mechanism, with discussion about how growth and tourism revenue should help fund infrastructure needs.

Housing / Residential Development

- Staff emphasized that housing cannot stand alone; it only works when paired with infrastructure, environment, and services. Comments cautioned against isolating housing from its supporting systems and stressed the interconnected nature of the values.

Business Areas

- Staff emphasized the need to diversify the economy beyond tourism, supporting a broader base that includes development, construction, trades, and small business.
- Growing the commercial and industrial tax base was identified as important to long-term financial sustainability, reducing reliance on residential property tax.

Community Topics (Tourism)

- Comments emphasized that tourism should contribute to the community, with discussion about directing tourism revenue toward infrastructure rather than relying on it as a standalone economic driver.

Climate Action

- Staff noted the value could be broadened to more explicitly address community risk and emergency preparedness, alongside stronger emphasis on the conservation of natural assets.

Neighbourhood Character & Heritage

- Comments reflected a desire for Fernie to maintain its authentic character without adopting slogans or aspirational branding. There was interest in being a leader in areas like sustainability, while valuing humility and staying true to the community's identity.

2.3 YAQ'IT ?A-KNUQI'IT FIRST NATION WORKSHOP

On April 22, 2026, the project team met with Yaq'it ?a-knuqi'it First Nation to share updates on the project and to begin discussions around how to embed the OCP with Indigenous perspectives and meaningfully address reconciliation, land stewardship, and local cultural significance. The workshop was designed as an open and conversational session focused on listening, learning, and establishing a foundation for ongoing collaboration from the perspective of the OCP project and lasting impacts.

It is important to note that this session represented an early, preliminary conversation; the discussion focused on surfacing initial ideas and building a shared understanding, with the recognition that more detailed work, research, and dialogue will follow.

The session included an overview of:

- Fernie's OCP process to date;

- Key findings from the Housing Needs Report;
- Sample OCP precedents for reconciliation, partnerships, and policy content; and
- A discussion of why municipal planning decisions matter beyond municipal boundaries.

This workshop explored opportunities for cultural recognition throughout the OCP, as well as language preservation and acknowledgments. The workshop also invited dialogue on how reconciliation, stewardship, and long-term partnership could be meaningfully reflected in Fernie's OCP, with a shared understanding that this conversation represents an early step in an ongoing relationship rather than a one-time engagement.

KEY THEMES

The following themes emerged from a preliminary roundtable discussion and reflect initial ideas and areas of interest rather than finalized direction. Much of the conversation also pointed to future work, research, and continued dialogue, which is reflected in the themes below. This section highlights the key messaging, concerns, and ideas shared by Yaqit ʔa-knuqii't First Nation during this early conversation.

Reconciliation & Language

- Discussion regarding the role of municipal planning in supporting reconciliation through relationship-building, collaboration, and acknowledgement of Indigenous rights, histories, and ongoing connections to the land.
- Feedback on the importance of language preservation, cultural recognition, and the visibility of Indigenous history and contemporary presence within the community.

Indigenous Worldview & Land Stewardship

- Recognition of the importance of embedding Indigenous worldviews, cultural knowledge, and land-based perspectives throughout the OCP rather than treating them as standalone topics.
- Identification of opportunities to strengthen references to stewardship, environmental responsibility, and long-term decision-making principles that align with Indigenous perspectives on caring for the land for future generations.
- Discussion of how planning policies can support shared interests, including cultural awareness, education, environmental stewardship, and opportunities for continued collaboration on future initiatives.

Collaboration

- A desire for shared housing projects was shared, however, concerns over water and servicing capacity was also noted.
- Confirmation that partnerships between the municipality and Yaqit ʔa-knuqii't First Nation should be viewed as ongoing relationships that extend beyond the completion of the OCP.

- Increased understanding among project participants of the broader regional context and the interconnected nature of planning decisions across municipal and Indigenous jurisdictions.

2.4 TASK FORCE WORKSHOP

The OCP Task Force is a group established through an open, transparent process to help guide the OCP Update, bringing together voices from across the community, including Council, citizen members, and City staff liaisons. Members were recruited through a publicly advertised process to obtain a wide range of perspectives and expertise, spanning areas such as social and family services, business, energy, childcare, and heritage, so that Fernie's future is shaped by the community it serves.

On April 22, 2026, the project team hosted a Task Force workshop to provide members with an update on the project to date and an opportunity to contribute feedback on emerging values, growth scenarios, and key policy topics before draft policies are developed.

Through facilitated activities, Task Force members were invited to test and refine emerging core values, explore trade-offs associated with different growth scenarios, and discuss how community priorities could be translated into future OCP directions.

Task Force members discussed the proposed core values and growth scenarios in facilitated activities. To understand the Task Force's preferences within the OCP topics, participants were split into small groups to select priority OCP topics and explore them in greater depth using the Round 2 workbook. Through group discussion, participants identified key themes, reasoning, and preferred approaches, which were then shared with the broader group.

The workshop also included a training session for the Task Force to have one-on-one conversations with community partners, which includes not-for-profit groups with an active lease or funding agreement with the City.

KEY THEMES

This section highlights key messaging, concerns, and ideas brought by Task Force members to this workshop.

Housing & Residential Development

- Growth should support a complete and inclusive community, including enabling people to remain in Fernie and age in place.
- Housing and growth were seen as tools to strengthen the tax base, support services, and contribute to a resilient and inclusive community.
- Childcare was identified as a key factor influencing workforce participation and the ability of residents to live and work in Fernie.

Climate & Environment

- Climate action should be embedded across all areas of the OCP rather than treated as a standalone topic.
- Key considerations included wildfire risk, flooding, wildlife corridors, stormwater management, and long-term resilience.

Growth & Infrastructure

- Infrastructure was consistently identified as the most critical priority, with emphasis on addressing aging systems, service gaps, and capacity issues before accommodating additional growth.
- There was strong agreement that infrastructure must be renewed and maintained, and that growth should not worsen existing deficits.
- Members strongly supported a staged, managed approach to growth, with interest in the "Relay Runner" model (as shown in 1.2 Engagement Context). Growth should align with infrastructure capacity, be supported by financial analysis, and move away from piecemeal or reactive development.
- There was clear emphasis that growth should pay for itself and contribute to long-term sustainability.
- Discussions distinguished between immediate priorities (such as infrastructure upgrades and service gaps) and longer-term decisions about where and how Fernie should grow, noting that both timelines need to be considered together.

Neighbourhood Design / Design Guidelines

- Members emphasized the importance of high-quality design and context-sensitive infill, establishing new development fits within existing neighbourhood character while still allowing for change.

Recreation

- Participants highlighted the importance of maintaining and improving recreation facilities and supporting accessibility across the community.
- Strengthening social connections through partnerships and collaboration was also identified as important.

Heritage & Character

- Maintaining Fernie's unique identity and distinct neighbourhoods was identified as a key priority, with tailored approaches to reflect each area's character.

2.5 OPEN HOUSE

On April 22, 2026, the project team hosted Fernie Future Fest, a community open house held at the Fernie Family Centre. The event was designed as a relaxed, drop-in format to encourage broad community participation, providing an opportunity for residents to explore emerging ideas and see how input from Round 1 engagement had shaped the direction of the project. Free pizza was provided to encourage participation and 170 community members participated in the open house.

Through a series of interactive stations, participants were invited to engage with key topics related to the OCP, including community values, growth scenarios, housing, and livability. The open house featured seven interactive activities, opportunities to speak directly with the project team, and access to the Round 2 Fernie Future Workbook, allowing participants to provide input both on-site and independently. The event supported a broad range of participation styles, offering both in-person dialogue and take-home materials to ensure continued engagement throughout the Round 2 period.

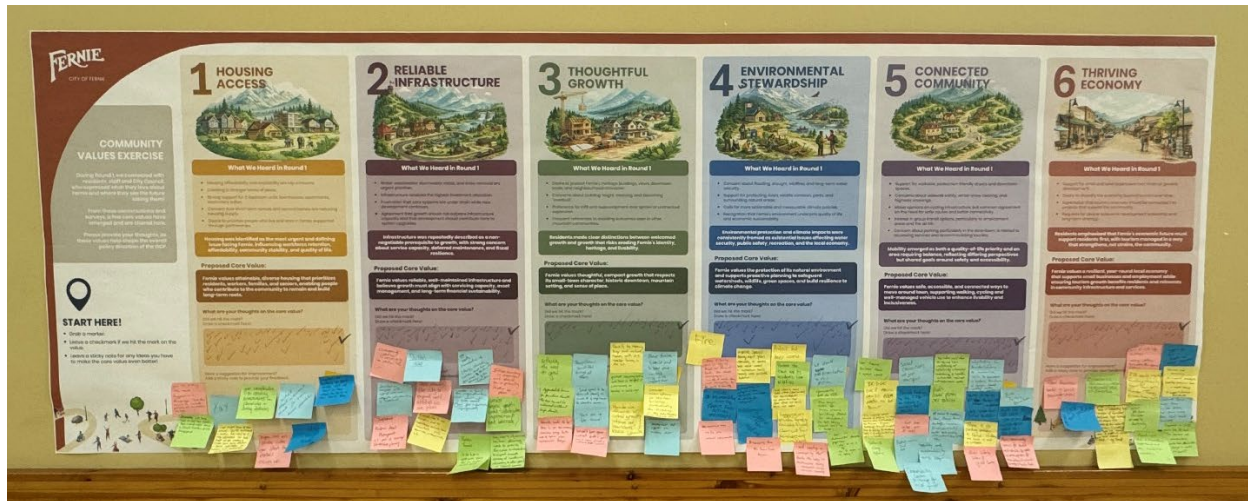


KEY THEMES

The following demonstrates the core themes derived from the activities from the open house.

2.5.1 Community Values Exercise

This activity invited participants to review the six emerging community values developed through Round 1 engagement and share their perspectives on how well they reflect Fernie's priorities. The purpose was to test whether the values resonate with the broader public, confirming where there is strong agreement and identifying where the wording or scope of a value may need refinement before it carries into the draft OCP. Participants were encouraged to mark a check mark on each of the community values they agreed with, indicating where the values "hit the mark," and to leave comments where they felt a value could be strengthened or clarified. This provided both a quantitative signal of support and qualitative direction on how each value could be improved.



The table below shows how many participants indicated that each community value hit the mark.

Community Values	Agrees with Value
1. Housing Access	43
2. Reliable Infrastructure	37
3. Thoughtful Growth	28
4. Environmental Stewardship	32
5. Connected Community	38
6. Thriving Economy	32

The following comments were summarized for each community value.

Housing Access

There was generally strong support for this value. For those who had a suggestion for improvement, these comments revolved around wanting to:

- Reduce short-term rentals (stricter rules, higher costs, limit impacts).
- Support a wider range of housing types (e.g., tiny homes, senior housing).
- Better reflect local needs in planning and zoning (including existing homeowners).
- Encourage use of existing housing stock (e.g., caretaker suites for “cold homes”).
- Improve affordability and options for local workers (not just condos/townhomes).
- Consider incentives to support local builders and spending.

Reliable Infrastructure

For those who had a suggestion for improvement, these comments revolved around wanting to:

- Ensure growth aligns with infrastructure capacity (including limits until upgrades are in place).
- Plan proactively (dedicated funding, long-term upgrades, not reactive fixes).
- Expand scope of infrastructure (recreation, transit, healthcare, education support services).

- Incorporate climate resilience and capacity (e.g., wastewater, rainfall, natural asset management).

Thoughtful Growth

For those who had a suggestion for improvement, these comments revolved around wanting to:

- Emphasize densification over sprawl (smaller homes, better use of land, limit mega homes).
- Balance growth with affordability and housing for local workers.
- Protect community character (mountain views, building height, design/visual quality).
- Ensure growth contributes financially (e.g., tourism supporting infrastructure).
- Concerns about scale and pace of growth (avoid overgrowth, “Don’t end up like Canmore”).
- Become environmentally conscious and sustainable development.

Environmental Stewardship

For those who had a suggestion for improvement, these comments revolved around wanting to:

- Emphasize wildfire risk, prevention, and emergency preparedness.
- Address flood risk and impacts of development/logging.
- Balance protection with access (parks, trails, recreation).
- Strengthen biodiversity and ecosystem management (invasive species, vegetation, natural areas).
- Expand to include sustainability and climate leadership (renewables, circular economy).
- Recognize broader scope (reconciliation, food systems, trails, nature-based solutions).

Connected Community

For those who had a suggestion for improvement, these comments revolved around wanting to:

- Expand beyond transportation to include social connections, public spaces, and community amenities.
- Improve active transportation infrastructure (cycle lanes, sidewalks, bike parking, trails).
- Support sustainable and alternative transportation options (transit, shuttle, zero-emission transport, reduce car reliance).
- Address connectivity barriers and safety issues (highway through town, bridges, access).
- Enhance wayfinding and connections to local businesses and downtown.
- Have parking but also prioritize space (support for walkability vs. concerns about impacts).

Thriving Economy

For those who had a suggestion for improvement, these comments revolved around wanting to:

- Encourage mixed-use development (housing above, businesses below).
- Strengthen support for local and small businesses (limit big box/franchise expansion, protect downtown character).

- Recognize evolving work patterns (support remote workers, networking, and non-traditional businesses).
- Leverage tourism to benefit residents and fund community assets (e.g., trails).
- Support local food production and economic reconciliation initiatives.

2.5.2 Hopes & Dreams

The Hopes and Dreams Bucket Activity invited participants to reflect on their aspirations for Fernie's future by identifying what they hope the City will reduce focus on and what they would like to see prioritized moving forward.

The Hopes and Dreams Bucket Activity invited participants to reflect on their aspirations for Fernie's future by identifying what they hope the City will prioritize going forward and, conversely, what they hope the City reduces focus on. The purpose was to capture the community's broader vision in their own words, surfacing the outcomes residents most want to see (and steer clear of) so these aspirations can help shape the direction and emphasis of the draft OCP. Participants added their hopes to two buckets: one for what they hope the City definitely does and one for what they hope it never does, with the results grouped into common themes below.

Something you hope the City definitely does!

Key themes about what Fernie residents want the City to do in the future includes:

- **Fixing and investing in infrastructure first:** There was an emphasis on prioritizing upgrades and long-term planning for water, wastewater, roads, and overall infrastructure before further growth occurs.
- **Increasing housing affordability and supply:** Many comments focused on expanding affordable and medium-density housing, reducing short-term rentals, and supporting permanent residents across all life stages.
- **Supporting a strong, local-focused economy:** Feedback highlighted the importance of supporting small businesses, protecting downtown character, and ensuring tourism benefits the local community.
- **Enhancing community amenities and recreation:** There is a strong desire for improved facilities, including community centres, childcare, sports spaces, and continued investment in parks and trails.
- **Improving active transportation and connectivity:** Comments emphasized expanding walking, cycling, and multi-use pathways, improving connections, and reducing reliance on single occupant vehicles.
- **Protecting environment and build climate resilience:** Many responses called for stronger environmental leadership, including climate action, protection of natural areas, and sustainable development practices.
- **Prioritizing local needs and quality of life:** It was repeatedly highlighted keeping Fernie affordable, maintaining its character, and focusing on the needs of residents over external pressures.

- **Strengthening services and community well-being:** Feedback identified the need for improved healthcare, childcare, and social services, along with stronger partnerships and long-term planning.
- **Planning for long-term growth thoughtfully:** It was highlighted that there is an importance of managing growth carefully by considering long-term impacts to keep infrastructure and services in pace.

Something you hope the City never does!

Key themes about what Fernie residents hope the City reduces focus on in the future includes:

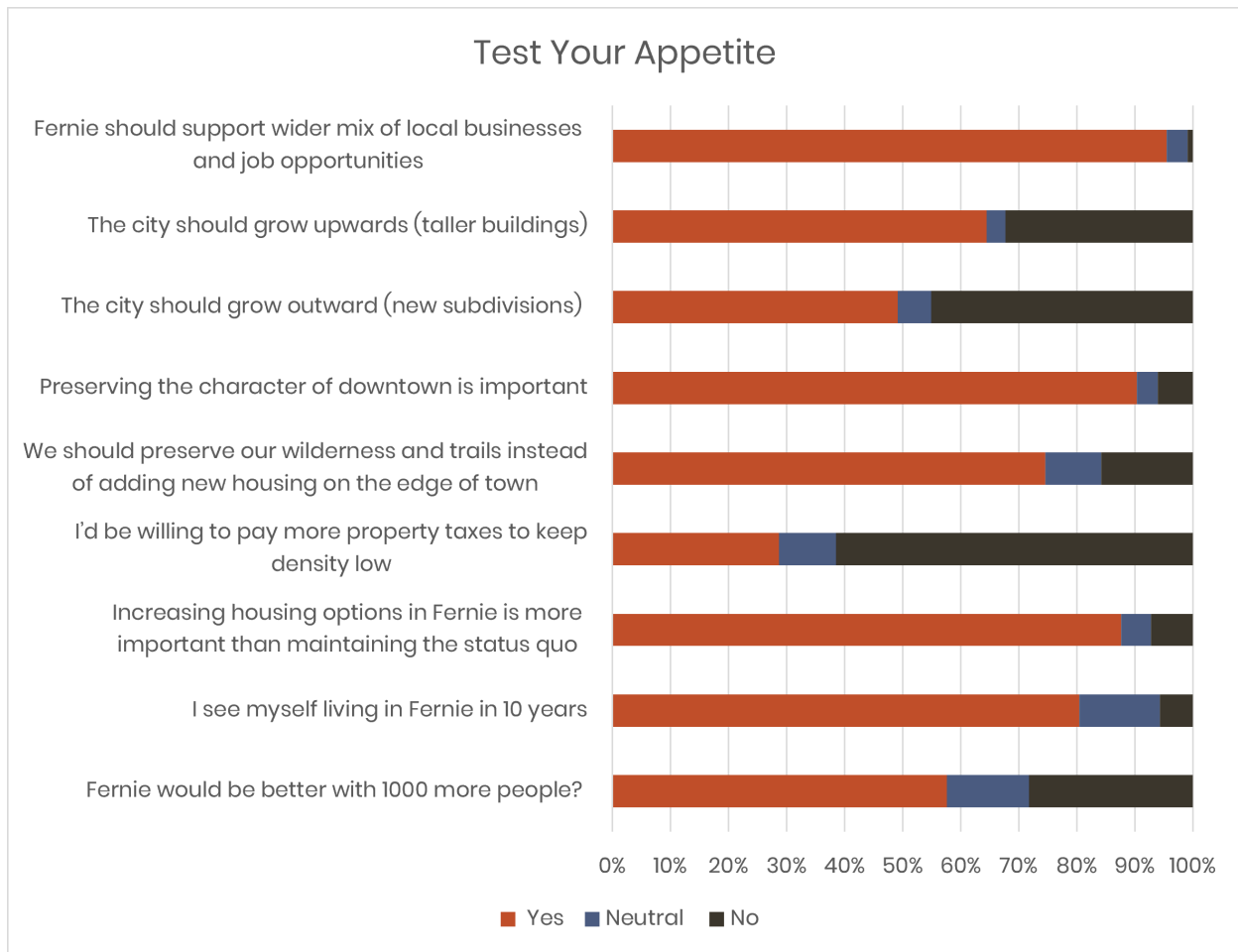
- **Over-development that erodes local character:** Many responses expressed concern about growth that erodes Fernie's small-town feel, particularly high-density or poorly integrated development.
- **Big-box stores and chain businesses:** Many responses emphasized avoiding large retail chains and franchises to maintain a locally focused economy and downtown.
- **Becoming overly tourism-driven at the expense of residents:** Comments emphasized concern about becoming overly tourism-driven, with repeated references to avoiding outcomes similar to Banff or Canmore.
- **Development in natural areas and green space:** It was widely highlighted that development in parks, forests, trails, and wilderness areas should be avoided to preserve environmental and community values.
- **Pricing out local residents:** Many responses highlighted concerns about pricing out locals, especially young people and low-income households.
- **Loss of downtown character and heritage:** Comments emphasized protecting design quality, heritage, and the overall charm of the downtown from inappropriate development.
- **Car-centric or inaccessible planning decisions:** Many responses highlighted the importance of maintaining walkability, accessibility, and strong community connections.
- **Reactive or profit-driven decision-making:** It was highlighted that decisions should avoid being reactive, profit-driven, or influenced by external pressures at the expense of long-term community benefit.
- **Neglecting infrastructure and community assets:** Comments emphasized the importance of continuing to invest in core infrastructure, parks, trails, and community facilities.
- **Unchecked or unsustainable growth:** Many responses cautioned against unchecked expansion, environmental degradation, and development that compromises long-term sustainability.

2.5.3 Test Your Appetite

Test Your Appetite is a dotmocracy activity where participants to review a series of statements related to Fernie's future direction and indicate whether or not they agree with the statement. By placing dots on either the "yes" or "no" side, participants provided quick, visual insight into areas of alignment and disagreement.

Test Your Appetite is a dotmocracy activity that invited participants to review a series of statements related to Fernie's future direction and indicate whether they agreed, disagreed, or felt neutral about each one. The purpose was to gauge community appetite for different directions and quickly identifying where there is broad alignment and where opinions are divided. By placing dots along a "yes," "neutral," or "no" scale, participants provided a quick, visual snapshot of sentiment across a range of growth, housing, and character-related statements. The results are shown below, followed by a summary of the key takeaways.

Question:	Yes	Neutral	No
Fernie would be better with 1000 more people?	53	13	26
I see myself living in Fernie in 10 years	70	12	5
Increasing housing options in Fernie is more important than maintaining the status quo	85	5	7
I'd be willing to pay more property taxes to keep density low	35	12	75
We should preserve our wilderness and trails instead of adding new housing on the edge of town	85	11	18
Preserving the character of downtown is important	75	3	5
The city should grow outward (new subdivisions)	60	7	55
The city should grow upwards (taller buildings)	60	3	30
Fernie should support wider mix of local businesses and job opportunities	105	4	1



Overall, the results show strong alignment around the need for housing, economic diversification, and community character, but more mixed views on the scale and form of growth.

There is clear support for increasing housing supply, with a strong majority agreeing that expanding housing options is more important than maintaining the status quo. At the same time, responses show that growth is not universally supported in all forms, with mixed opinions on outward expansion and moderate support for taller buildings. This suggests interest in accommodating growth, but with careful consideration of how and where it occurs.

There is also broad agreement on maintaining Fernie's identity, particularly in preserving the character of downtown, which received very high support. Similarly, strong agreement around supporting a wider mix of local businesses highlights the importance of a diverse, locally grounded economy.

Responses related to population growth reveal less certainty and more varied perspectives. While a majority supported additional population, a notable number of neutral and opposing responses indicates that the community is divided on the pace and scale of growth, and likely wants to see clearer alignment with infrastructure, housing, and community capacity.

There is limited support for using taxes as a tool to limit density, with most respondents opposing higher property taxes to discourage growth. This suggests that while managing growth is important, there is low appetite for financial disincentives as the primary mechanism.

The results show strong preference for protecting natural areas, with many respondents supporting the idea of preserving wilderness and trails over expanding housing at the urban edge. This reinforces the importance of balancing growth with environmental protection.

Overall, the dotmocracy results highlight a clear direction: support for more housing and economic diversity, strong protection of character and environment, and a preference for thoughtful, balanced growth rather than unchecked expansion.



2.5.4 Priority Blocks

This activity invited participants to prioritize what matters most to them by physically ranking key topics related to Fernie's future using blocks. The purpose was to move beyond identifying what the community cares about toward understanding how those priorities weigh against one another, surfacing where there is strong alignment and where trade-offs may be needed as the Official Community Plan is developed. By stacking topics from highest to lowest importance, participants gave a visual, comparative signal of their priorities. Participants could rank as many or as few topics as they wished, and were also able to add their own. The results are grouped into highest, moderate, and lower-frequency priorities.



Highest Priorities	Moderate Priorities	Lower Frequency Priorities
Affordable Housing	Better Recreation & Amenities	Low Taxes
Better Infrastructure	Heritage Protection	Specific Service Requests
Environmental Protection	More Child Care	Individual Written Comments / Niche Priorities
Climate Action	Thoughtful Growth & Development	
Housing Density / Medium Density	High Density / Low Density Discussions	
Build More Homes		

Housing-related topics consistently emerged as top priorities, reflecting ongoing community concerns around affordability, housing availability, and the ability for people to continue living and working in Fernie. Participants frequently identified the need for a broader range of housing options, including attainable and medium-density housing, while also recognizing the importance of infrastructure and services needed to support future growth.

The prominence of housing-related topics also suggests strong interest in balancing growth with livability, helping Fernie remain accessible for residents, families, workers, and future generations.

Environmental protection and climate action were also frequently prioritized, reflecting strong interest in balancing growth with Fernie's natural environment and community character.

Participants also highlighted the importance of recreation amenities, heritage protection, childcare, and thoughtful approaches to growth and density as moderate priorities.



Lower taxes were frequently listed as one of the lower priorities in participants' blocks, showing that participants understand that accommodating future growth, improving infrastructure, and expanding community services may require continued investment.

Participants were also able to add their own topics. Some notable written topics included:

- Heritage protected
- Well thought out growth and development
- Accessible buildings
- Seniors' housing
- More facilities for sports and children's exercising
- Effective wayfinding to historic downtown

2.5.5 Path to a Great Future

This activity invited participants to reflect on the actions and steps needed to move Fernie toward a positive future. Using a hands-on "footprint" exercise, participants were asked to write down the steps they felt would help put Fernie on the path to a great future and add their footprints to a shared pathway. As footprints accumulated, the pathway became a visual representation of the community's collective vision, highlighting the priorities, actions, and aspirations residents most want to see guide Fernie forward.



Themes that came up in what Fernie residents want for the future of Fernie include:

Fix and plan for infrastructure:

- Many responses emphasized upgrading core systems such as water, wastewater, and pipes.
- Calls for long-term planning tools (e.g., metered water billing, integrated infrastructure planning) to support growth.

Expand housing options and affordability:

- Strong focus on increasing affordable housing, including seniors' housing and higher-density options.
- Interest in reducing development barriers and ensuring housing supports long-term residents.

Enhance recreation and community amenities:

- Repeated requests for multi-use community centres, sports complexes, pools, and indoor activity spaces.
- Interest in arts and culture infrastructure, including performing arts venues, amphitheatres, and programming.

Improve active transportation and connectivity:

- Calls for expanded bike lanes, pathway networks, and improved connections to schools and neighbouring communities.
- Support for better bike infrastructure, including parking and multi-use trails.

Support economic diversification and local services:

- Interest in expanding industrial, office, and commercial spaces to diversify the economy.
- Support for local food systems and a broader range of business types and employment opportunities.

Strengthen environmental sustainability and resilience:

- Emphasis on incorporating environmental considerations into all development decisions.
- Interest in stronger environmental assessment and promoting sustainable, outdoor-oriented living.

Invest in community well-being and services:

- Strong demand for childcare, early education, and community programming (e.g., dance, arts, recreation).
- Continued interest in engagement, collaboration, and inclusive public spaces.

Maintain and enhance parks and public spaces:

- Strong support for maintaining and funding trails, parks, and green spaces.
- Interest in preserving historic park areas and expanding access to gathering spaces.

Plan growth thoughtfully and holistically:

- Emphasis on aligning infrastructure, recreation, and development to avoid fragmented planning.
- Interest in managing growth through density rather than sprawl and ensuring long-term sustainability.

2.5.6 Build Your Community

Build Your Community invited participants to explore how different types of land uses could be arranged within a neighbourhood to reflect their priorities and preferences. Using a visual and hands-on approach, participants placed housing types, amenities, and green spaces to illustrate what an ideal community might look like, providing insight into how people envision growth, density, and neighbourhood design in Fernie.

This activity was intentionally designed as an interactive and exploratory exercise rather than a quantitative one, encouraging participants, particularly youth, to engage with concepts such as density, building height, and land use in a fun and accessible way. It helped build understanding of how different elements of a community fit together, while sparking conversation about trade-offs and neighbourhood design.



2.5.7 Create Your Future Fernie

Create Your Future Fernie invited participants to indicate where they believe different types of housing, land uses, and amenities should be located within Fernie by placing coloured dots on a map. The purpose was to translate broad ideas about growth into a spatial, place-based conversation. This activity helped understand not just what participants want more of, but where they feel it belongs. By mapping their preferences, participants offered insight into community perspectives on density, the distribution of land uses, and the balance between housing, commercial areas, and open space, helping ground the draft OCP's growth directions in real locations. Each colour of dot represented a different land use:

- **Yellow dot:** Low density housing (e.g. single detached homes, duplexes)
- **Orange dot:** Medium density housing (e.g. triplex, 4-plex, townhouses)
- **Red dot:** Higher density housing (e.g. apartments)
- **Blue dot:** Small-Scale Commercial (e.g. stores, banks, salons, day cares, etc.)
- **Green dot:** Parks, Trails, Open Spaces & Amenities

The patterns that emerged across the map are summarized below.

Strong clustering in the downtown core

- Dense concentration of orange (medium density) and blue (mixed use) in downtown grid.
- Some red (higher density) also present but more selective.

What this means:

- Clear support for downtown intensification, particularly with medium density housing and mixed-use development.
- Preference for “missing middle” rather than widespread high-rise development.

Medium density preferred over high density

- Orange dots are the most common and widespread.
- Red dots appear, but in smaller, targeted clusters.

What this means:

- Strong preference for incremental density (townhouses, multiplex).
- More caution around higher-density apartment-style development.

Edges of town = mix of low density + open space

- Green dots (parks/open space) cluster along river edges and southern and eastern outskirts.
- Yellow dots (low density) more common outside the core, across the river or west of Highway 3.

What this means:

- Desire to protect natural edges and open space.
- Maintain lower density outside the downtown core.

Growth directed along key corridors

- Dots (especially orange + blue) line along highway corridor and main access roads.

What this means:

- Support for corridor-based growth.
- Aligns with infrastructure efficiency and accessibility.

East Fernie / hospital area = growth pressure

- Noticeable cluster of red (higher density) and blue (mixed use).

What this means:

- Seen as a key growth area / expansion zone.
- Likely tied to larger parcels and fewer constraints than downtown.

Strong emphasis on parks + trails network

- Green dots widely distributed, especially at the south of the river and along environmental edges.

What this means:

- Strong support for open space protection, recreation access, and trail connectivity.



2.6 COMMUNITY PARTNER WORKSHOP

On April 23, 2026, the project team hosted a Community Partner Workshop to provide the community partners with an overview of the project and to test emerging values, explore growth scenarios, and key policy topics. 36 community partners from various organizations participated.

Through facilitated group activities, the Community Partner Workshop explored what their core values are and their preferred growth scenario. This included a facilitated activity, like the Task Force, where participants were split into small groups to select priority OCP topics and explore them in greater depth using the Round 2 workbook.



KEY THEMES

This section highlights key messaging, concerns, and ideas brought by community partners to this workshop.

Housing & Residential Development

- Strong emphasis on the need for diverse and attainable housing, including seniors housing, workforce housing, and “missing middle” options such as townhomes and small-scale multi-unit housing.
- Recurring concern about affordability gaps, particularly for middle-income earners, local workers, and essential services (e.g., healthcare, childcare staff).
- Participants highlighted the need to optimize existing land and focus on infill and redevelopment, though there was no clear consensus on the extent of infill or how it should be implemented.

- There was interest in alternative housing forms, including tiny homes, community housing, and purpose-built rental.
- Significant concern about systemic barriers to delivery, including permitting complexity, building code costs, and long development timelines.
- Strong support for non-market and non-profit housing, and tools such as restricting short-term rentals and creating dedicated affordable housing funding.
- Housing challenges were closely tied to broader service gaps, including childcare shortages, homelessness, and lack of supportive housing options.

Climate & Environment

- Strong support for integrating climate resilience across all aspects of the OCP, rather than treating it as a standalone topic.
- Participants emphasized the need to move beyond acknowledgement toward action, with clearer direction and implementation.
- Key risks identified included wildfire, drought, flooding, and long-term climate change impacts, with concern about how these will shape Fernie over time.
- There was a focus on protecting sensitive environmental areas, including riparian zones, wetlands, floodplains, and wildlife corridors.
- Participants noted the importance of understanding downstream impacts of development, particularly in flood-prone or ecologically sensitive areas.
- Climate was framed as a cross-cutting issue, influencing land use, infrastructure, neighbourhood design, and economic resilience.
- Some discussion also linked climate to future economic shifts, including tourism and industry changes.

Growth & Infrastructure

- Strong concern that current infrastructure capacity is insufficient, with questions about whether growth can realistically pay for itself.
- Participants emphasized the need to align growth with infrastructure readiness, rather than expanding ahead of servicing capacity.
- Discussion highlighted uncertainty around whether existing growth is financially sustainable, particularly in relation to tax base and infrastructure costs.
- There was general support for a balanced approach to growth, rather than either full restraint or rapid expansion.
- Participants noted the importance of sequencing growth and infrastructure investment, ensuring services can support new development.

Neighbourhood Design / Design Guidelines

- Strong focus on maintaining and protecting the character of downtown and existing neighbourhoods, with this identified as a priority.
- Participants acknowledged that some additional building height may be necessary, but should be carefully managed.

- There was consistent emphasis on context-sensitive design, with approaches varying depending on neighbourhood (e.g., different expectations for downtown vs. residential areas).
- Interest in establishing clearer design controls and review processes, including design panels or community input.
- Participants emphasized the importance of what happens at street level, including activity, vibrancy, and pedestrian experience.
- There was also support for incremental density, particularly in appropriate locations such as along corridors or near downtown.

Recreation

- Participants emphasized the need for a balanced approach to recreation, maintaining existing assets while planning for future opportunities.
- Recreation was seen as an important community-building asset, not just a tourism feature.
- There was support for flexibility in recreation planning, including adapting to changing needs and leveraging partnerships.
- Participants noted the importance of accessible recreation opportunities, including for seniors and walking-based uses.
- Recreation was also discussed as an economic and social enabler, supporting quality of life and attracting/retaining residents.
- Some comments suggested focusing on creating shared or multi-use spaces, rather than single-purpose facilities.

Heritage & Character

- Strong recognition that neighbourhoods have distinct identities, requiring tailored approaches rather than one-size-fits-all policies.
- Continued emphasis on protecting downtown character, while still allowing for some level of growth and change.
- Interest in allowing taller buildings in select locations, particularly where it supports housing or density goals.
- Participants highlighted the importance of balancing preservation with adaptability, ensuring character is maintained without limiting redevelopment opportunities.

2.7 COMMUNITY PARTNER ONE-ON-ONE MEETINGS

In addition to the Community Partner Workshop held on April 23, 2026, Community Partners were invited to attend follow-up one-on-one meetings with members of the Task Force. These meetings provided an opportunity for organizations to share additional feedback, discuss the topics included in the workbook in more detail, and identify priorities, opportunities and concerns from their specific perspectives.

The meetings took place during the first two weeks of May 2026. In total, the Task Force met with representatives from 14 Community Partners, including:

- Bower Builders / Canadian Home Builders Association
- Fernie Chamber of Commerce
- Community Energy Association
- District of Sparwood
- Downtown Business Working Group
- Elk Valley Family Society
- Fernie & District Arts Council
- Fernie District Historical Society
- Fernie Trails Alliance
- Interior Health and Medical Staff Association
- Parastone Developments / Polyco Group of Companies
- Pickleball Fernie
- Tourism Fernie
- Youth Council, City of Fernie

KEY THEMES

The following summary reflects the key themes and takeaways shared through these meetings. Feedback has been organized by topic area to reflect the major points of discussion and areas of interest raised by Community Partners.

1. Infrastructure, services, and growth must be aligned

Community partners consistently emphasized that growth must be tied to infrastructure capacity, servicing, and long-term financial sustainability. Concerns were raised about aging infrastructure, the need for investment in existing systems, and ensuring new development contributes to infrastructure costs.

2. Housing is a critical issue, but requires system-wide solutions

Affordable and attainable housing was identified as a top priority, with strong support for tools such as inclusionary housing, dedicated housing funds, and partnerships with non-profits. However, partners emphasized that housing challenges are closely tied to approval processes, construction costs, workforce availability, and infrastructure capacity.

3. Development processes need to be faster, clearer, and more predictable

A major recurring theme was the need to streamline development approvals, reduce duplication, and provide greater certainty for applicants. Lengthy and complex processes were identified as key drivers of increased housing costs and reduced investment confidence.

4. Implementation and accountability are essential

Many partners noted that previous plans have lacked follow-through. There was strong support for the OCP to include clear implementation tools, monitoring, and accountability measures, such as scorecards, check-ins, and stronger links to budgeting and capital planning.

5. Growth should be intentional, phased, and collaborative

Partners generally supported managed growth that is strategic, phased, and coordinated, rather than reactive or piecemeal. There was also a strong emphasis on ongoing collaboration between the City, developers, community organizations, and regional partners.

6. Protecting character, heritage, and downtown identity remains a priority

Maintaining Fernie's historic character, downtown vitality, and neighbourhood identity was consistently highlighted. This includes protecting view corridors, reinforcing human-scale design, and ensuring new development aligns with Fernie's mountain-town character.

7. Economy should be diversified and community-serving

While tourism was recognized as a key economic driver, partners emphasized the need for a more diverse and resilient economy, including support for local businesses, trades, arts and culture, and non-tourism sectors. Tourism was seen as needing to be balanced with community livability and infrastructure capacity.

8. Recreation, community facilities, and social well-being are essential

Community partners highlighted the importance of recreation, community spaces, and cultural facilities in supporting quality of life, tourism, and economic development. There was strong interest in expanded facilities, partnerships, and multi-use community hubs.

9. Climate action, environment, and resilience must be integrated

There was strong support for embedding climate action, energy efficiency, and environmental protection directly into the OCP, rather than treating them as separate initiatives. This includes integrating resilience, natural asset management, and active transportation into all planning decisions.

10. Collaboration and partnerships are key to delivering outcomes

Across sectors, partners emphasized the need for stronger collaboration between the City, community organizations, developers, regional partners, and external agencies. Delivering OCP objectives will require shared responsibility and coordinated action rather than relying solely on municipal capacity.

2.8 YOUTH WORKSHOP

During the week of May 11, 2026, Planning staff participated in a Local Government Awareness Week event, hosting a booth featuring the “Path to a Great Future” activity to engage youth. The activity invited school-aged participants to share their ideas and priorities for Fernie’s future in a simple, interactive format. The event was heavily attended by younger participants, primarily pre-school and elementary-aged children, with some older youth (up to approximately Grade 8) also participating. In total, approximately 130 youth contributed to the activity, providing a large and diverse set of early perspectives on community values and priorities.



KEY THEMES

This section highlights themes youth highlighted they wanted to see for the future of Fernie:

- Recreation and sports facilities were the most common theme, with many youth identifying a need for more places to play, be active, and gather. The most frequent suggestion was a new multi-use recreation centre (19 responses), along with additional sports fields, gyms, skate parks, and specialized facilities such as climbing walls and bike trails.
- There was strong interest in enhancing existing recreation opportunities, including more soccer fields, improved biking and hiking trails, accessible trails, and expanded ski-related features. Youth also suggested more inclusive options, such as accessible trails and programs for different age groups and abilities.
- Many responses highlighted a desire for fun, entertainment, and tourism-related amenities, including water parks, bowling alleys, amusement parks, mini golf, and go-kart tracks. These ideas reflect a desire for more things to do locally, especially for younger residents.

- Retail and shopping options were another major theme, particularly a desire for larger or more diverse stores. A “mall” was one of the most common requests (10 responses), along with specific brand-name stores and retail variety.
- Youth also identified basic community infrastructure needs, including additional schools, improved roads, more garbage cans, and general infrastructure improvements. Some comments also referenced environmental concerns such as reducing pollution and litter.
- Food and dining options were mentioned frequently, with requests for more variety in restaurants, including specific types of cuisine and casual food options.
- A number of responses reflected a desire for community-focused and social elements, including more kindness, friendships, events, and spaces to gather. Some responses also expressed appreciation for the community as it currently exists.

2.9 CORE VALUES

Core Values represent the shared priorities and principles that guide Fernie's long-term planning decisions. In the Official Community Plan, core values help articulate what matters most to the community and provide a foundation for evaluating growth choices, land use decisions, and future policies. They are not policies themselves, but act as a lens through which trade-offs are considered, so that decisions about development, infrastructure, housing, and the environment align with the community's vision and long-term goals.

This activity invited Council, Administration, the Task Force, and Community Partners to assess whether they felt the core values proposed were appropriate, complete, and balanced. Participants used coloured dots to indicate values they felt should be kept as-is, strengthened or added to, or rebalanced if over-emphasized, and discussed the reasoning behind their choices in small groups.

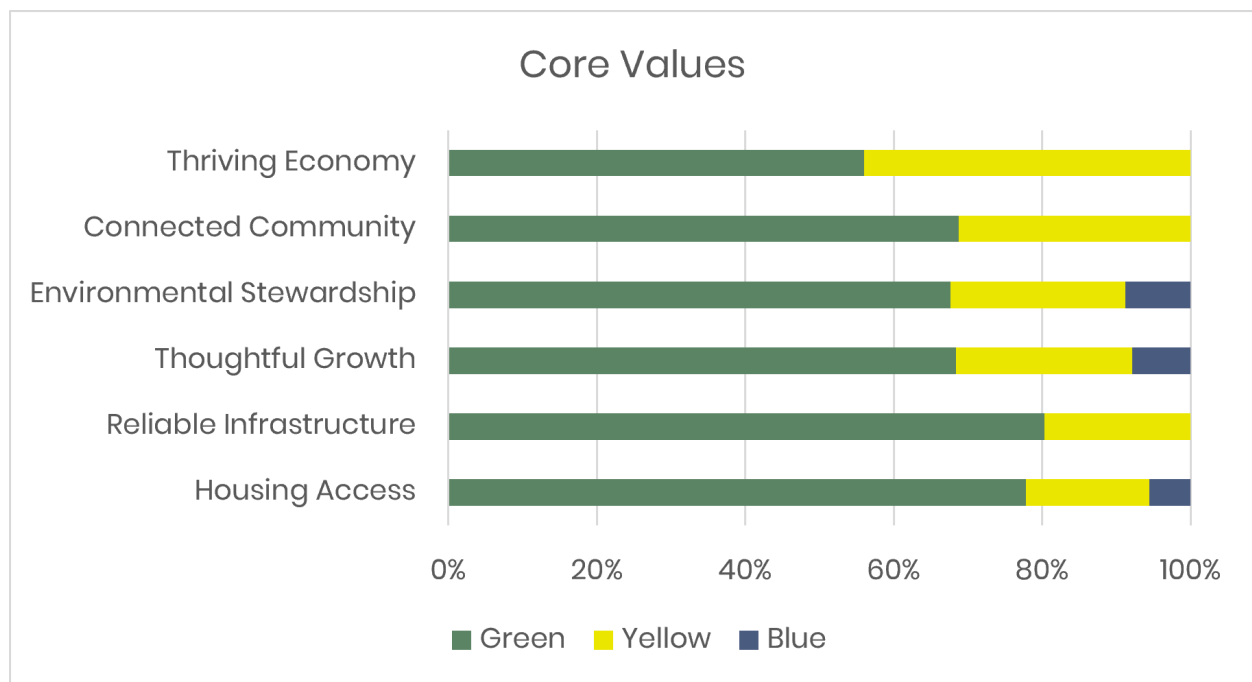
Different colours represented:

- **Green** – Keep. Values that feel right as-is and should stay.
- **Yellow** – Add. Values where you feel something is missing, unclear, or should be strengthened.
- **Blue** – Rebalance. Values that may be over-emphasized.

KEY THEMES

The following demonstrates the core themes and the discourse around them. Verbatim comments were recorded but main themes are summarized in this section. The table below shows the number of participants who placed coloured dots for each core value.

Core Value	Colour	Votes
1. Housing Access	Green	28
	Yellow	6
	Blue	2
2. Reliable Infrastructure	Green	45
	Yellow	11
	Blue	0
3. Thoughtful Growth	Green	26
	Yellow	9
	Blue	3
4. Environmental Stewardship	Green	23
	Yellow	8
	Blue	3
5. Connected Community	Green	22
	Yellow	10
	Blue	0
6. Thriving Economy	Green	14
	Yellow	11
	Blue	0



1. Housing Access

Fernie values attainable, diverse housing that prioritizes residents, workers, families, and seniors, enabling people who contribute to the community to remain and build long-term roots.

Housing Access received strong support during the engagement, with a high number of green dots (28), indicating broad agreement that the core value is appropriate and should remain as written. Participants consistently affirmed the importance of attainable and diverse housing that prioritizes residents, workers, families, and seniors.

While overall alignment was strong, the presence of yellow dots (6) pointed to areas where the value could be clarified or strengthened, particularly around defining what “attainable” means in practice, addressing specific housing types such as senior and supportive housing, and recognizing a spectrum of housing needs rather than a single affordability threshold. Comments also emphasized housing’s role in supporting social connections, enabling people to age in place, encouraging higher density over sprawl, so that housing contributes to long-term community stability. There was only a small number of blue dots (2).

2. Reliable Infrastructure

Fernie values reliable, well-maintained infrastructure and believes growth must align with servicing capacity, asset management, and long-term financial sustainability.

Reliable Infrastructure received the strongest level of support among the core values, with a high number of green dots (45) and no blue dots, indicating broad agreement that this value is essential and appropriately positioned in the OCP. Participants consistently described infrastructure as the bedrock of the community and a critical enabler of all other core values, noting its role in supporting housing, environmental stewardship, community services, and overall quality of life.

The presence of yellow dots (11) highlighted areas where the value could be strengthened or clarified, particularly around future-proofing infrastructure and recognizing a broader definition of infrastructure that includes digital systems, community facilities, and partnerships beyond municipal services alone. Several comments emphasized that growth must consider staffing capacity and service delivery.

3. Thoughtful Growth

Fernie values thoughtful, compact growth that respects its small-town character, historic downtown, mountain setting, and sense of place.

Thoughtful Growth received strong overall support, with a majority of green dots (26) indicating agreement with the intent of the core value and its emphasis on compact growth, character, and sense of place. Many participants described Thoughtful Growth as an overarching value that ties together or guides the other core values, reinforcing its importance within the OCP framework.

However, the presence of yellow dots (9) highlighted a desire for greater clarity and expansion, particularly around affordability beyond housing alone, sense of community, and what “thoughtful” and “compact” growth mean in practice. The relatively small number of blue dots (3) reflected some concern that the value may be overly broad or abstract, with requests for clearer direction and a stronger future-focused narrative.

4. Environmental Stewardship

Fernie values the protection of its natural environment and supports proactive planning to safeguard watersheds, wildlife, green spaces, and build resilience to climate change.

Environmental Stewardship received strong overall support, with a clear majority of green dots (23) indicating agreement with the importance of protecting natural assets and building resilience. Participants emphasized that while environmental considerations are already present in the current OCP, this core value should be strengthened by more explicitly applying a “climate lens” across policies and decisions.

The presence of yellow dots (8) highlighted gaps where participants felt the value should go further, particularly in addressing wildfire resilience and prevention, flood resilience, vegetation management, and community-level risk assessment. A small number of blue dots (3) suggested concerns around framing, with some participants noting that the term “environmental” may feel too narrow and advocating for a broader emphasis on sustainability and stewardship, including connections to heritage and community safety.

5. Connected Community

Fernie values safe, accessible, and connected ways to move around town, supporting walking, cycling and well-managed vehicle use to enhance livability and inclusiveness.

Connected Community received strong support, with a majority of green dots (22) indicating agreement with the importance of safe, accessible, and connected ways to move around Fernie. Participants generally felt the value reflects an existing community strength, noting that Fernie already performs well in this area, while emphasizing the need to more deeply embed it across future growth and planning decisions.

The presence of yellow dots (10) pointed to a desire to broaden and clarify the scope of the value beyond transportation alone, with repeated calls to more explicitly include social connection, public spaces, community facilities, arts and culture, childcare, health care, and community services. Importantly, the absence of blue dots suggests no concern that the value is over-emphasized; rather, feedback indicates strong support paired with a desire to expand the definition of “connected” to better reflect social, cultural, and community-wide connections, not just movement through the transportation network.

6. Thriving Economy

Fernie values a resilient, year-round local economy that supports small businesses and employment while ensuring tourism growth benefits residents and reinvests in community infrastructure and services.

Thriving Economy received moderate to strong support, with more green dots (14) than any other colour, indicating general agreement with the importance of a resilient, year-round local economy. At the same time, a relatively high number of yellow dots (11) suggests participants see this value as needing refinement or expansion rather than being complete as currently framed. Comments consistently emphasized economic diversification beyond tourism as tourism is not the only economic driver and should be positioned alongside other development opportunities such as, better support small- to mid-sized industrial businesses, service providers, and a broader range of employment opportunities.

An aerial photograph of a small town nestled in a valley. In the background, large, rugged mountains rise steeply, covered in dense green forests. The town itself is a mix of residential houses and commercial buildings, with a prominent multi-story building in the center. The foreground shows a residential area with a red house and a white garage. The sky is filled with soft, white clouds. The overall tone is peaceful and scenic.

WHAT YOU SAID

3. FERNIE FUTURE WORKBOOKS

As part of Round 2 engagement, the Fernie Future Workbook provided an opportunity for participants to explore key policy directions and provide more detailed feedback on the Official Community Plan (OCP) Update. The workbook was designed to build on Round 1 input by presenting specific options and trade-offs for consideration, supporting a deeper level of engagement on topics such as growth, housing, infrastructure, and community priorities.

To support different levels of participation, both a full version and a condensed “mini” version were available. The full workbook allowed participants to take a more in-depth look at the OCP and proposed approaches, while the shorter version provided a quicker way to share input on key topics. Participants could complete the workbook independently and submit it online or in person, extending engagement beyond in-person events.

In total, there were 199 responses across the full and mini versions of the workbook. The workbook could be submitted to the City between April 22, 2026 and May 11, 2026.

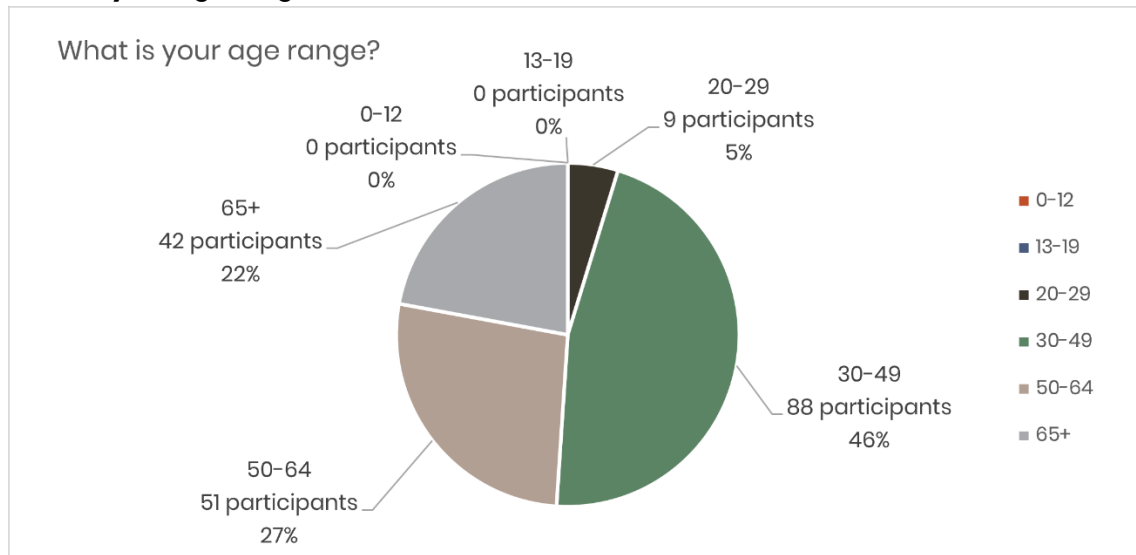
To encourage participation, all completed workbooks were eligible to be entered into a draw to win one of five \$100 gift cards to a local Fernie business of the participant’s choice.

KEY THEMES

The following highlights survey responses brought by the general public.

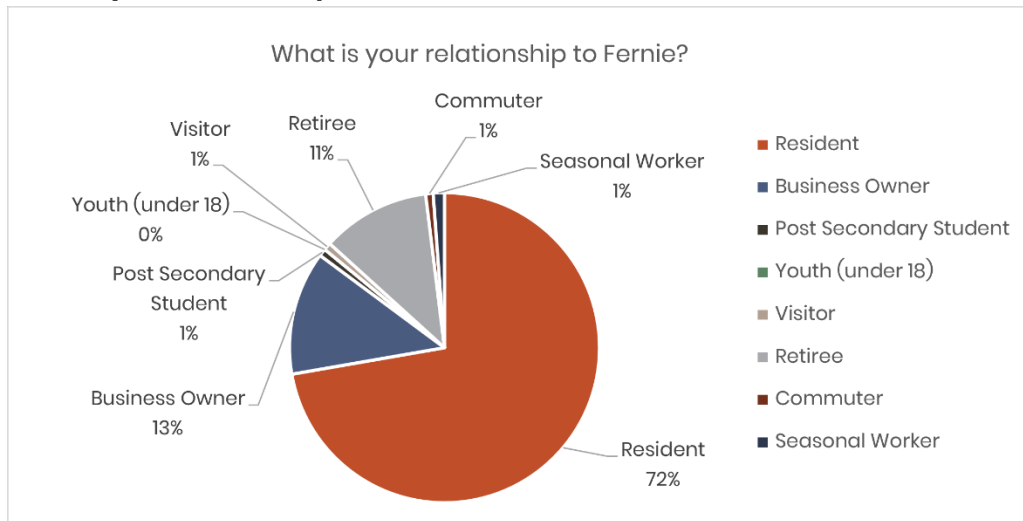
Demographics

- **What is your age range?**



- Nearly three-quarters of participants fall between **30–64**, indicating the workbook primarily captured perspectives from mid-career and older adults.
- The high share of **30–49** and **50–64** respondents suggests input is largely coming from people from more mid-career and older adults, and seniors.

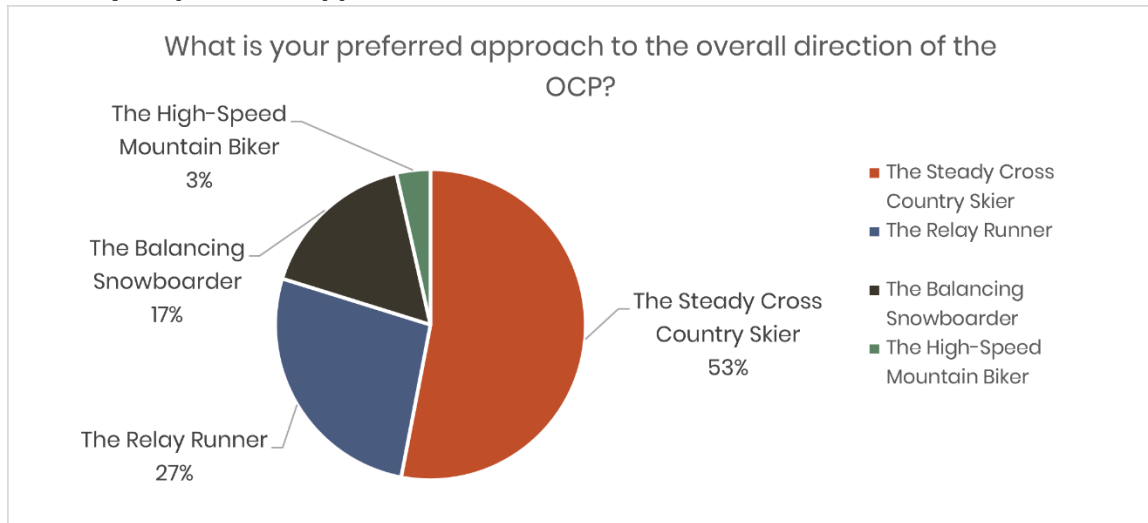
- Very low representation from those **under 30**, and no responses from **youth under 20**, indicates this dataset does not strongly reflect younger perspectives.
- Overall, the workbook findings are most representative of mid-life adults and seniors, and should be interpreted alongside other engagement activities to capture a more balanced community perspective.
- **What is your relationship to Fernie?**



- **Residents** dominate the response pool at 185 (72.3%), meaning the results are heavily shaped by the perspectives of people who live in Fernie full-time.
- **Business owners** (33) and **retirees** (29) are the next largest groups, together making up about 24% of responses.
- **Youth (under 18)** had zero responses, which is an engagement gap, especially since the workbook covers long-term decisions (5, 10, 25 years) that will directly affect younger generations.
 - **Post-secondary students** (2), **visitors** (2), **commuters** (2), and **seasonal workers** (3) are all minimally represented, collectively accounting for less than 4% of responses.
- **Seasonal workers** are underrepresented given Fernie's tourism-driven economy — their perspectives on housing, STRs, and employment underrepresented from the data.
- **Organization**
 - Only a small number of respondents identified themselves as representing an organization, suggesting that most workbook submissions came from individuals rather than organized groups. This means the organizational input is helpful but not comprehensive, and results should still be understood as being driven primarily by individual resident perspectives.
 - The organizations represented were:
 - Fernie & District Historical Society
 - Fernie Child Care Society
 - Elk Valley Field House Society
 - Cycling Without Age – Fernie

Overall OCP Approach

- What is your preferred approach to the overall direction of the OCP?

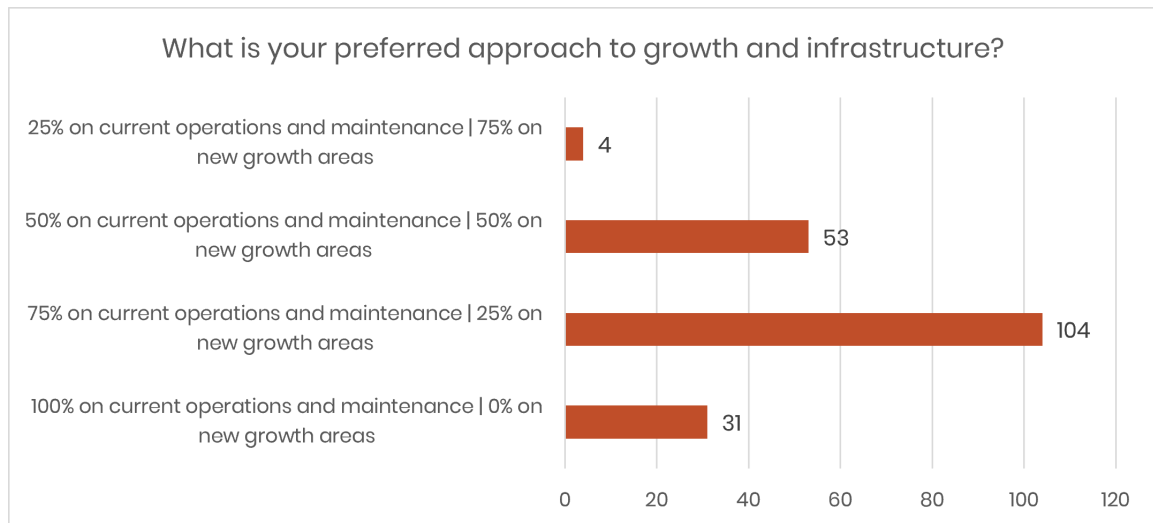


- The strongest preference was for the “**Steady Cross Country Skier**” (53%), showing that most respondents favour a more cautious growth approach focused on protecting natural land, limiting edge growth, and prioritizing maintaining existing infrastructure over expansion.
 - This suggests respondents are generally most comfortable with an OCP direction that emphasizes environmental stewardship, infrastructure reliability, and incremental growth within existing neighbourhoods, even if that means less housing is delivered overall.
 - The second most preferred option was the “**Relay Runner**” (27%), which indicates a notable level of support for targeted, phased growth rather than either no growth or rapid city-wide expansion. In the workbook, this option focuses on growing a few priority areas first, concentrating City investment, and managing growth over time.
 - Taken together, the top two choices (80% combined) suggest strong overall support for a planning direction that is careful, managed, and disciplined, rather than aggressive or market-led growth.
 - The “**Balancing Snowboarder**” received 17% support, indicating a smaller but still meaningful group of respondents favour a more even balance between housing growth and economic growth, even if that means giving somewhat less priority to natural area protection, heritage, or design regulation.
 - Very few respondents selected the “**High-Speed Mountain Biker**” (3%), which suggests there is very limited support for accelerated growth that prioritizes getting housing and businesses built quickly in both existing and new areas. In the workbook, this option involves faster growth but also greater pressure on roads, pipes, services, and potentially taxes or fees.
- Summary:**
 - Overall, the results point to a community preference for an OCP that:

- Grows more slowly and deliberately;
- Protects Fernie’s natural setting;
- Prioritizes existing infrastructure and neighbourhoods; and
- Avoids overly rapid expansion or large-scale servicing commitments.

Category 1: Land Use & Growth

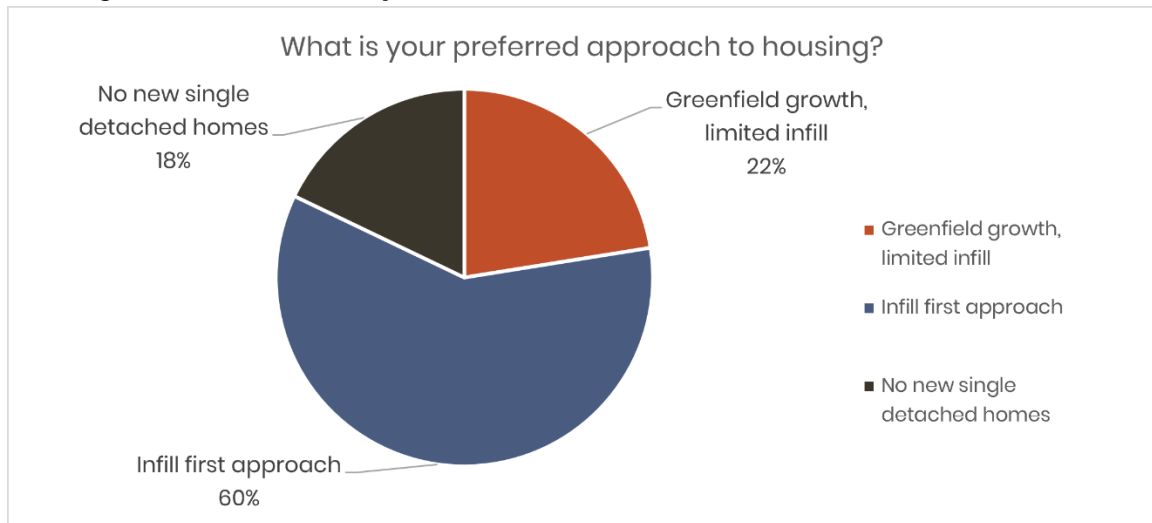
- **Growth & Infrastructure**



- The clear preference was for a **75% / 25% split**, with 104 responses favouring an approach that puts most resources toward current operations and maintenance, while still allowing some targeted investment in new growth areas.
- A balanced **50% / 50% approach** was the second most supported option, with 53 responses, showing there is also meaningful support for a middle-ground approach that tries to support both existing infrastructure needs and future growth at the same time.
- 31 responses preferred putting **100% toward current operations and maintenance and 0% toward new growth areas**, which suggests a smaller but still notable group wants the City to focus entirely on maintaining what already exists rather than extending services into new areas.
- Only 4 responses supported the **25% / 75% option**, indicating there is very little support for aggressively expanding infrastructure into new growth areas ahead of maintaining existing roads, pipes, and services.
- **Summary:**
 - Based on the response distribution, there is a strong overall preference for a cautious and maintenance-first approach to growth and infrastructure planning, rather than a growth-led servicing model.
 - The results suggest respondents recognize the need for some new growth investment, but most do not want that to come at the expense of maintaining Fernie’s existing infrastructure system. This aligns with the

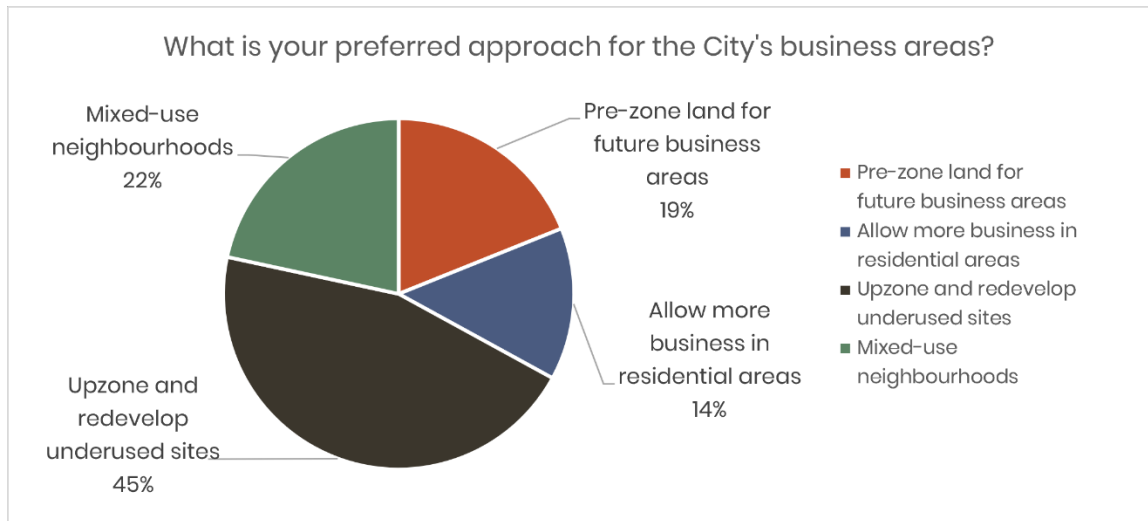
workbook framing that growth creates costs for roads, water, sewer, drainage, and emergency services, and that there is no “free” option.

- **Housing & Residential Development**



- The strongest preference was for an **infill-first approach** (60%), indicating that a majority of respondents support directing housing growth within existing neighbourhoods to better use current infrastructure and support walkability.
 - **Greenfield growth with limited infill** (22%) was the second most selected option, suggesting that a smaller group prefers expanding into new areas to maintain existing neighbourhood character and limit change in established areas.
 - **No new single-detached homes** (18%) received a similar level of support, showing there is a notable group open to more significant shifts in housing form to improve land efficiency and affordability.
- **Summary:**
 - The results show a clear overall preference for accommodating growth through infill rather than outward expansion, aligning with a more compact and efficient development pattern.
 - At the same time, responses indicate some tension between preserving neighbourhood character and increasing density, with meaningful support for both limiting change (greenfield approach) and increasing housing diversity (no new single-detached).

- **Business Areas**



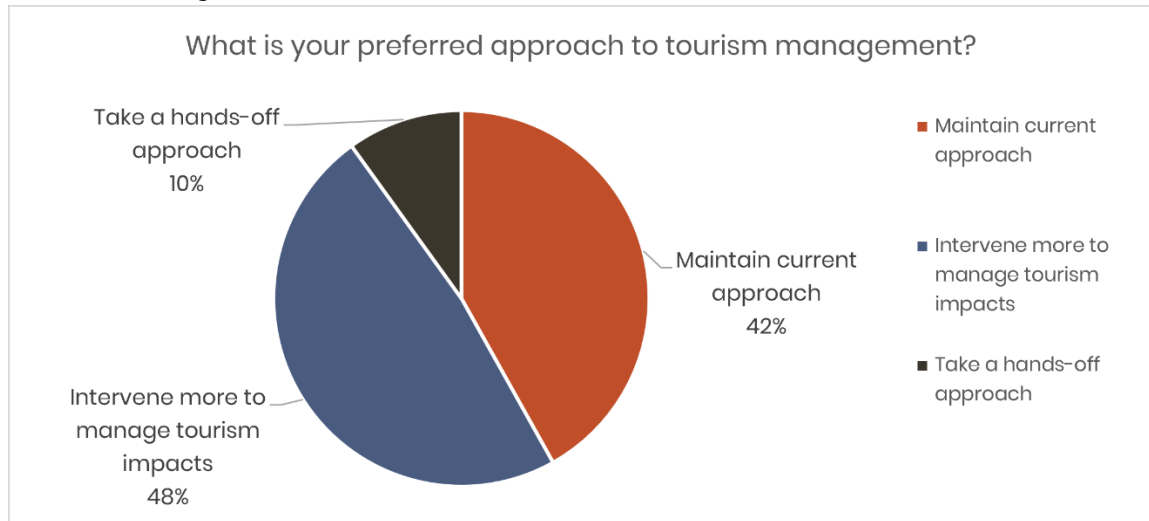
- The strongest preference was for **upzoning and redeveloping underused sites** (45%), indicating that many respondents support directing business growth to existing areas, particularly downtown, to make better use of land and infrastructure.
- **Mixed-use neighbourhoods** (22%) were the second most selected option, suggesting support for integrating small-scale businesses and services within residential areas to create more complete, walkable communities.
- **Pre-zoning land for future business areas** (19%) received moderate support, showing some interest in setting aside land to attract and accommodate future employment growth and investment.
- **Allowing more businesses in residential areas** (14%) was the least selected option, indicating more limited comfort with expanding home-based or neighbourhood-scale commercial activity more broadly.

- **Summary:**

- Overall, the results suggest a clear preference for intensifying and redeveloping existing areas rather than expanding into new business lands, aligning with a more efficient and compact growth pattern.
- The distribution of responses also indicates interest in supporting local economic activity, but in a way that is carefully integrated with community character and existing neighbourhoods, rather than widely dispersing business uses.

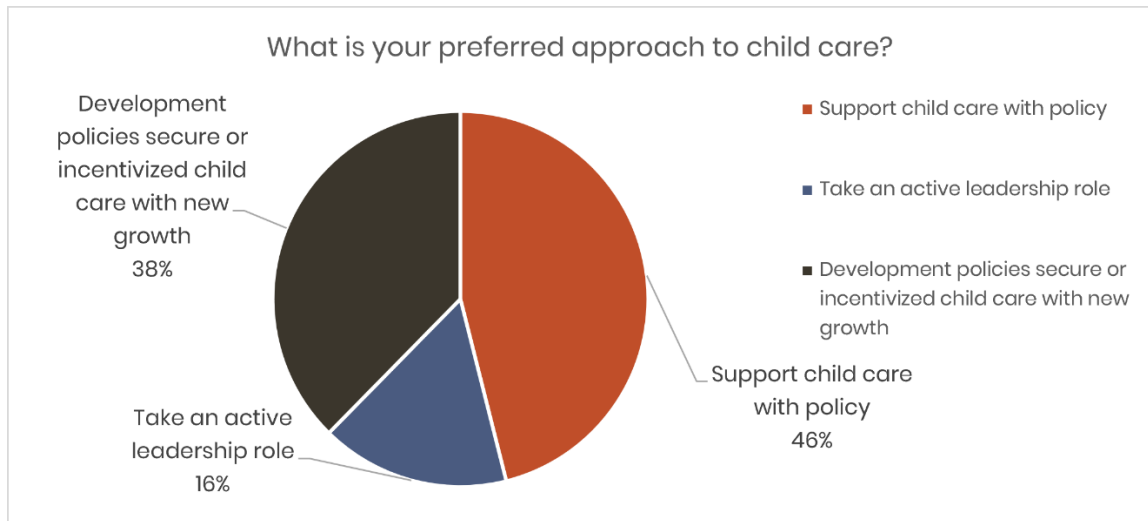
Category 2: Community Topics

• Tourism Management



- The strongest preference was to **intervene more to manage tourism impacts** (48%), indicating that many respondents support stronger regulations and controls to address issues such as housing pressure, congestion, and neighbourhood impacts.
 - A similar share of respondents (42%) preferred to **maintain the current approach**, suggesting that while changes may be needed, a large portion of the community is comfortable with the existing balance of tourism regulations and flexibility.
 - Only 10% supported a **hands-off approach**, indicating limited support for reducing regulations or stepping back from managing tourism-related impacts.
- **Summary:**
- The results show a clear overall leaning toward maintaining or increasing oversight, rather than loosening controls on tourism and short-term rentals.
 - At the same time, the relatively close split between “maintain” and “intervene more” suggests the community is somewhat divided on how much additional regulation is appropriate, rather than whether regulation is needed at all.

- **Child Care**

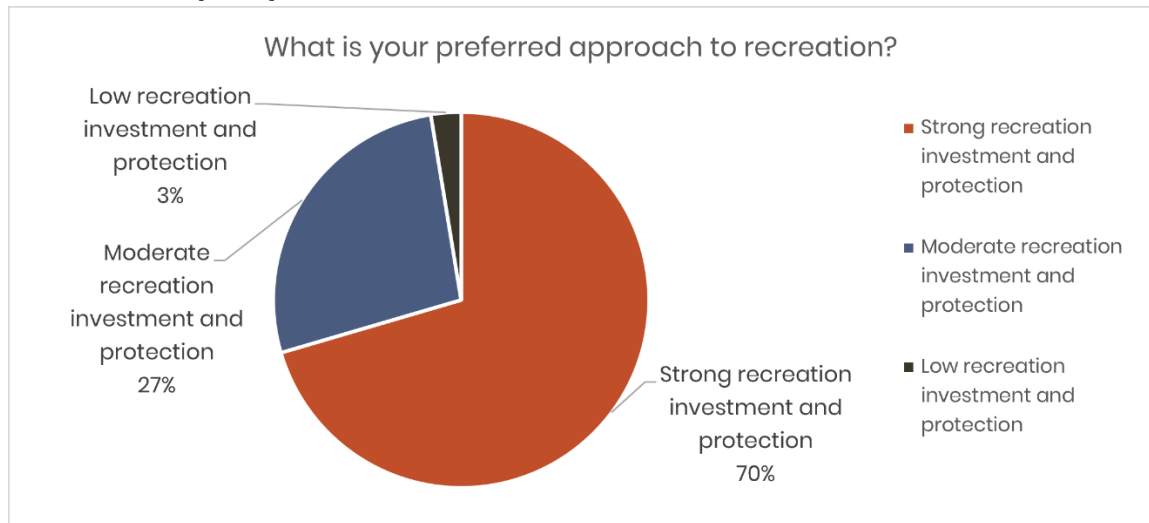


- The strongest preference was to **support child care through policy** (46%), indicating that most respondents favour enabling and encouraging child care through planning tools, while limiting direct financial or operational involvement by the City.
- **Development policies that secure or incentivize child care with new growth** (38%) were the second most selected option, suggesting strong support for tying child care provision to new development and growth.
- **Taking an active leadership role** (16%) received the least support, indicating more limited appetite for the City to directly fund, coordinate, or deliver child care services.

- **Summary:**

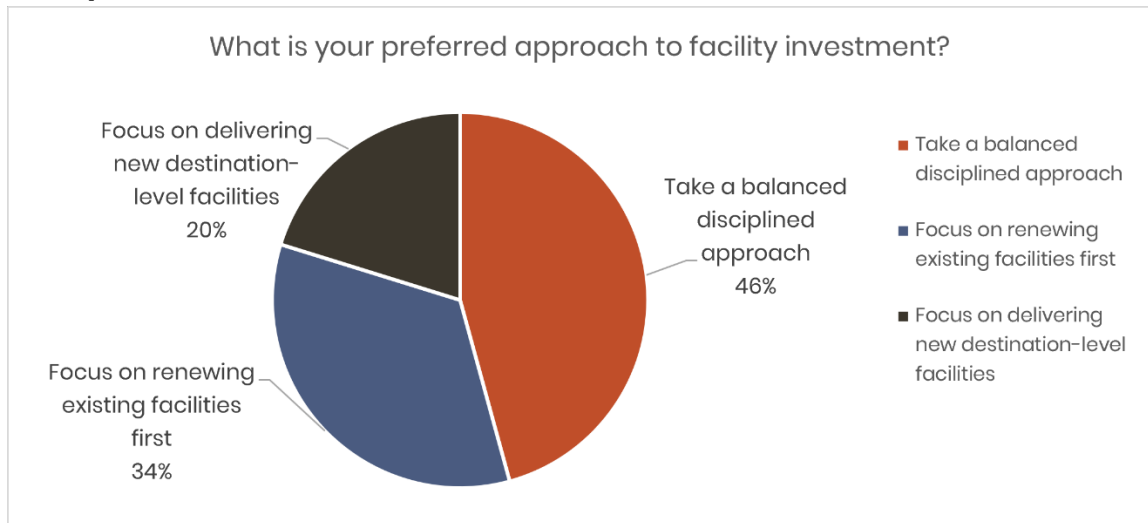
- The results show a clear overall preference for a facilitative approach, where the City supports child care through policy and partnerships rather than direct service delivery.
- At the same time, the relatively strong support for growth-linked policies suggests respondents see new development as a key opportunity to expand child care spaces in a coordinated way.

- **Recreation & Open Spaces**



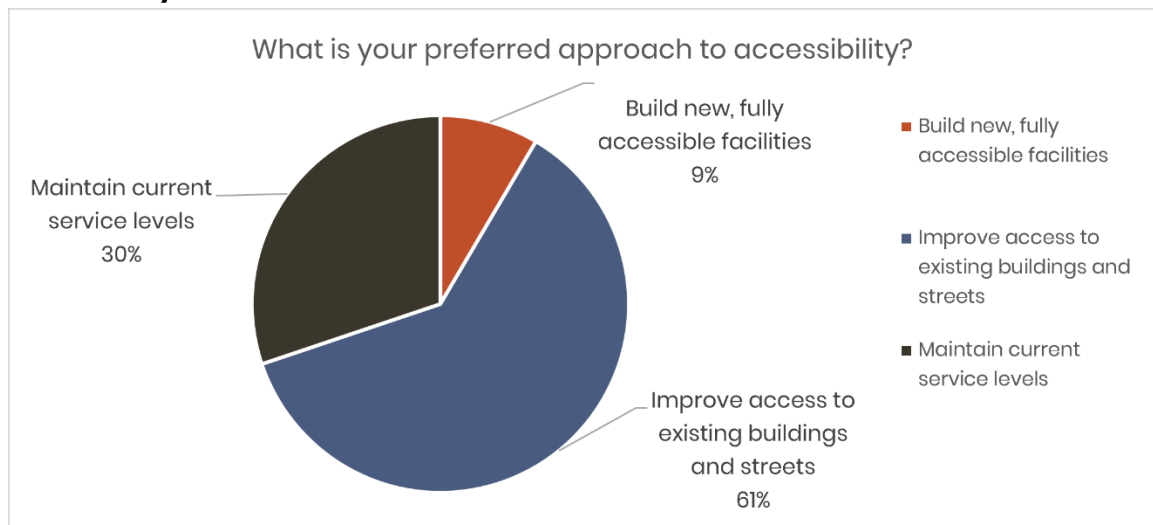
- The strongest preference was for **strong recreation investment and protection** (70%), indicating that a clear majority of respondents place high value on protecting parks, trails, and natural areas, and maintaining recreation facilities.
 - **Moderate recreation investment and protection** (27%) was the second most selected option, suggesting some openness to a more balanced approach that protects key spaces while allowing some flexibility for growth.
 - **Low recreation investment and protection** (3%) received very little support, indicating minimal appetite for reducing focus on parks, open space, and recreation amenities.
- **Summary:**
 - The results show a clear overall preference for prioritizing recreation and natural spaces, even where this may limit land available for housing or growth.
 - The strong skew toward higher protection levels suggests that recreation and open space are seen as core to Fernie's identity and quality of life, rather than secondary considerations.

- **Facility Investment**



- The strongest preference was for a **balanced, disciplined approach** (46%), indicating that most respondents support a mix of maintaining existing facilities while strategically adding new ones over time.
 - **Focusing on renewing existing facilities first** (34%) was the second most selected option, suggesting a strong priority on improving reliability, accessibility, and condition of current recreation infrastructure.
 - Delivering **new destination-level facilities** (20%) received lower support, indicating more limited appetite for major new facility investments compared to maintaining and optimizing what already exists.
- **Summary:**
 - The results show a clear overall preference for managing costs and risks through incremental investment, rather than prioritizing large new projects.
 - The relatively strong support for renewing existing facilities reinforces a broader theme seen throughout the engagement of taking care of current assets before expanding services.

- **Accessibility**



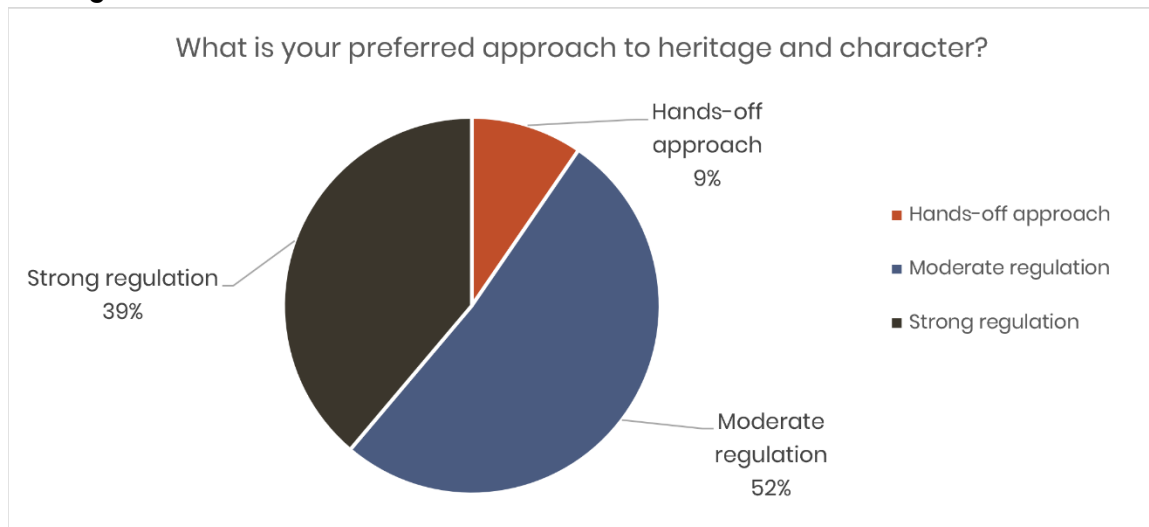
- The strongest preference was to **improve access to existing buildings and streets** (61%), indicating that most respondents want the City to focus on removing barriers in places people already use, such as sidewalks, public buildings, and services.
- **Maintaining current service levels** (30%) was the second most selected option, suggesting a notable portion of respondents are comfortable with gradual, incremental improvements rather than major new investments.
- **Building new, fully accessible facilities** (9%) received the least support, indicating more limited appetite for prioritizing new infrastructure over improving existing conditions.

- **Summary:**

- The results show a clear overall preference for upgrading and improving the current system, rather than focusing on building new accessible facilities.
- The distribution of responses suggests respondents prioritize practical, day-to-day accessibility improvements that have immediate impact, over longer-term or higher-cost capital projects.

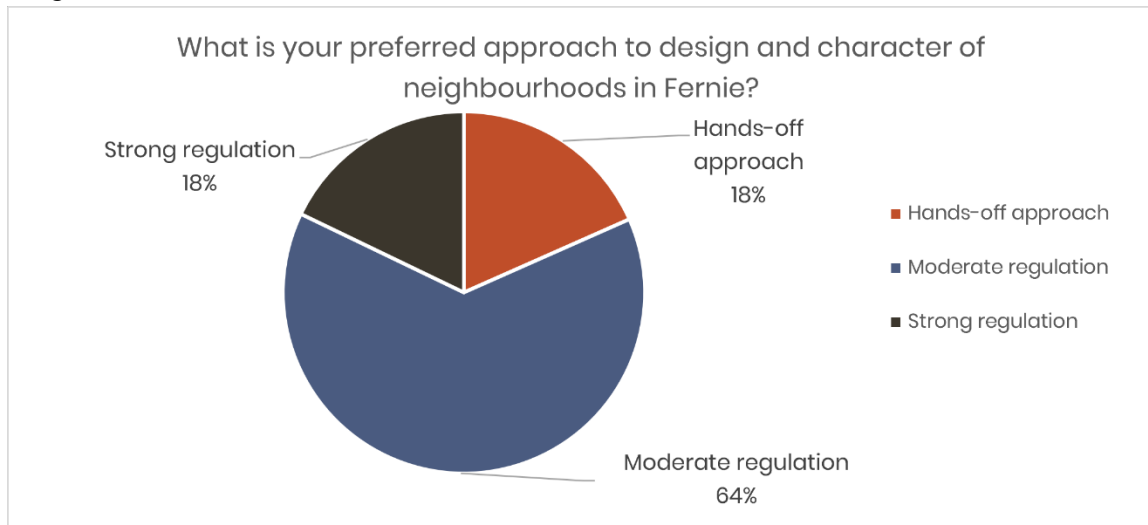
Category 3 : Heritage & Character

- **Heritage & Character of Downtown Character & Function**



- The strongest preference was for **moderate regulation** (52%), indicating that most respondents support a balanced approach that protects some heritage and character while still allowing for change and redevelopment over time.
 - **Strong regulation** (39%) was the second most selected option, showing there is also significant support for more robust protection of heritage buildings and downtown character.
 - Only 9% selected a **hands-off approach**, indicating very limited support for reducing or removing regulations related to heritage and character.
- **Summary:**
 - The results show a clear overall preference for some level of regulation, with very few respondents supporting a fully market-driven or unregulated approach.
 - The relatively close split between moderate and strong regulation suggests some tension between enabling redevelopment and preserving Fernie's historic identity.

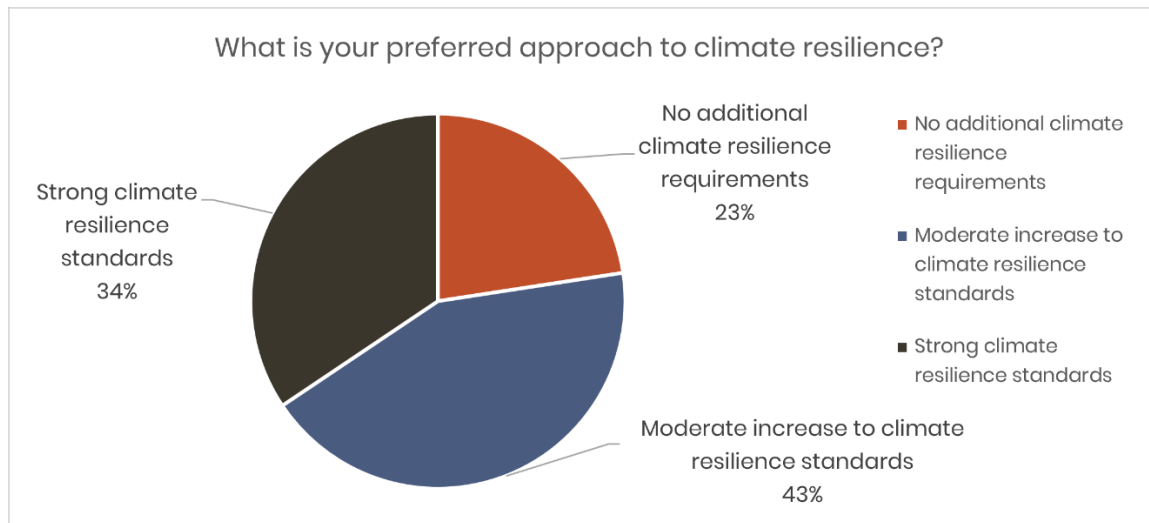
- **Neighbourhood Character**



- The strongest preference was for **moderate regulation** (64%), indicating that most respondents support guiding development to better fit neighbourhood character, while still allowing some flexibility for change.
 - **Hands-off approach** (18%) and **strong regulation** (18%) received equal levels of support, suggesting the remaining respondents are split between prioritizing flexibility for development and prioritizing stricter control over design and character.
- **Summary:**
 - The results show a clear overall preference for a balanced, middle-ground approach, rather than either minimal regulation or highly restrictive controls.
 - The even split between hands-off and strong regulation highlights an underlying tension between supporting housing development and preserving neighbourhood character.

Category 4: Hazard Protection

• Climate Resilience



- The strongest preference was for a **moderate increase to climate resilience standards** (43%), indicating that most respondents support strengthening protections against hazards like flooding and wildfire, while still balancing costs and development impacts.
 - **Strong climate resilience standards** (34%) were the second most selected option, showing there is also significant support for prioritizing long-term safety and risk reduction, even where this may increase development costs or limit available land.
 - **No additional climate resilience requirements** (23%) received the least support, suggesting a smaller group prefers maintaining current rules without introducing additional requirements.
- **Summary:**
 - The results show a clear overall preference for increasing resilience measures, with the majority of respondents supporting either moderate or strong improvements over the status quo.
 - The distribution of responses suggests respondents recognize the importance of addressing climate-related risks, but differ on how far the City should go in terms of regulation and associated costs.



FERNIE

Rotary Park
601 6th Ave.

WHAT IT MEANS

4. CONCLUSION

Round 2 engagement provided a valuable opportunity to test and refine the emerging vision, core values, and growth directions that will shape Fernie's updated Official Community Plan. Across a wide range of activities, residents, Council, staff, the OCP Task Force, Yaqıt ʔa-knuqlı'it First Nation, and community partners shared consistent and thoughtful input on how Fernie should grow and change over the coming decades.

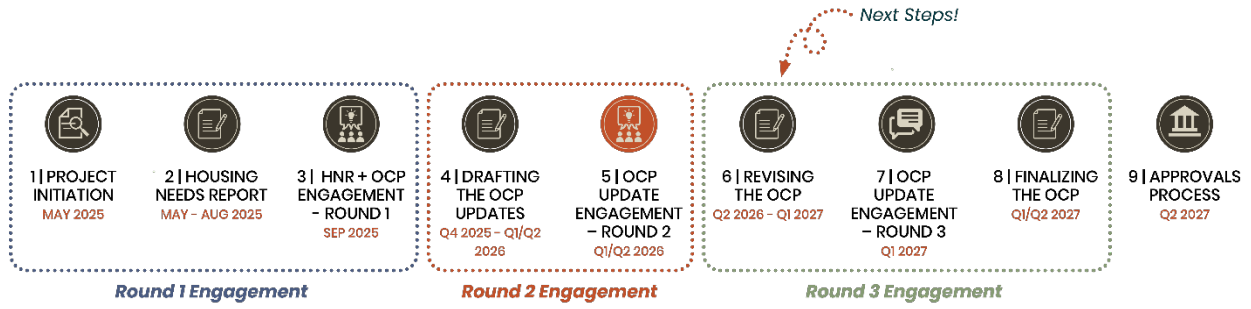
While perspectives varied on the pace and form of growth, a clear and consistent direction emerged: a strong desire to invest in reliable infrastructure, improve housing affordability and choice, protect Fernie's natural environment and small-town character, and grow in a way that is intentional, phased, and financially sustainable. Participants also emphasized that these priorities are deeply interconnected, housing depends on infrastructure, growth must align with servicing capacity, and community character and environmental values should guide decisions across every area of the plan.

Together, this feedback confirms that the emerging values and growth directions are largely resonating with the community, while also highlighting where further clarity, balance, and refinement are needed. This input forms an important checkpoint in the OCP process, grounding the draft plan in the priorities of the people who live, work, and play in Fernie, and setting the stage for the next phase of the project.

4.1 NEXT STEPS

The feedback collected through Round 2 engagement will be used to refine the emerging vision, core values, growth management approach, and policy directions for Fernie's Official Community Plan (OCP) update. Input from residents, community organizations, stakeholders, Council, Administration, and Indigenous partners will help shape the draft OCP, including future land use policies, housing strategies, infrastructure planning, environmental stewardship initiatives, and community development priorities.

Following the completion of this phase, the project team will prepare a draft OCP for community review during Round 3 engagement. This next stage will provide opportunities for the public to review the proposed plan, assess how community feedback has been incorporated, and provide final input before the OCP is finalized and presented to Council for consideration. The Round 3 engagement process will focus on validating the draft plan and confirming that it reflects Fernie's vision, values, and priorities for the future.



A photograph of the entrance to the Ferne Heritage Library. The building is constructed of red brick with stone accents. The entrance features a light blue double door with glass panels. Above the door is a semi-circular transom window with a dark blue background and gold lettering that reads "FERNE HERITAGE LIBRARY" and "Est. 1998". To the left of the door is a large planter box filled with purple and orange flowers. To the right of the door is a stone wall with a white spherical outdoor lamp and a small plaque. A set of stone steps leads up to the entrance, with a metal handrail on the right side.

APPENDICES

APPENDIX A : LIST OF ENGAGEMENT ATTENDEES

The following outlines the organizations and groups that participated in Round 2 engagement across each activity.

Council Workshop	
Who Was Engaged	Fernie City Council (councillors and the Mayor)
How They Were Engaged	Facilitated activities to identify top priorities, test growth scenarios, and explore policy topics through a "digging deeper" exercise
Times Engaged in Round 2	Once – April 21, 2026
Staff Workshop	
Who Was Engaged	16 City staff from across departments
How They Were Engaged	Facilitated activities mirroring the Council session, adding operational and service-delivery perspectives
Times Engaged in Round 2	Once – April 22, 2026
Yaqit ?a-knuqli'it First Nation Workshop	
Who Was Engaged	Yaqit ?a-knuqli'it First Nation Council
How They Were Engaged	Discussion of the OCP process, Housing Needs Report findings, and opportunities for reconciliation, cultural recognition, and language preservation
Times Engaged in Round 2	Once – April 22, 2026
Task Force Workshop	
Who Was Engaged	OCP Task Force members (cross-section of citizens selected by Council, plus Council and staff liaisons)
How They Were Engaged	Facilitated activities and small-group discussions using the Round 2 workbook, plus a training session for one-on-one conversations with community partners
Times Engaged in Round 2	Once – April 22, 2026
Open House ("Ferne Future Fest")	
Who Was Engaged	General public / community members
How They Were Engaged	Drop-in event with interactive stations on values, growth, and policy topics
Times Engaged in Round 2	Once – April 22, 2026
Community Partners Workshop	
Who Was Engaged	Community partners (not-for-profit groups with an active lease or funding agreement with the City)
How They Were Engaged	Facilitated group activities on core values and preferred growth scenarios

Times Engaged in Round 2	Once – April 23, 2026
Community Partner One-on-One Meetings	
Who Was Engaged	• Bower Builders / Canadian Home Builders Association • Fernie Chamber of Commerce • Community Energy Association • District of Sparwood • Downtown Business Working Group • Elk Valley Family Society • Fernie & District Arts Council • Fernie District Historical Society • Fernie Trails Alliance • Interior Health and Medical Staff Association • Parastone Developments / Polyco Group of Companies • Pickleball Fernie • Tourism Fernie • Youth Council, City of Fernie
How They Were Engaged	Follow-up one-on-one meetings to explore feedback in greater depth
Times Engaged in Round 2	14 different meetings, during first two weeks of May 2026
Youth Workshop	
Who Was Engaged	Youth
How They Were Engaged	Booth featuring the "footprint" activity during Local Government Awareness Week
Times Engaged in Round 2	Once – week of May 11, 2026
Fernie Future Workbook	
Who Was Engaged	• General public – inclusive of residents, plus business owners, retirees, and a small number of organizations: ○ Fernie & District Historical Society ○ Fernie Child Care Society ○ Elk Valley Field House Society ○ Cycling Without Age – Fernie
How They Were Engaged	Online/print survey available in full and "mini" versions
Times Engaged in Round 2	199 responses; open between April 22, 2026 and May 11, 2026.

APPENDIX B: VERBATIM COMMENTS

CORE VALUE VERBATIM COMMENTS

1. Housing Access

We are adding 100+ units over the next four years (335 units)
 key to link to social connections
 Spectrum “attainable” as defined term
 Senior housing
 Supportive housing (i.e. under/unhoused 2nd stage housing, etc)
 Higher density, less sprawl
 Age in place

2. Reliable Infrastructure

need to future proof
 bedrock of the community
 How does this also apply to digital infrastructure?
 Integrate long term planning with nature-based solutions.
 Critical to support all 5 other values. (water flows & treatment, community centres/rec spaces, flood mitigations, roads/service areas)
 services... city + extended services + partnerships + other valued services (other govt?)
 Growth = staff
 Age in place
 “with servicing capacity” is misleading and restrictive. Need capacity building

3. Thoughtful Growth

See environmental stewardship
 overarching value all other values support or tie into this one
 missing leadership or world class – being the best of something
 Changing Thoughtful Growth to Authenticity
 missing affordability perspective (only captured in housing)
 sense of community
 Development not growth
 “Locals” impact too much
 Age in place
 What does compact growth mean? Growth should be within existing zoning + serviceable land
 Need far more understanding of what the future holds

4. Environmental Stewardship

Although we currently have this in our OCP – “looking through a climate lens” we need to emphasize this more

Conservation considerations in planning?
Not compromising our nature in asserts should inform our statements
missing wildfire resilience & prevention
flood resilience
Community risk assessment
Wildfire development permit area - Ignition resistant construction - Vegetation (firesmart)
Safe
Heritage
The word “environmental” is falling out of favour + becoming narrow. I advocate for harming this value sustainability and stewardship

5. Connected Community
Listing “active transportation” in lieu of specific activities
We do this well but need to incorporate in many/more aspects of our growth strategy
include places to connect: public spaces, facilities, etc. not only transportation. - childcare - health care - cultural programming - community services + supports
expand to include Arts/Culture – missed completely, Identity
missing or not fully captured: partnerships, social & physical connections, extended services / collective growth
social connection
accessibility to neighbouring communities
wheelchair and handicap accessibility
Safety + social connection
Social connection / facilitate better community social connection
Limiting vehicle use
2 nd ave 1-way
Social, arts + culture, community spaces, community connection, age in place
Social connections not just transportation
Add: global unifier for the community we need to focus on who we are doing this for: the people who call this place home

6. Thriving Economy
would do well to offer opportunity for small – mid sized industrial business & service providers
Acknowledgment of changing workforce landscape and how we “future proof” our community as it relates to the future economy
Economic development need to inform our service priority
Other industries beyond tourism

Add “and development” in proposed core value
Changing “growth” to “revenue”
Why is tourism singled out and elevated above other development opportunities
Tourism pays for related infrastructure not just advertising + promotion of the location
Year round, small business is restrictive, holistic economic development, age in place
Tourism isn't the only economy in Fernie

OPEN HOUSE VERBATIM COMMENTS

Community Values Exercise Verbatim Comments

1. Housing Access – What are your thoughts on the core value?
Yay
Encourage “cold home” owners to include permanent caretaker suites
Consider existing homeowners in planning + zoning decisions
What about.... units for your senior population
Incentives for residents to spend locally and use local builders when building a new house here
Allow tiny homes
Higher cost and stricter rules for short term rentals, taxes etc.
Give recent news of new rental specific townhomes + condos, this may be a little redundant. Our key staff are aiming to retain have young tourists + desire affordable homes not townhouse/condo units
Disincentivize being used as short-term rentals. There is enough rental demand to fill units long-term & STRs drive price up

2. Reliable Infrastructure – What are your thoughts on the core value?
Community centre is necessary to rebuild
Consideration to changing climate
Densification coupled with appropriate and adequate infrastructure is important
Stop allowing the city to expand until utilities et are jixey
Create a fund for infrastructure. Not wait until it falls apart. Plan for infrastructure upgrades
Infrastructure is essential and should be a priority make a plan
Consider limiting growth until infrastructure improvements have been made
Implement natural asset management as part of municipal infrastructure planning
I would like to see recreation and its importance include here somewhere... pool, new rink, outdoor rink etc.
Public transit
There aren't city services however, planning needs to provide the space & infrastructure to support smooth delivery of healthcare, education & other province or federal services
Id like to see waste-water solution that can handle rainfall capacity

3. Thoughtful Growth – What are your thoughts on the core value?
Rethink the need to grow

Thoughtfulness should flow through all values
Densify by replacing large multi-million houses with 2-3 smaller homes in the lot
More tourism should lead to more paid in tax – use to improve town
Affordable homes for purchase
Land sprawl to be done with density us. Small # of mega houses for absentee owner
Protect mountain views and have a height restriction on houses + buildings
Consider colour scheme of the new buildings, partially the cladding on the new housing where firehall was
How do we influence or control growth outside our boundary
Development that supports the working class
Don't end up in Canmore
We can't have growth without people & you can't have people without proper housing
Growth needs to be done in an environment conscious way. Better use of space plus sustainable design

4. Environmental Stewardship – What are your thoughts on the core value?

Fire
Heavy industry such as logging keeps our forests need people involvement more than just recreation to be safe & healthy.
Invasive species management plan especially in parks, high value areas + recreation trails leading into wildlife habitat
Protect but keep access
Protect the town and its residents from wildfires
We should add reconciliation to this section
Permanently fund the ERA
Stop taking away park space for development. We need all the park space we have and could use more
Implementation of mitigation where appropriate
Include recommendation from Fernie food strategy
Permanently fund the Fernie trails alliance
Non-motorized trails are also critical infrastructure
Space for nature
Logging on private lands causes flood. Clearcut for development causes flood.
Fire smart rules for trees around buildings should be considered (No tall skinny cedars next to a house)
Focus on environmental emergency – what to do in a fire?
Creating community that leads the way in sustainable living – renewable energy, circular economy

5. Connected Community – What are your thoughts on the core value?

Social connections not just transport

This value could also recognize how walkability or cyclability enhances economy & health outcomes, reduces infrastructure costs
Wayfinding for tourists/visitors to maximize visits to businesses + historic downtown ie, signage
Fernie bridge needs a cycle lane
Bridge over magic lands area needs to be built
Provide funding to the FTA to improve + maintain trail networks
Locals deserve priority over tourists
Shuttle to the ski hill
Bike parking downtown
Would like to see zero emissions transportation added to this value
There is no parking problem in Fernie, walking one block is not a problem
Need to address highway through town obstructing investments, slower speed limit with actual stop lights
Mobility and accessibility
Get more folks ut of cars
Pedestrianize 2 nd ave
Sidewalk along highway
I'm concerned about removal of parking, when full impacts of new firehall + daycare buildings are not complete. Due to safety for academy kids, a 1 way on 2 nd ave isn't a solution

6. Thriving Economy – What are your thoughts on the core value?
Build mlti-use buildings, housing upstairs and businesses downstairs
Support for non brick and motor businesses
Follow Revelstoke model to build housing for
Economic reconciliation through use of band bus
FTA needs more funding stability from tourism funds. They drive tourism
Tourism is necessary to support residents' healthy tourism base = more money
Local food production
The mine won't be here forever, we need to diversify
Continued focus away from big box stores that draw away from local small businesses
Meet ups and networking opportunities for remote workers
Preserving the downtown core + restricting the 'invasion' of franchise/national type businesses will ensure the charm of downtown retained. Once those big brands come in we will never get that charm back

Hopes & Dreams Verbatim Comments

Something you hope the City definitely does!
Has an open mind regarding zoning and building, so Fernie residents have a place to permanently call home they can afford
Stop the climate change nonsense
Prioritizes the needs and wants of the local citizens
Do their best to keep things (taxes) affordable for locals/ low-income families

Get a trampoline park
Work with the Wednesday social to keep the event going. Please help them keep tis event free and alive for locals
Support small businesses for licensing and permits
Addresses critical infrastructure
Build a quality bike/hiking path between Fernie and Hosmer
Closes main street to vehicle traffic
In my fantasies, I d love to see a pedestrian bridge connecting mountain view + riverside
Locate source of water in any test well before investing in permanent cribbing, pumps, piping
Builds a facility for children sports, exercise, activity and health
Continues focus on building a permanent community for varied uses, accessible & affordable for all residents
Invests into critical infrastructure like sewage plant, better roads and funds the FTA in improve recreational trail networks
Create a architectural plan for the highway corridor as a priority
Stop the “land acknowledgments”
Repair & upgrade our wastewater system, roads, sidewalks & infrastructure
Continued access/care for parks providing future perspective to where community can gather, connect
Build/support housing for gaining population... retirement places
Silent railway crossings. Regular horns noise pollution for both humans + wildlife
Better community centres
Allow an outdoor rink adjacent to its current location
Greater emphasis on low carbon gov’t & climate resilience
Prioritize medium-density housing to expand housing supply while still allowing families to have their own spaces
Fixes infrastructure
Build the fire hall on the most logical practical location as decided by professionals
Increase low-income rentals
Work with RDEK to atop the bleeding of single detached acreages
Builds climate action into every decision henceforth. Fernie has an opportunity to be a leader in environmentally friendly, sustainable mountain living
Stays walkable
Add more water slides
Fund the FTA on an annual basis
Does what Canmore did and fence the rail/have silent crossings
Addresses neglected infrastructure through planning + reasonable tax increase
Keep the ski town vibe alive
Focuses on infrastructure before its too late
Discourage short term tourist rentals and keep housing for residents
Fix, upgrade infrastructure sewage problem
Encourages/ supports a car share program
More affordable housing
Support daycares

Continue to be thoughtful of environment
Heritage buildings, must protect character, improve sidewalks
Builds a new hospital
Developments prioritize middle class, transit, sustainable infrastructure
I would like to see more doctors in Fernie
Creates more arts programming spaces
Supports affordable housing
Community centre, better snow removal downtown, street cleaning
Control speeding, especially around school area
Builds a community hall, we need places for people to gather and celebrate
More regional growth planning
I hope the city continues its partnership with affordable housing providers
Preserves wildlife corridors
I hope the city priorities fixing critical infrastructure concerns (water treatment, age of community buildings) brings back the community centre, integrating recreational service
Allow backyard hens
Finds a way to keep green space in/around downtown core
Implement the recommendations from the Fernie food action strategy
Introduce pay-per-use water billing
Support trail development
Purchase land to establish community forest
Work with NCC to ensure the community values are reflected in stewardship of land
Implement a tourist tax on tourist services to fund community infrastructure
Consider the long-term impacts of growth
Densifying downtown to provide housing options
Expand the boundaries to the ski hill and put in a bridge
Focus on fixing water/wastewater
Maintain healthy population growth
A storm water capture system so the water flows into the environment instead of drains
Focus on connecting bike & walking / multiuse pathways

Something you hope the City never does!

I hope the city never prioritizes big development over supporting locals. Never builds a Walmart
Blows up with high density housing that kills the character of the town, ie what happened to downtown Canmore. Density must fit the character of the town
Prioritizes buildings over people
Stops allowing fun community events
Tries to attract tour bus companies/refer to themselves as the 'next Banff'
Sells assets at a discount
Build houses on city parks/trails
Low density housing, large properties (no need for more acreages)
Allow for more development that expand the city footprint
Have chain stores + restaurants

Decides to stop focusing on Fernie's downtown and small-town charm
Decides to implement paid parking downtown
Implement paid parking in downtown, not for locals at least
Uses the mountains
Has the housing issues as bad as Canmore
Sacrifice nature and our generational health for income or prosperity
Use the mountains for mining
Allows the downtown to lose its character or become overrun with chain restaurants
Prices out young adults
Lose its walkability
Restrict current single house lots to being only multi units
Becomes like Canmore
Turn into Banff
Banning dogs from downtown
Develop green space for low-density housing
Price out the local culture
Fast food restaurants big boy stores
Get rid of McDonalds
Ruins downtown with inappropriate buildings
Expand too far into the forested areas
Allows the vocal minority to overshadow the voices of the majority
Approve more fast-food restaurants
Forgets the environment underpins everything
Take away the pool/water slide
Taking mor trees from out beautiful home and keeping our green forests
Not fund the FTA
Becomes like Canmore
High rise, zone more single family residential
Allows Walmart or Costco to come here
Compromise our walking trails access to nature and remove green spaces
Puts ideals before reality Fernie needs homes for its people period
Lose the heritage
Neglects the critical infrastructure like wastewater + roads to build a grandiose firehall and eliminate park land
Trades our city attractions for money
Submits to social media outrage over sound, established planning principles
Allows poor quality big architecture
Grows too much + impacts our nature environment
Prioritizing tourists over locals
Allow tax free STR
Allows taller buildings. Mountain views make this place special
Develop the lion's ground
Becomes complacent and doesn't recognize the need for growth and development

Compromise the wilderness that brings many joy
Gets rid of our green spaces
Prioritizes high income residents/holiday homes/and homeowners over locals & low-income families
Get rid of McDonalds
Rip up more streets and put gravel on the side as on the 9 th
Build on Piontice park
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Path to a Great Future Verbatim Comments

Path to a Great Future
Metered water billing. If you conserve water at home, you should pay less than those who don't!
Encourage conservation of reduce wastewater pressure.
Fix the pipes
Don't price out locals out of the housing market, when they intend on living here long term
Multi-use community centres
I hope they move the outdoor rink to the field right beside it right now
Amphitheatre, food truck site (downtown)
Community centre, performing arts, affordable grocery
High density housing
Get the living wage closer to minimum wage
Adult indoor recreation (squash)
Multi-use sporting complex indoor activity centre
CP rail allowing passengers trains within the valley
Affordable housing

Add large breadth of industrial retail, office & commercial spaces to enable the economy to diversify & flourish. Repair the failing infrastructure & assets. Create more indoor community spaces (bowling, climbing etc.) More bike/multi-use paths. Bike parking (covered!)
Option for more recycling
Bowling alley
More facilities for sports and children's exercise/ activity centres
Swimming, more aquatic programs + pool availability
Maintain current path system, fund FTA.
Collaboration & engagement
Dance/ drama, theatre programming opportunities, amphitheatre
Annex the valley!
Larger performing arts space
Playground
Bike & far community centre
Seniors housing facility
Bike lanes connectivity to the schools
Trampoline Park
Fix critical infrastructure, or layout plan for how this is done while also supporting growth. Integrated recreation currently feels sliced.
Upgrades to infrastructure, new assets : pool
Greater pedestrian attention to aesthetic effects on all areas of the city. Flexible approach to use, disposal & acquisition of city / public
Poolslide
Ballet classes
Affordable housing access
Fund the PTA, new recreational facility
Early child education centre
Pump track
Fix water wastewater
Live music centre, arts venue conference centre
Senior housing affordability
Less red tape for building + development
Build a healthy, sustainable town of outdoor adventure
High quality environmental assessment for all new development
Fix wastewater
Bike lanes
Conference space, infrastructure upgrade, more childcare
Denser housing over subdivision sprawl
Continue opportunities like this for community input
Clean streets
Strengthen local food production
Pool
Climbing wall
Build new fire hall

Keep our park spaces historical
Community centre
Sports complex
Implement Fernie food action strategy

WORKBOOK VERBATIM COMMENTS

Preferred approach to the overall direction of the OCP – Let us know why you answered the way you did or if you have other thoughts to share.

Don't really prefer any of the options as all feel they are missing something BUT I would rather see deliberate, designed growth not necessarily in any specific geographical location but in deliberate needs areas.

We need to focus on the capability of being able to service e.g. water and sewer to be able to add any new development eventually when this is in line, we could review any expansion on the outside boundary for Fernie. Also – Fernie need senior (affordable housing) which could open up some housing for younger people in town.

- Affordable housing in Fernie has been a problem for many years.

Business e.g. ski hill – restaurants, hotels which hire staff during peak season should be encouraged to arrange housing on site for their workers.

- We also need to keep Fernie historical values a top priority.

Fixing infrastructure is essential, as is protecting our heritage buildings.

Not a high-rise fan but a view scape architect could find a number of places 6 to 10 stories could be placed to allow neighbors a good view. Build up not out, some green space with a view but not all. Much of 1st and 2nd Ave could be very tall. Many areas backing on hillsides could have high rises e.g. parts of Ridgemont Cres, Drive and Lane.

affordable housing is incredibly important to sustain the town long term

our community is a very attractive area! we need a progressive area! we need a change. we can compromise and collaborate on sensitive issues but let's stop spinning our wheels and get some traction

Housing, infrastructure, growth lead to attracting more people for connected community and thriving economy that has a bigger impact on environment

- slow growth is more desirable.

- focus on infrastructure – water + sewerage services need to be improved. Already too many people overloading systems.

- * protect the environment – this is the unique aspect of Fernie

- respect existing neighborhoods and homes – growth is not necessarily better + more zoning + controlled building permits are required.

Housing access and reliable infrastructure are important.

We already are at the need for option 3 reality vs ideal hope that ship has sailed. Don't be left behind Fernie

Maintaining a sustainable growth rate, with sustainability in all aspects of the community: Tourism, Development, Economy, and Population.

I believe the City should prioritize infrastructure improvements. The recent incidents, involving raw sewage being discharged into the Elk River, should not happen and the city should treat this as its top priority.

While I support amenities like a community centre, pickleball courts, and other recreational facilities, I recognize that resources are limited and must be allocated carefully.

- Not every part of town needs to be treated the same.
- We need to grow and improve but can't endlessly add subdivisions and single family homes.
- Nimble approach.

Over the next 50 years:

1. Global climate change will alter the ski industry, so unless there is major infrastructure spending (to hedge against climate change and facilitate skiing/boarding at higher altitude) the economic contribution of the ski hill will diminish.
2. Advances in steel making technology will diminish the value of the mining sector.

What remains are:

- a. lifestyle related values (trails, outdoor spaces, river and boat launches, cafes and restaurants, patios, walk ability, bike paths)
- b. history and historic building attracting visitors

We need to preserve history and improve infrastructure. We have to fix what needs done to our city buildings in a timely matter. Need to increase green areas. We have enough huge homes where people live a few months a year. We need to think about senior housing, on level. Nothing for seniors!

Seems like the right way to preserve the current, loved, version of Fernie, but allow new opportunities. Protect lots of areas, lots of access to rec, but jump on new areas when needed. Grow with the land!

Like development of new communities over prioritizing infill, or targeted infill in areas that are better suited (based on area character or ability to service increased density)

Growth would happen when it makes sense.
The clear plan to manage timing is important.
Checked progress,
Intentional growth is one of my priorities.

Upgrade what we have now, then develop new areas with some high-density housing.

- Slow but steady growth – regular check ins on overall plan
- Addresses the need for new housing
- Improved water treatment
- Regardless of choice, maintenance (especially road) needs to improve.

Whilst some developers might not know we could control the growth and where it is needed. Too fragmented right now.

Chosen because I believe in all the primary values.

Disagree that housing access has to be secondary to this.

Actively supporting homeowners to open unused suites (existing) to supplement housing needs would be a great priority.

As someone who lives in a 3 bedroom/1 bath modest home, I am more likely to rent out a room

than someone who owns a home with a suite not rented because of the inconvenience, or rules associated with being a landlord. How many are sitting empty??

Existing infrastructure is failing. Improve water treatment and waste water treatment before new fast growth.

The Balancing Snowboarder approach takes away character of town.

We need to maintain and do the upgrades needed on City infrastructure and facilities before over-developing past our sewer, water and other services capabilities.

Keep as much green and natural areas as possible in old and new building areas to preserve the reason most people are here for in the first place.

Tiny home parks could be a way to make living here affordable rather than the large homes being built that are unaffordable for local residents.

I strongly feel before Fernie dives ahead full steam, we need to take care of our infrastructure issues. It is fundamental to the wellbeing of our community and environment. We can slow down on our development until there is a thoughtful growth plan, build, build, build doesn't necessarily make life better.

I am not in favor of back yard houses as it is too crowded for a residential area. Most of these seem to be bigger than the original home.

Arts and culture?? This is community not the businesses.

Prioritize trails, natural areas, small and tight-knit community. Preserve historic buildings.

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Both 1 and 4.

We need to maintain and do the upgrades needed on city infrastructure and facilities before overdeveloping past our sewer, water and other services capabilities. Keep as much green and natural areas to preserve the reason most people are here for in the first place. Tiny home parks could be a way to make living hear affordable rather than the large homes being built that are unaffordable for local residents.

Living in the mountains we are still close enough to the roots of our past. People are coming to our natural town because the urban places where they reside are becoming less and less desirable. We have to re-establish community and interjurisdictional dialogue as a means of asserting a new vision of Fernie rather than as a tool for simply allowing the self-interest of outsiders that is eroding our common good.

Focus development in new areas, retain old neighbourhood character by controlling development.

I've been a resident of FERNIE for 55 yrs and I've seen booms and busts. We have a beautiful town that still has a small town feel, but could be lost so easily. We are almost there now. We need to

use the land we have now, fix the infrastructure before we have a major disaster and slow the growth down until we can support the water, sewer and other major projects.

I would like to see existing development areas fully built out before any more outward expansion takes place. There are areas of downtown that feel under utilized and would be prime locations for densification and adding mixed use developments.

We have a critical infrastructure issue but still need to see new homes added and opportunities for young families to live here, but I don't want to see the Fernie that I love change too drastically. I want it to retain the charm and character and access to natural areas and parks that are the reason I chose to live here.

Existing infrastructure has not seen adequate investment and has caused major issues for existing residents in town. We must be address the state of current infrastructure ie. water mains, sewage handling, community buildings before city tax money is spent on new infrastructure. Our existing neighbourhoods will deteriorate and the town will lose it's appeal to new residents.

Only one option prioritizes environment. As an eNGO, there is little options here. Environment and other priorities are not incompatible.

Only one option prioritizes environmental stewardship. It is presented as though promoting environmental values is not compatible with a thriving economy. This is a regressive attitude and demonstratively false. Economic benefits and environmental values are compatible.

I value the green spaces that surround the community it is part of what attracted me to move here in 2012. There are a number of infrastructure upgrades that need to occur to support the current community size before rapid or significant growth is considered.

We currently have existing areas that need attention and support. Water, sewer, roads, recreational loses. Increasing other areas will add to the stress of these systems

Targeted growth areas should be the most efficient way to provide infrastructure to support growth. Growth is required to meet housing demand but need to be planned properly. The biggest issue is the very poor infrastructure the Fernie currently has. Almost a third world water and wastewater system and the lack of community amenities (community hall, rec centre) for a town it size.

Slow and steady wins the race.

Growing slowly will give the chance for the town, shops, utilities etc etc to keep up.

Adding houses fast will cause chaos.

Slow, well planned moves will benefit Fernie, fast less planned growth will be a downfall.

Yes we need some growth, but let's keep the charm of the small mountain town we all moved here for.

Land developers have broken initial promises and pivoted away from multi family housing.

I feel that targeted and intentional growth would encourage proper oversight of project follow through without losing sight of our core values.

I preferred option 1 core values but worry that if we focus on keeping more land natural and restrict growth, the RDEK would take over the demand and sprawl would happen without our control. The only way to protect nature, connected community, is to control the land.

For the future of Fernie, I support the “Relay Runner” approach because it recognizes that growth must be intentional, phased, and sustainable over the long term.

Having lived in Fernie for 45 years, I have seen both the ups and downs of a resource-based valley and the rapid expansion of tourism. Growth can bring opportunity, energy, and investment, but unmanaged or overly rapid growth also brings serious consequences that communities like ours feel deeply.

Over time, tourism growth has increased pressure on housing, infrastructure, healthcare, roads, parking, water systems, and community character. Many of the jobs created in tourism and service industries are lower paying, while housing prices and rents have risen beyond what many local families and young people can afford. Increasingly, our own children are being priced out of remaining in the community where they grew up.

Fernie needs growth that strengthens the town rather than simply expanding it. That means prioritizing attainable housing for working residents, protecting neighbourhood character, ensuring infrastructure keeps pace with development, and maintaining a healthy balance between tourism, recreation, industry, and year-round community life.

A phased and intentional approach gives the community time to adapt, plan responsibly, and avoid repeating the mistakes seen in many resort communities where growth outpaced affordability and local quality of life.

Fernie’s greatest strength has always been that it is a real community first, not simply a tourism destination. The Official Community Plan should protect that balance for the next generation.

All great goals, but building with intent and sustainability are important

There is no money to do everything and most problems require a big investment to address. Gotta pick the battles.

Was torn between option 1 and 2. I like option 1 a lot, however I like the part about historic buildings being less important. I think some of Fernie’s historic buildings are important to be kept a certain way and others maybe don’t necessarily need that historic distinction and could be holding it back from businesses utilizing them in a better way or updating them to function or look better. I also like jobs being prioritized. Fernie has a wage problem where the wages in skilled jobs are lower than most places in BC and AB for the same jobs, we take advantage of seasonal workers but it negatively impacts year-round residents who are qualified for those same jobs but can’t take them because the wage is too low. The seasonal workers get hired in Fernie for a year-round job at \$21/hour (they are here for a good time not a long time), then move back home to other areas in Canada or other countries and have that skilled job on their resume and it gets them a cool awesome job in their field back “home” that is paying double. Mean while, qualified workers in Fernie who live here year-round struggle to find a job in their field that pays the going rate. I’d like to see that trend change. Places in Fernie always advertise “competitive wages” – competitive to who? Wages here are significantly less than elsewhere in Canada for skilled jobs or literally the same job. There are year-round skilled and qualified workers in Fernie who can’t find jobs because the cheaper option is chosen instead of the long term option. Would love to see the chamber or someone educate businesses on this. I don’t

think expanding Fernie too much without having the infrastructure and amenities to support that growth is a good idea. That will just create more angry community members and a town that doesn't feel like a community anymore. The amenities and infrastructure needs to come first before the growth, to prepare for the growth instead of chasing our tails when we can't catch up.

I do believe infrastructure maintenance is lacking. Our sewer system needs to be addressed ASAP but needs to be meaningful and effective for the current state and growth that is coming. The rest of the infrastructure/assets, need to be planned and meaningful. By this I mean our Arena, curling rink, community center, pool, indoor courts etc should be located in a central location, and build with purpose. Having all our assets all over the place is a waste of prime space. they all have parking lots, admin offices, small meeting rooms etc. If we were to locate all the assets in one place, we could have multi purpose rooms like, change rooms, wash rooms, office space, etc. Its time, we plan with purpose and execute in a timely manor.

I believe we are at a such a critical point with all the COF aging infrastructures that growth needs to slow while these infrastructures are brought up to standard. This of course includes the sewage system, secondary water source, community centre, etc. With continued new growth adding stress to the above, failure becomes too real.

Because planning of new subdivisions as been poor so far and infrastructure not being updated to keep up

Was torn between option 1 and 2. I like option 1 a lot, however I like the part about historic buildings being less important. I think some of Fernies historic buildings are important to be kept a certain way and others maybe don't necessarily need that historic distinction and could be holding it back from businesses utilizing them in a better way or updating them to function or look better. I also like jobs being prioritized. Fernie has a wage problem where the wages in skilled jobs are lower than most places in BC and AB for the same jobs, we take advantage of seasonal workers but it negatively impacts year-round residents who are qualified for those same jobs but can't take them because the wage is too low. The seasonal workers get hired in Fernie for a year-round job at \$21/hour (they are here for a good time not a long time), then move back home to other areas in Canada or other countries and have that skilled job on their resume and it gets them A cool awesome job in their field back "home" that is paying double. Mean while, qualified workers in Fernie who live here year-round struggle to find a job in their field that pays the going rate. I'd like to see that trend change. Places in Fernie always advertise "competitive wages" – competitive to who? Wages here are significantly less than elsewhere in Canada for skilled jobs or literally the same job. There are year-round skilled and qualified workers in Fernie who can't find jobs because the cheaper option is chosen instead of the long term option. Would love to see the chamber or someone educate businesses on this. I don't think expanding Fernie too much without having the infrastructure and amenities to support that growth is a good idea. That will just create more angry community members and a town that doesn't feel like a community anymore. The amenities and infrastructure needs to come first before the growth, to prepare for the growth instead of chasing our tails when we can't catch up.

the city has been letting developers dictate how the town grows and really needs to be more intentional about growth, have a growth plan so that infrastructure doesnt fail, and we stop seeing new development arrive in the form of big, unaffordable mansions and estate lots. we also need to protect forested areas at high elevations – keep development to the flatter areas so

that the town can maintain its views of the natural landscape rather than looking up at clear-cut blocks and new neighbourhoods.

The city seems to be focused a few too many steps ahead of its self. Too interested to be seen and attract attention from outside. Needs to ensure its current and longstanding residents are taken care of.

Steady growth of the economy and homes while also prioritizing infrastructure appears to be the most balanced and desirable outcome for the town.

Need to focus on housing and infrastructure in the near term and move to a more balanced approach longer term, so I support targetted, intentional growth

We need growth, but at the expense of our heritage and natural environment. We have the room to grow through smart infill, and without trying to make Fernie more of an exurb of Calgary.

Need to make sure local businesses benefit most from development opportunities - not big peaks and busy periods that only benefit out of town companies that don't support local jobs

I think we should prioritize protecting our community from becoming the playground for the wealthy and neglecting members of our community who cannot thrive and make Fernie their home. We seem to be increasing the size and cost of homes which will only serve those who have the higher financial resources.

We can't create high density housing without a reliable infrastructure to keep up with the demands.

Need new housing sooner than later and need to do something different

Growth is the driver of gentrification. The more development Fernie allows, the more secondary housing comes. We are on a path of becoming a Canmore. All the ingredients are in place. From biking, hiking skiing, golfing, fishing and motorized activities. Slow growth with focus on bringing densification instead of a high end developments is a better choice. Keep it real and liveable. We do not want a cold bed community.

Rapid growth without proper infrastructure leads to more situations similar to dumping effluent directly into the river. Developers, and local industry(RCR etc) reap much more than they put back in this department. RCR doesn't provide housing yet all staff imply added pressure on our infrastructure for example. Property developers increase runoff, and stress current infrastructure without paying back to keep up with the demand they incur on the systems. Property taxes are high enough. These industries need to be part of the solution, not the problem.

We should focus on developing high-density apartment and low-rise buildings, prioritizing affordability. Additionally, there needs to be much greater pressure on RCR to build staff accommodations. While development can continue and the community can grow, it must be done with environmental stewardship in mind. Furthermore, large industrial and developers like Parastone and EVR need to contribute significantly more to the tax base and community infrastructure.

The "housing and jobs" versus "protecting natural areas" trade-off seems oversimplified and misleading. "Fewer new homes being built" says nothing of higher density, multi-family, laneway or other thoughtful measures to increase supply and keep costs down. Does the City even have influence on protecting natural areas outside its boundaries? The focus should be on holding developers to account.

This approach allows for proper maintenance of existing infrastructure. Until basic services like sewer capacity and water capacity are assessed and improved to meet current and future

needs including challenges of climate change, we can't provide large numbers of new services. Extreme conditions like droughts and floods will put unprecedented pressure on these two systems in particular, and we need to be prepared. Stick to affordable housing infill/ projects for full time families and residents, rather than large luxury secondary homes, especially if owners will not be living here full time.

It is evident the CoF cannot cope with rapidly increasing growth! The current infrastructure is a prime example of that.

Growth funds growth with increased investment in infrastructure deficit and maintenance programs/policy. Proactive asset management vs reactive.

I chose this option as it seems to be the one that would allow aging infrastructure to undergo improvements alongside growth. If I got this wrong I want the option that would best align with this objective.

My priorities are environment and infrastructure

Fernie has a housing shortage, as much as I would love to protect nature, we need to improve housing access to people who decide to live here. Not 2nd home owners.

Current infrastructure can't support more development.

This is the best long term strategy.

The things that make Fernie so attractive and valuable to its residents cannot be lost to growth. For example, our green spaces near the river are developed, the value of that space is lost to all but those who develop. Our aging and struggling infrastructure needs to be prioritized over new infrastructure. Growth that occurs outside the city will continue to fuel economic growth within.

I feel that the City needs to have plan for growth that is thoughtful. Having unreliable, aging infrastructure does not allow for new areas to be developed within city limits. An intentional approach that focuses on existing areas to be redeveloped (ideally with higher density) will provide the city the opportunity to upgrade the existing infrastructure and develop areas within the city that are vacant, dilapidated, on large parcels of land.

People pay a ski resort premium to live in Fernie so I think housing access here should be a pretty low priority since it's a completely optional choice. Sparwood and Elko are only 20 minutes away which provide much cheaper housing and a short commute into Fernie if you work here.

Also, I think it's irresponsible to give up long term gain for short term reward. Let's protect our environment and preserve what keeps Fernie a great place to live. More thought needs to be put into where we build and the established communities that are disrupted in doing so.

Purposely expanding to fill needs. Not just chasing the money & pricing out a critical demographic to town's success.

There will be continued desire for growth, particularly for new single family homes. But this must be balanced against what the city's infrastructure is capable of supporting. Where growth can occur must be matched against the city's ability to service it. Developers must contribute funds to provide the necessary services and infrastructure. More affordable housing for those needed in the service industry should be a priority so growth needs to be controlled based on what is needed rather than someone with land and a bulldozer. Redevelopment in existing areas should be higher density.

Current infrastructure (ex. wastewater and water pipes) requires improvement before new construction takes place, Ability to keep pace with current growth is already impaired.

We need to fix the infrastructure we have before focusing on expansion.
Fixing what we already have is a high priority
While housing access is important, I believe it is more important to deal with current infrastructure and issues, with thoughtful, environmentally-sound development.
Infrastructure is bad. Fix all before any new developments.
It was the only option that did list housing as number one priority, but had reliable infrastructure as number 1
Fix, maintain, and upgrade what we already have for who's already here. Stop trying to bring more and more people into a failing system that can't function under what's already being thrown at it.
We need to halt growth and get our city and sewer under control
Options 2) and 4) aren't distinct from each other. Balancing growth and doing so in a thoughtful, targeted manner seem like a good strategy to me.
Having experienced the rapid growth of the community of Canmore over years prior to moving to Fernie, it was very clear that little thought was put into how growth impacts not only the existing community, but also the natural environment that surrounds the Bow Valley. Slow and intentional growth are key elements to ensuring thoughtful outcomes that go beyond simply exploding a community to meet increased tourism demands.
Maintenance of existing process.
We are faced with a conundrum as Fernie looks forward. Limiting building and growth will affect rents and house prices and businesses will be affected, however our aging infrastructure must be dealt with. Building more dwellings and bringing more residents will add additional strain to our water and essential city services. We experienced first hand last December and again earlier this year when climate change combined with an aging sewage system and we had near catastrophic incidents. Careful, deliberate planning and management is our only option.
Housing access and investing in reliable, sustainable infrastructure is priority.
Infill housing should be prioritized encouraging walkability. Reducing downtown parking needs and keeping outlying areas natural. Let's deal with the Royal and fill empty business spaces before growing into new areas.
Best approach for the City
The mines will not be here forever and are on dubious ground with permit. There is a a double digit percentage of people are associated with them supporting a significant tax base and businesses. The city should prioritize & encourage new building, renos and create density as fast as possible while anticipating what happens as the mines run down.
Plan for what is missing (the middle range) for housing. Fix the water sewer and roads and target missing businesses. Plan for what industry will replace coal and forestry.
The city mismanages taxes as it is, there are many upgrades to infrastructure that need to happen before any new growth. Remember when you couldn't build a home in West Fernie unless there was water to the lot, because apparently the infrastructure couldn't handle it, then WF was strong armed into joining the City and taxes quadrupled and everything was going to be so much better and now the sewer system can't handle all the extra shit when it rains, we don't have a community centre, or a fire hall, snow removal and garbage collection are joke, pot holes.... maybe developers should have to pay more for their stupid exclusive developments and

they for sure should have to put in mixed income housing. Mobile homes should only be allowed in parks, or plunk a few of them down in Montane and the Cedars and see how the residents there enjoy them, they are not a solution to cheaper housing and there should be a moratorium on putting them in West Fernie

Ever expanding housing up the hillsides will do nothing but create a sprawling suburbia. There is little evidence that increasing supply of housing will make it more affordable. The theory of "filtering" just does not work when 30% of the houses are recreational/part time housing. The price of housing in communities like Fernie is due to the attractiveness and the amenities around it. In essence every promotion of Fernie as "one of the best towns in North America" etc just drives up prices. See studies like this:

<https://www.sciencedirect.com/science/article/abs/pii/S0166046217304283?via%3Dihub>

We are struggling to maintain our current infrastructure IE water systems

To maintain the essence our community.

People come here to enjoy the recreation and the relaxing vibe of our community.

I feel we are struggling to maintain our current infrastructure.

It maintains the reasons people move to Fernie. Don't want to have sprawling developments. Public and natural space should be a priority in an environmentally questionable time. Our current city services and amenities can barely handle what we currently have. Those need to be addressed before we add more pressure to them.

Environmental stewardship, thoughtful growth

With slow and thoughtful growth, I feel we as a community accept the essential change that needs to happen.

Current (and future upgrades of existing/old infrastructure) infrastructure repair/upgrades, should above all else be the number one priority for the City of Fernie and the community as a whole. Continued development in areas that tie into existing infrastructure that's already under duress should be paused to not overwhelm systems that are on the brink of catastrophic failure. The perception that building more houses will lower the price/cost and create "affordable" housing is a fallacy. Federal government spending along with the BOC increasing money supply simply decreases the value of the CAD, couple this with the duration it takes to construct a new home in Canada, and the inflated cost for labour/materials, the end product is simply not affordable. Therefore, I believe the City should focus on issues within its control, that are relevant for the overall success of the community, like aging infrastructure.

Fix what we have. To much influence of developers.

Fernie is a growing city and that means infrastructure and new builds need to follow suit

The city doesn't have the infrastructure to grow fast

It was between that and relay runner. The current infrastructure cannot handle what we already have, so money focused on fixing problems (sewage for example) would allow for a more thoughtful growth without ruining what we have.

All building and planning must be intentional. Mapping out economic goals, safety, access to/protection of green space and most importantly: Can Fernie withstand & support the new builds with current infrastructure. If not, how is that being prioritized and budgeted for.

We love Fernie for it's natural beauty and small town charm. It's already seen a huge amount of growth in the time that we've lived here - 17 years. We need to fix what we already have - pipes, roads, sewer and water systems. We already can't keep up and more and more housing

developments and condos is going to continue to stretch our already overstretched infrastuture.

Recognizing the present-day housing pressures and citizens' strong desire to reduce housing costs, I believe intentional growth is the best way to ensure what is created will meet the needs of the community. Also, whatever is being built needs to meet the conditions of a future climate and will require thoughtful development (materials, architecture, landscaping, heating/cooling systems, etc).

I was between 1 and 4 I don't feel that any of the options really defined my opinion

I chose that one b/c it seems to be the only choice that looks out for the locals and our land. It fixes things that desperately need fixed in our community and stops messing with all the beautiful land around us that brought people here in the first place . The city tends to just jump on building, spending and getting and using grants w/o thinking things through. Perhaps this would help to have more conscious, thoughtful decisions made.

It's practical and sustainable.

If you build more and more houses, more people will come, and you don't solve the overall problem

Housing access is critical and should be focused on needs as opposed to large scale developments that favor single family large lot parcels. Targeting specific areas of Fernie for development needs can bring about an overall steady growth. With limited resources and a slow permitting process this will hopefully allow a targeted approach to areas that need the most resources. If everything and everywhere is a priority then nowhere and nothing is a priority. At least with the relay runner approach residents will get to see how and why certain areas were prioritized and the justification for those priorities and the larger picture growth plan over time and not that the plan is just "slow sustainable growth".

I like the word 'balanced'; growth is managed

Slow growth focused on filling existing areas with housing and businesses would allow opportunity for growth to kept in check. Fernie is surrounded by an abundance of flora and fauna that must be protected – each development should be given the time to really break down the long term positive, and negative impacts each one could have on the community and land we are the stewards of.

I like the steady cross country skier and the relay runner options. It is critical to prioritize increasing housing while also minimizing disruption to the environment and local residents.

because we need to deal with the wastewater treatment plant asap. More growth until that is remedied is unacceptable

Our current infrastructure cannot support new buildings/builds. The people that are already here and are investing in the community deserve to have working facilities and utilities.

This is a good balance of growth and sustainability.

I believe that putting the money towards existing communities and infrastructure is needed more than expanding and growing at this time. We need a community centre, we need a fire hall, we need a gym for the academy. The gymnastics club who hosts up to 40% of the kids in the elk valley through their programs requires land to build a bigger space for its growing numbers. We need to focus on what we have and build 1st before focusing on getting more people and more homes.

Don't really love any of the options, but this seemed the best of a bad bunch. Targeted, high-density development with a focus on optimizing land use, connectivity and accessibility seems to be the way to go.

Because we need to prioritize our infrastructure for those who live here and pay taxes here NOW not prioritize plans for build more when current state is already unsustainable.

Fernie's infrastructure is failing. Examples community centre needs replacement, streets are in terrible condition and need major repairs. Sewage ponds accede capacity during rain events. We should address these issues and limit growth.

We need to get our "house in order" but I'm not ok with no or very limited growth for option #1 (the steady cross country skier). We need to keep responding to the growing needs (and growing economy) of the community.

#2 seems good, but I don't think housing at all costs is the answer. We live somewhere beautiful and we need to look after our green spaces.

And so that left me with #4 let's be intentional about where we grow and make sure our infrastructure can meet those demands.

There are a lot of natural areas all around Fernie. Housing is far too expensive and businesses are failing as there just aren't enough people moving to and staying in Fernie to support a sustainable business community. We need to lower costs and stabilize our community as a top priority. We need to be attracting new people of all walks of life, not just millionaire tourists. I fully support architectural controls and still think they need to be adhered to (if there was an option that prioritized homes and business AND style of building, I would have selected that).

Need to repair infrastructure to ensure positive future growth

The City cannot continue expanding its boundaries without identifying new areas for development, nor can it rely solely on outward growth to meet demand. Increasing density within existing neighbourhoods is a more viable and cost-effective approach. This can be achieved by reducing minimum parking requirements, allowing greater site coverage, and relaxing setback requirements to support more efficient use of serviced land. There is already strong demand to live in downtown Fernie and the Annex, making these areas logical priorities for intensification. Focusing growth here allows infrastructure upgrades and service renewal to be concentrated within a smaller footprint, rather than extending costly services to low-density, peripheral neighbourhoods. Without either increasing density in established areas or designating additional land for development, the City will not be able to meet its housing needs or stated growth objectives.

I want to see growth and expansion

I prefer a combined approach versus having to choose one however we need to fix our infrastructure. As the province has also enacted legislation to allow for density I think this is a great opportunity to take up perhaps lowering costs. In addition I think existing developments such as Riverside, Montane and the Cedars can continue to develop.

We are losing green space at an alarming rate, new subdivisions, two houses on every lot, no parking, developers don't care about the trees or wildlife.

While I appreciate the intent behind the different growth "directions," I believe the way these options are presented oversimplifies a much more complex reality.

My preference is for targeted, intentional, and phased growth, however I would emphasize that the key issue is not simply how fast Fernie grows – but how effectively we enable growth where it is already planned and supported.

Fernie already has areas that are zoned and serviced for development. In many cases, these lands have the capacity to deliver meaningful housing supply in the near term. However, lengthy approval timelines, overlapping processes, and uncertainty are limiting the ability to move forward.

From my perspective:

The priority should be unlocking existing zoned and serviced lands before expanding beyond existing city boundaries.

Growth should be aligned with infrastructure readiness and realistic delivery timelines – so investing in making lands infrastructure ready is the key.

The City should focus on streamlining approvals and reducing unnecessary delays, which directly impact housing affordability and supply

I also feel the current framing of the options – using lifestyle-based metaphors – unintentionally influences how people respond, rather than focusing purely on the policy implications and trade-offs.

In reality, Fernie will need a hybrid approach:

Infill and efficient use of existing areas

Strategic expansion where appropriate

Strong alignment between infrastructure, approvals, and development timing

If the goal is to improve housing access, affordability, and economic resilience, then enabling projects that are already “ready to go” should be a central focus.

Less interference in private development, less telling people what they can do or where they can live. Less telling people what they can do with their property.

I’m a little of all choices. I don’t feel like I belong to any one category.

*The City of Fernie has a more than \$70 million deferred infrastructural maintenance deficit. Expanding the infrastructure to serve new development is ill advised unless new development pays for infrastructure.

*It has been estimated that the potable water system loses 50% of treated volume due to leakage. Winter 2025–2026 revealed the deficiencies of the sewage collection and treatment system, which are profound.

*Existing neighbourhoods should allow higher density through infill such as duplexes, secondary suites and laneway housing.

*Rezoning to higher residential densities in existing neighbourhoods should be considered where appropriate.

*Incentives should be considered for employers to develop staff housing. Employer staff housing cooperatives are an option.

*Access to greenspace is one attribute that contribute to Fernie's character and should be retained. Much, but not all of the green space in Fernie is in the flood plain and should have restricted development policies in any case.

*Fewer single family homes would likely drive the cost of that building type up but if high quality family friendly, ground oriented units such as townhomes are provided in the marketplace, affordability for young families may still be maintained.

*Existing programs that develop affordable housing should be encouraged wherever possible.

*Historic buildings, particularly in the central core, must be protected as they contribute significantly to Fernie's character. Significant historic residential buildings should be afforded similar protection but these are fewer in number and tend to not be surrounded by similar historic structures but are rather in isolation.

*The OCP must integrate Firesmart considerations into landuse, transportation and landscaping policy. For example, development of land within municipal boundaries south of the Montane are must begin to consider how these areas will be evacuated in the event of an interface fire, rail or highway related disaster. As it stands today, evacuation will likely have to be to the north into several major pinch points that may significantly slow public egress.

I think the city should focus spending on upgrading infrastructure and services that we already have rather than expanding while the old stuff falls apart.

Our current infrastructure needs attention for our current population. Before strategic growth we need to have supporting infrastructure for that growth. I believe we need a strong focus on preserving green space.

Adding density to the land the city is already using will allow it to be more financially sustainable in the long run. More building on the outskirts of the community without active transportation connections will increase the pressure of keeping space for parking in the city and hurt the cities ability to densify and create a livable town for everyone.

We need to improve maintain the infrastructure we already have prior to developing more

Option 1 seems to be the only option focusing on protection of our environment and historical places... That being said, I know we need development to support our community. Ideally, we need a mix of option 1 and 4.

This approach seems to have built in flexibility as well as ensuring that any particular initiative or project does not barrel past intended outcomes.

The reason many of us live here is for the natural beauty, the trails, the green spaces and if all those green spaces are taken up by housing then we will see more and more people living outside of Fernie limits to access the green, open spaces (RDEK etc). I would like to see more density housing happen, so there are already homes that are being built "up", rather than a sprawl and that's just what happens in a city so more downtown subdividing etc is my preference over more Montane type houses plowing over our green spaces.

Development doesn't allows going backwards. Fernie is one of the few remaining communities that offers the lifestyle and connection to the natural environment. Losing this to development will change the very essence and value of this community and the people who LIVE HERE YEAR ROUND.

Rapid growth that is not well considered or planned and exceeds existing infrastructure capacity does not seem like a forward thinking approach. The natural environment is a huge part of makes Fernie the city and community it is

This plan presents values as if they are always in opposition to each other; for example, housing versus environmental stewardship. I really question whether this is accurate, especially within a low density city such as Fernie in which there is ample opportunity for improving housing access in an environmentally sustainable manner.

Fernie's greatest asset is its proximity to amazing natural spaces. Prioritizing growth over retaining those spaces is in contradiction to what the majority of us who live here value. City growth also does not make sense before upgrades to infrastructure, specifically the wastewater plant, are completed to support a growing population. Sprawl will also lead to a less connected community with "dead zones" in the city where weekend homes are.

The city needs to prioritize access to housing but it doesn't need to compromise environmental stewardship and protection. By prioritizing certain areas for growth and protecting others it allows both values to be met

Slow growth is more sustainable, protecting natural areas is important and developing already developed areas is better for building a sense of community.

Fernie's true charm as a place to live is its natural spaces and creating multi purpose access to those spaces. It is too easy for housing development to get out of hand without collective focus and vision. By keeping growth slow, deliberate and measured, residents and city council alike have time to real evaluate any growth decisions. Development can always be increased but it can't be reversed.

Fernie is clearly at a point of change, and we have to decide what city we are going to become, all while balancing enticing tourists along with providing Fernie's growing full time population with a solid and stable foundation. I believe the targeted, intentional, thoughtful growth will help the city meet both the tourist and local economy needs, while showing the population that actionable items are being met. Providing feedback opportunities at those regular progress check in will help the city prioritize public needs and municipal needs. What I believe we definitely don't need is housing going up as fast as possible. Many of the new developments, including the low income developments, have been made quickly and cheaply and the wear and tear is showing already. It's not sustainable, and while it seems like we're meeting our growing housing needs quickly it is truly just a bandaid over an injury that is not properly being cared for.

I think we should fill in existing areas and honestly there are enough houses for people in Fernie if so many weren't owned as 2nd homes. So I think there should be rules about second homes

Fernie needs to prioritize our infrastructure before growth.

I feel like we continue to build and add additional services, when we are already having difficulty maintaining our current services. To me we need to slow down and look after what we already have before adding more.

Think it is important to stay on top of housing Fernie cannot grow if there is no places to live...Attracting new business is good for the residents and of course for the city

The primary core values align with how I feel.

Fernie is already getting too busy for my taste. Current infrastructure & facilities are already decades behind. Fix those first

The development in Fernie in recent years has not been proactive - it has been reactive and therefore we have lost green space and animal corridors and have overextended our core

infrastructure. Slowing down, and being intentional about the future of Fernie and its residents should be central to this OCP.

I would like to see the downtown use focused on. There is minimal functional or to code retail space in Fernie. Buildings should not be sitting vacant or left to rot from the outside in. Historic structures need to have a plan and balanced development that allows for financially feasible redevelopment and improvement. The city needs a strong budget and execution plan to address the critical risks to residents, pull experience from other towns and get things done. The town should also reevaluate their staff and set KPIs for teams to reach in order to address critical needs.

I think the relay runner provides Fernie with a framework and slow enough growth that the city is able to move forward while not tripping over their own feet.

The priorities of affordable housing through targeted densification coupled with a responsible, targeted approach to addressing aging infrastructure may reap the best rewards in the long term. A targeted approach to fixing long standing deficiencies seems to have merit. Maintaining the historic character of the downtown does not need to diminish opportunities for growth, a variety of housing and adequate infrastructure. "Urban sprawl" does not need to be a factor in creating densified, affordable housing that is reliably serviced by city infrastructure.

I would have went with option one, however the cost of housing is a very large factor here. The cost of living in Fernie is really starting to push out long term residents, and people that want to make Fernie their forever home. There needs to be a balance here.

Preferred approach to growth and infrastructure – Let us know why you answered the way you did or if you have other thoughts to share.

Again, planned and deliberate actionable steps seem more logical. Growth is tolerated but not at the expense of operations.

I believe (A) would be best for the next 5 to 10 years.

I like the idea of keeping current infrastructure in good shape.

- It's a catch 22 as I feel we need to bring more large business in to help with the tax base.
- Focus on one new facility. We need a Community Centre.

leadership, strong leadership is doing the job well, while taking some risks

D – trade offs outweigh benefits

A- doesn't attract new people

B – Not enough housing, same as above

C – balanced seems best

C. Makes the most sense.

Safest option.

- Doesn't feel realistic, however there are certain areas that can't be approached in a slow, step-by-step manner (wastewater, housing, firehall).
- Would be helpful to know what current approach is (are we at 100% current now? or 50/50?)

Approach "B" for a period of time to allow infrastructure to catch up with needs.

After a period of time review with goal to move towards approach "C" if infrastructure needs are being met.

Infrastructure has to be improved before new homes.

Seems the most reasonable

- Existing infrastructure is overdue for repairs and maintenance and this cannot be further postponed for new projects
- Priority for new growth areas should be DCC-funded projects, not taxpayer-funded projects

Current needs and future growth both attended to.

Am concerned about spreading resources too thinly.

My questions that I need more info on is new housing and jobs OVERTIME??

- Balance is critical, regular evaluations very important
- supports new housing, but not at the cost of failing maintenance
- current cost of housing results in more ppl moving away due to \$ - also impacts businesses as it is difficult to find, and keep, employees.

Need to stay on top of infrastructure.

On one I would like all development paused till a plan is finalized. If we do the relay runner some understanding of what's needed. If we build new infrastructure let's not outgrow what we build. Growth can be fast but would like to see it all paused till a plan is in place and planning can plan accordingly and approve right away.

If Fernie keeps chasing new build tax benefits over fixing existing infrastructure, the growth rate will slow as a result. Towns in BC are raising taxes across the board as a result of falling behind on routine infrastructure maintenance. Get ahead of this now. We all know it's coming. Sustained growth is only sustainable if the infrastructure is already there to support it.

New growth to support local business, reliable source of employees need affordable housing.

75% on current operations is a good choice, but growth is needed.

Maintain current operations and infrastructure before over extending subdivisions and other areas.

Maintain current operations and infrastructure before over extending subdivisions and other areas.

New growth is needed to help costs however priority should be given to maintaining and upgrading existing infrastructure and preserving the authentic character of Fernie including both downtown and the immediate surrounding neighbourhoods

Like I stated in the previous question, our infrastructure is DONE! We are discharging human waste into the elk River when we get heavy rainfall and this is NOT acceptable. We have a water pipe that is dangling across that very river and could take out the water supply completely for most of the town. You don't go buy a new dress when you need to pay your rent and that's the money you have. These very issues have been pushed to the back burner for 15 plus yrs. New development puts strain on all of those areas. Our streets are falling apart. Snow removal isn't don't the correct way in the winter and that slush creeps into the cracks and expands and contracts all winter. Spring comes and it's like someone blew up the streets. My husband use to be in charge of street maintenance and he was sent to the coast for a course on what needs to be done to maintain those very roads. It's not being done and it's creating an even bigger issue. Sparwood and Elkford both have a much better plan with snow removal. Why FERNIE lags behind is beyond me.

It's important to support development but in a way that doesn't overwhelm infrastructure and provides budget to do badly needed upgrades on aging services.

I debated between B and C. I certainly want to see the City invest infrastructure, but think the focus needs to be first on maintaining what we have and then providing supporting infrastructure for new growth, but I do want to see new developments and projects have the infrastructure to support their success. ie. Basecamp

Existing residents, especially those on fixed income will be forced out of the community if tax rates increase to support growth. This goes entirely against the idea of affordable housing. New development should cover costs of new infrastructure – this is an approach taken in other municipalities. Existing tax rates are very high for the level of services and reliability of services that are currently provided.

Current environmental impact of failing infrastructure takes precedence here, although this should be expected regardless of the option.

Deal with the problems we have before taking on new ones.

Meeting the demands of the current population for infrastructure should be priority over growth.

If we continue to grow without consideration of areas that are already struggling we will be in a position of never dealing with the needs

Again the most significant issue for Fernie is poor infrastructure. That said there is a need for growth. Some growth if planned properly can provide additional resources to address infrastructure requirements (a balance approach)

Because fixing things for the people already here should come first before putting more stress on the system

We currently already have challenges keeping up with infrastructure. We need to ensure that we don't repeat the cycle of ignoring our current/ older assets and services so it's not a crisis. The future.

Our current infrastructure is failing. We need to focus on current operations and maintenance, bring it up to reliable service before we focus on new growth.

Having lived in Fernie for 45 years, I have seen repeated cycles of boom, slowdown, and transition in a resource-based valley that has increasingly shifted toward tourism and recreation. One lesson that experience has taught me is that communities can weaken themselves when they expand faster than they can properly maintain what they already have.

Fernie already faces significant infrastructure pressures involving roads, water systems, sewer capacity, drainage, emergency services, and public facilities. Much of this infrastructure is expensive to repair or replace, and deferred maintenance only increases future costs for taxpayers.

For that reason, I believe the priority over the next 25 years should be maintaining, upgrading, and protecting the infrastructure we already have before committing major public funding toward expanding new infrastructure into additional growth areas.

That does not mean stopping growth. Fernie still needs housing and economic opportunity. However, new development should largely pay for the infrastructure it requires through development cost charges and related growth-based funding tools rather than placing the long-term financial burden onto existing residents.

I support a phased and intentional approach to growth that protects Fernie's financial

sustainability, infrastructure reliability, and quality of life while ensuring that growth occurs responsibly and at a pace the community can realistically support.

Need more housing but have to do it without letting infrastructure falter

Again option an and b. Difficult. 50% but only if the other 50 is also used for building non-home infrastructure. Like community centre, other buildings etc. the wording for option a mentions roads, pipes, buildings but then doesn't specify that in the other options they said "housing a jobs".

I am also curious about housing demand. When you say this do you mean current Fernie residents looking for housing, or housing demand growth from people moving from a far to Fernie. Because this spring I've notice tons of rentals being re-posted over a span of a couple months, which means for the first time in a while rentals are sitting empty for a few months or awhile. I think this is due to the price of rent. No one wants to rent a crack house with no windows doe \$2000/ month but maybe they would for \$1000 ... so it sits empty.

As noted in the 1st question, we need to have a plan in place to look after current assets and with the intent of building a multi facility venue for all our assets around culture and sports. There is also a need for a robust maintenance plan for the current and future facilities.

As new growth increases, we need to consider infrastructure maintenance for the new growth and the demand on current and future assets in the city. Dont build if for today, build it for the future. 45 year plan....15 yrs too big, 15 the right size and 15 a little tight.

If COF systems under stress fail...none of us can live here. If it takes 5 years to catch up systems, so be it. We are at too critical of a point to not focus on aging infrastructure.

Systems are failing and new ones cannot be added without significant improvements first

Careful planning is a priority, allows flexibility for growth and maintaining infrastructure

Part of the reason Fernie is desirable is due to the small town feel. This is being lost year on year. More subdivisions and draw of city facilities is not keeping up regardless some more home and more taxes. Resentment is building and needs to be addressed.

Balanced approach

The existing city infrastructure seems so broken and needs to be strengthened as a focus

For me, it would be more like 67/33, with emphasis on improving the existing infrastructure to support considerable infill and growth within the existing City footprint.

Need new zones to pay for maintenance of old areas

While appreciating this is for future considerations, we still need to be proactively dealing with critical issues that are currently facing our community and will need to be a focus for the next 5 years. Then would consider a shifted allocation to new growth.

We are becoming overdeveloped and losing more of what people love about Fernie. Focus should be on proper maintenance and quality of public works and services for our community.

Infrastructure needs to be a priority. We do not need to meet all housing demands at this time. We need to meet the needs to the "working class" not the housing demands of the "weekenders" coming to their second or third homes.

Need to support new developemnt

It's clean-up time for Fernie. Slow down growth and focus on affordable dwellings. Stop approving high end development. Focus on fixing whats broken and manage expenses and efficiency of operations.

To achieve D we really should get caught up and select A. Development to date has not brought the housing situation into reasonable affordability, and it never will. Fernie is special and expensive. Always will be unless we let it fall apart without proper investment in sewage, water and roads. Developers know they will not be on the hook for much, so option D is their priority, but it's not a good one until we are caught up.

This wording suggests that the city funds services for both existing and new lots, including road construction and services for new developments. However, as a landowner, I understand I'm responsible for paying for services/utilities. If developers are receiving city subsidies, this needs to stop immediately. Our city has a lot of failing infrastructure and assets, and it's struggling to maintain or improve them. I believe there shouldn't be significant barriers for individuals trying to redevelop or improve existing buildings, but there should be higher demands on large developers for both tax revenue and city infrastructure. Again higher density should also be a priority.

I don't understand why developers aren't the ones who have to pay to add infrastructure to new development areas?

We do need new AFFORDABLE HOUSING for residents who live and work in Fernie. Cost of housing rental/ ownership is unaffordable even for citizens with good paying, important jobs in healthcare, education, trades, city employees, service industry, small business, etc. As long as the new growth is targeted with this core value in mind, I choose this option.

To help encourage this type of building rather than large, sometimes referred to as "trophy homes" perhaps a maximum allowable square footage for single family dwellings could be considered.

New growth infrastructure should be covered by the developer. This city has a track record of not maintaining its assets.

Need to keep new housing economy but fix aging infrastructure.

The current infrastructure should be improved before expanding too much

Long term growth over short term rapid growth.

Our existing infrastructure and services suffer. Our water treatment plant and storm water management systems are insufficient and cause reputational harm to our town and embarrassment when necessary sewage discharges occur. We must get our existing infrastructure upgraded before we can consider expansion. Any expansion that does occur should be carefully considered to not damage the value that these spaces bring to our communities, such as the existing natural areas near the river.

The current infrastructure requires a lot of upgrading and the 25% new growth will be utilizing the 75% current operations so it's important to fix it all. Other development outside of the City utilizes the City infrastructure (emergency services, roads, water/sewer when in town) and that puts more of a burden on existing services. I would have put 100% on current operations, however I am a proponent of new growth within the city areas.

This is the most responsible choice. Housing costs should remain high regardless. This is a beautiful ski resort town with a lot going for it and it's completely optional if someone wants to live here. I lived in Whistler after University and had no issues with paying \$600 a month to sleep in a storage room, and it was one of the best years of my life! People who purchased houses here in the last 10 years paid a high price because the town has high value. That should be protected.

Don't let what we do have deteriorate, but also don't not add

There has been considerable growth in new areas over the past 10 years. The city's core is where infrastructure needs to be upgraded. Perhaps the 50/50 policies should be designed to see as much new development in older areas as in selected growth areas.

Inability currently to keep up with repairs, permits, etc. Will get worse over time.

The houses being built in subdivisions now are too expensive and large – to focus on more of them does not solve Fernie's housing problem. Developers need to be expected to build more duplexes, larger condos for full time residences and multi family homes.

Fixing our infrastructure needs to be a priority over building large homes for rich people.

Maintaining what exists is a high priority especially our water

Current infrastructure and issues are most important, and addressing them should be highest priority.

No new development until old stuff is repaired.

We need to focus on maintaining what we have. The community has already lost too much and is too far behind.

Be great at a few things instead of being ok at many! Growth is important, but not at the cost of fail infrastructure and services to the current population.

Again need to fix what we have

I can't answer this question without knowing what our civic revenue looks like and how much maintenance costs are. Certainly getting the water system up to provincial spec must be a priority.

For the sake of argument, I'll say 50:50, with emphasis on ensuring that deferred maintenance and upgrades gets done. We can't let the core of our system rot while we overwhelm it with new growth around the periphery.

Focus on intentional growth. Throwing money and infrastructure at the housing and growth problem will not solve the problem at its foundation: no matter how slow or fast Fernie grows, there will always be demand for more. Chasing a never-ending expectation for growth will not resolve near or long-term stability.

Supporting existing assets.

I was torn between Approach B & C, however we have to be realistic and deal with the failing infrastructure. Splitting priorities (50/50) between current operations and new growth would need very, very careful planning and monitoring and I believe this approach could lead to unnecessary conflicts between stakeholders. New growth is essential but we have to look after what we already have.

we need to address our current infrastructure maintenance requirements, before we continue to grow our services, and the wastewater system can't handle new housing.

Our aging infrastructure will be an ongoing problem. We need proper housing for all income levels. How is careful planning and focused goals a 'trade-off'? Careful planning a focused goals is essential.

Let's fix our sewer and build a much needed all-in-one new sports complex first before building more homes

Certain aspects of the city should do not make sense for a town of our size. Fulltime firefighters, amount of property the city holds and the amount of amenities should be reconsidered. There

are successful examples for town of our size and demographics which should be consider as the City's organizational and service targets.
Need to fix the water sewer roads 1st to then build on the growth of the town. Target and curate the missing middle builder and missing businesses by leveraging the economic development officer. Embrace tourism, Plan for and grow its sustainability
No new growth until current infrastructure issues are addressed, there are plenty of ways to add new business and housing to current areas, newer developments that already exist should be forced to create low and middle income housing
Continuing to put untreated effluent into the Elk River during times of heavy rain is disgraceful. Until the water treatment situation is sorted out there should be zero expansion of new areas. Fernie needs a stormwater system separate to the sewage system.
We need to have maintenance programs on facilities and buildings and not to just fix things when broken. Monies need to be allocated in budgets accordingly IE monies put aside for yearly maintenance to keep facilities open ie closure to Fernie community center due to lack of maintenance.
We are struggling to maintain our current buildings, and infrastructure, to the point of having our community center condemned, as an example.I feel developers are not paying the actual cost of their developments, and the citizens of Fernie are having to foot the bill.
Slow growth and long term planning (more than just 5 years at a time) would be more effective in the long term. The exponential building and lack of planning in the past has put us in the predicaments we currently face
I value thoughtful sustainable growth
I know that our sewage treatment center is over capacity. I think like most aging municipalities, we must care for the infrastructure that exists here now and plan for slower growth once it is operating at a successful rate.
Aging infrastructure should largely be the priority. New construction should limited until infrastructure repairs are caught up to a point where catastrophic failure is a 1:100 year event, not a once a week occurrence. I'm tempted to say that the city should pause ALL new construction until infrastructure is repaired, however, this in not a realistic approach, considering the negative impact it would have on businesses and workers. Unfortunately the lack of a balanced approach in the past has lead to a point whereby dramatic changes must be made in the interim to get caught up. Maybe a short term pause?
Too many old facilities and and infrastructure have been allowed to deteriorate. City is stretched too thin
We need a lot of existing infrastructure repaired like the community center, the sewage so that should be top priority
Similar To the first one. My worry is that new buildings will contribute to a worsening situation and cause bigger problems in the long run rather than fixing problems.
I like to keep risk low in the sense of stretching our services too far, for if we do stretch too gar then the city is taking out loans/increasing taxes to fix mistakes/working in 'fix' mode rather than prevention.

Given the condition of the city's existing services, priority should go mostly to upgrading/maintaining, and climate-readying the infrastructure that is in place. Water scarcity is a climate risk that needs to be managed today in order to be prepared for seasons when it hits Fernie the hardest. I'd argue that getting our current infrastructure ready should be a priority over new growth.

Lots in our infrastructure needs to be fixed but building things that our community desperately needs is also needed. Like a community center, arena, sports plex.

Fernie needs to prioritize current operations and maintenance and exercise financial prudence

Concerns about maintaining current infrastructure.

You need to fix what you have before we expand. Sewage system!

The description in here highlights the need for a clear well thought out plan, it specifically states that there is a risk of spreading resources too thin if the goals are not focused so therefore it's obvious that the goals should be focused and then this no longer becomes a trade off of this approach but rather adds it into the benefit column. So we're now sitting with just 2 trade offs, both of which can be moved over into the benefit side if proper planning is in place and the right priorities are identified and a clear plan is in place. The idea that all three trade off's within this subset are just merely caused by poor planning is what my true concern here is. Why is poor planning a consideration? Should we not have full confidence in the City's ability to properly plan and execute goals?

A few priorities at a time

It's clear the City of Fernie needs to focus on maintenance and development of it's current infrastructure. We, the residents have lost the Community Center, Servello Ball field (with no replacement) and soon the Outdoor Rink, because the previous councils of Fernie have just continued to "kick the can down the road" in terms of long term planning and development of city infrastructure.

The main issue right now, and it bothers me greatly that the City in recent months has been releasing un-treated effluent into the Elk River – the waste water treatment plant must be a priority once the Fire Hall fiasco has ended.

The Province will surely start to come down hard on the City for releasing untreated effluent into the Elk River, and so they should. We need to be prepared with a solid plan and effective plan with the Waste Water Treatment plant. How can housing development continue, and permits be awarded when in only takes one or two decent rain events to overload the system?

It is very important that our current operations and maintenance are prioritized, especially with aging infrastructure across the city. However, investments should be made on new growth areas to ensure there is sufficient housing.

the wastewater treatment needs to be extended and the roads are an absolute disaster

Because I'm tired of paying a lot of money for unreliable services. If the infrastructure is not sustainable for growth, and is not safe (we've already had fatalities because of this), then growth should happen in communities that can sustain it – Fernie cannot – that's not a trade off, that's realistic.

Also a good balance of improving existing areas and allowing new infrastructure for new areas

Focus on what making our current situation the best it can be, while also allocating a specific amount to smart, targeted growth.

Same answer as question 1. It's long overdue.

Every community needs some growth, but it must be controlled. One concern I have is how we control growth outside city boundaries where we have very little control. For example look what happened at Galloway where the city did not support the development but the majority of RDEK directors did.

The same reason as before – I think we need to get our house in order, and that means spending on operations. But I don't want to foresake growth.

It was hard for me to choose between B and C here – but I think if we don't get our infrastructure sorted, we can't have growth.

Infrastructure needs repair above all else. No more new developments.

Maintaining existing infrastructure is essential to sustaining current service levels and cannot be deferred without consequence. However, relying solely on maintenance limits the City's ability to grow or enhance services. To move beyond basic "need to do" obligations and deliver the broader amenities and improvements residents expect, the City must expand its tax base and generate additional revenue through thoughtful growth. At present, the approach appears fragmented, with resources spread across competing priorities rather than guided by a clear, cohesive strategy that aligns infrastructure investment with long-term growth objectives.

again it may not be 75 – 25 maybe it is 60-40 but we do need to improve our infrastructure at least over the next 5 year horizon so that we are set up to grow and develop over the longer term horizon.

I think the city can cut unnecessary costs, our noxious weed control needs to be monitored, we have seen burdock that hasn't even been sprayed in a public park and yet we pay thousands.

Growth and infrastructure should move together, not compete. Well-planned growth helps fund infrastructure and makes better use of existing capacity. The priority should be unlocking zoned and serviced land and aligning timing, rather than fixed percentages.

Allows adequate focus on maintenance and quality of life without shutting off the community to growth and new residents.

*I want to select the first option but actually prefer something between it and the second option. The first option may be too severe.

*The infrastructure maintenance deficit must be addressed! With inflation, these costs are going to rise significantly.

*If densification in existing neighbourhoods through upzoning, suites, and laneway housing, increases in housing costs may be somewhat reduced.

*Affordable housing programs should continue to be strongly supported.

*Growth on the outskirts must pay for its own infrastructure. Otherwise existing development, which is being served by aged, poorly maintained services and infrastructure, are providing tax dollars to provide modern services to new development.

Our current infrastructure has been neglected for too many years. We have grown too fast in the past decade or so and the old systems are failing.

Our current operations are not sufficient for the usage. This is clear. Updates with the future in mind are needed. I think the tax increase to home owners of close to 7% in one year is

outrageous and hard to match. We need fiscal responsibility so that this rate of increase is not normalized. One suggestion that I know would be unattractive to some, is to increase the size of the town of Fernie to include areas of the RDEK which use the Fernie resources in almost all the same way as those who reside within its' boundaries. Areas such as Dicken Road, The Ski Hill and Cokato Road could be incorporated into the boundary. This would likely reflect the home owners usage of Fernie resources (aside from exceptions that would come with some adjustments for septic and other services specific to a more rural design).

While this topic is perhaps outside of the conversation related to our Cycling Without Age mandate, there is merit in ensuring that local infrastructure including safe roads and paved mixed use paths are maintained to support our mandate over expanding city responsibilities further from the core.

I think Fernie has a ton of aging infrastructure, and old water lines, sewer pipes etc (lets take a look at what happened at the library!). Our focus needs to go towards the old infrastructure, before prioritizing new, Ritzzy areas.

Fernie has a charm that attracts tourists, and losing that will change the value that the town offers. It's still necessary to support the areas that are expanding but this is a community and the legacy should be supported.

This seems like the most balanced approach while ensuring Fernie does not fall even further behind on its crumbling infrastructure. New housing should not be sprawling luxury developments and camp grounds that further strain wastewater systems, but increased density affordable housing that replaces underutilized buildings.

I believe there are also opportunities with new growth to mandate bylaws that help alleviate some of the stress on infrastructure. Water is a great example; creative bylaws mean that many communities have seen population growth without an increase in water use. Budget allocation should reflect that there is a significant infrastructure deficit that exists in Fernie, and there is thus a lot of catching up to do in terms of such investment.

Current citizens cannot afford major increases in taxes. Need growth but not at the expense of those already living here.

Honestly in the short term, this should be the focus. I have lived here over 30 years and it is apparent that the city cannot currently keep up with basic infrastructure. The fact that this city does not even have a multi purpose year round community centre is beyond appalling. Sewage issues happen every spring now. This city is trying to spend millions on a fire hall when other basic infrastructure needs are being ignored. These types of issues need to be addressed before thinking of additional growth. At least in the short term. Time to pause and catch up.

Sure, keeping rent and costs down should be prioritized, but again building things quickly and cheaply is a temporary solution. The long term growth needs (like waste water facilities, transportation, roads) should be met first so that growth can be properly supported. The city is growing already, let's try to catch up first.

Infrastructure has to meet needs again there are too many second home owners but we can't be pumping sewage into the river

The ski hill should be pressured to build staff housing

I am selecting B, however, I would actually prefer a 85/90 : 15/10% split. Somewhere in between A & B.

As great as it would be to go full tilt ahead the city needs to take care of what we already have and what are greatest needs are..

50/50 makes sense with careful planning

I appreciate the need for growth to make housing more accessible and affordable, and to provide for controlled commercial development. But I hear from people in several neighbourhoods in town complaining about the focus on business and tourism while their roads, sewers, and sidewalks seem to get no attention. The same concern is expressed about maintenance of City owned facilities. I think they may have a point. We must value what we have while adapting carefully to change.

We have seen many changes in the market, and Fernie's prices continue to go up. I think the best way to move forward is to focus on what's best for us as a community. We have seen that there are numerous developments bringing rental units to market, which will already decrease rental prices and hopefully free up homes. This OCP needs to focus on big picture – up to date infrastructure and assets that meet the needs of its community residents.

Focus growth on existing developed areas and the city centre. There's an abundance of poorly utilized and wasted space. This would allow to reach growth objectives while limiting the need new utilities and demand on sewer systems.

The summary regarding the balanced approach is clear. Also this does not need to be an inflexible approach should certain infrastructure deficits or emergencies become apparent. Affordable housing that supports the community and the those that work and live here is critical as is the infrastructure that supports it. Measured tax increases will be required to compensate for the years of inertia in addressing infrastructure shortfalls. Densification is preferable to losing community members who work and contribute to the local economy.

Fernie has a lot of failing infrastructure, we really need to focus on fixing what we already have. Yet I also understand needing to see growth. I believe we need to mainly focus on what our current state of the city is while also making slow progress and growth.

Let us know why you answered the way you did or if you have other thoughts to share.

Preferred approach to housing – Let us know why you answered the way you did or if you have other thoughts to share.

For god's sake, do not be afraid to allow people to build up and not out. Avoid at all costs leapfrog development and those that work their way up the mountains.

No infill (or very limited I believe we are at the limit). The more development in city core is putting strain on the hospital, schools etc. The high-rise buildings are creating unsightly and crowding.

Allow for garage suites and basement suites for existing homes.

The single detached homes often destroy the old heritage type houses by overshadowing the existing infrastructure. I would prefer to see more of Fernie's housing stock to be updated respectfully and sympathetically to blend in with the 100 year old family homes, rather than the warehouse looking 'mountain modern' style.

1st and 2nd Ave could go 6 to 12 stories in places without affecting view of others.
Below ground parking and 1 or 2 parkades to 6 stories.

Re. Concerns:

- loss of views or sunlight – avoid
- new buildings that feel 'out of place' – variety?
- lack of parking – parking structure and public transit

Re. Approach B Trade-offs:

- more change in neighborhoods – OK
- higher density – OK
- more complex development approvals – a challenge

Re. Approach C:

- offer more attainable price points – OK
- change look and feel of some neighborhoods – OK
- taking time for the market to adjust – or not!
- infrastructure upgrades – likely
- may not provide full spectrum of housing options – got enough McMansions

(selected a, b and c) strong leadership would. consider and resolve various considerations.
common sense approach but aggressive decision making

use what you already have available. Avoid sprawl to lower costs of new infrastructure

- higher density building in some areas
- i.e. tiny home (small home development in Crowsnest Pass – efficient + affordable) BUT avoid
Canmore feeling of condos everywhere... Balance.

I like the benefits of infill first.

Best use of resources for affordability vs starting from scratch, 0 services etc.

The recent "shadow population" housing expansion is not a good community model. Single detached housing should have a maximum square footage permitted in revised zoning bylaws. Stretching out Fernie's civil infrastructure into distant neighborhoods will only exacerbate the deficiency issues that are presently being experienced.

I recognize that affordable housing is a significant issue in Fernie. However, I am concerned that infill and multi-unit development will primarily affect older neighborhoods such as the Annex, Downtown, and West Fernie.

It is concerning that the RDEK can support the construction of multi-million-dollar homes without adequately addressing affordable or staff housing. As a result, the City of Fernie bears much of the impact. I would like to see the City apply pressure to the RDEK to ensure that developments within its jurisdiction include affordable housing options. Providing staff housing at the ski hill would be a good starting point.

The RDEK should also contribute a more equitable share toward City services. For example, it contributed only \$1.3 million to the fire hall, even though, according to Councillors, roughly 40% of all calls relate to the RDEK. Annexation of lands and developments up to and including the ski hill should also be considered.

Finally, there is the issue of secondary homeowners, including both Canadian and international buyers. The City should advocate for taxes on homes not owned by permanent residents, as well as a tax on foreign buyers.

- Density needs to be prioritized in a way that makes sense for a small community (duplexes, low-rise apartments....)
- Different approaches for different neighborhoods.

Whilst approach "B" is preferred, there needs to be balance. Over the last couple of decades growth has centered on approach "A". There is a need for re-balancing. A thoughtful focus on "B" whilst allowing some "A" is preferred i.e. 25% "A", 75% "B".

Approach "C" is too prescriptive.

Approach "B" however requires caution, the tendency to maximize the size of in-fill homes needs to be managed. Housing affordability and infrastructure needs are better served by smaller dwellings.

Everything is being concentrated on biking. There are other people that live here. Again INFRASTRUCTURE. Ours can't handle more of anything. We need 2 firehalls, not only 1 huge one. No resources for the other side of tracks and more housing, and campgrounds being built there. Also new school being built there.

Don't change the neighborhoods too much, keep charm and character. But have to keep building, allow housing to become reasonable.

Ideally I'd support a mix of both but recognize that infill-first doesn't provide the type of housing that many residents want (SFHs). I do think infill is a great solution for denser housing types but needs to be done carefully to suit infrastructure capacity.

I could not choose or make a preferred approach.

Certainly not A. approach.

Infill open areas but don't change all older areas. New subdivisions need areas for high density housing.

Preserving services, accessibility and character to our town; developer could shoulder some of the costs, improving streets as new homes are built (or remodeled)

- Easier access for those that don't have vehicles
- More affordable

We need to go up. More third spaces and less loss of parks and trails. Change is hard. Schools and hospitals should also be designed that additions go up. Am sick of seeing things have to be expanded out. Should be up when the time is right.

Done thoughtfully infill benefits neighborhoods. Yes, "more complex approvals"... that's your job City of Fernie.

As infill is happening, improvements to infrastructure can be made by developer - such as repaving roads, sidewalks etc.

None of these options are valid as each addresses some issues while also creating more. We do need more affordable housing in terms of apartments and other rentals, but still need to be aware that buildings over 3 or 4 stories drastically change the look and feel of the city. Million-dollar homes are driving out local residents and their families, leaving no one to provide services needed.

Leave surrounding green-space.

Minimal population growth.

Leave surrounding greenspace.

Minimal population growth.

None of these options are valid as each address some issues while also creating more. We do need more affordable housing in terms of apartments and other rentals but still need to be aware that buildings over 3 or 4 stories drastically change the look and feel of the city. Million-

dollar homes are driving out local residents and their families, leaving no one to provide services needed.
We need to prioritize our sewage plants, pipes and roads. Fernie does not need more new growth until we fix our infrastructure.
Infill units that do not match the existing character of long-term neighbourhoods does not preserve Fernie as a special place to live.
When I first moved to FERNIE many years ago, there was a policy of not being able to build on half lots. Now that's all you are doing. It's creating congestion in residential neighborhoods, parking is a nightmare, along with being able to properly do snow removal. What happened to the idea of having a back yard for kids to play in? Yes, we have some beautiful parks here, but kids need their own space at home. Keep the neighborhoods for community.
Existing developments should continue, and infill makes sense in certain parts of the downtown core. There should be careful thought to approving any more 5 storey buildings but the idea of mixed use development. For example the parking lot behind the Brickhouse is a terrible waste of downtown land that surely could be both parking and another use.
I like a more balanced approach between a/b. I want to see smart and intentional greenfield growth, but think there is value to infill and increasing density and the connection and amenities that can come with that. Also recognize that there is high cost to adding new services to peripheral areas. I don't like option because we need housing diversity. The city should look to properties downtown like the lots behind the church and encourage development that would provide diverse options.
Developers have been building and selling homes targeted at second home owners. New development should prioritize the vitality of the community and local economy and allow for workers to live in the community they serve.
Given the housing issues, increasing homes without sprawling into greenspaces is a priority. Promoting higher density non-detached housing is compatible with this option.
Sprawling residential developments create create unacceptable urban footprints on wild spaces, increase wildfire risks, increase service costs, do not benefit the actual residents/voters of the town.
Keep building within current areas to make the town accessible.
Our current infrastructure cannot keep up.
I support infill development (and it should be encouraged), however it alone will not meet housing demand. Also well thought out rules need to be developed for infill housing
The green space around us is why we are all here.
Lots of opportunity to infill rather than sprawl
Developers have been given Cart Blanche to build/sell large weekend homes while avoiding building townhouses or 4,6,8 plexes.
Zone any further areas for multi families before continuing to build massive unoccupied weekend retreats. And just cause they put a rental suite in it, does not help/solve our local housing needs....
need to find a balance

Neither A or C is viable. Infill development makes sense. Give homeowners incentives to build secondary suites in their homes or above their garages. Upgrade existing infrastructure with increased density

I support a greenfield growth approach with limited and carefully planned infill rather than an aggressive infill-first strategy or the elimination of single-detached housing.

Having lived in Fernie for 45 years, I have watched the community evolve from a resource-based town into a major tourism and recreation destination. While growth and change are inevitable, it is important that Fernie does not lose the qualities that make it a desirable place to live in the first place.

Single-detached homes remain an important part of community life for families, seniors, and long-term residents. A healthy community should include a variety of housing types rather than moving toward a landscape dominated primarily by townhouses and condominiums, which has occurred in some mountain communities and has ruined the character of the towns.

I am also concerned that the discussion around infill often assumes existing residents should absorb the infrastructure and neighbourhood impacts of increased density, while developers benefit from reduced expansion costs. New development should contribute fairly toward the infrastructure it requires through development cost charges and related funding tools.

At the same time, I believe the housing discussion must honestly recognize the role tourism has played in Fernie's housing pressures. The large seasonal workforce connected to the ski industry has created ongoing demand for rental housing for many years, while much of the responsibility for accommodating that workforce has fallen onto the community itself. This has contributed to investor ownership, pressure on rental availability, and rising housing costs.

Fernie needs a balanced housing strategy that protects neighbourhood character, supports families and long-term residents, allows measured growth, and ensures that growth-related costs are shared fairly rather than downloaded primarily onto existing taxpayers and neighbourhoods.

would be cool to have a balance, adding some homes in good location while not building highrises

I actually think homes are crowded due to price not availability. I see many places for rent that are sitting empty for months! I see landlords renting an awesome place for 3 months thinking their tenants are staying (but they lied and never planned to stay they just needed a decent place for rent). The pricing of some of these rentals is way too high for what is included or not. This is why other rentals are crowded. If you could live in a nice safe clean well taken care of house for \$600 per person, or a 1-bedroom run down house for \$2200 what are you going to choose? The \$2200 house is sitting empty for longer even months. Something is shifting. Option C and B are up there for me but again questions are hard.

I don't think we need to be growing the multimillion dollar housing. Even this new parastone campground seems cool but that is hundreds of people coming and using our facilities, trails,

infrastructure. It is good for business but the other things can't fail at the same time. Needs to be balance.

There are opportunities within the community that need to be explored but we also need to look for greenfield growth. Focussing on one will only raise lots and housing prices higher. What is the 5-15 and 25 year plan.

Whether it's single family, condos or building out it all puts constraints on existing systems. Slow growth, focus on affordable, attainable housing and get system constraints fixed. A fairly extreme measure, but sensible, would to put a temporary moratorium on second home ownership (ie, 5 years)...focus on people that work and live here full time. Recall Okotoks, AB, putting a ceiling in place on maximum population due to limited water resources. That ceiling came off 20 years later...now, extreme water issues.

We do not need more mansions that sit empty most of the year those raise property prices by limiting future greenfields and infrastructure cost for a small population growth

Unfortunately, the community and developers won't accept a no-new single detached homes approach. Housing in Fernie is currently selling above asking price with multiple offer situations, while the media reports housing and rental prices going down across the country. We need to do something to help the town from becoming more unaffordable.

There should be a slow infill approach if one has to be used. There can be building in small local subdivisions but they all appear to be focused on high earning or part time vacation residence. More access to public service and educational affordability is needed.

More density in existing neighbourhoods would have less impact on the surrounding environment.

expansive sprawl of the city means additional roads and utility infrastructure that comes at a cost.... centralizing development seems like a more sensible approach rather than having sprawling gated communities

My answer is more B and C. We need to go up, we can't go out. While we need to keep the character of the downtown core, there is lots of room to add more buildings, and taller buildings, particularly south of 4th street and north of 7th street on 2nd Ave as well as infill on 1st and 3rd Avenues.

Not in favour of controlling the type of house through restrictions but I am in favour of incentivizing infill and multi unit lots.

I wasn't to put forth a D choice, in that there is 'limited new single detached homes' but from the perspective that we DON'T need homes with massive land/ property footprints. This type of development is being permitted alongside trying to cram additional housing into already small lots.

I agree with the concern in the speech bubble on p.13. I can understand why people are attracted to communities with charm, character and true community spirit. Do we want to become an even more expensive and crowded city and squeeze out people who make Fernie the wonderful place it is?

Most people prefer the single, detached homes. However, when housing needs are for workers and young families starting out, it's okay to have more options for building blocks. I don't think that "views" or "sunlight" should be a concern over basic housing needs. If people want views, they can leave their home to find them.

Infill is fine and density should be increased. Need greenfield though to expedite more affordable housing
Land is scarce. Stop the mansions race asap. These owners are typically spending very little in town. Truck loads of AB goods come every weekends in Fernie. Permanent residency is key. Tourism is needed and great but not cold beds.
It's the reasonable approach, and not a lot of concern for whom it may bother as it won't bother many. Interesting that wildlife wasn't mentioned here. We are choking a major wildlife artery at the moment and option A would add so much negative to what we have already willingly harmed(myself included as I chose to live here). Good people move to this town and density is a good thing when it helps create community and lifestyle.
No new single detached homes makes no sense and distracts from the question of how to responsibly grow within the City limits. How much greenfield is there, actually? Does the city have a plan to annex more land? Is the City putting pressure on the provincial government to reduce the logging on the private land that surrounds the city?
Seems only way to target the affordability problem. If you do allow single detached houses, please consider a maximum allowable square footage for them. (ie 2500 square feet max.) This will discourage building of luxury part time vacation homes and investment speculation that comes with it. Also allow these sensibly sized homes to include a rental suite to help with reality of high costs of any kinds of building, and basic costs of living in Fernie.
It is easy to see that some of the new builds do not fit well with the rest of Fernie. One example is the 5 story building going up on the old firehall site. So much for Iconic down town Fernie.
This focuses asset management on existing utilities vs new areas with additional roads and pipes.
Infill housing saves space
This is a mountain town, not a city. Seeing mountain style homes is the character.
Development shouldn't be catered towards tourism and vacation home owners, as that is what most new developments feel like
Leave the infills to the characterless cities.
Again, the values of the community can't be lost or everyone suffers. Infill can be great in some areas, but if it means losing green space by the river or other public use areas it is net negative to the community. I still think we should focus on fixing existing infrastructure, but development in new subdivisions like the Cedars or alpine trails is preferable to losing any semblance of urban green space and public use areas.
There are many opportunities to maximize effective use of land- for example laneway/carriage houses- that would double the density and not create a larger, multi storey home. With the cost of fuel and many of Fernie residents not even owning a car and opting for a bicycle (e-bike numbers are definitely increasing) parking should not be the issue some people believe it will be.
or no new single detached without additional dwelling unit
Infills mean density. I love how spaced out we are here and how little traffic there is. Density would take the small town charm away and give it more of a city vibe. I moved here 6 years ago to get away from cities.
This is a main main vain to our town functioning & it's dying

There is already infill occurring in established areas. More of this should be encouraged by allowing higher densities such as lot splitting or townhouses and low rise apartments in appropriate areas. This would place more residences in close proximity to commercial and employment areas. Development charges should support infrastructure upgrades and a fund to support city sponsored affordable housing.

There are several old, unused buildings in current boundaries that could be replaced with higher density structures. spending on improving current existing infrastructure vs expansion and ignoring problems with current systems

Seems like the most logical approach

It's a hard decision. If Development Cost Charges (DCCs) were high enough to actually cover infrastructure costs of new developments, I would have answered differently. I live in Maintown and could not afford a big new house in a new development. I choose to live within my means. I don't think my taxes should continue increasing to support new development for people who choose big new homes. Developments should cover more of their own growth costs to the City.

The

No new homes until the waste water infrastructure can handle what we already have.

Makes the most sense to still keep what we have, or remove green spaces.

This has to be carefully monitored and managed. I like the focus on densification and more affordable housing, but we have to ensure that people who move in meet the criteria to live there wrt low-cost and affordable housing. It would be a shame to develop affordable housing only to see it inhabited by focus who make a lot of money.

Recognizing that this approach may cause required updates to existing infrastructure to support, Fernie's natural surroundings must be protected for current and future use by its community. More importantly, community growth should not supersede the inherent value of maintaining and leaving alone the natural world, inclusive of wildlife.

Take advantage of existing opportunities.

First of all, we need to acknowledge that Fernie is a very desirable location and we need new families and individuals to enrich our community so we must allow for variety and diversity when planning housing growth. Architectural guidelines could be regulated so that new buildings complement existing ones. Creative design of multi family dwellings is an option and should be required when developers become involved. Finally, the lack of careful stewardship and forward thinking where the goal was to keep taxes "low" without building reserves has resulted in Fernie facing massive infrastructure projects. Taxes are going to go up...Period! No way we can avoid it so make the necessary plans.

we need to address the wastewater and aging infrastructure needs before we add new subdivisions and development, with added pipes and systems.

551 homes in 5 years!?! Are we really growing that fast? I like the infill approach, (easy for me as I live in Mountainview Subdivision). Needs to be done with parking in mind, though infill also makes housing more walkable. Using the infrastructure already in place.

Let's build more much-needed low income housing, too many local communities rejecting them like Montane residents--there was supposed to be an amazing one on or near Slalom drive

Reducing the administrative burden, creating certainty on timelines and developing a cohesive planning group emulated off of other town's successes that focuses on encouraging builders.

This will help lower costs.

Densification, build the missing middle, Townhouses, 4plexes and downtown
No new mobile homes on city lots, new houses can be duplex and can have design restrictions. Also increase the taxes on non residents
Fernie needs to take a European approach to limit the sprawl of the city. In addition all the residents of Fernie should contribute to the taxation base – The city of Fernie should annex the Ski Hill, Cokato and Dicken road areas which are expanding with wealthy suburban houses.
This is why we love Fernie . Keep its charm the way it is. Price of infrastructure is only increasing.
This point speaks to the very charm of Fernie, and why people come to visit, and live here. My concern is that we become just another big, expensive, tourist town.
Fernie needs to support/promote 50+ density development. New business buildings like those in the Ghost rider business area should be mandated to have business on the ground floor and housing above to provide accommodation for workers – this has been a missed opportunity over the past 20 years.
I want to prioritize walking and biking and the close knit sense of community
My question is, can we afford to risk more development while our aging instruction is at stake.
Fernie's communities make fernie what it is, densifying in my opinion will have a negative impact, and ultimately change the feel we've come to know and love. Over crowding is never a good thing, unless you're in a mosh pit.
Question – does progress require constant growth? How many 'desirable' communities are losing their identity due to constant development. How many new homes are out of reach to younger families and how many are empty during the week? How many of 'old fernie' are cashing out and leaving Fernie. How do seniors 'down size' in Fernie?
The type of housing we lack is housing for workers at an affordable rate. Building more single homes will not support this.
I think building out would make more sense but only with a strategy for bike routes and public transport (hosmer – ski hill) in collab with RDEK
Infill is important to protect green space/wildlife corridors. It also allows property owners to increase their investment opportunities, help create a bigger rental market and off set high mortgages/home costs.
These three choices are very restrictive. The current bylaws allow for additional buildings on a certain, larger lot, if the owner wants to. I like this current approach.
I liked the concerns raised in this approach – new housing should be built so that full time residents can live in it at an affordable price. And we do need affordable housing now. I know that a lot of "affordable" housing has been built and is currently being built or construction starting soon. But these still aren't really affordable options if the majority of apartments are being offered at 80% of market value. Fernie's rental and real estate market is insane. People on minimum wage still have no way of securing these "affordable" housing projects.
There are many styles of housing around the world. Fernie can pull inspiration from Valley communities in the Alps or Japan. There are ways to create housing that is comfortable, efficient, and uses land space more effectively. All new construction should address the population most at need (seasonal workers, elderly, etc) before building single family dwellings.
Selective higher density areas is the only way forward, building apartments on city owned lots is the best way to get more lower income homes within the city ie 901 2nd

We do not need anymore empty luxury homes or vacation rentals (we do need some but more taxes and fees should be paid instead of making bank) or renters that don't contribute to the community by working online. We need affordable housing, put in thoughtful, conscious areas.

There is plenty of lots that could be built on. Double taxes for second homes would help. Leave single family homes for full time residences, allow part time people to buy condos.

Better use of existing services

Housing is going to be a talking point for next many councils. I'd prefer to see the urban sprawl limited to reduce the impact on the valley walls – but with the City Zoning/RDEK so close I understand this is going to be a battle.

It's great to see EVR provide financial support for affordable housing. High-density, local housing is amazing, and what great use of the old Fire-Hall. Projects like the downtown affordable apartments and business front have my support.

There's compromise, or "trade-offs" that have my support. No new single detached homes is a bit far. Maybe a trade-off could be no new single detached homes in the city core, say downtown between 4th Street and 13th Street? And allow the continued development of single detached homes in the more family orientated suburbs of Fernie, such as the Airport and The Annex?

Fernie currently has very low density and a big appeal is how close together everything is. Adding more townhomes and low rise apartment buildings close to downtown will improve our community.

see typical concerns. The tourism workers are the backbone of this community. Without them the economy will collapse

I don't know what option matches what I'd like to see – stop building UP and OUT, maintain the natural environment surrounding Fernie, that is why people live here. I don't want a sky scraper in the middle of town or next door to me. Stop overdeveloping, and stop catering to out of towners and support your full time local residents that are contributing to the community with infrastructure and reliable services. I'm sure David Beckham would love to build a multi million dollar home here and have his sewer back up into his basement every other day.

Not a big fan of any of these options. We need new homes built, whether they are infill or new single family detached. Allowing more secondary suites would help with the rental problem.

Overall we should have more apartment buildings or townhomes. It can fill more in a smaller space taking into consideration a parking space. This still allows people to own their own space and maintain it.

We have enough McMansions. Semi-detached, row houses, multi-family and apartment/condo buildings can still work within a community if designed thoughtfully with green space and parking allowances.

We should look at how existing homes are being used. There are many homes in Fernie that are under utilized. I would like to see a study that shows the number of non resident dwellings we have and how many days of the year each one is occupied. A sensitive topic but I believe housing in Fernie should be prioritized for full time residents.

Pressure should be put on the ski hill to supply staff housing.

Review of VRBO effect on housing should be initiated.

No single detached homes feels too restrictive. We need variety, and I think option B gives us that.

Old, broken homes are not necessarily heritage homes or antique. Just old. Build up in the downtown core. Keep outlying communities (Annex, Ridgmont, airport) as single family lots.

Infill housing and increased densification align directly with the goals of the Official Community Plan, which emphasizes compact growth, efficient land use, and strengthening existing neighbourhoods. There is clear public demand for this form of housing—particularly in established areas like downtown Fernie and the Annex—where residents want to live close to amenities, employment, and community services. From a servicing perspective, densification is significantly more efficient, as it leverages existing infrastructure and requires minimal additional linear feet of water, sewer, and road extensions compared to greenfield development. This reduces both upfront capital costs and long-term maintenance burdens. Concentrating growth within already serviced areas also supports more sustainable, walkable neighbourhoods while helping the City meet its housing targets without the financial and environmental costs associated with outward expansion.

Again don't like being boxed in here. New building can still be happening in approved development areas like the aforementioned Montane, the Cedars etc. In town we could focus on infill while maintaining form and character and since it is provincial legislation you cannot prevent people from infill developments.

It's getting too crowded with not enough parking, the winter is terrible to get around with all the street parking and 10-15 ppl per house, we should tax seasonal owners an extra 2 percent

Infill alone is not a realistic solution. It is often costly and inefficient to acquire, demolish, and rebuild, which limits how much housing it can actually deliver.

Fernie needs a balanced approach that includes both infill and the smart development of existing zoned lands. These areas are already planned and serviced, and can deliver housing more efficiently while supporting long-term infrastructure costs through higher property values.

Relying on infill alone will not meet demand. A practical solution is to enable all viable forms of housing delivery, aligned with infrastructure and market realities.

Allows homeowners to build on their own land and benefit from increased prices, while reducing the city's burden in extending service delivery further out.

Approach C is ridiculous.

*Fernie typically has fairly large lots in many existing neighbourhoods and infill opportunities exist.

*The focus needs to be on affordable/attainable housing. Single family housing is available for those who can afford the type. Even old single family units are now trading at \$1.0 million. There is not enough land area to produce enough supply to meet demand for single family homes that are affordable. External demand will always outbid lower income local buyers for those units. They will either move "down valley" or "up valley" if they must have that housing type. Or alternatively, ground oriented, higher density units suitable for young families must be created to create opportunities for these people to stay in the community.

*It is possible in infill development that constraints in servicing will be encountered as new loads

are proposed. However, given past maintenance practices, it may well be that the services are due for upgrades in any case.

*Many people have multiple vehicles and large toys such as boats and snow machines. Parking may become a problem but this may create an economic opportunity for storage on unserviced land.

We live in a mountain town. We need to keep as much greenspace as we can. More greenspace equates to healthier community.

This is already happening. While I think we can have some densification, this needs to be carefully planned with regulation. Homes too close ruin the ability for trees to grow, light to flow to each home and views to be maintained. I think the rules to reflect living spaces. Recently a carriage homes / separate garage house, was built right next to us (we both share 1/2 lots) at 801 8th Street. The feeling of being 'overlooked' and overcrowded is real and this allowance devalues privacy and green space. I have now heard many people saying how awful this building is and how it should not have been allowed on a 1/2 lot.

It is so important to build with density on the land Fernie has. People are attracted to the town for its beautiful natural surroundings and destroying the land for low density housing provides benefits for very few while making the city less livable for the vast majority of residents. Also, the sustainability of maintaining services and infrastructure will be hindered if low density suburbs need to be subsidized.

Single family homes should still be allowed to develop, we need a mix of everything to meet the needs of this community!

Again, this question may go beyond our concerns as a provider of service to Fernie's elderly and lesser abled. Where possible, maintaining current infrastructure can be seen as supporting our mission.

I just feel this is the best option, but it's a tough one for me.

The housing issue is largely impacted by vacation units. All the discussion of what and where to build doesn't matter if it's all developers building for short term renters and rarely used second property. If you aren't living here, there should be incentives to rent or have rental on suites for long term rentals. Address the true issue with who is building and the amount of unoccupied units.

We are so lucky to live here. But it is a delicate and confined ecosystem. Change to our built landscape is preferable to continued development of wild spaces that surround us (and that help promote our important tourist economy).

Again, it is not one or the other. There is a lot of capacity for increased densification within many parts of Fernie in a way that is environmentally sustainable and also reflective of Fernie's unique character.

While we need to prioritize low cost affordable housing I don't believe the only solution is condos or flats. Single detached homes can be built affordable

Honestly I don't see any character to any Fernie neighbourhood. Higher density in certain areas can address a lot of issues and possibly help with the affordable housing. Proper planning and some longer term visions is key.

I didn't feel sure of any of these options, C felt the closest however "no new single detached homes" feels too limiting to people who want to buy and settle here. Yes, we have a seasonal renters economy that needs to be met. But the problem is not new families that are building new homes, the problem is vacationers taking up lots with large builds that sit empty half the year.

And unfortunately in this option the former gets lumped in with the latter and everyone loses. Perhaps set more limits on who is building new homes, and be stronger in enforcing rules around the purpose and use of these new builds. Many people are still renting out for only six months of the year, come in the summer and don't follow water restrictions or contribute to the community in any way, and there seems to be no consequences for them

Single detached homes aren't affordable we should create more affordable housing, we are surrounded by green space we don't need a green strip between our neighbors

Infilling is disgusting. Parking is non-existent. It's a mess

I did not choose any option, mostly because I don't really like any of them. Although this may be an unpopular opinion, I would prefer we didn't grow that much, empty lots etc yes, build on them. But excessive infill to me begins to look junky, cars parked everywhere, buildings that don't fit in etc.

I can't say I like any of those ideas as a pick. I have no problem with infill. I also have no problem with using green space we live in the middle of a beautiful greenspace and giving up some of it for housing is fine with me...can't take away single detached homes. I don't want to live in anything but a single home and I am sure I am not the only one

Build up not out! Like that better than urban sprawl.

I think we should encourage carriage houses on larger lots, and improve our laneway access to support those. When there is to be a rebuild neighbourhoods don't need large houses on large lots; they need two houses. Our established neighbourhoods can still look welcoming and well-treed if we mind how we infill.

This is the sustainable way – that ensures we continue to have the animal corridors and green space this town and valley are known for.

Focus on higher density in core areas (again city centre), avoid luxury and high end units. Focus should be on a robust housing network for local staff and residents.

Flag empty lots, double lots, and condemned building for growth before clearing more land for multi-millionaires

I understand that infill can feel intrusive to existing neighbourhood occupants especially if the resulting structures significantly reduce access to daylight, parking and views. Respectful architecture can create a vibrant community that can be affordable for families and seasonal workers. Change is hard. So is paying for housing that far exceeds one's needs leading to undue hardship. Densification can also ensure that existing infrastructure can be updated more locally rather than over a larger geographic area.

Fernie needs other housing options besides overpriced with high HOA fees, and even higher taxes.

Preferred approach for the City's business areas – Let us know why you answered the way you did or if you have other thoughts to share.

Can we please not continue to ignore the businesses on the highway? There is a lot of attention on the downtown but very little on the highway corridor that also contributes commercial taxes.

As Fernie expands on the outer boundary this can be looked at e.g. Burner Rd, Cokato etc, Parkland Terrace.

Keep Downtown the same. Develop a business area.

(selected a, b, and d) again, consider all options and make the best call

D – sounds lovely spreading the cute vibe of downtown outward

A – Is there enough demand ?

B – not bad but would it make much of a difference?

C – more height would change the vibe of downtown

If it works in other neighborhoods in other cities or towns, it should work in Fernie.

As there really isn't any / very much land available within the present City of Fernie boundary, the only way to effectively have land to "pre-zone" would be to have a comprehensive boundary expansion. Extending the boundary to include the Dicken Road / Highway Corridor would provide long term options for future light industrial / neighborhood commercial, and highway commercial zoning.

Extending into the Anderson Road, Mount Fernie Park Road, Island Lake Property, Fernie Alpine Resort property, Vanlerberg Road Highway #3 corridor, would allow the City to properly plan and control development in this corridor.

Both of the corridors will require wildlife / greenway considerations to be included in area structure plans to allow for unimpeded movements of wildlife (insects to moose) across the Elk River Valley.

- If there was a middle ground between C and D I would pick that one.
- upzone/redevelop existing sites
- mixed-use zoning for new developments

This is an area that has been managed poorly in the past. Telus, BC Hydro and school bus barn should not be on main street. Entering from the north, the first thing visitors see is the Transfer station. Some business in the industrial area would be better in town (brewery, hearth + stone etc.). Mixed residential at north-end of Annex. Inadequate Bylaws and enforcement when businesses are delinquent (garbage management, food waste outdoors, defective and noisy mechanical systems).

New businesses that are in the shops downtown are too expensive to shop in. People go out of town for big stores and Fernie could not support those stores.

Selected B and D

Seems like they go hand in hand! Allow business and small development in neighborhoods alongside home businesses. Gives a pretty cool opportunity to create artsy neighborhoods but can also build a ton of community. Have a beer at Malt National in Regina, amazing example of this. Brew pub hosting community events, dining, cool shit.

I think it is difficult for new businesses to become established outside of existing commercial/industrial areas. Most commercial areas in town (downtown, highway, ghost rider) do have underused spaces that can support future needs.

I do like the idea of A. saving land for future business to keep it more affordable for the ordinary taxpayer.

I also like some more business in residential areas.

But still like C. best.

Need clear rules so don't disturb existing neighbors. This would also include new neighborhoods.

Critical to retain historic buildings, and to ensure that any new development – whether from ground-up to exterior modifications – fit in with the character of downtown.

Need a historic preservation review process?

Selected A and D.

Depends on the business really. Should there be more industrial areas? – yes but businesses should exist in residential areas like we used to have corner stores. It adds to the area.

Approach B "trade-offs" are both OK. It's like C of F doesn't want to do the work when these are considered "trade offs".

Approach C with more height, density and commercial redevelopment – I lived in Squamish. Would NEVER go back because of this. Height variances have COMPLETELY BLOCKED VIEWS. Tourists come because of the iconic downtown views.

I do not agree with small business disturbing the flow of the neighborhood. Speeding and parking are already a problem. No need to add to that.

Approach B is hard to control.

Parts of all these approaches may have some merit depending on the character of the neighborhood and the businesses proposed. Definitely have to limit businesses that require a lot of parking – either staff or customers downtown or in most neighborhoods.

* mixed- use neighborhoods in new developments.

Limit the height of buildings to 3 stories so everyone can enjoy their surroundings. Like in Santa Fe, NM.

Limit non-residential traffic in residential zones

Limit non-residential traffic in residential zones.

Mixed – use neighborhoods – in new developments.

Limit the height of building to 3 stores so everyone can enjoy their surrounding like in Santa Fe, NM.

Parts of all these approaches may have some merit depending on the character of the neighborhood and the businesses proposed. Definitely have to limit business that require a lot of parking – either staff or customers downtown or in most neighborhoods.

Fernie has the main highway corridor for redevelopment, the existing downtown and immediate surrounding neighbourhoods need to be controlled as to the character, height and massing that is allowed for development/re-development

Keep the downtown the downtown. A small fortune WS spent to keep that historic area viable and we need to preserve that. The highway corridor has lots of businesses and there's still room for more. The downtown needs to keep that special feel to it. Cranbrook downtown has pretty much died. All there is now is professional businesses as in law offices, government etc, and a few restaurants. The mall and development in the highway area has pretty much killed that. Having a small corner store in our areas like Montane or Parkland, would be ok for convenience of the people that live in those areas, but keep it limited.

This makes sense if done properly. There is limited land so going vertical is appropriate to an extent. 3-4 storey building that match the character of downtown would be a best of both worlds approach.

I'd like to see downtown continue to be a hub for activity and there to be opportunities to see growth and new business in the area. I'd like to see the downtown expand to see more businesses further down second and on third. The Quail parking lot should be looked at for something that is a better use of space than just surface parking. I'm also in favour of more mixed use in neighborhoods, but think that there should be primary focus on downtown.

n/a

Would also support mixed use neighborhoods.

The cost of property is already not attainable for many. Downtown space is very costly for someone starting out.... rules will definitely need to be clear and consistent.

I support mixed use neighbourhoods in large cities. I'm not sure Fernie is large enough to support them.

Because anything else will change Fernie

New neighborhoods should have new shops /character. Preserving our heritage downtown is key to the authenticity of Fernie.

Have you seen our Zoning map. WAY too many single detached communities. We need to focus zoning on commercial and industrial areas. Provide incentives to build commercial and mixed use developments.

I support focusing on upzoning and redeveloping existing underused business areas rather than expanding toward scattered business parks or broadly dispersing commercial activity throughout residential neighbourhoods.

One of Fernie's greatest strengths is its vibrant and walkable downtown core. A strong central business district creates community identity, supports local businesses, encourages tourism, and allows residents and visitors to access shops, restaurants, services, and offices without needing to drive long distances between separated commercial areas.

I am concerned that spreading business activity too broadly into residential areas or creating multiple disconnected business parks could gradually weaken the downtown core while increasing vehicle dependence, traffic, and infrastructure costs. Once commercial activity becomes fragmented, it can reduce walkability and erode the sense of community that makes Fernie unique.

Carefully redeveloping underused existing commercial areas makes more sense from both an infrastructure and community planning perspective. It allows the community to build on existing roads, utilities, parking, and public services while strengthening the economic vitality of the downtown and surrounding business areas.

Mixed-use development can be appropriate in carefully selected locations, but Fernie should avoid becoming overly spread out in ways that reduce walkability and encourage a car-dependent pattern of growth. Maintaining a compact, vibrant, and pedestrian-friendly community should remain a central planning priority over the next 25 years.

b or d make sense to me, keep things walkable

B, C, D are all good to think about. Chose B because I think there is too much red tape with entrepreneurs and potential businesses and locations in Fernie. Too many rules, people come from all over the world and all over Canada to live in Fernie and then they try to start a

successful business here and there is so much red tape on where they are allowed to go, or the city thinking there is already a business too similar or whatever the red tape may be. Let the people be successful. However option C also is reasonable. There are so many empty or old buildings not being used (the Royal is becoming an eyesore and sad sight!). There are government buildings downtown (service bc, addictions bc) that are downtown that don't need to be on 2nd ave. That area could be more thriving if those types of businesses went somewhere else. The service bc building is big enough for like 4 separate businesses and it's just a wide open space with a few desks and filing cabinets. Such poor use of a space especially in this day and age where you don't need that much room for a desk job. Also addictions bc being there is a bad location. Should be close to the hospital or on the highway. I live in the area and see a few times a month people in crisis trying to go there (which is good in crisis) but the doors are locked because they have weird hours, so then the person in crisis is out freaking people out on 2nd ave instead of being near a hospital.

This is a tough one as it brings a lot of extras if not done right, noise, parking, traffic, snow removal issues, etc.

Much like a variance, we may need to look at neighbour hood campaigning to understand the impacts on the above, which also may effect housing prices etc. Is our infrastructure to support this in place, fire, police etc. patrols for the police, access to water for fire departments etc.

Allowing more small business to operate from home would make sense, depending on type of course. It couldn't impact parking or noise levels in residential neighborhoods.

To keep a core downtown as opposed to splitting it

A limited mix of all options would be my preference. Definitely don't want to lose the look and feel of downtown, but I am willing to allow some change as long as it maintains the existing character and the heritage look and feel.

Coming from a large city which has small businesses in local areas allows people to use their space to provide cultured services and products. Most small, interesting and personal business opportunities are lost due to not being able to afford shop front costs downtown.

Downtown is already congested and rent is expensive, taking some of the pressure off by creating mixed use neighbourhoods would alleviate some of that and possibly allow new businesses a chance to rent spaces that are more affordable.

Keeping businesses at grade in the downtown core, along Highway 3 and Railway Ave, and in the North Annex and Ghost Rider Business Park makes sense. Add additional height and density to these zones and encourage mixed-use buildings with commercial and light industrial at grade and residential above.

Consider planning and incentives to add service commercial on the brownfields across the tracks from downtown, from the skate park to 13th street. Incorporate the remaining RDEK land along Highway 3 from the Fernie Fox to Mount Fernie Park Road into the City as neighbourhood commercial.

Should be coupled with active transportation and encouraging EVs so that vehicle noise, pollution and parking density is less of an issue.

Although, I would also make a note about D – there are some outlying neighborhoods that really could use some service – West Fernie, Riverside as considerations.

If businesses are spilling into neighborhoods, one issue we already have is parking. Many of our streets already have multiple cars lining them; especially where properties have several renters because high rents mean sharing to make it affordable.

There are so many commercial sites that are unused (on 7th ave beside Sterling Glass), almost the entire block next to the College of the Rockies, the old Brown's Meat market. What are the owners of these buildings stuck on? How can the City push to ensure changes can happen to support the economy.

Upzone is a great idea but don't believe that is enough

B&D are quite similar, already exist and should continue to in the future. The negative would be if these new developments become suburbia styled, chain type businesses. We don't need more chain shops to service this little town in the new areas, but the option for a local, small business to set up shop is great. Why not? This will let artists, small coffee shops/ restaurants, etc to get started and add culture to a unique town. Look at Chop Stick truck. Killing it. I chose C because it's a great option for so many reasons, it will always be the area of most commerce and should continue to be. B will allow for smaller start ups to get going without the higher downtown cost of rent.

There should be incentives for high density apartments/condos/ low rise buildings with commercial space at street level

There are a number of empty business spaces downtown at present and areas that could be renovated and improved. (3rd ave by college for example).

Does the city consider buying lots so they control its future use? I'm thinking BC Hydro lot on 2nd ave. for example. This could be a great spot for business on the bottom apartments upstairs maybe .

Residential areas should be exactly that. There is no need to combine these two together. We see this already such as the concrete plant that has heavy trucks rolling past a school. Industry and residential areas should not be allowed.

Keep character buildings but density business in downtown core and provide parking adjacent to downtown businesses but not in valuable land for business development.

Let people start businesses anywhere.

Approach a, c, and d are all good choices.

I like a hybrid between options B and C as they can both be considered.

B. there are many types of businesses that can be within residential areas that do not create concerns (noise, parking, eyesores) such as massage, nails, hair, lawyer, accountant, therapist to name a few. It would be important for the City to provide some type of levy and/or process to monitor. Daycare can be one of these businesses as well.

C. There are many underused or run down sites within the City limits that can be re-imagined, rebuilt, reused to reflect the City's OCP direction. Buildings can be developed as mix-use and also support housing needs.

I chose C, but in a city with a larger footprint, D is the way to go - it's the most environmentally friendly approach as it means people need to travel less to get what they need. In Fernie, it's pretty fast to get downtown no matter where you are so I think focusing development on the downtown core while letting the neighbouring suburbs remain quiet is a nice balance to have.

In Fernie everything is pretty close

Less running all over, more park & walk to get everything
I support a mixed approach of upzoning existing business areas as well as establishing new business parks. There should also be zoning to allow some mixed use areas – commercial + residential.
Many underused sites in and around downtown would be a welcome improvement to the downtown
Keeping most business downtown will support the other businesses there. Limited business in residential areas; services okay but not retail.
Businesses have a hard time surviving in this town, tourist foot traffic doesn't leave 2nd ave. Downtown rent is so high with so many hoops to jump through just to open a business most fail before they open the door.
Let's you plan for the future with a clear plan forward, without giving up residential space for businesses.
What's the difference between B and D? Is one storefronts vs business run out of homes? Regardless, these are my preferred options. The annex and old town are well served by the downtown and local businesses. Plus, their charm attracts tourists and artists alike. However, newer areas will be less walkable unless we allow businesses in these areas.
There is considerable land downtown/close to downtown that sits unused. Focus here before expanding to neighbourhoods that are primarily residential.
Increase diversity.
Allowing more business in residential areas combined with establishing mixed usage policies in neighbourhoods might be allow for some flexibility. Locating businesses throughout Fernie would reduce the stress of parking downtown and provide residents with options for daily needs. Medical facilities or businesses that have limited clientele such as wellness centres might be successful, while still allowing for downtown "hub". Again, I think we need to be open to creative thinking while always ensuring to monitor the effect a business might have on a neighbourhood. My daughter lives in a vibrant older, established neighbourhood in Toronto that has a kaleidoscope of unique business in homes and buildings and has a rich sense of community.
to allow for flexibility in residential businesses, and control of working environments. Also I think we need an industrial park/zone area on the outskirts of town to concentrate industrial businesses that don't "look as nice" as retail and frontage
Downtown is not full. B. Ok for some businesses which are suited to being in residential areas. Existing infrastructure is going to need attention anyway, improve what we have. If new neighbourhoods are built, allow for a couple of convenience stores in them.
Just common sence honestly, there's way too many empty and unsightly buildings in, or near the downtown area. If "changing the look of downtown" is a concern, just re-build with brick
Make it easier to for business to start have the proper zoning in place
Business zones keep toxic chemicals and noise away from houses. There are business sheds/yards in the city downtown that should be relocated (SD5 bus shed, BC Hydro etc). This land could be used for residential/shopping.
Businesses in residential areas change the charm of Fernie and likely require more bylaw enforcement such as parking etc
I believe shops will succeed more often where visitors can see them and all in one area.

My concern is that allowing businesses in residential areas, changes the essence of our community. Will be difficult to manage bylaw infractions, and enforcement.

Would maintain city owned land to be used as needed.

I like the idea of a downtown hub.

The consumer will always travel/find the service or product regardless of location.

This one could be a mix of C & D. While we need more downtown business options for the community (more dining establishments is a good example), it could also be a good idea to have localized general stores, cafe's, etc. in respective neighbourhoods. A cafe in the cedars, or Alpine trails for example. Again, the trade off being strain on aging infrastructure, hence the need to prioritize repairs to future proof development down the road.

Use your industrial area first! (ghost rider)

I love the feel of the down town strip and that is where most of the hustle and bustle is

There's already a bunch of unused space as it is. Diluting the town makes business harder.

I like A, B and C. Get creative! Don't fear change.

There are a number of derelict and empty lots/buildings in the downtown area: on third avenue between 3rd street and 4th street (across from COTR), on fifth street between 2nd ave and 3rd ave (old browns meat market), on 1st ave between 4th street and 5th street (parking lots?). Maybe incentivize owners of somewhat industrial businesses (Telus and nupqua) properties to move to an industrial park (across from current city yards?) which would allow more space for downtown type businesses.

This sounds like a great approach with so many people being able to work from home and create their own businesses. Downtown is already so busy. Parking is a nightmare, which means that tourists are hopefully shopping downtown. But we don't want to lose our small town Fernie charm and build larger buildings downtown. That's why people visit Fernie as a tourist destination.

This was a tough choice. Part of Fernie's charm is the downtown core so keeping a concentrated area seems ideal. That said, if we consider ways in which we'll need to adapt for climate change, having neighbourhoods that can support themselves to a degree makes a lot of sense. Small corner stores with food basics, cafes or bakeries with gathering spaces, and cooling centres or a neighbourhood gathering spot that's air conditioned would help reduce car traffic and create a more connected community (core value).

Allowing certain low impact business in residential areas should be encouraged with very clear constraints

Choice A works if the community is actually involved with where these places will be and what they will actually be used for. This cannot just be the decision of four chairs on council.

There are already serious parking issues in residential areas especially in the winter.

There is land available downtown and near home hardware. But keep the old buildings .

Walkable, more vibrant downtown

Fernie has a "downtown business core" that already struggles to keep businesses open for longer than 5 years. Maybe it's the rising rental costs, maybe it's family money and greed that holds onto local buildings downtown because they know another business will come along and foot their bills.

But creating business sprawl into neighborhoods? Nope.

To reiterate, the use of the old Fire Hall is such a great example of a trade-off. Affordable housing with business frontage in the downtown core.

I would say "up zoning" and bringing some new long-term life and owner's into Fernie's downtown core could really shake up this town's image.

I don't know how to describe it, we do have some great businesses down town and a few good restaurants, but the cycle of some stores with constantly changing owner's is growing tiring - "I wonder how long they will last?"

I would like to see more walkable neighbourhoods and using underused sites. Downtown should be the central hub in the community, but having coffee shops and corner stores should be allowed in other neighbourhoods.

keep it where it is, and develop there until it is maxed out

Maybe try to facilitate businesses that are trying to contribute to the community first and not to do everything in your power to ruin them because you don't know your own bylaws and make up your own rules. From: someone in healthcare who serves a vulnerable population that is underserved in this community and is actively making moves to leave because of the BS the COF pulled (thumbs up).

Allowing some small businesses within residential neighborhoods is a good way of elevating the lack of commercial space and makes it easier and walkable for people to access certain types of businesses.

Our downtown is a mess. The amount of space being allocated for industrial uses like gravel storage and bus parking is ridiculous. The huge empty unused field across from 901 that could be generating millions of dollars in revenue is a missed opportunity.

It was between A and D here.

I think new mixed-used neighbourhoods make sense. But I also don't really want more "new neighbourhoods"

So we need to set aside land, and then spend time and energy to find the right businesses to come here for that land.

Downtown buildings need renovation and/or rebuilding. Brighten up and revive downtown core.

Approach C—upzoning and redeveloping underused sites—offers a practical way to strengthen the core of Fernie by increasing density, supporting local businesses, and making better use of existing infrastructure, but it should be paired with thoughtful planning along the highway corridor, which serves as the primary gateway and first impression of the community and cannot be overlooked in shaping how the city is experienced.

I actually like a combination of b and d depending on what types of business you are looking at. Changing the form and character of our historic downtown core is not something i would recommend other than if you looked at the save on end and some of the flat roofed buildings there.

Focusing on upzoning and redeveloping underused sites—especially around the downtown core—is critical for a small community like Fernie.

Concentrating growth in these areas helps:

Strengthen and energize the historic downtown
 Support local businesses through increased foot traffic and year-round activity
 Make better use of existing infrastructure
 Create a more vibrant, walkable, and economically resilient community

Rather than spreading growth too thin, this approach builds a strong central hub that drives business opportunity and investment.

For this to work, the City needs clear zoning and streamlined approvals to actually enable redevelopment to occur and incentive investment in the downtown

Mixed use neighbourhoods can encourage walking, reduce the need for services, and allow business to develop where they are wanted, rather than where they are told to build.

*These approaches are not mutually exclusive. To varying degrees, all should be pursued where appropriate. I picked one because I had to.

*Home based businesses should be allowed where they do not conflict with the basic residential character regarding noise, visual storage, and client traffic. The activity should be managed through careful permitting and licensing with attached conditions.

*Mixed use neighbourhoods are appropriate in the central core, the development on the old firehall site is a good example of this.

*Increased commercial densities are desirable to maximize use of the existing infrastructure.

*A supply of commercial and industrial land is desirable for the future. Increasing densities in the existing industrial area where possible

I like either A or B

I believe there is still opportunity in terms of space for more business development downtown. Simultaneously mixed use business and housing areas are also attractive and have worked in other towns of similar sizes. Creating an 'industrial area' such as the one around Home Hardware also make a lot of sense.

Mixed use neighbourhoods would spread out services, make it easier to start a business, and allow people to have a greater sense of place in the neighbourhood they live in. This would increase quality of life and sense of community.

Option D supports the neighborhoods that currently struggle with accessibility to downtown, and has the least impact to our current downtown vibe.

Our only concerns would be to ensure that roads and existing cycling paths are maintained to support our mandate. Safe highway crossings and potentially expanding the paving of multiuse paths such as those in the annex would support our mandate.

I think we need to pre-plan for the expansion of businesses and would rather see the business stay in downtown or the one area of the annex vs scattered through the neighborhoods

Consider what businesses were aiming to attract. Fernie's small community feel is what makes this town so appealing to live. Walkable, community first business approaches are important and can work. We don't need the box stores.

I think a balanced approach would work best (i.e., a mixture of allowing more business in residential areas, up zoning existing areas, as well as mixed used neighbourhoods). Honestly, Fernie is not 'sprawled' enough to really warrant mixed used neighbourhood, and this type of sprawled development should be strongly discouraged, given that such development is

environmentally and economically costly, and is especially harmful within our delicate natural context.

Less risk with benefit for both business and residents. Also doesn't change the feel or crowd downtown which is already bursting at the seams.

Oof these all suck. I would hate to see Fernie turn into a Cranbrook. No more big commercial areas like the Canadian tire area. Barf. I would like to see better use of existing commercial areas, AND make it less car centric. SHUT DOWN second avenue for the entire summer months! Those outdoor seating areas on second avenue are a joke when a 1 ton diesel truck is idling in your ear as you try to enjoy a beer on a patio. I think it would be huge draw to have a pedestrian friendly downtown.

I do think if there is some capacity to combine both option B & C, that would be idea. First, focus on the downtown lots that sit empty that could be filled and boost economy. Then allow for business in residential areas (like convenience stores) to help with the walkability for people who are living here long term

It's sustainable

Try to move industrial type businesses to outskirt areas, I don't know how it could be done but a good example would be working with the school board to move the school bus yard out of the downtown core, there are others that could move as well. Again, I don't really know how feasible this would be but that area could definitely be put to a better use.

Dont have a pick.Downtown does not really have any place to expand to..when you stroll the streets it is from 4th to 8th.street.Re-development is expensive and i guess a business in residential is ok depending on what it was. Can't say i would want any type of industrial shop in my neighbourhood...but the chop stick truck is at the end of my block and it is fine..so i guess what i am saying is decide on a case by case

Two key focuses need to be our heritage uptown and our changing profile along the highway. The former is a matter of retention and enhancement; the latter a case of thoughtful development. Our business zoning and provision for expansion along the highway is needed, but we must avoid the strip mall look to which most cities fall prey. Let's build in some requirements that support parking (in the rear) to enhance walkability and visual appeal. Let's strive for an overall "look", not to theme park our Fernie, but to hometown it.

The Downtown has been the hub of our community its entire existence. It's how we feel connected and centred. By creating different business zones in other neighbourhoods, we create separation instead of congregation. There is more space in the downtown corridor for shops and businesses and it's a shopping experience that is unlike any other! It would be wonderful to see bylaws to ensure certain types of businesses are prioritized in our historic downtown, and for it to continue down to 902 2nd Ave as well as along appropriate spaces on 3rd ave.

This has been my theme for the entire survey.

1/2 of the downtown is empty or boarded up. This should be 100% the focus. Increase taxes on unused structures to promote development and use.

Ensuring that appropriate densification is occurring is, in my opinion, an important way to optimize the existing footprint of the city. This includes West Fernie and other neighbourhoods that are close to the city centre to improve access, and potentially improve walkability and the use of bicycles. Currently, bicycle access to all parts of the city is not unsafe. It is important, in my

opinion, to improve wayfinding and easy access to city centre businesses to support the historic downtown.

If Fernie keeps expanding outwards it's nice to have shopping options in other areas besides just downtown. Fernie is known for its historic downtown core, and we should not be looking at changing that.

Preferred approach to tourism management – Let us know why you answered the way you did or if you have other thoughts to share.

I am somewhere between A and B but have to choose one. As the CCP is a 20-year or so plan, pls consider that tourism ebbs and flows and is not our sole economic driver. Prefer to see greater value in the OCP on econ diversification and not just speak to tourism.

This is another area that may need to change in the future.

tourism Fernie appear to be doing an effective job. i would say that tf is showing more leadership for the community that the city

C – there is an abundance of hotel / motels from what i can see

B – I'm aware of Canmore doing this while i don't fully understand the in's and out's it doesn't sit right with me. They have limitations yet home owners try doing anyway.

A it offers the option without too much/too little

– Staff housing to reduce reliance on rental housing in town

Current approach is balanced.

We can't afford more people to regulate laws. Can't afford higher taxes.

Seems pretty good, lots of tourism without affecting character. Lots of local, authentic feel in the nightlife, ski hill, events. People love to see and be welcomed into that.

Restricting STRs seems like one of the easiest ways to increase housing supply.

I believe tourism is as FICKLE as mining has been for us historically.

The important item for good tourism is an "authentic community". Please note in Europe today people are visiting the "authentic areas" instead of the hot spots. Tourists are tiring of the hot spots.

Let's look after good community life in Fernie for those who live here.

Then tourists will want to come and even chose to stay!!

It's not all about tourism. Local residents want to enjoy the area too! That's why we have lived here for over 40 years.

This may not apply to STRs, but a resort fee, covering ski hill and other lodgings, would go a long way to helping the city budget.

Its needed but a strain on the system. Yes help businesses but also drive the price of everything up for locals.

Questions what "Intervene more to manage tourism" looks like? how?

Higher tax on tourism.

There may be some limitations to tourism, but we have to be aware that by over developing tourism, we are destroying what brought people here originally.

I'm tired of being considered a backyard and our environment is given no respect. We are a community not a playground.

Currently not impacted by this.

Currently not impacted by this.
I'm tired of being considered a backyard and our environment is given no respect. We are a community not a playground.
There may be some limitations to tourism, but we have to be aware that by over developing tourism, we are destroying what brought people here originally.
As has been shown in other resort areas (i.e. Squamish), put a priority on local residents. Tourism will happen naturally and will naturally grow. By providing a great place to live this will support Fernie and the tourists will come no matter what. Building for tourism will take away what tourists are coming for in the first place.
RCR NEEDS EMPLOYEE HOUSING!!! This should have been done years ago. That is the main reason housing is so hard to find in FERNIE. Sombrowskis built their own housing for their staff and if they could do it, surely RCR can get their act together. Having 6-10 people living in a house in FERNIE creates too much congestion and parking is a nightmare. It use to be you had to have on site parking for rental properties. I don't know where that rule went, as you see 4-6 vehicles, many mine trucks parked in front and on the street at any given time of day on both sides of the road. Many areas are reduced to single lane traffic because they park across from the other vehicle and only one vehicle at a time can drive by. Not to mention the issues with snow removal. Bylaw needs to enforce better control over this. Even many of the businesses have skirted around this with less than adequate parking for customers and staff.
There seems to be a reasonable balanced approach to STR. I do have concerns about second home ownership in the downtown core. I would prefer to see empty homes in the outlying areas where the impacts of walk ability and empty neighborhoods isn't as profound.
Tourism is important to our local economy. I'd like to see more thought into how tourism dollars can support our infrastructure, but am generally happy with the direction I see. As for STRs, I think having some is important, and it helps people afford to live here to have supplementary income.
Tourism is taking it's toll on river and wild spaces, without regulation this trend could have increased negative impacts. Everything in moderation.
Tourism accommodation and associated activity (2nd home ownership) are major impactors of cost of living and housing affordability. Runaway tourism is not helping the people who actually live in this town.
Send like the is already a good balance in this regard
Changes have already affected local neighbourhoods. I would need more time and information
Short term rentals should not be allowed
There is a need to balance short term rentals with long term rentals. City has some good strategies currently.
Having lived in Fernie for 45 years, I recognize that tourism is now a major part of the local economy and supports many businesses, jobs, restaurants, shops, and community services.
For that reason, I generally support a more balanced and less intervention-heavy approach to tourism-related housing regulations, while still maintaining reasonable rules that protect neighbourhoods and community standards.
I do not believe increasingly complex regulations, very high licensing fees, or expanding layers of enforcement necessarily solve the underlying pressures facing Fernie. Many of the housing and

infrastructure challenges connected to tourism are driven by broader economic forces, including seasonal workforce demand, investor ownership patterns, and the success of Fernie as a destination community.

At the same time, completely removing regulations would also create problems over time. Basic rules related to safety, parking, noise, occupancy, and neighbourhood compatibility remain important and should continue to be enforced fairly and consistently.

The goal should be practical, manageable regulation rather than creating an expensive and overly bureaucratic system that is difficult to enforce and places unnecessary burdens on property owners and residents. Fernie should focus on maintaining community balance while recognizing that tourism will remain an important part of the local economy for the foreseeable future.

tourism is important, but it should not come at the cost of locals finding affordable housing

Short term rentals have destroyed the rental market in Fernie. The silver rock and 901 are abominations. They were built and well used by residents but were bought out by investors. Air b&B should be in primary residences only. If investors want to take over entire buildings for short term rentals they should build a damn hotel. Housing stock shouldn't be converted into commercial use.

We need STH and long term but both need the infrastructure and amenities to back it. So those come first. We want a town where the residents are EXCITED to have tourism (boosting their business, busy stores, restaurants etc is good!) BUT we don't want residents to be sour about tourism because it is making our infrastructure fail, and our amenities don't support it. Even the price of the FAR RCR season pass is affecting this. Work with them? They are seeing record number of people/locals NOT purchasing a winter pass because of the price. But the ski hill thinks if they make it too low then too many people will come. But we only have so many beds in this town so the hill can only be as busy as the amount of beds. So if we amp up STR in fernie even the amenities and infrastructure at the ski hill need to balance that just like in town

I think we need to be more involved and understand the impact on the community. I mean, we need to understand the impacts on the infrastructure/assets. I am all for tourism, don't get me wrong, the census tells us one thing, city taxes tell us another, but what are the demands on RDEK use, short/long term rentals etc have on our community for services and infrastructure. Yes there is a hotel tax to support what it supports but we need to understand the impacts and plan to address them. The locals need to know this as our taxes are supporting tourism but is tourism supporting infrastructure/assets of the city.

I was torn between A & B. Fernie has been discovered. Pouring more dollars into more marketing of Fernie as destination without monetary support to organizations such as the FTA makes no sense. Fernie has become a mountain biking mecca for tourism but gets no COF or Tourism Fernie monetary support to maintain this heavily used attraction.

Because you need locals to serve tourists so long term rentals are mandatory

STRs are contributing to rising house prices and some property owners are building houses specifically for multiple STRs. Please limit STRs to specific areas of town, or limit to a maximum number within a certain radius. Riverside townhouses and Silver Rock condos used to be affordable entry-level housing, but once they were zoned as condo hotel, automatically allowing

STRs, they became investment properties and took a whole lot of affordable housing stock off the market. This should be reversed, just as Canmore is reversing some of its condo-hotel zoning.

The town is desirable due to its past small town appeal. Things that are hard to access are desirable. If the flood gates are open, there is a flood. Floods are bad.

There seems to be more tourists every year, if the town can support the demand, it could be good for the economy.

We need to think more about Tourism not as a core industry sector (it creates low-paying jobs) and focus more on amenity-driven living, which leverages our natural environment to bring people here who can bring good-paying jobs with them (like remote work).

Incentivize new hotels, particularly those that can support the mining workforce, to reduce demand for STRs. Consider STR development alongside affordable ownership options.

There are a number of new hotels/ properties in the works for 2027, providing more capacity for visitation. The STR model needs to be enforced, held accountable – too many communities have lost much more than what was gained and it's hard to regain / re-establish community once it's lost....

High Tourism areas are becoming more problematic for local residents. They can be displaced to provide accommodations for tourists (more money) and services in the community are stretched (longer wait times, supplies harder to get, etc.).

Investors are the ones that end up purchasing apartments (Silver rock condos, ridgemont apartments) that should be used to support the needs of the workforce in the community.

Tourism is a good thing and should be supported

I would ban short term rental all together. Especially the platform based type. Encourage more Hotels and upgrades to existing ones. Any available suites and cold beds would add to the long term rental pool and bring a more robust residency that support local economy.

It's working just as it should atm. I own a second home here and rent it out long term. Nothing wrong with that. Now if I bought 4 more, this increasing real estate values, and put them all up for STR, then nobody but me benefits. So that's not the vibe I want to be around. Happy to have young, hard working tenants afford my home and live here full time and also contribute to the economy and community. I would say that a small tourist tax should be exercised. If you have a VOB address on your ID, then no tax. If you are not from here a 1% sales tax on anything purchasing town including meals and entertainment. This can then go to touristy things. Nicer downtown decor, landscaping, public toilets etc.

More pressure needs to be put on RCR and the ERV to build and provide housing for staff

Put pressure on the large operators like RCR, EVR, etc. to invest in housing for their staff. Maintain reasonable guardrails to protect long term housing

All decisions made should be about community values first. Community values help sustain the same core values that draw tourists here. Like small town character, friendly, authentic community, beautiful landscape, Elk River and nature. Clean water, trail networks, safe community, nice amenities and independent shops and businesses. Tourists will always come. We don't need to attract more and risk over use, and congestion of trails, restaurants, sewer system, water consumption etc. More tourists mean diminished experience for locals and visitors alike. Tourism should be focussed on sustainability mint growth. Continued growth is unrealistic and unsustainable. when we are full, we are full. We all see what's happened with bus

tours and too many visitors in Banff and Lake Louise. We don't want or need to see that here. Fernie feels busy already..., is there a bylaw or anything that will disallow bus tours to Fernie btw? If not maybe we should put something in place before they start arriving because Banff is full.

Many STRs turn into weekend party houses and a lot of the time are disrupting in one way or another such as parking and blocking driveways. Don't count on Bylaw officials as Fernie's Complaint driven system is useless. Introduce a Vacancy Tax as there are many houses that sit without anybody staying in them.

Not sure where this market is going. Str as income helps lots of people afford to live in fernie.

The % of houses owned by vacationers is a serious problem and is one of the main reasons why the housing market is hyper inflated.

Let the market figure itself out.

Tourism is important, but STRs are inefficient at promoting tourism while balancing the needs of residents compared to other solutions like hotels. Focus on keeping residential areas for long term residents but support tourism growth through high density tourism projects like hotels, such as the base camp being planned near Canadian tire.

The City should be involved for regulation/enforcement however consider working with Strata councils- they can do the direct oversee (and take some regulatory burden) and work with/answer to the City. Consider having a cost/tax for STR's (to the individual owners) to assist in maintaining enforcement. Many STR's are not within the City limits, however should be considered for a cost/tax as they do use City services.

I like the current approach, it strikes a good balance. B would only really benefit hotels, C might cause a lot of locals to leave.

Short term rentals are disruptive in neighborhoods. They should only be allowed where the community supports them. Otherwise, more hotels should provide for short term stays.

I think it's working

Although a more hands-off (open) approach to STRs may also be good. ALSO, to support tourism and visitors passing through, the City must replace the sani-dump removed from Chamber of Commerce (as promised when the old one was removed)

The city has bigger problems they should worry about.

I understand Fernie is a tourist town, but that can't come at a detriment to how locals are able to live their life day to day.

I'm unfamiliar with the status quo, but I think STRs need to be regulated like any business, including licensing and inspections. This should involve fees that will pay for additional city staff time. There should be a dispute resolution mechanism, so that neighbours can file complaints and get their concerns addressed immediately, without calling the RCMP as a first step.

I'd like to know the statistics on who own STRs, but I'm willing to guess that an increasing number are corporations and people who rarely set foot in Fernie. Their needs are secondary to those of people who want to stay in Fernie for work or to live full time.

Not a city focus.

I don't think that we need to add any more rules and regulations at this point. Stay the course.

again, tourism adds pressure on the wastewater system, and we need to address the aging infrastructure, and the deficit- before we compel more people to town.

Approach B needs better clarity. More city employees? Fernie collects a tourism tax, some of this income should be used to help with infrastructure.
Focus more on subsidized housing
The City should stay out of the way of everything related to tourism and trust their community partner to manage tourism and its impact.
The ski hill should be providing staff accommodation onsite. Taxes for vacation homes should be higher, STR operators should pay higher taxes
Fernie should implement an affordability tax/ non resident tax like Canmore has done. This will improve access to long term rental.
Have fewer short term rentals such as Air B@B's to keep neighborhoods stable with more long term residents .
Tourism is alive and well in Fernie. My concern is people coming to rental properties in our neighbourhoods, many are here to party and have a good time, at the neighbourhoods expense. Being loud at late hours in the evening, and parking are just a couple of examples.
Long term housing should be priority, otherwise no workers to provide the services for the visitors. Perhaps ski hill needs to be pushed to build staff accommodation.
In order for hotels to thrive as well, I feel the current approach with STRs is working.
Over regulated, over governed. Home owners should have the right to use their property as they see fit. Just because a home owner "can" short term rent their property vs long term, doesn't necessarily mean that they will. A hands off approach also minimizes staff operating costs due to reduced necessity for enforcement, while increasing city revenue.
Make large employers more responsible for 'staff housing' – especially for tourism industry employing young people who have low salaries (ski hill, etc)
I own an STR and I like how this currently are
The current limits don't make any difference and people always find a way around anyway so without enforcement, nothing would change. Renters rights also make it difficult as some owners no longer want to rent out.
Fernie is a wonderful tourism community. I like the Airbnb bylaws and our diverse short term rental market. Tourism is great for business!
I really don't have an option as there aren't any STRs spots on my street that I know of. Word of mouth from friends note noise and parking disturbances from DTRs in their neighborhoods.
I don't feel that I have enough knowledge on this topic to recommend one way or another, so the status quo is my choice.
Having a ton of residential locations sitting empty for the majority of the year in order for the owners to capitalize during the the peak season with str's while there are no rentals for workers makes zero sense
Yes, tourism is important but maintaining housing for locals that live here and can rent/ buy to contribute to the community is very important. Otherwise tourism is useless if we don't have workers. There should be stiffer rules for vacation rentals and vacations homes, those people should pay more in taxes and fees. People who have rental suites that are making less money but contributing to the community by renting to local workers should get incentives/tax breaks to continue doing so.

Tourism is starting to have a real negative impact on the community and needs to be better managed with more guard rails

Flexibility for owners

Oooooooooof. We aren't ready.

Kimberley has the platzl and large parking areas in the downtown core, and seeing how that works I really think the traffic management plan greatly comes into play here. It could work hand-in-hand with tourism management, in regards to increased numbers in visitors downtown.

The City of Fernie really should adopt a one-way street with angled parking on 2nd Avenue. Better traffic flow with increased angled parking, and the opportunity for more seating and greenery.

A great example of a city that nailed this would be Grand Junction, Colorado. Main Street, Grand Junction is one way, angled parking with beautiful gardens and large seating areas either side of this snaking main street. Check it out on the Googles!

And to add an additional point. The greater the tourism boom, the more money home owner's can make from their short term rental, AirBnB suite. This is going to have a really big impact on the availability of housing for our core, much needed seasonal employees. The City of Fernie really needs to development a strong, non-flexible STR plan to off-set the housing shortage. If a home-owner wants a STR, which they would make a great amount of money off then they should pay increased taxes, and their margins can afford it – everyone knows this.

Ensuring sufficient enforcement is important.

I have seen and heard what other communities in BC go through with unregulated STRs. And then they have to rein it in after the fact.

Stop making it so difficult for full time residents to create a secondary source of income that allows them to afford your ridiculous cost of living AND provide housing to the current housing crisis.

I feel strongly that an owner of a home should have the right to make their own decisions on what they do with their property. There is already too much government control over what people can and cannot do with their own property.

Housing needs to be for residents. Visitors can stay in Hotels & dedicated properties suitable for vacation stays.

I think STRs are fine as they are.

We built a beautiful rental above our garage but cannot have it as a STR because of an oven while multiple STRs have full kitchens but are not inspected.

Approach A requires a balanced view that reflects the reality that Fernie is fundamentally a tourism-driven community, as recognized through its resort municipality designation. Tourism supports the viability of local amenities—restaurants, retail, and services—that would not exist at the same level without visitor spending, and this has materially improved the vitality of the downtown compared to two decades ago. Short-term rentals play a role in that ecosystem by providing an income stream for property owners in a high cost-of-living market, but they must be carefully balanced against the need to maintain housing availability for full-time residents. A more targeted approach would recognize that short-term rentals in commercially zoned areas,

such as the highway corridor and downtown, align with their intended use and should be treated differently from residential neighbourhoods. At the same time, the growth in short-term rentals is not occurring in a vacuum—it reflects, in part, a gap in the quality and reinvestment of traditional hotel accommodations within city limits, which continues to influence visitor accommodation choices.

the str regulations are quite adequate as they stand.

The property taxes should be higher for seasonal owners that rent their property whether long term or short term when it's not their primary residence

Support and invest in Fernie Tourism – Let them guide the community regarding Tourism

Tourism is a valuable driver for Fernie's economy. Putting a throttle on it would damage the community.

Let's be honest. Any time government at any level begins to control things, it gets worse.

Hands off.

*Tourism contributes to the community but should also pay its own way—especially as regards impacts on utilities.

*Tourist rooms in residential areas frequently compete with low income residents for housing so this needs careful monitoring and management.

*The impact of short term rental in other communities should be reviewed. In Canmore, large houses (six bedrooms plus) rent by the month for \$30K.

*There is a circular argument: I need my short term rental to pay my mortgage. My house was more expensive because it has a suite suitable for a short term rental

*Short term rentals also compete with commercial accommodation that are appropriately zoned and serviced.

*Short term rentals are fine, but they do need to be managed carefully as they add to the cost of housing generally.

*Seasonal employees are critical to the local economy and they experience particular difficulty in locating housing. At some point, employers may have to develop housing or pool resources together in employer housing cooperatives.

*Tourism development and affordable housing development must proceed together

I think the city has been too restrictive in the past 5-10 years

While tourism is important the impacts of short term rentals in community neighbourhoods is greatly felt. We already have so many second home owners, that adding more STR's will further take away the feeling of neighbourhood.

Full-time residents need to be a priority when it comes to housing, but Fernie is built on being a ski/tourist town that can't run our attractions without temporary foreign workers. We need workplace housing.

Cycling Without Age supports local residents and occasionally their family members from outside the community. As long as pathways and roads can be safely accessed we can continue our to support Fernie residents. Tourism is not included in our goals.

I don't have much insight to this, but feel we need to allow STR to still happen as it does in Fernie, or even a more hands-off approach. Many locals rely on this income to help them afford to live here and that's the beauty of being a home owner in a touristy town.

The town should be able to address the concerns of the people who live here. Tourism isn't going to stop, so let's make it work better for residents.

I think tourism is likely Fernie's future economy and should be encouraged.

We need tourism for Fernie to flourish. Tourism is not the reason there is a housing shortage, the fact that houses are not being built is the problem. Don't blame tourism for policy and governance issues.

I think this should fluctuate with the vacancy rate. Long term renting needs to be affordable in Fernie. By freeing up more rental units that can only be long term, it will be easier for people to actually work in Fernie. Until the vacancy rate changes, I think the city should help with the housing crisis.

Again, tourism related housing rules are not being as strictly enforced which is causing issues both in renting and in tourism

The second home ownership means that fernie economically suffers as these are empty beds people bring their shopping in ect

STR should be required to have designated off road parking. Specifically for the STR not just listening their driveways to get licenses then requiring guests to park on the street.

I personally have not really experienced any issues with STR's , the house two doors down was historically used for that purpose, it was well done and never created any issues that I noticed.

This is about accomodation to change in a responsible way. My neighbour's B&B means much more roadway parking in front of our home. Oh well, they have to pay off that million dollar mortgage somehow, and they are responsible about their buisness. Another important thing is to remember that service industry jobs do not buy a house in our town, or even pay most rents. Those employees are crucial to the stability of tourism and basic services. Housing must be available in that income bracket, and those who benefit most should take most responsibility for providing that housing, as some businesses have begun to do.

With the newer provincial rules, it is quite challenging and expensive to operate a STR. We have already seen many of these units convert to long-term options in Fernie. The focus on tourism should be to make sure there is alignment - we should not over promote or sell our community. We are still trying to catch up from its impacts which have been exacerbated by both COVID and increased interest in travelling to Canada with the current American government.

There should be a forth option. Tourism has a ton of room to grow, and should be part of the trend core focus. That being said tourist need to pay their portion of the cost, this could be non resident parking fees, tiered costs for town structure use (arena, pool, trail network), and metered water use for STR and hotels - supplement sewer upgrades and costs. While promoting opportunities for small businesses to grow or expand (develop and upgrade downtown spaces)

Encouraging long term rentals, while perhaps not as lucrative to absentee home owners, may creates a more stable and affordable housing pool for residents. It is somewhat counter intuitive, in my opinion, to cater to those landlords that may provide a few transient consumers rather than longer term residents who work, shop and recreate here.

Fernie really needs to focus on the full time residents and not just tourism. A lot of people are leaving Fernie because it's become too expensive or too busy. We need to find a balance between keeping up the tourism to have a stable economy, yet be able to keep local residents.

Preferred approach to child care – Let us know why you answered the way you did or if you have other thoughts to share.
CoF should not be responsible for childcare.
(selected a, b, and c) do the right thing, common sense
I really don't know
You need government funding.
Childcare is not a core business for city.
Businesses need to start providing day care for their employees. These days both parents are required to work. We shouldn't be giving up green space for childcare, which I know childcare is important.
I don't have a child, I don't feel it's for me to take an opinion on this.
As much as I want more childcare (our child is waitlisted), I don't like the idea of the City being responsible for forecasting childcare space needs and the risks associated with miscalculating that.
Childcare and growth. Both attended to.
Should also continue to seek out provincial and federal funding.
Lots in the works and can be supported through business development.
How would this happen in homes? i.e. _____ would be helpful. - portion of permit fees? - taxes...??
Yes to purpose-built spaces.
Benefits outweigh trade-offs
Some of both A and B apply because the city needs to support and encourage childcare and may also be required to help obtain other government funding or options.
Businesses could get together and create childcare for their employees close to or in their buildings.
Businesses could get together and create childcare for their employees close to or in their buildings.
Some of both A and B apply because the city needs to support and encourage childcare and may also be required to help obtain other government funding or options.
Not applicable to myself
Let childcare be privately funded. Taxpayers should not be footing the bill for this. Allow for the zoning and let business do the care
The city need to be mindful of not donating valuable land to support housing or childcare. With the the current financial situation, the city should be monetizing valuable parcels of land like the old fire hall site for example.
Childcare is critically important, but the city's role should be supporting with policy direction and continued partnerships. There has been good work in this space.
n/a
This is a prime concern for young families and future families in the area.
If you are truly supporting your residents you will be an active participant in developing child care spaces. Small business and uniqueness of retail require this.

It's not the city's job to figure out child care.

It is not the City's role to manage child care. They are there to set policy and let the private and non-profit organizations tend to child care. We may have a great need now, but we may not have the same need in 10 years. We have seen the child population increase and decrease over the past 4 decades. We use to have 3 public elementary schools, we now have one.

no strong opinion

I think the City need to to partner with the current operating \$10 a day daycares that are operating in town as they already know what they are doing, it will not require higher costs, staff or resources from the City of Fernie. If the City partners with them and provides information such as sites becoming available for increasing child care spaces, details on available funding or grants for child care spaces, or connections to developers for upcoming projects, we would see a growth in spaces! But this also means the city need to make sure there is affordable housing for these educators. Im currently on FCCS board and our hardest thing right now is to get educators to move to town, and the biggest issue is that they cant find affordable housing!

Don't have children but just think we need the infrastructure and amenities to support growth BEFORE the growth happens or with the growth like my other answers

Child care programs will support long term city growth for our younger families. It will also help bridge the gap between haves and have nots.

The COF needs to keep focus and resources towards upgrading and maintaining our strained infrastructures. Offering less red tape and incentives for society to create useable childcare spaces, ie, small scale home based day cares, makes sense at this point in time.

Child care is a provincial responsibility, and the school district is now helping to create new spaces. It's super important, but I suggest the city help with policy and support to expedite the process, and allow the province and school district to lead.

If there isn't affordable childcare the economy will suffer

This town is relatively affluent and childcare costs are comparatively low compared – more spots that are not constrained from reliance on government funding – seems like a better approach. There should be \$10 a day childcare for those who need it and not for those who have several 6 figure salaries in their household.

The City needs to take a more active role in community infrastructure development, including affordable housing, childcare and recreational amenities as key components of its economic development work. Fernie has no problem attracting people, but we need the housing, childcare, schools, healthcare, and recreational facilities to encourage them to stay and build families and businesses.

The benefits and trade-offs on p. 24 make the most sense.

I'm the Manager at Fernie Child Care Society. There is no way to reduce the provincial government funding of childcare spaces without increasing the parent fees. It is not often that the City of Fernie has regulatory needs, except when it comes to building permits but that is understandable. The only risk to spaces being built and left vacant is if the operator is unable to find educators (typically due to housing/immigration). At Max Turyk, we work with the City and when there are available rooms, I think of how we can renovate them to create more spaces. Right now we are trying to create an Infant room out of the old principal and administration office. When development happens, we need to ensure there could be openings for child care. New Firehall Project, seperate building on the same piece of land. If there is a plan for a multi-use

facility (pool, field house, ice arena) there should be plans of allowing for child care spaces being built into this as well. The housing/child care space project is a great example as well as the new elementary school project.
Need more daycare
Support with strong policies. Don't get involved. Parents are able to take that role.
I have no idea what's needed here. We are both self employed and have no experience with this. At least one of us was home as we raised our kids and our life was different than the 9-5 couples which would really benefit from access. So I have no comment and will leave that to those that are facing this situation.
We can't depend on business or developers to take the lead. If/ when they do it's all about profit. Supporting grassroots childcare non profit organizations through policy and dependable funding/ grants could be part of that leadership role.
Not applicable to me.
Should not be a cost carried by the city. It should be funded like a school district.
Fernie is a town that attracts young people starting families. Child care is a major concern for these working families who work long hours.
Should be in your interest to improve this so young families can live here
Leave childcare to the people.
Lack of childcare in Fernie is worse than I've seen it anywhere. It hurts our economy by preventing parents to return to the workforce on their own terms and prevents some young families from living here. It's clear that this issue needs focus.
This is a tough one, however I will go with B. I think any new buildings and new businesses should be incentivized to support child care. It is a harder to do so with new single family homes. If more businesses were allowed in neighbourhoods then the City should provide support and incentives for Child Care/Day Homes to be created in existing structures
Let people open their own childcare facilities, the city does not need to take an active (and expensive) role in that. I have two kids and have not found it all that difficult to find childcare. A babysitting service would be nice but that's a business someone can start.
The city should stay out of the child care business.
Support childcare operators, but the City doesn't need to be more directly involved
It is not the city's role to supply child care. Make it easy for people to open child care spaces it can be lucrative business and is subsidized by other levels of government
The issue with childcare is the lack of workers. Give the current spaces the opportunity to stay operational with guaranteed access to space.
Start the process proactively.
The City of Fernie is doing a good job encouraging and supporting day care facilities. The partnership arrangements that are presently in place are very successful. It is not the role of local government to directly invest in child care.
this is a provincial responsibility.
So great to have families in our community! Our street had no kids a 10 years ago, now there are 15-20! Childcare and education are needed.
City desperately needs more child care spaces, this option make the most sense
Refer to the SD5 projections for the area and target that +10% space. Other entities can and should be encourage to lead this growth. City should focus on a strong planning group with less

bureaucratic requirements. Removing the delays by actively assisting in permitting. This can be facilitated with a stronger planning group and an organizational model taken from other town's successes.
Market driven need
I don't trust the current city council to create the correct policy for childcare facilities
The city does not have the finances to become a child care business partner.
Childcare is a business and hopefully the city can approve more facilities as needed .
Support child care development as required
Policy support is low cost risk. Childcare is an individual challenge and one that best solved by the unique needs of each family.
This is becoming a higher priority with prov and fed government's. City should be partners!
There are so many growing families in this town in need of childcare, policies unfortunately won't help fix the issue of limited childcare
Childcare is not a priority for everyone. And money from the city/ power of the city should in my opinion, not be used for that.
Incentivize for new developments to include childcare spaces, everyone wins.
The key benefit is equity. If the city can play an active role, equity can be ensured.
Supporting small day care operators with tax breaks or incentives to have lower cost for families would be beneficial
Focus on the services you are required to run
City supports but at no higher cost
It's great to see the City focused on this issue. The new Childcare and Housing center near the Aquatic Center is brilliant. It's also amazing to see the City work together with Wild Wapiti Childcare center to provide an interim green-space while they look for their forever home.
We need childcare in Fernie. Too many families have a hard time accessing it and it is so expensive that it can result in parents needing to stay home, which disproportionately impacts women.
municipal government should not involve themselves with childcare issues. That is on the provincial and federal levels to figure out. Yes by all means allow childcare to develop as needed
As someone who offered childcare and health services to a vulnerable population, removing barriers to access and care, the COF could already be doing this, but they'd rather make it impossible to run a business or provide services for the community. Again, prioritize locals rather than tourists.
I believe the city should assist in making it easier for organizations to create child care spaces which is a need in Fernie; however I do not believe they should be in the business of creating and or running these facilities.
The City doesn't need to be taking on more leadership/management but we do need better daycare facilities. All businesses should be contributing to the provision of childcare.
This area needs leadership - and the benefits for the economy long-term I think outweigh the costs for the City,
The lack of available childcare in Fernie has a direct and measurable impact on the local economy, limiting the ability of young parents to participate in the workforce and contribute through income and taxes. When the cost of private childcare exceeds or closely matches a day's wages, it creates a clear financial barrier to employment. In this context, simply

encouraging childcare provision through new development does not go far enough. As growth adds pressure to already limited childcare capacity, new developments should carry a defined financial obligation to contribute toward expanding these services. The current model risks placing the burden of growth-related impacts on the community while allowing the benefits to be captured privately. A more balanced approach recognizes that growth comes with shared responsibility—if development drives demand, it should also help fund the infrastructure needed to support it.

The city has provided land for a new childcare and housing development and has allowed for more space at Max Turyk community centre. This is a good approach that balances needs with other fiscal responsibilities

Reduce barriers, but stay out of business.

If we could afford B I'd love to.

But we're broke. So until we're not broke. No, we should not allocate any funds to it. Sorry mom and dad.

*Again, these are not mutually exclusive but my feeling falls between B and C.

* Child care is incredibly important in an economy with high housing costs as both parents are likely to require employment.

*High housing cost economies also frequently introduce tensions in the family unit resulting in break-ups and single-parent families thus exacerbating the need for child care.

*The City should develop policies that encourage child care in mixed use and other facilities.

*Partnering with other levels of government and the private sector to create spaces should also be considered.

I have no real opinion on this.

The focus has been childcare for per-kindergarten, and it is fantastic that new spaces are opening up for this. We ALSO NEED before an after school care in Fernie that is offered at each school. There is a large waitlist for one private operator here in Fernie.

Need more in plan no how to support child care works not just spaces (housing)

This question is not really applicable to our mandate.

I likely don't know enough to sufficiently answer! relying on new growth appears risky (and also predicates solving current issues with growth – a very risky proposition).

Not everyone who lives here has or will have young children, city resources should not go to something that only benefits a small proportion of the population.

City needs to manage and direct resources as needed.

Hmm, is the colour scheme of these options trying to lead us to a certain answer? Green means go, y'know. I believe an active role can help support the growing younger community that is settling down in Fernie, especially as relying on outside developers seems to great a risk.

Yes please! It takes a village...

This is a tough one. I was between a and b. I see a lot of child care spaces being developed. I do not think the City should move into this space as it is at capacity (+++).

If you build it, currently Fernie has no affordable or suitable space to operate, but improvements are being made and should be given time to establish.

It's not so much a space issue as it is a lack of early childhood educators issue. The city currently works well with some child care partners in helping their facilities grow. However a facility cannot

grow and offer more spaces if there is no child care staffing. I don't think the city needs to take this on a leadership, they just need to continue to be active partners and help current facilities grow.

Preferred approach to recreation – Let us know why you answered the way you did or if you have other thoughts to share.

People live here in part b/c of greenspaces. If infill lots and multistory bldgs are encouraged there would not be as much pressure to build on parkland.

We need to protect the rec and park areas we have. As far as new development areas is up to the developers to address these issues, in the future.

CoF is not in a position to add more parks in new development areas. At this time.

We only have one chance to protect our lands – once gone can't get it back. It's why we live here, If you don't protect the recreation spaces you already have, no one will donate any more as trust will have been violated.

Re. Approach A:

- less land available for housing – good
- could increase housing costs – a maybe
- put pressure on taxes – overdue

Re. Approach B:

- growth may feel unequal – so?

A – seems to rigid it whats allowed for utilizing space

B – balanced to allow opportunity while still prioritizing outdoor space

C – This town thrives on it's outdoor space and needs priority

The allure of Fernie is its recreation opportunities.

- the City should develop a Community Centre (and not rely on private funding and initiative from the Fieldhouse group).
- attention and funds should also be allocated for arts and culture facilities and opportunities – to provide for a broader portion of the population.

There's lots of area's where you can't build. Recreation will be there. Not far from Fernie.

People don't like change. But things will change over time.

I support this approach because people are drawn to Fernie for its mountains, trees, and rivers. Continued expansion into green spaces and recreational areas, as seen in Canmore, is not something I want for Fernie.

I understand that this comes at a cost, but once recreational land is lost, it cannot be restored.

Difficult choice, essential infrastructure must be prioritized. Recreational space needs must be re-assessed from time-to-time (baseball diamonds versus pickleball). Fernie has excellent recreational spaces, many are not in jeopardy (dyke path, James White Park, Rotary Park, Annex Park etc). A lot of recreation is outside the city (mountain bike trails, hiking, river). Changing demographics means that recreational space needs in the future will differ from historical recreation needs.

We are trying to be healthier, but we are taking greenspace away.

Losing ball fields, bike parks etc is not improving our City. Our children need safe places to play, not more houses.

That's why I'm here. Ski and bike.
Fernie is an active community and our rec facilities are well used and highly valued. This is an area I support my tax \$ funding.
Community needs change over time and land use can change. When green space changes for needs I like the City's approach to finding another recreational space to address the need for recreation.
Green space and parks are vital to all neighborhoods. Should never sacrifice existing parks or green space.
Developers should be required to provide some space for parks or open areas as new areas are built.
If we build up we need third spaces. Important for communities and children to have a place to go. I don't want this to feel like suburbs or a city.
Infill likely will be multi-family units – i.e. no room for a yard. Parks and open space are important to a healthy lifestyle.
This is hard to answer without defining what recreational facilities are being discussed. Although I value the greenbelts and walking trails in town, I do not use ball diamonds or other facilities that are of limited use. Bike trails spider out from the city and casual riding and walking (also some wheelchair access) may be much more useful than single use or limited use recreational outdoor trails and greenbelts. Several wildlife corridors converge on Fernie due to local drainages, and we need to be aware of how development and loss of these areas affect wildlife use and populations.
People come for what we have and then want to turn it into something more like where they came from.
No moving into green spaces (exception = fire hall in Prentice Park)
* Please build the Fire Hall
No moving into green spaces. (Exception= Fire Hall in Prentice Park) * Please build the Fire Hall
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We need to keep our green space. All generations (young to older) need to be outside for mental and physical stimulation. Social media (which we see in the news) means greater health issues which in the broader sense puts pressure on our BC Health system which is currently struggling.
I'm sorry if this hurts any feeling with this one, but LEAVE PRENTICE PARK ALONE!!! YES!!! We need a Firehall, just not in that space. The people in the hospital don't need to listen to the chaos of fire

trucks and first responders coming and going none stop when they are in the hospital it's sickness or even dying. And the launch pad for the air ambulance is at risk also. We barely have enough park space and ball diamonds for this town right now. We will NEVER recover this spot if you take it away. Our town is supposed to be a destination choice, yet we take away the very thing that attracts people??? Make that make sense. So far the CITY has NOT listened to the people, so not sure why this question is even on here.

There needs to be a sensible approach to rec facilities and it may be necessary to have trade offs. Indoor recreation is very lacking however and should be a focus

I think that there should be careful consideration before removing parks and open space knowing how important it is to why people chose to live and visit here, but I also recognize how things evolve and sometimes you need to build a fire hall.

Once park and natural spaces are developed, they are gone from community use forever. Growth should only happen with intentional protection of the spaces people move to Fernie to enjoy.

We need more protection for our urban greenspaces, and should avoid impacting remaining wildlife corridors.

These options confuse recreational parks with wild spaces. These are not the same thing. Fernie is losing what is left of it's natural spaces. Build up on empty land.

As mentioned earlier this was a primary reason for moving to the area in 2012.

People flock here because of what the area offers. Having a coordinated approach and protection of what currently exists is expected. We see too many instances where recreation is not supported by the city but rather by groups who ensure access to the activities are maintained and available to residents.

Because this benefits everyone

The city is very limited already for “extra” green space. We need to preserve as much as we can, since most surrounding land is privately owned. Recreation is a driving force to Fernie's popularity and we need to ensure it's there for future generations

Community groups are running out of space to meet community demands. Recreation access is key to a healthy community.

Isn't this why Fernie is so popular? We need to protect our recreational areas.

I support a balanced approach to recreation and open spaces that protects Fernie's most important natural areas and parks while also recognizing the financial realities, infrastructure needs, and long-term sustainability of the community.

One of Fernie's greatest assets is access to nature, outdoor recreation, parks, trails, and open spaces. These features contribute significantly to quality of life for residents and are also part of what attracts visitors to the community. Protecting key natural areas and maintaining existing parks and recreation facilities in good condition should remain an important priority.

At the same time, I do not believe every open space must automatically be treated as untouchable or that all recreation expansion should continue indefinitely without considering costs, environmental impacts, and community priorities. Recreation investments should be balanced against other important needs such as infrastructure renewal, housing, roads, water systems, and community services.

I am also concerned that some recreation development, particularly the continued expansion of extensive trail networks, can create environmental impacts over time including erosion, wildlife disruption, tree removal, and ongoing maintenance costs. Fernie already has an extraordinary amount of outdoor recreation infrastructure, and future expansion should be carefully evaluated based on long-term community benefit, ecological sustainability, and financial responsibility.

Rather than focusing on constant expansion, I believe the priority should be maintaining and improving the parks, trails, and recreation assets that already exist while protecting the most valuable natural areas that define Fernie's character.

Fernie's future should involve balanced decision-making that protects quality of life, respects the natural environment, supports responsible growth, and ensures public resources are distributed fairly across the many needs of the community.

balance

Investing in sport and recreation improves quality of life and lowers other societal costs from health care to prisons and everything in between. Fernie desperately needs indoor sport space and safe space for seniors and less able people to recreate.

There have to be a happy balance, we live in this town for the closeness to nature and all that brings, we like our views but we also need to grow. A more personal approach to how approve and manage the growth should work.

This is why we're here. Spend the money on this because this is why we're here!!

If another prentice park situation arises, you just have to balance giving back what you take away. Ex. ACTUALLY updating James white ball diamond if we're taking away the others. I also would like to say I play on a baseball team and our whole team is FOR the fireball at prentice park because it's a town priority. We hate that on Facebook the most people against it don't even use it!

Recreation needs to be more than biking and skiing. Our current greenspace, outdoor assets are adequate for the current population but as growth comes along, the demand will be more so we need to protect what we got.

We only have so much space and that space is currently seeing heavy use. If we don't protect what we have, the wear and tear on what we have will be significant. For example: Tourism Fernie is marketing the Ammonite and Mt. Fernie hiking trails. Who maintains these trails and where does the funding come from? Currently, the Ammonite trail is hard to find and a difficult trail that strong, experienced hikers would not recommend. The upper, rocky portion of the Mt. Fernie is becoming dangerous with loose rock and braided trails from overuse. Where are the tourism dollars to contribute to organizations who might undertake improvement of these examples?

This is what sets us apart from a major city

I think a mix of A and B. Strong investment in the environment and natural landscape along the river and higher elevations. Trails are currently well-maintained with user funding and grant opportunities. We are lacking recreation facilities; I would like to see growth in this area. However, recreation also has access to RMI funds, which can help with this.

Fernie should be protecting the the natural recreational aspect. If its not made a priority and is lost to development or is second rate then the high end desirability that should be used to generate money from managed tourism will be watered down and drab.

The town needs to focus on creating at the very least a new rec centre. Hopefully this can be done without sacrificing too much green space.

We need to manage growth and livability by preserving our natural environment and not letting tourism overwhelm it.

I would like to see the city working closely with NCC to ensure its land around the city remains open for recreation and that the city owned lands are complementary to those backcountry areas. We have a lot of private landowners around the city and if they all exercised their rights to close access, the picture could look very different very quickly.

Critical to protect what we have... the city quickly and ALMOST sold the soccer field at Max Tyurk, a decision which only changed due to immense public/stakeholder pressure. Where would those fields go now if they had been sold – honestly!? 500 kids use those fields....

We have a wonderful, active, creative community. Protect what we have. Once something is sacrificed or lost, it is gone. While I love looking at historical pictures of what Fernie was, I don't want to have to look at a Fernie that has lost its character, beauty and vibrancy.

There is so much green and recreation space already.

RMI funds should be funnelled here

It's the obvious choice if you know what this town is worth. People move here for this incredible healthy playground, which contributes to an amazing lifestyle and community. The only winner in option C is the developer. Everyone else will suffer strain on infrastructure, recreational spaces, and more stress on wildlife as well. We are kidding ourselves if we think housing will go down with more development here. It might flatten for a bit, but keep in mind that although Fernie might not be the best place to live, there is no place better. In other words it's awesome.

We need a well-equipped community centre with a range of facilities. Additionally, it's difficult for individuals to find spaces and times to for organized sports and community activities.

There are a number of lands zoned for residential development within the city boundaries already. The city does not need to set aside more.

These include:

United Communities / demo derby area 256 units

Polycor/ Ridgemont ? Units

Brickers Bench 145 units

Alpine Trails (alpine north) 145 units

Riverside 210 units

2 areas on Burma Road (Shoesmith 40 units and Landa 73 units

There are lots available for building at the Montane 14084 when full and Cedars, 256 when when full

Outside the boundary in close proximity to the COF are lands zoned for residential for future development . These include Dicken Road and Martain Vale's Lizard Creek development for example.

The point is, Fernie doesn't need more land set aside for residential development. There is plenty lined up and zoned for this already. Do not sacrifice any more of Fernie's highly valued and important green spaces for more houses when plenty is set aside already that will have huge infrastructure demands and create big changes on the landscape when built.

This is very evident with the current situation with Prentice Park. Vast majority want this park and all recreational areas to remain as is. City council holds public engagement but does not listen and does what they want. Sad we have a small majority on council that act this way.

Rec facilities are under strain and need appropriate (more) investment for maintenance and asset upgrade planning.

The outdoors is what drives people to Fernie

Fernie is failing this by removing Servello ball field

Our parks and space is what makes this town unique and great, let's keep it that way.

Our natural recreation areas are the lifeblood of Fernie culture. If we lose them, our green space value is lost forever. Prioritize keeping green spaces near river trails and funding support of organizations like the FTA.

Protecting existing recreational buildings and spaces is critical as the City grows, yet also recognizing that some buildings and places are better off for other purposes. For example, the Community Centre is not worth fixing; activities planned on the baseball diamond that is best suited for the new fire hall can be relocated elsewhere within the City recreational spaces.

There needs to be investment in planned facilities, and upkeep for existing areas.

If Fernie was to continue to develop new housing, more recreation (green space/fields) must be created.

Places like the pool support the great area, and with year round programming comes more participants = more jobs (or there should be more employees)

Fernie has an amazing volunteer community, and with creative planning (like a community group adopting a park/playground) minor upkeep will be taken care of so resources can be allocated to larger upkeep.

People come here to recreate outdoors for the most part. Aside from maybe a community center with an indoor play area for kids (winter and snow season), I don't think the city of Fernie really needs to spend that much on additional facilities and should focus on preserving the natural beauty.

Protecting natural areas will hopefully lead to more redevelopment of existing areas.

Recreational infrastructure such as the arena and a new community centre needs to be properly managed and maintained. The deterioration of the community centre should not have happened. The aquatic centre is a vital space that is well run and maintained and this must continue. The current arena will need to be replaced at some point and funds need to be set aside for this.

Current development isn't properly managed or monitored

Keep all existing green spaces -- once they're lost, they're gone forever. Improve upkeep of existing facilities. (How in the world did the Community Centre suddenly need to be condemned, without any replacement plan in place?? It should not have taken a committee of volunteers to recommend a replacement, nor should planning for such facilities be reactionary. Recreation is VERY important to Fernie people. There should be a plan. I thought the City was going to develop a facilities/asset management plan. Get on it!)

We are currently losing recreation facilities and areas. Let's focus on providing space for the people that are here before we try to attract more development.

Fernie needs to protect its green spaces and natural habitats. It's what makes us the town we are. Removing these spaces will ultimately destroy what people love about this town.

The outdoor sports I enjoy (hiking and snowboarding) are outside of the city, so the investment isn't the city's to make.

As for areas like the dog park, I'm amazed that it operates as a not-for-profit with little or no city funding. I'm sure the outdoor ice rink, if a society emerges to run it, will be similarly maintained. I think, in these cases, the city would be smart to make these volunteers happy and provide free access to things like space, water and, if necessary, power. I'm not saying that the city should pay for everything, but make these facilities sustainable so volunteers are happy to work for free.

Seems fair.

Maintain what we have now. If new subdivisions are being planned then developers should be required to support the inclusion of green spaces. A careful, planned cooperative approach to new builds and looking after what is already established.

there's a balance here, and we're blessed to live among nature where outdoor recreational space is plentiful and natural.

Let's fill in unused land. What's the plan for 901 2nd Ave? Let's deal with the Community Center. I don't see how A precludes facility investment.

We need to keep the green spaces we already have! Prime example is the new supposed fire hall just beside my home, yes we need a new fire hall but not at the expense of parks

The city has a few truly unused areas and parks. Review use and divest low use areas to add in new and higher density uses for prioritizing housing, then business.

The City should not manage any facilities. The city should manage outdoor parks and green space. Any sport field or building (infrastructure) should be run by a nonprofit organization. I.e. Fieldhouse

I think it is pretty clear that development has taken away many green spaces Montane for example

Fernie must save as much greenspace as possible. These are the true assets of the town. Selling them off/allowing sprawl will only be at short term gain.

Fernie is a very active community and a recreation destination for visitors.

Now that the Fieldhouse is taking over 6 outdoor pickleball courts on the ODR we are now down to two outdoor courts at Max Turyk School. We have more members in the Fernie pickleball club than Cranbrook (which is 4x our population) and they have 12 outdoor courts. We need more pickleball courts for the fastest growing sport in the world. All ages can play.

Fernie is a recreational destination. We need to add more pickle ball courts. We need to support the Trails Alliance financially, and our biking, hiking trails, and parks.

This is the heart of the town

The reason most of us live here is to recreate. Why wouldn't we protect those spaces?

There should be an option for low investment, but high protection. At this time, investment should not be focused on outdoor spaces, but on infrastructure. At the same time, this does not mean that the existing outdoor spaces the community currently enjoys should not be protected. Investment should simply be deferred.

My understanding is that RMI funds are increasingly required to be used for recreation. Wouldn't that mean that more of city taxes are freed for other expenses

I love Fernie cause it's centered around recreation and I want to protect the natural spaces

This is what brings the tourists in! If it declines, people don't come and businesses (jobs) suffer

There are a many places to put a great facility that would turn Fernies recreation facilities into something more respectable, even world class which it should be. It is absolutely embarrassing that we don't have a community centre, multiple rec fields, and facilities to support health and fitness and competitive sports teams.

Recreation is so important for a community's health at every age and level. Physical health as well as spiritual through all ages meeting places and connection through movement.

Nature needs a champion. When up against developers or potential profit, nature never wins. The City can be nature's champion. A healthy environment enables its population to achieve health. Protecting it is essential.

Losing green space and recreation areas to frivolous projects like a fire hall is absolutely ridiculous and should never have even been an option

We need protection of our spaces. We choose to live her for the beauty and nature around us , it needs to be recognized how valuable these spaces are.

Our recreation facilities are very lacking for the growth in this town.

We need to protect our natural areas

Approach B relies on defining which recreation spaces are "most important" which seems like too vague and a very subjective term. Approach C also speaks to the loss of "informal open spaces", an example of what is considered to fall into this category would have been helpful to know if these are spaces that residents believe to actually be formal city cared for spaces but are being used "informally" to recreate.

Parks and green space for use by all reinforces that fernie is a mountain, recreational town with easy access to recreation. All ages

I can't provide more information without using profanity – the council is well aware where the residents of Fernie stand on this issue.

Recreation is important to the foundation of Fernie and recreation spaces should be maintained unless there are other important items (ex. the fire hall).

it's good the way it is. Keep it protected and maintained as is

Once you lose green space you don't get it back. Not sure why you're even asking for the publics input because you don't listen and I'm already wasting my time.

Fernie is surrounded by natural areas for residents to enjoy. I think a balanced approach to having designated parks and trails is important; however the city's resources are better spent on infrastructure projects right now.

Recreational space should be kept as recreational space whether there's green space or a building that promotes indoor sports or usable gym space – this is very required in our small town and we need to protect these spaces.

The green space and accessible parks are why a lot of us enjoy living her.

We need recreation investment – it's why people love living here (and why people move here).

Let's focus on infill housing first, and then if we still need land in 10–15 years time look at recreation land. But once it's gone we can't get it back.

Ball diamonds....barely used and small handful of people (or improper permitting process by city officials) are holding up projects and Provincial grants. Consult legal advice before making major decisions to avoid b/s like we have going on right now.

Within the boundaries of Fernie, there is already a substantial amount of green space relative to the size of the community, and not all of it is used equally. While parks and recreation areas are a core part of the city's identity and are closely tied to both tourism and quality of life, planning needs to distinguish between "need to do" priorities and "nice to do" enhancements. High-use, accessible spaces that serve residents and visitors daily should remain a clear priority, but lower-use or redundant green spaces present opportunities to accommodate thoughtful infill or redevelopment. Increased density and development can occur without compromising the overall availability of green space, provided decisions are guided by actual usage, access, and community value rather than treating all open space as equal. This approach allows the City to maintain its recreational character while still addressing housing and growth pressures in a practical way.

We may have to look at repurposing some land in the future however I would still like to see important and well used green spaces maintained. This option seems to strike the best balance.

Leave the green space alone

The community does not respond well to losing amenities. This is a political issue, but one that can define the city's ability to move forward across all issues.

All day protect parks. Is this a rhetorical question?

*In selecting above, again, I had to pick one, but I prefer a hybrid. I want strong protection of recreational assets, but low investment in new facilities.

*Recreation is why many people choose to reside here and why many people choose to retire here.

*People who retire here compete for housing, typically single family units, but they also bring money to the community that has few externalities attached.

*Fernie enjoys a high degree of volunteerism and this should be encouraged as regards recreation. Given the Fernie's high debt load however, large investments in recreation facilities should be avoided apart from what developments already exist unless they can be supported with senior government grants.

*The trail system is a huge draw and this is a reasonably low cost due to the large volunteer commitment.

*The natural areas offer flood control benefits as well as passive recreational benefits.

*Low income household should be provided access to the pool as learning to swim is a basic life safety requirement. Family water sports are pretty cheap recreation even if the pool facility itself is an expensive facility.

We are known as an outdoorsy population so more to support this would be good. Natural spaces are also healthier for the population

While green spaces and recreation are important so is balancing tax dollars and responsibility.

This is so incredibly important to the health and wellbeing of people who live in Fernie. While the listed con of the recreation approach is it would reduce housing affordability it cannot be understated how much value outdoor and community recreation spaces that can be freely enjoyed by all who live in Fernie are.

We need more recreational spaces as our current ones are overused, but it shouldn't be the top priority for the city.

Again, maintaining and potentially improving road and path infrastructure to support our mandate is important to Cycling Without Age. For example, a trip through James White Park is a request we receive from some clients yet the current road conditions make it uncomfortable for

them and risks damaging our trishaws. Accessible greenspace for the elderly and lesser abled including those with mobility issues is important to our work.

This is the heart of Fernie. Regardless of the season, the ability to connect and live on the land for recreation and lifestyle is a key component of the livelihood of the town. Protecting this will actually support economic growth, we don't have to sacrifice the natural environment to continue to thrive.

Again, tourism and community appeal are what will drive Fernie into the future (beyond the vagaries of a fossil fuel economy). This is a critical investment for the city.

This is why we live here and are content to pay higher property taxes than we might if we lived elsewhere. Fernie's natural and recreation spaces are important and unique and once they are gone, there's no way to get them back.

People need to be able to live and have housing that's a need before we worry about a want i.e. recreation

Why isn't Tourism Fernie donating to the groups that build and maintain all of our recreation trails? Why do they think people come to Fernie? Those groups should receive direct funding from the city and Fernie Tourism

Again, this section feels like there is no good option. A combination of elements from A & B seem to best meet the city's needs.

This is why people are in Fernie

Leave Prentice park alone

We can walk out any door in Fernie and within minutes we are in a greenspace...when we have land available for important development like the firehall then I think the city should make the best decision which they have done...

Infrastructure should always come before a park!! Build the firehall !

We should not urbanize our rural town too much; that will take the life out of it. Plus, with increasing housing density, green spaces and recreational facilities become more important than ever.

Our green spaces and recreational opportunities are key to our community well-being, the lifestyle we all live here for, and the major draw for the visitors that support Fernie's businesses. Just like our historic downtown, Fernie's trails, green spaces and parks should be well-maintained and protected.

There should be a replacement policy, any greenfield development must create and maintain new and proportional green spaces

Fernie's recreation facilities are showing their age and, in some cases, have become unusable. That being said, a balance between green space and critical infrastructure development must be struck. City staff seem to have been very diligent in siting infrastructure even where difficult decisions have to be made. (So let us please build a critical fire hall over preserving a corner of a centrally located ball diamond...)

Many people move to and live in Fernie for the lifestyle. We need to protect our outdoor spaces and recreation options. One thing I love about Fernie is how active the community is, and that's due to having recreational facilities and outdoor spaces to enjoy all activities.

Let us know why you answered the way you did or if you have other thoughts to share.

Preferred approach to facility investment – Let us know why you answered the way you did or if you have other thoughts to share.

Prioritize new facility investment where appropriate and plan to keep existing ones in good repair.

Always focus on renewing existing facilities and not allowing them to get condemned to the point of having to tear them down.

We need a Community Centre!!

Brings in revenue, valuable community gathering spaces.

(selected a and b) build it right, and they will come. our young people need more places to hangout in town. healthy places to localize how about a pool hall for example

A – From what i see the arena looks dated, and Ive yet to see the aquatic but if both done that's costly

B – the town isnt overly big and focusing on the new while arena / aqua don't get attention seems really bad vs really good

C – big projects take time, do a slow burn or fix what you have and replace as needed

Fernie Community Centre needs to be rebuilt, reopened.

Fernie is evolving as a destination town. We are sadly lacking destination level facilities.

Our recreation buildings need improvements made when needed not years down the road. The community center is a steel building – no need to be torn down just need to be fixed. Other buildings need repairs. Seniors Centre has put over \$100,000.00 into building but waiting 2 years for roof to be fixed where it is leaking is unacceptable. Curling rink needs repairs. Why build more, do due diligence on what we have.

Middle of the road seems the most reasonable. Lots of reasons to come here already without destination facilities, no need to change that. But some kind of public sauna would be sick. Fernie onsen??

It's critical to maintain existing facilities to prevent costly repairs or replacement due to deferred maintenance.

I chose C. But I may not have adequate information on projections of 30-50 years ahead.

City needs to keep up on maintaining existing facilities.

Year- round facilities benefit the entire community. While costly, it is important to work towards providing this.

In the meantime, keeping current facilities accessible and adding additional activities is a good goal.

Or selling them. Stop giving away land for \$1 on 99 lease terms. There are other options. Easier for those places to access funding and their pricing will reflect their costs.

Regarding the trade-off of "requires clear priorities and sticking to them" – yes please!! This is NOT a trade-off. This is good management.

Improve existing facilities first.

Let's focus on keeping existing facilities in good repair and maintaining them for the long term before adopting new and large projects that will be expensive to build and maintain.

Do consistent maintenance.

Do consistent maintenance.

Let's focus on keeping existing facilities in good repair and maintaining them for the long term before adopting new and large projects that will be expensive to build and maintain.

New facility or facility upgrade should be based on grant or partnership opportunities.
Managing our costs.
We have a SERIOUS ISSUE with lack of maintenance on our facilities in FERNIE. That community center is a perfect example! I remember helping fundraising to get it built. It's wasn't tax dollars, it was the funding of the community that built that place. And what happened, it was left to rot. Little to no regular maintenance done on it. Now it is condemned??? How the heck did that ever happen??? O so
Facilities that have the maximum value to residents should be prioritized over destination style facilities. As above, indoor recreation is at a premium and the facilities are lacking.
I want recreation facilities that support my family and enhance the livability of the community, but also want to be able to afford to live here. An incremental approach where we fix existing facilities while planning for new ones makes the most sense to me.
Current failing infrastructure needs should be prioritized.
Discharging effluent to the river is exciting enough. We are being fined by the province for our failing wastewater treatment, we don't have a community center. Fix the broken infrastructure before embarking on exciting new boondoggles.
Maintain what you have, then a balanced approach
Clearly our existing facilities need to be maintained. There may be instances that a replacement is now needed. One would hope that coordination constructions of multi use facilities/space be considered
Let's get serious here. Go big. Get our rich connected weekend warriors to go on a fundraising binge! Chase government grants and funding. Move the arena and community centre to the Aquatic Centre area. Build a new facility that will take us into the future. Zone and sell the land on the highway for commercial & multi story housing. It's time to step up like so many other mountain towns have done. We are lagging behind...
This is a way to bring more revenue in with the ability to host large events, tournaments and conferences.
Our social infrastructure is FAILING. Aquatic centre, Arena, Community Centre...all mismanaged assets. Look at other communities our size and they have significantly better facilities. Communities need indoor gathering spaces. Right now we have very few.
balance
This is hard because it should be a balance between A and B. Some facilities are not worthy of upgrades in fernie. But we do need destination worthy facilities but not even for tourism for our own people. The community wants this, tourism will benefit. Update facilities worthy of it, add new ones where needed
If i read this part right, we need to plan to upgrade our current facilities and locate them all in the same location. Having them spread out all over the place promotes lack of use. For example. A family wants to go skating and swimming. They have to choose one over the other or drive all over town to make this happen. If our facilities were located together it would promote more usage at less of a cost to the city and the end user. Sparwood has a great set up with the faculties all in one place for the most part. Yes they are smaller and I would suggest we could build bigger and better to meet the future demands coming at us.

Speaks for itself!
The hockey rink never should of been reopened a full complex including the pool and rink should of been built to reduce staffing cost and travel time for city employees
The city needs to plan better and be proactive rather than reactive. Having a clear plan or facilities master plan and maintaining discipline is a great idea.
There are buildings that if there were taken care off and not left to rot would have solved some of the issues and missing aspects of the town. Not everything has to have a new building. Fire hall is understandable for a new building. Community center should have been updated over time. Same as the waste water plant. Other buildings need attention to keep current. Preventative maintenance while planning for renewal can mitigate again sudden loss and high immediate need for upfront cost. Several councils have kicked can down the road to the next council far too long.
The potential for more revenue for the town
Our facilities are sub-par and need investment – especially our sports facilities
Fernie's existing facilities are way out of date and far too small for the community. Rather than trying to refurbish tired, undersized assets, we need to bite the bullet and build proper facilities that can accommodate people attending special events.
I would like to see a comprehensive study of how our existing and planned facilities could be more energy efficient and generate revenue through solar and other renewables.
Rip the bandaid off – this type of investment can shows returns for the City, businesses and serve our community. Win, win, win – lipstick doesn't cut it anymore and will cost us more in the long term. So many avenues to engage in sponsorship, grants, levy's (tourism), etc...
While I liked Option A first, Option C seemed more sensible. The clear priority should be on improving and maintaining existing facilities.
Some renewals of facilities would make a huge difference to the community instead of trying to manage the current ones while also building and spending millions on new ones. Renovations or expansions could also be done to the existing facilities.
Community centre should be built
Again, clean-up time. Fix the brakes before the paint job.
The main facility here is the outdoor space. I use the aquatic center through the winter months and it is rarely busy. The curling and hockey/skating community will have a better sense regarding that, but we all know it's important. Perhaps we need more tennis courts, maybe indoor racketball areas, but the C approach will allow for this with the most minimal risk.
The existing failing infrastructure also needs to be addressed.
The question has a bias toward option c: who doesn't believe in a balanced, disciplined approach? Does that mean the city would be unbalanced and undisciplined in the other scenarios? There is also no discussion of decommissioning failed infrastructure, only renewing existing, which ignores a big part of what's currently facing the city (i.e., community centre).
Fernie does not to have "Destination Level" facilities. Again we need to have a community first approach. If we build say a new community Center that serves our community well, it will be able to host events that visitors can also attend or meetings or conferences bringing people from away just fine. Fernie is already a popular and busy feeling destination. I've had many conversations with locals who have noticed Fernie becoming very busy with visitors. Let's work on supporting and sustaining that, not on more growth. We need to make sure we don't love

Fernie to death. That writing is on the wall in many resort towns! Talk to anyone from Canmore. You might find them getting away to Fernie because their own town is too busy.
We don't need more facilities as the CoF cannot maintain what they have. The Community Center is a steel structure that can be refurbished to eliminate any risk to the user groups, instead CoF just closes it down. Easy way out!
Make existing facilities modern and well kept.
Citizens first, tourists second
I think taking a step back and renewing places like the aquatic center for instance is more valuable to the town than building a new community center that we haven't used in over 4 years.
Our existing facilities are really struggling. We need to fix what we have before we invest in new and additional facilities.
MAINTENANCE IS CRITICAL as we have seen in some of the older facilities. A long term vision (20+ years) for improving old and creating new facilities should be a transparent process, and available to the public so people can see how the City's growth, taxes and planning are intertwined and with the resident's recreation in mind.
I don't think the other options are actually realistic or even necessary. Let people open those destination recreation facilities as businesses.
Fernie has many recreational attractions. Most are outdoors – ski area, Nordic trails, hiking and biking. These are well managed by other agencies. We need to ensure that priority funding goes towards indoor facilities that serve the community. The arena and aquatic centre are core facilities. We need a multiuse community centre to replace the old one. That's a lot for a small municipality.
Letting current facilities go unmaintained has already resulted in loss of use and created a significant problem in available space. Need to maintain facilities appropriately and balance new facility development- throw away society
Fernie needs a new arena and community centre
Option A is best, given current state of rec facilities and lack of an apparent plan going forward. Then more toward option C.
We don't have a community centre!!! And the arena is falling apart.
We can't afford to keep adding and increasing taxes. Use what we have and make a smart financial decision for upgrades and maintenance.
Does the city have a robust tourism plan? I'm not sure. But the idea of creating "destination" level facilities seems premature. The city needs a community centre and probably, within the near future, a soft-domed fieldhouse for sports like soccer. That's a substantial investment. I'd focus on facilities that make the lives of citizens better, rather than trying to attract tourists.
Seems fair.
As much as I believe there is a real opportunity to "market" Fernie as a recreational destination, we are faced with the challenges of our aging infrastructure. Partnerships similar to the Fieldhouse Society and Outdoor Rink Society could be enhanced and now with the new hotels being constructed discussions could take place with the tourism stakeholders to investigate possible options.
invest in infrastructure maintenance, and help fix what we have, before adding new assets.

Let's build a proper recreational facility. Avoid ad hoc, short term facilities. The field-house sounds great as it's long term and as usable for many user groups. The outdoor rink also good, tricky in our warming climate, look at making it covered. Benefits and trade-off contradict each other in B. Visitor revenue – Higher costs/taxes?

We desperately need a new RecPlex. Combine the community centre and seniors centre with the new arena like how it was supposed to happen back in 2021. Fernie has the oldest arena in all of the new BCHC Junior 'A' league. We would get way more famous bands here and that would pay off the debt quickly along side EVR funding and hopeful government grants!

We don't need new, we need the assets we have safe and accessible. Tiny user groups should not be compensated by the tax base in order to conduct themselves in city facilities.

Support 3rd parties as they create BIG destination facilities. Help with grants and letters of support. Stay out of the operation or management of any facility. A % of Tax dollars goes to the facility for community discounted access.

The city had many opportunities to replace existing facilities instead of throwing money at ones that suddenly needed to be closed permanently. The mold didn't just suddenly appear in the community centre. When the arena disaster happened, the facility along with the community centre should have been torn down and a new rec centre/community centre should have been built at the pool the the fire hall could have been built where the arena and community centre are and the city wouldn't be in court with the stupid ball diamond people and we wouldn't be getting a stupid tent for a community centre – what a stupid idea that was/is

We need a plan for new arena and community complex. Two ice surfaces to keep up with the user groups demand and increase access to new groups.

The focus must be on fixing broken infrastructure: sewage, roads, community centre. Fernie is attractive enough without creating "destination buildings". It is already so popular via social media etc.

We can not afford new facilities with the current water treatment upgrade that is required. Space is limited in the valley and within city limits. Please keep current facilities Open with regular maintenance, safety checks and the required upgrades as needed.

Unfortunately I would love to pick option B, but I feel over the years the city has done a poor job in maintaining our current facilities that I don't think we can afford to move forward on this just yet. Looking at our community center is just one example.

Balanced approach is better than knee jerk reactions. Maintain what we have while planning for the future

Again, Fernie is a recreation-focused town and I have no doubt facilities would be well utilized. They are certainly needed.

We are facility starved. Space is desperately needed.

Unfortunately due to the infrastructure issues, a balanced approach or a focus on existing facilities has to be considered. It would be great to select the new facilities options, however, this doesn't seem to be a reasonable choice given the circumstances that will impact the town for years to come.

Community center – need I say more? Fight for gov't. Grants

We need so many repairs to existing facilities

I'm not sure I agree either way. Priorities are different for everyone so this will never be a point of agreement. We 100% should be maintaining facilities but new facilities will drive economic growth in the town.

It is important to maintain what we have, increase use fees to do so and also look for grant opportunities/partnerships for expansion.

I chose A with the assumption "existing" includes the community centre replacement. Would the propose field house go forward? Would it be suitable as a large venue for banquets and other non-sporting activities?

Our recreational facilities are old. We don't even have a community centre anymore. So many youth sports have to travel to other communities to practice late at night, as there is no gym space, or ice space, in Fernie. Our arena is very old and outdated. Each hockey tournament brings in a huge amount of money to the city. Imagine what we could do if we had an extra ice surface? The pool is also becoming outdated. It also brings in a large revenue to the city. What if we also lost these facilities, like the Community Centre? We travel to a lot of small towns for a variety of youth sporting events and Fernie has the oldest and most outdated facilities of anywhere. Even Canal Flats has a better arena than we do. We need to improve all of our facilities. It won't happen in my own children's lifetime, but it is definitely needed for future generations. We can't simply shut down facilities, like the community centre, and not replace them. Thank goodness for the amazing volunteers in Fernie who step up and provide so much for our community. The Field House will be an amazing addition to our community and hopefully the Outdoor Rink Society can secure a new location soon. We can't just rely on volunteer organizations to bridge the gap in our facilities though. We need to improve our actual facilities.

I would expect that facilities, old and new, are being considered/managed to meet the needs of the community. Some needs can be better met with existing facilities made usable, while other needs must be met with a new building (firehall, for example).

Unfortunately our facilities are very dated and need replacing 15yrs ago retrofitting for example the arena would have made sense now it's too late the arena and community center need replacing

We need year round recreational facilities now. Not in 20 yrs. This town has old failing buildings, that are condemned, to small or unusable year round.

Let's choose the most economical approach

Building a facility that can be used year round enhances the health of the community. It would bring sport teams to town to compete and increase revenue to local businesses.

Please replace community hall to allow indoor tennis, badminton, soccer etc

A new community center is a clear need, however the way in which certain other recreation facilities operate and are managed could be so much more effective and cost efficient if reviewed.

More manageable costs

Facility investment has been put-off for too long. The loss of the Community Center is a failure.

I would like to see existing facilities upgraded and long term plans and actions to build new facilities.

User pay. Certain facilities need to be replaced. Do a better job of maintenance than previously, which has directly led to some facilities needing replacement.

If the current facilities were maintained we'd have more than enough programs for the families and community. But you'd rather invest in tourism and a ridiculously expensive firehall that will still leave the residents in ridgmont and cokato at risk. You know you don't need to try and reinvent the wheel right? Sparwood has a satellite firehall for the heights....makes sense no?

As in all decisions, I believe a balanced approach is necessary. Having and maintaining good recreational facilities is important, along with being able to upgrade and maintain our critical infrastructure.

If the focus is on maintaining or building usable recreational areas, I'm here for it. I feel like this area has been lacking in previous years so to see some growth for facilities is a big step step for Fernie.

The fact that we don't have a community centre or a clear plan to build one (or any decisions about what we are doing with the empty eyesore on the highway) is embarrassing. Make a plan, get it done.

We need to get what we had back up and running

We need a multi use permanent building for recreation, special events and more. A pop up tent as proposed will cost more in the long term....stop thinking short term.

Investing in destination-level recreation facilities can deliver outsized benefits by concentrating resources into high-quality amenities that serve both residents and visitors year-round. Rather than spreading funding thinly across many small, underutilized spaces, these facilities create hubs of activity that support local businesses, extend visitor stays, and enhance overall quality of life. Communities like Revelstoke with its Revelstoke Mountain Resort and trail networks, Canmore with the Nordic Centre and extensive pathway system, and Squamish with its integrated climbing, biking, and waterfront amenities have successfully leveraged destination recreation to drive economic activity while maintaining strong local use. For Fernie, this approach aligns with its tourism-driven economy and outdoor culture, allowing investment in recreation to be both a lifestyle asset and a strategic economic driver, rather than simply a municipal cost.

some facilities may be close to or passed the point of viable future lifecycle. i.e. more expensive to update/fix than worth the cost. i think we need to take a look at what is worth improving and a realistic eye as to what needs replaced keeping fiscal capacity in mind.

We need to fix what we have

Destination facilities create regional draw, support tourism, and strengthen the local economy. For a community like Fernie, this should be done collaboratively across the Elk Valley to avoid duplication, share costs, and maximize impact.

A coordinated, valley-wide approach ensures facilities are strategically located, well-used, and financially sustainable, benefiting both residents and the broader region.

We're screwed no Matter what here. Save the ones we can and carefully plan for what we NEED for now. We're broke. No fancy wants.

*Maintenance of existing recreation facilities should be the focus rather than spending on new unfunded facilities.

Fix and maintain what we have. Renovations are almost always cheaper than building new. We do not need a bunch of new facilities.

Lets get our sewage treatment working. Let's get our indoor gym space re-outfitted for operations.

We cannot have another community center situation, where an important facility is not available and there is no alternative

We need more community spaces, but it shouldn't be the top priority for the city.

This is not entirely relevant to our work. We are fortunate to have space courtesy of the Knox on 2nd where we can store our bicycles.

Clearly, maintaining our current facilities has been a long time deficit within the city. Implementing better planning (understanding the condition of facilities and having a plan for their upkeep and/or replacement) should at least be the first priority. It seems very pre-emptive to be discussing additional facilities when the city cannot even keep its current facilities open.

Balanced approach where feasible is best. If funding is truly limited then prioritize maintaining existing facilities.

This is obvious.

At the present time with the sewage upgrade and the building of the firehall at the top of the lists i feel that holding back on any new recreation projects is the best approach. The field house will be great for so many people, however after watching the presentation for the moving of the out door rink the only thing i can say is over the top. Might as well build a seperate rink with walls...What happened to skating under the stars

B is preferred but am realistic! So C it is.

Maintainance is crucial for safety and future usability. Sadly, we know that here far too well. But foward thinking, careful development...when we can afford it....is important, too. Go slow and steady on that, like maintaining your vehicle while saving up for a new one.

Also a tough question. Obviously, our community could benefit from year-round facilities and opportunities to off-set quiet times in our community and provide year-round economic influx. But, the City has a lot on its plate! Core infrastructure is a big deal and very expensive. the new Firehall! New recreational facilities are partnership opportunities with organizations such as Tourism Fernie and local clubs.

But build a great bike park and limp track

Repairing underground infrastructure is never "sexy" as it is hidden from view. Until it fails. Please continue to try to find a balance between building and replacing above ground infrastructure including recreation and community gathering spaces with those less visible needs. A community hall, a gym, an arena, a pool and an appropriate fire hall are all essential to a vibrant community.

Fernie already has some great facilities that should've up kept so that they are useable for many more years to come. However we do need some newer facilities to keep up with the amount of activities Fernie is known for. It would also be very nice to have a large affordable space to rent for parties, conferences etc.

Let us know why you answered the way you did or if you have other thoughts to share.

Preferred approach to accessibility – Let us know why you answered the way you did or if you have other thoughts to share.

Again, prioritize. This is a 20-year plan. Everything does not have to happen in year 1.

Please refresh the gazebo at Rotary Park. The washrooms on my last visit with grandchildren was disgusting.
(selected a and b) increase current service levels make our community world class and recognized for level of service
A new buildings are not needed just to suffice access b – the buildings are beautiful as is and improving access keeps the beauty while including others c –this seems lazy and disregarding mobility needs
Progress is slow.
While accessibility needs to be incorporated into all aspects of design and built infrastructure, the present approach will continue to improve how persons can access and move about the community.
Lots to improve upon before needing to build something new.
We cannot have everything. Historical downtown core must be maintained rather than services moved to new locations.
It should be businesses that should make their businesses accessible. Make City Hall accessible with a chair lift which is cost effective. Put a ramp at back of City Hall to make it accessible and doesn't distract from front of building.
New facilities are often unrealistic and don't align with the City's historic buildings (e.g. library, city hall). However, the city is difficult to navigate for some residents, especially in winter, and I support improvements in this space.
ALL new spaces must be designed to meet accessibility standards, and ALL public buildings.
Sidewalk maintenance, especially in winter, will make downtown better, even where doorways are difficult to remodel.
Just need to make sure we are. It's important.
A. Will we build a new City Hall? – How long would that take?? When one of the trade-offs of B. is "not all upgrades can happen at once."
Take the time. Do it well. Be transparent about priorities and timelines.
Better snow removal for sidewalks! Especially downtown.
This can be done as long as staff and funding are available. We may not be able to do all at once, but can improve and work towards completion.
This can be done as long as staff and funding are available. We may not be able to do all at once but can improve and work toward completion.
We need to fix what is broken first and then move on.
Once again, use what we have and make it assessable. We have two major buildings in FERNIE that anyone with a wheelchair or mobility issues can't access City Hall and the Courthouse. I walk with a cane and going up the stairs at those two building can be a challenge for me. Someone in a wheelchair can't access either building.
The reality is that the city can't afford to take on every issue and upgrading or building accessible facilities is extremely expensive. A pragmatic approach should be to build to modern standards as redevelopment takes place but to manage the issues through other

accommodations.
The city does lack separated bike lanes, and for the amount of tourism driven through biking and the number of kids and residents that cycle this should be addressed for safety
I want to see improvements to bike lanes and walkability at more than a glacial pace. I'd love for my kids to safely be able to bike to school or around town, and for parents with strollers to be able to walk around not in the middle of the road in the winter time.
n/a
Maybe we could fix the current problems before creating exciting new problems.
Similar to previous
Financial constraints are always a concern but limited access to all needs to be addressed. It is not acceptable to allow barriers to continue to exist for some
Would nice to have another more balanced approach that deals with prioritizing current accessibility concerns.
accessibility in Fernie feels strong to me
Between an and b again. It should be obvious that new buildings need to be accessible but old ones need to just improve. Also no more red tape for businesses being accessible. It's a barrier to entry and making business owners BROKE! When a building exists already it just needs to be somewhat accessible but new buildings need to be accessible. I am not familiar with the 7th ave rules now but hopefully that changed for mixed use buildings
I think we need to get there, its 2026 and we are behind.
Improve accessibility at existing buildings which the community values and should remain publicly maintained. Improve accessibility at city hall, upstairs at the arts station building, and the courthouse. We also need an accessible council meeting space that doesn't take away from programming at the seniors centre. Unfortunately, the seniors centre is one of the city's few accessible facilities.
Back to small town aspect.
We need to build new facilities anyway. They should be accessible.
Building new facilities will be the most expensive and impact protecting the character of Fernie. We also need to support the needs of those with challenges.
I'm unclear as to what the existing barriers are.
Don't believe this is an issue
Fernie is fine as it is. Focus money and resources on the clean-up. Less glamorous but needed.
This are needs improvement. B is the option, and any new building will comply in the future. Fix what we have and build what's necessary with accessibility in mind.
I don't believe there's enough information available about the city's plans for these improvements to make an informed assessment.
I think there needs to be more info here to be able to provide a thoughtful response. What facilities are we talking about upgrading specifically, and what new facilities is the City considering building? I think a slow and steady improvement to the more expensive things like public buildings; but the city should prioritize accessibility for any new washrooms, sidewalks, recreation, etc.
Keeping taxes lower than building new.
Not a priority for me.
No brainer, improve what is already failing before building new infrastructure

I haven't encountered any real accessibility barriers.
We have an aging population with increasing mobility challenges, visitors and residents who may have temporary mobility concerns, and visitors- all of these people deserve quality access that is also appealing. It would be good to keep the downtown/2nd Ave the same/consistent and do it all within one season. Perhaps get some input and support from business owners.
No issues with the current levels of accessibility. I love the bike paths around town.
Having to assist a person confined to a wheelchair showed me how the state of current sidewalks and entrances make this very difficult for anyone with a disability. More attention needs to be placed on improving existing pedestrian facilities.
Feel focus on priorities of replacing/repairing essential services first (wastewater treatment/water pipes, etc).
Focus on improving access to existing first, particularly if there have been accessibility complaints or concerns expressed. New builds meeting accessibility requirements can be enforced through building permit approval process. Establish criteria and make new builds meet them.
The streets and sidewalks are crap. Dig up an entire road, fix the sewer and storm drains while the road is dug up, replace and fix the sidewalks.
Worry about maintaining what we have.
Again, find a balance that meets needs and doesn't go crazy with upgrades.
Seems adequate.
apply for grants, and improve and retro-fit what spaces and amenities we have.
Accessibility needs to be a priority. Of course any new public buildings need to be fully accessible. Some buildings wouldn't make sense to make accessible, eg the curling rink, unless there is a demand for wheelchair curling. All businesses should be encouraged to be accessible, the purple ramps are a great example.
B, we desperately need disability accessibility now! People with disabilities cannot access the court house or City hall, or many of businesses downtown.
This should apply to community shared assets but not critical infrastructure.
Support 3rd parties as they create BIG destination facilities. Help with grants and letters of support. Stay out of the operation or management of any facility. A % of Tax dollars goes to the facility for community discounted access.
because everything is old and in disrepair
The ice/snow/winter is enough of a challenge for the city without embarking on new accessibility projects. fix the low hanging fruit and don't get caught in an endless web of BC rules and regulations
Maintain current accessibility levels with small gradual changes for less demand on staffing ... do what our funds and budget allow.
With the cost of running the city as it is, maintain current access with gradual upgrades as funds can allow.
A or B works accessibility is important.
All facilities must focus on accessibility. If a person cannot enter the space, it sends a strong message of exclusion.

I can't comment on how this is currently viewed by the people that need it most and will therefore select the lowest cost impact option. Should it be a major point of contention for those most impacted, I would think some level of investment should be allocated.

Tough one. Try to improve what we have with an eye to better access in new facilities (when we can afford)

It should happen. Not sure how but it's important that everyone has access

Fernie is already doing a great job at this! Keep it up and keep it a priority in new builds/designs.

It goes without saying new builds will be accessible.

Working with what you have and improving it will be less expensive than building something new from scratch. Accessibility is very important – it's akin to equality. The City needs to make prioritized improvements.

Winter maintenance needs massive improvement but other than that maintain the levels we are at

I don't want to choose this answer. Any new buildings will be to be accessible, and old ones that are going to still be used need attention. Not fixing all the old to build new and waste that money. It need to be thoughtful.

Let's choose the most financially prudent approach

It is quite disappointing that City Hall is not accessible for those with mobility issues.

Work & improve what we've got to be fiscally responsible

this desire for pie in the sky dreams for everything is leading to an unsustainable tax burden on local residents

Fernie is not Las Vegas. It's winter basically 9 months out of the year. People with accessibility struggles are not flocking here to go skiing. Yes, they deserve to have accessible buildings, 100000%, but we have bigger problems, like the sewer system. Modifications can be made to accommodate without tearing buildings apart. Why not change the use of certain buildings to housing downtown and limit business access in buildings that aren't accessible to ground floor to accommodate this. Put in wheelchair accessible doors and ramps and bathrooms. Minor changes, without as much cost.

I believe the city should continue to do what they can to improve existing buildings and streets and as new buildings are built they should incorporate accessibility features.

Everyone deserves the same access but we shouldn't go into debt trying to provide it.

Accessibility is vital.

When we build new, we build better.

But the costs to redo what we have is incredibly large – and we have much larger issues (sewerage, old buildings) that we need to sort out.

Making a business off the highway to install an elevator that will barely be used if there are reliable alternatives is turning off business development and turnover.

If the goal is to deliver meaningful recreation access for all users, focusing on new, fully accessible facilities is often the most effective use of resources. Purpose-built spaces can meet current accessibility standards from the outset, providing inclusive access without the constraints and compromises that come with retrofitting older structures. In many cases, legacy buildings—such as City Hall in Fernie—are difficult or cost-prohibitive to upgrade to modern accessibility requirements due to structural limitations. Prioritizing new infrastructure allows the City to deliver higher-quality, fully accessible environments while making more efficient use of

capital, rather than allocating significant funds toward partial improvements in buildings that may never fully meet today's standards.

chose this only because some long range planning would be required to determine what would be worth upgrading and what needs replaced. obviously anything we replace should be fully accessible.

Population is aging in place... good for them. Make it work for them

*Access is important and in Fernie, it is not particularly good. This is an aging society and improvements should be made.

*Existing street infrastructure is in poor condition and access improvements should be created as these are redeveloped.

Currently Cycling Without Age has a very clear routing process to ensure that our clients can be safely taken on a scenic route around Fernie with safe highway crossings on surfaces that present minimal risk and maximize comfort. Ongoing maintenance of streets and paths as well as consideration for safe crossing of busy streets is important to our work.

This question should be asked to those with the need. As an able bodied person, I can't really speak to what those needing accessibility require or prioritize and I think that community should be specifically consulted as it's a very important issue and they are the best to advocate on their needs.

Believe it's a balanced approach

The fact you can't get into city hall if you are in a wheel chair is appalling. This town should be for everyone

Obviously make improvements where reasonably possible, but not rebuilding existing structures.

I am someone that uses accessible however since the only 2 buildings that don't have access are the city hall and court house. Now these are lovely buildings to visit they are not somewhere that i need visit...taxes at the bank...and if i have to go to court guess someone will have to get me in the building....one concern is there are a few buildings that could upgrade their entrances, maybe bylaw could do a walk around

All City owned buildings should made be completely accessible, new builds must be completely accessible, existing commercial builds should have accessibility improvements mandated but subsidized. There are many accessibility grants for existing builds; maybe a City run service to help owners access those would be advisable.

I think this is extremely important - people need to feel like they are included and can access all services and buildings in our community. A combination of accessibility requirements on new builds and current green spaces, with providing accessibility options in the buildings that are already in operation is a good fix.

This could be a massive cost for minimal overall improvement. Maybe a help a friend campaign or something/split costs with businesses that wish to improve access, but blanket upgrades will drive prices to high

This one needs to be a combination of all of the above. Easy access to structures like the Know and the Arts Station as well as City Hall are important. a balance between cost and need is a tough algorithm.

Preferred approach to heritage and character – Let us know why you answered the way you did or if you have other thoughts to share.

Depends what we are considering as "downtown". For example, the 902 lot should not be forced to build in a certain style/height which can also be cost prohibitive. BUT the meat market should somewhat fit into existing core character.

regulations to fast track the improvements and attract investment

Heritage is not just buildings. It could be a viewpoint, a special sitting area, special trees or forest areas, swimming holes, artifacts, and even the human fabric. While putting controls in place to preserve and regulate how our heritage buildings stay in place, many of these other attributes need some form of recognition. This can be done by initially creating inventories, then coming up with bylaws that provide some form of protection.

There is already a heritage building inventory, now just expand it to include some other categories.

Need to preserve character, but can't let it get in the way of developing and growing the town.

However, we must be careful that regulation is not unreasonably prescriptive. Some flexibility is needed.

Heritage is important. We need to maintain our historical city.

Fernie is sick, really awesome vibe. Don't let it change! Small building, large views, lots of sun when it's out, old mining town feel, don't let it die!

I love our downtown and would hate to see a loss of that charm.

Strong heritage = strong tourism.

It's all about MEANING and CHARACTER.

A win win for us to remind us of our RESILIENCE as people and community.

The existing heritage and character is why we live here.

The "heart of Fernie" needs to be protected and valued by residents and tourists alike. The only way to ensure preservation of historic spaces is by consistent requirements.

What is heritage right now? What will be? Probably very few places. Every residential area is different. Downtown is the only place that should be considered.

C. Where possible.

If a building is condemned it needs to be dealt with. (Building between Scotia Bank and Eye of the Needle!!!)

- Penalties for abandoned projects: The Royal.

Strong regulations regarding not just the eyesores of these buildings, but the valuable real estate that is left sitting when space is a premium are necessary.

The heart of Fernie is downtown.

The character of the downtown must be maintained to avoid too modern buildings on too tall structures being installed.

Do not commercialize Fernie.

Keep its character.

Do not commercialize Fernie. Keep its character.

The character of the downtown must be maintained to avoid to modern buildings or tall structures being installed.

Our heritage is the backbone of Fernie. We must protect it.

Fernie has a Fernie Heritage Strategy (FHS) that outlines both the Downtown and surrounding Heritage and Character definitions, goals and KPI's. The FHS provides a template for regulating and a guide to manage this historic asset.

Our heritage is what makes this town so special. The buildings are unique. We need to protect that character on the outside, but the inside could be a little less stringent. Some of the newer structures in our town are downright ugly. They are not fitting into that historic town we once fought to protect.

The true gems should be protected and new development should match a look and feel, but pockets without much character should have less restrictions. By the college is a rather ugly area of downtown with derelict single storey commercial for example.

I want to see strong heritage protection particularly downtown, but again don't want there to be no new homes, businesses added and recognize that sometimes buildings are either beyond saving or become too cost prohibitive.

n/a

Keeping some character of the downtown area while supporting densification. 901 old school is a great example of doing both.

Fernie's history and charm is what brings people here. Let's not lose that

The Design Guidelines and Design Review Committee has been successful in making main street a quintessential small town feel that tourists and locals LOVE. The Sign bylaw is GREAT. Highway commercial is way better due to design guidelines and signage bylaws as well.

I support a strong approach to protecting Fernie's downtown heritage and community character because these are part of what makes Fernie unique, livable, and economically attractive over the long term.

Fernie's historic downtown is one of its greatest assets. It contributes to community identity, tourism appeal, walkability, and overall quality of life. Once heritage buildings and historic character are lost, they cannot realistically be recreated.

At the same time, I do not fully agree with the assumption that stronger heritage protection must automatically result in excessive delays, unreasonable costs, or underused properties. In many cases, the real issue is not the existence of heritage guidelines themselves, but how consistently, efficiently, and reasonably they are administered.

Clear rules, predictable timelines, practical flexibility, and cooperative staff support can allow heritage protection and responsible development to work successfully together. Property owners and developers should understand expectations early in the process so projects can move forward without unnecessary delays or uncertainty.

I have also seen situations where residents attempting to support heritage preservation have experienced frustration due to slow or inconsistent administrative responses. That creates discouragement and undermines confidence in the process. If Fernie values heritage preservation, the City should ensure the process is constructive, timely, and solution-oriented rather than unnecessarily difficult for applicants.

Fernie should continue protecting the historic character that distinguishes it from many other mountain communities while also ensuring the development process remains fair, efficient, and practical for property owners and businesses.

keep character with realistic balance

I think some heritage buildings in Fernie don't need that designation and should be allowed to be taken away. There should be a better set of rules that makes a Fernie building have a historical designation and having a decrepit crumbling empty building that is vacant just being old should not be a reason to not fix or develop. Also the visual rules could be looked at as far as what's allowed visually. Places like city hall and the court house are obviously beautiful historical buildings but the city shouldn't be nit picking about business signage or paint colour or whatever on buildings that are not of that significance

Fernie Heritage is very important to locals and tourism. Fernie is over 100 years old and we should be proud of our past and preserve it for the future

A mix of C and B. Main Street is Fernie's identity and if we lose the look and feel of downtown, we lose the reason many people visit Fernie, and why residents love living here. Not many ski towns in BC have the same appeal. Fernie must retain its heritage identity. The best path forward would be to allow growth that maintains charm and identity without preventing development.

This seems to be obvious. If a heritage is lost then there is no culture to develop.

Heritage is important to protect to keep the town's charm, as long as the rules are clear

The City has a Heritage Strategy that it has never implemented. That strategy outlined a modern, value-based approach to managing Fernie's built and natural heritage. We need to protect Fernie's built and natural heritage, but not in a way that makes the City feel like Disneyland.

Perspective please - we don't live in a museum. Private landowners should be able to do what they need to do to protect their investment. It's more important to me that our community remains sustainable in the future, than that it reflects the styles of the past. Energy efficiency is going to be key to that and many of our old buildings will never be able to perform the way we will need them to.

It seems as though we already have a bit of a mix downtown... though this question isn't clear if we are just talking about 2nd ave or expanding into other close streets, or further down the street. SO many visitors comment on this heritage, it is key - look at city's like Montreal / Quebec - of course they still to develop, but those heritage locations are a significant draw....

Protect what locals and visitors love about Fernie. I constantly hear comments about how lucky we are to have what we have. I don't hear comments of admiration for Whistler, Canmore or Banff. Physical beauty, sure, but a community is so much more.

Changes need to be made so there aren't the empty sites.

Should encourage more density. Should put a commercial/residential building with underground parkade @ 902.

Keep it real simple and consistent. Don't let fancy architects invade the landscape around town. There are enough of this in The outside neighbourhood's like Montane, Cedars etc..

The good old building need to stay. The ones that are old and too costly to repair prob need to be replaced. Other town could be used as examples for this.

It's important to keep the look of the downtown core but owners need the flexibility to maintain the upkeep of their assets. Where is this question coming from? Are there buildings that are in danger of being torn down?

This is also a misleading question. Is the downtown core in danger of being torn down and redeveloped? Or do property owners downtown want to do improvements and there are regulations in place to prevent them? Or is the City proposing to help property owners preserve the historical character of buildings downtown if improvements need to be made?

Heritage buildings are important to this town and the more the better it will be for the citizens and tourists.
If Fernie loses the heritage face, that changes the whole tourist and local draw to the city.
Apply a set of rules to adhere to, apply sparingly. 2nd ave is the only street I can really think of that would need protecting, maybe the court house and library as well.
I would vote between B and C.
B- it is important to recognize the costs vs removing of keeping some heritage buildings (like the old butcher building).
C- people come to Fernie from all over the world and come back or move because of the character of the City- this is huge!!
New buildings should comply to the character/design of the other businesses
- signage - frontage/curb appeal - lighting - accessibility (i.e. ramp)
If a new building is up to 4 or 5 stories then the bottom 2 levels should fit in.
Basically- how would their building look when in an iconic downtown Fernie picture?!
I think a case by case balance is important to approach this. To me, it really only applies to some select buildings on 2nd ave that are older than 100 years.
Needs to be achievable, or else everything will end up like the royal
Too much regulation will drive business to relocate to other areas. There is still lots of room for downtown expansion along 2nd Avenue. The city operations yard should be relocated and redeveloped
The charm and character of the town is due to heritage buildings;
Moderate regulate but keep the old character look or mountain town look for Reno's or new builds
The heritage and culture is important. Protect it.
Mandate that either the royal and meat market be completed or sold. Check to see that developers have enough \$ to see a project to the end.
Regulation is making any development too cost prohibitive. ie. the royal hotel. It is more of an eyesore boarded up than any new building could ever be.
Progress is good, making sure some rules are still followed.
The downtown is a jewel and should be preserved, within reason. Places like Stephen Avenue in Calgary, the Distillery District in Toronto and Old Montreal draw in tourists by being well preserved but vibrant. We should do what we can to maintain downtown in a similar manner. Granted, some buildings might be beyond repair, but economics shouldn't be the primary driver.
NR
Fernie is a unique community that has a proud legacy and I believe future generations deserve the opportunity to explore and share the heritage and history that infuses this town. Just like it is paramount to preserve and protect our beautiful environment, we are also responsible to treasure and safeguard the past. Yes, it will cost money....so be it!
Some buildings on 2nd Ave have a heritage look/feel, others not. Buildings on 1st Ave are less visible and could be replaced without losing the heritage character of our Main Street.

We are a heritage town and we need to protect that at the highest costs! We already lost lots of building back in the 1980's and 1990's. Lets get away from that as possible!
History also had the horse and buggy but we moved on with the times. Minimal, but not zero regulations, should be prioritized for housing and then businesses.
DT needs to be curated to maintain the historical feel. No big franchises DT or closed office type store fronts.
there should be some design requirements for new, and they should include parking for the building
From personal experience some of the old buildings are incredibly poorly built. a moderate approach is the best one here.
There needs to be some sort of regulation to help preserve our history without huge maintenance costs. New developments and heritage should be able to work simultaneously.
The cost of maintaining heritage buildings, and the need for new development can work together.
Heritage helps provide a sense of place. We also need to move from curb side garbage & recycling pick up to neighborhood bins that citizens take their garbage/ recycling to like Banff and Canmore. Put them in the parks/entrances to neighborhoods. Current situation is not working.
There are too many empty/not updated spaces.
What's our story? Where did we come from? If Fernie brick (for example) isn't seen in town, history is seemingly erased. We have so few heritage structures given our history. Let's please preserve the ones we have left.
It's a balance to maintain the heritage, feel, and progress all at the same time. Regulation should not be so strong that buildings sit empty, and become derelict. The city should to take a common sense approach to maintain the heritage while enabling progression.
Because that makes Fernie special...
I like the character and charm of heritage buildings
The current process is too limiting and causes properties to remain derelict for a long time. This ultimately causes the town to look run down.
It is important to pay homage to our heritage while still allowing creativity and growth (ie mural projects but maintain brick/traditional scheme.
I believe what connects us to a place tends to live in the past, so preserving some of the heritage aspects will be valuable for a shared identity. Also, Fernie has evolved and it makes sense to allow new character and heritage to form.
We need to keep our heritage buildings that are functioning spaces. But new can be built with regulations to maintain heritage looks.
Downtown is a huge attraction to Fernie, we must protect it
Again the trade off's stated here are so vague and give the impression that there is a lack of effort that will be put into clear and proper planning in order to achieve this goal.
The story of Fernie needs to be protected and cherished. The architecture downtown helps tell this story, with the likes of the museum, library, city hall and the court house. However, the story of the City of Fernie continues to grow and be told and new developments should try to incorporate our rich history and architecture into their plans.

Some historic buildings should be protected, but it is important that downtown be a place where density can be built. The new buildings should match the downtown character.

greedy developers need to be stopped in their tracks

Can we try and maintain some culture in this community....

Again a balanced approach to development is always a better approach. Some buildings are not in good condition and therefore need to be handled differently than others.

I'd like to see more regulation, but I'm more concerned with newer buildings not fitting it. Heritage regulation is complicated and challenging, and not something the City should be spending a lot of time on.

Keep character while allowing for modernization of downtown core. Old homes are not necessarily "heritage", just old and broken down.

Free Downtown Parking lot for residents and users. Old fast Gas location or skateboard park. More parking please

A more pragmatic approach to the downtown in Fernie is to distinguish between buildings that genuinely contribute to the character of the area and those that do not. Many older structures are at or beyond the end of their service life, with substandard foundations, poor construction quality, and little realistic path to achieving modern accessibility standards. Preservation solely based on age can limit the City's ability to evolve, particularly when a significant portion of the existing building stock detracts from, rather than enhances, the streetscape. Thoughtful redevelopment does not mean abandoning character—new construction can be guided by clear aesthetic standards to maintain the feel of the downtown while improving function and longevity. Given that many of the most visually appealing buildings represent a minority, there is a clear opportunity to replace underperforming structures with higher-quality, higher-density development. Along corridors like 2nd Avenue, where sightlines are primarily north-south, additional height and density can be accommodated with minimal impact on the overall experience of the street while supporting revitalization and growth.

Fernie's heritage buildings are a major attraction to living here as well as to visitors. I think we need to fully maintain the form and character of our historic downtown.

Your rules and regulations are too strict

Strong regulation is important to protect Fernie's historic downtown character, but it should be clear, consistent, and enable good design – not restrict it.

The goal should be to encourage modern, high-quality architecture that respects and complements heritage, while improving the downtown experience through thoughtful features like covered sidewalks, active frontages, and pedestrian-friendly design.

Done well, this approach preserves what makes Fernie unique while allowing the downtown to evolve into a more vibrant, comfortable, and functional place year-round.

City should incentivise development by making it easier, not deter by hanging restrictions off every gutter and windowsill.

Lots of the "heritage" buildings are too old and far gone to save. Save the ones you can, but be reasonable.

*The downtown's historic buildings are incredibly important in defining Fernie's character and tourism product. While the surrounding area may be allowed to densify to create additional

housing and mixed use services, the downtown must be preserved. Some views may be compromised.

*The mixed use development on the old firehall site will be Fernie's first five story building. It is noteworthy that no relaxations were required in permitting this structure. Once the full height of this building becomes evident, I expect it will be controversial.

On infill sites, mixed use developments should be encouraged.

Part of the draw to Fernie is the heritage buildings that we have.

I believe that new buildings and old building can co-exist beautifully as long as thoughtful design takes place. We need height restrictions for new buildings, and potentially restrictions around exterior materials.

This question is not really connected to our work.

I believe you can both preserve and prosper. It's worth maintaining the historic and recognizable core of the town. It's a legacy that is important.

Fernie's character is what makes it unique! Heritage and character should be strongly protected (applies to the downtown only; the neighbourhoods are really too new to have 'character').

Balanced approach without losing the heritage and feel of what makes Fernie special whilst allow for development where practical.

Honestly I think Fernie is too late on this one. Everything is already a mish mash of styles. I personally would love to see stricter regulation on highway signage- keep it low, no neon or lights, it looks amazing, and keep second avenue with regs on signage, building style Keep Second avenue as a heritage style.

There is already an issue of prime spaces being left empty, adding additional hoops to jump through may limit new growth. Also, should these regulations extend to houses in the downtown area it can create further barriers to buyers that are already struggling to enter the market.

Look at what happened in the 70s. Fernie has to keep its charm

When you see tourists taking their pictures it is the mountains and the court house, city hall and Catholic Church. No one should change any heritage building

Love our old building but let's have some common sense about it.

We have something very special here. Businesses and tourists benefit (If you preserve it, they will come), but the sense of groundedness it provides to long term and new residents is invaluable. It gives us a sense of place and belonging.

Our history is our story. How often do we hear people mention the beautiful brick buildings in the downtown? How wonderful it is to see heritage homes restored? We need to protect and continue to share our storied past and all that came with it.

Downtown is not vibrant, it's dying and rotting.

It's too expensive to maintain some structures, the ones that can be saved should, but boarded up structures need to get figured out.

Many beautiful historic structures have been lost. Any new structure should at least pay homage to the historic nature of the downtown. The cavalier approach of the 60's, 70's and 80's to replacing heritage structures with cinder block boxes should be resisted. That being said, it is important to provide incentives to both maintain existing buildings and support the development of new, appropriate developments. Change is hard. But so is an empty downtown.

Fernie is known for its historic downtown and it should remain the same

Preferred approach to design and character of neighbourhoods in Fernie – Let us know why you answered the way you did or if you have other thoughts to share.

Down with gentrification. Bring back the RISL lots and let people build what works for them now and in the future.

Visitors come to Fernie because of the heritage feel, amongst other reasons. The timelines for a building permit are already ridiculously long, although at the Chamber AGM it was lovely to hear this is changing for the better.

I don't like cookie cutter neighborhoods.

regulation to fast track permitting and allowing the market to decide. maybe that is hands off? the city should encourage investors and guide the process without being over-bearing and too cautious. no one expects perfection

middle approach so not all the control is with either builders or city

- focus on the needs and wants of the people - not the developers!

Developers need some flexibility.

As the heritage context of the housing and business development is quickly being altered through non-compatible infill, it is time to establish neighbourhood specific Development Permit Areas so that a somewhat consistent "theme" can be applied during new infill construction.

The introduction of new flood construction elevations in existing floodway areas has created incompatible adjacent building heights, and creates an erratic horizon line. This infill characteristic should be reviewed in the context of not only impacts on adjacent property owners right to light, but also the aesthetic of the built environment.

A Heritage Tree (Trees of Significance) Bylaw should be put in place to preserve and protect the existing arboreal built heritage that presently exists on public as well as private property. There are many examples in other municipalities that could be used as a template for this bylaw. When "heritage trees" are lost, they are essentially irreplaceable, therefore the timing of this initiative could not be more important as Fernie manages the existing and future development pressures and impacts. Please ask me for help on this proposal.

The existing DPA's for the Highway Commercial seem to be working well.

Older neighbourhoods are more likely to see infill and multi-unit development, so it is important to have strong controls over what is built. Newer neighbourhoods, such as Montane, already have guidelines in place to maintain consistency. The same standards should apply to older neighbourhoods as well.

I have also noticed that some recently approved houses do not complement the existing homes and detract from the character of the area.

However, we disagree that this is status-quo.

Architectural controls are often counterproductive with ugly outcomes. (e.g. brick single story business buildings on mainstreet, "alpine style" for businesses on highway).

Overly large single-family homes, e.g. north-end of 4th and 3rd Ave.

Moderate regulation needs better management.

People move to Fernie for the views. Allowing tall houses being built in areas destroys that. We need residential design the same in neighborhoods.

Can't go crazy with rules, but a balanced approach to preserve character is cool. Developing new neighborhoods with distinct style less important.

Many of my favorite neighborhoods (Maintown, Annex) already show a mix of design styles and characters due to natural development over the last approx. 100 years and I think this adds to their charm.

However, I think current form and character requirements are reasonable and allow modern styles without allowing eyesores.

Really like C. but increased housing and land prices are a deterrent.

Stronger regulations ensure that the current and long-term character of the neighborhood is retained.

Too late for a strong regulation. Each area is different. Lived in Switzerland in small town and all new development had to have a certain style to fit into the town. Waste of time this ship has sailed.

Some newer houses just don't fit in.

There is a need to ensure that large homes or rentals – secondary suites – do not alter the character of the neighborhood or impact neighbors too greatly.

The arts is very important to Fernie and should be maintained not only in the downtown, but also in other areas of the city.

Keep the feel of Fernie.

Stop narrow streets in new subdivisions.

Make new developments put in their green spaces before they develop the lots as it seems they do it last or not at all. They always seem to have a reason not to waste the land on a green/park space.

Let people build to their style.

Increases character of neighborhoods instead of "cookie-cutter" boring neighborhoods.

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Design aesthetics matter less then overall size and mass.

Tighter rules and charge higher permit fees to the developers so that we can put that money into our failing infrastructure.

The Fernie Heritage Strategy outlines the requirments. There are three main asks:

- Establish a Community Heritage Register
- Have the Design Review Panel Mandate include Heritage Review
- Include the Heritage Strategy in the new OCP

Fernie does not have to create a new strategy for this, there are existing tools and examples.

The "Desired Future Character Statement" planning toolkit is one example, Kelowna has adopted this.
I'm torn on this one. Part of me wants strong regulation to protect what we have, but it's almost too late for that now. Many of the older neighborhoods now have these big tall modern designs that has changed the whole character of that neighborhood. Can it be saved? I think we are at a point of no return on this one. The other part wants me to be able to do what I would like to do with my own property without a ton of red tape, but where do we draw that line? The bureaucracy is crazy here already. Permitting taking forever and variances for small projects. Slippery slope.
Again, certain locations and certain building should be more protected than others. A mix of development of done properly is still charming.
Again, I love the distinct character of Fernie, but don't want it to become too prohibitive to build or renovate, and sometimes the character of some neighbourhoods is the diversity of the homes that over time feel cohesive in their differences.
n/a
Maintain the Fernie charm while not limiting or making it impossible for people to make improvements.
Its important to have an organic feel to a neighbourhood rather than prescribed. If you look at Calgary's Garrison Woods or Fernie's Montane, it is too prescribed and doesn't allow for individual character of homes. Need some regulation while allowing for individual taste
keep character with realistic balance
Maybe have a very limited list of rules and then everything else is hand off? Again it's clear the beautiful historic buildings should stay that way, but many other on the list would just cause building owners more stress for no real reason. I think reasonable regulation is good but just less red tape in general
We need to understand the pressure and impacts, standards need to be in place to guide decisions and expectations.
Too late for option C, in older neighborhoods there are already mixed styles of housing.
The same or higher regulation in areas linked to the town's identity – downtown and the commercial highway, and less regulation in other areas.
As above there draw to Fernie being a small mining town luckily placed in a recreational place of beauty should try to retain its charm. The high vertical building trend essentially will result in few building being able to see where we live.
Having a bit of design freedom allows for more character, too much freedom can create unsightly properties
See above.
I don't believe new, modern buildings should try to look like old buildings. One of the biggest attractions about Fernie is that it is a real community with mixed neighborhoods, not a mono style. That needs to include modern styles too rather than trying to emulate the past.
Heritage and character protection is huge. Is the reason "the little people/relatively little jobs" have a hard time finding contractors and tradespeople because they cater to the wealthier residents? The "what the market will bear" mantra is greed over fairness. Access to fair businesses would go a long way for people wanting to repair or improve property.
Too much regulation now, need to scale back to encourage development

I think we would all like to build what we want. Regulations already exist for size of structure etc. And very few new builds don't fit the neighborhood. Pink stucco isn't coming back.

People should be able to build according to the current zoning regulations.

This opens up possibility of guiding mixed housing types. Regulating maximum square footage of single family homes can be an effective way to encourage more affordable building options and stop the trend of large Luxury homes that are often empty and often for investment purposes rather than sensible homes built to house full time residents and workers.

To many out of place buildings such as the building with Feestone sign just off the highway.

We should allow neighborhoods to look and feel different than the others.

The mountain home styles that Fernie has is what draws people to want to live here. Let's keep the mountain vibes alive! Less trailer homes, more affordable mountain homes.

Unregulated building really only benefits developers looking to make a quick buck. We want to attract developers who don't mind doing some extra leg work to add value to this town.

It shouldn't be too regulated, part of the neighbourhood(s) charm is diverse houses and not "cookie cutter".

Regulate height/consider shade/view for neighbours; landscape; footprint

If a laneway/carriage house is built, it should be in similar style to main house on same lot

Parking/asphalt- if people desire to put parking pads on their lot, consider requiring no concrete slabs but something a little greener like gravel or blocks where grass can grow between (this all helps with maintaining greener less parking lot aesthetic)

Regardless of what comes from this- FIRESMART construction and landscaping should be mandated.

I used to live in a neighbourhood that had mostly houses that were over 100 years old. It had a lot of charm. Then a few developers bought up a bunch of lots, bulldozed the houses and put modern infills in place. It completely killed the charm of the neighbourhood and made it feel cheap.

Some areas have true heritage value, others are in decay. These need to be treated differently.

The city can regulate / prioritize core (historic) areas of the city more and have flexibility with other newer neighborhoods

Some flexibility's is needed here.

It's people's property, let them do what they want with it.

People can't afford to build to begin with regulations only make this more expensive.

I wouldn't say this is the status quo. Fernie currently seems quite stuck in its ways, and is slow to change.

NR

Just as it is important to protect the past, it is equally important to guide and clearly control the growth that is inevitable. Planning is essential otherwise development can result in willy-nilly and soulless communities that we have all seen. A thoughtful, logical master plan that values the past while ensures that re-development and new development will be aligned with this past as well as adhere to safe, honest, ethical building standards that are environmentally friendly.

BC is known for its mixed bag of neighbourhoods. Developers can deal with design etc. City with setbacks, parking, infrastructure etc.

With how much homes are needed in Fernie, there should be way more considerations for living, instead of looks! If a double-trailer is wanted or needed in neighbourhoods, like the Annex for example, then let it be!
When 1 in 4 or 5 in the city disappears as the mines end, this type of concern won't matter. City should focus on creating a community size that can sustain itself without the mines.
Allow small retail zones in the different areas while linking them with bike and walking paths. Allow more densification on lots
No more mobile homes on city lots especially in West Fernie, and the chicken coops are getting a little old and looking very dated
The middle road is likely to be best when it comes to a balance of affordable development and allowing monstrosities which are way larger/taller than anything else built before.
Keep the charm of Fernie the way it is and not to have Fernie turn into Canmore Alberta.
This is happening already, the concern is developers will build monster houses, and high end condos which takes away from the very charm of Fernie.
Neighborhoods don't need to look the same but uncontrolled development isn't good either. A balance is needed
I value taking the time to do it right
A balanced approach creates character in the neighbourhoods.
Personally I think this is a mix of hands off and moderate regulation. The impact of a hands off approach would have a larger impact on some neighbourhoods over others. Not sure a one shoe fits all is the right approach with this one.
Moderate would be good – but let's clean up the amount of bureaucracy that exists. Our present building permit application times and hassles are ridiculous!
I think some regulation is necessary or you end up with areas of Fernie looking quite tacky if given free reign but you also don't want to inhibit creative exploration
Again, let people be creative and let Fernie reflect our connection within diversity.
I personally like a mixed neighborhood with not all homes looking alike.
Control is there to ensure the needs of the community are being addressed and that no one citizen impedes another's, such as building high enough to block a neighbour's sunlight or terraforming to create an elevated position for a better view.
Some of the new houses being built are so tall and monstrous! They impede quality of living of other residents. Example: the enormous single family house that now blocks the view for many of the residents of the quadtrain apartments
We need to keep setbacks and height limits
I like the neighbourhoods the way they are now.
Downtown and specific heritage buildings should be maintained. Tear downs, whatever, but can we stop building super tall buildings that block sun and views, thanks.
I think the city does a good job of regulating build quality and style. It is important to allow more modern building design; however it should also be considering what the current architecture is like.
Same as previous answer.
I don't think having uniformity in neighbourhoods is that important. I would be happy with A or B, but moderate regulation feels like a good medium.

We are not an inexpensive town. Affordable housing will help some but developers are meeting the minimum standards during the permit process then building cheap homes while keeping the prices high (ides dvpm). Homer is not that far to build out to and put hourly staff Fernie requires. (Understand it is not your jurisdiction)

Approach B is the most pragmatic path forward, recognizing the need to encourage new construction while still providing some level of design guidance. In Fernie, there is a clear need for additional development across all sectors, and overly rigid or misaligned regulations risk discouraging investment altogether. A more flexible framework allows projects to proceed while still guiding key elements such as siting and general form. The highway corridor is a prime example, where current architectural expectations are inconsistently applied and often not reflected in existing buildings, including municipal ones, which undermines the credibility of the guidelines.

This is further highlighted by the City's reliance on Development Variance Permits. While a high approval rate helps projects move forward, the frequency with which variances are required suggests a fundamental disconnect between policy and reality. Variances are intended for exceptional circumstances, not as a routine mechanism to make typical projects viable. When they become standard practice, it signals that the base zoning and development regulations need to be revisited. Updating these core bylaws to better reflect realistic development conditions would allow more projects to proceed as-of-right, reserving variances for their intended purpose and creating a more efficient, predictable approval process.

moderate regulation for the most part with stronger regulation for buildings considered heritage buildings.

Strong regulation is necessary to protect the quality and character of Fernie's neighbourhoods. The current highway approach from the south is a clear example of what happens without it—piecemeal, unsightly development that detracts from the community's overall appeal.

Fernie should learn from this and ensure future development is guided by clear, consistent design standards that promote cohesive, high-quality neighbourhoods.

At the same time, regulation should enable good design, encouraging modern, respectful architecture that complements Fernie's character while creating attractive, livable spaces.

hands off incentivises development.

Who do you think you are to control the character of where we live? Hands off.

*I prefer an amalgam between option A and B because not all neighbourhoods in Fernie have great definable character.

*I do support densification and intensification of neighbourhoods for affordable housing needs not for short term vacation rentals.

*The intrusion of short term rentals into residential housing stock needs to be carefully managed and limited as the economic returns of renting to visitors exceed those of renting to residents.

*Suites and laneway housing, where appropriate, should be possible with clear planning standards. Many of Fernie's residential lots are surprisingly large (i.e. greater than 5000 square feet).

As Canada's population ages, there may be potential increase the amount and quality of housing for seniors.

If someone buys the land, they should be able to build what they want on that. Even if its a tiny home or to whatever design they want.

Is there any regulation of heritage? Again, where are the heritage buildings? they do not appear to be beyond the downtown zone. The character of the neighbourhoods reflects trends at the time of their construction rather than a coherent set of heritage regulations. Again, protect the downtown and important, key buildings!

Always believe a moderate approach is best.

Height restrictions ! A must. Who allowed that ugly tall thing on 7th ave. Please don't allow anymore tall windowless buildings in Fernie. WE DONT NEED TO KEEP GROWING.

When it comes to neighborhoods, many of the buildings are already a mixed bag so setting further regulations may make the exceptions stick out like sore thumbs even more

The homes that i remember from years ago are being maintained to their original beginings..and it is nice to see..But an owner is the owner and should be able to do as he pleases

I agree with both B and C, the realist and the aesthete are at war.

I think it is good to have a say, and not too much say. Status quo is working, and will work even better with an updated OCP.

The regulated neighborhoods are the worst looking ones. Diversity is the spice of life, people need to stay in their lanes and not control what others build

Again, change is hard but beats the alternative of stagnation and loss. Paying homage to existing structures is important within reason.

Some people may not want to build a multi million dollar home and then have a mobile trailer placed next to them. However I believe people should have freedom in their house build plans. Therefore a moderate regulation is best.

Preferred approach to climate resilience – Let us know why you answered the way you did or if you have other thoughts to share.

Again, this is a long-term plan so should take long term planning seriously. And the climate is a long-game. Be proactive, not reactive.

climate resilience is dreaming. lets stick to business and get real

you cant insure a house that is on fire, be prepared and safe

Municipal Natural Asset Management!!!

Helps mitigate risks, protects infrastructure, reduce long-term costs.

Climate risk will only increase. The status quo will not be adequate in the future.

Unfortunately the reality of climate change driven environmental disaster is increasing. We need to be prepared, especially in a relative remote, relatively tight/choke pointed valley. This means working with our neighbors in Cokato, Morrissey, Dicken, Hosmer too.

The costs of flood or wildfire damage are massive. The City needs to prioritize mitigation and resilience to reduce the risk of these costs.

The other thoughts to share are we are seen as a community with CHARM which is why people choose to move here.

I asked a European about how to protect that charm. His response was 'do anything creative, music, art, make film, crafts, quilting, weaving' CREATE.

This 5-year plan does not include THE QUALITY OF LIFE in Fernie. I am disappointed. What can I do to promote that quality of life??

Will it improve my insurance costs? no – then no. Will it increase costs? yes – no thanks. We have mines down the road. We are going to expect this from residents but not corporations?

This is another example of not wanting to pay now in the hopes that a major environmental threat won't happen.

The cost of recovery from a flood or wildfire will far outweigh any cost of being pro-active. The City, through decades of Council decisions have brought us to a place of reaction. It's time to stop digging that hole. Tying new growth into failing infrastructure and hoping that disaster does strike just digs that hole deeper.

Yes to a tax-hike that fills the hole and puts us on the road to being proactive, for the people who live here day-to-day.

The infrastructure fails or a disaster happens, the tourist \$ will disappear no matter how easily they can build a million \$ home that isn't lived in.

Past mistakes on the site or scale of past building, has shown where the vulnerabilities are. To ignore this would be foolish and result in large expenses and potential damage to infrastructure. Grand Forks removed structures on properties prone to flooding and Fernie should learn from lessons there instead of repeating errors made elsewhere

Past mistakes on the site or scale of past building, has shown where the vulnerabilities are. To ignore this would be foolish and result in large expenses and potential damage to infrastructure. Grand Forks removed structures on properties prone to flooding and Fernie should learn from lessons there instead of repeating errors made elsewhere.

Safety first

Fernie is in a valley with a huge fire load potential. Firesmart measures need to be taken. To hope that fires or floods won't happen is not a strategy.

Again, it's between 1 and 2. We don't need higher costs for development. The fees are insane and scheduling delays etc. Do we need to put in place a system for the protection of flooding and wildfires, of course we do! We have a great dyke system already in FERNIE and it has prevented some real disasters before. Maintain and upgrade those as needed. We need a firebreak around the outskirts of FERNIE. It's just a matter of time. We saw what happened in Jasper and they were warned and didn't listen. People need to be taught about fire proofing their yards too. Getting rid of highly flammable vegetation is a start. I have removed all juniper bushes from my yard and keep my trees trimmed of dead wood and such. Am I in favour of cutting down all trees? Hell no! But proper care and education of the public is needed as we live in the forest and FERNIE has already seen 2 great fires. Sparwood last year was too close for comfort. Think it was last yr.

Developments buffering forested areas need to be done with materials that are more fire resistant, but it can't become crippling to build new houses either.

We can't pretend that climate change isn't real and that we don't need to prepare for climate emergencies, but we also need to see homes get built and businesses thrive. I support things like adding solar panels to new city facilities, and would like to see stronger restrictions in neighbourhoods that are at wildfire interfaces.

Climate events are bound to seriously impact the town, they must be considered as seriously as possible.

Climate change is inevitable, and extreme events are increasingly likely. We need to be prepared for the worst here.

We need to think long term. Costs to improve protections against flooding and wildfire should not significantly impact most infill development; expensive urban sprawl will be most affected and these developments should not be promoted.
This is an important risk to consider and status quo likely not enough
We are gonna have a fire at some point in the City. We need Fire smart communities, incentives for protecting wildlife roaming in town for food, and resilient building materials.
I think Fernie does well, we can always do better
Current and future planning must consider climate resilience and we need to move towards strong climate standards. Gradual is good.
Also the city should provide incentives to these changes. Low flow toilets etc.
As we've seen with selenium levels making our secondary water source unusable and with several near catastrophic failures of the sewage system...for the foreseeable future we have no choice but to adhere to C
Additional measures needed for resilience to fire and flood.
Ridiculous question
We don't need more DPAs for climate resilience; we need better education on existing elements like the Flood Construction Levels and wildfire ratings so developers, builders, and homeowners can act accordingly.
I feel building code is already adequate for this
A balanced approach seems the most sensible.
For development properties (apartments, etc.) there should be stronger standards. But for a single home owner building a home, they should be able to choose more climate resilient options that would have other incentives like lower insurance costs, or lower hydro costs.
Should clear deadfall
Projects like the dike enhancement was absolutely intelligent. Would cost so much more to do today and will save a lot of property when the big flood comes. To consider these things as costs is wrong, they are investments.
It's not clear what you're talking about. Like, are firebreaks going to be required? What kinds of standards? I am all for building resilience but am not sure what that looks like from a city-regulation standpoint. Some of the biggest things the city could do is petition the province to keep private landowners from clear cutting, or prohibiting mining companies from removing mountains that result in changed wind patterns.
Instead of shifting the onus onto individual property owners, the city should be using what influence it has to build macro climate resilience, i.e., eliminating clear cutting from around the city, getting industry investment in climate resilience solutions from the big resource extraction companies.
We need to realistic. Heat, drought, wildfires and flooding are going to happen. The provincial and federal governments are not going to save us. We need to come together as a community, educate ourselves and work together to best build resilience in the face of climate change. This choice allows for that, and room to learn about and be flexible for progressive options. Rather than putting a ton of regulation in place disallowing better ideas to take place later.
We are at a higher risk level than most people think, especially to flooding.
Need to better manage extreme weather events and development should improve reliance rather than degrade it (storm and sanitary sewer capacity)

Climate mitigation is missing from this conversation.
Climate change is very important and will effect our infrastructure
This isn't going to help solve climate change, not a Priority
Protecting the people should be the highest priority.
We are very exposed to forest fire and flood damage. Investment in this area pays dividends. Just look at the costs to communities like Jasper or the floods in the lower mainland. Protection from fire and flood is an investment we can't afford not to make.
This is critical. Fernie is susceptible to many negative effects of a changing climate- water, fire, pests, and all that those can bring to the community. Strong rules will insure that everyone is in this together, and together we can protect our community.
Don't put profits before people. Always choose the option that will keep people the most safe. This one is a no-brainer.
Construction standards must be established to ensure building designs and materials reduce the risk of fire. Many of the new residential areas have these in architectural guidelines. The additional costs are minimal. Fire smart principles should be followed in existing communities. The city already has flood plain development controls and much work has been done to improve the dike.
It may become essential in near future anyway, start planning and implement now
Building in the flood zone is already an enormous undertaking
Ensure the City is ready for major risks as much as reasonably possible
Dike is solid. Logging has cleared most fire issues.
A town of 5,000 can't affect the climate, don't build in the flood plan remove fire hazards from residential areas. Provide incentives for fire smart building materials.
Happy with the current state of things in this regard
It's a narrow valley and the risk of fire is only getting higher. So we need more stringent policies that help protected neighbourhoods while still giving builders and owners flexibility. With that in mind, I'd suggest policies that are focused on yards (e.g., the proximity of high-risk trees and bushes to houses, yard debris, etc.) and public spaces while leaving the building code to establish building practices.
Seems relevant for this community.
It is going to be a challenge to fight the risks that we will be facing in the future, but if we don't put regulations and directives in place our children and grandchildren may not be able to enjoy the lifestyles that we have been privileged to experience. It may be too late to "fix it" but the purpose of this OCP is to look forward and make decisions that we hope will provide a safer place for all.
We need to be prepared for climate disasters, however when, what (wind, flood, fire) and severity are impossible to predict.
With Fernie already having multiple "Great Fires", this should be a "no-brainer"
Flooding and permitter Fire risk should be key focuses. Mitigate a Jasper occurrence. The city should advocate for support in focusing on these two items.
If housing affordability is a priority then this is the answer. People should be able to choose and get insurance if they want to rather than be forced to over engineer houses.
Better protection for people and their properties and to help reduce climate risk
Better protection for people and their properties. Reduce the climate risk.

Planning ahead to reduce costs and situations that could have been avoided, reduces overall long term costs, ie insurance, etc
I want there to be a Fernie for my children's children
If disaster strikes, there's no saving it. This resilience isn't measurable.
City's track record here is more than sad and has allowed developers to get away with murder!
Construction costs are already outrageous
It must be addressed in all projects as it is not going away or getting better without government regulation
I feel uneducated on what current requirements are so can't answer this question
This is really important. The path the world is heading means that warming WILL continue well past 2050 so resilience and adaptation planning must happen now if the City is going to be able to prepare for the greater risks. Some adaptation and resilience can come from small changes and shifts in policy – it's not all high-priced infrastructure changes.
Being more firesafe for new developers
People need guidance but should also have the choice to protect themselves better if they wish.
Best long term safety
Building standards and permitting could monitor and help with our environmental impact. Is it possible to include a way to incentivize more environmentally friendly new homes and renovations into permitting costs?
because things climate-related are only going to get worse
Everything in moderation is always a good approach
Not sure how much we can actually do – if a disaster happens, it happens. So can't justify spending a lot of money or resources on it.
It's a matter of IF rather than WHEN disaster strikes. So I would like us to have as much climate resilience as we can, to try and reduce the effects of the disasters when they do happen.
We need wildfire protections. Having 8 full time and 23 auxiliary that we pay to train and supply is insane if they are not wildfire trained. This new hall needs to be equipped with wildfire equipment and resources. As per Google..."Small Town Structure: Small communities (under 50,000 residents) are much more likely to have all-volunteer or "mostly volunteer" departments. "Small" Defined by Risk: In very small, rural areas, staffing often consists of 10–20 total members, nearly all of whom are on-call or volunteers. Typical Staffing Need: While major cities use a ratio of roughly one firefighter per 1,000 residents, small towns often struggle to meet NFPA 1720 standards, which suggest 6 staff on-scene in rural areas within 14 minutes"
Approach A reflects the practical reality that the Fernie has limited capacity to meaningfully address broader climate resilience challenges at the municipal level. While maintaining existing protections—such as dyke infrastructure and ongoing maintenance—is essential, more expansive climate adaptation measures often require resources, coordination, and funding beyond what a small municipality can reasonably deliver on its own. Adding additional requirements at the local level risks increasing construction costs and slowing development without a clear path to effective implementation. A focused approach that maintains current standards while prioritizing core, manageable responsibilities is more aligned with the City's

capacity, while larger-scale climate initiatives are better addressed through provincial or federal frameworks.

i think we should have climate resilience as a lens to projects but we need to consider affordability so a balance of the two is good.

Climate resilience is important and should be addressed through clear, practical, and evidence-based standards. However, overly restrictive policies—particularly when applied broadly without site-specific justification—have already begun to inhibit housing delivery without delivering meaningful risk reduction.

In many cases, these requirements appear driven more by precautionary familiarity than by measurable impact or fairness. This adds cost, delay, and uncertainty, ultimately affecting housing affordability and supply.

The focus should be on targeted, risk-based measures that genuinely improve safety, while allowing development to proceed in a timely and economically viable way.

Must keep development costs down, and allow property owners to accept the cost of increased risk in the event of hazards.

Let's be honest.

You and I ain't stopping anything.

*Ferne, considering it has burned badly twice, is behind as regards climate change.

*Some good work has been undertaken as regards flood protection (e.g. raising the height of protection dykes) but firebreaks and Firesmart policies are not currently evident.

*The OCP should take a policy stand regarding individuals Firesmarting residences and businesses. There is extensive literature on how to go about this.

*In terms of architectural controls, flammable building siding and landscaping are still permitted even though modern Firesmart philosophies have discouraged these for more than 20 years. It is time for this City to enter the modern era before it is too late.

*Similarly, floodplain development and redevelopment should be controlled so as to manage risk. Otherwise, the insurance industry will manage it for us and it will cost us all regardless.

Too high of standards might stagnant the growth of the city.

Please consider that matters of climate affect all residents of Fernie especially the vulnerable population served by Cycling Without Age. We see first hand how potential environmental crises could unduly affect our clients given many are fragile for a number of reasons.

We live in a flood plain and thats all their is. Maybe we should look at clear cutting our surroundings areas to help avoid landslides and flooding. If our mountains had trees and vegetation to help soak in some of the rain there would be less risk of landslides.

Ferne has burned twice in its history! This should be lesson enough to us all.

I cannot understate the severity of the challenge we all face as climate change accelerates. It will touch all aspects of our lives and be the dominant force that shapes our present and future. Climate resilience – understanding the impact this will have on extreme weather, on our resources such as water, and that this will bring disaster that citizens need to be aware of and prepared for – should be a key responsibility born by all levels of government (as well as informally by our community and leaders within).

A step in the right direction without breaking the bank.

Think this is a what if ..

We have burned down and flooded before, let's not do that again. I support C but want to see maximum access to provincial and federal support.

Fernie is totally unprepared for a wildfire. Do better

Climate change is real, and it's by the time the OCP is finished, we will be faced with even more adversity.

Promote fire smart and manage wild land connection points, do not add to construction costs. Alpine trails says they are fire smart with their metal roofs but have dead timber right next to structures, that place will burn first for sure

Compromise in this current economy is important. So is the environment so let us not diverge too far either way.

Let us know why you answered the way you did or if you have other thoughts to share.

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