



COUNCIL DIRECTION

REQUEST (CDR)

Committee of the Whole

Date: June 20, 2023
To: Mayor Milligan and Members of Council
From: Michael Boronowski, Chief Administrative Officer
Subject: Consultation Summary - Max Turyk

DIRECTION/INFORMATION REQUESTED

This report is provided for Information to Committee of the Whole. No Council action is required.

PURPOSE

This report provides an overview of stakeholder and public consultation conducted related to the Council's consideration of the potential disposition of the Max Turyk Community Centre (Max Turyk) to the Conseil Scolaire Francophone (CSF). The report provides an overview of the consultation activities and participation, and a summary of what we heard from stakeholders and the community during the consultation period, including formal comments from boards and societies with a direct concern that were provided to Council and the City.

BACKGROUND

Council is considering the sale of the Max Turyk Community Centre to the Conseil Scolaire Francophone (CSF). Information on the proposed sale is summarized in Appendix A - Max Turyk Information Package.

SUMMARY

The process for considering the sale of the Max Turyk Community Centre includes a community and stakeholder consultation campaign using the International Association for Public Participation (IAP2) framework, and its "Consult" level of engagement.

Public Participation Goal: to obtain public feedback on analysis, alternatives and/or decision.

Promise to the Public: We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.

Reviewed by:			
Chief Administrative Officer 	Director Corporate Services 	Director of Finance	Other:

Below is a table that describes the levels of engagement for the IAP2 framework for public participation.

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

The consultation plan for this project included the following activities:

- Tenants and leaseholder meetings
- Outreach to groups
- Let's Talk Fernie online consultation
- Email feedback at letstalk@fernie.ca
- An in-person public open house

The following sections provide a summary of public and stakeholder participation in each of the consultation activities. A summary of the feedback from the consultation activities is provided in the discussion section of this report.

Tenants and Leaseholder Consultation

Staff met with the following organizations that operate from within the Max Turyk Community Centre:

- Fernie Child Care Society
- Fernie School Aged Care

Staff have not been able to schedule a meeting yet with the Fernie Forest School, however we have continued to reach out and held time open for meetings.

Outreach to User Groups

Staff provided direct notification to the following user-groups:

- Fernie Freestyle
- FAST Ski Racing
- Judo Club
- Brazilian Jiu Jitsu
- Special Olympics
- Volleyball Club
- Avalanche Roller Derby

- Fernie Pickleball
- Fernie Youth Soccer Association

The City met with the Fernie Youth Soccer Association, and had email response from the Fernie Volleyball Club as part of this outreach.

Let's Talk Fernie Online Consultation

Online consultation was launched on the Let's Talk platform on May 25th. Questions and feedback were accepted on the platform and by email through June 14th.

The project page on [Let's Talk Fernie](#) included the Max Turyk Information Package detailing the proposal, a summary of the proposal and two feedback tools, including an interactive Q&A tool for the public to submit questions about the proposal, and an open ended feedback tool to submit general comments. There were **80** questions asked and answered from **73** individuals using the feedback tool.

The project page on Let's Talk Fernie received over **1,200** visits. The following table provides an overview of the level of engagement on the site based on standardized metrics:

Level of Engagement	# of Visits	Description of level of engagement
Aware	851	Viewed one page on the project site
Informed	278	Downloaded a document, visited more than one page, on the project site
Engaged	104	Contributed to a tool by asking a question or providing feedback.

Email Submissions

We received **77** emails to the letstalk@fernie.ca email address. These have been provided as part of the raw-data package provided to Council.

The City also received formal letters from the following community organizations, which are attached to this report:

- Fernie Child Care Society (FCCS)
- Fernie Chamber of Commerce
- Elk Valley Family Society (EVFS)
- Pickleball Fernie
- Fernie Youth Soccer Association (FYSA)
- Kootenay Rockies Youth Soccer Association (KRYSA)
- Fernie Roller Derby League

Public Open House

On June 6, 2023, from 6:00 pm to 8:00 pm, the City hosted an in-person session to provide information and receive feedback on the consideration.

Staff and Council provided information to the community and received both verbal and written feedback. The Max Turyk Information Package document attached to this report were used as information boards at the Public Open House. While staff did not employ a counter to accurately count the number of participants, we estimate between **80** and **120** individuals attended,

including board members for tenants and local societies and associations with an interest in the matter.

DISCUSSION

Tenants and Leaseholders

Staff have included formal communications from tenants to this report in full, alongside communications from external societies or associations who sought to provide comment. These are provided as appendices.

Let's Talk Fernie Online Consultation

As indicated in the consultation activities section above, **80** questions were asked and **73** responses to the open call for feedback. A What We Heard Report is attached to this report that includes all the Q&A content and the feedback is summarized in the themes below. Raw data collected from the feedback tool has been compiled and provided to Council separately and not published as part of this report.

Feedback Tool

A feedback tool was provided with the following prompt:

Question: *"Having reviewed the details of the proposed sale of Max Turyk Community Centre, please provide any comments you would like Council to consider."*

A total of **73** responses were received online from **60** contributors. The platform provides a basic sentiment analysis tool ranking responses from negative (red) to positive (green), which is provided here:



Staff reviewed the feedback from online submissions and capture a summary of feedback using the following themes:

- Support for the Sale
- Neutral and Mixed
- Negative or Opposed to Sale

Support for the Sale

There were **4** comments supportive of the potential sale of the facility including:

- a simple statement that the individual loved the idea of the French school being there.
- The other noted that there is a significant francophone population in Fernie, and that the school was a determining factor in their decision to move here.
- They recognized the concerns raised by others in the community regarding the long-term use for childcare and public activities and were confident that residents would see the benefit of providing a permanent home for the school in Fernie.

Neutral and Mixed

Some feedback from the public expressed neutral and mixed comments. The following themes and rationale for these positions included:

- A recognition of the value of a French language school, paired with a consistent theme of concern for the longevity of operations for the childcare and public programming, highlighting the importance of these services and pressures on parents and operators to meet demand in the community.
- Within this category a number of respondents noted the community-driven investment in the facility. Some respondents in this category noted they would support the sale of the facility should the City be able to retain the playing fields, but opposed the sale as-is.

Negative or Opposed to Sale

The majority of feedback from the public using this online tool were in opposition to the proposed sale. The themes and rationale for this position were consistent with those shared at the public open house including:

- Concerns about the potential impact on sports fields, specifically soccer fields, if the sale proceeds. Respondents expressed worries about changes to field usage, maintenance, and availability. Many suggest maintaining ownership of the fields or including a commitment in the agreement to ensure their preservation in perpetuity.
- Access to the playground for the community, in particular during daytime hours, given it would be prioritized for School use during school hours.
- Concerns regarding the sale as they felt it was short-term thinking and that long-range planning is required to best assess the future needs of the community considering this facility and the services provided there.
- Concern that the value of the transaction is too low, generally in comparison to the price of residential building lots in the community.
- Overall, concerns for the provision of childcare was the most frequently cited point among those opposed to the potential sale, followed by loss of public use or reduction in service levels of the sports fields.
- Some respondents propose alternative solutions, such as offering a different building to meet the needs of the French school while preserving Max Turyk as a community facility.
- Finally, there were a number of comments that urged for more long-term planning, and considerations of what initiatives might advance with School District 5 as they plan for the new facility.

Online Question & Answer Tool

There were **80** questions submitted online through this consultation. The questions and answers answered up to June 15, 2023 are attached to this report as appendix B. Remaining questions will be answered by Friday, June 16, 2023, and all that were not flagged by the individuals for private submission are published on Let's Talk Fernie.

Some submissions to the Question & Answer tool were comments, and were included in raw data for Council.

A brief analysis of the questions indicated the following themes:

- Focused on long-term stability for child care, access and service levels for the playing fields, and the sale price.
- Ensuring ongoing, long-term access to the fields and rentable space, and long-term tenancy for childcare operations were the most commonly referenced issues and
- Questioned the validity of the retained lands, noting they are within an area that would require geotechnical study and development at flood construction levels.
- Sought clarification on items published within the information package and discussed at the in-person event. This suggests for future consultations additional tools will be useful for providing background information and detail.

In-person Information Session and Open House

As indicated earlier in the report, we estimate between **80** and **120** individuals attended the in-person event, and many attendees were representatives of stakeholder groups, tenants, and associations with an interest in the future of the facility.

The information package attached to this report was produced for the session, providing display boards summarizing key topics. Staff supported discussion and took questions as well as facilitated feedback both verbally and through paper comment forms.

Feedback from the Open House

Written Feedback

44 individual written feedback-forms were submitted at the Open House. Of the 44 responses, one was in support of the disposition.

The remainder were generally consistent with comments gathered through the online consultation and included:

- High levels of concern for stability of childcare and daycare operations.
- Concern regarding access to the playing fields, specifically related to soccer.
- Concern regarding public access to the playground.
- Concern regarding alternative options for development of recreation amenities should the disposition advance.
- Questions and requests for longer-range planning to take place before decisions be made.

Verbal Feedback

Verbal feedback was generally consistent with the written feedback; however a number of individuals did note they were supportive of the School, believed in their commitment to the community. Generally, these individuals expressed their opinion that should a sale of the facility advance, the Francophone School District would be an ideal future owner, given their commitment to the community and the prevalence of French speaking families in Fernie.

- Some noted that given the management and governance of the Francophone School District is not handled locally, their responsiveness and engagement would be far lower than that of the City should needs and concerns be raised.

- A number of individuals also acknowledged the high ratio of francophone families in Fernie and expressed their support for securing a permanent home for the school, however overall, participants at this session voiced their concerns and were not supportive of the sale.
- A number of discussions centered around the potential to increase the sale price should the lands be re-zoned or subdivided, and staff wish again to clarify that the disposition of the facility to private ownership for development has not been a consideration of Council.

IMPLICATIONS

This report and the attachments provide Council with an overview of public comments gathered through the consultation on this consideration. While no Council direction is being sought as part of this report, the Special Meeting of Council scheduled immediately following this Committee meeting does provide Council with the appropriate meeting and authority to make any determinations regarding their consideration.

CONCLUSION

This report provides a high-level summary of the public consultation activities, participation and summary of feedback related to the consideration of the proposed disposition of the Max Turyk Community Centre to the CSF. It is provided at the Committee of the Whole meeting so that Council can receive the feedback and discuss the matter.

Any determination by Council on actions, based on the feedback and their discussions, will be supported by staff at the Special Meeting of Council scheduled to take place immediately following this meeting.

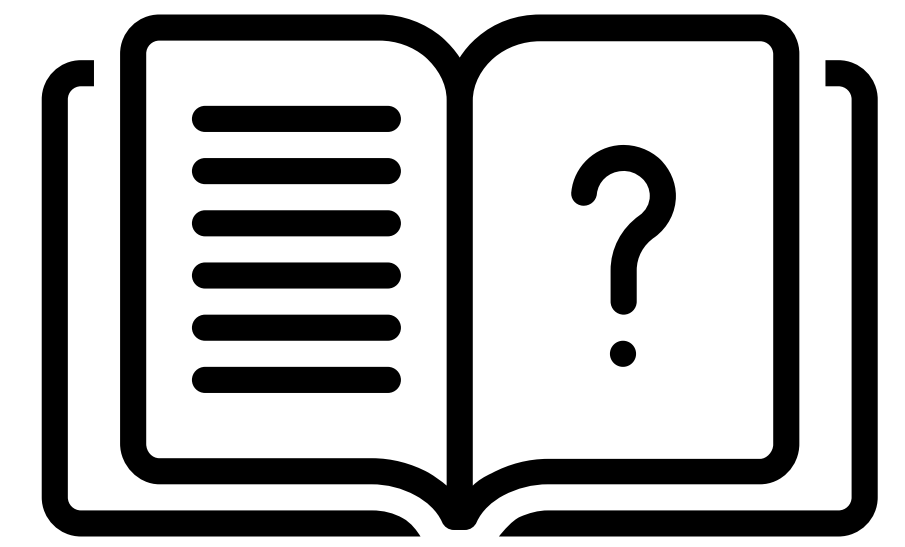
Respectfully submitted,

Michael Boronowski, Chief Administrative Officer

Attachments:

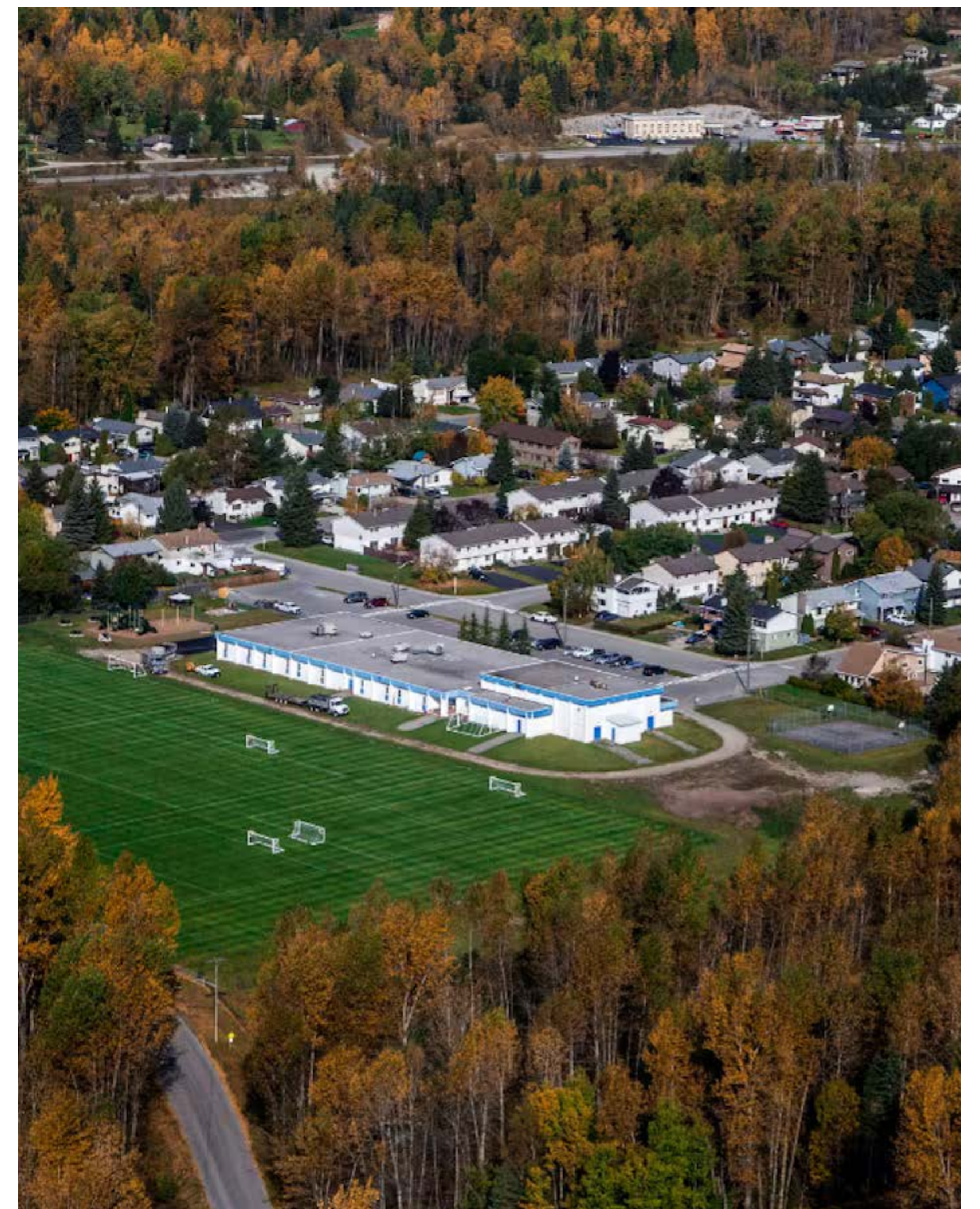
- Appendix A - Max Turyk Information Package
- Appendix B - Q&A Tool Questions and Responses to June 15 2023
- Appendix C – Formal Letters from Organizations

ABOUT THE PROPOSED SALE OF MAX TURYSK COMMUNITY CENTRE



BACKGROUND

The City purchased the former elementary school in the Mountview neighbourhood from School District 5 in 2008 and began operating it as Max Turyk Community Centre, leasing out classroom space, and renting the gymnasium to community groups and the public. In 2014 the Max Turyk Community Sports Fields were opened behind the facility, and in subsequent years a playground and pickleball courts were added on the site.



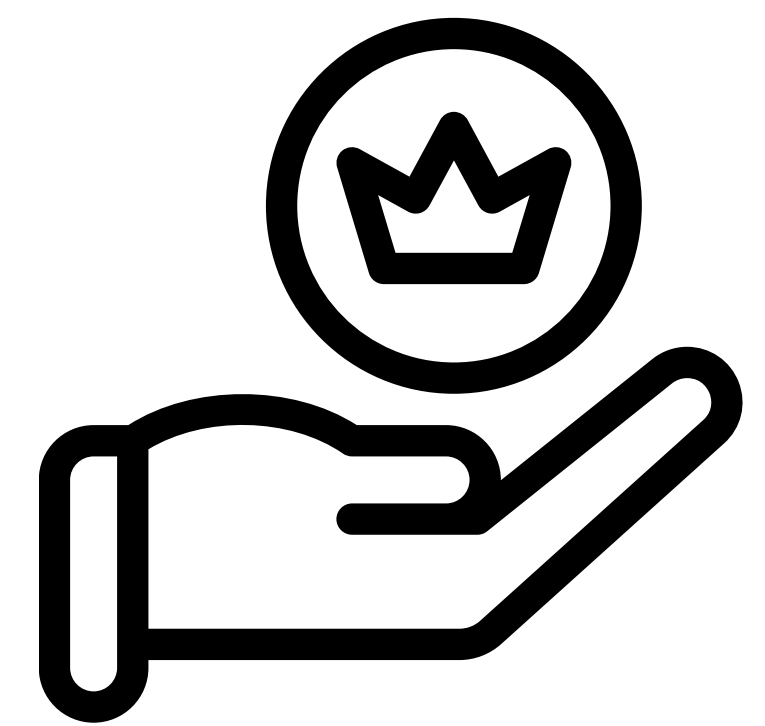
WHAT WOULD THE SALE INCLUDE?

The proposed sale would include the former elementary school facility, **8.5 acres of land** and the associated outdoor amenities; the **sports fields, pickleball courts, playground, play enclosures**, and **parking lot**. As a condition of the sale, the City would subdivide and **retain 1.5 acres of land** to be used for future affordable housing or childcare opportunities.

DID YOU KNOW?

While the City has been operating the facility as a community centre, its core function has been as a school and as leased space for childcare and preschool providers.

ABOUT THE PROPOSED SALE OF MAX TURYSK COMMUNITY CENTRE



WHAT ARE THE BENEFITS?

- A deposit into reserves of the approximately \$3.4 million sale price
- Reduced potential liability to the City and taxpayers from owning this aging facility.
- Annual savings in operating and maintenance costs for the facility, and the outdoor recreation amenities.
- Opportunity to re-allocate existing staff time to increase the level of service at other City facilities.
- Continued enjoyment of recreation amenities through a joint use agreement without being responsible for the ongoing maintenance and upkeep of the facility.
- An opportunity to support the continued success of École Sophie-Morigeau, and francophone education in Fernie.
- The City would retain 1.5 acres of land to be used for future affordable housing or childcare opportunities.

ABOUT THE CONSEIL SCOLAIRE FRANCOPHONE (CSF)

The CSF is a province-wide, public French-language school board that offers K to 12 education in French to over 6200 students in 47 schools. The CSF's ongoing goal is to provide high-quality French-language education, throughout the province, to as many students as possible.



MAX TURYK COMMUNITY CENTRE – BY THE NUMBERS



The proposed sale of the Max Turyk Community Centre would result in a deposit into our reserves of the approximately \$3.4 million sale price, and reduce the asset liability to the City and taxpayers from owning this aging facility.

WHAT WOULD THE MONEY BE USED FOR?

The sale price would be deposited into the Land Sale Reserve Fund. It's purpose is to accumulate proceeds from the sale of municipal land and improvements for the purpose of: Paying any debt remaining in relation to the property; or For acquiring land, improvements and other assets of a capital nature.

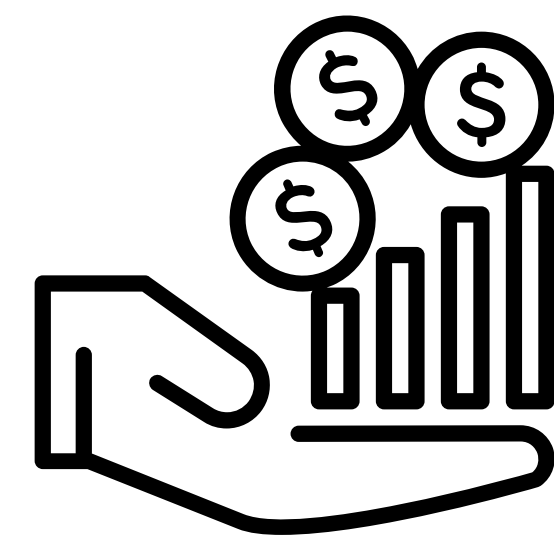
Snapshot of Facility Operating Costs

Operating Costs	Amount	Fixed / Variable
Salaries	\$ 24,358.97	Fixed
Benefits & Paid Leave	11,420.51	Fixed
Equipment Cost	13,500.00	Variable
Administration Cost	2,638.00	Fixed
Safety Allocation	500.00	Fixed
Telephone & Internet	1,885.70	Variable
Utilities	34,376.36	Variable
Insurance	29,000.00	Variable
Building Repair Materials	2,500.00	Variable
External Contracts	6,000.00	Variable
Operating Supplies	2,500.00	Variable
Lost revenue from lessee rentals	(66,300.00)	Variable
Total Max Turyk operating budget	\$ 62,379.53	
Total variable costs	23,462.05	
Variable costs as a function of taxation %		0.27%

DID YOU KNOW?

The approximately \$3.4 million is market value based on independent appraisals of the property and take into account facility condition, zoning, and lease rates.

MAX TURYK COMMUNITY CENTRE – BY THE NUMBERS



2008 – City purchased the former Max Turyk Elementary School from SD5 for \$801,632

2014 – City opened the Max Turyk Community Sports Fields \$799,261 (funded through Provincial grant and private donation) and added new playground \$74,000

2016–2019 – Facility remediation and upgrades including a new roof and HVAC upgrades, as recommended by the City's Facilities Masterplan \$661,115

2018 – Pickleball Courts created \$32,000 (CBT grant and community fundraising)

2020 – Miscellaneous upgrades and remediation work from 2018 flooding \$39,831

2021–2022 – Facility remediation \$36,454

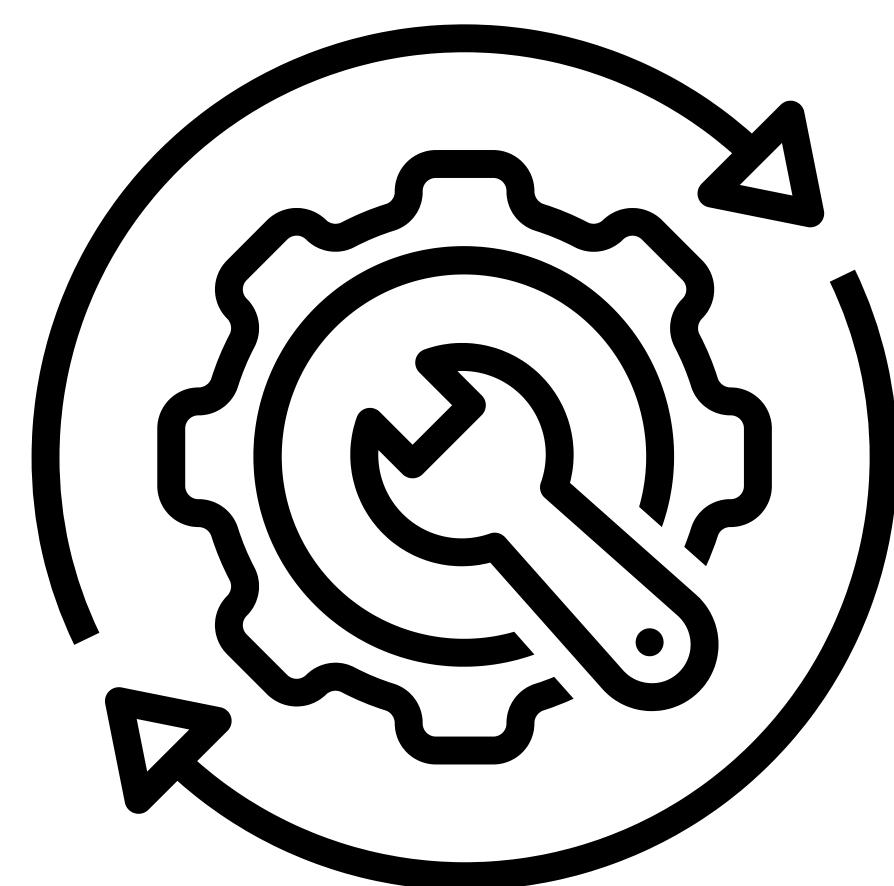
Total Capital Investment \$2.5 million



On average the City has invested \$150,000 in Capital improvements to the Max Turyk Community Centre each year.

MANAGING OUR INFRASTRUCTURE DEFICIT

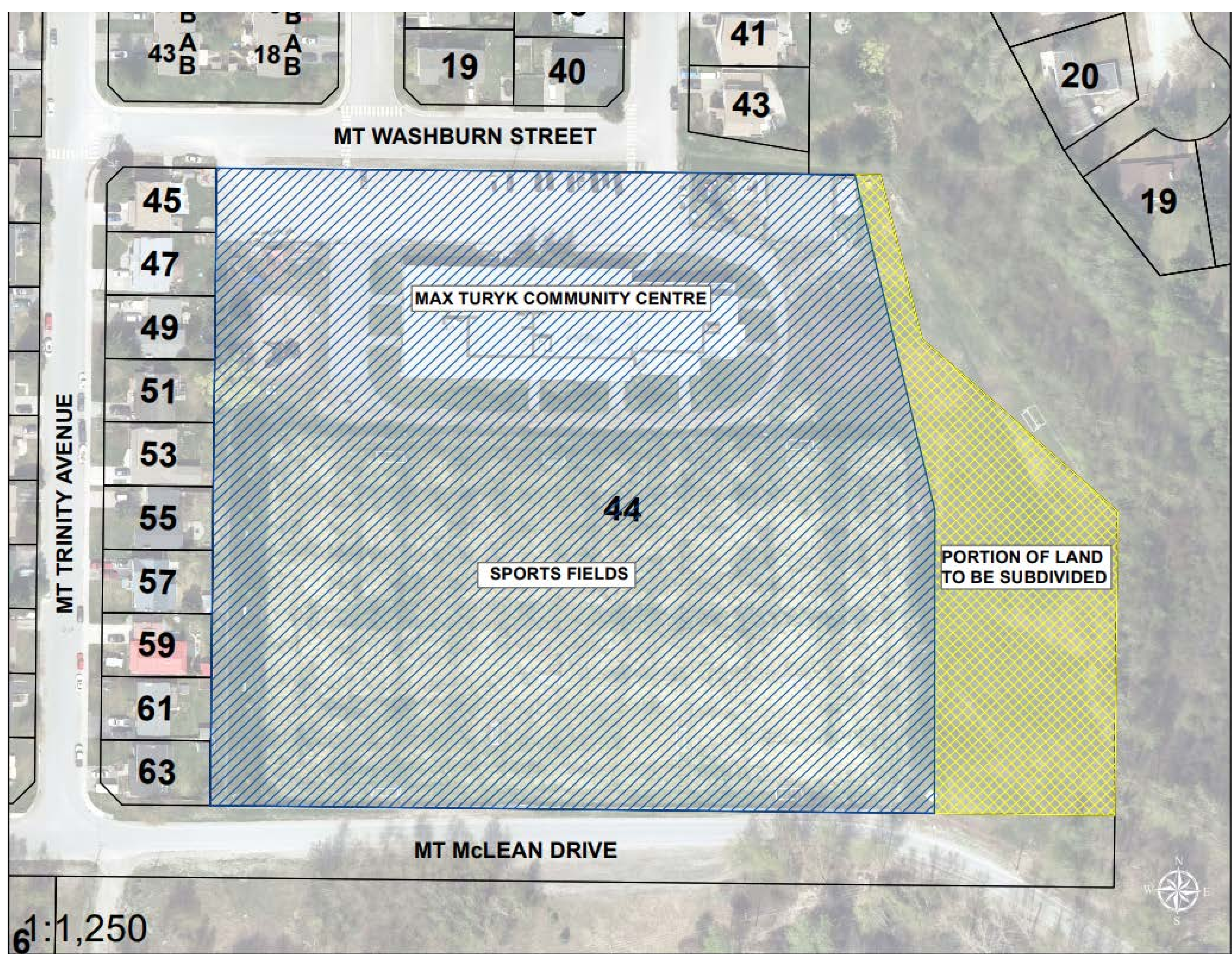
Based on the 2018 Infrastructure Asset Management Investment Plan our overall infrastructure deficit (the replacement cost of existing infrastructure that is operating beyond its standard service life) is \$67 million. City owned buildings account for 30% of our infrastructure deficit.



SUBDIVISION - FUTURE POSSIBILITIES



As a condition of sale, the City would subdivide and retain a 1.5-acre piece of property on the site. The property selected would not impact any current recreation amenities.



POTENTIAL FOR DEVELOPMENT

The City would look for opportunities to advance affordable housing and childcare initiatives on the 1.5 acre parcel, bringing it forward to the province and BC Housing as an opportunity.

ZONING

The property is currently zoned P1 Public Institution, before any development on the site it would need to be rezoned. R4 High Density Residential would allow a maximum of 45 dwelling units, R5-R Multi Family Residential Rental would allow a maximum of 75 dwelling units.



In 2022, the City adopted a Municipal Lands Acquisition and Disposition Policy that will guide future considerations for this land.

OUTDOOR RECREATION – ENSURING CONTINUED ENJOYMENT



SPORTS FIELDS – JOINT USE AGREEMENT

As a condition of sale, the City would have a joint use agreement (JUA) in place to ensure continued access to the sports fields. The JUA would be in place for 10 years (2 five year terms) and is designed to ensure that service levels for the fields remain consistent.

MAINTENANCE – WHO DOES WHAT?

The sports field seasonal maintenance and line painting would remain as the responsibility of the City of Fernie, while the day-to-day maintenance like mowing would be conducted by the CSF. Service levels and schedules would follow the standards of CSF and be evaluated over the course of the joint use agreement.

BOOKINGS, FEES AND HOURS OF USE

The booking of the sports fields would continue to be handled by the City. Generally the school would reserve access during school hours. Fees charged by the CSF, would take into consideration the applicable rates and fees established by the City's current User Fees Bylaw.

OUTDOOR RECREATION – ENSURING CONTINUED ENJOYMENT



PICKLEBALL COURTS

Since 2018, the City has owned and operated two pickleball courts on the Max Turyk grounds. These courts are open to the public from May – September (weather permitting). As a condition of sale, the City would have a joint use agreement (JUA) in place to ensure continued access to the pickleball courts for 10 years.

BOOKINGS AND HOURS OF USE

The booking of the pickleball courts would continue to be handled by the City. Drop-in use of the courts would be limited to outside school hours, however advance bookings between 8am–5pm would be permitted.

PLAYGROUND

The playground at the facility would be reserved for use by CSF while school was in session. Similar to the IDES playground, the public would continue to have access outside of regular school hours and when school is not in session.

WASHROOMS

Washrooms would be available outside of school hours for paid bookings. They would not be available to drop-in facility users. The City is exploring options for an alternate solution.

INDOOR RECREATION – ENSURING ONGOING ENJOYMENT



Regular users of the Max Turyk Gymnasium would continue to have access to that space for their activities.



JOINT USE AGREEMENT

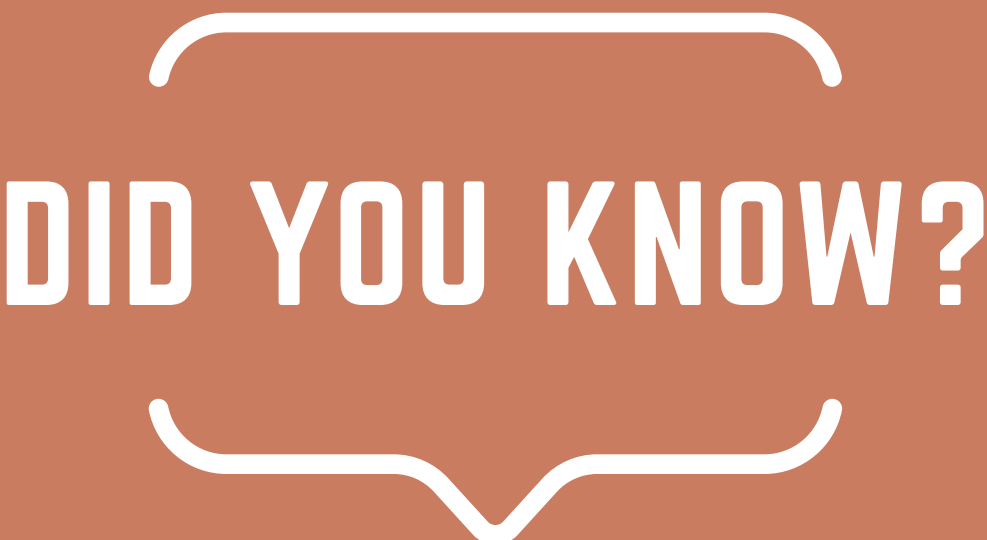
The City would have a joint-use agreement (JUA) in place to ensure the community still has access to the gym space. The JUA would ensure continued access outside of school hours .

NEW BOOKING PROCESS

The gym space would be booked through the CSF, but the process would stay very similar, with minor adjustments to time availability (5pm-10pm). Spot bookings for the gym for birthday parties and other functions would still be possible.

FEES

Fees charged by the CSF, would take into consideration the applicable rates and fees established by the City’s current User Fees Bylaw. There would be potential updates to custodial fees, to reflect true costs of rentals.



The City is developing a new joint-use agreement with SD5 for community use of gym space at IDES and FSS.

WHAT WOULD THE SALE MEAN FOR TENANTS?

CURRENT LEASEHOLDERS

The City currently leases 16 classrooms in the Max Turyk Community Centre to the following groups:

- École Sophie-Morigeau
- Fernie Childcare Society
- Fernie School Aged Care
- Fernie Forest School/Creative Minds



PROTECTING CHILDCARE SPACES

As a condition of the sale, the City has committed to extending leases with the existing tenants until July 2025. As a public organization with a core mission of caring for children and families, the CSF has indicated they would work to find an ongoing solution.

RENEWING LEASES

Current leaseholders have the option to renew leases for three-year terms. With leases currently expired, negotiations are taking place directly with tenants for leases that would extend through July 2025. Leases were previously set at \$10 per square foot. The City is working to ensure rates remain affordable for tenants.

SERVICES AND SHARED SPACES MAINTAINED

Tenants would continue to enjoy the same services currently provided by the City and have continued use of the gym and outdoor play areas.



The City is actively working with the Province to add childcare capacity and prioritized affordable housing opportunities to help meet our community's needs.

QUESTIONS AND ANSWERS: YOU ASKED, WE ANSWERED



HERE ARE SOME OTHER FREQUENTLY ASKED QUESTIONS:

Q: What guarantees and timeframes come with this joint user agreement? If the French school expands, what happens to the other groups?

A: Joint Use Agreements guaranteeing continued access to recreation amenities would be in place for 10 years. Leases would be renewed until July 2025 and following that CSF would work on an ongoing solution with existing tenants.

Q: The entirety of the subdivided land you have proposed for affordable housing floods every spring and after heavy rainfall. How is that appropriate to build on?

A: There are upgrades being made to drainage and flood protection, and the property would need to be raised to meet flood construction levels for development.

Q: Is 3.4 million the actual sale price for the land and building? Is this sale price based on a true market value for the land and building?

A: The approximately \$3.4 million is market value based on independent appraisals of the property and take into account facility condition, zoning, and lease rates.

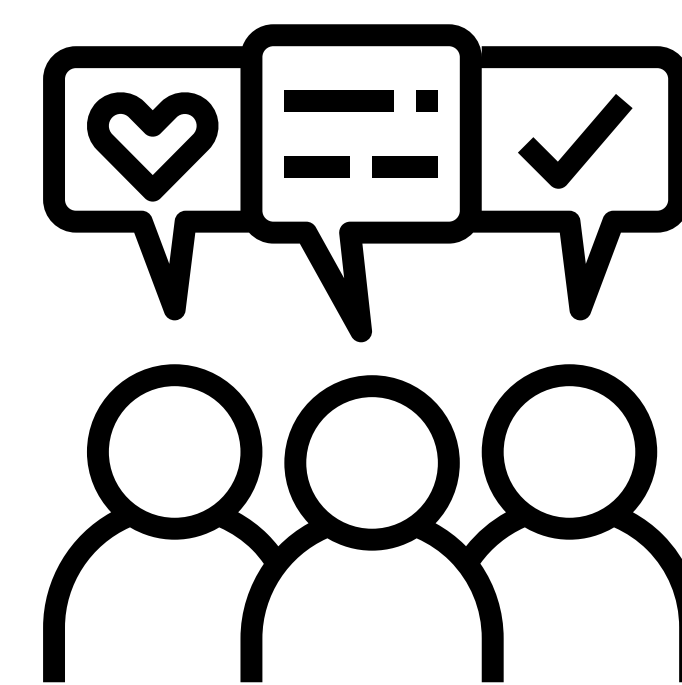
Q: What would happen to the school if the demand for francophone education decreased to the point where the school was no longer viable and CSF wanted to sell the facility and land?

A: The Province has requirements for how school properties are permitted to be disposed of: If a Board of Education no longer requires property for educational purposes, the Board must seek the approval of the Minister prior to disposing of the property by sale and transfer or by a lease of 10 years or more, unless the Board is selling or leasing land or buildings to another board or independent school for educational purposes.

Q: Have you offered SD5 the same? Maybe Max Turyk could be an elementary school again, IDES a middle school.

A: The City was approached by the CSF and has worked directly with this public school board. SD5 currently owns a piece of property they are advancing with the Ministry, and we look forward to working closely to support their projects.

TELL US WHAT YOU THINK ABOUT THE PROPOSED SALE OF MAX TURYSK COMMUNITY CENTRE



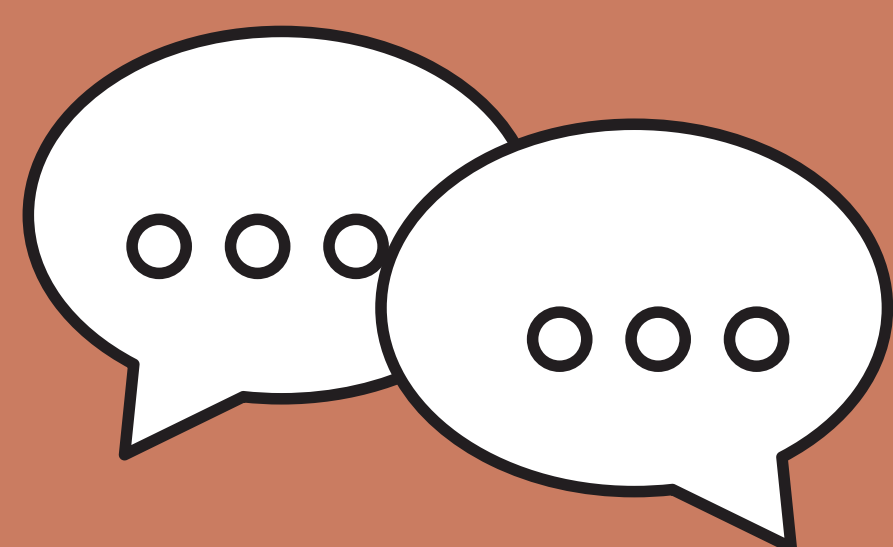
HAVE MORE QUESTIONS OR FEEDBACK?

If you have any further questions about the proposed sale, ask them tonight or submit a question using the online Q&A tool on Let's Talk Fernie and we'll publicly answer them. You can also provide feedback by using the feedback form on Let's Talk Fernie.

WHAT'S NEXT?

Feedback gathered through the online and in-person public engagement up to June 14, 2023 will be consolidated and provided to Council on June 20 for their consideration.

THANK YOU!

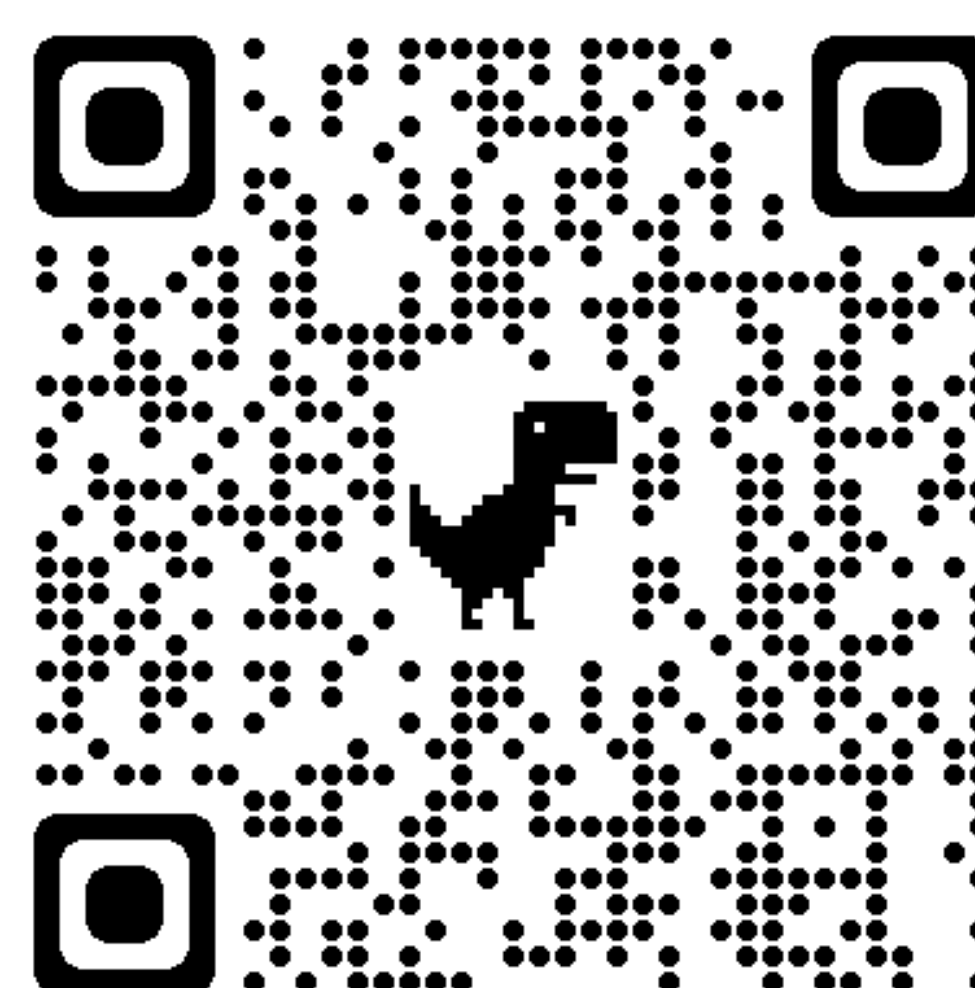


Go to letstalk.fernien.ca/max-turysk-community-centre-proposed-sale and fill out the feedback form by June 14, 2023

Scan the QR code here

Other ways to submit feedback:

- Send an email to letstalk@fernien.ca with the subject line "MT Proposed Sale"
- Drop off at City Hall, 501 3rd Avenue, Box 190, Fernie, BC V0B 1M0



Appendix B: Q&A Tool Questions and Answers to June 15, 2023

QUESTION	RESPONSE
Why would you take away more park area for low income	This property is zoned P1 as Public Institutional, and the area retained would be leveraged for the benefit of the public as we face a need for affordable housing for all income levels, as well as childcare spaces and other public services.
How do you think selling Max Turyk is a good idea? When it houses the only \$10/day daycare in town, the only after school program in town, many different user groups, Creative Minds Forest school program, FYSA, Pickleball, Judo, Flag football to name a few. Where will the daycare, preschool and after-school programs move to. What about all the fund raising the user groups have done to improve their playground facilities? Will they be reimbursed? How is it a good idea to allow a French school with 20-30 students buy a community center that services all areas of the community? Have you thought about the impact of losing those daycare spaces, when childcare in Fernie is already extremely difficult to find. The need for childcare is way higher than a French school.	As a condition of the sale, the City has committed to extending leases with the existing tenants. Use of the amenities and play spaces on the site would continue to be available to leaseholders. A joint use agreement with the CSF would formalize continued community access to the indoor gym space, and outdoor recreation amenities including the sports fields and pickle ball courts. Regular user groups should experience little to no change in process, facility availability, and the associated costs. The City recognizes the childcare challenges facing our community, and is working actively with the Province to advance solutions for Fernie families.
How was the assessed value of the commercial property and acreage determined? This seems inexpensive for fernie prime real estate?	This property is zoned P1 Public Institution, and the market price was determined based on two independent appraisals.
I see a mention of future affordable housing on the site. Will this housing take many multiple years to build like housing being "built" next to IDES?	The City would be looking to advance affordable housing and/or childcare initiatives on that site, and intend to bring it forward to the province and BC Housing as an opportunity. The timeline for a potential project would be dependent on the size and scope of the project and the project partners involved.
Why has the City chosen an outright sale for this property instead of a long-term lease (i.e. 60 years) which can potentially result in the land being repatriated for other City uses	The City currently leases the property to the CSF and other tenants. The CSF are interested in purchasing the property to provide a permanent home for École Sophie-Morigeau

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

when it is no longer needed by the Francophone School Board?

How does this fit in with the city plans for growing community needs for other schools (specifically elementary)? Isabella Dicken is very full as well with no more room to grow with current land- I am unfamiliar with the distinction between the French and English school districts- so does this sale limit opportunities for public English or French immersion school space in max turyk ?

What are the potential uses for the \$3.4 million in reserve funds that this transaction will net the City? What are the reductions in the City's infrastructure deficit and annual operating savings expected from this disposition?

The lack of available childcare in Fernie is a significant issue in Fernie, and the Max Turyk Community Centre is home to several tenants who provide childcare services including after-school programming. Is the Francophone School Board making a specific commitment on the length of time they will allow the facility to be used by the various childcare tenants? How will the City ensure that the

The Ministry of Education and Child Care is responsible for ensuring that the appropriate school space is available to meet our community's needs. The City looks forward to working with both School District #5 and the Francophone School District on continued planning for future needs, however public education is not funded or managed at the municipal government level. A Supreme Court decision in 2020 affirmed French language schools have the right to distinct facilities and funding from the Province to facilitate that.

The sale price would be deposited into the Land Sale Reserve Fund. It's purpose is to accumulate proceeds from the sale of municipal land and improvements for the purpose of: Paying any debt remaining in relation to the property; or For acquiring land, improvements and other assets of a capital nature. Based on the 2018 Infrastructure Asset Management Investment Plan our overall infrastructure deficit (the replacement cost of existing infrastructure that is operating beyond its standard service life) is \$67 million. City owned buildings account for 30% of our infrastructure deficit. The annual operating budget for the Max Turyk Community Centre (accounting for the cost recovery through lease revenue) is approximately \$62,000 and annual capital expenditures average \$150,000 per year. Approximately \$23,000 of this would be direct annual savings for taxpayers, the remainder are fixed costs that would be reallocated to service delivery in other areas.

As a condition of the sale the City of Fernie has required the extension of leases for an initial 3-year term. The CSF has also indicated that they would work with current tenants on an ongoing solution should the sale advance.

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

childcare situation doesn't get worse because of this transaction before it gets better?

Is the city aware that the 1.5 acres they would keep floods every year and is overrun with gophers.

Flood protection and drainage works are currently advancing as part of the City's capital plan, and prior to any development on the site, there would be an assessment done to determine any fill and remediation required before building. Any development on the site would be required to be built to flood construction level.

Will FCCS be relocated? Will they be worked with (as they have been turned down in the past when there was a \$10 million government grant to build a new child care space). They utilize the gym and judo room so a new space with professional design plans specifically for child (like spaces throughout bc ie. qualicum beach) would be preferred.

The City is working with FCCS along with other current leaseholders to formalize renewed leases that would continue with the sale if it advances. The City is also actively working with the Province to advance childcare opportunities for our community and will be engaging with providers as these move forward.

Why is the City continuing to build affordable housing on the same lots as Schools and/or Childcare facilities?

Close proximity to key services like education and childcare is an important consideration when identifying potential sites for affordable housing projects.

In a previous answer, the City has acknowledged that "any development on the site would be required to be built to flood construction level."

Any costs associated with required remediation would be the responsibility of the purchaser or developer.

Has SD93 presented any future development plans to the City, such as, a new facility or changes to the exciting land? If so, can you please share these with the public?

No, they have not.

Is 3.4 million the actual sale price for the land and building? Is this sale price based on a true market value for the land and building?

The approximately \$3.4 million is market value based on independent assessments of the property and take into account facility condition, zoning, and lease rates.

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

You mention that the lease to the other tenants will be extended. How long will this extension be granted for and will the terms of the lease offered be the same as the city currently offers?

As all leases are currently expired, they are being negotiated based on a 2022 start date, and would extend through July 2025. The specifics of the leases are being negotiated with tenants.

Does the city of Fernie plan to introduce traffic safety measures if extending the use of this site to affordable housing therefore increasing traffic flow in this area? As a resident of an adjacent street I have some serious concerns about the safety of our children in this area of there is an increase in traffic flow without a safety plan, certain times of day are already a fatality waiting to happen in this area!

In order for multi-family development to occur on the site, a rezoning would be required and typically a traffic impact assessment would be conducted as part of the rezoning to determine any required traffic safety measures or traffic pattern changes prior to development on the site.

What is the actual annual cost of maintaining this building-staffing, supplies etc versus the income generated from rental of the building-what is the deficit between both?

Operating costs are provided generally here:

It is not the French school's mandate to ensure there is childcare and sports facilities in our town. That is your responsibility. What guarantees and timeframes come with this joint user agreement? If the French school expands, what happens to the other groups? I do not feel a user agreement protects these vital community spaces in the long term. This is a huge amount of land to give away that you will never be able to buy back.

Leases would be renewed for a three-year term and following that CSF would work on an ongoing solution with existing tenants. The price was determined as market value based on two independent appraisals. The Joint Use agreement provides access to public facilities for the school's students, and public access to school facilities on mutually beneficial terms. The Joint Use Agreement is proposed as a ten-year (two five-year terms) agreement.

Can you state where the 1.5 acres for housing will be on the site? Will it impact any of the existing facilities?

The proposed sale would not impact any of the existing facilities.

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

- How long will the Fernie Childcare Society, Fernie Forest School, and the Fernie Afterschool Care have renewed leases? Is there anything in their lease that will prevent CSF taking over their spaces in Max Tyruk school if Sophie Morigeau's space needs increased? Is there anything in their lease that will prevent CSF prioritising their students' needs over these other organizations (i.e. childcare needs e.g. access to current "shared" spaces such as the gymnasium and the judo room)?

Current leaseholders have the option to renew leases for three-year terms. With most leases currently expired, negotiations are taking place directly with tenants. The leases would extend through July 2025. The terms of these would be assigned to the CSF, and tenants would then work with the new owner if the sale were to advance.

- After this sale, can the CoF guarantee access to the Max Tyruk recreation facilities in perpetuity? What would happen to current recreation facilities, such as the soccer field and the pickleball courts, if CSF decided the maintenance costs no longer warranted community access? Is there anything in the joint use agreement that would prevent CSF from no longer providing community access to these facilities?

If the sale were to proceed the City would not, under the current terms, be able to guarantee availability in perpetuity. The Joint use agreement provides access to City Facilities for students, and access to school facilities for the public, which is the incentive for both parties to manage facilities and grounds to a mutually acceptable level.

- What would happen to the school if the demand for francophone education decreased to the point where the school was no longer viable and CSF wanted to sell the facility and land? Could the land be deemed too expensive for the City to repurchase and the facility be sold to a developer and the community lose access to the recreation and childcare facilities?

The Province has requirements for how school properties are permitted to be disposed of: If a Board of Education no longer requires property for educational purposes, the Board must seek the approval of the Minister prior to disposing of the property by sale and transfer or by a lease of 10 years or more, unless the Board is selling or leasing land or buildings to another board (including the Conseil scolaire francophone) or independent school for educational purposes.

Acknowledging that through this sale the citizens of Fernie would have less influence over future use and development of this

The CSF is a public school district (#93) just like School District #5.

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

community asset, at least, do we have the same ability to influence the CSF as we would SD5?

I understand that “as a condition of the sale, the City has committed to extending leases with the existing tenants.” Can the city please provide some more details on what that means especially for the childcare and afterschool groups that lease that space. What is the length of the lease extension that will be required as part of sale? Will the sale conditions protect the current spaces occupied? (Ie - if demand for enrollment in École Sophie Morigeau increases could the CSF require lease holders to give back some of the current classroom space being leased, forcing those user groups to reduce the number childcare spaces available). Finally, will there be any conditions regarding how much the CSF could increase rental/lease fees for those user groups? I agree the sale makes financial sense for the city and taxpayers but I do hope there are protections for those valuable childcare spaces that are currently at the facility (at least until an actual plan for an alternative space or creative solution is actioned within the community).

Have you offered SD5 the same ? Maybe maxturk could be an elementary school again, IDES a middle school.

I remember when the soccer fields opened and it was a huge deal. I thought we got a bunch of money from the government and local businesses to make the fields. Do we

All current lease-holders would have the option to renew their leases for an initial term of three-years. Most leases have lapsed and there is a year of retroactivity included in this. Terms being discussed would continue to July 2025. Following that, CSF has indicated that they will continue to work with tenants to find an ongoing solution. The terms of any further lease extensions would be negotiated between tenants and the CSF. Current amenities accessible to lease holders would stay the same for the extended terms.

The City was approached by the CSF and has worked directly with this public school board. School District 5 currently owns a piece of property they are advancing with the Ministry, and we look forward to working closely to support their projects.

The province has indicated they are comfortable with the potential change in ownership given the continued public ownership and shared commitment to public access.

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

have to pay them back now that we are selling them?

Will this issue be put to a referendum ?

Not unless Council determines by resolution that it be put to a referendum.

How many students are currently enrolled in ESM? How many classrooms are there in total and how many are leased out to ESM?

Leases for all tenants have lapsed, but were previously set at \$10 per square foot.

The soccer field and pickleball courts are extremely valuable public amenities that should be preserved by the City to ensure the entire community can continue to access them. If the public can't use the soccer fields after the joint use agreement expires, there is no alternative location to create a new one. Once the soccer field is gone, we can't get it back. Selling these assets is a HUGE loss to the community. Would the City consider adjusting the subdivision line and sell just the Max Turyk building, playground and parking lot instead?

This was proposed and was not an acceptable term by the CSF.

Why are you calling Max Turyk a "quasi community centre". It is a community centre that is renting rooms to a french school. This does not make it a school. I've looked through your website and Max Turyk is not called a school anywhere else. Are you trying to get support for the sale by calling it a school and not a community centre that supports so many community groups to provide vital services like childcare, afterschool care and access to low cost rec sports like pickleball, soccer and a playground.

This term has been used because the facility has been operated somewhere between a community centre and a school. The space is majority-leased by a public school district, with the remaining space leased by childcare, preschool and school aged care tenants.

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

The City owns the Courthouse and the unused Firehall on 3rd Avenue, sitting empty because it is too unsafe to use. Why are we selling a well used community centre and outdoor amenities to reduce of infrastructure liability instead of these buildings? What is the liability of the Max Turyk facility? I thought we already did a ton of work in the building. What further work needs to be done and at what cost, in dollar figure estimates.

The Firehall on 3rd Avenue is currently being used for storage of seasonal equipment to make space at our operations department for our fire apparatus. This storage space will be required until such a time as we are able to complete a new protective services facility or secure alternative storage for equipment.

How long do the joint use agreements last and what kind of safety nets are you putting in place for the groups currently renting at the facility for childcare services? If they go, that is the only childcare facility in Fernie. Where will my kids go for afterschool care?

The joint use agreement would provide access to the outdoor sports amenities for a ten-year (two five-year terms) period. The City is working with current leaseholders on renewing leases to a date the CSF was amenable too, being July 2025.

What is the actual dollar cost of operating Max Turyk and the cost savings by selling the facility? You noted that resources will be applied to other places but what about the hard dollar costs? What is this saving me as a tax payer?

On average, while it has fluctuated, the City has invested approximately \$150,000 in capital works for the facility per year. Operating costs are provided generally below:

I asked:

Council directed that lands be retained with sufficient area to allow for a project to move forward. These are the lands that could be retained without negatively impacting the playing fields.

You mention a Joint Use Agreement is proposed as a ten-year (two five-year terms) agreement. Can you please share said proposal? I feel there will be pertinent information contained that will impact the communities decision on this sale. Such as, what will the City continue to be financially responsible for (as mentioned in the City published Q&A they will remain responsible

The City will continue to be responsible for major works on the field to maintain it to the standard that has been established. This includes seasonal startup and shut down, overseeding and top dressing, as well as line painting and overall booking administration. Cleanup of the outdoor washrooms and field following bookings would remain the responsibility of the party booking the event and/or the City.

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

for some maintenance), the hours/rules around public access, and fees for other community groups, such as the FYSA.

What is the proposed density for the affordable housing land? How is this how is this housing to be connected to the community paths and walkways?

There is no specific project or density being proposed at this time.

The entirety of the subdivided land you have proposed for affordable housing floods every spring and after every heavy rainfall event. How is that going to be appropriate to build on?

There are upgrades being made to drainage and flood protection, and the property would need to be raised to meet flood construction levels for development.

Why would the City not subdivide the property in half, keeping 5 incredibly valuable acres for both its current recreational use (over 450 kids in Fernie Youth Soccer) and any future use with regard to possible development. It will not be possible to replace this size of land, flat with street access so why not enfranchise Ecole Sophie Morigeau, extend the other leases and sell 5 acres of the school, parking lot and playground, which is what they really want. The City controls zoning and subdivision and can unlock the true value of the remainder land by doing this in the future.

This was proposed and was not an acceptable term by the CSF.

As a few have stated the sale price seems low considering the cost of land and housing in Fernie. Who provided the evaluation of the property?

The CSF is interested in the purchase provided it includes the grounds. This potential sale arose as a result of the CSF's interest in purchasing the facility to ensure a permanent home for the school. Council has not advanced the sale independently of that interest.

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

Your Q&A handout states that 8.5 acres was "independently valued" at 3.4M but like others have suggested in the Q&A, it appears to be low.

what is the sale price ???

When did the market value independent assessments take place?

"The City will continue to be responsible for major works on the field to maintain it to the standard that has been established. This includes seasonal startup and shut down, overseeding and top dressing, as well as line painting and overall booking administration"

Re: If the sale goes ahead will there be changes to public access to outdoor recreation amenities (pickleball, playground, sports fields)? Access to outdoor recreation facilities for members of the public will be restricted to outside school hours, in order to allow students to fully use the space.

Through the Q&A document I get the impression that if this sale of land/school goes through to the CSF, the operation of the recreation facilities that exist will fall under several different parties (COF, CSF and community groups). Under a joint-use agreement who will manage/coordinate the maintenance/booking/use of the facilities?

The approximately \$3.4 million is market value based on independent assessments of the property and take into account facility condition, zoning, and lease rates. Land zoned P1 'Public Institutional' is valued at rates different from residential or commercially zoned properties.

Approximately \$3.4 million.

In 2021 and 2022.

The City's role would continue as it currently is for major works, with a reduction as the CSF would take on the regular mowing. Booking would also continue as-is through the City and follow fees as set by bylaw.

While the booking of indoor space would be done through the CSF, fields would still be booked through the City. The discussions to date have been to minimize any change in availability and experience for regular user groups. Facilities would, however, be prioritized for school children and tenants during school hours.

Major seasonal maintenance and booking of the fields would, if the sale were to proceed, be managed by the City for the duration of the joint-use agreement. Regular mowing would be the responsibility of the CSF. The financial impact for operating and capital costs is provided in the information package at <https://letstalk.fernien.ca/37256/widgets/155820/documents/107185> Should the sale proceed, staff work plans would be redeveloped to assign capacity to other Parks and Recreation facilities, however, a formal reallocation has not yet been completed and would be done as part of a level of service and budget review. The joint-use agreement with School District 5 is currently being reviewed by both parties. Generally, affordable housing funded through BC Housing is not restricted to specific sectors, however recognizing significant concerns in specific sectors, this is under consideration by the province. The outcome would depend on the nature of the final project, funding partners, operating partners, and fund guidelines.

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

Can each city councillor please state their position on this proposed sale?

Council will review all feedback and questions at the June 20, 2023 Committee of the Whole Meeting.

Where will the Erin Amundsen Pavilion be built if the sale goes through? Please don't sell our soccer fields.

The current proposal under consideration would place the pavilion on the lands retained by the City.

Why is this the most suitable spot that you can find to address the affordable housing crisis in town? The airport is quite densely populated compared to newer subdivisions and the plan to have it in an area with extensive flooding issues is just going to jack the building costs and schedule through the roof. Not to mention that having vegetation in that area would be assisting in keeping the bank below the tracks stable. Have there been any sort of consultations on how feasible this project actually is and how much it would cost? It's slightly aggravating to see more affordable housing being placed on the doorstep of school property when the rest of town developments are catered to external millionaires.

We have confirmed servicing to the property, and future development would require geotechnical assessment and that it be built to address flood construction levels and City Bylaws.

The pricing seems way off. A single family dwelling on a half lot is \$800,000-\$1 million. This amount of land is worth way, way more. Aside from the price this is an asset that the city will never be able to replace. If the French school wants the building, sell the building and keep the land. This seems very, very short sighted.

The approximately \$3.4 million is market value based on independent assessments of the property and take into account facility condition, zoning, and lease rates. Land zoned P1 'Public Institutional' is valued at rates different from residential or commercially zoned properties.

Does the sale of the MTCC comply with requirements placed on the City during the original purchase from School District 5?

There are currently covenants in place restricting use and they are in discussion with the School Districts.

Appendix B: Q&A Tool Questions and Answers to June 15, 2023

What specific Act, Regulation, Order or Policy requires the CSF to provide a playfield through ownership? Please include the section in your response.

A legal agreement or joint-use agreement would ensure that regular users of the gym space and sports fields would continue to have access to those spaces with minimal or no changes to booking processes, availability, and user fees. Ministry Area Standards prescribe areas required for schools Area Standards (gov.bc.ca)

The history of school district owned soccer fields in Fernie is that they are repurposed (CL Salvador for home development, EIDES north field for portables) or not well maintained (EIDES west field and FSS field). It is understood there are no covenants requiring the CSF to retain the existing field area for soccer long-term.

[The draft joint use agreement would secure the soccer fields, with major maintenance and booking remaining with the City for the next ten years. Currently, the City has not formalized a long-term capital plan to develop additional fields.](#)

Will the COF use the remaining lands it owns in the MT deal for affordable/attainable housing and use the proceeds of the sale to make this happen?

The approximate \$3.4 million proceeds of the proposed sale would be deposited into reserves to reduce the City's infrastructure deficit. A subdivided portion of land would be retained by the City to advance future affordable housing or other public initiatives, intending to be brought forward to the province and BC Housing as an opportunity.



JUNE 13, 2023

**Fernie Child Care Society Submissions
to the City of Fernie in
Opposition to the Proposed Sale of the
Max Turyk Community Centre**



Summary of Opposition

- **Continued Reliance on City of Fernie Partnership in Order to Operate:** As our landlord, the City of Fernie has been our partner and strong supporter. Historically, it has only been with the City's contributions to the building's operating expenses, such as maintenance and snow removal, that the [Fernie Child Care Society](#) ("FCCS") has been able to function on its limited non-profit budget.
- **Zero Protection Against Future Rent Increases:** If the City is no longer our landlord, FCCS faces critical exposure to rent increases and maintenance costs far beyond what our current budget could handle. The proposed lease was presented to FCCS first in August 2022, but the concerns FCCS voiced then went unaddressed. The same lease was presented to FCCS again in May 2023. This lease is multiple times greater than the current rates FCCS pays and has an end date of July 2025.
- **Proposed Landlord does not have Maintenance Infrastructure at Modest City Rates:** Losing the City's maintenance infrastructure will have a devastating impact. FCCS, with or without \$10 a Day, cannot afford a percentage of market rates for repairs and maintenance.
- **Disproportionate Expense Requirements of the Proposed Lease:** Despite the terms of the proposed lease ending in 2025, the lease requires FCCS to pay 35% of non-structural repairs without a dollar amount ceiling. This clause is an impossibility given the limited historical working budget of the society and the strict funding guidelines of the provincial \$10 a Day ChildCare BC program. A contribution towards 35% of non-structural repairs also makes little sense as an investment by a tenant if the tenant is not guaranteed its space beyond two years.
- **Proposed Lease is Retroactive:** Given that our budget is provincially approved for each year (February 2023-January 2024), there is no ability to retroactively undo the 2022-2023 fiscal year to have the proposed lease commence retroactive to 2022 without driving the society into a fiscal deficit.
- **Risk to Significant Leasehold Improvements and Access:** Over the course of our tenancy, we have fundraised through donations and grants almost \$100,000 to fund leasehold improvements, such as our room renovations and outdoor spaces. A lease that lasts until 2025 is simply not long enough to ensure we have sustainable use of the spaces we rely upon. There is no protection beyond 24 months, we could lose access to any or all of our three child care rooms, Manager's room, enclosed play structures, and shared spaces such as the gymnasium that we rely upon for frequently occurring inclement weather. Losing a

single room would have significant impact on dozens of Fernie families in a single year, and hundreds over a ten-year period.

- **The Vision and Assignment of CSF is not Child Care:** As a school district, the Assignment and Vision of CSF is not child care. The assignment of the Conseil Scolaire Francophone de la Colombie-Britannique (“CSF”) is to “inspire school communities with a vibrant Francophone culture and ensure that students acquire essential skills for life and the future.” CSF’s vision is “committed students and communities, flourishing Francophonie”. CSF’s mandate is not safeguarding the availability of affordable child care in Fernie.
- **FCCS Staff, Families, and the Community Need Confidence:** We need a sustainable lease and confidence in longevity for on-going child care. Fernie families, employees, and employers need to know that FCCS can remain operational in its Max Turyk spaces far beyond 2025 to prevent worsening the lack of affordable child care spaces and subsequent community-wide impacts.

This document outlines why FCCS is opposed to the proposed sale of Max Turyk Community Centre and amenities. It has been created as a collective voice of the FCCS Board of Directors and includes details on the following:

- Background of FCCS and \$10 a Day ChildCareBC Centre
- The City’s Irreplaceable Ongoing Infrastructural Support to FCCS
- FCCS Vulnerability to Space Annexation
- FCCS Vulnerability to Rent Increases
- The Impossibility for a Non-Profit to Commit to the Proposed Lease
- Proposed Solutions in Partnership

FCCS Submissions to Mayor, Council and City Staff

Background

Since 2007, the Fernie Child Care Society has supported the childcare needs of families in our community. FCCS offers quality, affordable childcare to children ages 10 months to 5 years old provided by Early Childhood Educators. Our mission is to enhance the lives of children, their families, and the community. We do this by offering a vital community service which includes quality and affordable group childcare.

FCCS is the largest non-profit child care society in Fernie, operating in the Max Turyk Community Centre (“Max Turyk”) since 2015 with classrooms for three age groups (Infant/Toddler, Age 3, and Age 4-5) consisting of 44 child care spaces. Our Society is governed by a Board of Directors. Individuals elected to serve on the Board of Directors have a significant interest in furthering the mission and goals of FCCS and early childhood education in Fernie.

In February this year, FCCS was selected by the Province to be \$10 a Day ChildCareBC Centre (“\$10 a Day”). FCCS is the only [\\$10 a Day ChildCareBC Centre](#) in the Elk Valley funded through Canada-wide Early Learning and Child Care Agreement partnership between the Government of Canada and the Government of British Columbia. The process to obtain \$10 a Day was extremely competitive. There are less than 50 approved centres in the Interior Health region. The positive financial impact on parents with children in these centres is significant, with families paying no more than \$200 a month per child for full-time enrolment.

The Province covers an approved set of operational costs, and each budget is approved annually for the subsequent 12 months commencing February. Being part of \$10 a Day program in future years is not guaranteed. A new application must be made after each annual intake competition. Since being selected as a \$10 a Day ChildCareBC Centre, the Province approves FCCS’s budget in advance.

FCCS plays a critical role in addressing the availability of child care services by providing essential support to working families. Not only does FCCS ensure the well-being and development of the children in Fernie, but it also contributes significantly to the local economy by enabling parents to participate actively in the workforce. By offering high-quality childcare services, Fernie has sustained essential individuals in the working community, thereby boosting economic growth and prosperity.

The tax dollars that flow back into the City and Community because FCCS offers child care is significant, and far exceeds the \$25,000+ per year in potential maintenance cost savings.

The City's Ongoing Infrastructural Support is Irreplaceable

FCCS moved into Max Turyk in 2015 with the support of the City of Fernie.

Since becoming a tenant at Max Turyk, the City of Fernie has been our partner and one of our strongest supporters. Historically, it has only been with the City's contributions to the building's operating expenses, such as maintenance and snow removal, that FCCS has been able to function on its limited non-profit budget. This is particularly true in the years prior to \$10 a Day. The only way FCCS could make care affordable for Fernie families was because the City supported operating expenses through its heavily discounted lease.

If the City is no longer our landlord, we face critical exposure to rent increases and maintenance costs far beyond what our current budget could handle. Even a cursory overview of the proposed lease offers a glimpse into what FCCS would be charged if the proposed landlord went for market rates.

The maintenance costs as is, based on charge-outs using existing City infrastructure, are already substantial. However, if a new landlord has none of those infrastructures, a repair or snow removal bill from a private contractor would undoubtedly be even more unaffordable. Losing the City's maintenance infrastructure would have a devastating impact on our ability to remain operational.

We are also gravely concerned about having a satellite landlord who we do not have a relationship with nor who understands the local context of community needs and realities. There will certainly be barriers to establishing this relationship with the landlord at the school board level instead of the local City accountability level.

The solution to this which would best serve our City is not for the City to step away from this community centre, but to create a draft lease which clearly outlines the estimated repair and maintenance costs, obtain provincial approval for them by leveraging the \$10 a Day program and have the Province pay for those expenses.

Vulnerability to Space Annexation

Despite the obvious desires and need for current user groups to have continuity, the proposed landlords have refused to have a lease that terminates beyond 2025. This in reality, only gives about 24 months of security to FCCS staff and families.

Over our tenancy, we have fundraised through donations and grants of almost \$100,000 to fund leasehold improvements, such as our room renovations and outdoor space. The Columbia Basin Trust, the City of Fernie, 100 Women Who Care Fernie, as well as countless private individuals and businesses, have donated cash, time, and equipment to update our outdoor spaces and classrooms. Classrooms were made accessible. Washrooms for toddlers were installed within each room.

Our outdoor spaces improvement, which cost over \$30,000 (not including donated volunteer time and resources), was completed in June 2023. For example, Councilor Shoemith graciously and generously donated bob-cat hours to level our grounds for construction. The enclosed playground project alone required more than five years of planning and fundraising. We only just laid sod and put up our gazebo.

We need to know that we can remain in our space far beyond 2025 given the amount of investments our community as a whole has devoted to these spaces.

As a school district, the Assignment and Vision of CSF does not include child care. Unlike the City, despite CSF being a public school board, its mandate is Francophone education and Francophone community building, not safeguarding the availability of affordable child care in Fernie. CSF has a mandate to grow and flourish facilities like École Sophie-Morigeau, and if it required an additional classroom for École Sophie-Morigeau after 2025, there would be zero protection for FCCS against one or more of its renovated rooms being taken back by the proposed landlord. Beyond our three rooms, we have access concerns for the spaces regularly used to support the health and wellness of children and staff, such as the gymnasium and judo rooms, particularly when air quality or extremely high or low temperatures are of concern. These are essential spaces for our programming. These parts of our programming have helped FCCS and our children/staff thrive and grow over the years.

Under the City's stewardship, with Mayor and Council appreciating how critical childcare is to Fernie, we were not concerned of losing any of our spaces, but the same could not be said of CSF. A lease that lasts until 2025 is simply not long enough to ensure we have sustainable use of our spaces. A short-term lease arrangement would only create uncertainty and jeopardize the stability and future of the child care facilities in Max Turyk. To effectively address the childcare crisis and foster economic growth, we require a sustainable solution that ensures the continued availability and accessibility of these services at an affordable rate. The sale of the school building without a

guarantee for long-term access to space raises serious concerns about the future of these critical childcare services. There is also no other comparable space in Fernie to serve as an alternative to house FCCS.

Vulnerability to Rent Increases

If Max Turyk is no longer under the City's stewardship, all commercial tenants would be vulnerable to significant rent increase. As of right now, the draft proposed lease is already multiple times greater than the current rates FCCS pays. The last lease agreement was signed in 2019 and provided that the rent was \$14,870 per year. In October 2020, the amount was increased to \$23,100 without a further signed lease or amendment.

The Proposed Lease has FCCS paying:

- \$36,126 in 2023 (\$12 x 3010.5 square feet) and \$39,136.5 in 2024 (\$13 x 3010.5 square feet); PLUS
 - 35% of all costs, rates and charges for natural gas, garbage collection, water, sewer
 - 35% of all insurance
 - 35% of all costs for maintenance of the Building, including janitorial services and non-structural repairs and replacements
 - 26% of snow removal
 - 35% of 1/12 of annual property taxes(together, the "Triple Net Costs")

First of all, we do not have a clear picture of what the Triple Net Costs truly are, or will be if there is no City infrastructure to back them. While Triple Net Costs may be reasonable in commercial tenancies with long-term (10 to 20 year) occupancy, it is disproportionate and entirely unreasonable on a 24-months left lease.

Triple Net Costs has not been approved by the Province under \$10 a Day, and has extremely limited traction given the amorphousness of a percentage distribution given the vintage of the building.

If \$10 a Day is not renewed by the government for any reason, a \$20,000 bill for non-structural plumbing repairs would cripple FCCS and entire cause the non-profit to become defunct. These costs pose a significant risk to our non-profit.

Based on the City staff's current estimates, the City invests approximately \$100,000 into the facility (not including the fields), 35% of those rough costs would be \$35,000. Adding that to the increased monthly rent, the approximate annual rent would jump from \$23,100 to at least \$74,000. This is ***more than triple*** how much FCCS currently pays.

The scariest part is the potential landlord would likely have to charge even more than \$74,000 if it privately engages the Triple Net Cost services.

The Impossibility for a Non-Profit to Commit to the Proposed Lease

The FCCS is a non-profit. FCCS's budget for previous years has already been balanced, and we are already mid-way through the current fiscal year. Our budget for 2023 had to go through a rigorous approval process by the government for the \$10 a Day program. Making the lease retroactive to July 2022 would undoubtedly drive FCCS in to a fiscal deficit it cannot recover from.

In terms of going forward, FCCS cannot commit to executing the lease increase unless it successfully obtains approval from \$10 a Day to amend the budget on a go forward basis. Even if it was successful in doing so, \$10 a Day is a program that requires an annual re-application process. If FCCS is unable to renew \$10 a Day or if the \$10 a Day program is terminated by the Province, to make the proposed rent payment would require the FCCS parents to shoulder the additional costs without any ability for the City to step in and intervene.

Currently, it costs a family \$200 a month to pay for the cost of full-time care for one child. With the proposed increases to rent and Triple Net Costs estimated at \$35,000, without \$10 a Day, this would require each family in 2024 to pay an estimated amount of over \$13,000 per child per year to make the draft budget balance. This amount would be even greater if the Triple Net Costs exceed \$35,000.

This significant increase in expenses would create an impossible burden for parents already struggling to meet the rising costs of living. Many parents would be forced to make the difficult decision of leaving their jobs, resulting in a loss of income for their families and a subsequent negative impact on the local economy.

While the City of Fernie argues that the sale of Max Turyk Community Center would save taxpayers \$23,000 annually, we urge you to consider the long-term implications of this decision. What may seem like a relatively small amount in terms of municipal budgeting could have profound consequences for the families who depend on these child care facilities.

The social and economic cost of losing these services far outweighs the supposed financial benefit.

Proposed Solutions

There are potential solutions that do not involve the City relinquishing control of one of its key community buildings and assets.

We propose that our board and the City of Fernie enter into negotiating a new lease that provides for:

- An increased monthly rent amount to be paid as an operating expense by the Province
- A recognition that the City has generously supported FCCS in years prior to \$10 a Day, and that this responsibility properly should fall now onto the Province post \$10 A Day
- A lease that is 5-years long with an option for the tenant to renew for a further 5 years
- Utilities to be billed to FCCS and paid as an operating expense by the Province
- Upkeep (garbage removal, supplies, janitorial services) to be estimated and billed to FCCS and paid as an operating expense by the Province
- Insurance to be estimated and billed to FCCS and paid as an operating expense by the Province
- Facilities maintenance and improvements (repairs and snow removal) to be estimated and billed to FCCS and paid as an operating expense by the Province

Conclusion

We implore you to consider the long-term negative implications of the proposed sale and the importance of maintaining a stable childcare facility in Fernie. Our children deserve a safe and nurturing environment, and our parents require the assurance that their childcare needs will be met so they can contribute to the workforce without compromising their children's well-being.

It is crucial that we secure the necessary assurances to guarantee uninterrupted access to space and a provision for an expected level of service for all child care programs operating out of the Max Turyk Community Centre. Please prioritize working families' needs and ensure a sustainable long-term lease for the childcare facility.

Fernie has always prided itself on being a city that supports its residents, and providing a stable and reliable childcare infrastructure is an essential part of that commitment to create a better, more prosperous Fernie for all.

We believe the decision to remain partners with FCCS and support ALL child and youth programming who rely on Max Turyk will reflect our city's values and demonstrate a commitment to community-forward thinking.

Our community's future depends on the availability of reliable childcare options, and with your leadership, we can address the lack of affordable child care spaces instead of placing those spaces that do exist, at risk. To that end, **a continued partnership with the City as our landlord is critical.**

We are available for further discussion or to provide any additional information that may be required.

All of which is respectfully submitted,

Fernie Child Care Society
Board of Directors



June 14, 2023

His Worship Nic Milligan
Mayor, City of Fernie
City Council Members
501-3rd Ave, Box 190
Fernie, BC V0B 1M0

RE: Potential Sale of Max Turyk Community Centre

Dear Mayor Milligan and Members of Council,

We would first like to acknowledge our appreciation for the improving relationship between the Fernie Chamber of Commerce and City Council under the leadership of the new administration. We appreciate the open lines of communication and collaborative spirit that have emerged, allowing us to work together for a prosperous and sustainable Fernie. It is with this sense of partnership and shared commitment that we provide our input on the important decision regarding the potential sale of the Max Turyk Community Centre. We value the opportunity to contribute to this process and efforts made by City Council to engage local businesses, community partners and citizens in this decision.

Our concerns regarding the potential sale of the Max Turyk Community Centre are rooted in the potential impacts on childcare services, urgently addressing housing attainability, the absence of a buyback option, and the lack of a competitive process. We firmly believe that these issues require careful consideration and strategic planning to safeguard the interests of the Fernie community.

Childcare Services

One of our foremost concerns regarding the potential sale of the Max Turyk Community Centre is the destabilization of childcare services in our community. Max Turyk currently provides essential space for childcare facilities that serve working families in Fernie. Although it has been noted the Francophone School District (CSF) will work with the existing leaseholders to find an ongoing solution, our concern is that there is no long-term mechanism to ensure the space remains available beyond 2025 and there are little to no other childcare options available in town.

Urgently Addressing Housing Attainability

While we recognize the City's efforts in retaining a portion of lands for future affordable housing or childcare opportunities, we have some concerns with the lands identified for this purpose. The lands selected will be difficult and costly to develop due to their proximity to existing services, furthermore a large portion of the lands lie within a flood plain. Fernie urgently requires attainable workforce housing and new childcare spaces. These lands are not in proximity to downtown amenities which may hinder this project from receiving affordable housing funding. The Chamber of Commerce believes there are other city-owned properties that would be better suited for affordable housing.

www.fernichamber.com

250.423.6868 | info@fernichamber.com

102 Commerce Road, Fernie, BC, V0B 1M0



Buyback Option

The Fernie Chamber also advocates for the inclusion of a buyback option in any potential sale agreement for the Max Turyk Community Centre. A buyback option would provide the City with the flexibility to repurchase the property in the event the CSF no longer requires it for a school. Land is at a premium in the City of Fernie especially this size of parcel. Having a buyback option would serve as a safety net, ensuring that the long-term interests of the community can be protected. It is crucial to preserve the opportunity for future decision-making that aligns with the growth potential of our community while keeping it sustainable and inclusive for all residents.

Lack of Competitive Process

Finally, we would encourage the City to consider the potential benefits of engaging in a competitive process, such as a Request for Proposals (RFP), for the sale of the Max Turyk Community Centre. A competitive process would allow multiple interested parties to submit proposals outlining their plans for the Centre, ensuring a comprehensive evaluation of various options. It would promote transparency by providing a clear framework for decision-making and would allow the City to assess proposals based on their merits, potential benefits to the community, and alignment with Fernie's long-term vision.

As the Fernie Chamber of Commerce, we are committed to fostering a sustainable and inclusive community that supports and advocates for the interests of local businesses, community partners and citizens. As partners in community development and Fernie's future we value the opportunity to engage in open dialogue with City Council on the potential sale of Max Turyk Community Centre. Thank you for your attention to this matter and your consideration to our concerns. Members of the Fernie Chamber of Commerce board and I would be happy to meet to discuss these concerns further.

Sincerely,

A handwritten signature in black ink, appearing to read "Antony McElwee". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Antony McElwee, Chair

Fernie Chamber of Commerce

250-423-6868

CC: Michael Boronowski, Chief Administrative Officer

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102 Commerce Road, Fernie, BC, V0B 1M0

Elk Valley Family Society

Box 2169, Fernie, B.C., V0B 1M0
Ph: (250) 423-4213 Fax: (250) 423-4179
E-Mail – evfs@shaw.ca

June 6, 2023

His Worship Nic Milligan
Mayor, City of Fernie
501-3rd Ave., Box 190
Fernie, BC V0B 1M0

Re: Potential Sale of Max Turyk Community Centre

Mayor Milligan and Council,

As one of the three non-profit housing societies providing affordable and attainable housing in the City of Fernie, please allow us to express our concerns over the potential sale of the Max Turyk Community Centre at this time.

Hard to Develop Land

While we appreciate the City carving off a 1.5-acre portion for potential childcare and/or affordable housing, the retained land is the most challenging to redevelop. It is furthest from existing services, and much of the area lies within the 200-year flood plain. Both of these facts add to the amount and cost of the groundwork required to develop the site.

For non-profit housing organizations like ourselves, who will seek financial assistance from BC Housing to construct non-profit housing, the distance from this site to downtown may make the project hard to fund. A place closer to downtown would be more preferential to tenants and funders, particularly BC Housing.

Long-Term Ground Lease Policy

We would like to suggest that as land is at a premium in the City of Fernie, wherever possible, the City should consider long-term ground leases (e.g. 60 or 99 years) instead of outright sales of its properties. In this situation, a long-term ground lease would allow the property to revert to the City of Fernie and its citizens in the future, either at a particular point in time or in the event that the Francophone School Board no longer requires the property for a school.

Please note that both Chrysalis House and the New Horizon Village were developed by non-profit housing organizations on land owned by the City of Fernie using long-term ground leases.

Pending Call for Projects from BC Housing

We expect a call for projects from BC Housing in late summer or early fall of this year. The call window is typically short - three to four weeks— so we are under pressure to pull a funding-ready proposal together for the end of August. The last call was nearly two years ago; we don't know when the next one might occur.

Old Firehall Redevelopment

We believe that a more appropriate location for non-profit housing could be the City's former Firehall at 692 3rd Avenue. With potential for ground floor retail space and three floors of mixed income housing above, its central location makes it extremely convenient and easier to meet the funding criteria from BC Housing. While this is certainly our preference we are open to other locations.

Next Steps

As the housing situation in Fernie is dire, and with this call from BC Housing pending, we would like to meet with Council and Administration to determine how we might collaborate to provide housing to the community.

We would also like to invite Council and Administration for a preview of our new 4-storey, 30-unit housing development in Sparwood. Through our collaboration with New Commons Development and Krawford Construction, we are on track to bring the project to completion on-time and on-budget.

Sincerely,

Katey Taylor
Executive Director
Elk Valley Family Society

CC: Michael Boronowski, Chief Administrative Officer

June 12, 2023

To: Mayor Nic Milligan and City Council

Re: Potential sale of Max Turyk Community Centre and surrounding recreational facilities

Dear Mayor Milligan:

Please accept this letter as Pickleball Fernie's concerns regarding the possible sale of Max Turyk which, of course, includes the outdoor pickleball courts.

In 2018 the past CAO, Norm McInnis, walked through a dilapidated basketball court with the past president of Pickleball Fernie, Larry DeMarchi. The fencing was broken. The court surface eroded.

Mr. McInnis agreed that Pickleball Fernie could develop courts, so fundraising began, Pickleball Fernie made arrangements with contractors and by July 2019 the top coat was completed, posts and nets installed. Not only did PBallFernie resurface, we purchased nets, posts, divider net, and wind screens. Now, in 2023, the arrangement with that CAO is in the process of being erased.

We expected longevity and we imagine our funders like Western Financial and Teck feel the same. We feel sold out! Will our funders be willing to give to us again or take part in any arrangement involving the City of Fernie if there's a possibility of being sold as an asset to another organization? I think not!

When we entered into the arrangement with the city it was understood that the courts would become public and that the city would look after them. It continues to be of concern that this arrangement falls well short of expectations. Without the ongoing dedicated efforts of members of PBallFernie the courts would likely show a lot of neglect. This year our windscreens weren't put up and the situation required that we ask, after a period of waiting. Response was poor but it was done. Certainly, we understand that the city has too much on its plate so we did offer to take back the equipment and set up and take down each season.

Last year the windscreens were put on upside down. This past winter the net posts were left in place, they will rust in place if that continues. This is expensive equipment costing more than \$4,000 for nets and posts in 2019. The city does not wash courts in spring, as it should.

Pickleball players pull the weeds around the courts. Pickleball players pick up and take away garbage left at courts. Could the city provide a garbage receptacle? Pickleball Fernie paid for a paved waiting area outside the courts. Pickleball Fernie provided two benches. Pickleball Fernie installed a gravel border around the court surfaces. Pickleball Fernie provided brooms and squeegees to maintain the courts. We have learned to steer clear of the bureaucratic process.

Very recently the daycare has made improvements to its fenced area bordering the pickleball courts. Two very obvious problems for us and a yet to be determined third problem. A previous gravel area became grass and a sprinkler system installed. Grass cuttings sprayed onto our courts and water soaking areas up to 10 feet inside courts. Both problems cause slippery footing in a game where stopping or starting or changing direction is required. The addition of the sod makes the daycare grounds higher and some heavy rains will tell us if that elevation will lead to problems for the pickleball courts. We dealt directly with Erin Luna in the daycare and we came up with a compromise. This further illustrates who looks after these courts.

Of great concern in this process to sell the area including Pickleball Courts is the complete disregard of us as stakeholders, developers, funders, and community members. There was not, and still has not been, any direct communication from city staff to Pickleball Fernie regarding what the sale means to the club and the future of pickleball in the city.

We understand negotiations are conducted in camera. However, we would expect that once the decision was made to go public, the city would contact all the user groups affected to inform them of what has transpired and how the group fits into the new plan. Without such communication, our members are left to surmise the worst and we, as executive members, find ourselves facing questions about something we know nothing about.

As developers of a recreation facility it would seem natural that we would have advocates within city ranks. Not so. Instead, the ranks at city are in lock step to sell this asset for millions, all funds going to reserves. Recreation needs to rank very high on any citizen's list of community needs. In this case they are presumed to be sold.

A "shared use agreement" does not meet our needs and will greatly diminish pickleball in this city. There will be far fewer participants in this town. The city idea of shared use will definitely effect use in May, June, September, and October, roughly two-thirds of the outdoor season. The typical playing time is morning and early afternoon. This is true for other sports like tennis and golf as well. When you propose that courts are for school use during school hours the people that typically play pickleball will turn to other activities.

It concerns me that as pickleball grows and becomes stronger across B.C. it will take a backward step in Fernie. Last year our club had 91 members. This year that number has grown to 121, an approximate 33 per cent increase.

What we see at our outdoor courts are a steady number of visitors looking to play and be involved. Our facility is very small by most standards. Initially it was discussed with former head of City Recreation, Marta Proctor, to use space by the current courts to build two to four more courts. Her belief at the time was to wait and see what the public interest and demand would be. Interest and demand has grown and we would certainly be interested in pursuing the expansion of existing courts.

We ask you to take time to look at Marshall Fields in the City of Vernon (on line). Max Turk is smaller in scale but there are similarities. Both Max Turk and Marshall Fields are assets that took a lot of time and money to both acquire and develop. By looking at Marshall Fields I hope you see the potential for Fernie. Please do one more thing: call your counterpart in Vernon and ask about how they supported the Vernon Pickleball Club with their facility at Marshall Fields. That facility is a standard we can never meet here in Fernie. However, on a smaller scale and with good support, we could develop a facility that enhances our sport and adds to tourism in Fernie.

Doug Bradley
President, Pickleball Fernie
Bill Phillips
Vice-President, Pickleball Fernie



Fernie Youth Soccer Association

www.ferniesoccer.com

ferniesoccer@gmail.com

PO Box 2751

Fernie, BC V0B 1M0

June 13, 2023

Mr. Nic Milligan

Mayor

City of Fernie

501-3rd Ave., Box 190

Fernie BC V0B 1M0

RE: Long-Term Access to Max Turyk Soccer Fields

Dear Honourable Mayor:

On May 25, the City of Fernie (COF) announced the potential sale of Max Turyk Community Centre (MTCC) and associated outdoor soccer fields to Conseil Scolaire Francophone de la Colombie-Britannique (CSF) to provide a permanent home for École Sophie-Morigeau. The Fernie Youth Soccer Association (FYSA) appreciates COF efforts to engage and provide information to user groups. Thank you for meeting with FYSA representatives on May 30, hosting the community open house June 6 and providing information on [Max Turyk Community Centre - Proposed Sale | Let's Talk Fernie](#)). However, after reviewing the information provided, the FYSA board remains very concerned with the sale of MTCC.

Fernie residents benefit from the MTCC soccer fields today because of past volunteer efforts and community donations to construct this dedicated soccer facility. The MTCC has evolved into an important child and youth community hub for Fernie because alternative facilities are in short supply. It would be detrimental to several user groups if MTCC access was limited or re-purposed.

Before MTCC soccer fields opened in 2014, youth soccer games were scheduled on various fields around town (including Isabella Dicken Elementary School, Fernie Secondary School, CL Salvador Elementary School and other spaces as needed) which involved lots of parent volunteer coordination of players, coaches and equipment. Historic fields were not built to a decent standard, they were not well-maintained and their condition was generally poor making them unsuitable to teach soccer at a high level. Unfortunately, most of these alternative playing fields no longer exist or are overscheduled. For

example, CL Salvador Elementary School is now Silver Ridge neighbourhood; IDES fields were repurposed to portable classrooms and a disposal area for parking lot snow clearing... with gravel deposited on playing surface.

We believe that the proposed sale represents a serious threat to FYSA soccer programming. Access to a quality soccer facility large enough to host our entire program has meant a large increase in registration, increased enjoyment and measurable improvement of our rep and development teams. Concerns over the sale of MTCC soccer fields include:

Changes to Field Usage and Available Area

FYSA is concerned that CSF will alter MTCC fields and reduce the amount of playable surface. Considering that CSF's mandate is to provide quality education to its students (not soccer fields for the community), it is reasonable to believe that CSF will construct alternative sporting facilities (e.g., ball diamond, running track, larger jungle gym, etc.) or even portable classrooms as long-term educational needs evolve. Such changes would force FYSA to restrict registration due of a lack of safe, alternative playing fields. Our understanding is that the CSF have not agreed to keep the fields as they are now.

Field Maintenance

FYSA is concerned that CSF is not equipped or staffed to maintain the soccer fields. Because of their design, the MTCC fields require regular and specific maintenance and a lower maintenance standard may result in an unsafe playing surface. In response to past turf decay (circa 2018), the COF developed and is executing an excellent maintenance program that has improved turf quality. To see this reversed would undo a lot of planning, investment and hard work that has achieved safe and reliable playing fields. The current Joint Use Agreement (JUA) is not adequate to ensure field quality.

Field Availability

FYSA is concerned that availability of MTCC fields will be limited because CSF activities will have priority. Although the immediate risk of booking conflict is low, growth in CSF and FYSA registrations will increase this risk over time. The JUA will not be able ensure FYSA has priority access to soccer fields during our short and intense soccer season.

FYSA appreciates COF communication efforts and development of a JUA with CSF to protect the interests of user groups for up to 10 years. However, our experience with the JUA currently in place with the Fernie Secondary School (FSS) does not provide confidence that a JUA can adequately mitigate the concerns raised. The condition of the FSS soccer fields have generally been poor and FSS frequently limits access to their facilities to outside user groups to ensure maximum flexibility for their programs. This is expected but is an example of the potential impacts to the FYSA program should the fields be taken over by the CSF. We believe our reaction is normal, the same way hockey players would react if the sale of the arena was announced or from the swim club and other pool users if the sale of the aquatic center was announced. The proposed sale is not in the best interests of the players and parents that FYSA represents. In our view, the COF should:

1. Maintain ownership of the soccer fields and establish an alternate arrangement with CSF to satisfy CSF's requirement for providing school field space¹, or

¹ [Area Standards \(gov.bc.ca\)](https://www2.gov.bc.ca/gov/content/education-training/curriculum-standards/area-standards) defines standards that "...apply to all facilities that are to be either newly constructed or enlarged." Because MTCC is an existing structure, it appears the cited Ministry requirement is not applicable, and CSF could book/rent COF owned fields.

2. Include a covenant or commitment in the sale agreement that ensures CSF maintains the existing field space for soccer (so no repurposing).

If these protections are not possible, COF should initiate a parallel process of assessing a new location for soccer and the associated cost, funding sources and timeline to re-establish COF owned soccer fields in consultation with FYSA. When considering costs and benefits of the proposed MTCC sale, COF council should include the opportunity cost (i.e., COF staff, council and volunteer time), capital expenditure and operating costs associated with constructing a new soccer facility.

FYSA strongly recommends against the sale of MTCC unless items 1 or 2 above are implemented.

Thank you for your time and support of youth soccer.

Sincerely,

FYSA Board of Directors



Yori Jamin, President & Referee Coordinator

Matt Sawatzky

Matt Sawatzky, Vice President

Lynn Newman

Lynn Newman, Treasurer

Gary Joynes

Gary Joynes, Head Coach

Scott Dressler

Scott Dressler, FYSA representative to Kootenay Regional Youth Soccer Association

Brendan McLean

Brendan McLean, Secretary & Risk Manager

Coralee Jacobson

Coralee Jacobson, Equipment Manager

Kim McLean

Kim McLean, Volunteer Coordinator

Markus Glickman

Markus Glickman, Development Coordinator

Signature: Gary Joynes
Gary Joynes (Jun 13, 2023 10:23 MDT)

Email: gazza@hey.com

Signature: Markus Glickman
Markus Glickman (Jun 13, 2023 07:34 MDT)

Email: markusglickman@hotmail.com

Signature: Brendan McLean
Email: brendan.n.mclean@gmail.com

Signature: Scott Dressler
Email: dresslerscott@gmail.com

Signature: Coralee Jacobson
Coralee Jacobson (Jun 12, 2023 22:00 MDT)
Email: coraleejacobson@gmail.com

Signature: Kim McLean
Kim McLean (Jun 14, 2023 13:12 MDT)
Email: a.kim.mclean@gmail.com

Signature: Lynn Newman
Lynn Newman (Jun 13, 2023 07:35 MDT)
Email: lynn.newman635@gmail.com

Signature: Matthew Sawatzky
Matthew Sawatzky (Jun 12, 2023 23:02 MDT)
Email: sawatzkymw@gmail.com

From: [Colin Hardwick](#)
To: [Drop-In Soccer](#); [Council](#); [Lets Talk](#)
Subject: Letter on behalf of FYSA
Date: June 14, 2023 8:54:14 AM
Attachments: [KRYSA Letter.png](#)

Good morning,

Please find the attached letter as support for FYSA's position on the fields at MTCC.

Respectfully,

Colin Hardwick
President
KRYSA



Kootenay Rockies Youth Soccer Association
District for East and West Kootenays
871 306th Street
Kimberley BC V1A 3H9

June 14, 2023

City of Fernie
501 3rd Ave
Fernie, BC, V0B 1M0

Dear Mayor and Council,

RE: Proposed Sale of Outdoor Soccer Facility

I am writing on behalf of the Kootenay Regional Youth Soccer Association (KRYSA). We are the District Association recognized by the BC Soccer Association to represent the eight soccer associations in the Kootenay region.

KRYSA is concerned about the proposed sale of outdoor soccer facility located next to the Max Turyk Community Centre (MTCC). It is our understanding that the sale to Conseil Scolaire Francophone de la Colombie-Britannique would provide a permanent home for École Sophie-Morigeau. KRYSA appreciates that French children are entitled to appropriate school facilities. However, publicly-owned outdoor soccer facilities are essential for a safe, accessible experience and the playing fields at the MTCC are a highly-valued community asset.

Other communities in the Kootenay region with similar publicly-owned facilities benefit greatly in terms of safety, cost and level of play. KRYSA believes that the City of Fernie should evaluate alternatives to the complete sale of the fields to ensure long term, uninterrupted access to a quality soccer facility in Fernie.

Regards,

Colin Hardwick
KRYSA President

13 May 2023

To: City of Fernie,

Re: Max Turyk Community Centre sale



We are writing this letter to express our concern about the proposed sale of the Max Turyk building. We do not support the sale as it will negatively impact the availability of indoor gym space in our community.

Avalanche City Roller Derby and the Fernie Roller Derby Society, has been using the Max Turyk gym since 2011. Although it has been stated that a JUA (joint use agreement) would be put in place, but that does not mean that the times or costs for those currently utilizing the facility would be guaranteed. It would be easy for the new owners to adhere to the above agreement while offering times that do not work for current users. We are very concerned that this sale would mean the loss of this space for our team.

Our team is made up of mothers, business owners, tradespeople, professionals, friends, and family of Fernie. We contribute to the diversity of the area and for some of us, playing roller derby is a way of life. After the COVID-19 pandemic, we had some of the longer-time skaters retire. This meant we had to start rebuilding our team. We have gotten to a place where we are on the verge of having full numbers again and the loss of this space would end it.

The loss of this facility mean we would have no place to practice and our team would fall apart. Roller derby needs a large indoor covered surface to practice, those spaces are extremely limited in Fernie. There has been talk about building a new recreational complex in Fernie but that would be years away and we feel that Avalanche City Roller Derby would not survive the wait. Unless the City has another facility for the users of Max Turyk to move to that meets all of our needs, then we do not support this sale.

We urge you to listen to the needs of community and do not sell this building. It will not only affect our league but so many other adult and youth sports teams throughout the community.

Thank you,

Fernie Roller Derby League