CITY OF FERNIE

Your voice. Our future.

Welcome to the

HOUSING NEEDS REPORT + OFFICIAL COMMUNITY PLAN UPDATE

OPEN HOUSE

This is your first opportunity to learn about the project and share what matters most to you. Your input will help shape the policies and priorities of the Official Community Plan that will define Fernie's future.



Scan to access the project website and complete the online survey from September 10-24

CITY OF FERNIE

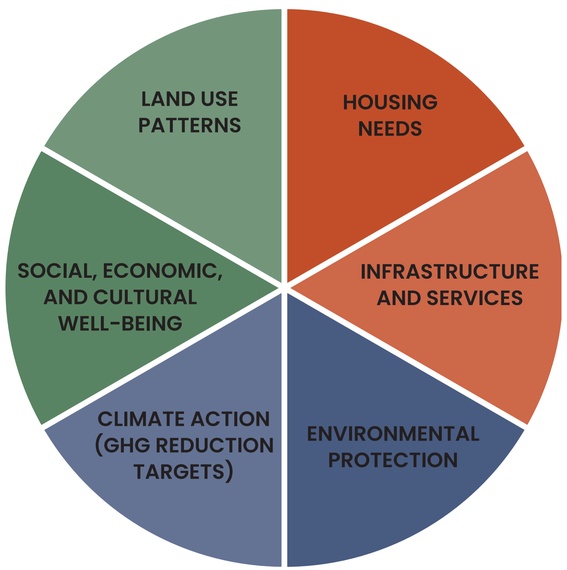
CONTEXT

WHAT IS AN OFFICIAL COMMUNITY PLAN (OCP)?

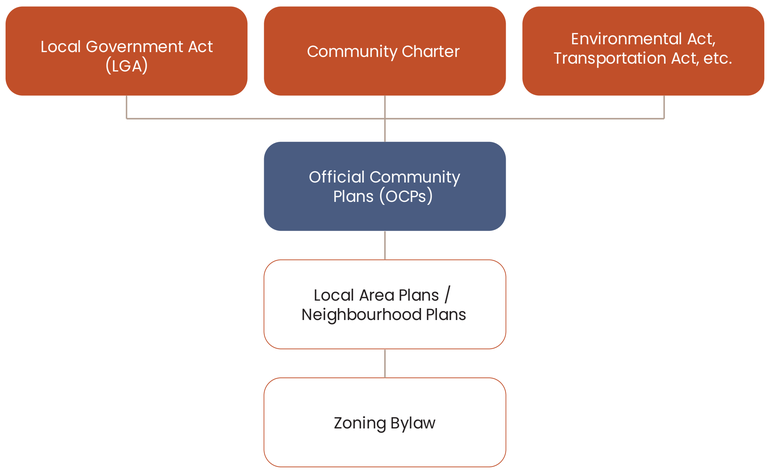
The OCP sets out our shared vision for how Fernie will grow, change, and improve over time. The OCP is created with input from the whole community, so the final plan reflects our shared values and goals. By working together, you can help shape an OCP that captures what makes Fernie special and charts a path for the future we want.

An OCP isn't just a "one and done" item for the City. Instead, it is a continual process that allows citizens, Council and staff to plan land use and development in a manner that meets the needs and aspirations of the community. Official Community Plans are regularly updated and intended to change with the wants and needs of the community.

THE OCP IS A GUIDE FOR DECISIONS ABOUT:



PLANNING HIERARCHY



WHERE ARE WE AT IN THE PROJECT?

1 | PROJECT INITIATION
MAY 2025

2 | HOUSING NEEDS REPORT
MAY - AUG 2025

we are here!

3 | HNR + OCP ENGAGEMENT - ROUND 1
SEP 2025

4 | DRAFTING THE OCP UPDATES
Q4 2025 - Q1/Q2 2026

5 | OCP UPDATE ENGAGEMENT – ROUND 2
Q1/Q2 2026

6 | REVISING THE OCP
Q1/Q2 2026 - Q1 2027

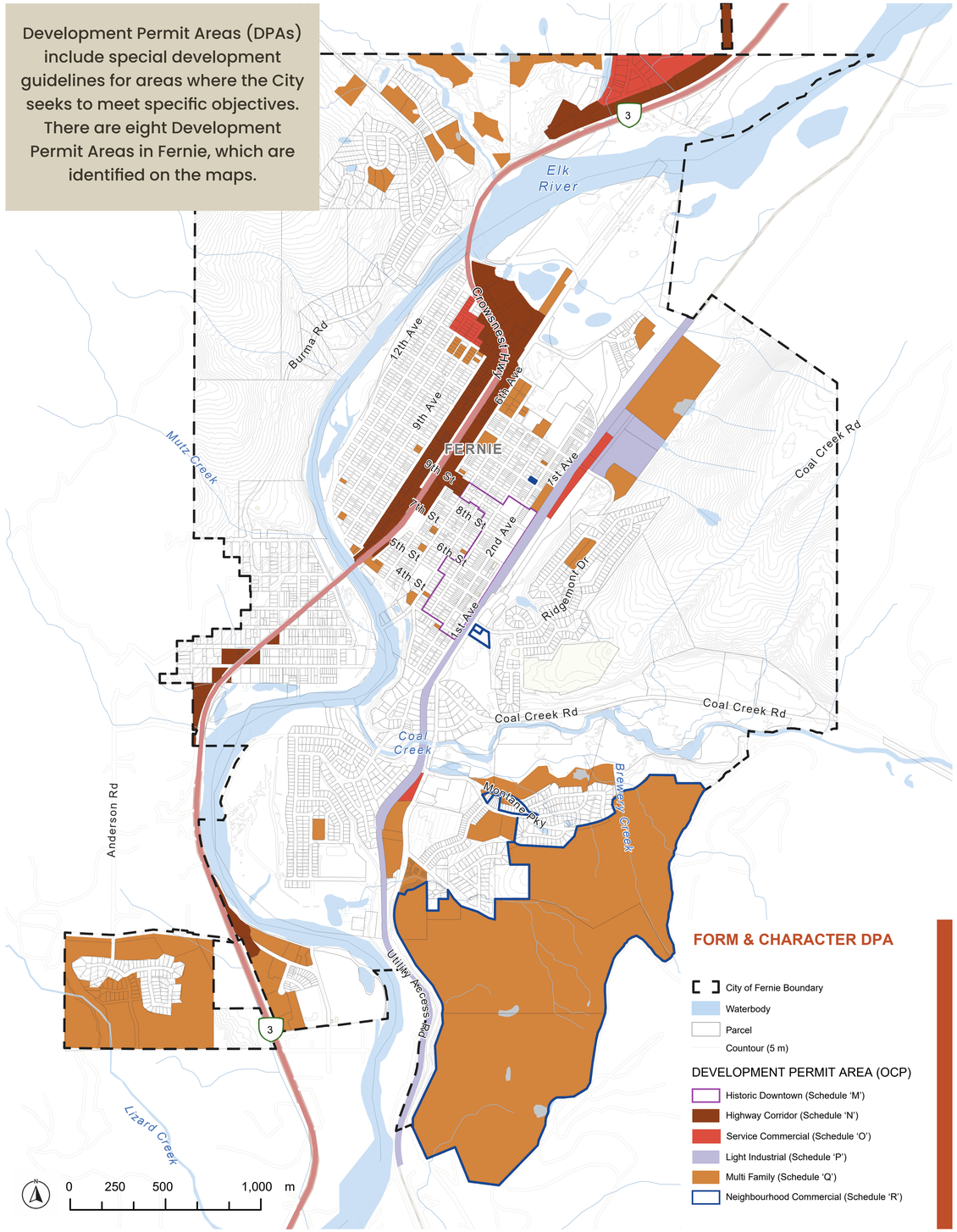
7 | OCP UPDATE ENGAGEMENT – ROUND 3
Q1 2027

8 | FINALIZING THE OCP
Q1/Q2 2027

9 | APPROVALS PROCESS
Q2 2027

DEVELOPMENT PERMIT AREAS (DPAS)

Development Permit Areas (DPAs) include special development guidelines for areas where the City seeks to meet specific objectives. There are eight Development Permit Areas in Fernie, which are identified on the maps.

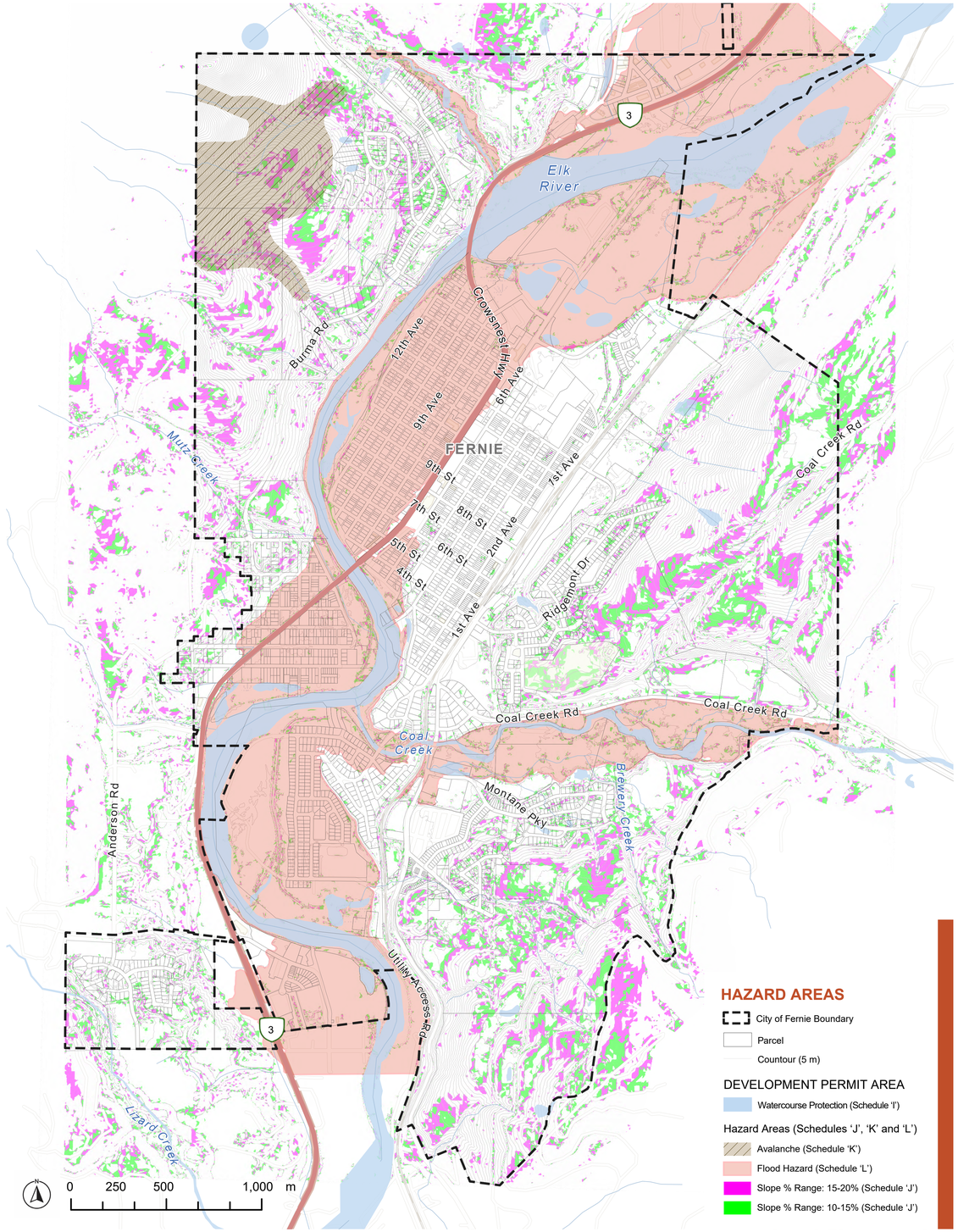


FORM & CHARACTER DPA

- City of Fernie Boundary
- Waterbody
- Parcel
- Countour (5 m)

DEVELOPMENT PERMIT AREA (OCP)

- Historic Downtown (Schedule 'M')
- Highway Corridor (Schedule 'N')
- Service Commercial (Schedule 'O')
- Light Industrial (Schedule 'P')
- Multi Family (Schedule 'Q')
- Neighbourhood Commercial (Schedule 'R')



HAZARD AREAS

- City of Fernie Boundary
- Parcel
- Countour (5 m)

DEVELOPMENT PERMIT AREA

- Watercourse Protection (Schedule 'I')

Hazard Areas (Schedules 'J', 'K' and 'L')

- Avalanche (Schedule 'K')
- Flood Hazard (Schedule 'L')
- Slope % Range: 15-20% (Schedule 'J')
- Slope % Range: 10-15% (Schedule 'J')

CITY OF FERNIE

PROJECT OVERVIEW

The City of Fernie is taking meaningful steps to shape our community's future through two key planning initiatives:

PART 1
HOUSING NEEDS REPORT + INTERIM OCP UPDATE

The Housing Needs Report (HNR) is a study that looks at Fernie's housing situation. It uses local data, such as population, jobs, and housing prices, to understand the types of homes our community needs now and in the future.

- To comply with provincial legislation, we have to update the City's Official Community Plan (OCP) with the results of the Housing Needs Report by December 2025.
- Going forward, we need to update the Housing Needs Report every 5 years to keep up with current housing pressures.
- The Housing Needs Report also informs the City's zoning and housing policy.

PART 2
COMPREHENSIVE OCP UPDATE

Our current OCP was adopted in 2014. With over a decade of growth and change since then, it's time for a comprehensive update. This update includes technical analysis, refreshed policy direction, and a renewed community vision.

- Audit the OCP to identify strengths and weaknesses.
- Background reporting
- Engagement with various audiences
- Draft updated policy and create an implementation plan that gives strategic and influential direction for the next several years.

WHY THE OCP MATTERS FOR FERNIE:

Helps align future development with local demand

The OCP guides growth in Fernie so it reflects the needs and priorities of the people who live, work, and invest here. By understanding housing demand, business needs, and community priorities, the plan directs development to support quality of life, preserve our character, and respond to the realities of our economy and environment.

Supports policy updates and land use planning

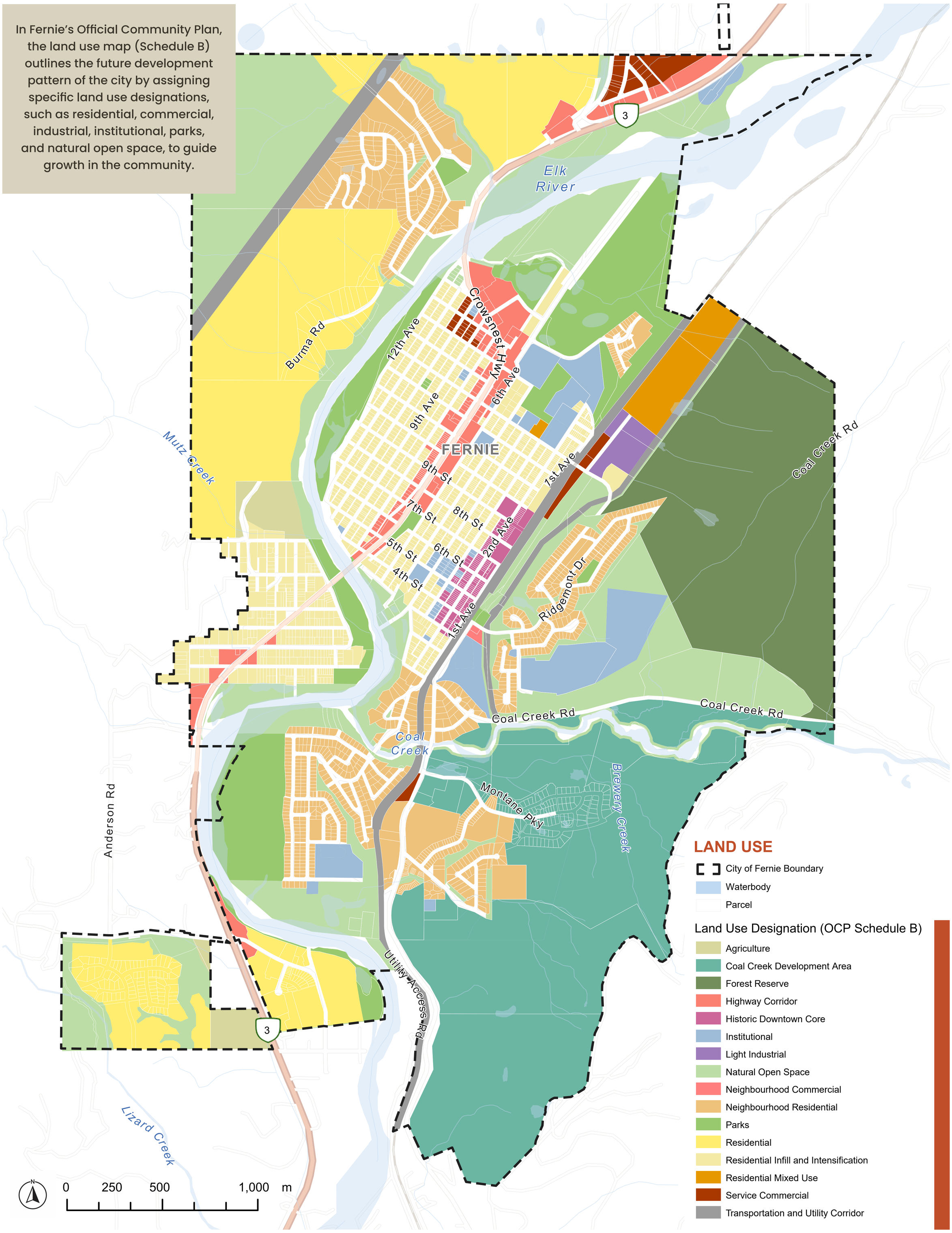
An OCP is the foundation for updating zoning, bylaws, and other municipal policies. It provides clear direction for how land should be used — from residential and commercial areas to parks and natural spaces — making it easier to make consistent, transparent decisions that balance growth with environmental stewardship and community well-being.

Strengthens our case for grants, partnerships, and unlocking funding

Fernie's OCP can help secure grants, attract investment, and build partnerships that make projects possible. Many provincial, federal, and private funding programs support municipalities with a strong, up-to-date OCP demonstrating a clear vision and community support.

OCP LAND USE MAP

In Fernie's Official Community Plan, the land use map (Schedule B) outlines the future development pattern of the city by assigning specific land use designations, such as residential, commercial, industrial, institutional, parks, and natural open space, to guide growth in the community.



CITY OF FERNIE

HOUSING

FERNIE'S HOUSING FUTURE - HAVE YOUR SAY!

Fernie is planning for its future housing needs. The results of the Housing Needs Report show that we need more homes — and a wider variety of them — to meet the needs of residents today and in the years ahead. Your input will help guide decisions on what gets built, where, and how.



DID YOU KNOW?

Fernie needs 1,856 more housing units over the next 20 years.

WHAT'S MISSING IN OUR COMMUNITY?

Fernie's current housing mix does not meet the needs of many residents. Many citizens in the City find housing unaffordable, and it's challenging to find smaller units, such as bachelor or one-bedroom apartments. Housing options suited for seniors, young adults, and smaller housholds are in short supply or simply unavailable or unaffordable.

Place a dot below the home sizes you think Fernie needs the most:

Bachelor / Studio	1 Bedroom	2 Bedroom	3+ Bedroom

WHY YOUR FEEDBACK MATTERS...

Your input will directly inform how Fernie updates its housing policies and land use plans, helping the community grow in a way that supports residents, strengthens our local economy, and protects the character that makes Fernie unique. Your feedback will help identify which types of homes are most needed, allowing future planning to better reflect the community's priorities.

What do you think Fernie should do about the need for more smaller housing units (e.g., studio, one-two bedroom)?

Add a checkmark under all the options you agree with:

- Use public money to build housing
- Using public (City owned) land to build housing
- Incentivize the private sector to build these types of housing (e.g. subsidy, expedited applications, reduced taxes)
- Encourage major employers to build this type of housing for their workers
- Do nothing – let the market decide

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HOUSING

HOUSING GAPS IDENTIFIED

- Shortage of affordable rental housing, particularly for low-income households
- Limited options for smaller units such as bachelor and one-bedroom apartments
- Lack of diverse housing forms to meet the needs of seniors, young adults, and smaller households
- Insufficient accessible and adaptable housing for people with disabilities or mobility challenges
- Need for more housing that is attainable for middle-income earners
- Need for workforce housing to support local employers

Gaps identified in the Housing Needs Report include a shortage of affordable rental housing, limited options for smaller units, and insufficient accessible housing.

What types of housing should Fernie add more of? Place dots beside your choices:



Rowhouses / Townhouses



Apartments / Condos



Secondary Suites / Laneway Homes



Temporary / Seasonal Worker Housing



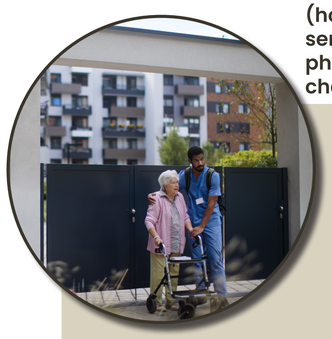
Single-Deatched Homes



Co-housing / Cooperative Housing
(shared living with individual homes and communal living spaces)



Senior Housing



Supportive Housing
(housing that includes on-site services to help people with physical, mental, and/or social challenges live independently)

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COMMERCIAL

We want to hear your ideas about the kinds of businesses and services Fernie needs most. Your input will help guide decisions that support a thriving local economy, attract new opportunities, and strengthen what makes our community unique. Fernie has identified the need for commercial expansion.

How should Fernie address the need for more commercial development? Place a dot below any of the following solutions that you would support.

Allow more commercial uses (a variety of different types of businesses)	**Require the main floors of buildings to include "active" or pedestrian-oriented uses (restaurants, shops, etc.) in the Downtown**	**Use City-owned land for new commercial areas (pending a feasibility study)**	**Zone existing residential land to allow a mix of uses in one building (e.g. live-work)**	**Zone existing residential land to commercial land**

COMING DOWNTOWN

Fernie's downtown core is a hub for shopping, dining, and community events — it's the heart of the City. We want to make this area even more vibrant, welcoming, and active year-round. Recent challenges include keeping the ground level full of active uses, such as cafes and restaurants, while continuing to draw new businesses to the downtown.



What enhancements would you like to see downtown? What challenges do you see for the downtown, and what solutions do you suggest? Grab a sticky note and add your ideas!

TOURISM

TOURISM & OUR COMMUNITY - FINDING THE RIGHT BALANCE

Tourism is a big part of Fernie's economy. It brings energy and activity to our community, supporting local businesses, events, and jobs. We want to hear your thoughts on how Fernie can continue to beenfit from tourism while meeting the needs of year-round residents.

WHY THIS MATTERS

Tourism keeps Fernie's shops, restaurants, and attractions thriving. Visitors support local jobs and contribute to tax revenue, which helps fund community services and amenities. However, growth in tourism can also affect housing availability and affordability, as well as neighbourhood character.



Finding the right balance between seasonal visitor demand and the needs of permanent residents is key to maintaining Fernie's unique identity.

How can Fernie keep its tourism economy strong while protecting the quality of life for residents?

Place a dot next to each idea you agree with.

Strengthen transit and active transportation to reduce congestion

Limit short-term rentals to protect housing supply

Use tourism revenue to fund local services & infrastructure

What concerns / solutions do you have to address tourism in Fernie? Add a sticky note with your ideas!

FERNIE

CITY OF FERNIE

Do you have any additional thoughts or ideas for Fernie's future as our community continues to grow and evolve?

Write your thoughts or ideas on a sticky note and place on this board.

HELP US PLAN FOR THE FUTURE!

Place a sticker on the map on the table to locate what is missing in Fernie!

Are local businesses missing in your area? Is there a perfect spot for an ice cream shop, or need a park in your neighbourhood? This is your chance to tell us what's missing and where new opportunities could be located.

Use a red dot for commercial, yellow dot for housing, green dot for park spaces, and blue dot for recreation & amenities.



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FERNIE OFFICIAL COMMUNITY PLAN

What would you spend your money on if you were on Council?

ACTIVITY

Put the play money you were given ($100) into the buckets where you would want the City to spend!

Show us your priorities by spending your money where you think it's most important!



Theme 1: Housing



Theme 2: Economic Development Initiatives

(e.g. Revitalization Projects, Business Incentives, etc.)



Theme 3: Downtown & Commmunity Spaces



Theme 4: Parks & Trails



Theme 5: Transportation



Theme 6: Climate Change



Theme 7: Infrastructure

(e.g. Water, Sewer, Pipes)