

## **A19 - Student Presentations**

**Presentation # 1 title:** Amenity Migrants and the Quality of Life in Fernie, BC

**Presenter:**

Jeff Zukiwsky - Simon Fraser University/ Zumundo Consultants

**Abstract**

Human beings have always migrated in search of better living conditions, food sources, and more temperate climates. A recent trend in human mobility is migration for the purpose of living in proximity to desirable natural and cultural amenities- amenity migration. Amenity migrants can be permanent, seasonal (e.g. ski season or summer season), or part-time (e.g. second home and vacation property owners). This research focuses primarily on part-time residents. This temporary mobility is prevalent in most tourism destinations and poses challenges to maintaining sustainability and quality of life. Strong demand and provision of vacation homes tends to drive up property values and can displace permanent residents. This displacement can lead to a net loss in year-round 'warm beds' in the community, and:

- A loss of neighbourly trust,
- Impacts on community character and sense of place,
- A loss of destination appeal, and
- Economic losses from low utilization of local businesses, community resources and infrastructure.

Effective management can offset potential impacts of second homeownership by capturing and benefiting from the economic and social capital of second home owners. Benefiting from this capital requires an understanding of the needs, perceptions and behaviours of second home owners in a community. Nearly 40% of the residential properties in Fernie are owned by non-residents. Very little is known about this 'shadow population'. The purpose of this research is to determine how amenity migrants, particularly part-time amenity migrants, affect the quality of life in Fernie. Three specific research questions are explored:

- What are the demographic and behavioural characteristics of part-time residents in Fernie?
- What contributes to their quality of life in Fernie?
- How involved are they in the community?
- How can Fernie plan for and respond to potential transformations associated with the influx of part-time amenity migrants?

**Speaker Biography**

Originally from Edmonton, Jeff left the prairies 10 years ago to pursue a life and career in the mountains of BC. His academic experience includes an adventure tourism diploma, and Bachelor of Tourism Management from Thompson Rivers University in Kamloops. Jeff has worked in BC and internationally as a wilderness guide and as a community and tourism consultant. He is currently completing a Masters Degree in Resource and Environmental Management at Simon Fraser University. His research project explores the community policy and planning implications of tourism and amenity migration in Fernie, BC.

**Presentation # 2 title:** What do Residents Think of their High-Density Mixed-Use Downtown Community? A Post-Occupancy Evaluation of the False Creek North Development in Vancouver, BC

**Presenter:**

Nancy Hofer - University of British Columbia

**Abstract**

False Creek North, Vancouver is internationally recognized as a master-planned community development that has been successful in bringing people, and notably families, into the downtown core. Located along a publicly accessible waterfront, with a generous provision of park space and a range of shops, services, community facilities and amenities within walking distance from personal residences, FCN has been recognized since its earliest stages as an attractive, vibrant and socially diverse neighbourhood. A team of School of Community and Regional Planning masters students conducted an extensive 18-month post-occupancy evaluation of the community to explore whether residents enjoy living in the community and which features in this neighbourhood are functioning well and which require improvement. This research was supervised by Larry Beasley, C.M. and Dr Wendy Sarkissian. A mixed-method research design was employed to reinforce the credibility of the data and interpretation and to construct a more complete

picture of the state of the neighbourhood. These methods included: Mail-out survey questionnaire, Community SpeakOut event: "Have YOUR Say!" day, In-depth interviews, World Café focus group discussion and Photo-collage exercise with elementary students. Eight key research topic areas were identified for exploration: Parks and Public Open Spaces; Shops, Services and Community Amenities; Mobility and Transportation; Community Safety; The Residential Building; The Unit; Sense of Community; Perceived Sustainability of the Neighbourhood. In addition to a wide range of findings on specific issues, the following key areas for policy attention were identified. It is important to:

- Articulate more strongly policy guidelines framing implementation of social infrastructure, such as schools, to ensure that sufficient facilities are available before the first families move in. Ensure that these facilities are available within growing neighbourhoods such as FCN as the number and concentration of families increase.
- Guide the allocation of space for daycare facilities with a realistic sense of demand and projected growth. Identify and address any loopholes that might weaken such a framework.
- Design more diverse public spaces catering to the specific recreation and play needs of older children including teenagers, as well as to younger children, rather than simply treating children as a homogenous group with common play and recreation needs.
- Aggressively foster affordable housing schemes targeting middle and modest incomes to ensure a diverse socio-economic mix, an environment appropriate for families and a strong sense of community.
- Target the incorporation of more appropriate and affordable retail outlets from the early stages of the development to meet the needs of residents from a variety of socio-economic grounds. Focus on families, in particular. This presentation will discuss in more detail the specific findings from the evaluation for each of the research topic areas identified.

### **Speaker Biography**

Nancy has a Bachelors of Science in Natural Resource Conservation from the Faculty of Forestry, UBC and will graduate from a Masters in Planning from the School of Community and Regional Planning, UBC, this summer. Her interest in living systems has brought her to the field of planning and urban systems where she has found herself at home in discussing how to create less ecologically impactful, more humane, affordable and inclusive cities for its inhabitants. Nancy has recently been part of the creation of a book entitled, Kitchen Table Sustainability: Practical Recipes for Community Engagement with Sustainability which will be of interest to anyone interested in discussing and taking action on sustainability and social justice in their communities. Nancy is also a lead researcher on a SCARP-UBC project dealing with international approaches to workforce housing and alternative tenure arrangements and is exploring how they can be applied to the BC context. Her thesis continues the evaluative line of inquiry into the community of False Creek North that the post-occupancy evaluation you're about to learn about began. After inquiring into the livability of the community from the residents' perspective, she is exploring how sustainable it is from an ecological perspective.