Re-sorting Resort Towns: Integrating Program to Dissolve Social
Segregation in Resort Communities

by

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Submitted in partial fulfilment of the requirements
for the degree of Master of Architecture

at

Dalhousie University
Halifax, Nova Scotia
March 2017

CONTENTS

ABSTRACT

This thesis will investigate how architecture can mitigate the negative social, cultural and environmental impacts in resource-based communities as they transform their economy to include tourism. Fernie, British Columbia, will be used as the test site for this thesis as current patterns of tourism led development have contributed to social segregation and unauthentic building within this traditional mining community. This thesis reimagines the built environment using the sustainable development framework, the notion of dwelling in a place and sociological needs. The architectural solution contributes to the local economy; focuses on social inclusion through design and programming; and understands the cultural context and the ecology of the place. In aggregate, these principles offer a methodology for designing within resource-based communities by using tourism to strengthen their communities.

ACKNOWLEDGEMENTS

CHAPTER 1: INTRODUCTION

Thesis Question

How can traditional resource towns reap the benefits of resort development and tourism without losing their identity and without causing segregation between the transient and permanent population through the integration of program to create socially-inclusive architecture?

Tourism Overview

In Western North America, traditional resource-based communities are expanding their economy from the singular industry that they were founded upon, such as mining and forestry, to include tourism. Instead of exploiting the environment through industrial forms of resource extraction, these communities are exploiting the environment as a form of human capital through the integration of leisure tourism and resort development into their economy. Since rural areas typically experience a decline in population due to residents seeking better education, jobs and services in cities, diversifying the economy is important for the vitality of these communities.

However, while tourism offers an array of economic benefits to these host communities, it is important to consider the environmental, cultural and social consequences of tourism. Not only does the transient nature of tourism and corresponding development result in increased pressure on the natural and built environment, but it also contributes to the loss of culture and authenticity of place, as well as the creation of social issues, such as gentrification and the displacement of the local population.

In order to accommodate an influx in population, these host

communities experience a drastic change in their built environ-ment. The development that occurs varies to include large infra-structure, such as hotels for the average tourist, as well as smaller infrastructure, such as vacation homes for residential tourists, also known as second-home owners. In addition to sitting dormant for the majority of the year, these developments are often located on the periphery of the community to take full advantage of a leisure lifestyle.

However, such physical separation causes negative so-cial effects between the tourists and the permanent residents, as social interactions between community members do not occur as frequently nor as strongly compared to typical community dynam-ics. More specifically, residential tourists and other transient demo-graphics may be strangers within the neighbourhood and threaten the sense of security in a small town.

Additionally, as a business, the current patterns of de-velopment focuses purely on monetary opportunities resulting in communities that are at risk of losing their identity and becoming unauthentic resort destinations. Instead, the patterns of develop-ment should focus on integrating the host community and leisure tourism in a symbiotic and holistic manner. If the current appli-cation of tourism and the consequences on the surrounding en-vironment are the problem, then reimagining the built environment from an architectural perspective that incorporates the sustainable development framework, the notion of dwelling in a place and ad-dressing basic human and social needs can offer a comprehen-sive solution. The ideal solution would allow these towns to reap the economic benefits of a transformed economy while maintaining their identity, dissolving the social and physical divide between all demographics and preserving the natural environment required for the vitality of the community, as well as the tourism industry.

By implementing an architectural solution that contributes to the local economy, focuses on social inclusion through design and programming and understands the cultural context and the ecology of the place, these traditional resource-based towns can utilize tourism and resort development to strengthen their community.

Significance of Argument

Solutions for the negative impacts of tourism are often discussed throughout literature and responses typically refer to solutions within government legislature and planning policies as explored within the work of Chipeniuk, Gill, Williams and Jamal. However, while these frameworks offer a clear explanation theoretically, the application of proposed solutions are not as straightforward. In addition to expanding the current tourism discourse to include architecture, this thesis will introduce a new perspective derived from design principles that can be applied across different sites and scales as a solution to address the problems experienced by host communities when recreational tourism is introduced into their economy.

Mapping Scheme

The intention of chapter two is to provide relevant information regarding Fernie, British Columbia, the test site for the design component within this thesis. Chapter three will then provide a general overview of leisure tourism and resort development including common characteristics of resort destinations drawing examples from Whistler and Canmore to demonstrate tourism's impact on the host community, both physically and socially. Additionally, it will offer a description of the different demographics prevalent in Fernie to get a sense of the diverse and dynamic social environment found with these resort communities.

The main objective of chapter four, five, six and seven is to reveal the argument for socially-inclusive architecture and how different discourses contribute to the framework. Chapter four will begin with a discussion of sustainable development and the role it will play in the framework as a strategy for addressing the multiplicity of issues prevalent in host communities. Chapter five will introduce Maslow's Hierarchy of Needs to emphasize the importance of addressing basic human and sociological needs within resort communities. Chapter six will consider what it means to dwell in a place and the role it can play in creating socially connected communities through exploring commonalities among residents. Finally, chapter seven will reveal how these separate discourses have been combined to create a framework of design principles to address the issue.

Drawing on the framework set out in chapter seven, chapter eight will test these principles through the development of an architectural design within the context of Fernie.

Finally in chapter nine, the design method will be concluded with the findings of the application to the test site, a discussion of how it has contributed to the discourse and suggestions for further work.

CHAPTER 2: FERNIE, BRITISH COLUMBIA

Fernie is a small town nestled in the Rocky Mountains in the Regional District of the East Kootenays (RDEK) with a permanent population of roughly 5000. Founded in 1898 as a coal-mining town, Fernie has expanded its mono-economy to include leisure and recreation tourism, which began with the opening of the Fernie Snow Valley Ski Hill in 1963.[1] Using tourism as a marketing strategy, Fernie has become a world-renowned resort destination with the ski hill, today known as the Fernie Alpine Resort, at the centre of the town's fame. Other recreational activities that appeal to the locals and the visiting population include both summer and winter activities, such as: mountain biking, fishing, hiking, camping, snowshoeing, cross country skiing, and snowmobiling.

Figure 1: Geographic context, base map from FreeVectorMaps.com

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1   Sanjay Nepal and Tazim Jamal, "Resort-induced Changes in Small Mountain Communities in British Columbia, Canada," International Mountain Society 31.2 (2011): 92, accessed September 25, 2016, doi: 10.1659/MRD-JOURNAL-D-10-00095.1.

Current Industry

While open-pit coal mining is still a large and active industry in the RDEK, tourism provides an economic buffer for the town's viability once the coal seams become fully exploited in the future. In addition to coal mining and the service industry jobs introduced by tourism, other industries prevalent within the town include forestry, lumber production and a concrete plant. Despite many differences between the industries themselves, employment can be unsteady based on fluctuations in market prices (coal and lumber) and the change of seasons (ski industry and service sector). Consequently, the inconsistency based on the nature of these industries can have a negative effect on the local population and their economic livelihood.

coal mine
coal mine

coal mine

coal mine

coal mine

concrete plant

ski hill

Fernie

lumber mill / forestry

Figure 2: Map of Industries, GIS data collected from Natural Resources Canada under the Open Government Licence - Canada.

Natural and Infrastructural Features

As a small town fully engulfed in the Rocky Mountains and their dramatic topography, Fernie is confined in a valley. Additional barriers to development include the Elk River that meanders through the town and the CP railway that transports coal from the Elk Valley to the West Coast. As the town grew, Highway 3 expanded into a five lane highway as the main southern corridor between Alberta and British Columbia. Consequently, the highway and its heavy volume of traffic creates a physical barrier that bisects the community. As the morphology of the town developed within this context, Fernie consists of disjointed neighbourhoods that lack a sense of connectivity as residents are physically separated. However, Fernie's extensive network of recreational trails act as a connective tissue which is an important feature within the community.

CONNECTION
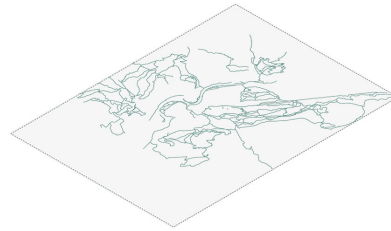
recreational trails

BARRIERS

town morphology

road network

active train track

meandering elk river

mountain valley

Figure 3: Natural and infrastructural layers creating barriers in Fernie, mountain valley photograph by Tourism Fernie
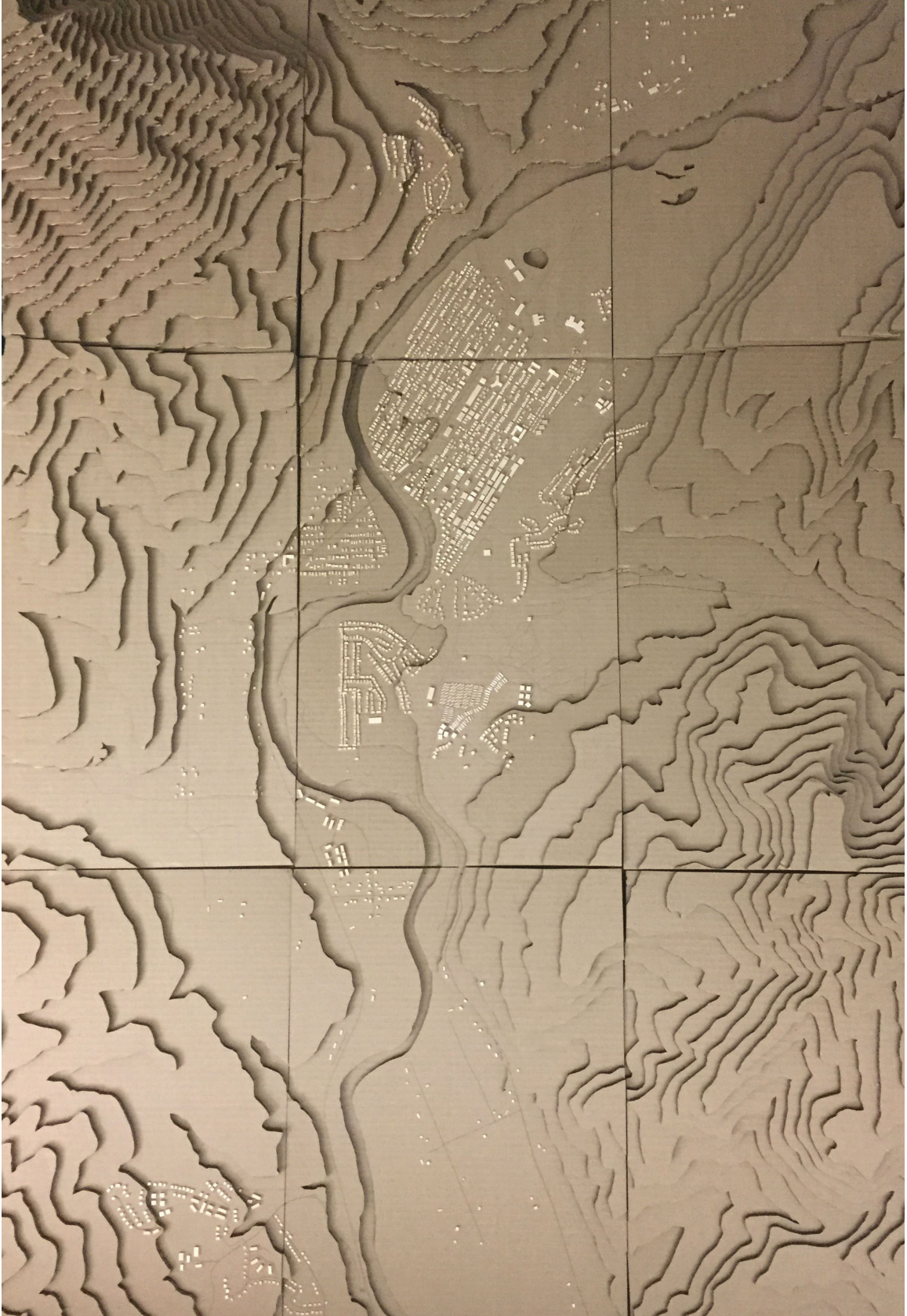
Figure 4: Site model of Fernie demonstrating the mountainous topography
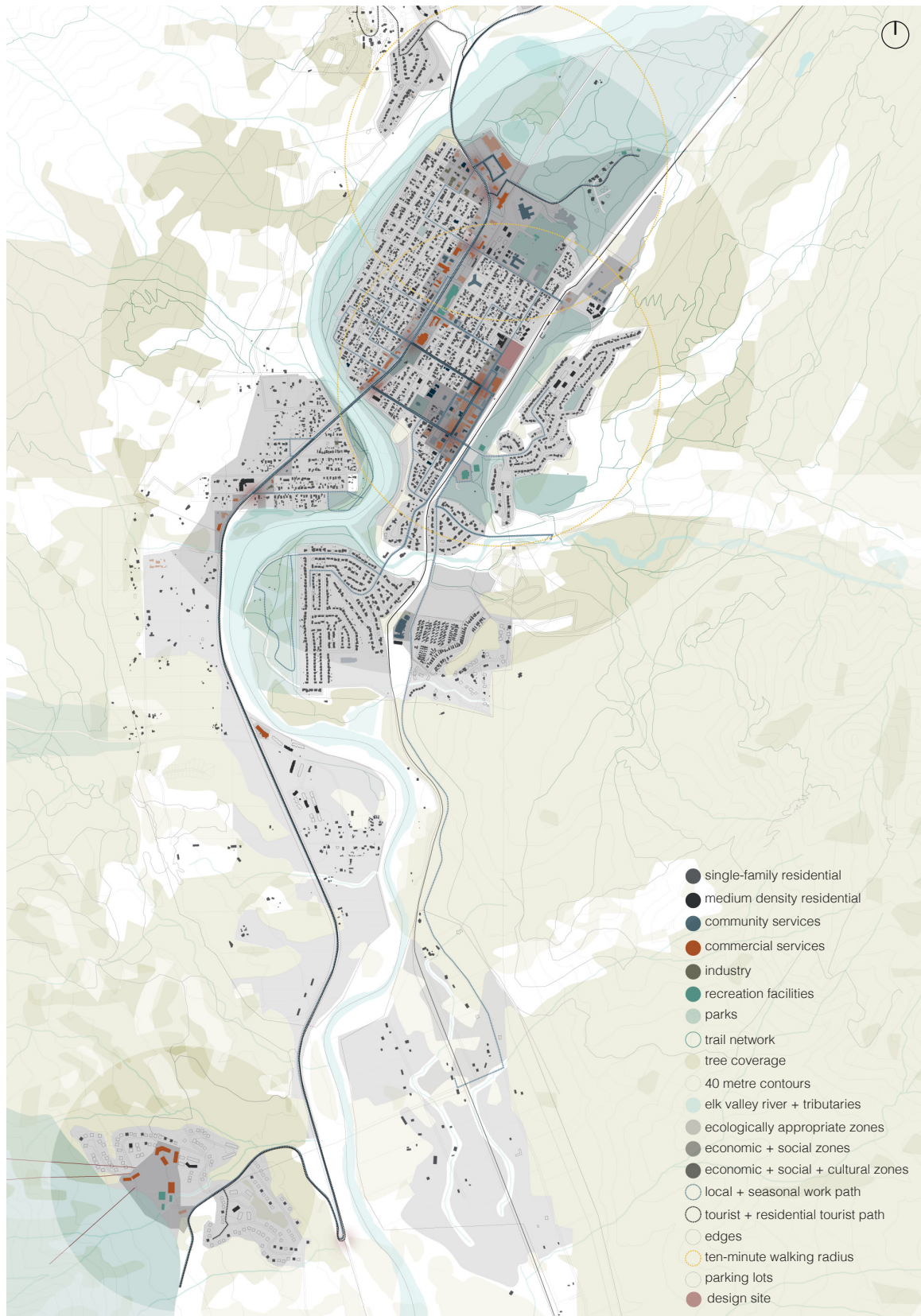
Figure 5: Map of Fernie (NTS), GIS data collected from the City of Fernie and Natural Resources Canada under the Open Government Licence - Canada.

Legend:

- single-family residential
- medium density residential
- community services
- commercial services
- industry
- recreation facilities
- parks
- trail network
- tree coverage
- 40 metre contours
- elk valley river + tributaries
- ecologically appropriate zones
- economic + social zones
- economic + social + cultural zones
- local + seasonal work path
- tourist + residential tourist path
- edges
- ten-minute walking radius
- parking lots
- design site

Figure 6: Aerial view of Fernie

Figure 7: Fernie's Historic Downtown, photograph by Laryssa Hornquist

Like many small resource-based towns, tourism has had a positive influence on Fernie's economy. However, other impacts of tourism such as increased environmental degradation, social segregation and loss of culture from unauthentic development will be revealed throughout this thesis to demonstrate that Fernie meets all of the criteria for an authentic and credible test site.

CHAPTER 3: LEISURE TOURISM

As an industry, tourism can provide many economic bene-fits for a community such as new job opportunities, escalated tax revenues and external monetary input through visitor spending.[2] While these economic benefits are a widely recognized and ac-cepted aspect of tourism, the same cannot be said for the defin-ition of tourism. Instead, it is a contested term throughout the tour-ism discourse. However, some of the commonalities between the definitions include: it is an activity that takes place away from one's permanent residence, it usually takes place on a short-term basis, and it typically occurs for personal, leisure and lifestyle purposes.[3]

Through attempts of defining tourism within the discourse, there have been many approaches relating tourism to other disci-plines and how it has altered over time based on grand societal changes such as globalization. Michael Hall, along with others (Mavric & Urry), have reinterpreted tourism based on mobility where the study focuses on general patterns of individual move-ment instead of the patterns of tourists, as the characterization be-tween the two have become blurred in today's society.[4]

Consequently, if tourism is a form of mobility, then it is im-portant to understand how the discourse relates to other forms of mobility such as seasonal migration and second homes.[5] This

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2   Michael Hall and Stephen Page, "Introduction: Tourism matters!," in *The Geography of Tourism and Recreation: Environment, Place and Space* (New York: Routledge, 2006), 7.

3   Allan Williams and Michael Hall, "Tourism and Migration: New Relationships Between Production and Consumption," *Tourism Geographies* 2.1 (2000): 6, accessed September 24, 2016, doi: 10.1080/146166800363420.

4   Gianna Moscardo, Elena Konovalov, Laurie Murphy, and Nancy McGehee, "Mobilities, Community Well-being and Sustainable Tourism," *Journal of Sustainable Tourism* 21.4 (2013): 532, accessed September 24, 2016, doi: 10.10 80/09669582.2013.785556.

5   Hall and Page, "Introduction: Tourism Matters!," 8.

thesis will define tourism based on Hall's definition to gain a better understanding of tourism and how it is connected to second-home migration and seasonal migration, as well as the implications these have on the host community. According to Hall,

> [t]here are obvious direct consequences experienced by the real estate developer who sells a house to the second homer, the surfboard training school who hires the itinerant Australian surfer for a season, and the long lost cousin in Scotland who hosts a seemingly endless flow of distant relatives in search of their ancestral roots. But the implications of the new forms of mobility, directly or indirectly, touch most people in the communities or origin or destination: on the one hand, the consequences include gains and losses in labour supply, innovation and contact networks whilst, on the other hand, they include changes in house prices, services, and in the cultural images of places.[6]

Due to the dynamism of mobility in today's context, it is important to consider how architecture and the built environment can adapt to such drastic and evolving social patterns. As a result, not only is it important to manage the development of a community, but it is equally as important that the development is done in a way that is sensitive to social, environmental and cultural values because of the negative impacts tourism has the tendency to create in these sectors.[7]

The Built Environment

While every community is different, there are many similarities among tourism-based destinations, which are evident in the built environment. According to Simon Hudson, "[t]he idea is to turn the big resorts into full-fledged winter theme parks..." and "that this 'Disneyfication' of North America's winter sports looks

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6   Allan Williams and Michael Hall, "Tourism, Migration, Circulation and Mobility: The Contingencies of Time and Place," in *Tourism and Migration: New Relationships Between Production and Consumption*, ed. Allan Williams and Michael Hall (Norwell: Kluwer Academic Publishers, 2002), 3.

7   Richard Stedman, "Understanding Place Attachment Among Second Home Owners," *The American Behavioral Scientist* 50.2 (2006): 189.

unstoppable".[8] Therefore, the development typically consists of hotels, condominiums, single-family vacation homes, gated communities and aspects of the service sector such as golf courses, tennis courts, bars, restaurants and retail services.

While resort development may create new jobs in the construction and service industry, their low paying wages are not enough for their employees to compete in the inflated housing market.[9] Additionally, these services are often over-crowded, over-priced and replace more community-focused amenities such as recreation centers and libraries, as they typically are not as profitable.[10] For example, in Fernie, the majority of the public amenities are geared toward the commercial service sector as opposed to community services such as health care, institutional and educational amenities.

8   Simon Hudson, *Snow Business: A Study of the International Ski Industry* (Cassell: London, 2000), 102.

9   Raymond Chipeniuk, "Planning for the Advent of Large Resorts: Current Capacities of Interior British Columbian Mountain Communities," *Environments* 33:2 (2005): 63, accessed September 20, 2016, doi: 10.1659/MRD-JOURNAL-D-10-00095.1.

10 Sherry Dorward, "The Evolution of Village Form and Its Relevance as a Model for Resort Design and Development, in *Mountain Resort Planning and Development in an Era of Globalization,* ed. Thomas A. Clark et al. (New York: Cognizant Communications Corporation, 2006), 275.

COMMERCIAL SERVICES

COMMUNITY SERVICES

Figure 8: Diagram showing the quantity of commercial services versus community services, GIS data collected from the City of Fernie

Consequently, the local population is displaced as they search for more affordable living down the valley, which in turn causes mountain towns to expand into entire regions.[11] Respectively, "[t]hese new mountain megalopolises now face the same sort of traffic, pollution, and social issues as their urban cousins."[12]

In mountain destinations, the architecture typically shifts from the vernacular style to mountain resort architecture, which changes the aesthetic of the community. In Fernie, small single-storey mining homes have been replaced by over-sized mansions, which are located on the periphery of the community to take full advantage of a leisure lifestyle.[13] Consequently, the architecture begins to represent the polarization of demographics as characterized by large vacation homes in close proximity to trailer parks.[14]

Figure 9: Traditional mining home, photograph by Duane Janzen

Figure 10: Vacation home

11 Myles Rademan and Ruth Knack, "Change Comes to the Mountains," *Planning* 69.1 (2003): 19, accessed September 20, 2016, http://ezproxy.library.dal.ca/login?url=http://search.proquest.com.ezproxy.library.dal.ca/docview/206701552?accountid=10406.

12 Rademan and Knack, "Change Comes to the Mountains," 19.

13 Diane E. Mitsch Bush, "From Collaboration to Implementation: Local Policies to Preserve Agriculture, Wildlife Habitat, and Open Space in the Mountain Resort Towns of the Rocky Mountain West," in *Mountain Resort Planning and Development in an Era of Globalization,* ed. Thomas A. Clark et al. (New York: Cognizant Communications Corporation, 2006), 205.

14 Rudi Hartmann, "The Changing Resort Environment: Emerging Themes in Resort Design and Planning," in *Mountain Resort Planning and Development in an Era of Globalization,* ed. Thomas A. Clark et al. (New York: Cognizant Communications Corporation, 2006), 249.

Case Studies

Whistler, British Columbia

Whistler is a resort municipality located in the southern region of the Coast Mountains in British Columbia, Canada. Although Whistler was much more modest in size prior to the opening of the ski resort in the 1960s, today it is recognized as a world-renowned resort town which welcomes roughly two million visitors every year in addition to a permanent population of roughly 11,000 residents.[15] Despite the economic benefits that such growth brought to the community, "[b]y 2001, Whistler was confronted with unprecedented high levels of tourist traffic, rising real estate prices, escalating infrastructure costs, diminishing levels of affordable resident and employee housing, mounting ecosystem stresses and emerging climate change challenges."[16]

While Whistler maintains a strong permanent resident base, the majority of the development is geared towards the tourism market. Approximately 55% of the current housing stock are vacation homes for second-home owners.[17] Consequently, both permanent and second-home residences are spread roughly twenty kilometres throughout the valley while other permanent residents relocated to Squamish or Pemberton, the neighbouring communities, for more affordable housing alternatives.[18]

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15 Alison Gill and Peter Williams, "Rethinking Resort Growth: Understanding Evolving Governance Strategies in Whistler, British Columbia," *Journal of Sustainable Tourism* 19.4-5 (2011): 633, accessed September 24, 2016, doi: 10.1080/09669582.2011.558626.

16 Gill and Williams, "Rethinking Resort Growth," 638.

17 Jeff Zukiwsky, "Understanding and Managing the Effects of Residential Tourism on Quality of Life in Fernie. (Master diss., Simon Fraser University, 2010), 6.

18 David Williamson, "Which Came First, the Community or the Resort?," in *Mountain Resort Development,* ed. Alison Gill and Rudi Hartmann (Burnaby: The Centre for Tourism Policy and Research Simon Fraser University, 1992), 27.

Additionally, the priority of the tourism market over community preferences is obvious in the lack of community amenities within the town. Consequently, the ski resorts, golf courses, tennis courts, hotels, bars and restaurants outnumber the basic community amenities such as churches, libraries and schools. While it could be argued that the service industry also caters to the local population, David Williamson argues that they are not as beneficial to the host community when they are overcrowded and overpriced.[19]

With homogeneous development that focuses mainly on the tourism sector, it is worth questioning the authenticity and strength of community within Whistler or if it just another 'disneyfied' resort town.

Canmore, Alberta

Unlike Whistler, whose foundations were based on the ski industry, Canmore was originally a resource-based community where coal-mining was the focus of the economy until leisure tourism was adopted in the later half of the twentieth century. Canmore is a small Rocky Mountain town located in close proximity to the Banff National Park and Calgary, Alberta. The community has experienced drastic resort development in the form of second-home migration and services that cater to tourists. In fact, 35% of Canmore's housing stock is owned by residential tourists, which on average are only occupied for 42 days of the year.[20]

As a result, Canmore has transformed into an urban mountain community that locals feel no longer represents the traditional

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19 Williamson, "Which Came First," 22.

20 Barbara McNicol and Romella Glorioso, "Second Home Leisure Landscapes and Retirement in the Canadian Rocky Mountain Community of Canmore, Alberta," *Annals of Leisure Research* 17.1 (2014): 37, accessed September 30, 2016, doi: 10.1080/11745398.2014.885845.

values and culture that the community was established on.[21] In resort destinations, where mobility is dynamic and in constant flux, maintaining the sense of place is challenging as the scope and definition of community gets blurred. While one may own property within the community, it could be argued that they may not actually be part of the community as their only contribution is typically through economic means such as paying taxes and consumptive patterns rather than social and cultural integration, which can contribute to a social divide within the community.[22]

The Social Environment

Consumptive versus Productive Tourists

Within accepting tourism, by definition, as a form of mobility, then looking to patterns of mobility in a globalized society begins to reveal who participates as a tourist. Furthermore, not all tourists are mobile in the same way and often differ between practices of consumption-based tourism and production-based tourism. Consumption-based tourism typically includes day tourists, retirees and residential tourists, also known as second-home owners. On the other hand, production-based tourism is typically associated with seasonal workers and backpacker tourism as they actively participate in the production of the community through the work force.

Interestingly enough, some of these tourist typologies and their motivations to travel may fall under both categories. For example, second-home migration creates jobs in the construction and maintenance industry, which contributes to a more product-

21 Tazim Jamal and Daria McDonald, "The Short and Long of Collaborative Planning the Mountain Resort Design of Canmore, Canada," *Current Issues in Tourism* 14.1 (2011): 16, accessed September 20, 2016, doi: 10.1080/ 13683500903545040.

22 Jamal and McDonald, "The Short and Long," 19.

ive system.[23] However, as second homes increase in frequency in these host communities, less land is available for other development such as community services and affordable housing, which results in the need for more workers but not enough space to house them. [24]

Therefore, while vacation homes and other tourism infrastructure exist in the physical environment, they are not necessarily strong components within the community. For example, when referring to the foundations that create a community, Richard Stedman states that, "... visitors stand outside of this real community as they have not contributed to important meanings, their encounters with place are fleeting and shallow, and these encounters are based primarily on their roles as consumers ... " which poses more of a threat to the community than an asset.[25] Therefore, as the act of second-home ownership is primarily a consumptive practice, residential tourists will fall under the category of consumption-based tourists in this thesis.

Fernie's Demographics

In Fernie, there are four different resident types which include the local resident and seasonal worker, as producers within the community, as well as the residential tourist and the visiting tourist, as consumers within the community. Although each group exhibits different characteristics, what they all have in common is their attraction to Fernie's outdoor and recreational lifestyle. As the ski hill is the town's main attraction, Fernie experiences an increase in population throughout the winter months.

23 Linda Venturoni, "The Social and Economic Effects of Second Homes: Executive Summary," (Northwest Colorado Council of Governments: Colorado, 2004). http://www.eaglecounty.us/uploadedFiles/ECG_ Website/Housing_and_Development/Developers/SocEcon%20 Effect(1).pdf.

24 Ibid.

25 Stedman, "Understanding Place Attachment," 190.

The Local Resident

The local population has the strongest connection to Fernie as they actively participate within the community all year long. As a result, they have more opportunities to create relationships with other residents on the individual level or community level through organizations. Although, a wide age range is present within the community, the median age is 39.9 years old.[26] In regards to employment, the majority of the residents are employed in trades and the service industry as tourism and resource extraction are Fernie's main industries.

The Seasonal Worker

The seasonal worker typically resides within Fernie for the winter months to take full advantage of the ski season. Although the characteristics of the group vary each year, Fernie has attracted seasonal workers from places all over the world, such as Australia, Europe and New Zealand. Despite their different origins, seasonal workers tend to be adults who are financially dependent on local employment in order to afford a recreational lifestyle.

The Residential Tourist

In Fernie, residential tourists represent roughly 37 percent of the property owners.[27] Due to Fernie's proximity to the provincial border, 65 percent of the residential tourists permanently reside in Alberta, the majority from Calgary. The remaining residential tourists permanently reside in British Columbia, the rest of Canada and internationally.[28]

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26 Statistics Canada, 2011. National Household Survey CHASS. http://dc1.chass.utoronto.ca.ezproxy.library.dal.ca/cgi-bin/census/2011nhs/displayCensus.cgi?year=2011&geo=csd.

27 Zukiwsky, "Understanding and Managing," 46.
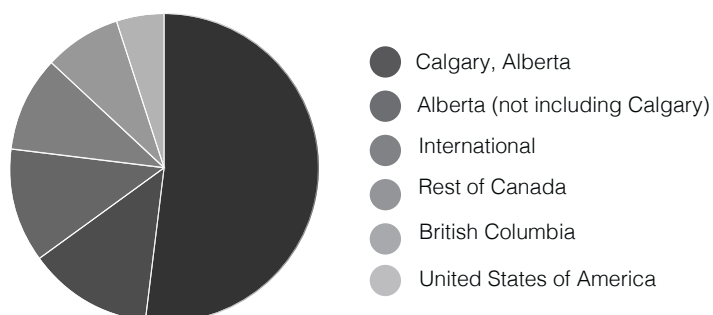
28 Ibid., 40.

Figure 11: Fernie's residential tourists' place of permanent residence, data from the Statistics Canada National Household Survey CHASS (2011)

The majority of the residential tourists purchased their second home based on the allure of Fernie and the recreational lifestyle that the town has to offer.[29] As their secondary residence, residential tourists most commonly use their property between 30-129 times a year.[30] Even though the ski resort is Fernie's most popular attraction, on average residential tourists visit their homes more frequently in the summer. In fact they occupy their home for 31 percent of the summer season, 22 percent in the winter season and much less frequently in the shoulder seasons.[31]

Compared to the host communities' local population, residential tourists are typically older, better educated, and fall within a higher income bracket. In Fernie, for example, a survey revealed that 87 percent of the residential tourists are over the age of 40, compared to 51 percent of the local population.[32] Differences in education levels are represented by 67 percent of the residential tourists who have achieved a bachelor degree or higher, compared to only 12 percent of the local population.[33] In regards to income, 88 percent of residential tourists have a combined household income over $100,000[34] compared to 35 percent of the lo-

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29 Ibid., 51.
30 Ibid., 53.
31 Ibid., 54.
32 Ibid., 48.
33 Ibid., 49.
34 Ibid., 50.

cal population.[35] Additionally, 38 percent of the residential tourists own a third property located outside of Fernie and their place of permanent residence which further exemplifies their wealth.[36]

The Visiting Tourist

The tourists that visit Fernie are a dynamic group that change from day to day. However, common characteristics within the group include: they have a shallow connection to the community as their length of stay is minimal, they are financially independent which allows them to afford a vacation and they typically are adults, elderly or families.

local resident

families   elderly   youth   adult

seasonal worker

adult

residential tourist

families   elderly   adult

visiting tourist

families   elderly   adult

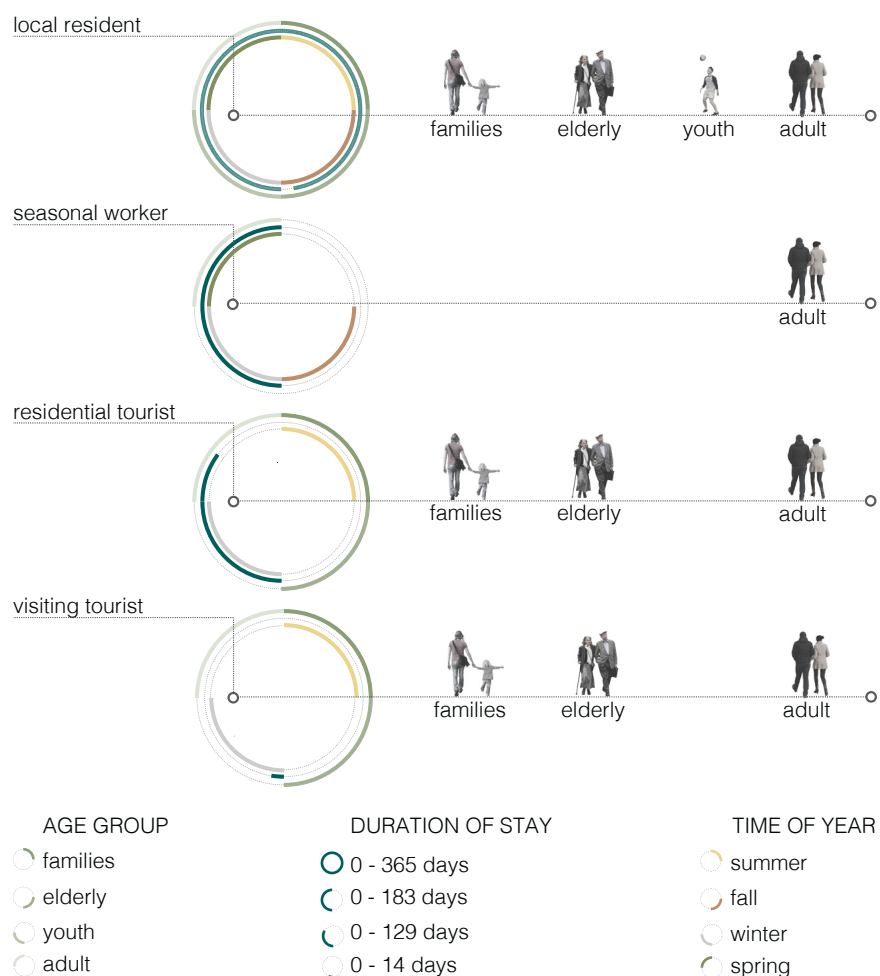| AGE GROUP	DURATION OF STAY	TIME OF YEAR
families	0 - 365 days	summer
elderly	0 - 183 days	fall
youth	0 - 129 days	winter
adult	0 - 14 days	spring

Figure 12: Fernie's resident types and their characteristics

35 Statistics Canada, 2011. National Household Survey CHASS.
36 Zukiwsky, "Understanding and Managing," 50.

CHAPTER 4: SUSTAINABLE DEVELOPMENT

While it is undeniable that tourism provides many positive benefits to a host community, the impact on the culture, environment and social atmosphere are not as beneficial due to "changing cultural values, lifestyles, sense of place, environmental degradation, economic inflation, housing and labor shortages, and community cohesion".[37] As an interconnected issue where economic advancement through resort development has negative cultural, environmental and social implications, it is necessary to address the issue in a holistic manner for useful management of host communities.[38] According to Raymond Chipeniuk, "... the resort brings overnight economic dynamism: burgeoning construction, soaring property values, abundant business opportunities, [and] jobs. From another perspective, a large resort often destroys the pre-existing community, creates a new community with many bizarre and artificial features, and contradicts sustainable development principles".[39]

While the sustainable development framework will encompass the network of issues associated with tourism development, I am hesitant to use the framework due to the lack of clarity of the term's definition. The application of the framework has become construed as certain connotations are associated with the term, "sustainable".[40] In our consumer-based society, sustainability has become a buzzword where the definition has been manipulated as a marketing strategy.[41] Therefore, it is important that the definition of sustainable development as applied in this thesis is explained.

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37 Nepal and Jamal, "Resort-induced Changes," 89.

38 Jamal and McDonald, "The Short and Long," 3.

39 Chipeniuk, "Planning for the Advent of Large Resorts," 58.

40 Jarkko Saarinen, "Traditions of Sustainability in Tourism Studies," *Annals of Tourism Research* 33.4 (2006): 1124, accessed October 6, 2016, doi: 10.1016/j.annals.2006.06.007.

41 Hudson, *Snow Business*,134.

The sustainable development framework traditionally includes economical, environmental and social components. This thesis will include these three pillars but will also include culture as a fourth component to the framework. The economic dimension considers the viability of potential industries and their contribution to financial growth, stability and security. The environmental dimension recognizes the need to maintain and conserve the natural environment. The social dimension refers to social stability and cohesion void of issues such as inequality and displacement. The cultural component represents the authenticity of place based on traditional values and history.[42]

existing development

ECONOMIC (+)
- job creation
- external monetary input
- increased tax revenue
- infrastructure development

ENVIRONMENT(-)
- increased degradation
- pollution

SOCIAL (-)
- segregation
- rural gentrification
- displacement

CULTURE (-)
- disney-ization
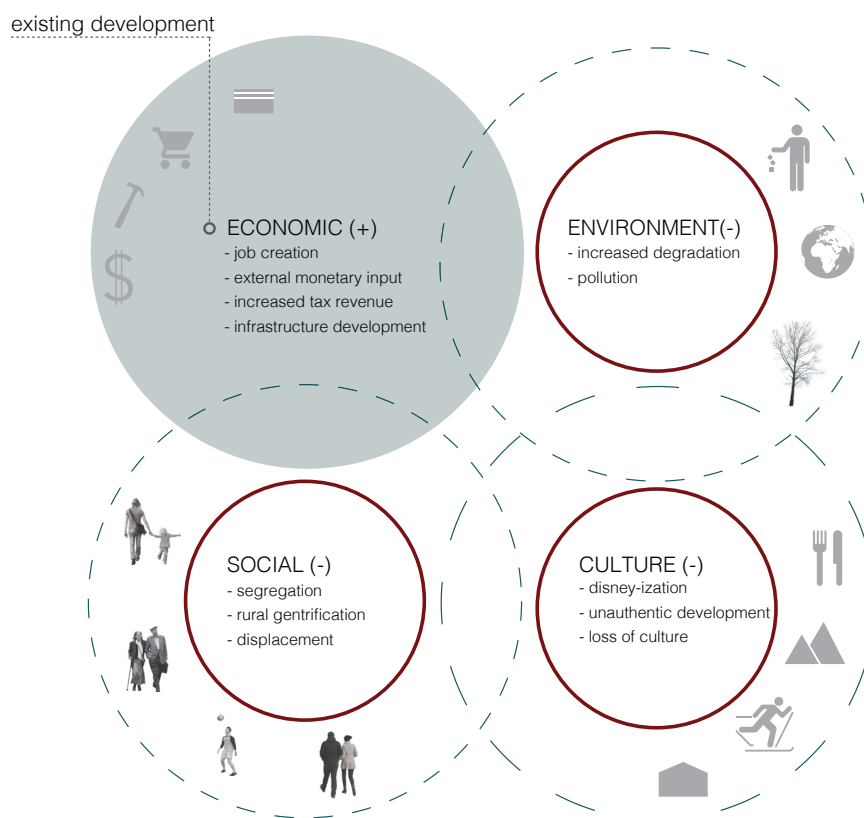- unauthentic development
- loss of culture

Figure 13: Diagram representing the positive impact that existing tourism led development has on the host community's economy compared to the negative impact on the environmental, social and cultural sectors

42 Carmen Padin, "A Sustainable Tourism Planning Model: Components and Relationships," *European Business Review*, 24.6 (2012): 512, accessed October 6, 2016, doi: 10.1108/09555341211270528.

Economic Context

Economically, tourism has the potential to "attract foreign exchange", "diversify the economy" and create "new employment opportunities".[43] However, tourism can also create an inflated housing and service market, making resort destinations no longer affordable for the local population. For example, between 1993 and 2005, "the average price of a single family home [in Fernie] has increased by 436 percent ... " compared to only 86 percent in the RDEK, demonstrating the inflated market in the city proper compared to the surrounding context.[44] In addition to lack of affordable shelter, other goods are also inflated which creates a challenge for locals to obtain basic necessities, such as food.

Social Context

As the built environment often separates the permanent and transient population physically, it is important to consider the social implications of tourism. Some of the social problems that occur in host communities are rural gentrification, counter-urbanization and as mentioned prior, second-home migration, all of which are interconnected and contribute to the displacement of the local population and further contribute to the gap between the permanent and transient population base.

While most of the literature on gentrification focuses on revitalization of neighbourhoods in cities, the same process can also be found in these small communities. Rural gentrification and counter-urbanization in "America is motivated by the need for a slower lifestyle among the small towns of the Rockies, to raise one's family in the tradition of hearth and home in proximity to wilderness

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43 Michael Hall and Stephen Page, "The Supply of Recreation and Tourism," in *The Geography of Tourism and Recreation: Environment, Space and Place*, 3rd ed. (New York: Routledge, 2006), 118.

44 Zukiwsky, "Understanding and Managing," 34.

and away from the chaotic and violent urban cities."[45] However, it is important to recognize that this refers not only to new residents moving into the community, but also to residential tourists who, as mentioned earlier, are not overly active participants within the host community outside of consumer-based activities. As a result, residential tourists, in addition to visiting tourists, often experience a greater disconnect from the community, including the culture and the social environment.

Cultural Context

As resort destinations have the tendency to take on un-authentic architecture and development, all mountain destinations foster similar characteristics and look the same. According to Lorah, "[t]he result has been the creation of an intensely scripted space that more resembles Main Street in Disneyland than a mountain community."[46] Therefore, while migratory and global influences help shape these communities, it is integral that they do so in a way that retains pre-existing values.[47] Aronsson states, "from an individual perspective people largely use tourism and leisure activities as a means for establishing identity and creating meaning in their lives. Places are important starting-points in the processes of seeking identity and meaning."[48] Therefore, it is im-

45 Rina Ghose, "Big Sky or Big Sprawl? Rural Gentrification and the Changing Cultural Landscape of Missoula, Montana," *Urban Geography* 25.6 (2004): 530, accessed October 2, 2014, doi: 10.2747/0272-3638.25.6.528.

46 Paul Lorah, "Trustafarians and Rastafarians: What Mountain Towns Can Learn From the Development Paths of High-End Caribbean Resorts," in *Mountain Resort Planning and Development in an Era of Globalization,* ed. Thomas A. Clark et al. (New York: Cognizant Communications Corporation, 2006), 73.

47 Lars Aronsson, "Place Attachment of Vacation Residents: Between Tourists and Permanent Residents," in *Tourism Mobility and Second Homes: Between Elite Landscape and Common Ground,* ed. Michael Hall and Dieter Muller (Clevedon: Channel View Publications, 2004), 82.

48 Aronsson, "Place Attachment of Vacation Residents," 83.

portant that host communities provide a unique environment for residents to orientate from and relate to as they dwell across the different scales from private to public.

Environmental Context

With the natural environment as the centre attraction for leisure tourism, the increased frequency of leisure activities can result in expedited deterioration. Mountain regions in particular have a sensitive ecological make up and are at risk of degradation from over-use.[49] Activities, such as mountain biking, hiking and skiing, in both the performance of and supporting infrastructure, such as roads, trails and gondolas, may result in many negative effects to the natural environment.[50]

Figure 14: Image showing the natural environment on the periphery of Fernie being clear cut for future residential development

49 Sanjay Nepal and Raymond Chipeniuk, "Mountain Tourism: Toward a Conceptual Framework,Tourism Geographies, 7.3 (2005): 318. 313-333, accessed October 6, 2016, doi:10.1080/14616680500164849.

50 Hudson, *Snow Business*,121-122.

CHAPTER 5: SOCIAL INTEGRATION

Maslow's Hierarchy of Needs

The integration of a social model into this thesis will emphasize the importance of the demographic's presence within host communities. According to Dorward,

> ... it takes people, not buildings, to create the soul of a place. The best resorts of the future may be the places that have authentic character because real people who care deeply about the place live and work among the visitors. In that respect, villages are also a social model, giving us important guidance on the creation of community environments that enable people to interact amiably and productively with one another.[51]

Therefore, incorporating Maslow's Hierarchy of Needs provides structure to understanding the basic human needs that may influence where one chooses to reside within the world. While there are five categories within Maslow's framework, this thesis will focus on the bottom three needs that create the foundation of the pyramid. They include physiological needs, feelings of safety and a sense of belonging. The theory suggests that each need requires fulfillment before moving up the pyramid to fulfill another need.[52]
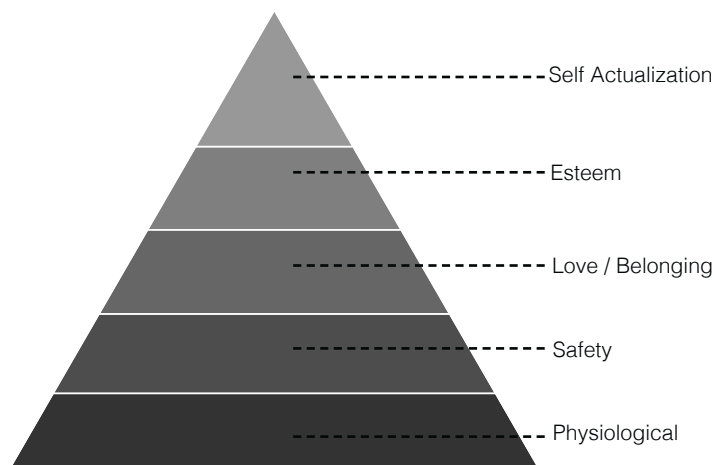
Figure 15 : Maslow's Hierarchy of Needs

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51 Dorward, "The Evolution of Village Form," 276.

52 Abraham H. Maslow, *Motivation and Personality* (Harper & Row: New York, 1970).

The physiological need refers to access of basic human needs such as food, water and shelter. Due to the inflated cost within resort communities, addressing the basic need of affordable and accessible goods will be considered within this thesis.

Once residents have access to basic necessities, the next need refers to feelings of safety within the community. The current model of tourism creates a challenge to fulfill this need as transient populations bring strangers into communities that typically foster a safe and friendly environment. Therefore, it is important to consider how the framework can encourage connection between residents to increase interactions across the different demographics.

Upon achieving feelings of safety, the next step is a sense of belonging within the community. In a host community, this can be challenging as "residents may feel a sense of alienation when their community is 'invaded' by tourists."[53] Therefore, it will be important to consider how architecture can be used as a tool to promote interaction between residents and increase their familiarity with other community members.[54] Not only does a social network strengthen one's attachment to their community, but it also increases their chances of participation within the community, which can lead to more social connections and positively reinforce one's sense of belonging to the community.[55]

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53 Alison Gill, "From Growth Machine to Growth Management: The Dynamics of Resort Development in Whistler, BC. *Environment and Planning* 32 (2000): 1086, accessed October 6, 2016, doi:10.1068/a32160.

54 David Matarrita-Cascante, Richard Stedman and A. E. Luloff. "Permanent and Seasonal Residents' Community Attachment in Natural Amenity-rich Areas: Exploring the Contribution of Landscape-Related Factors," *Environment and Behaviour,* 42.2 (2010): 215, accessed October 7, 2016, doi:10.1177/ 0013916509332383.

55 Matarrita-Cascante, Stedman and Luloff, "Permanent and Seasonal," 215.

Social Interactions

In order to achieve Maslow's first three tiers of needs, it is important to understand how program can encourage different types of social interactions among demographics. For example, while a programmatic intervention may contribute to the economy, it is equally important that such program encourages feelings of security, a sense of belonging and a connection to the community. Therefore, it is necessary to have a full understanding of the implications that programmatic and architectural interventions will have on the social environment based on the social interactions that are promoted.

The types of interactions that will be considered are a visual interaction, an exchange interaction which would typically take place in a commercial setting, as well as an educational and participation interaction. While each type of interaction suggests communication between the people involved, a participation interaction encourages more social involvement compared to a visual or commercial exchange.
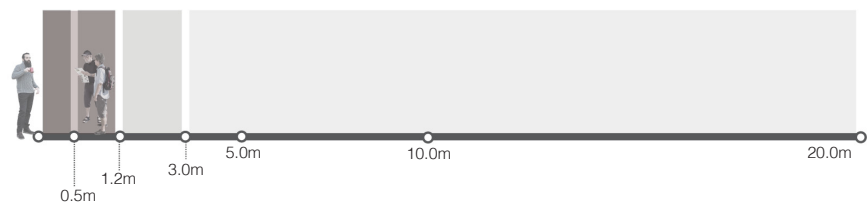
PERSONAL BOUNDARIES

public

social
personal
intimate

TYPES OF INTERACTIONS

● visual interaction

5.0m   10.0m   20.0m

1.2m
3.0m
0.5m

● commercial interaction

5.0m   10.0m   20.0m

1.2m
3.0m
0.5m

● educational interaction

5.0m   10.0m   20.0m

1.2m
3.0m
0.5m

● participation interaction

5.0m   10.0m   20.0m

1.2m
3.0m
0.5m

Figure 16 : Diagram representing the different types of social interactions

Existing Program

As mentioned previously, the majority of the public development within the town is dedicated to tourist services such as hotels, restaurants and retail services compared to community services and other industries. While commercial services encourage exchange interactions between different groups, community based programs foster stronger interactions among participants. For example, schools encourage dynamic interaction among students and teachers. However, these interactions are confined primarily to the local population and, therefore, do not involve other demographics. In recognition of this, and the fact that these programs operate independently from one another, the majority of the existing program only encourages superficial interactions across demographics.
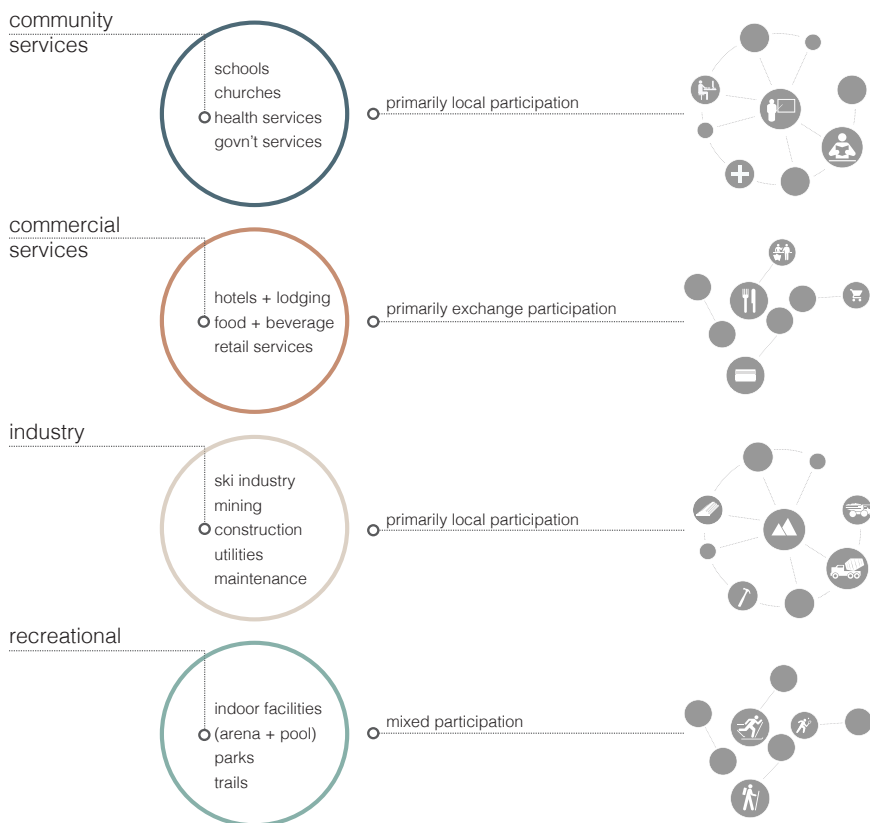
Figure 17 : Diagram demonstrating the different types of social interactions that the current program in Fernie fosters

CHAPTER 6: DWELLING AS A COMMUNITY

Norberg-Schulz identifies four modes of dwelling across multiple scales, which include "settlement", "collective", "institutional" and "private" realms where one can assess their environment to find orientation and identification in the world.[56] Following these ideas, the notion of dwelling not only refers to the physical structure of a home, but also dwelling in the philosophical sense through the act of being.[57] Therefore, if dwelling is living, then dwelling participants refer to a range of demographics all with different need sets.[58] These demographics may range from age, income, race and education, just to name a few. Consequently, in order to provide for such a diverse and dynamic demographic, as present in Fernie and other host communities, a variety of programs should be integrated to allow the demographics to dwell as part of a community in a collective or institutional sense.

In order to achieve this, it is important to reassess how the built environment can be altered to transform the current dynamics between locals and tourists to mitigate the social and cultural impacts associated with tourism. Therefore, it is necessary to consider the meaning of dwelling, as it does not just refer to the act of an individual. Instead, the notion of dwelling takes place across multiple scales, which then emphasizes the importance of social interactions as the connection across scales that link the private dweller to their collective context to create community and vice versa.[59] According to Gallent,

56 Christian Norberg-Schulz, *The Concept of Dwelling: On the Way to Figurative Architecture* (Electa: University of Michigan, 1984), 13.

57 Chris Paris, "Re-positioning Second Homes within Housing Studies: Household Investment, Gentrification, Multiple Residence, Mobility and Hyper-consumption," *Housing, Theory and Society* 26.4 (2009): 304-305, accessed October 7, 2016, doi: 10.1080/1403609080230039.

58 Nick Gallent, "Second homes, Community and Hierarchy of Dwelling," *Area,* 39.1 (2007): 102.

59 Ibid., 98.

> Dwelling is a social contract: groups have to 'do something' (engage in a process; be part of the production of social capital) in order to gain legitimacy: and this legitimacy is gained across different dimensions. For instance, there is a dimension of general socio-cultural interaction: being seen, in the pub and in the post office; being 'identified' with a place and helping to sustain common bonds. There is also an 'investment' (or indirect economic) dimension: sending children to local schools, supporting and investing in this and in other local facilities; also servicing the economy through the patronage of local shops and businesses. There is a (direct) economic dimension too: this does not just mean paying local taxes, but also working in the local economy, on the land or in the local service sector.[60]

Therefore, it is through individual actions that one begins to connect their personal life to their greater context. Interestingly enough, despite the differences between each demographic, each group participates in similar everyday dwelling activities such as playing, sleeping, working, bathing and eating.

Figure 18: Diagram representing the amount of time each demographic spends on common dwelling activities

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60 Ibid., 101.

As bathing and sleeping typically take place on a more private level, through a mapping exercise that traced a typical routine of each demographic (Figure 20), it became clear that the more public activities of playing, working and eating presented opportunity to bring the different demographics together. The areas that these activities and demographics intersected were Fernie's historic downtown and the commercial strip along the main highway.
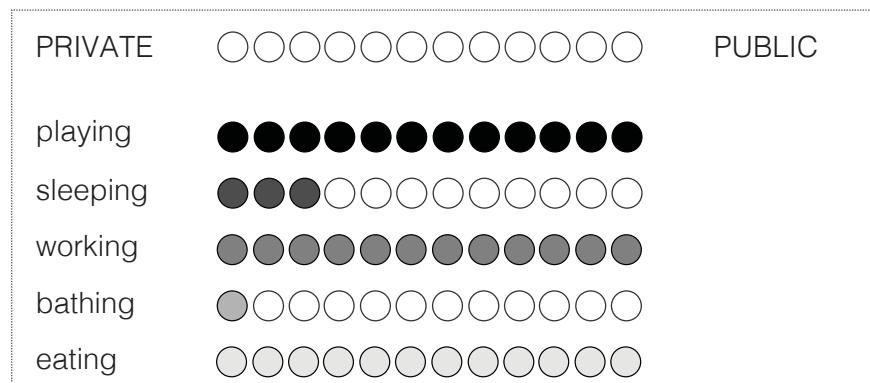

Figure 19: Evaluation of the different activities represented as a range from private to public

HIGHWAY

playing
working
eating

ZONES OF
INTERSECTION

playing
working
eating

DOWNTOWN

local + seasonal worker

residential + visiting tourist
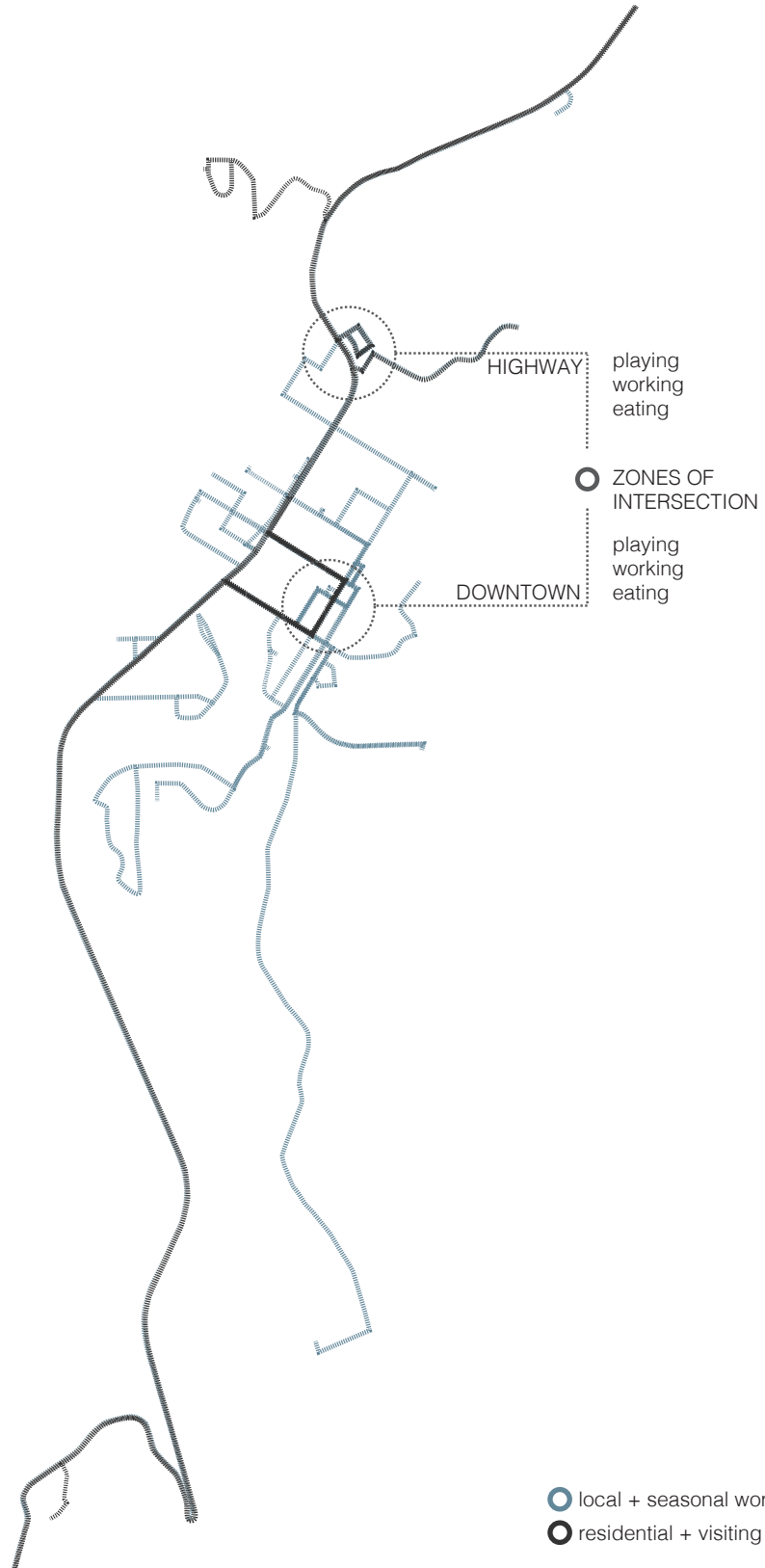
Figure 20: Diagram representing a typical routine of each demographic
that emphasizes the residential and visiting tourist's shallow presence
within the community compared to that of the local and seasonal worker

CHAPTER 7: THE FRAMEWORK

The framework will address not only how resort development and resource communities can coexist, but also how this can occur in a way to create connections between the different demographics. The framework will incorporate a holistic perspective through the use of the sustainable development pillars, the notion of dwelling collectively as part of a community and through Maslow's Hierarchy of Needs to encourage socially sustainable environments. Finally, the consideration of the issues identified with each framework have resulted in four principles that include: creating equality within the economy, designing to dissolve social barriers and to promote social inclusion, retaining the culture and authenticity of place and respecting the natural environment.

Economic Principle

The economic principle is targeted to address the lack of diversity within the industry, as well as to create more opportunity and equality among residents. Therefore, the first design principle is to provide affordable rental space that gives back to the community through creating opportunities of economic means to help offset the high expense of living in resort destinations. As the economic benefits from tourism are not equally received across the community, this would provide for more economic equality among residents.

Social Principle

The second principle aims to address the current disconnect between different demographics as a result from the current models of development within host communities. Therefore, the social principle is to design for social inclusion and break down barriers through architecture that includes diversity in program

and brings people together. As social activities range from more passive activities, such as recognizing another's presence (visual interaction), to more active activities, such as engaging in a formal program (participation interaction), this principle will not only create more program opportunities, but will also attract each demographic to come together.[61]

As architecture often creates barriers, it is important to consider how materiality, program and spatial organization combine to create socially inclusive environments. Therefore, in order to achieve this principle, it is necessary to assess how the physical environment can alter the social environment. Through consideration of informal and formal program, materiality and spatiality, the goal of this principle is to increase the frequency and strength of social interactions. This will allow residents to get to know fellow community members to help achieve a sense of security, safety and belonging in an otherwise transient environment.

Cultural Principle

As the local culture of host communities is at risk of deteriorating from imposed values on the built and social environment, it is important to consider the historical and traditional foundations that brought these towns into being. Therefore, the cultural principle is to understand the cultural context to retain the spirit of a place that makes these resource-based communities attractive destinations. This principle is important because unauthentic development alters the characteristics of the place that originally attracted residents in the first place and diminishes the sense of community these places foster.[62]

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61 Jan Gehl, *Life Between Buildings: Using Public Space* (Washington: Island Press, 2006) 12.

62 Matarrita-Cascante, Stedman and Luloff, "Permanent and Seasonal," 215.

Environmental Principle

Since leisure tourism poses both direct and indirect threats on the environment, the environmental principle focuses on locating new developments within the existing fabric to mitigate the impact that the built environment has on the natural environment. As mountain regions are a sensitive landform, protecting the natural environment is of high importance because it is the backbone of Fernie's existence and the main tourist attraction.

Additionally, sourcing materials locally and locating development in closer proximity to residents and amenities, provides the opportunity to decrease energy associated with transportation, which can further reduce the impact on the environment.

CHAPTER 8: DESIGN

Site Selection

The site was chosen based on the consideration of each principle. Environmentally, areas that were ecologically appropriate to develop were identified based on their location outside of the flood plain and were sites with low lying topography away from the base of the mountain. For the other three principles, it was important that the site was located in close proximity to culturally, socially and economically significant areas within the community. Consequently, the only area that met all four of the sustainable development pillars was Fernie's historic downtown which coincided as an existing area of intersection between demographics as revealed in the mapping routine exercise (Figure 20).

A closer look at this area led to the selection of a large, flat and empty site just outside of Fernie's Downtown as it provided the opportunity to extend the current social and economic boundaries of the downtown area. Additionally, it is situated among a variety of demographics and program. The site sits between a gentrified luxury apartment building, single-family homes and low-income apartment complexes, as well as commercial and community services.

In addition to the social opportunities presented by the site, there were physical opportunities as well. The site is located along the train track which acts as a physical barrier between the site and an existing trail network. As a result, there is potential for the design to reconnect neighbourhoods that are currently divided by the train track and, therefore, improve the overall accessibility to the site and Fernie's Downtown area.
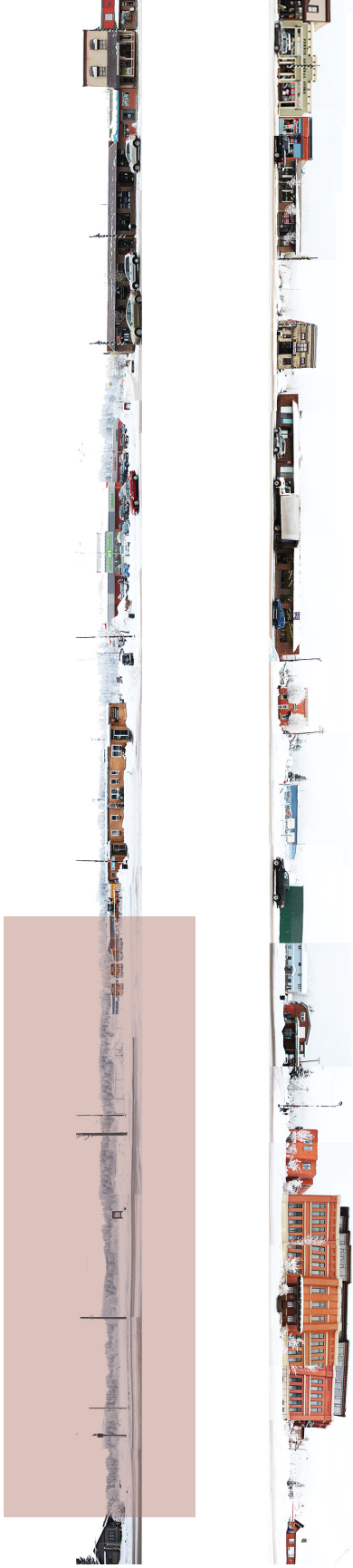
Figure 21: Photo collage filet representing the site's relationship with surrounding context, photographs by Laryssa Hornquist
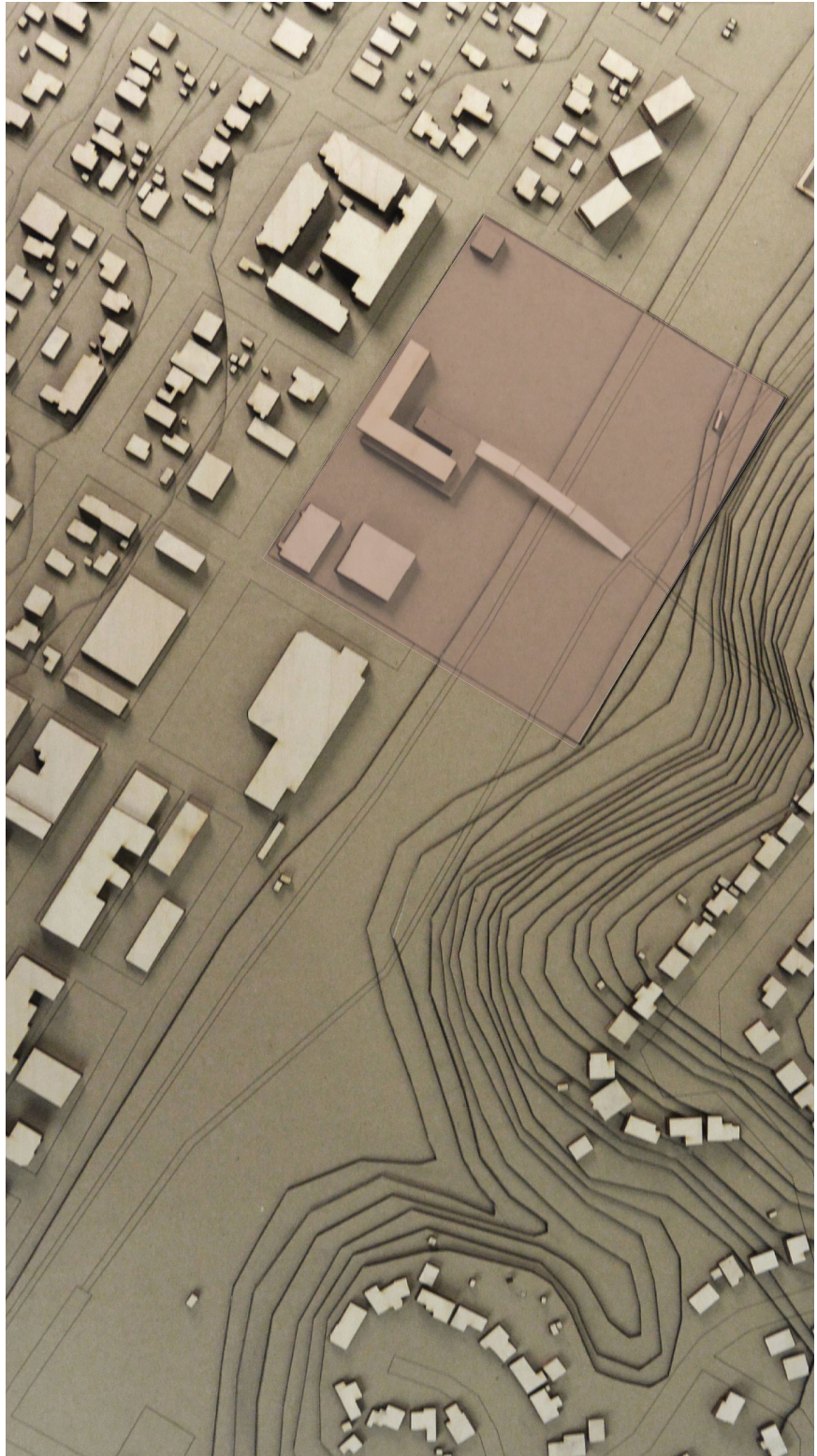
Figure 22: Model showing the plan view of the site as it is situated just outside of Fernie's historic Downtown among commercial buildings, medium-density complexes and single family homes
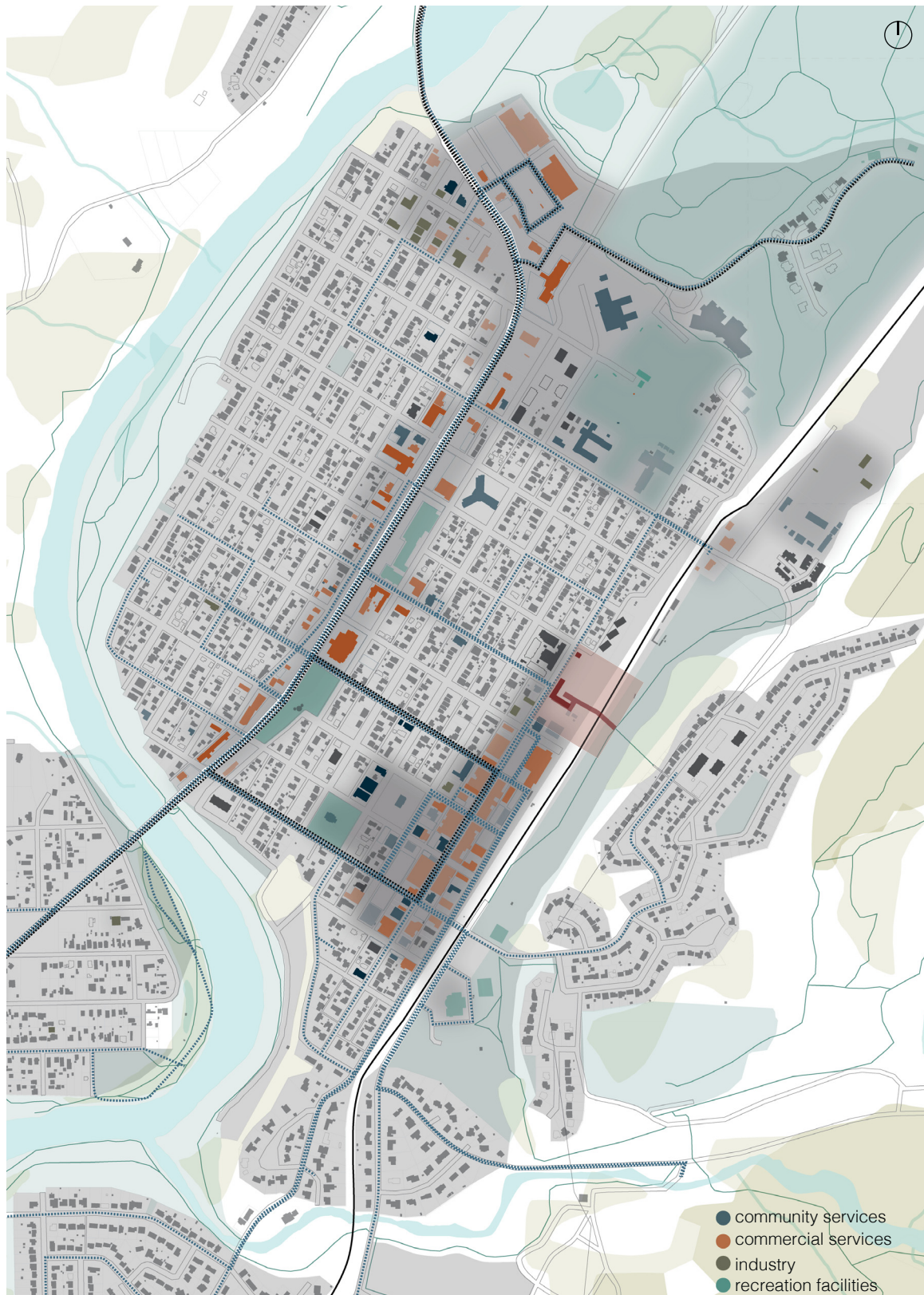
Figure 23: Map of Fernie illustrating the site selection among the existing program (NTS), GIS data collected from the City of Fernie and Natural Resources Canada under the Open Government Licence - Canada

Program Development

Proposed Program

With the recognition that Fernie's current program does not encourage interaction across the different demographics, this led to the development of a multipurpose space that can adapt for different recreational, industrial, commercial and educational uses. Fundamentally, the space has the potential to act as a small business incubator for the local population, yet be diverse enough to attract different demographics. For example, the introduction of a workshop provides access to tools to foster community growth and hands on learning, where as the incorporation of market stalls creates a place to sell goods and connect to the public through a retail exchange. Other programs to encourage interaction include a community garden, a community kitchen and a bridge to span over the train track.
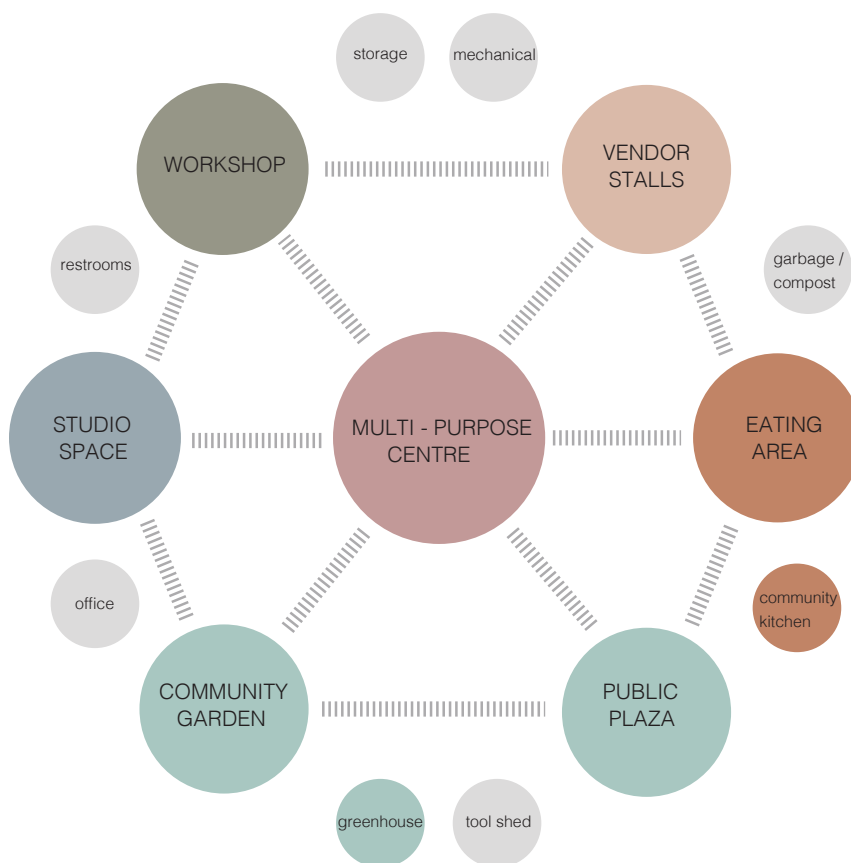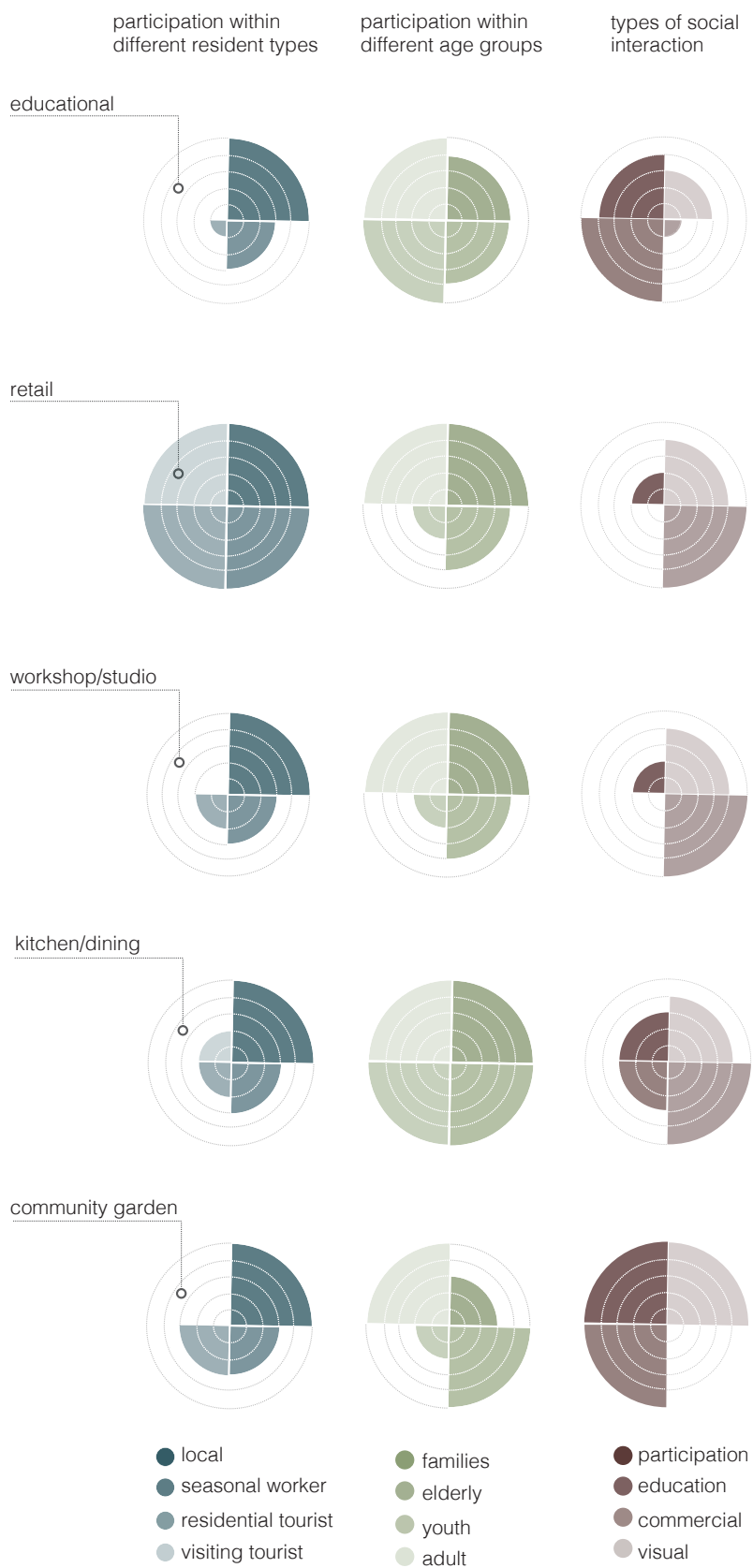
Figure 24: Proposed program

	participation within different resident types	participation within different age groups	types of social interaction
educational			
retail			
workshop/studio			
kitchen/dining			
community garden			

- local
- seasonal worker
- residential tourist
- visiting tourist

- families
- elderly
- youth
- adult

- participation
- education
- commercial
- visual

Figure 25: Analysis of proposed program

Design Strategy

After assessing the programmatic and design needs of the different demographics within the community, a design strategy unfolded to create a series of guidelines to inform the design development. More specifically, guidelines one to five informed the development of the program and the building form, whereas guidelines six to eight informed the spatial development within the building, as well as the material palette.

1. Create access to affordable goods and space to rent.

2. Create opportunities for gathering and engaging the community atmosphere.

3. Provide strong contextual connections to roads, paths and views.

4. Create opportunities to learn new skills and provide access to required tools.

5. Provide program diversity to successfully attract a variety of demographics.

6. Create an accessible space for an aging population.

7. Create a flexible space to adjust to the changing need sets of the demographics over time.

8. Create culturally authentic architecture.

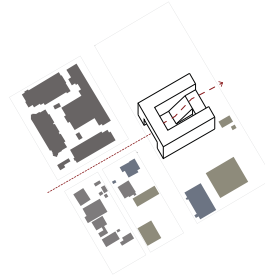1. affordable goods + rental space
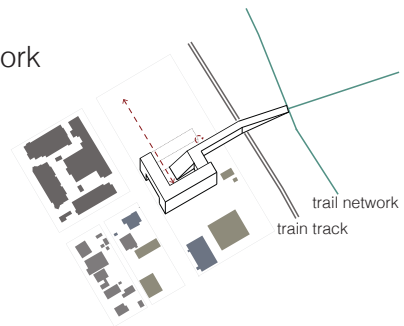
2. gathering + engaging community

SUBTRACT

3a. contextual connection: roads

PUSH

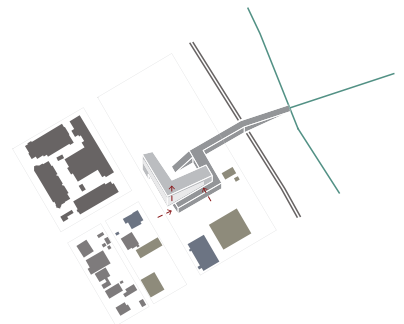3b. contextual connection: trail network

ROTATE

trail network
train track

3c. contextual connection: views
4. learn new skills + access to tools
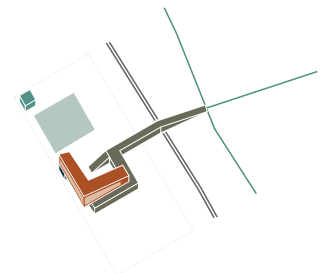   (served and servant)

PUSH + PULL

5. program diversity

ADD

Figure 26: Diagram of the massing development using guidelines 1-5

As a result, the building took on an orthogonal form that gently spirals up towards the street front where the upper level sits on two separate buildings on the ground floor. In addition to providing a direct connection between the street front and the outdoor plaza on the ground floor, this design move frames the main intersection.

Figure 27: Image of site model emphasizing the building framing the street intersection

Material Palette

The materials were chosen based on their economic and cultural significance which include concrete, natural vegetation, wood and the mountain views. In addition to being sourced locally and supportive of the local economy, the rough nature of concrete is symbolic to the nature of the trade industries within the community. Within the building, concrete is used to ground the main programmatic components within the design, such as the workshop and studio space. While the wood is also locally sourced, it is representative of tourism as a newer industry within the community. The wood structure sits on the concrete and houses the more social program within the building, such as the market space. Wood is also used in details throughout the design to suggest places of interaction, such as benches, tables and partitions.

Where the wood and concrete are cut away, the building embraces the natural context of the site through the concept of

borrowed landscape. On the ground level, there are opportunities to experience the natural vegetation around the building and on the second level, there are opportunities to experience the views of the surrounding mountain landscape.

Figure 28: Images demonstrating the surrounding views and landscape

Additionally, wood louvres were applied to the southeast and southwest facade to control the amount of heat that the building receives. On the upper level, the louvres were used to create an experiential journey that encourages users to move further into the building towards the light and the surrounding views.
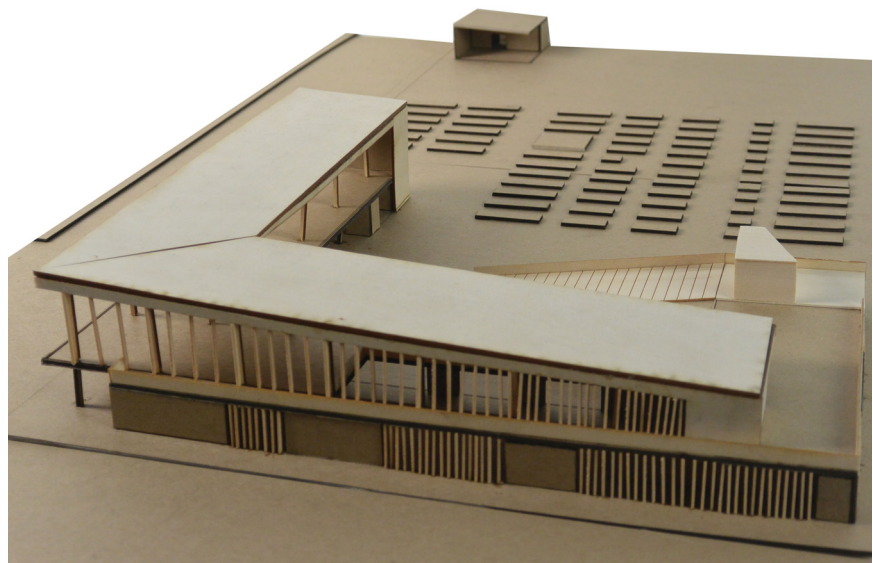

Figure 29: Building model demonstrating the gradient of louvres on the upper level that open the space up to light and surrounding views

1. greenhouse
2. community garden
3. community kitchen
4. outdoor plaza
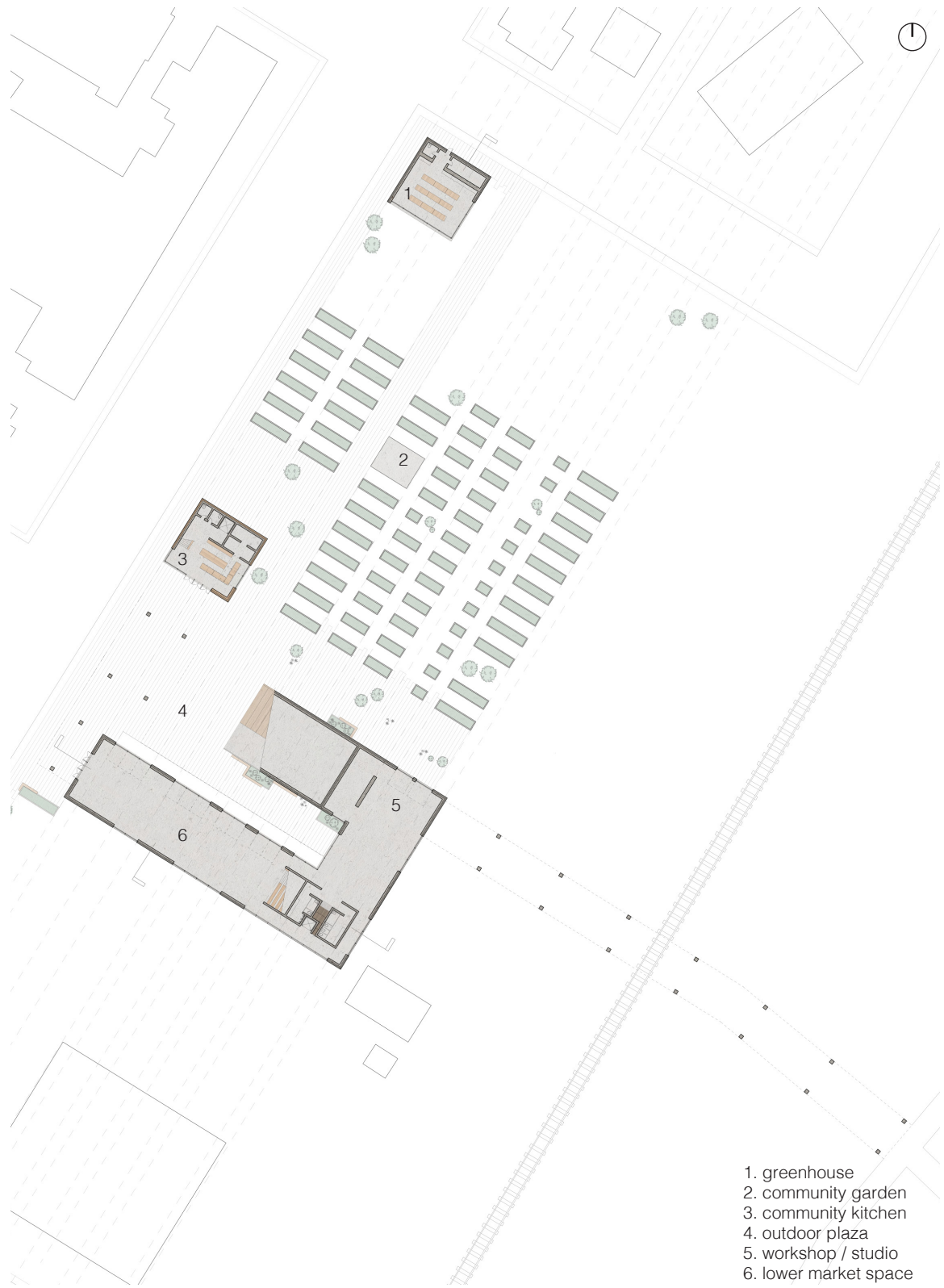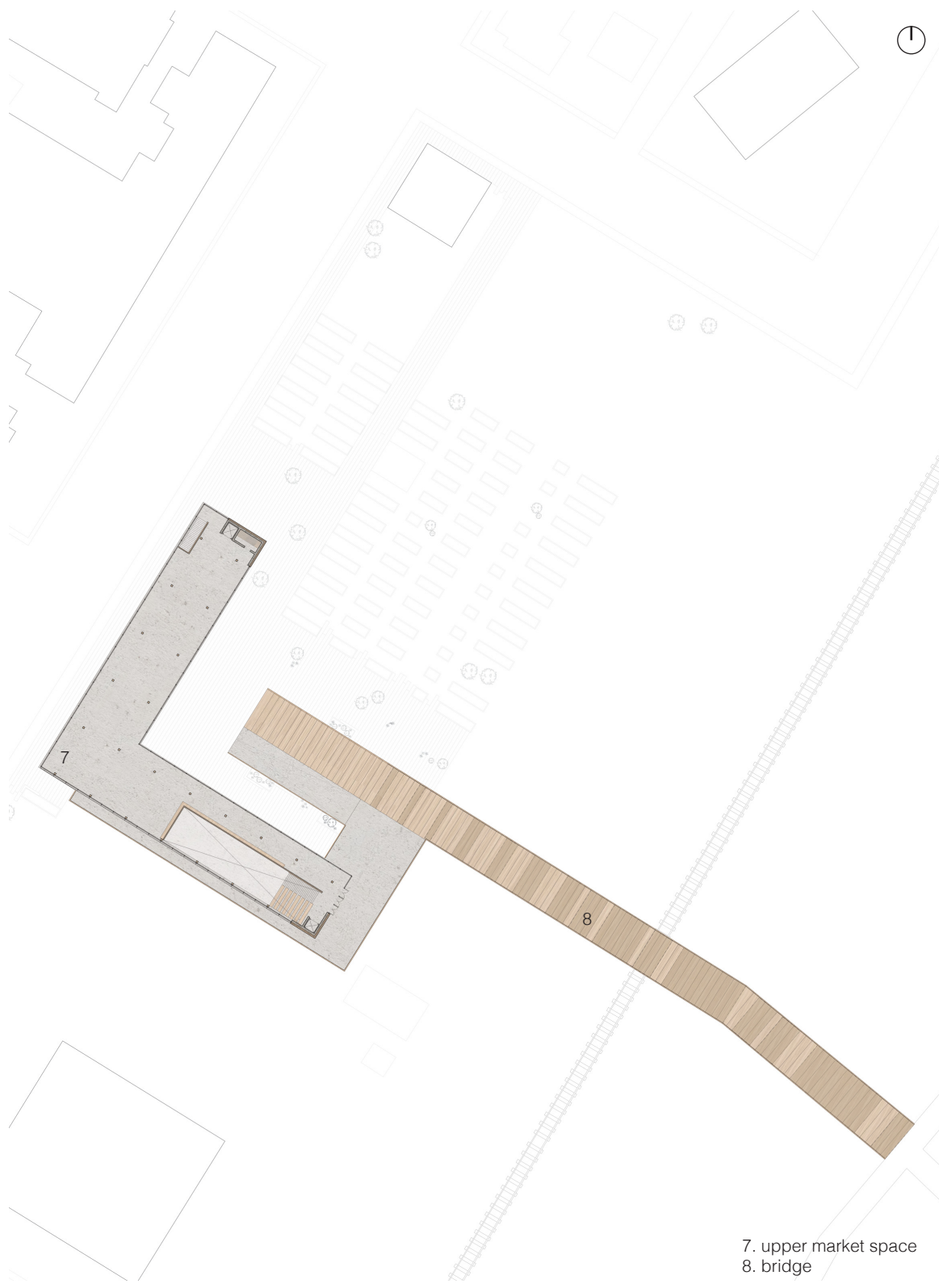5. workshop / studio
6. lower market space

Figure 30: Ground floor plan (NTS)

7. upper market space
8. bridge

Figure 31: Second floor plan (NTS)

Figure 32: Cross section

Figure 33: Longitudinal section

Community Garden

The community garden is situated in the middle of the site where it has the opportunity to grow and shrink depending on the needs of the demographics and future development on the site. While the garden would only be utilized in the summer and shoulder seasons, it is a participation and educational activity that may appeal across different demographics. For example, events and educational programs within the garden would allow the elderly to pass along their knowledge to the other demographics, including the youth. As a programmatic element on its own, the garden also serves the market, the greenhouse and the community kitchen.

Figure 34: Render of the community garden

Greenhouse

The greenhouse is situated on the corner of the site as a supporting programmatic element to the garden. Through the use

of thermal characteristics within the design, the greenhouse can be used throughout the winter months to support educational and participation interactions.

Figure 35: Render of the greenhouse

Community Kitchen

With direct access to the community garden, the community kitchen encourages all four of the social interactions as an opportunity to appeal to the different user groups within Fernie. For example, whether it is through buying a cup of coffee, attending a cooking class, or watching a cooking competition, the community kitchen has the potential to foster a sense of community and encourage social inclusion.

Figure 36: Render of the community kitchen

Workshop / Studio

The workshop is situated on the ground floor with direct access to the outdoors for overflow space, as well as for the use of heavier machinery. As a programmatic element that provides work space and access to tools, the workshop not only encourages residents to learn new crafts, but also assists with job security within the community. As coal mining is dependent on market prices and the ski hill is dependent on the seasonal patterns, both industries undergo staff layoffs throughout the year, leaving local residents without work. For example, through providing this program, a welder without work, can practice their trade within the workshop and then sell their goods at the market. Additionally, as an adaptable space, there is potential for the workshop to engage all demographics through classes and events that promote visual, participation and educational interactions.

Figure 37: Render of the workshop

Plaza

The outdoor courtyard has the potential to be an event space, market overflow or just a circulation hub connecting the recreational trail network to Fernie's Downtown. Regardless of the additional programs incorporated into the plaza, this outdoor space on its own has the potential to encourage visual, participation and educational interactions among users. Overall, it has the potential to become an important gathering place within the community as Fernie currently does not have a public square.

Figure 38: Render of the plaza

Bridge

As a circulation component, the bridge's main function is to reconnect disconnected neighbourhoods by improving the overall accessibility of the site as the bridge spans the train track. Acting as a physical connection to bring people together socially, the bridge plays on the notion of borrowed landscape where the wood incorporated onto the ramp wraps up to enclose parts of the bridge to frame specific views throughout one's journey.
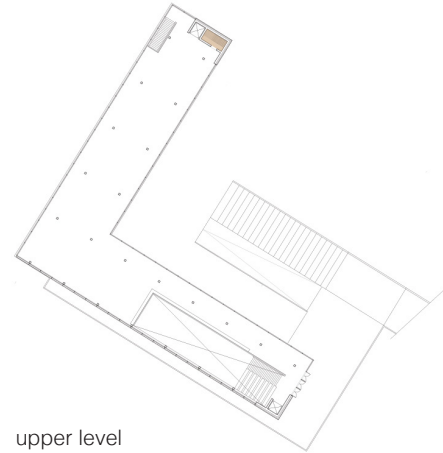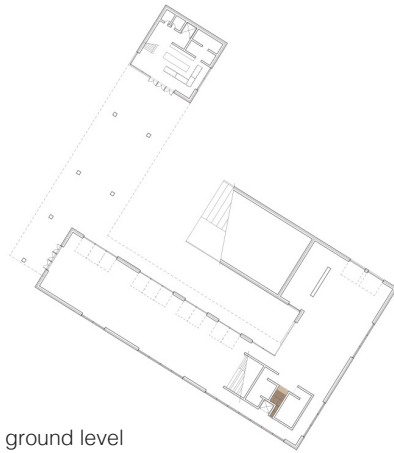
Figure 39: Render of the bridge
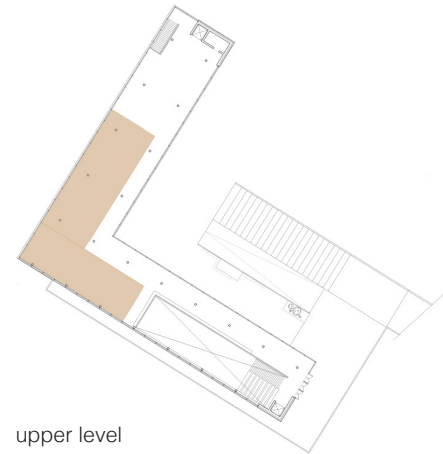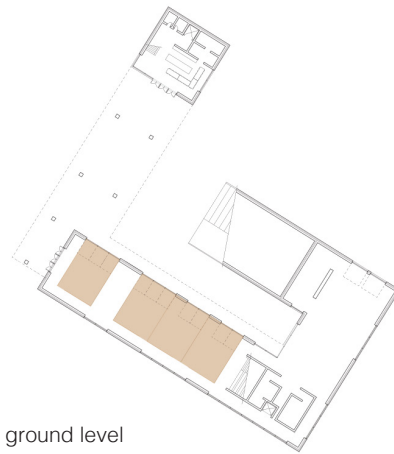
Flexible Program

As previously mentioned, the majority of the building follows an open floor plan to allow for adaptability in program, as the needs of the demographics change over time. Through the use of partition walls, both the main space on the ground and upper level can be transformed from an open event space to either smaller rooms for educational and recreational opportunities or to a commercial market space by folding the partitions down into tables.

EVENT SPACE

ground level

upper level

EDUCATIONAL / RECREATIONAL

ground level

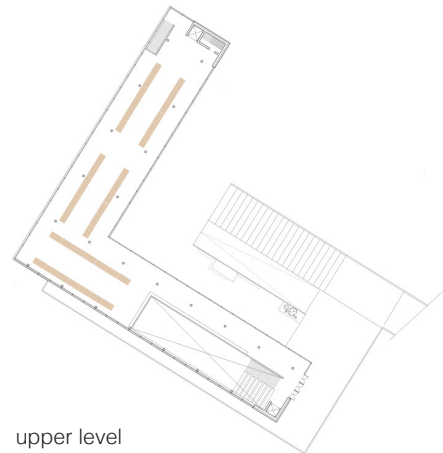upper level

COMMERCIAL

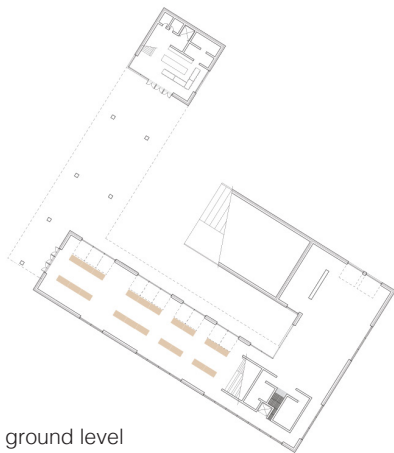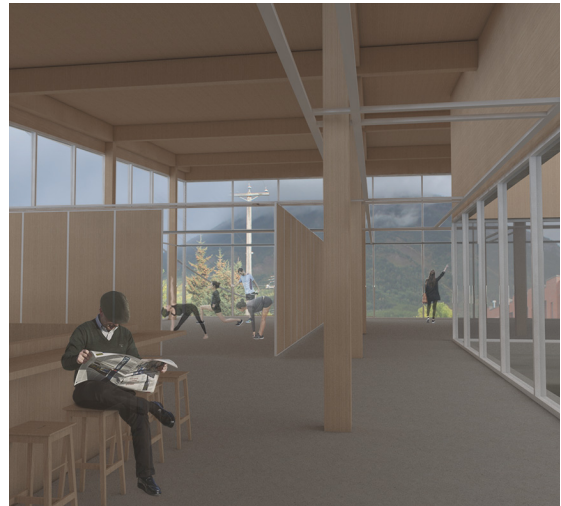ground level

upper level

Figure 40: Floor plans demonstrating the different configurations of partitions

EVENT SPACE

EDUCATIONAL / RECREATIONAL

COMMERCIAL

Figure 41: Renders representing the different lower and upper floor configurations
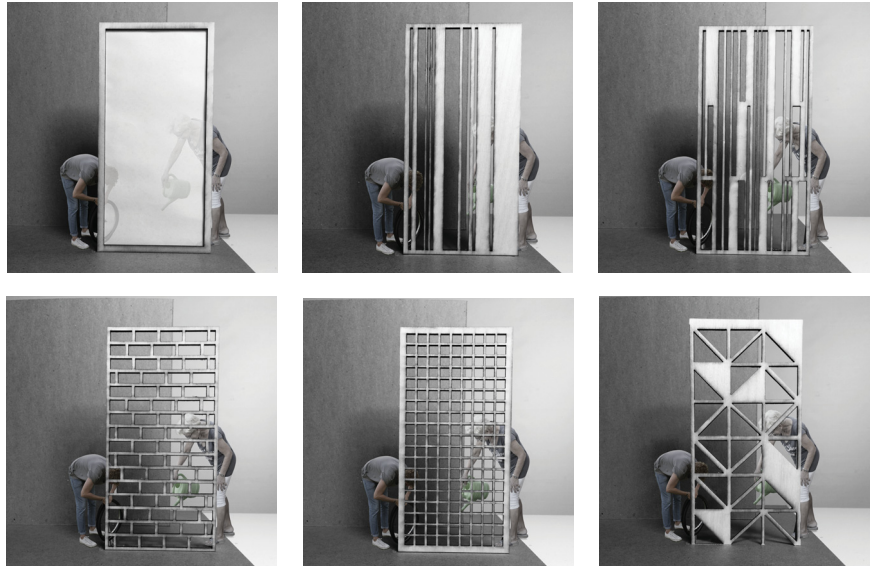
Figure 42: Screen exploration demonstrating different levels of opacity and the effect it would have on visual interactions

More specifically, in addition to varying in function, these partitions can vary in their levels of opacity allowing for different depths of visual interaction depending on the privacy required for the program. For example, a yoga class partitioned off with semi-transparent screens may entice an onlooker to participate in the class. While each configuration alters the type and strength of each social interaction that occurs, the space itself has the ability to attract and engage all demographics.

CHAPTER 9: CONCLUSION

The objective of this thesis is to develop an architectural solution that allows host communities to reap the positive benefits of tourism without losing their identity and without causing segregation between demographics. Through encouraging participation and interaction, architecture can be used as a tool to transform tourists from consumptive tourists to productive ones that contribute to the creation of community.

As currently practiced, tourism development has negative effects on the natural, social and cultural environment. However, through creating equality within the economy, designing to dissolve social barriers and to promote social inclusion by the integration of program, understanding the culture and authenticity of place and respecting the natural environment, architecture can be utilized as a tool to improve the impact that tourism has on the host community as demonstrated within this thesis.

proposed development

ECONOMIC (+)
- job creation
- external monetary input
- equality

ENVIRONMENT(+)
- ecologically sensitive
- source locally

SOCIAL (+)
- social inclusion
- program diversity
- flexible design

CULTURE (-)
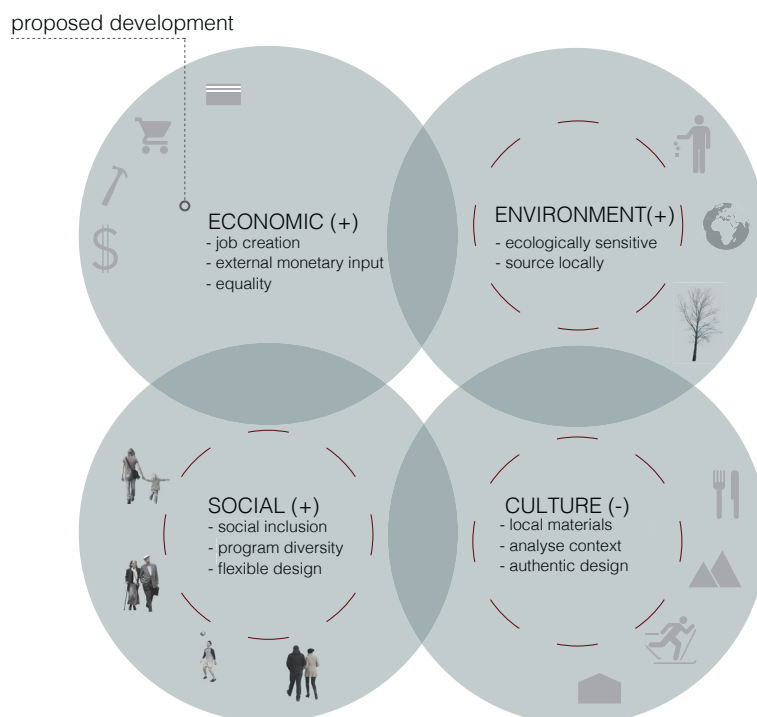- local materials
- analyse context
- authentic design

Figure 43: Diagram demonstrating how architecture can improve the social, cultural and environmental consequences of tourism development

Contribution to Discourse

As solutions for the negative impacts of tourism are mainly discussed within government legislature and planning policies, this thesis expands the architectural discourse by offering a methodology for designing within resource-based communities that have incorporated tourism into their economy.

Future Work

While the more public activities of dwelling were used as the foundation for program development, the activities of bathing and sleeping were left out. Therefore, it would be interesting to incorporate those activities into the thesis on a more public scale, for example, through social housing, dormitories or public baths.

Additionally, it would be interesting to imagine the future implications of the site and the community itself as further development occurs. Therefore, a map of the community twenty years in the future would provide insight into the design principles and how they could be applied at different scales.

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