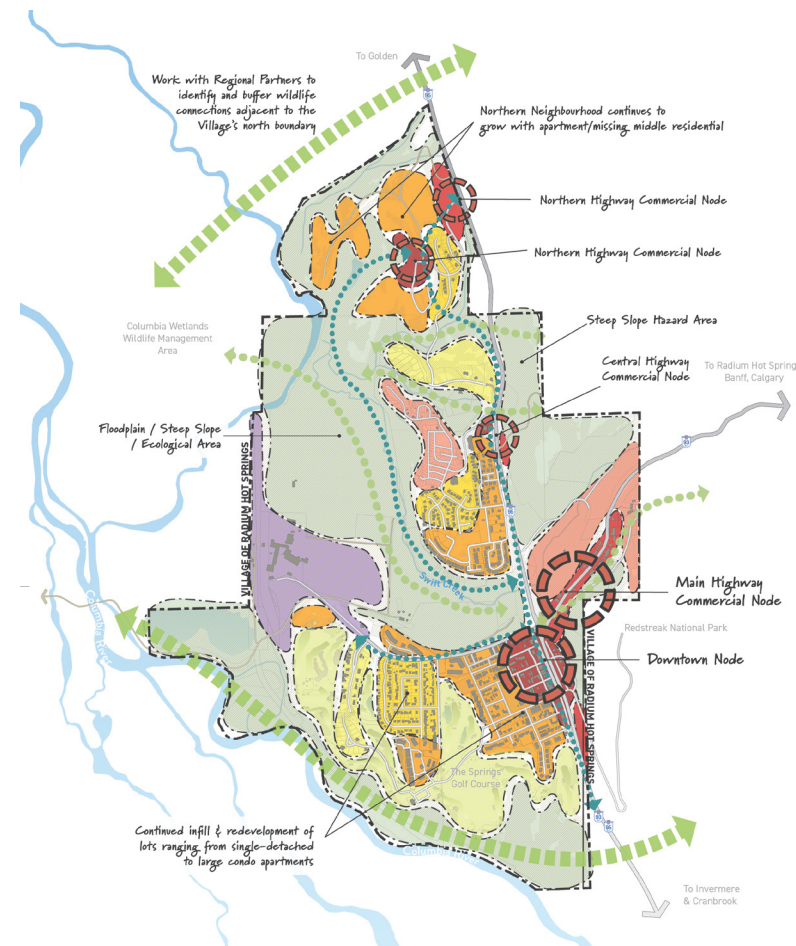


GROWTH CHOICES



We heard from you during the May 2024 engagement that you wanted a future with balanced growth, including growth within both existing and new areas. This could be done in few different ways. Which scenario do you feel is best for the future of the Village? Share your ideas!



A CONCEPT 'A' Edge-to-Edge

Concept 'A' Edge-to-Edge proposes a future where the Village continues the status quo and builds out to its edges. Concept A would have limited restrictions on housing developments and short-term vacation rentals while allowing multiple commercial sites in north and south Radium Hot Springs.



B CONCEPT 'B' North + South

Concept 'B' North + South proposes a future with 3 key commercial nodes in the Village: (1) Downtown, (2) Highway 93, and (3) a new one in North Radium. This concept helps North Radium develop as a complete neighbourhood with local amenities, while also focusing on strengthening the Downtown, and redeveloping Highway 93.



C CONCEPT 'C' Grow In

Concept 'C' Grow In proposes a future where the Village focuses development in existing areas and only grows outward when there is no more vacant properties in the existing areas. Concept C includes environmental protection of sensitive lands in the north and focuses commercial development in the Downtown.



REPORT CARD COMPARISON OF CONCEPTS

A Concept 'A'

B Concept 'B'

C Concept 'C'



COMMERCIAL DEVELOPMENT

Downtown	WEAK	A	B	C	STRONG
Highway 93 Area	WEAK	A	B	C	STRONG
North Radium	WEAK	C	A	B	STRONG



ENVIRONMENTAL & HAZARD LAND PROTECTION

WEAK	A	B	C	STRONG
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NET TAX REVENUE (Estimated Taxes Minus Infrastructure Costs)

LOW	A	B	C	HIGH
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AFFORDABLE HOUSING (Estimation of Opportunities & Locations)

LOW	A	B	C	HIGH
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NORTH RADIUM DEVELOPMENT OPPORTUNITIES

LOW	C	B	A	HIGH
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SOUTH RADIUM INFILL DEVELOPMENT OPPORTUNITIES

LOW	A	B	C	HIGH
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Collective

OUR PATH FORWARD

VILLAGE OF radium hot springs

A CONCEPT 'A'

EDGE-TO-EDGE

Features:

- Minimal regulations, allow free-market to lead
- Continued northward expansion of housing development
- Focus commercial development in the existing Downtown with smaller commercial nodes throughout the Village
- Place only limited regulations on short-term vacation rentals / emphasize creating more housing units
- Minimal environmental / natural areas protection

Key Trade-offs:

- Allow market to lead, which may or may not achieve desired outcomes
- Increased spending and potential lower cost-recovery for infrastructure expansion.
- Focus on creating more housing rather than restricting short-term vacation rentals (e.g. Airbnb)
- Leave existing residential areas to evolve naturally
- Outward expansion areas may be more difficult to protect in the case of wildfire

LEGEND

- | | |
|------------------------------------|--------------------------------------|
| Village of Radium Hot Springs | Commercial Node |
| Existing Lots | Downtown Commercial |
| Main Roads | Highway Commercial |
| Secondary Roads | RV Park Commercial |
| Unpaved Roads | Apartment/Missing Middle Residential |
| Waterbodies | Missing Middle Residential |
| Existing Buildings | Single-Detached / Estate Residential |
| Pedestrian Routes | Industrial |
| Major Wildlife Connection | Golf Course |
| Minor Wildlife Connection | Natural & Hazard Area |
| Lands with Development Constraints | |





B CONCEPT 'B'

NORTH + SOUTH

Features:

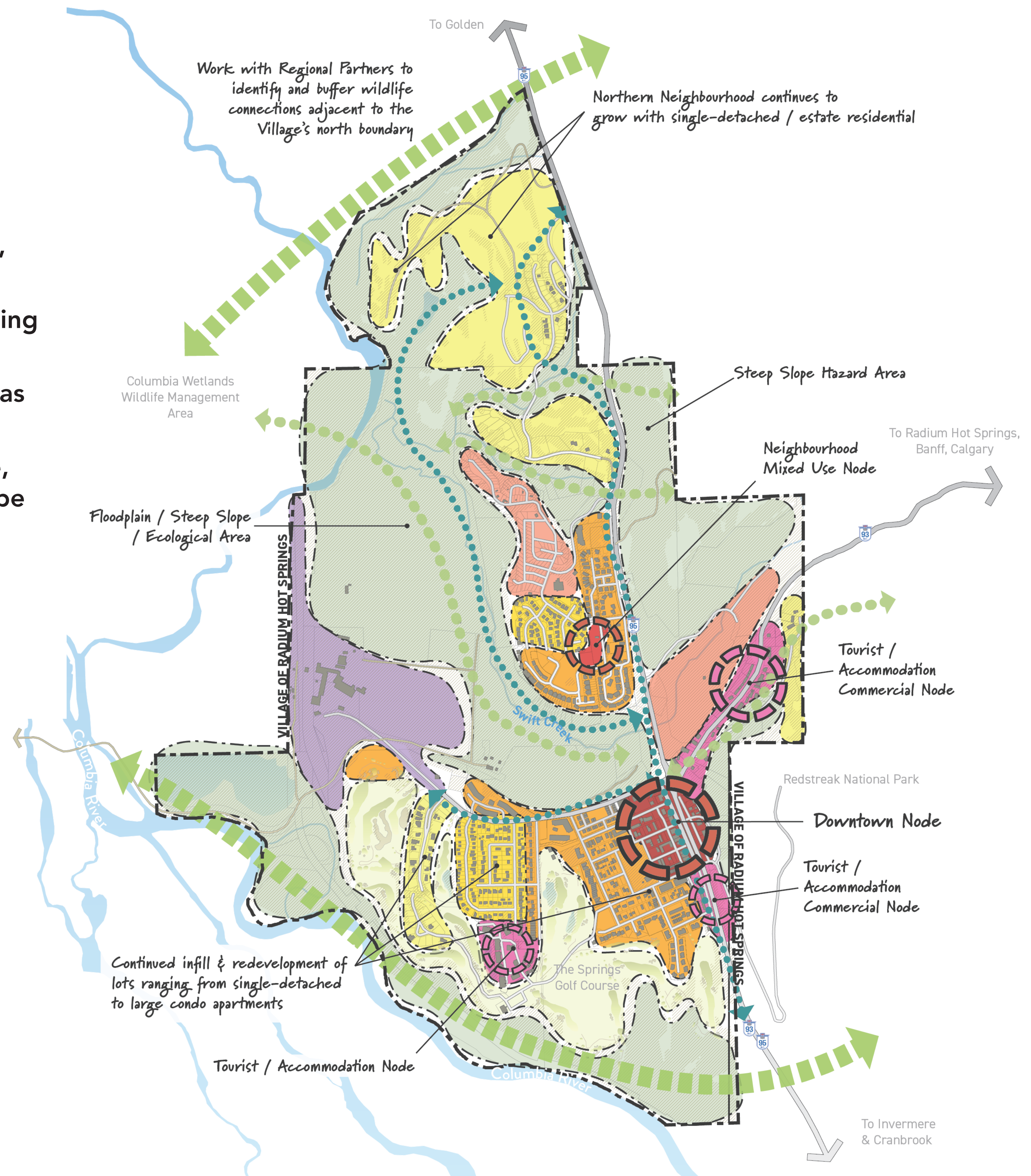
- Moderate regulations, direct development to desired areas
- Create a new mixed-use node in North Radium
- Limit northward expansion and focus on creating two commercial / mixed use nodes
- Limit short-term vacation rentals to commercial areas
- Moderate environmental / natural areas protection

Key Trade-offs:

- Create two commercial areas, rather than one
- Prioritize infill before expanding outward
- Leave existing residential areas to evolve naturally
- Save money on infrastructure, but creation of housing may be slower

LEGEND

- | | |
|------------------------------------|--------------------------------------|
| Village of Radium Hot Springs | Mixed Use Commercial Node |
| Existing Lots | Downtown Mixed Use |
| Main Roads | Neighbourhood Mixed Use |
| Secondary Roads | Tourist / Accommodation Commercial |
| Unpaved Roads | RV Park Commercial |
| Waterbodies | Apartment/Missing Middle Residential |
| Existing Buildings | Missing Middle Residential |
| Pedestrian Routes | Single-Detached / Estate Residential |
| Major Wildlife Connection | Industrial |
| Minor Wildlife Connection | Golf Course |
| Lands with Development Constraints | Natural & Hazard Area |





C CONCEPT 'C'

GROW IN

Features:

- Strongest regulations, direct development to key areas
- Focus commercial development in existing Downtown
- Restrict northward expansion until other areas are built out
- Limit short-term vacation rentals to one area
- Strong environmental / natural areas protection

Key Trade-offs:

- Commercial opportunities focused / limited to one area
- Focus and incentivize development in areas that are ready for redevelopment (older structures) or underutilized parcels
- Focus on housing for long term residents by limiting short-term rentals
- Protection of environmental and natural areas, which limits new 'greenfield' land available for development

LEGEND

Village of Radium Hot Springs

Existing Lots

Main Roads

Secondary Roads

Unpaved Roads

Waterbodies

Existing Buildings

Pedestrian Routes

Major Wildlife Connection

Minor Wildlife Connection

Lands with Development Constraints

Mixed Use Commercial Node

Downtown Mixed Use

Neighbourhood/Highway Mixed Use

RV Park Commercial

Apartment/Missing Middle Residential

Missing Middle Residential

Single-Detached / Estate Residential

Comprehensive Planning Area

RV Park or Residential Infill

Industrial

Golf Course

Natural & Hazard Area

