

# OUR <sup>^ Inspired</sup> PATH FORWARD

## WHAT WE HEARD REPORT

VILLAGE OF radium  
hot springs

Official Community Plan  
Zoning Bylaw

Last Updated October 10, 2024



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## 1 EXECUTIVE SUMMARY

The Radium Community Plan project began in April 2024 and kicked off public engagement on May 28-29, 2024 with numerous activities. Village Engagement Week activities included Coffee Chats, a packed house for a speaker night with Chris Fields, a full bus for a community tour, and a youth night at Screamers. In addition to the in-person engagement events, an online survey was available May 28 until June 30, receiving a total of 107 responses. To support the project and involve a broad spectrum of representative groups and demographics, an advisory committee was formed and held its first orientation meeting on June 27.

The first phase of community engagement was to develop a 10-year vision, guiding principles and to understand key challenges, opportunities and ideas. This first phase also informed the development of draft growth scenarios that will be used to guide policy development for the Community Plan.

**Several key areas of discussion emerged through conversations with the community and feedback received:**

- Keep the small-town charm and vibrancy of the community
- Grow and diversify the local economy
- Housing affordability and availability
- Services for families, youth, and seniors
- Gaps in the current Zoning Bylaw
- Opportunities for small commercial businesses within neighbourhoods
- Vibrant downtown as a hub for commercial activity
- Increase of recreation features, parks, and pathways
- The need for more recreation facilities which offer activities year-round
- Local amenities such as health facilities and professional services
- Where and how new growth and development should occur

**More details on the key themes and areas of discussion can be found in section 4.2.1.**

The project team launched the second round of community engagement on August 19 with a survey and several in-person events from August 21 – 23. This engagement focused on introducing the proposed “Big Moves” and draft ideas to the public and gather feedback on whether they reflect the needs and desires of the community. The public survey was available

from August 19 – September 30 and received 103 responses. Many conversations took place through a series of events including Book a Chat, Coffee Chats, Community BBQ, Advisory Committee Workshop, and the Market on Main.

August engagement themes were developed using the feedback from the Village Engagement Week in May 2024. These themes were presented to the community for feedback and the community was supportive of the proposed draft directions for the Community Plan.

- **Guiding Principles:** six draft Guiding Principles were presented to the community and there was overall support, with small edits to incorporate to reflect feedback heard.
- **Year-Round Village Strategy:** the community supports implementing Mixed-Use Development incentives and prioritizing Village infrastructure investment in key areas.
- **Short Term Vacation Rentals:** throughout the survey feedback and conversations with the community, the project team heard there was a strong desire to restrict the number of STVRs and limit their locations to the Downtown and “Motel/Hotel Alley.”
- **Growth Scenarios:** three growth scenarios were presented to the community and there was strong support for Concept C - “Grow In” (focus on intensifying the Downtown, environmental protection and planned growth in the north) with some elements from the “North + South” concept being incorporated to provide small commercial opportunities in other areas of the community.

More details on the outcomes from the August engagement can be found in section 9.1.1.

## 2 BACKGROUND

To ensure the Official Community Plan and Zoning Bylaw reflect the values of the community, the project team is committed to engaging citizens in an effective and meaningful way. The focus of Village Engagement Week was to raise awareness of the Official Community Plan Project, reach year-round residents, and begin to dig into the community’s vision for the future of Radium Hot Springs. In-person engagement events focused on engaging community members where they already gather and aimed to inspire people to think about what kind of community they envision in 10 years.

## 3 PROJECT TIMELINE

Project Start.....	April 2024
Village Engagement Week.....	May 28 – 29, 2024
Coffee Chats @ Big Horn Café.....	Tuesday, May 28
Speaker Night.....	Tuesday, May 28
Coffee Chats @ Big Horn Café.....	Wednesday, May 29
Community Tour / Walk & Bus.....	Wednesday, May 29
Youth Night @ Screamers.....	Wednesday, May 29
Community Survey.....	May 28 – June 30, 2024
Advisory Committee Orientation.....	June 27, 2024
August Engagement Week & Draft Directions.....	August 21 – 23, 2024
Draft Documents Reveal.....	November 2024
Community Plan Approval Process.....	February – March 2025



## 4 VILLAGE ENGAGEMENT WEEK

### 4.1 Events & Activities

#### 4.1.1 Coffee Chats @ Big Horn Café

Two Coffee Chats events were hosted at the Big Horn Café to meet community members in a location where they already gather. These events provided an opportunity for folks to chat with the project team, learn more about the project, give feedback on poster boards, and complete a survey or application for the Community Plan Advisory Committee. The goal for the project team was to learn more about the values of the community and collect feedback to form the Vision and Guiding Principles of the Community Plan. Questions were generally more open ended with the goal of receiving broader feedback to identify opportunities and concerns of community members.



#### 4.1.2 Speaker Night: What if Communities Could Achieve the Exceptional?

Hosted at the Radium Hot Springs Public Library, this event included a drop-in time similar to the Coffee Chats events. Building on the broader visioning questions introduced to the community at the Big Horn Café, more specific questions were asked using Feedback Frames (see section 4.2.2). The community “Vision Path,” located in the library, was also launched as a creative, community led project.

Participants then stayed for a dynamic and interactive presentation by Chris Fields, aimed to inspire the community to think a little bit differently about how they envision the future, and more importantly, how to achieve those goals.



### 4.1.3 Community Tour

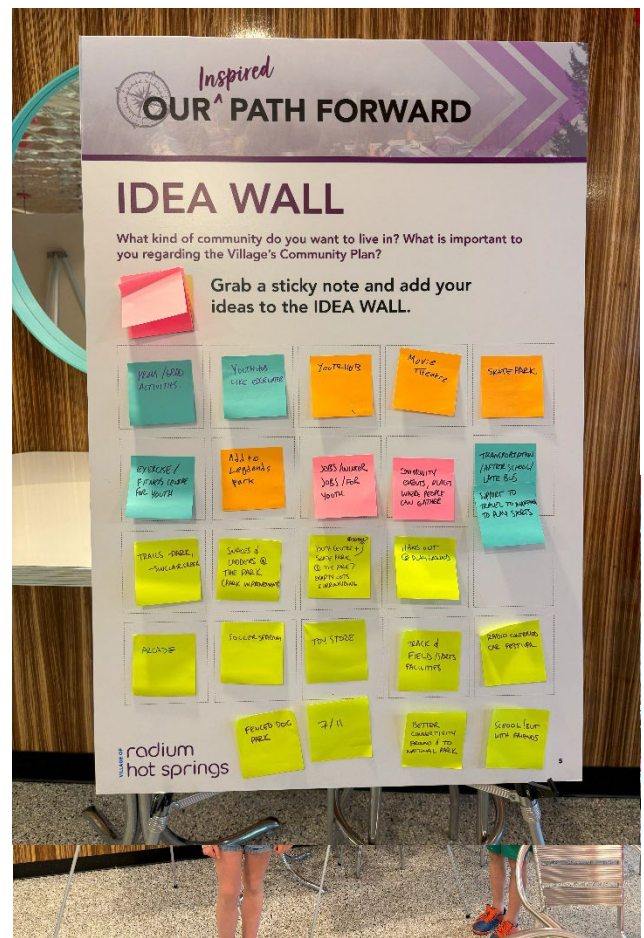
A community tour is a great way to notice elements of your community in a new light. The project team and Village of Radium Hot Springs staff hosted a group of community members on a tour to discuss key planning topics such as housing diversity, growth, and neighbourhoods. This event was supported by bus to take the group to different neighbourhoods and explore Radium.

Key locations included:

- **Downtown** with a discussion about filling in empty spaces and how downtown could be designed to be attractive on both the highway side and neighbourhood side.
- **North Radium** with a discussion on what's missing and the possibility of small neighbourhood commercial areas or gathering spaces, as well as discussion about active transportation access in north Radium.
- **Highway 93** (hotel district) with a discussion on the future for this area as the current buildings age.

### 4.1.4 Youth Night

Several youth from grades 5 to 12 joined a youth night event at Screamers, coordinated in partnership with the Columbia Valley Youth Network. Youth agreed there is a lack of activities and services for them in the community, and that they must go to surrounding communities for school and after school activities. Suggestions were added to the Idea Wall and included: prom/grad activities, a youth hub/centre, movie theatre, skate park, fitness centre for youth / sports facilities, employment opportunities, community events and places to gather, increased transportation options for after school activities and locally (e.g. to the national park), more trails and parks (or expansion of Legends Park), an arcade, soccer stadium, local shops such as a toy store and 7/11, festivals, a fenced dog park, and a local school.







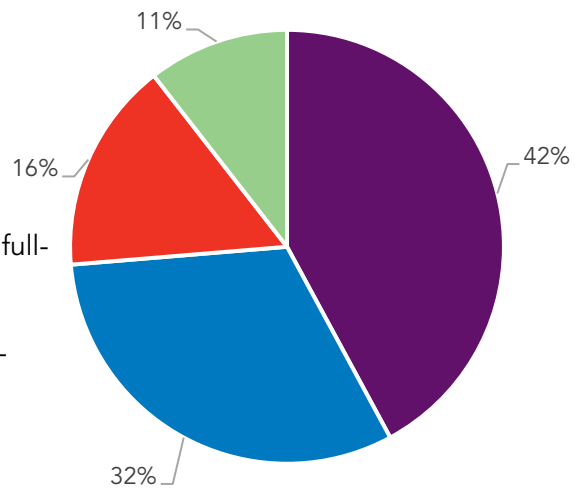
### 4.2.3 Feedback Frames

Feedback Frames are a great way to gauge how the community feels about a certain issue by using anonymous voting and simple questions. Feedback Frames were used during the Speaker Night to better understand community priorities and values for the future.



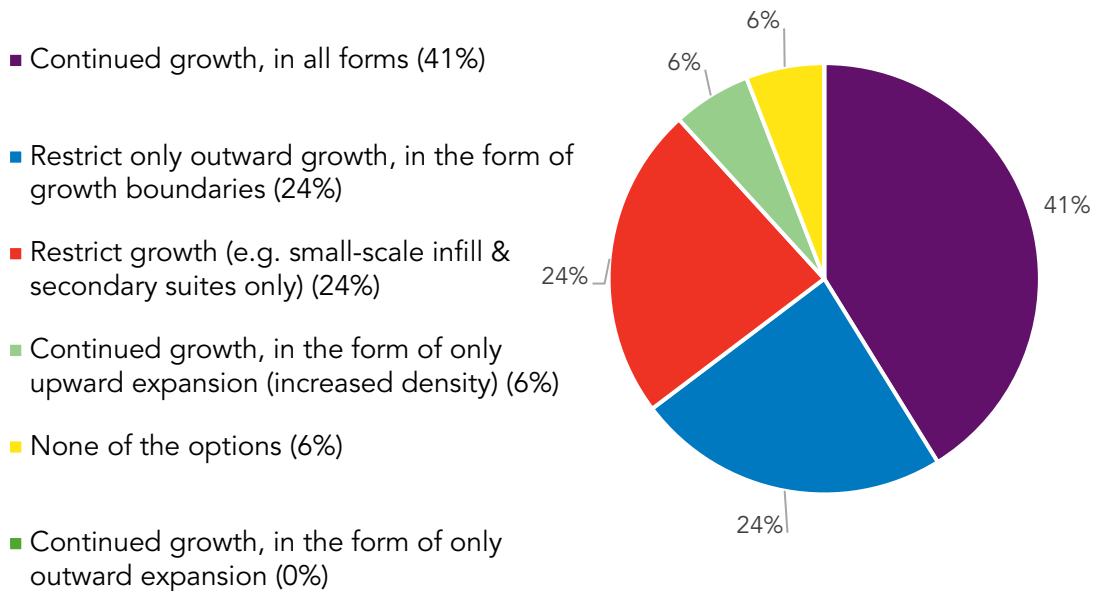
### Describe your living situation in Radium Hot Springs

- Full-time Resident (<10 years) (42%)
- Full-time Resident (>10 years) (32%)
- Part-time Resident, Looking to move here full-time (16%)
- Part-time Resident, Happy to be here part-time (11%)
- Visitor (0%)



The majority of respondents were full time residents, with 42% being a resident for less than 10 years and 32% for more than 10 years. Given that it was the month of May, it was anticipated more full-time residents would be engaged, as part-time residents are more likely to be in Radium Hot Springs during the summer months or winter holidays.

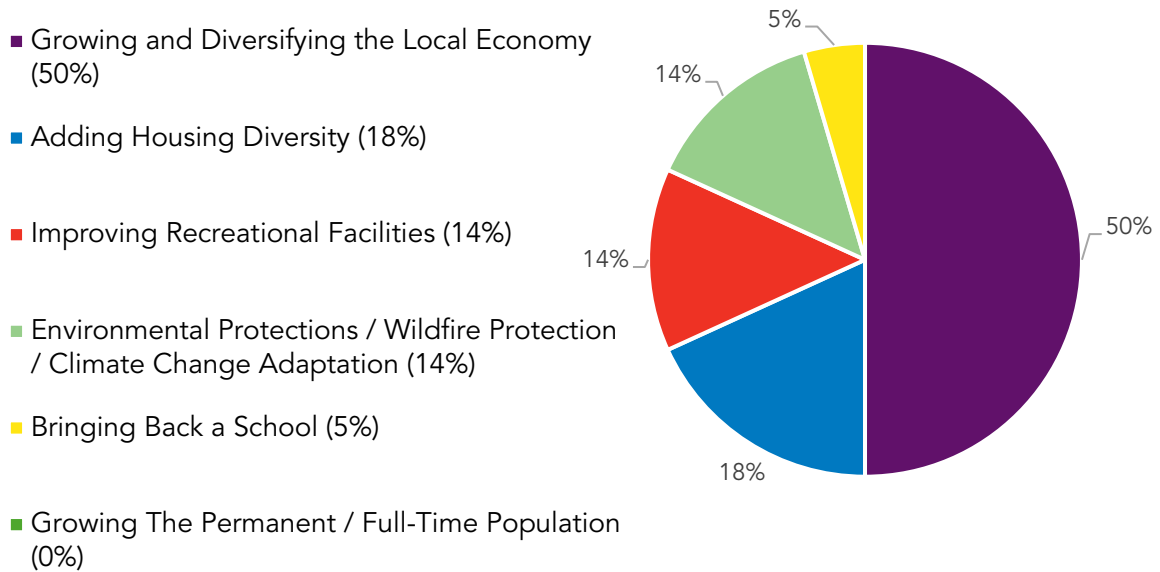
## What is your preferred growth strategy for the Village?



The Feedback Frame exercise resulted in the “continued growth” categories (including both “continued growth in all forms” and “continued growth, in the form of only upward expansion (increased density)”) received 47% of the responses while the “restrict growth” categories received 48% of the responses. 6% of responses stated “none of the options.” This shows a mixed attitude within the respondents towards growth, with no clear direction from which to derive policy for the Community Plan. Thus, further engagement will be needed to discern attitudes within the Village towards growth directions.

When asked the same question in the community survey, the “continued growth” categories also received significant support (69%) with less support for the “restrict growth” options (31%). These results differ somewhat from the Feedback Frame response with more respondents indicating they are okay with some growth (with highest support for the “balanced growth” option). (See section 4.2.3 for full results.) With mixed attitudes towards growth, Village Council through the Community Plan and day to day decisions will need to provide a strong leadership role on future growth directions for the Village.

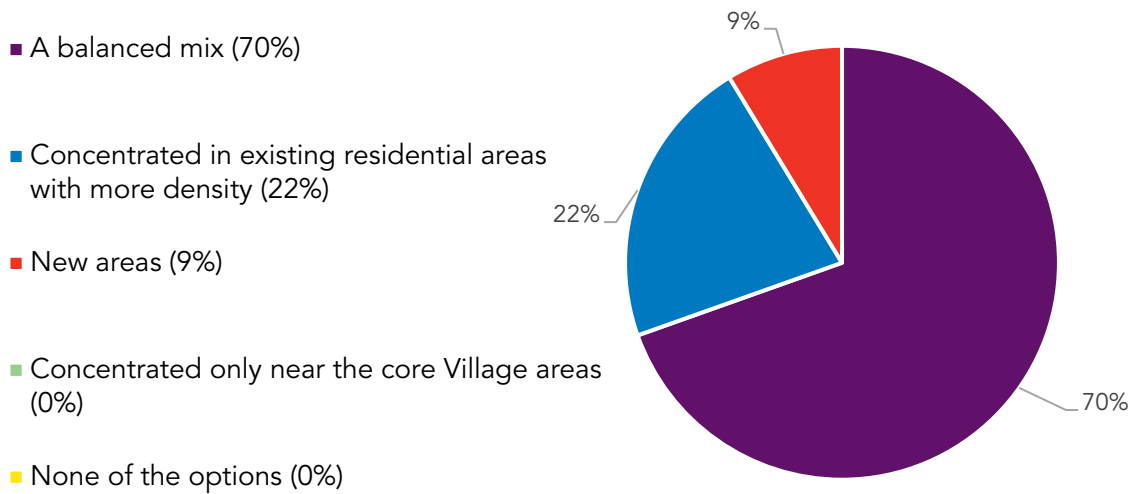
## What should be the #1 priority for the Village?



When asked “what should be the #1 priority for the Village,” half of Feedback Frame respondents chose “growing and diversifying the local economy.” Given the diversity of opinions around growth directions, there appears to be more agreement here. “Adding housing diversity,” “improving recreational facilities,” and “environmental protections / wildfire protection / climate change adaptation” also had a significant number of responses. Somewhat surprisingly, “bringing back a school” and “growing the permanent full-time population” ranked very low for respondents. A decade-old survey from the current Official Community Plan (OCP) ranked these items very high. Further exploration is needed here.

This question was also included in the community survey which also received significant support for “growing and diversifying the local economy” (26%). Environmental protection ranked higher in the community survey as the second most popular choice (22%). (See section 4.2.3 for full results.)

## What is your preferred strategy for WHERE new housing should be built in the Village?

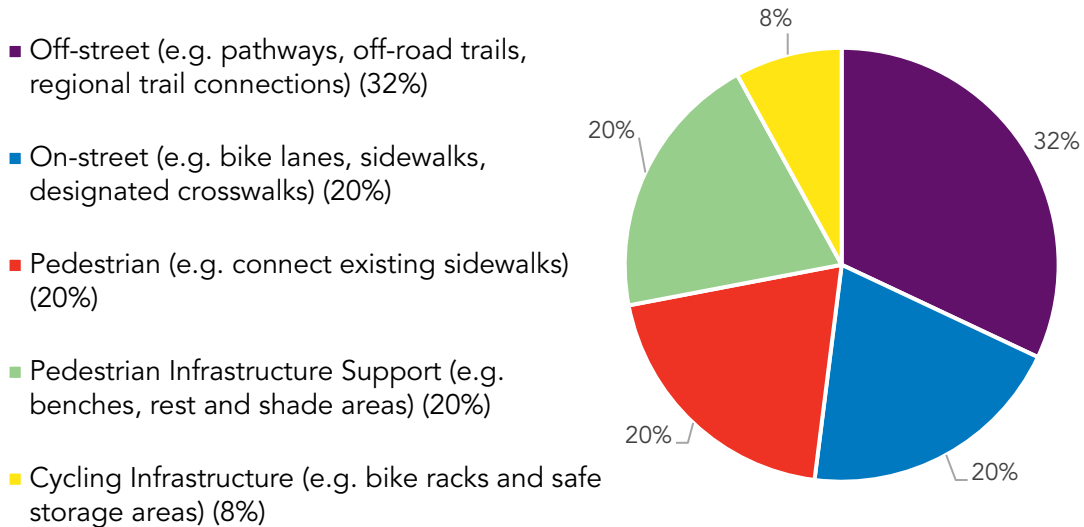


The vast majority of Feedback Frame respondents (70%) prefer that new housing be built across the geographic expanse of the municipality and not concentrated in any one particular area. However, 22% of respondents did prefer the concentration of housing within existing areas in the form of greater density. 9% of respondents favoured locating new housing within new housing areas. There was no support for concentrating housing near the Village core.

This question was also included in the community survey which also received significant support for a balanced mix (64%). (See section 4.2.3 for full results.)



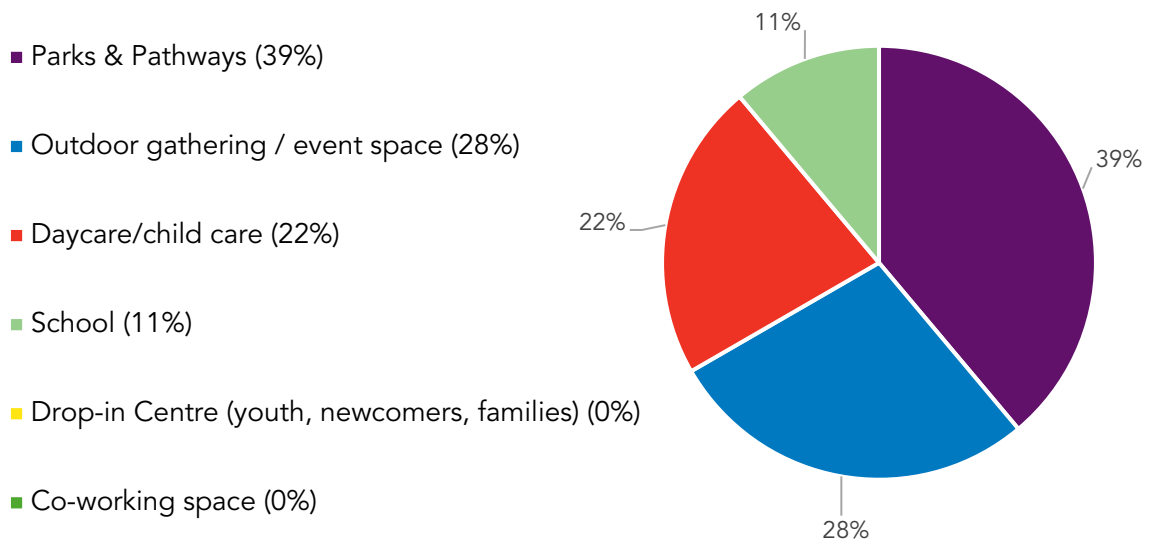
## What active transportation features would you most like to see improved in the Village?



Feedback Frame respondents were split around active transportation features, with many of the answers receiving equal number of respondents supporting them. The most responses (32%) were in favour of off-street active transportation features. Cycling infrastructure was ranked the lowest, likely due to the fact residents use pathways more for recreation, rather than for transportation to and from jobs, which requires less end of trip infrastructure.

When asked the same question in the community survey, respondents agreed that off-street features were the top choice (40%), with pedestrian infrastructure support as the second choice (27%). Cycling infrastructure remained the lowest choice with 5% of respondents choosing this option. (See section 4.2.3 for full results.)

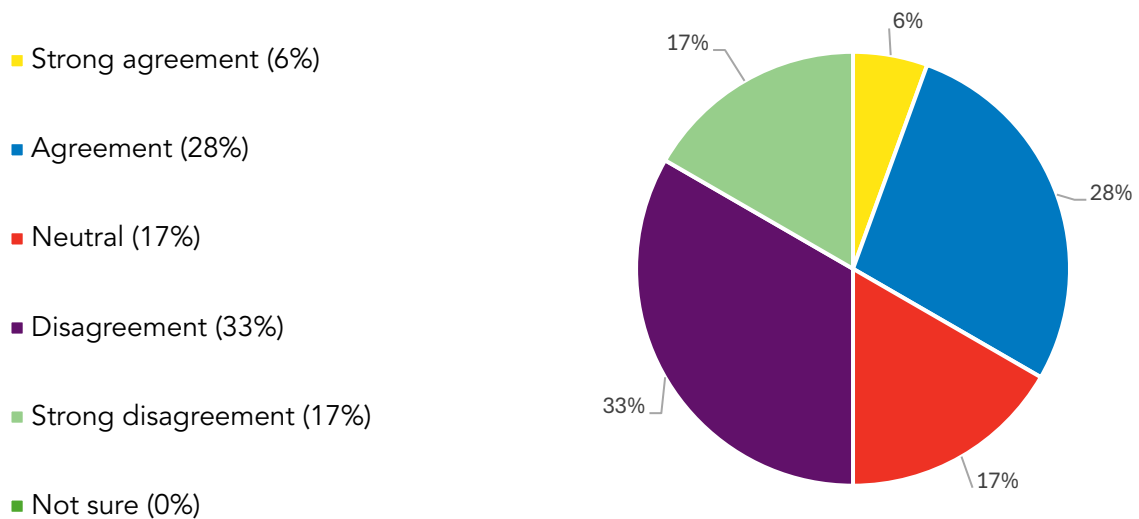
## If YOU could have a new public facility in the Village, what would it be?



Respondents indicated a larger interest in parks & pathways and outdoor gathering & event spaces (67%) vs. more family-oriented amenities including daycare & childcare and a school (33%). Radium Hot Springs is known as a popular recreation destination, so there is no surprise that outdoor and active amenities ranked high. School ranking lower correlates with question 3, where “bringing back a school” was also lower ranking.

When this question was asked in the community survey, parks & pathways was also chosen as the top facility (53%). A school was the second most popular choice (18%), ranking higher in the survey than when asked at an event. (See section 4.2.3 for full results.)

## More commercial businesses should be allowed in residential areas.



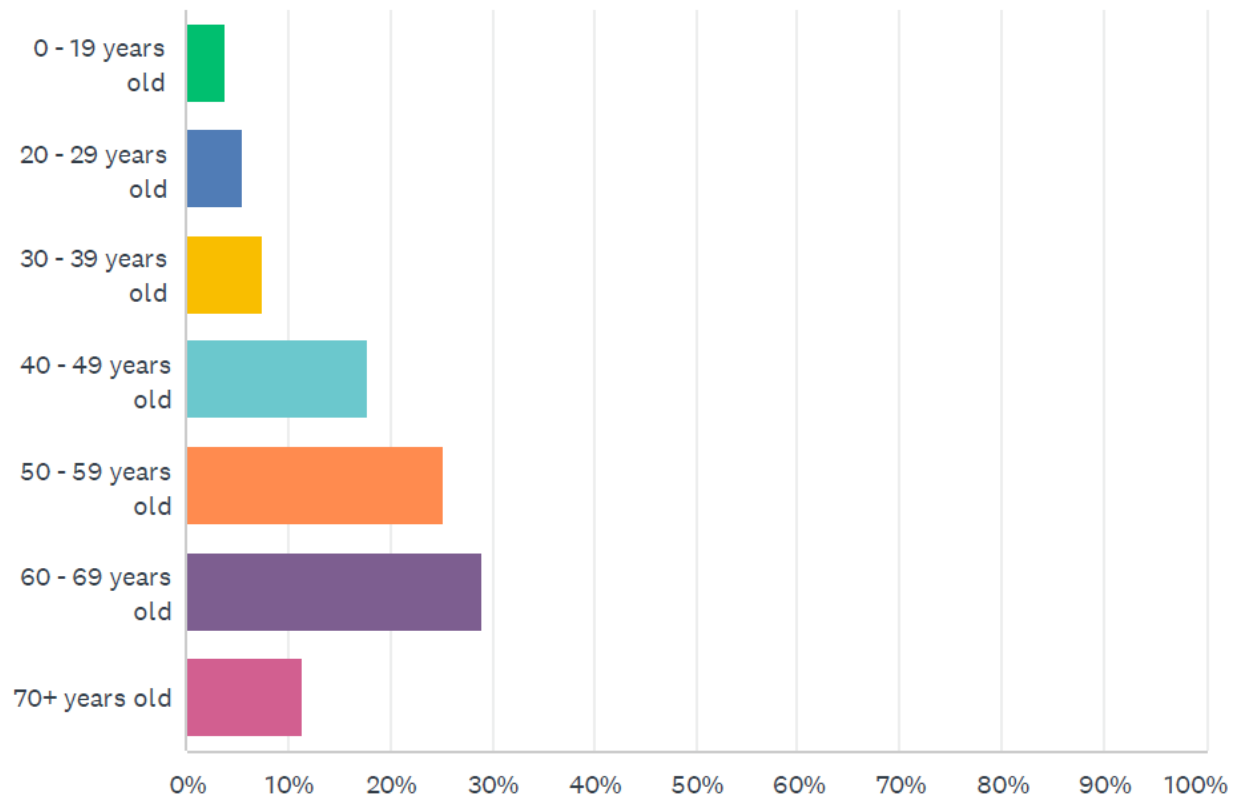
More respondents (50%) to this Feedback Frame question disagreed that more commercial businesses should be allowed in residential neighbourhoods, compared to 34% of respondents in agreement. This sentiment was heard throughout various engagements and was a key area for discussion with community members.

This question was also included in the community survey, where this idea received more support (42%) than when asked at an event. 24% of participants felt neutral (24%) and 30% of respondents disagreed. (See section 4.2.3 for full results.)

#### 4.2.4 Survey Results

The survey was available online from May 28th to the end of June. There were 107 completed surveys.

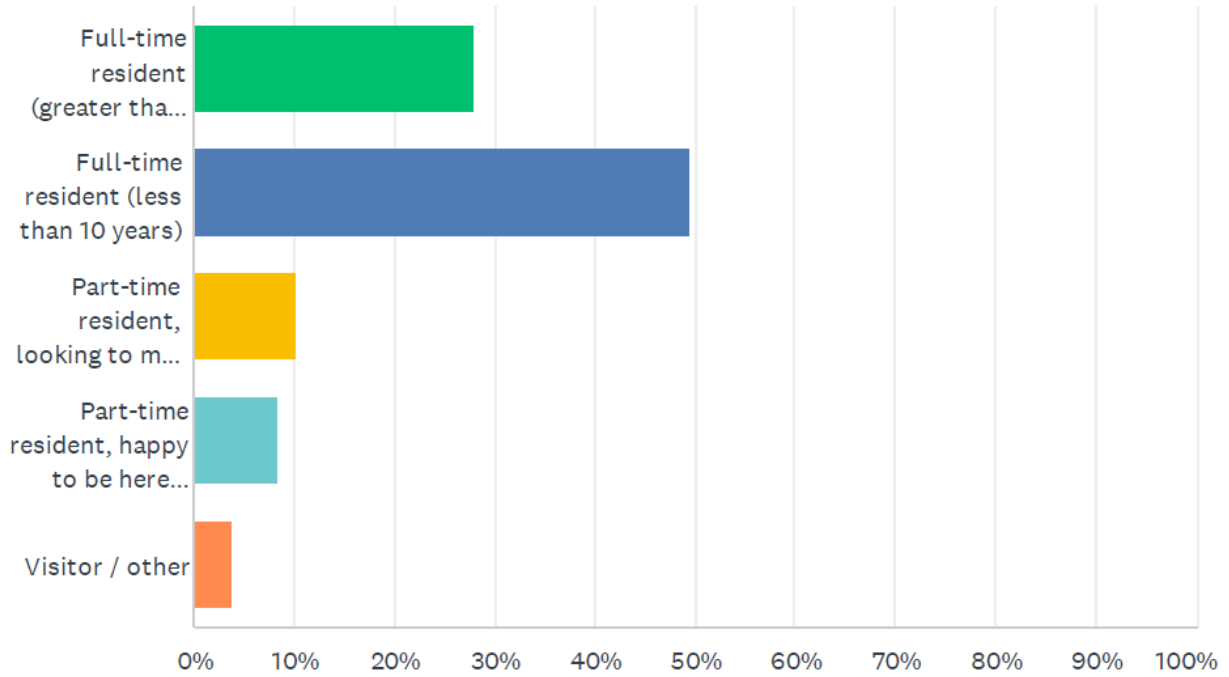
#### Q1. Which category (or categories) do you identify with?



0 - 19 years old	3.74%
20 - 29 years old	5.61%
30 - 39 years old	7.48%
40 - 49 years old	17.76%
50 - 59 years old	25.23%
60 - 69 years old	28.97%
70+ years old	11.21%

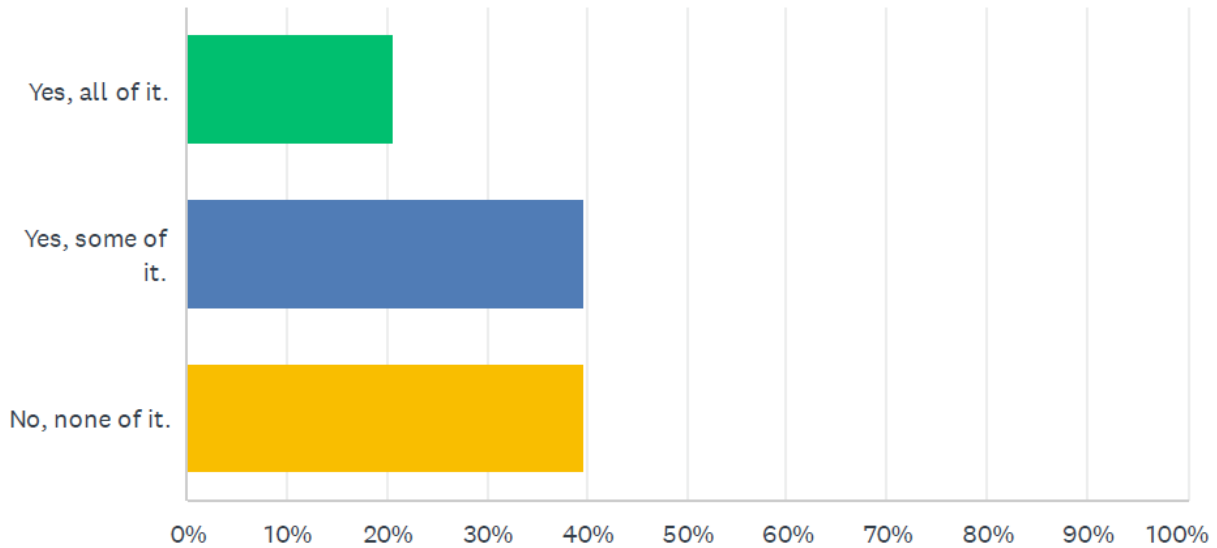


## Q2. Describe your living situation in Radium Hot Springs



Full-time resident (greater than 10 years)	28.04%
Full-time resident (less than 10 years)	49.53%
Part-time resident, looking to move here full-time	10.28%
Part-time resident, happy to be here part-time	8.41%
Visitor / other	3.74%

### Q3. Have you read the Village's current Official Community Plan?



Yes, all of it.	20.75%
Yes, some of it.	39.62%
No, none of it.	39.62%

### Q4. What do you love most about living in or visiting Radium Hot Springs?

#### Natural Beauty and Wildlife

- Emphasis on the spectacular mountains, serene natural landscapes, and abundant wildlife like sheep and deer.
- Access to parks, hiking trails, rivers, lakes, and world-class skiing.
- Proximity to Kootenay National Park and provincial parks, allowing for an outdoor lifestyle.

#### Small Town Community and Lifestyle

- Friendly, small-town atmosphere with a strong sense of community.
- Walkability as a key feature, allowing easy access to amenities, parks, and local events.
- Peaceful, quiet lifestyle with a slower pace compared to larger cities.
- Supportive community spirit, characterized by camaraderie and local events like Market on Main.

### **Recreation and Outdoor Activities**

- Abundance of outdoor recreational opportunities including hiking, biking, skiing, paddling, and golfing.
- Access to green spaces, parks, and recreational facilities like hot springs, libraries, and community centers.
- Year-round activities suitable for families and individuals, enhancing quality of life.

### **Scenic Views and Natural Environment**

- Appreciation for the beauty of the natural surroundings, including mountain views, wetlands, and scenic drives.
- Clean environment with minimal pollution, contributing to a healthier lifestyle.
- Enjoyment of peaceful, tranquil surroundings conducive to a relaxed lifestyle.

### **Local Amenities and Services**

- Access to essential services within a close-knit community setting.
- Presence of local businesses and unique dining experiences without chains or franchises.
- Cultural and recreational events that foster community engagement and enjoyment.

## **Q5. Imagine Radium Hot Springs 10 years from now. What would make Radium Hot Springs the best place to live?**

### **Preservation of Small-Town Feel and Natural Beauty**

- Desire to maintain a small town, friendly atmosphere.
- Emphasis on preserving nature, wildlife corridors, and scenic views.
- Avoid overdevelopment and urban sprawl, with a focus on maintaining a village vibe.

### **Community and Lifestyle**

- Walkable community with improved pedestrian infrastructure.
- Access to affordable housing, healthcare, and local amenities.
- More community events, diverse activities, and cultural offerings.

### **Balanced Development**

- Balancing economic growth with environmental conservation and community needs.
- Support for local businesses and a diverse economy without large chain establishments.
- Sustainable development practices and infrastructure improvements.

### **Infrastructure and Services**

- Additional services like a pharmacy, affordable grocery options, and medical/dental facilities.
- Improvement of infrastructure such as sidewalks, biking trails, and better signage.

- Enhanced transportation options and amenities that cater to residents' daily needs.
- Family and youth amenities such as a school and after school programming.

### **Cultural and Recreational Enhancements**

- Desire for a revitalized downtown with more shops, restaurants, and community spaces.
- Support for arts, culture, and recreational activities that appeal to all demographics.
- Public gym/rec centre where people can gather, exercise classes for all ages.

### **Environmental Responsibility**

- Commitment to sustainable practices including energy efficiency and waste management.
- Advocacy for wildlife protection and initiatives to minimize wildlife-vehicle collisions.
- Support for initiatives like a community solar farm and environmental stewardship.

### **Infrastructure and Planning**

- Focus on maintaining and upgrading existing infrastructure.
- Responsible urban planning to support community growth without compromising quality of life.
- Prioritization of resident needs over tourism-driven development.
- Management of short-term rentals and preserving long-term residential options.

## **Q6. What are the top issues or challenges Radium Hot Springs faces today?**

### **Housing Affordability and Availability**

- Lack of affordable housing and long-term rentals.
- Impact of short-term rentals (STRs) on housing availability and prices.
- Need for diverse housing options to accommodate residents and workers.

### **Infrastructure and Services**

- Aging infrastructure and the need for maintenance and upgrades.
- Lack of essential services like medical clinics and pharmacies.

### **Traffic and Transportation**

- Highway traffic and pedestrian safety.
- Lack of effective transportation options within the village and to neighboring towns.
- Parking shortages and traffic management concerns.

### **Economic Development and Employment**

- Dependence on tourism and seasonal employment.
- Lack of diverse job opportunities for residents, especially young people.
- Challenges in attracting businesses and investments to the area.



- Businesses staying open year-round.

### **Community Development and Livability**

- Desire for controlled growth and development to preserve the Village's character.
- Reliance on surrounding communities to provide important amenities and the need for amenities and recreational facilities that cater to local residents.

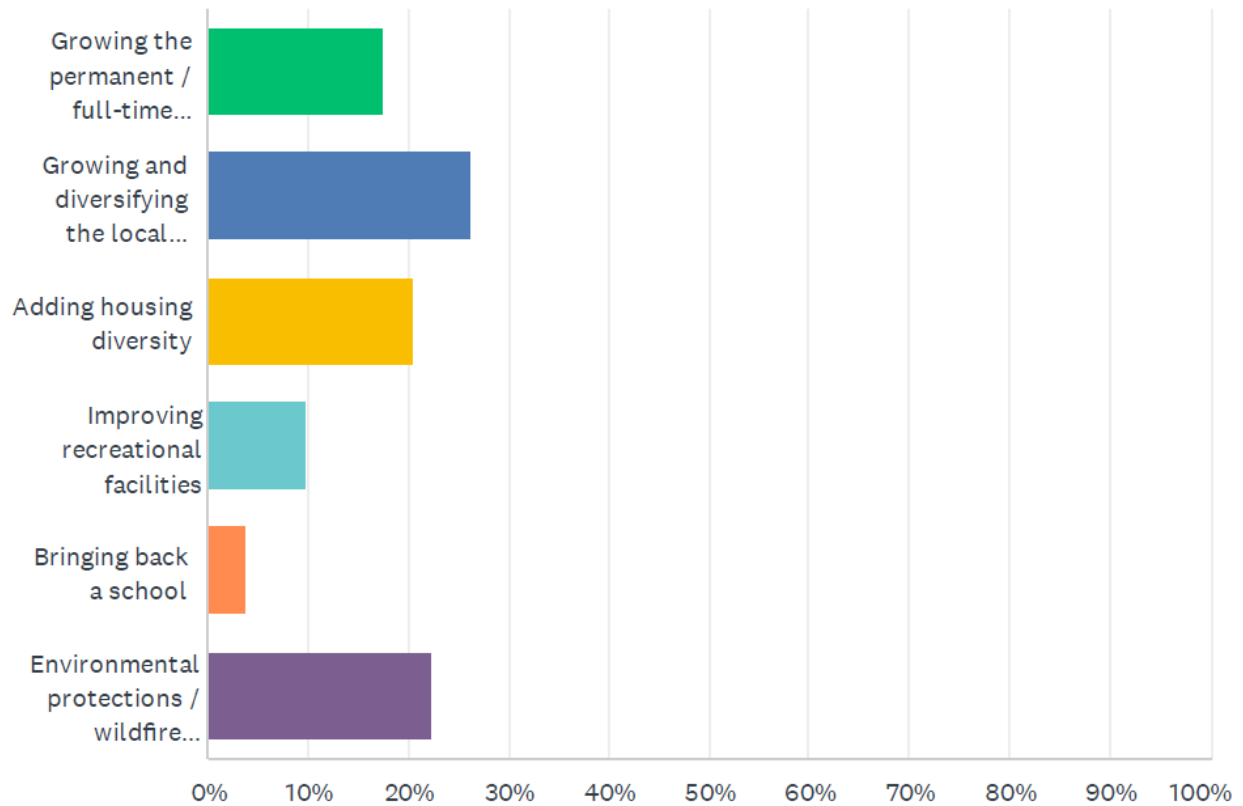
### **Environmental and Wildlife Concerns**

- Impact of development and expanded recreation on wildlife habitats and natural landscapes.
- Sustainable development practices and environmental stewardship.
- Wildfire protection of the Village and essential systems (e.g. water and sewer).

### **Community Engagement and Governance**

- Policies that prioritize resident needs over tourist demands.
- Community involvement in decision-making processes and planning initiatives.

## Q7. What should be the #1 priority for the Village?

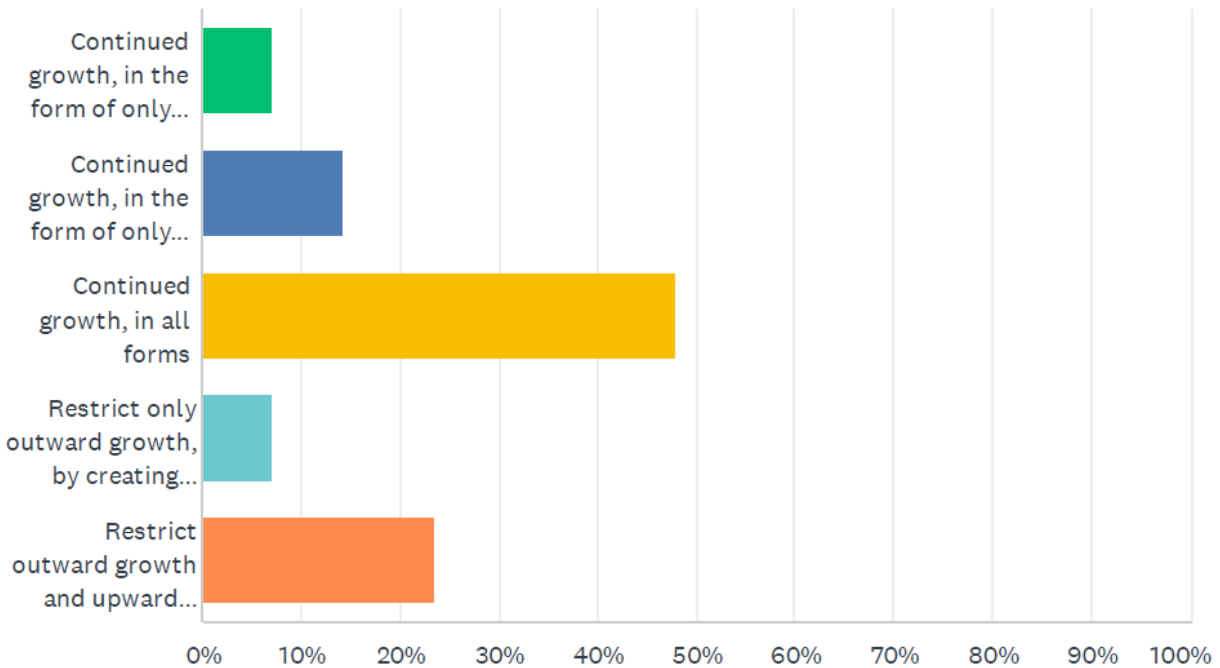


Growing the permanent / full-time population	7.48%
Growing and diversifying the local economy	26.21%
Adding housing diversity	20.39%
Improving recreational facilities	9.71%
Bringing back a school	3.88%
Environmental protections / wildfire protection / climate change adaptation	22.33%

### Other answers:

- Healthcare access and services
- Affordable housing
- Recreational facilities (e.g. pump track, skate park), programming, and trails
- Environmental stewardship
- Community Development and Infrastructure
- Bus service
- Pedestrian infrastructure and safety

## Q8. What is your preferred growth strategy for the Village?



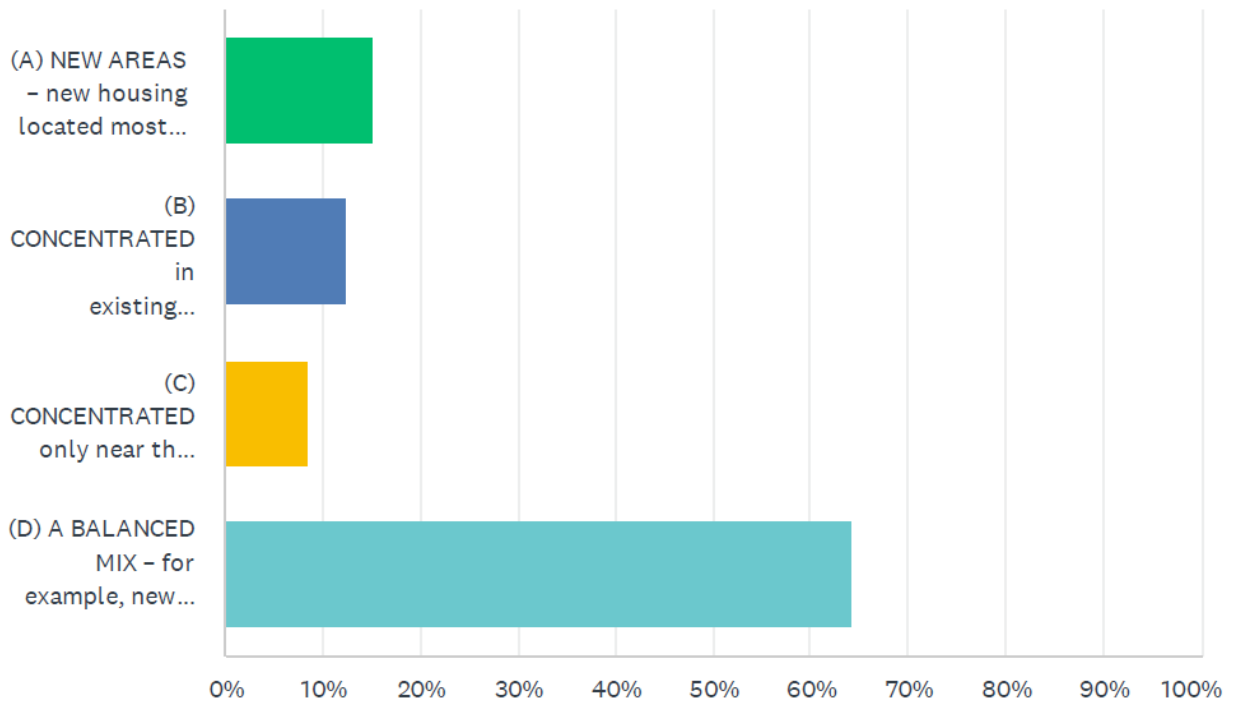
Continued growth, in the form of only outward expansion	7.14%
Continued growth, in the form of only upward expansion and infill (increased density)	14.29%
Continued growth, in all forms	47.96%
Restrict only outward growth, by creating growth boundaries	7.14%
Restrict outward growth and upward expansion, but still allowing small-scale infill / secondary suites	23.47%
Continued growth, in the form of only outward expansion	7.14%

### Other answers:

- Better use of existing housing
- Continued growth, but to a limit
- Allow accessory dwelling units to create affordable housing
- Zoning commercial blocks along the highway to allow more density
- Fire and safety plans need to be considered when increasing density / new construction
- Seniors only residences/condos
- Develop vacant and abandoned lots
- Ensure there is sufficient parking

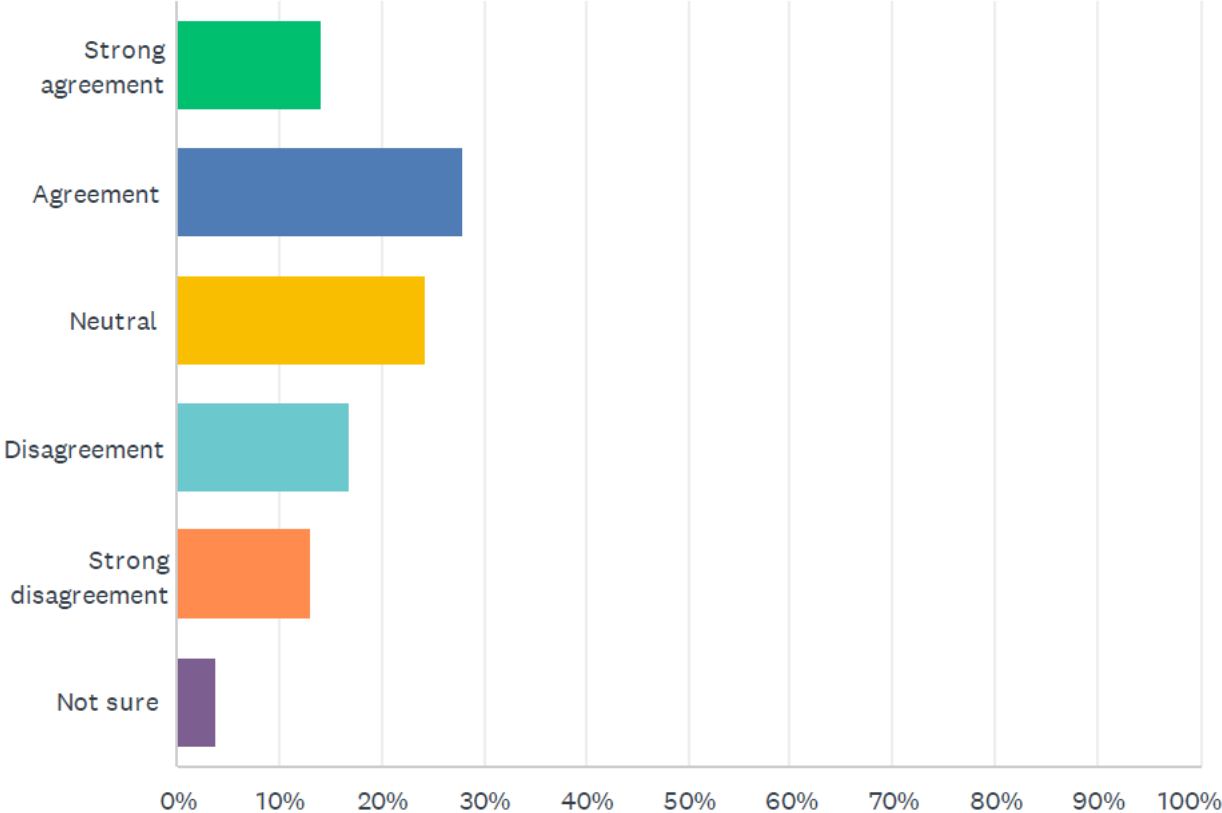
- Increased density should occur adjacent to commercial areas where servicing is available
- Infill but also modest outward growth
- New housing needs to be for people who live and work in the community and not STRs

**Q9. What is your preferred strategy for WHERE new housing should be built in the Village?**



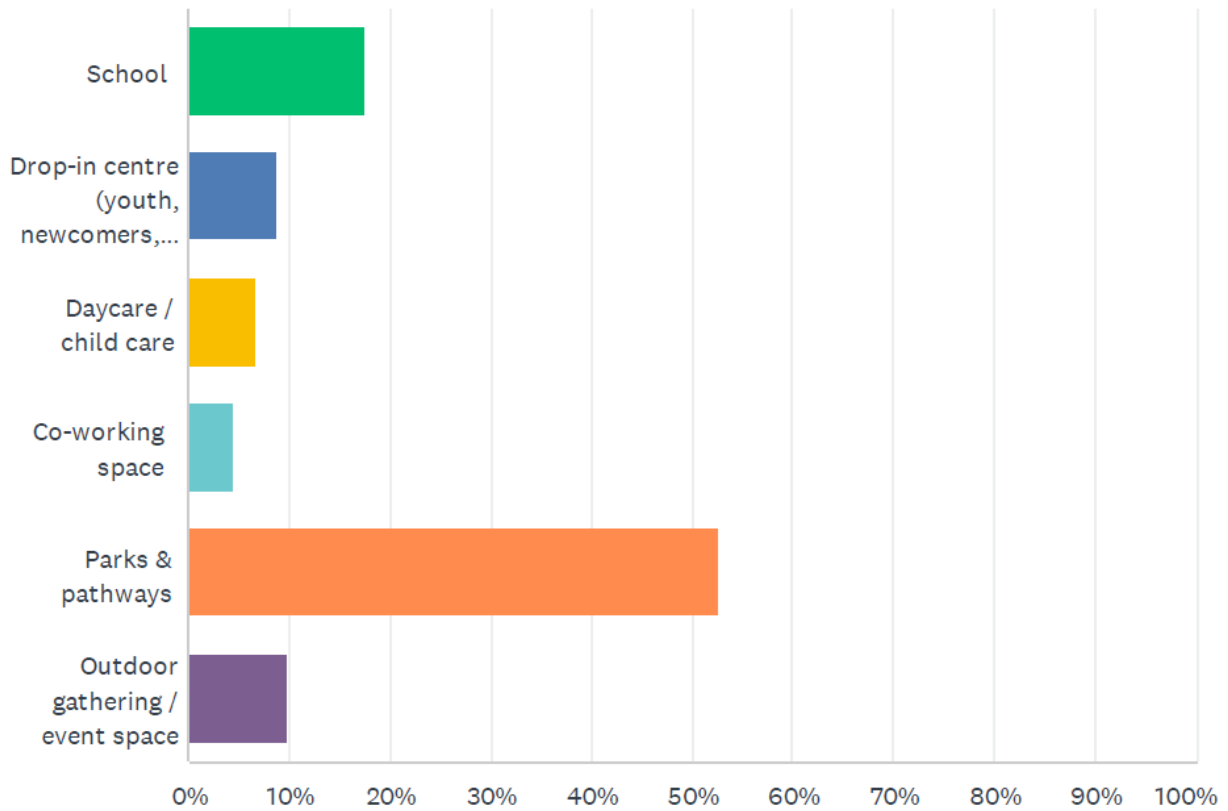
(A) NEW AREAS – new housing located mostly in currently vacant undeveloped areas (i.e. greenfield areas) at the edge of the community	15.09%
(B) CONCENTRATED in existing residential areas with more density – new housing located mostly in existing neighbourhoods	12.26%
(C) CONCENTRATED only near the core Village areas (e.g. near the library and park)	8.49%
(D) A BALANCED MIX – for example, new housing located 50% in new areas and 50% in existing neighbourhoods. A50/50 mix of answers (A) and (B)	64.15%

**Q10. State your level of agreement or disagreement with the following statement: More commercial businesses should be allowed in residential areas.**



Strong agreement	14.02%
Agreement	28.04%
Neutral	24.30%
Disagreement	16.82%
Strong disagreement	13.08%
Not sure	2.74%

**Q11. If YOU could have a new public facility in the Village, what would it be?**



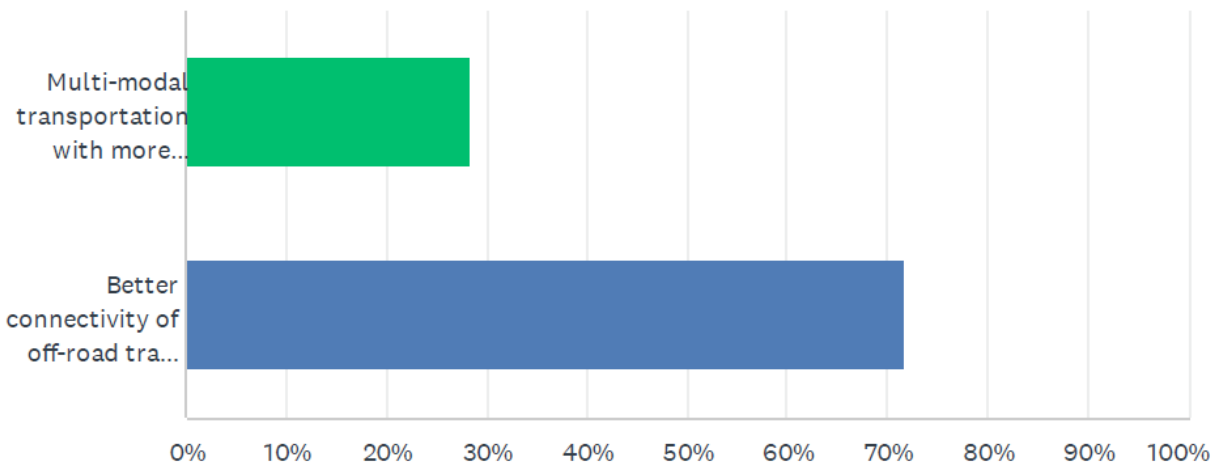
School	17.58%
Drop-in centre (youth, newcomers, families)	8.79%
Daycare / childcare	6.59%
Co-working space	4.40%
Parks & pathways	52.75%
Outdoor gathering / event space	9.89%

**Other answers:**

- Swimming pool
- Gym/fitness center/multi-use space with family facilities
- Walk in medical clinic
- Schools can provide a multi purpose community space for the community. Starting with leagues in the gym, foster the arts and make community connections
- Business opportunities
- Theatre

- School,
- Professional spaces (e.g. doctor office, dentist, lawyer)
- Pharmacy
- Automatic car wash
- Fenced off-leash dog park
- Low-cost housing (30 % of their wages per month)
- Complete Woodcarver Park
- Day care options for people to entice young people to live in the community
- Age in place housing
- A school would first require more affordable housing
- Bicycle pump track & skills/jump park

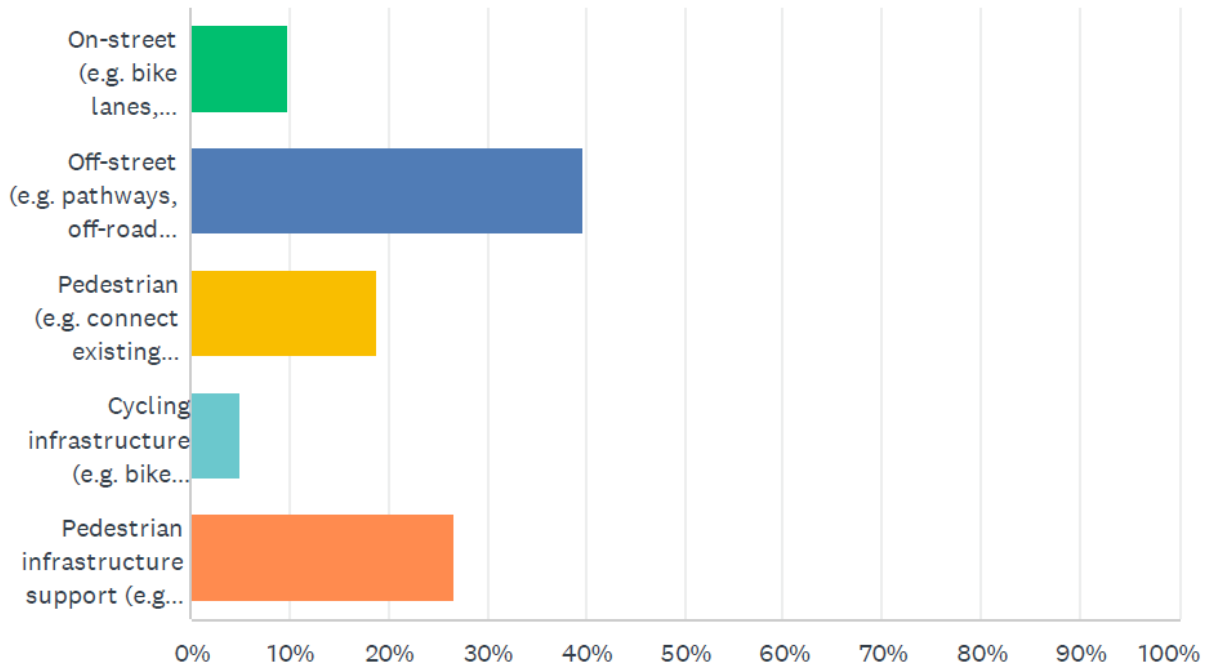
**Q12. Would you prefer a focus on multi-modal transportation (i.e. walking and cycling) with more separated lanes in and around the Village, or better connectivity of off-road trails with connections to the regional landscape and its trail network?**



Multi-modal transportation with more separated lanes in and around the village	28.43%
Better connectivity of off-road trails with connections to the regional landscape and its trail network	71.57%



**Q13. What active transportation features would you most like to see improved in the Village?**



On-street (e.g. bike lanes, sidewalks, designated crosswalks)	9.90%
Off-street (e.g. pathways, off-road trails, regional trail connections)	39.60%
Pedestrian (e.g. connect existing sidewalks)	18.81%
Cycling infrastructure (e.g. bike racks and safe storage areas)	4.95%
Pedestrian infrastructure support (e.g. benches, rest and shade areas)	26.73%

## 5 COUNCIL WORKSHOP

On May 13 the project team met with Village Council and collected feedback on key areas of the Community Plan Project.

**Describe the Village of Radium Hot Springs in 1 or 2 words**



**What's your biggest hope / dream for the Village of Radium Hot Springs?**

No regrets when we look back

Walkable, talkable, livable through age

That we have a plan that will take into account generations to come

Build from success

Financial stability for the village

Connected community

## What's missing in the Village?

development  
services year-round  
trails planning  
good school  
destination docs  
mainstreet stability

### Trade-offs | What do you prefer more Lots of Open Parking OR Vibrant Economy?

A - Lots of Open Parking

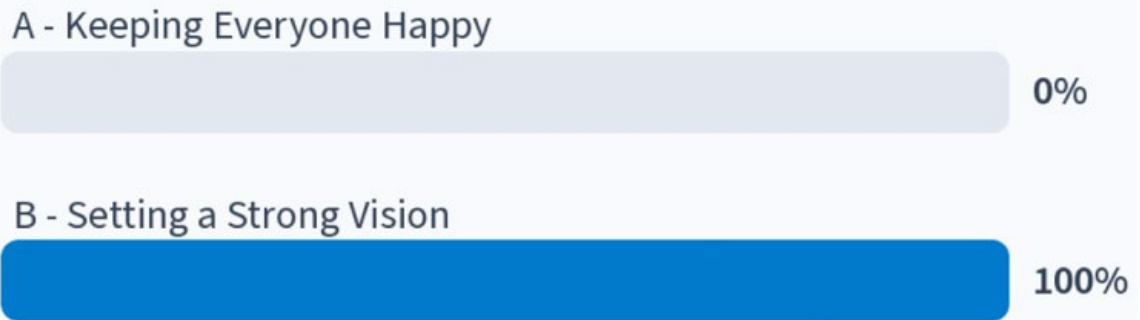


B - Vibrant Economy



**Trade-offs | What do you prefer - Keeping everyone happy or Setting a strong vision?**

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**Trade-offs | What do you prefer - Cohesive urban design & architecture OR streamlined approval process?**

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## What should be the #1 Priority for the Community Plan and Zoning Bylaw Updates?

Architectural controls



Layperson understanding of approvals process



Engagement Forward-thinking Understandable



Layperson understanding of zoning



Both should be aligned



User friendly. Documents the average citizen can understand.



Reflective, proactive, and simplified



## 6 COMMUNITY PLAN ADVISORY COMMITTEE

An Advisory Committee was selected during the early phases of the project to provide the Village with an opportunity to host in-depth discussions with community members that present a diversity of perspectives. The Advisory Committee is tasked with providing input and feedback related to a range of community issues for the Village's Official Community Plan and Zoning Bylaw. This committee will remain engaged for the duration of the project. An orientation meeting was held on June 27 to introduce the project and begin discussing key areas for the Community Plan.

The first Advisory Committee Meeting was a chance for Advisory Committee members to get to know the project team and to meet one another, to learn about the project, and to provide their input on a number of foundational questions.

### What we love most about Radium:



### Imagine Radium 10 years from now - what ONE thing would make Radium the best place to live?

#### Your current perspective:

- Maintain important ecological corridors
- Sustainability
- Age in place
  - Facilities and health facilities

- Safe, hard coated trail from Radium to Invermere
- Maintained small town charm and vibrancy despite growth
  - Contained downtown, local businesses are successful
- Reopen the school (2 people mentioned this)
- Active transportation improvements from node to node (biking, walking, scootering, e-mobility)
- A few more services: health care, group fitness, professional services (e.g. insurance)
- Keeping Radium's essence
  - Unique place to live, diversity of all demographics, backgrounds, professional backgrounds
- Lively but not congested
- More families live here full time

### Perspective of 20-year-old you:

- Better nightlife
- Career opportunities to grow into
- A reason to put roots down
- Housing options - rentals, ownership, affordable
- A recreation centre (pool, rink, gym)
- Schools and daycares

### **What is the top issue facing Radium today?**

Each Advisory Committee member has been chosen to represent a different "sector" or "perspective" (e.g. economic, youth, environment, social, etc.). The group was asked to answer this question from the perspective that they represent, as well as a different perspective to think about how others in the community may answer.

- Wildlife corridors
- Aquatic invasive species
- Wildfire
- Radium is located in an important wildlife corridor - valley bottom is prime habitat for ungulates, movement corridors for other species
- Tension between recreation access and wildlife habitat and corridors
- Housing - affordable, seasonal, staff housing, rentals, senior's housing
- Adequate resources to address the municipal workload
- No new development has been taking place
- Adequate commercial
- Limited availability of land for parks and pathways
- Attracting new members to emergency services
- Daycare and early childhood development resources.
- Wastewater treatment (it was noted that Radium has adequate capacity for wastewater!)



- A functioning business year-round (it must be hard to keep a business going with one busy season)
- Lack of organized activities in Radium. Have to go to Invermere for everything (kids activities, arts, culture, etc.)
- Increased presence for arts and culture - how do we achieve this?
- Access to healthcare - need doctors
- Access to daycare
- Seasonal businesses are an issue for those living here
- Government (municipal staff) must face all the issues - participant expressed empathy for what they deal with
- Infrastructure growth challenges and costs that will come with growth.

## 7 LESSONS LEARNED & NEXT STEPS

Radium Hot Springs is a unique community with a population that fluctuates throughout the year. The first round of public engagement captured the thoughts of many of the year-round residents who often travel during the busier summer months. In response to this fluctuating demographic, the project team will run a second series of “visioning” engagements during August 2024 to meet with summertime residents and capture a broader representation of the community as a whole.

Offering a variety of engagement opportunities was also successful to reach a variety of community members. Hosting events specific to the project (i.e. Speaker Night), as well as events held in places where people already go (i.e. Coffee Chats), both had great attendance with lots of community members eager to learn more about the project and contribute their ideas.

This first phase of public engagement will lay the foundation for public engagement throughout August. The intent of August engagement is to offer community members who were unable to attend the spring engagement the opportunity to review and provide feedback on the draft *Guiding Principles* and *Draft Directions* for the project. The feedback captured will help refine the Vision & Guiding Principles which are the foundation to Draft Directions and policy development in the Community Plan. Outcomes from the August engagement are below.

## 8 AUGUST ENGAGEMENT

The feedback heard during the May 2024 Village Engagement Week was used as a foundation to create several proposed scenarios or directions to key issues and opportunities within the Village. This included:

- **Guiding Principles.** Feedback from the spring engagement was summarized into six Guiding Principles which form the foundation for the Community Plan.
- **Year-Round Village Strategy.** During earlier engagements, citizens expressed a strong desire to have a year-round Village. Four potential strategies were introduced including: limiting short-term vacation rentals; creating affordable housing; encouraging mixed-use development; and creating community connectivity.
- **Options to regulate short-term vacation rentals (STVRs).** We heard that STVRs are a concern for the community. Four potential options for regulation were introduced: restrict new STVRs + “grandfather” existing ones; restrict to specific locations; restrict the total number of STVRs; or prohibit all STVRs with no “grandfather” clause.
- **Growth Choices.** We heard that there was a desire to balance growth, including growth within both existing and new areas. Three concept plans were presented including: Concept A “Edge-to-Edge,” a concept where the Village continues to grow out to its edges; Concept B “North + South,” a concept where the Village has three commercial nodes (Downtown, Highway 93, and North Radium); and Concept C “Grow In,” a concept where development is focused in existing areas.

Each concept and strategy was presented to the community for feedback on how these resonated as options for implementation through the Community Plan.

## 9 AUGUST ENGAGEMENT SESSIONS

### 9.1 Engagement Outcomes – August

The following section highlights outcomes from the August engagement events. These outcomes will inform the draft Community Plan policies.

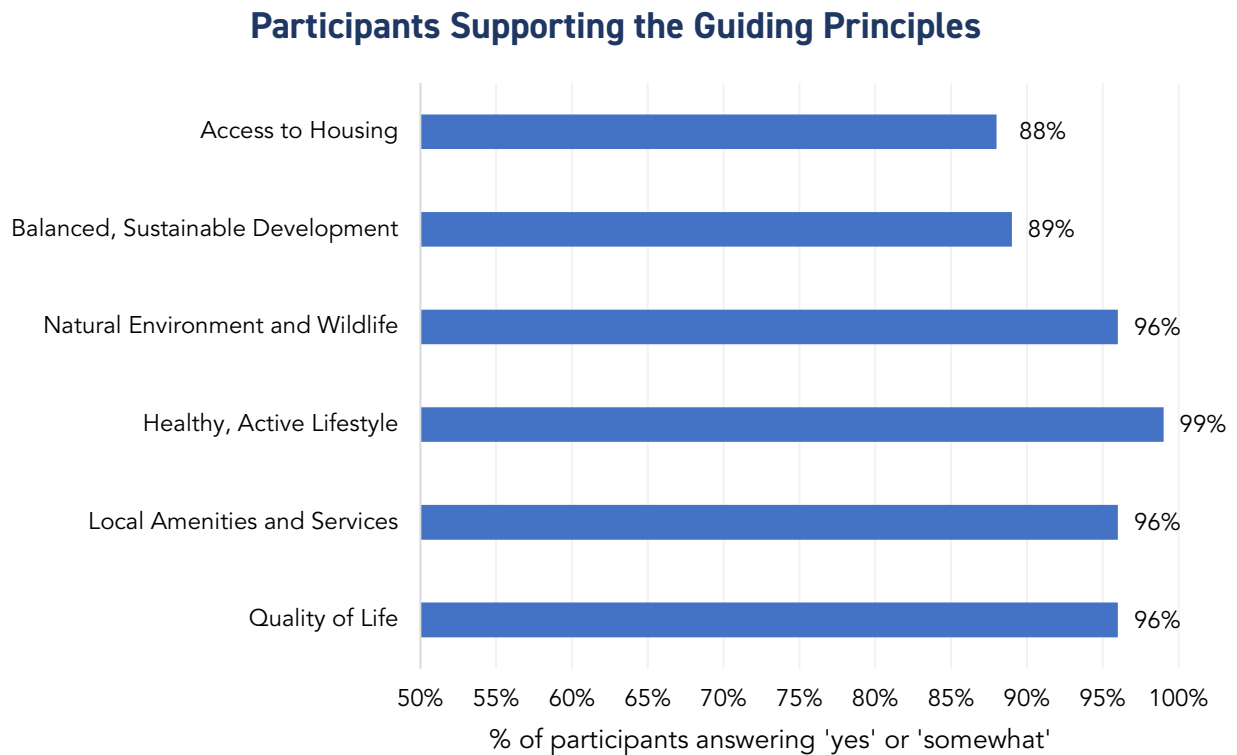
#### 9.1.1 Outcomes

As outlined previously, the community was engaged on the “Big Moves” related to the Guiding Principles, a Year-Round Village Strategy, Short-Term Vacation Rentals, and Growth Choices (scenarios).

**Guiding Principles:** the community is supportive of the six guiding principles as shown in the below graph. Participants were shown the six guiding principles and asked if they supported them (*options: yes, somewhat, not at all, I don't know*).

**Question and Results:**

- Do you feel the draft six guiding principles form a solid foundation for the Community Plan?

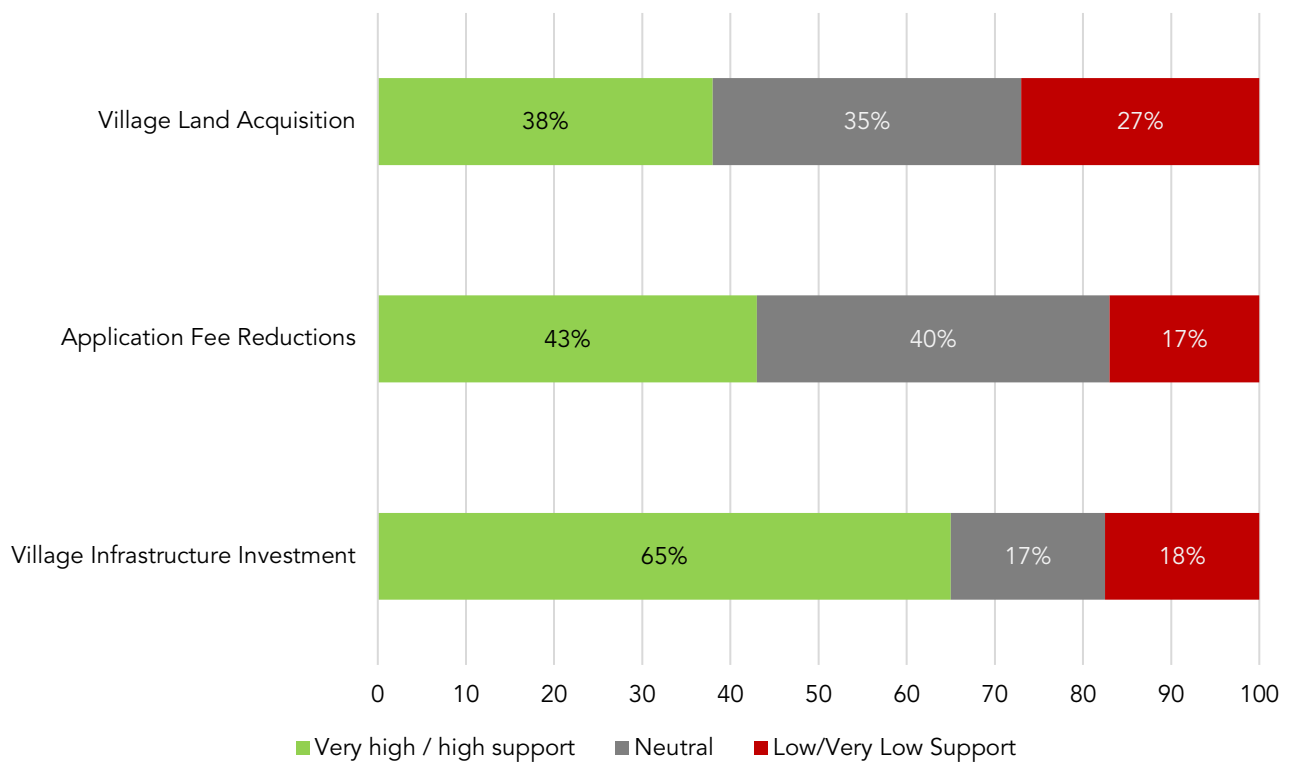


- **Quality of Life:** 96% yes or somewhat
- **Local Amenities and Services:** 96% yes or somewhat
- **Healthy, Active Lifestyle:** 99% yes or somewhat
- **Natural Environment and Wildlife:** 96% yes or somewhat
- **Balanced, Sustainable Development:** 89% yes or somewhat
- **Access to Housing:** 88% yes or somewhat

**Year-Round Village Strategy:** proposed solutions to achieve a year-round Village were presented and respondents were asked to provide their level of support.

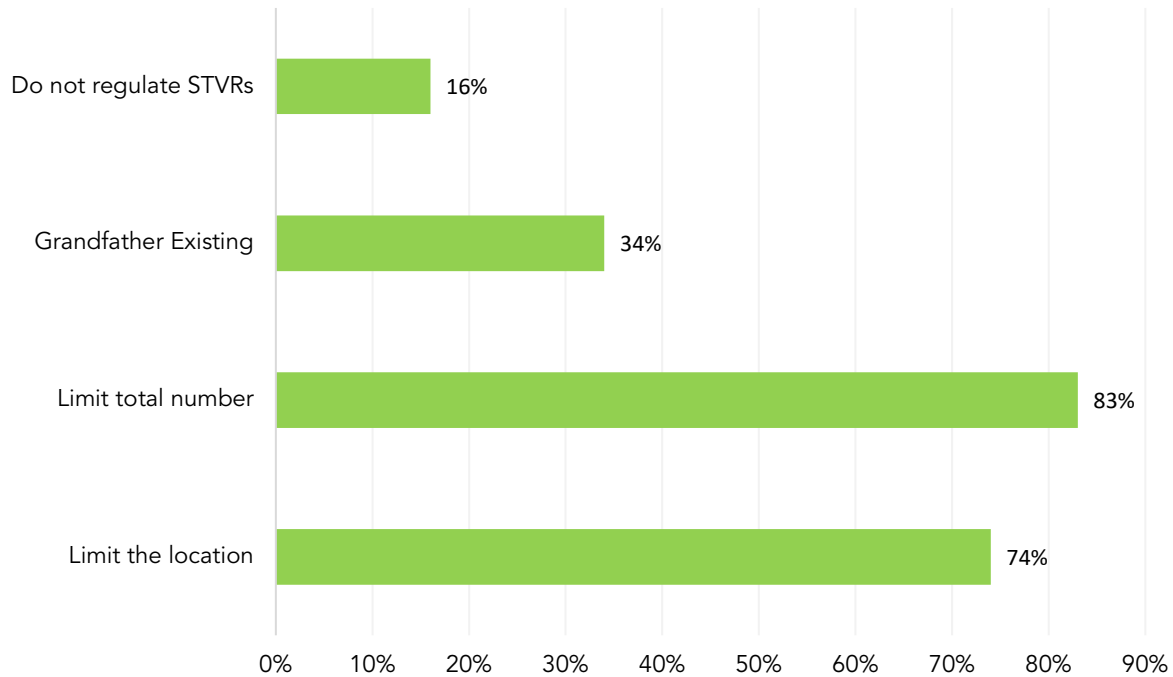
- **Mixed-Use Developments:** 91% of survey respondents are supportive or somewhat supportive of incentivizing mixed-use developments.
  - Out of three other proposed solutions for enabling a year-round village, Village infrastructure investment is the priority of survey respondents. Survey results show:

### Level of Support for Year-Round Village Strategies



**Options to regulate STVRs:** community members were asked to rate their level of support for STVRs in Radium Hot Springs. Regulating the location and number of STVRs topped the list, while not regulating had very low support.

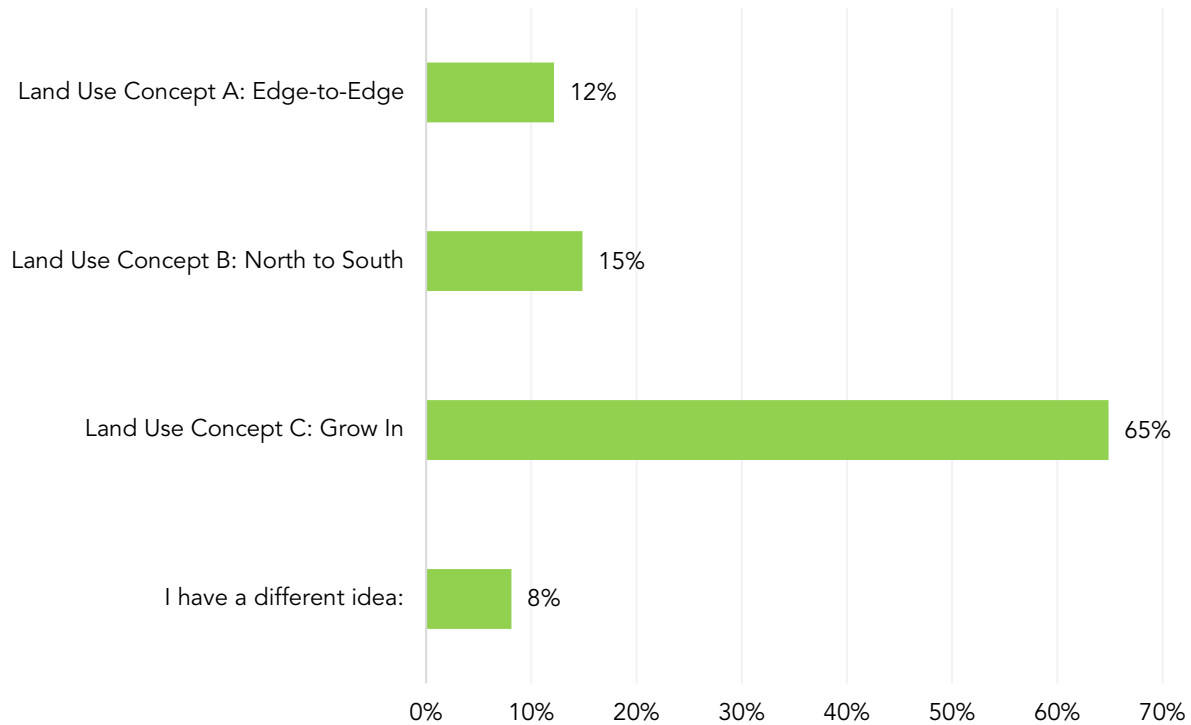
### Level of Support for STVR Regulations



- 74% of survey respondents chose “very high” or “high” support for limiting the location of STVRs. When asked where they should be located, Downtown and “Motel Alley” were the most supported locations.
- 83% of survey respondents chose “very high” or “high” support for limiting the total number of STVRs.
- 34% of survey respondents chose “very high” or “high” support for grandfathering existing STVRs.
- 16% of survey respondents chose “very high” or “high” support for not regulating STVRs

**Growth Choices:** we heard that there was a desire to balance growth, including growth within both existing and new areas. Three concept plans were presented including: **“Edge-to-Edge”**; **“North + South”**; and **“Grow In”**.

### What is your preferred Growth Scenario?



- 65% of survey respondents agree that Land Use Concept C: “Grow In” is the preferred choice.
- Additional commentary indicates that certain elements of Concept B would be welcome to support some commercial nodes throughout the community, with an emphasis along the Highway 93 corridor.

# c CONCEPT 'C'

## GROW IN

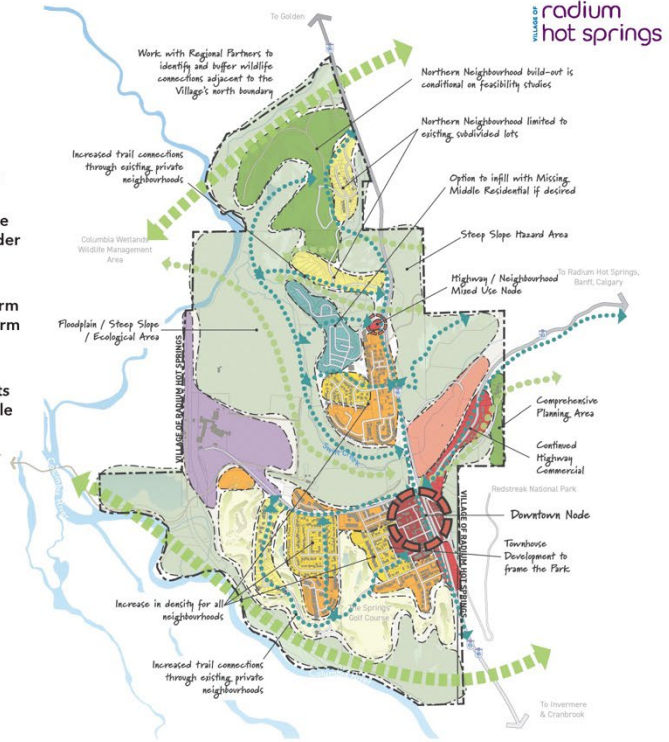
### Features:

- 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



### 9.1.2 Book a Chat

The Book a Chat event was designed so time slots were available for members of the public who wanted a one-on-one discussion with the project team or to take a deeper dive on specific topics. Hosted over 3 hours, several community members booked in time, gave great feedback and were able to ask specific questions.

### 9.1.3 Community BBQ

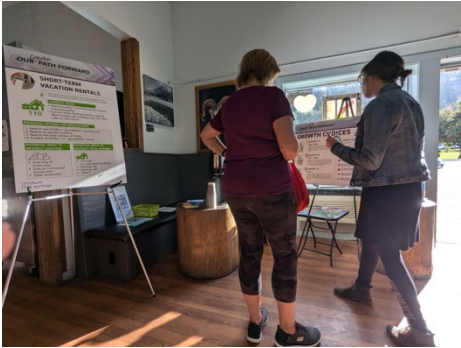
The Community BBQ was hosted alongside the Rotary Radium Club and provided the opportunity for the community to gather and learn more about the project. The event was a drop-in style open house with Feedback Frames, poster boards, the project team, staff, Council, and members of the Advisory Committee available to answer questions and discuss the project and collect feedback.





*9.1.4 Coffee Chats @ Big Horn Café*

Due to the popularity of the first Coffee Chats events, another morning session was hosted at the Big Horn Café to meet community members in a location where they already gather. Information was presented to gather feedback on new concepts and answer questions from the public. Questions were more specific and focused on the informational poster boards to learn more about which concepts and strategies are supported by the community.



*9.1.5 Market on Main*

A market booth was set up to reach residents out shopping and enjoying the market as well as seasonal visitors. Feedback Frames and interactive poster boards were set up and the open-air atmosphere allowed for conversations with those passing by. Members of Council were present alongside the project team, sparking great conversations with those interested to learn more about the project and give feedback.



*9.1.6 Advisory Committee Meeting #2*

The project team met with the Advisory Committee on August 22 to review the draft guiding principles, key concepts and test the proposed "Big Moves." A combination of presentations, group discussion and Feedback Frames were used to record feedback and ideas.



## 9.2 Community Feedback

### 9.2.1 Key Outcomes

- **Guiding Principles.** The community is supportive of the six guiding principles.
- **Year-Round Village Strategy.** Proposed solutions to achieve a year-round Village were proposed and respondents were asked to provide their level of support. Highly supported were the concepts of Mixed-Use Development incentives and prioritizing Village infrastructure investment in key areas.
- **Short Term Vacation Rentals.** Restricting the number of STVRs and their locations to the Downtown and “Motel Alley” were highly supported.
- **Growth Scenario.** The preferred growth concept was “Grow In” (focus on intensifying the Downtown) with some elements from the “North + South” concept to provide small commercial opportunities in other areas of the community.

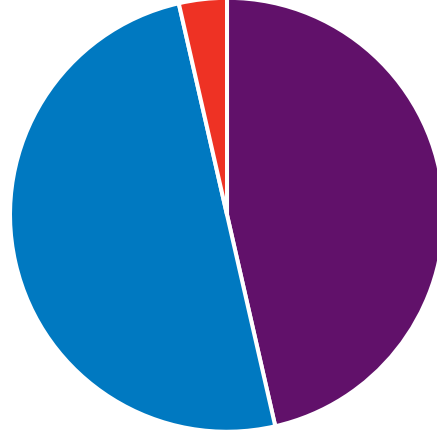


### 9.2.2 Feedback Frames

Feedback Frames are a great way to gauge how the community feels about a certain issue by using anonymous voting and simple questions. Feedback Frames were used during the Community BBQ and some were used at the Market on Main. The following section reports on the Feedback Frame results.

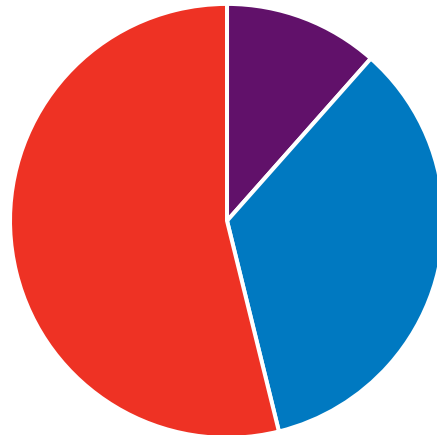
## State your level of agreement or disagreement with the Guiding Principles

- Strong agreement (46%)
- Agreement (50%)
- Neutral (4%)
- Disagreement (0%)
- Strong disagreement (0%)
- Not sure (0%)



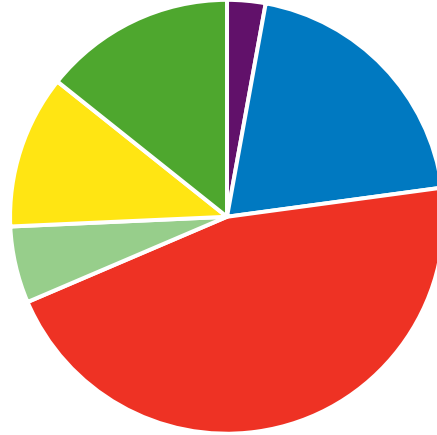
## What is your preferred growth scenario for the Village?

- Edge-to-Edge (12%)
- North + South (35%)
- Grow In (54%)
- None of the options (0%)



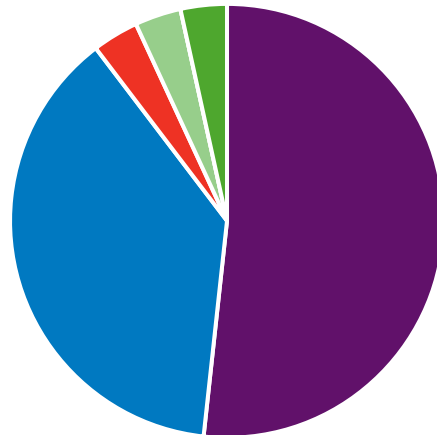
## What is your preferred strategy for how Short-term Vacation Rentals (STVRs) should be regulated?

- Limit the location (3%)
- Limit the total number (23%)
- Limit the location and the total number (53%)
- Grandfather existing ones and do not allow new ones (7%)
- No new regulations for STVRs. Continue with the status quo (13%)
- Prohibit all STVRs (17%)



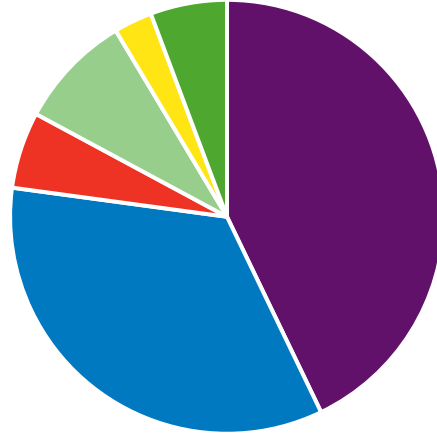
## State your level of agreement or disagreement with the 4 strategies for creating a "Year Round Village"

- Strong agreement (52%)
- Agreement (38%)
- Neutral (3%)
- Disagreement (3%)
- Strong disagreement (0%)
- Not sure (3%)



## Describe your living situation in Radium Hot Springs

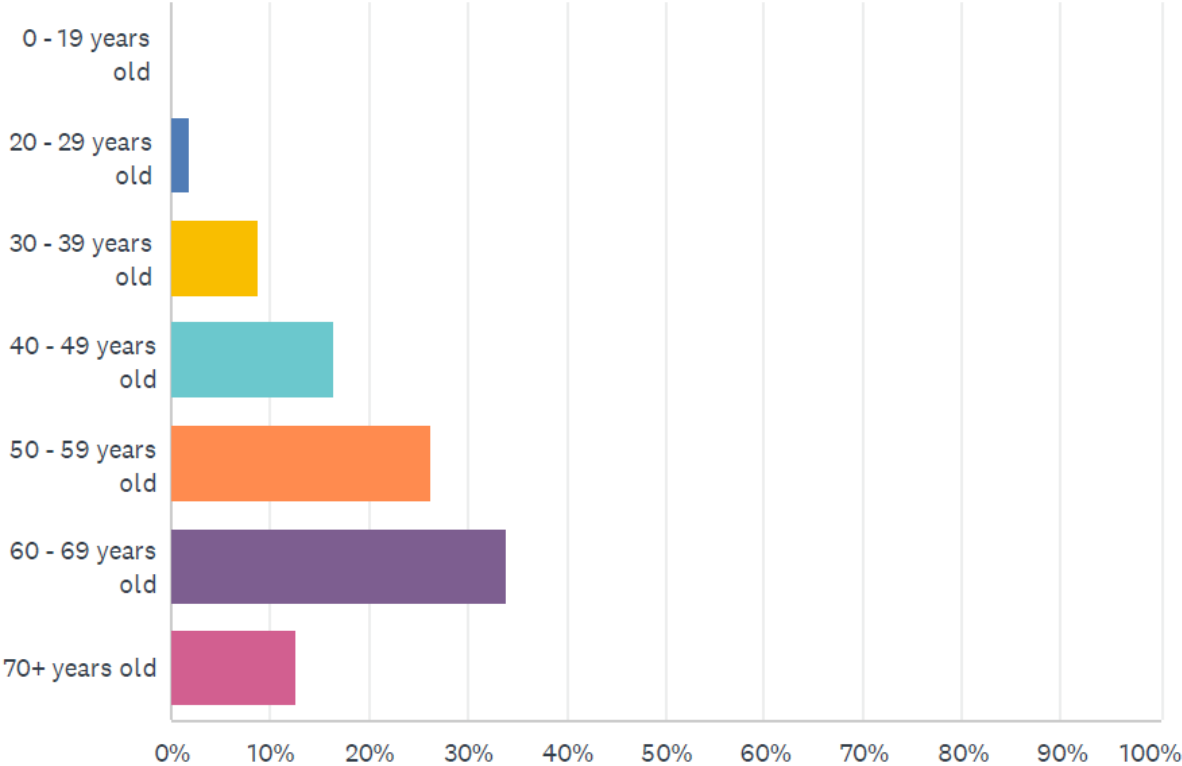
- Full-time Resident (<10 years) (45%)
- Full-time Resident (>10 years) (36%)
- Part-time Resident, looking to move here full-time (6%)
- Part-time Resident, happy to be here part-time (9%)
- Visitor (3%)
- Work in Radium, live elsewhere (6%)



### 9.2.3 Survey Results & Additional Feedback

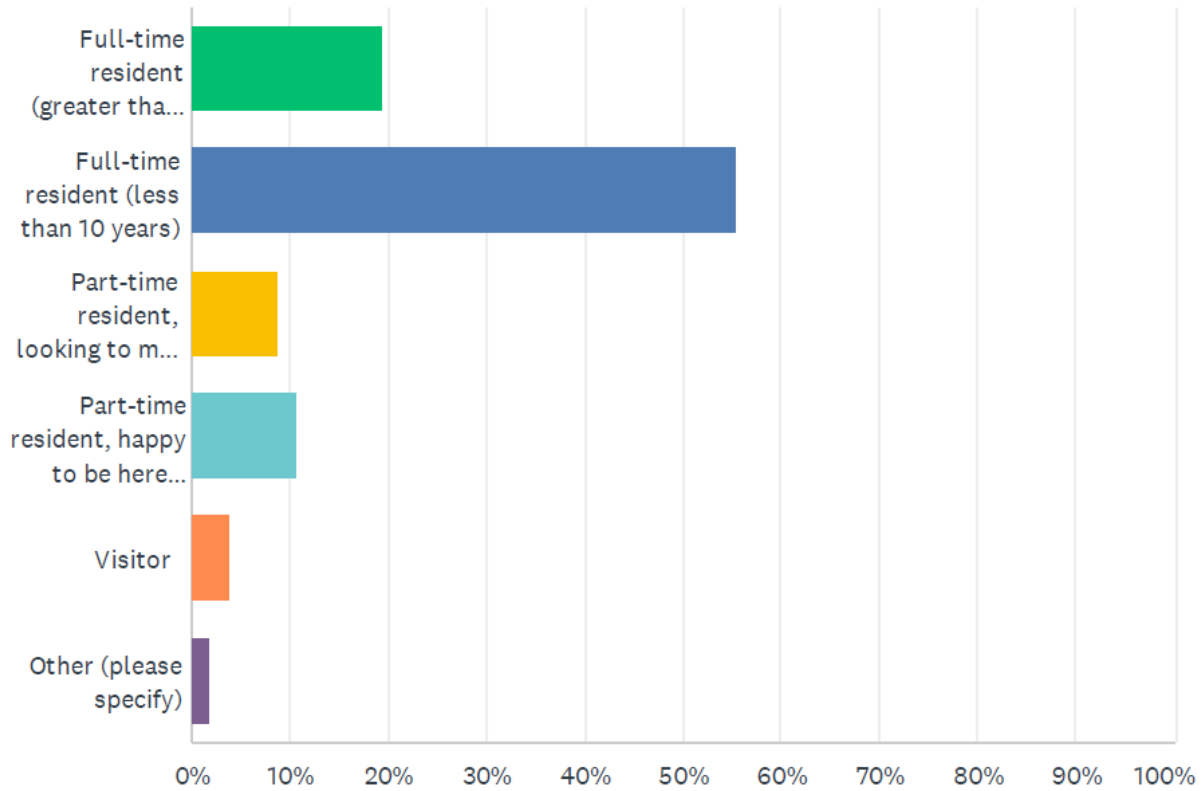
The survey was available online from August 19th to the end of September. There were 103 completed surveys.

#### Q1. Which category (or categories) do you identify with?



0 - 19 years old	0%
20 - 29 years old	1.94%
30 - 39 years old	8.74%
40 - 49 years old	16.50%
50 - 59 years old	26.21%
60 - 69 years old	33.98%
70+ years old	12.62%

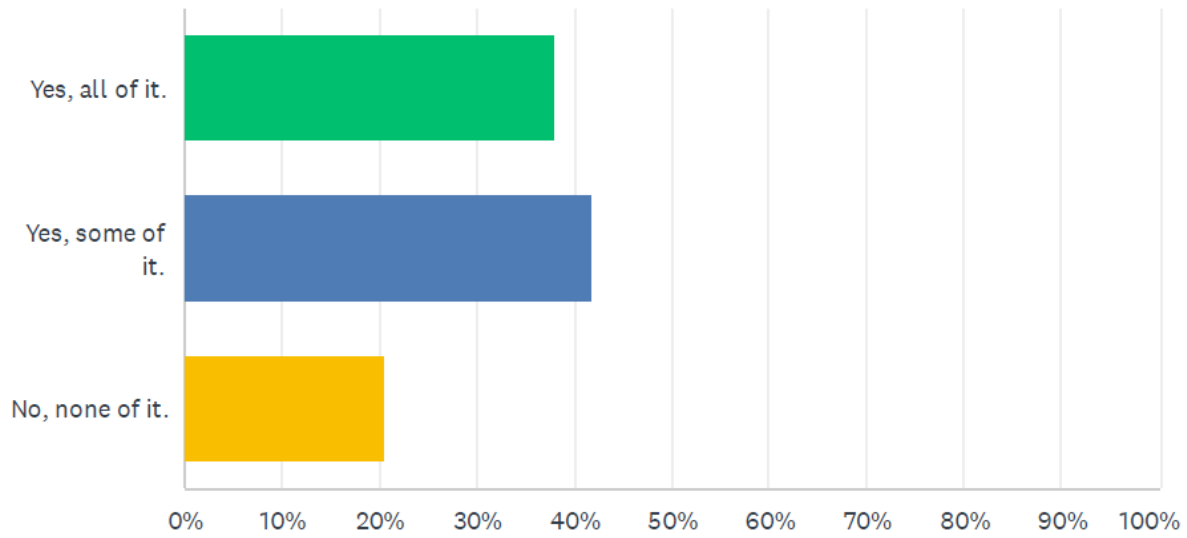
## Q2. Describe your living situation in Radium Hot Springs



Full-time resident (greater than 10 years)	19.42%
Full-time resident (less than 10 years)	55.34%
Part-time resident, looking to move here full-time	8.74%
Part-time resident, happy to be here part-time	10.68%
Visitor / other	5.82%

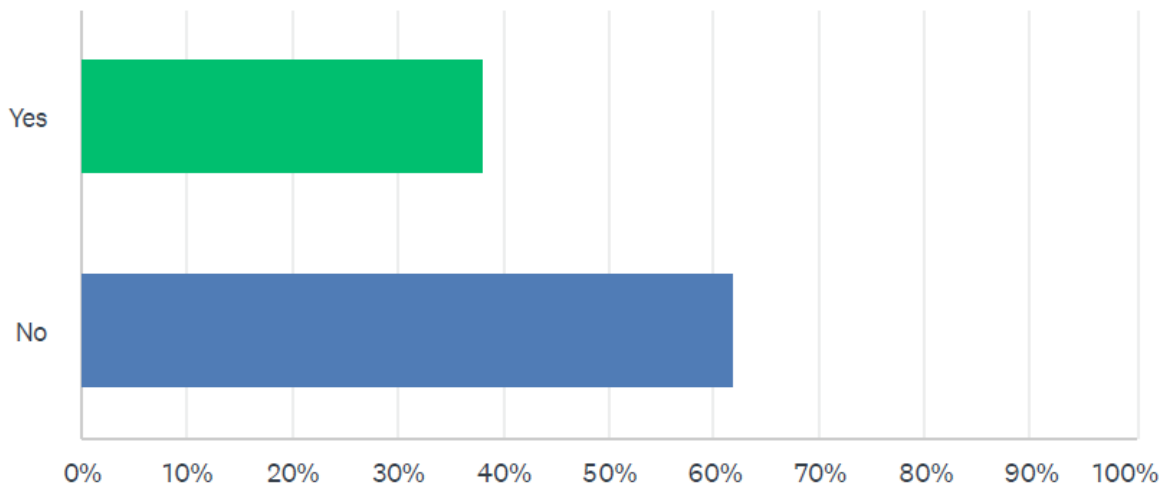


### Q3. Have you read the Village's current Official Community Plan?



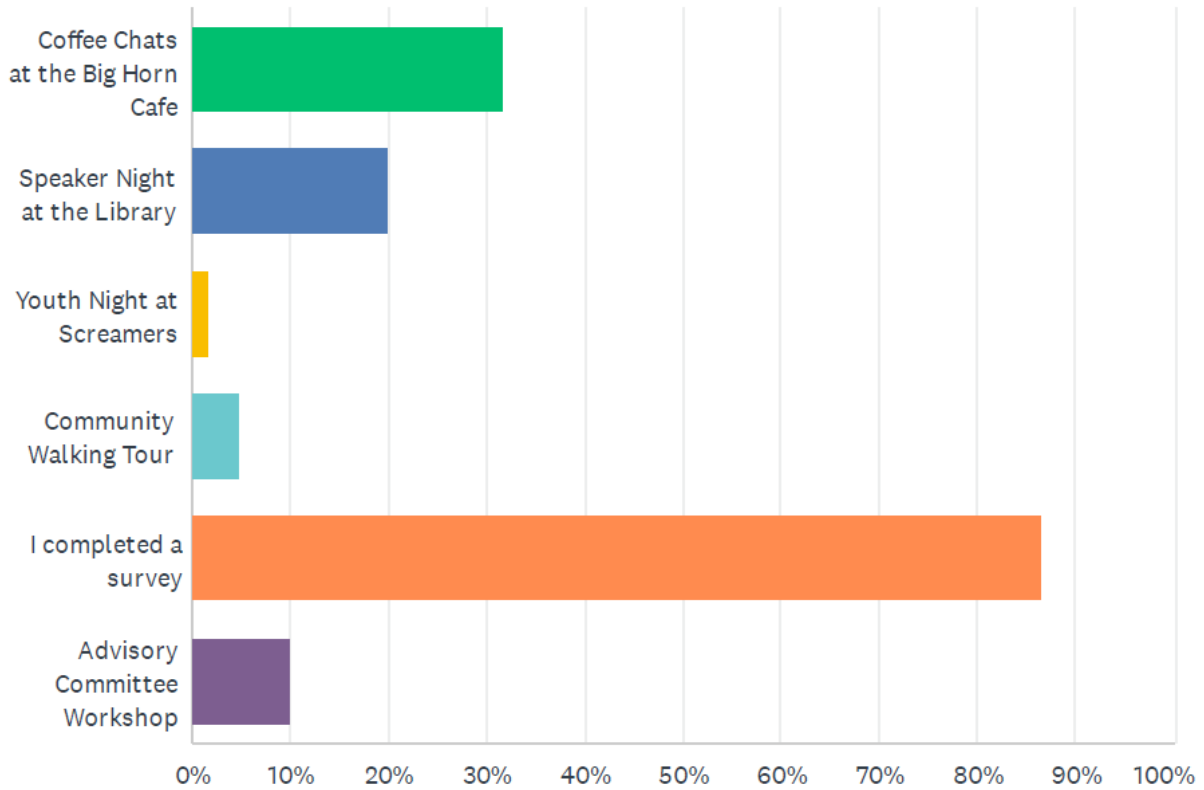
Yes, all of it.	37.86%
Yes, some of it.	41.75%
No, none of it.	20.39%

### Q4. Did you participate in the spring engagement opportunities?



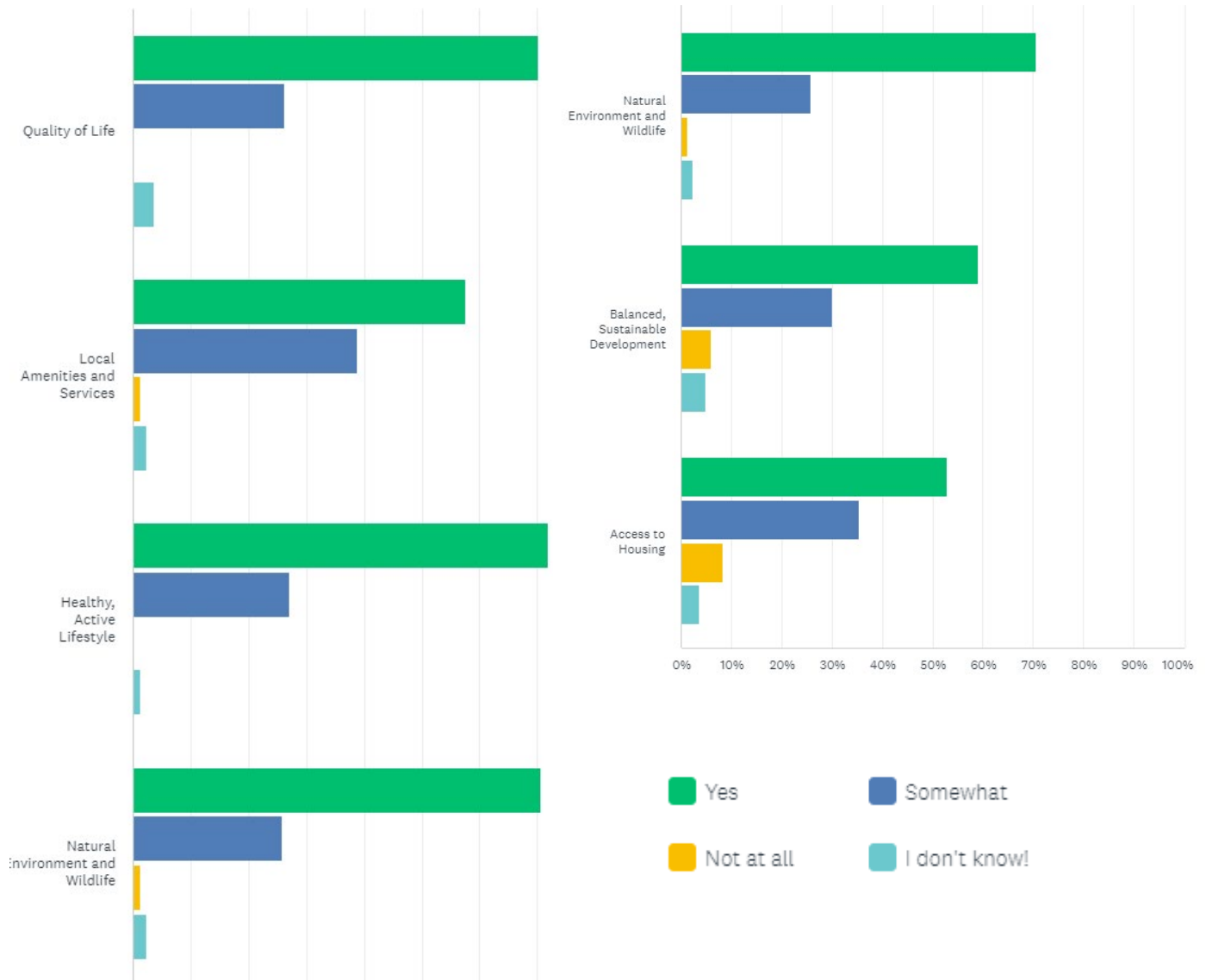
Yes	38.24%
No	61.76%

**Q5. Which engagement opportunities were you able to attend / participate in?**



Coffee Chats at the Big Horn Cafe	31.67%
Speaker Night at the Library	20.00%
Youth Night at Screammers	1.67%
Community Walking Tour	5.00%
I completed a survey	86.67%
Advisory Committee Workshop	10.00%

## Q6. Do you feel that the draft Guiding Principles form a solid foundation for the Community Plan?



Guiding Principle	Yes	Somewhat	Not at all	I don't know!
Quality of Life	70.24%	26.19%	0.00%	3.75%
Local Amenities and Services	57.65%	38.82%	1.18%	2.35%
Healthy, Active Lifestyle	71.76%	27.06%	0.00%	1.18%
Natural Environment and Wildlife	70.59%	25.88%	1.18%	2.35%
Balanced, Sustainable Development	59.04%	30.12%	6.02%	4.82%
Access to Housing	52.94%	35.29%	8.24%	3.53%

## **Q7. Do you have any suggestions to improve the draft Guiding Principles?**

### **Quality of Life**

- Traffic on Highway 95 is increasing, and a pedestrian overpass would improve safety.
- Sidewalks should be created in high foot traffic areas.
- The impact of visitors on the community, both positive and negative, needs more attention.
- There's a desire to maintain a quiet, small-town atmosphere.
- A newcomers club would help new residents connect.
- Overall, the quality of life is good but short-term rentals are causing issues.
- Removing short-term rentals could enhance quality of life for residents.
- There should be noise reduction measures and enforcement of quiet hours.
- Many appreciate the current quality of life.
- Maintaining a quiet and slow-paced environment while developing is challenging.
- Balancing growth with the village's small-town feel is a concern.
- Infrastructure and existing amenities should be well-maintained.
- It's important to preserve C4 areas as they are.

### **Local Amenities and Services**

- It's important to evaluate the sustainability of new amenities.
- Amenities beyond restaurants are needed in the community.
- Keep services local without chain stores.
- Invermere is close enough; additional services may not be necessary.
- While programs for youth exist, there's a lack of services for seniors.
- More restaurants and dining options are needed.
- The reopening of the elementary school.
- Elk Park Ranch residents have indicated they receive no town services despite paying taxes.
- Composting initiatives are supported.
- Attracting medical professionals for part-time care is crucial to avoid residents leaving for basic health services.
- A building code for Main Street should be established to address neglected properties.
- Local amenities should prioritize the needs of residents over transient visitors.
- Dining options currently cater more to tourists than to locals.
- The impact of short-term rentals on hotel viability is a concern.
- While progress has been made in the last decade, focus should shift to essential services like medical services and a school.
- Convincing businesses to remain year-round is challenging without a population increase.
- Growing the village population could support year-round businesses, including food and beverage services with staff housing.

## Healthy, Active Lifestyle

- The municipality should focus on creating and maintaining social cohesion among residents.
- There's a desire for more social events to help community members connect.
- A strong emphasis on arts—like painting, photography, and murals—is needed in Radium.
- More bike trails to Invermere and Fairmont, as well as additional walking paths and parks, are needed.
- Seniors lack specific services and must go to Invermere (e.g. for exercise classes).
- The biking, hiking, and golfing opportunities in Radium are loved by the community.
- Amenities should focus on residents rather than short-term rentals.
- Enhancing walkability and connectivity to key areas and surrounding communities is important.
- More amenities are needed for exercise such as tennis courts and pull-up bars are needed.
- Many recreational activities are limited by environmental regulations, making it difficult to enjoy them locally.
- Increased bike and walking trails are needed to manage summer traffic challenges.

## Natural Environment and Wildlife

- A wildlife strategy is needed, including the establishment of wildlife corridors through the village.
- More trees should be planted along the walking path by the Sable Ridge complex to reduce noise and improve aesthetics.
- Many visitors fail to recognize the value of local wildlife, posing a challenge for protection efforts.
- The wildlife overpass is supported for the protection of bighorn sheep.
- Stronger language is suggested to ensure environmental protection measures are effective.
- Summer tourist overflow can negatively impact nature.
- There's a need to educate tourists about respecting wildlife.
- The environment appears to be well protected and funded already.
- There should be no promotion of tree removal in residential developments.
- Balancing growth, amenities/services with wildlife protection is challenging.

## Balanced, Sustainable Development

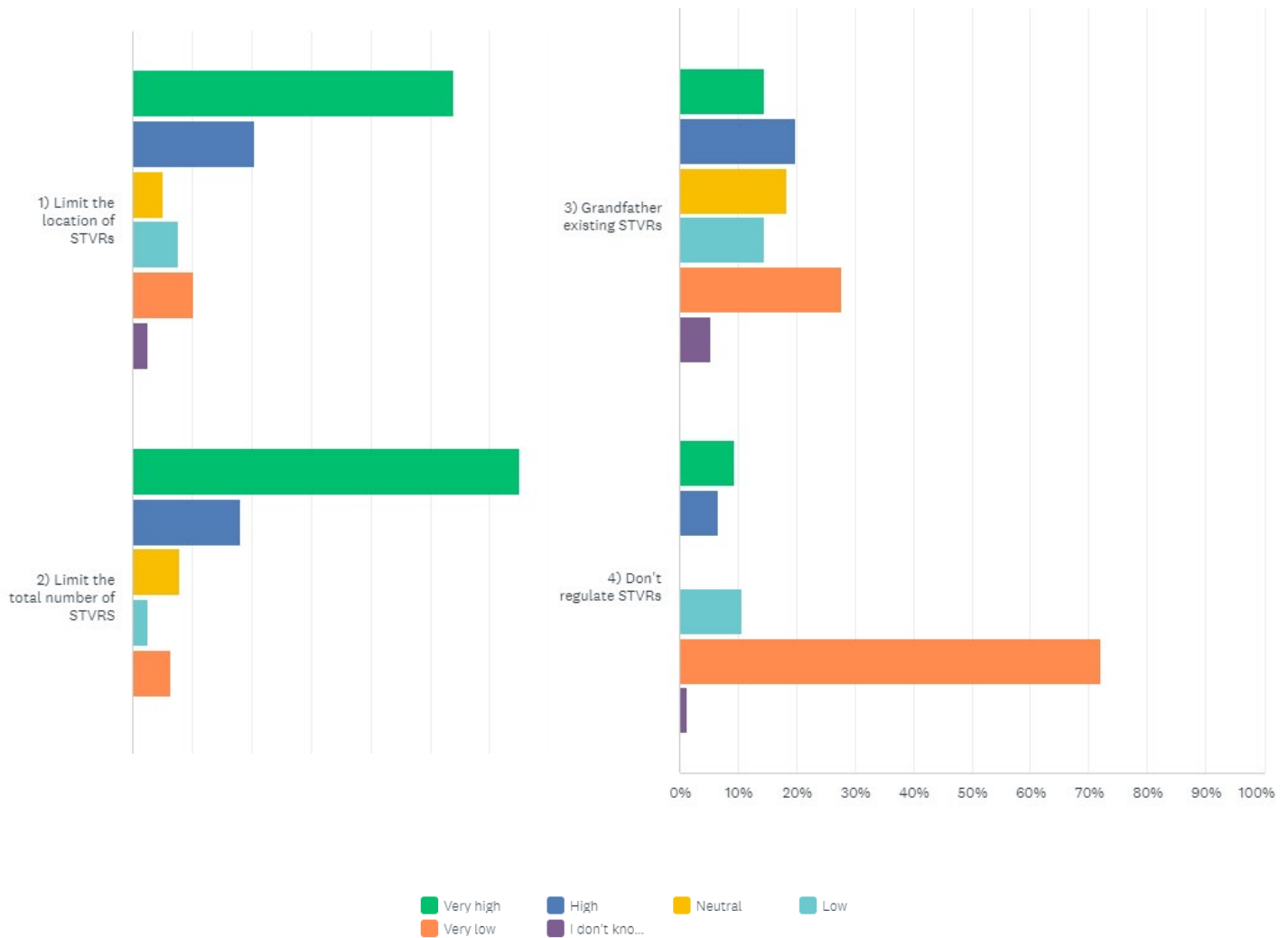
- No more condo developments should be allowed, as they disrupt the original village feel.
- Adequate parking for both residents and visitors is necessary.
- Improvements to infrastructure beyond transportation are needed, such as better cell service and fiber optic internet.

- Resources must be provided to all residents, including those in strata, as they pay the same taxes but receive less service.
- Adaptation and resilience strategies for climate change are essential.
- There should be restrictions on the number and capacity of short-term rentals (STRs) to maintain community calm atmosphere for full-time residents.
- Affordable housing and limits on STRs are necessary.
- Radium needs improvements in energy efficiency and education on responsible water use, composting, and recycling.
- Water and sewer services should be provided to every vacant piece of land in the village.
- Balancing growth while maintaining a small-town feel is challenging.
- Collaboration with developers and community groups for project approvals is important.

## **Access to Housing**

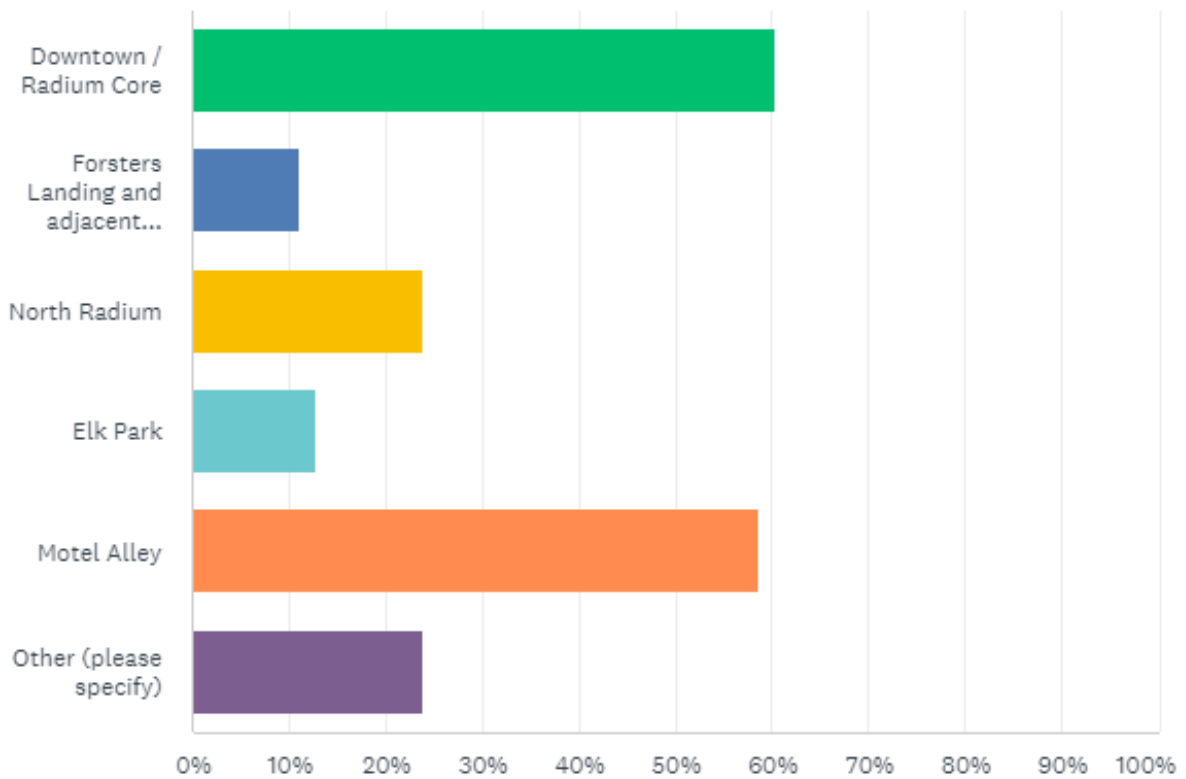
- STRs should be controlled to free up long-term rental accommodations.
- Balancing the need for STRs to support tourism with the needs of residents is essential for a cohesive community.
- A variety of housing options is critical; STRs are important for tourism but must not disrupt local community feel.
- STRs should be eliminated to improve access to affordable housing.
- Prioritizing full-time residents and employees is necessary.
- There are negligible long-term rental opportunities available.
- A large, unfinished apartment block in Radium should be revitalized instead of remaining dormant.
- Many homes on the street have been sold as STRs, driving up prices and reducing housing availability.
- Affordable housing is crucial, especially for young families and service industry workers.
- Those unable to afford to buy properties struggle to find long-term rentals due to STRs.
- The community lacks sufficient affordable housing options.
- The massive STR issue needs to be addressed, potentially through banning them.
- High fees for STRs should be implemented, with revenues used to build affordable housing.
- Focus should shift from tourist housing to affordable options for permanent residents and seniors, discouraging strata housing.
- Don't let full time residential happen in Lynx Ridge.
- The village needs diverse housing options that are not primarily STRs or used seasonally.
- Encouraging private developers could help address housing needs.

### Q8. Rate your level of support for the four options:



	Very high	High	Neutral	Low	Very Low	I don't know / unsure
1) Limit the location of STVRs	53.85%	20.51%	5.13%	7.69%	10.26%	2.56%
2) Limit the total number of STVRs	64.94%	18.18%	7.79%	2.60%	6.49%	0.00%
3) Grandfather existing STVRs	14.47%	19.74%	18.42%	14.47%	27.63%	5.26%
4) Don't regulate STVRs	9.33%	6.67%	0.00%	10.67%	72.00%	1.33%

**Q9. If you chose "very high" or "high" for option 1 in question 8, please indicate where you think STVRs should be allowed/encouraged to operate.**



Downtown / Radium Core	60.32%
Forsters Landing and adjacent neighbourhoods	11.11%
North Radium	23.81%
Elk Park	12.70%
Motel Alley	58.73%
Other	23.81%

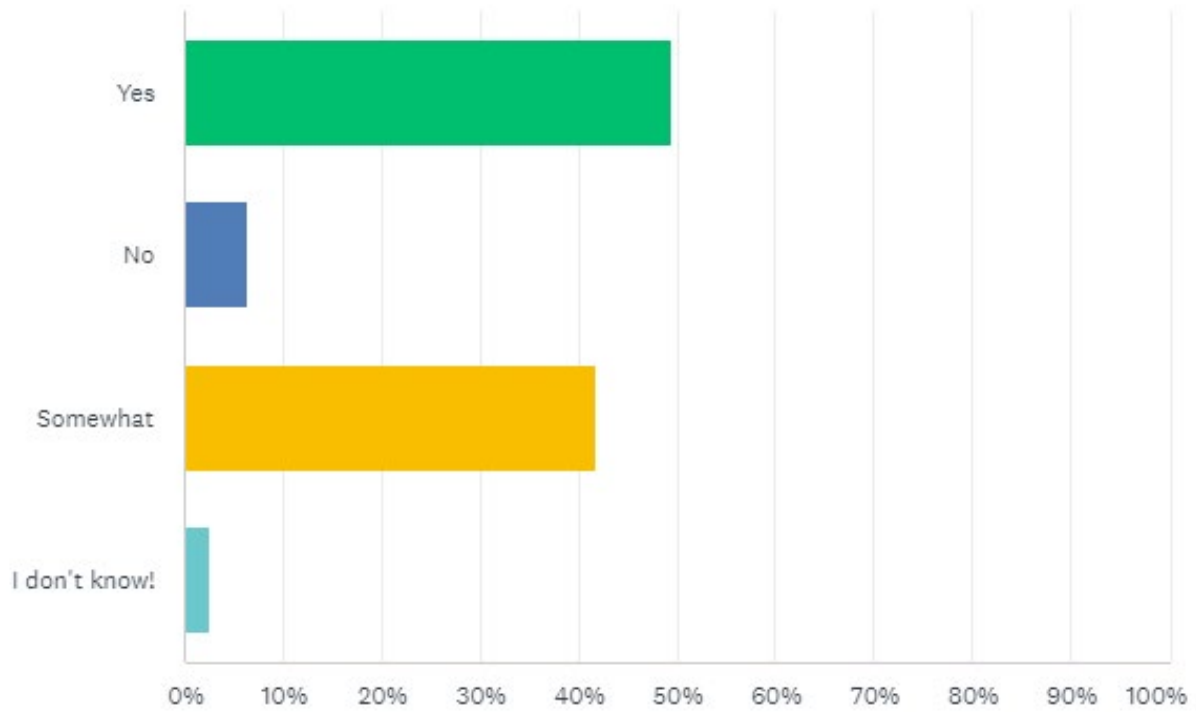
**Other answers:** Golf course, resort strata complexes with on-site management staff, Big Horn Resort, Copperhorn area by highway, allow a limited number per area / more in commercial areas, Madsen Road.



## Q10. Do you have any more feedback on these four options?

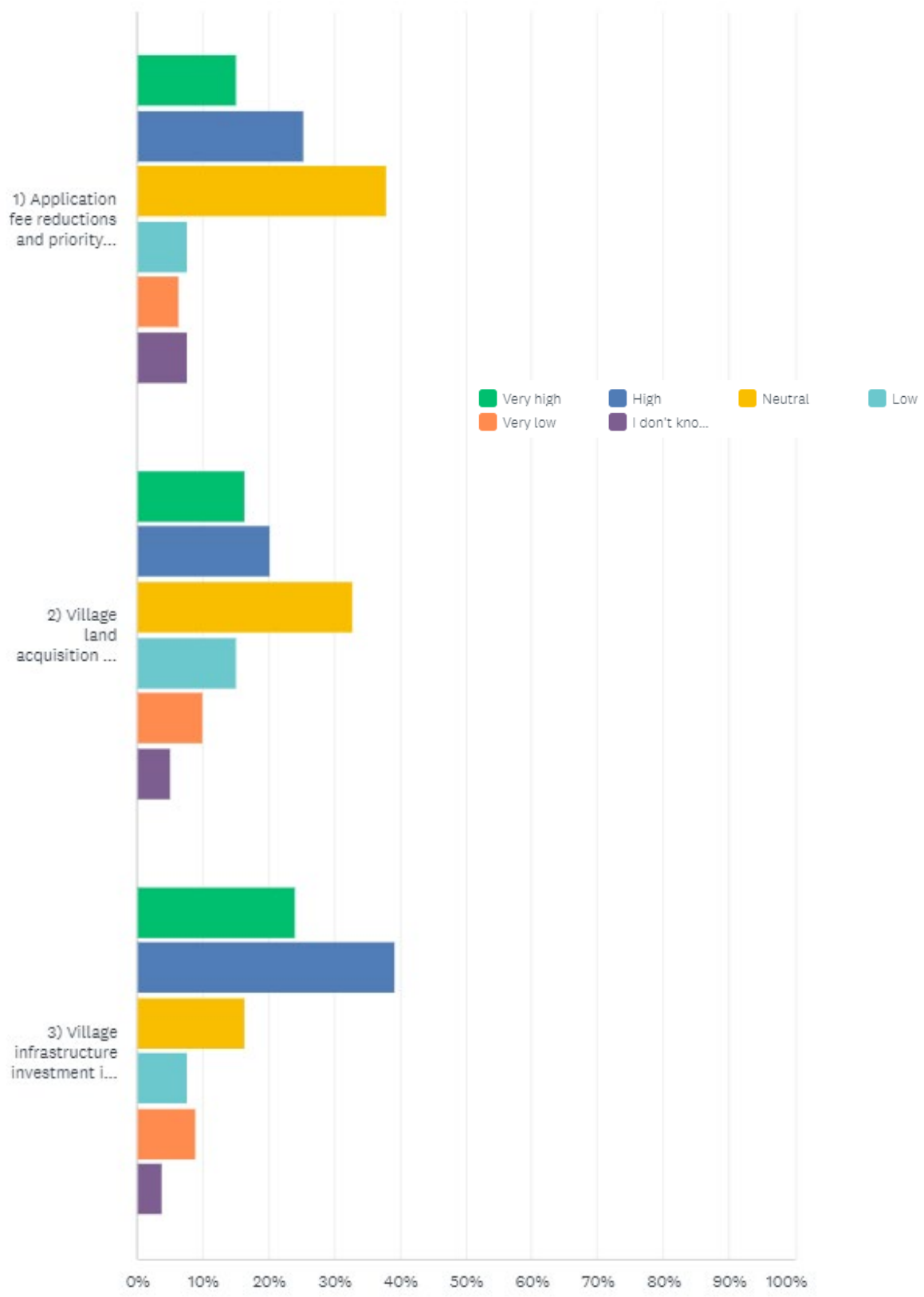
- Motel owners with vacancies should rent long-term. Some already do, and that could help with affordable housing.
- We should completely eliminate STVRs in residential zones but keep them in commercial areas.
- Redeveloping the old "motel alley" to include more STVR options could address the STVR issue.
- STVRs offer year-round tourist opportunities, not just in summer.
- STVRs bring visitors, we must ensure affordable long-term housing for locals. Renting motel suites long-term isn't sustainable.
- We increasingly oppose STVRs unless they're near existing hotels.
- STVRs should only be permitted if all full-time residents have reasonable housing options.
- We need more restrictions, increased fines, and higher taxes on non-resident properties.
- Freeze on New Licenses: We can't keep allowing more STVRs. My street is struggling, and we need a freeze on new licenses now.
- STVRs are lowering property values and availability. We should consider banning all STRs not owned and lived in by local residents.
- STVRs create noise and disrupt neighborhoods, leading to a lack of community.
- There needs to be stronger enforcement of STVR regulations.
- While I support grandfathering existing STVRs, it could shut out new entrants. A lottery every five years might help.
- Radium is small, and banning STVRs could hurt tourism and local businesses.
- Increasing fees for STVRs could help with regulations.
- STVRs should be owner-occupied to help with management.

### Q11. Do you agree with incentivizing mixed-use developments?



Yes	49.37%
No	6.33%
Somewhat	41.77%
I don't know!	2.53%

### Q12. Rate your level of support for the three proposed solutions:

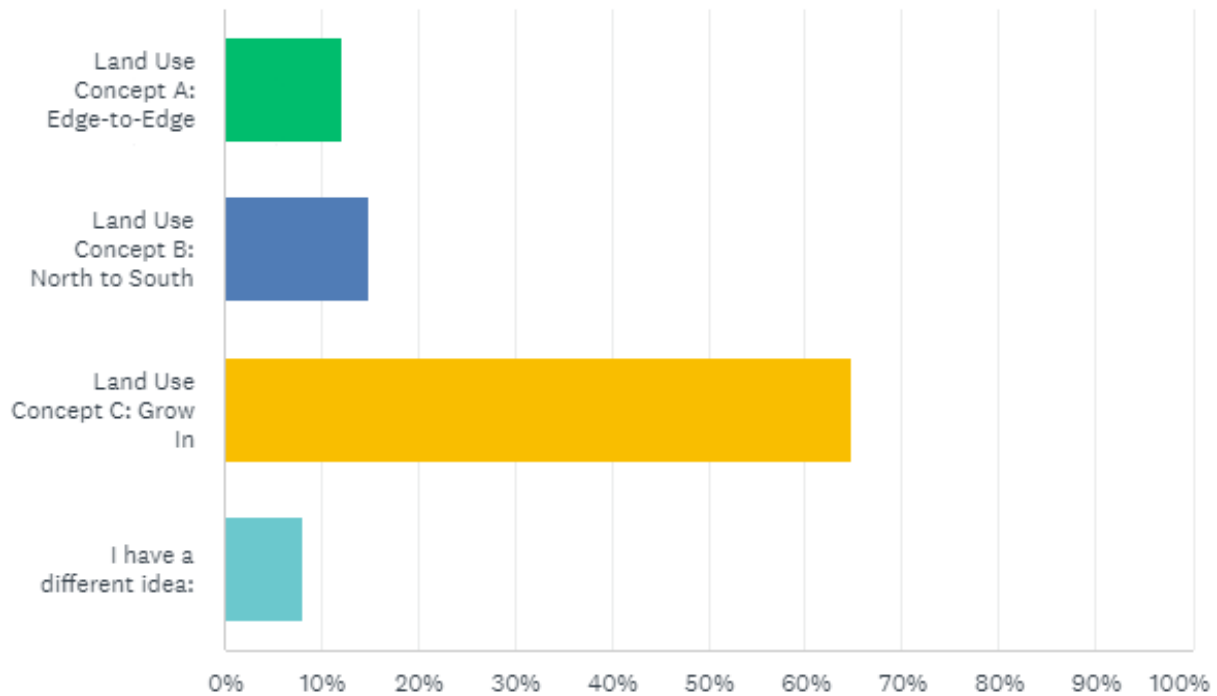


	Very high	High	Neutral	Low	Very Low	I don't know / unsure
1) Application fee reductions and priority queuing for mixed-use developments	15.19%	25.32%	37.97%	7.59%	6.33%	7.59%
2) Village land acquisition for mixed-use developments	16.46%	20.25%	32.91%	15.19%	10.13%	5.06%
3) Village infrastructure investment in key areas to support mixed-use	24.05%	39.24%	16.46%	7.59%	8.86%	3.80%

### Q13. Do you have any more feedback on these three solutions?

- We should promote anything that creates more long-term housing for residents, not STVRs. Mixed-use developments can often be more affordable.
- We need to prioritize infrastructure and services (e.g. sidewalks, sewer, water, roads).
- Radium is too small for mixed-use development. We can't even manage snow plowing; we need to fix infrastructure before considering this.
- Any mixed-use development should only be in existing commercial zones and not infringe on residential areas.
- Mixed-use can be beneficial, but it should be limited to the Hwy 93 corridor and downtown, avoiding residential areas. North Radium needs better sidewalks.
- This is a chance to enhance downtown with amenities and housing in underutilized spaces between the highway and the library/park.
- I like mixed-use if it maintains the village's charm and encourages entrepreneurship. A work-sharing office could also be beneficial.
- I support mixed-use developments if they provide affordable long-term rentals.
- All costs related to development should be reduced or eliminated to make housing more affordable. We need to focus on filling existing empty spaces to create a vibrant downtown.
- We should aim for a cohesive destination like Fernie to attract shoppers.

### Q14. Which is your preferred scenario?



Land Use Concept A: Edge-to-Edge	12.16%
Land Use Concept B: North to South	14.86%
Land Use Concept C: Grow In	64.86%
I have a different idea	8.11%

### Q15. Tell us why this is your preferred scenario.

- I'm against urban sprawl; it's already affecting the village. We need to focus on community rather than just tourism dollars.
- We should get back to the sense of community we had before STRs took over. We need new businesses, and our downtown and commercial areas are outdated and rundown.
- The tourism section along Hwy 93 is well done; it deserves recognition.
- Strong environmental protections are essential. We live in a unique area that needs safeguarding, and urban sprawl threatens this.
- Keeping the Village's character while allowing housing growth in the north is crucial.
- Increased control over development and STRs could hurt private investment and raise tourism costs due to limited lodging options.
- We should focus on building up existing areas to maintain walkability.
- To keep our downtown vibrant and limit infrastructure issues, commercial development should focus on the existing area.

- Those who prefer peace should stay in North Radium, away from commercial development.
- One central commercial area would allow for one-stop shopping and benefit business owners and residents.
- There's not enough demand to fill existing commercial space, so we don't need more density in residential areas.
- This approach respects guiding principles and is sustainable given our environmental challenges.
- Existing neighborhoods should remain separate from tourist accommodations.
- Protecting the environment is key for sustainable living; we should focus on developing underutilized spaces before expanding outward.
- We should repurpose existing sites before considering new developments, which could lead to a greater focus on housing.
- Planning for a growing population requires more commercial space, and developing commercial nodes to the north could help.
- We need to connect the main village with areas to the north for better accessibility.

## **Q16. Do you have any other comments or ideas that we didn't touch on?**

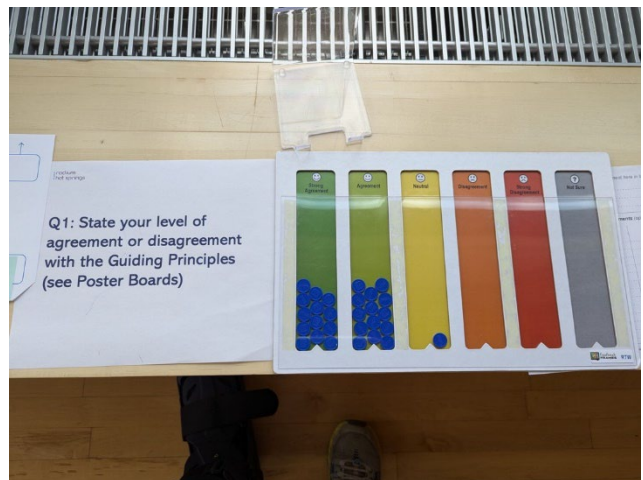
*This section includes both survey feedback and additional feedback heard throughout public engagement events.*

- Perhaps consider tax incentives for owner occupied who have or will renovate secondary suites (basements etc.) for rent.
- Focus on completing street improvements, including sidewalks and parking, to support community growth.
- STVR regulations need careful adjustment; find a balance without overreacting.
- The Highway 93 entrance to Radium is aging and needs revitalization to attract visitors.
- Protect private investment from excessive regulations that could stifle growth and tourism.
- STVRs are harming local housing availability and community vibrancy; limit new ones while grandfathering existing rentals.
- Increase community resilience against wildfires through better landscaping and forest management.
- Enforce noise bylaws to maintain peace in residential areas.
- Enhance community programs for families and youth, including childcare facilities and recreational activities.
- Improve infrastructure in existing neighborhoods instead of prioritizing tourist areas.
- Reassess STR licensing and consider a moratorium while solutions are developed.
- Establish a comprehensive emergency evacuation plan that includes wildfire readiness.
- Ban fire pits for better air quality and health benefits.
- Ensure local residents have access to discounts for community amenities like hot springs.

- Investigate the potential for a light industrial park to diversify the local economy.
- Prioritize needs of year-round residents over seasonal tourism growth to build a sustainable community.
- Address pedestrian safety and infrastructure concerns along main roads.
- Consider community solar projects to enhance energy resilience and sustainability.
- Maintain the village's charm while expanding carefully to avoid becoming a resort town.
- Promote recreational programming for all ages to support healthy lifestyles and community engagement.
- Discuss burying utilities to improve safety and resilience against wildfires.
- Ensure all infrastructure, including parks and services, remains well-maintained and accessible.
- The community could potentially benefit from a solar farm or community well on Madsen Road.
- Allow for some flexibility with use of lots when the proper studies are undertaken.
- Some Pine Cone Lane residents expressed they do not want to see increased density throughout their neighbourhood.
- Need employment opportunities for new people to be able to move here (or stay).
- Explore incentives to attract new industries (e.g. energy generation).

## 10 COMMUNITY PLAN ADVISORY COMMITTEE WORKSHOP

The project team met with the Advisory Committee on August 22 to review the draft guiding principles and key concepts and test big ideas. Members were asked to review each of the guiding principles then provide their overall level of agreement using a feedback frame. The Advisory Committee indicated overall support for the principles. Additional comments on suggested changes to the principles or items missing were gathered after the feedback frame results were revealed and have been used alongside public feedback to update the Guiding Principles.



### Feedback on the Guiding Principles

- Many of the principles are complicated. For example, access to housing vs STRs. Both have value.

## Quality of Life

- Connect with community, ties to safety, close connections. "Interwoven personal connections"
- Not 'slow-paced', more relaxed. Peaceful, quiet and vibrant living. Having time to connect, not slow down.
- Interconnected community, spaces and opportunities to build community
- More opportunities for local community events and connections
- Enhanced "community creation". Support for locals and tourism

## Local Amenities and Services

- We need to expand our local services and amenities to more than restaurants. i.e. pharmacy, hardware etc. Change line about unique dining experiences...
- Add, services for locals
- Activities to bring community together, arts and culture
- More recreational activities in Radium for all ages.

## Healthy, Active Lifestyle

- Bringing community together. Connection.

## Natural Environment and Wildlife

- Planning for wildfire as a foundation – Firesmart and building materials
- Climate adaptation, fire response, utilities

## Balanced, Sustainable Development

- Economic efficiency - As a guiding principle. It is smart community planning.

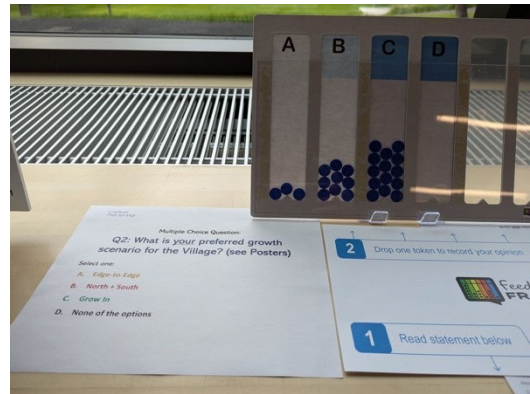
## Access to Housing

- Affordable housing – locals vs newcomers. Is there a preference for whom we want to house?
- Who do we want to house? Those who work/contribute to community
- Need more senior services, activities and possible care homes.
- 'More affordable' or 'less expensive'? Make sure there is a qualifier!
- Affordable is very subjective. Can mean very different things depending on socio-economic backgrounds.
- Affordable housing: Need incentives (e.g. what Whistler has done)



## Feedback on the Growth Scenarios

Advisory Committee members were provided an overview of the three growth scenarios developed from the first round of public engagement in May 2024. Participants were asked to indicate their preferred growth scenario using feedback frames. The results are below, indicating some participants voted more than once to indicate they preferred a combination of 'North + South' and 'Grow In'.



Several committee members suggested a balance between North + South concept and the Grow In concept was preferred:

- For 'A' Edge to Edge, if we let the free market do its thing we will continue to cater to those who can afford it, pricing out the locals.
- Strong environmental protection
- Some growth to existing undeveloped lands and commercial zones in North Radium.
- Walkable connections to downtown
- Market has selected our downtown commercial long before incorporation of the Village. Fill it in before diluting it.
- Infill in South Radium area but not crazy dense, some single-family areas
- Real plan for 93 to Park.
- Business model for motels is changing.
- Buildings aging out – what do we want?
- Prioritize year round, affordable housing and amenities to support young families
- Limit private/restricted neighbourhoods... not the greatest community vibe
- North Radium concept – does the landowner support this? There was an agreement on what the developer can do in that area. Is there a moral/political obligation to honour past agreements with developers?
  - Historical context on those lands: No new subdivision on remaining lands but overall high density development allowed on remaining lands, specified in the OCP at the time.
  - Municipality has full jurisdiction and decision making on lands within the boundary.
  - If a community and Council gives direction on an area, that's what the Land Use

will reflect.

- Park models: what does that look like long term?
- What is a 'missing middle' housing type? Answer, it is a 2 – 6 unit building.
- How do you get vacant lots developed?
  - Incentivize by not allowing growing out as much and increase viability of developing on core area vacant lands. Municipality could get sites development ready by installing infrastructure connections, making sure there's enough capacity of infrastructure, policy incentives for certain types of development in certain locations, etc.
- Commercial development – closed businesses have a negative impact on existing open businesses
- Highway commercial is visible to the travelling public, how can we slow them down to explore further in?

### **Feedback on Short Term Vacation Rentals**

Some Advisory Committee members provided comments on the STVR poster during breaks. While the group did not have enough time to have an in depth discussion, the team is noting the comments provided below:

- Don't over-react to STR question. Yes, problematic in many ways. Also key to tourism and home value.
- In addition to STVR, can the town (through bylaw or incentive) prioritize year-round/primary residences? Year-round residents are being priced out.
- Allow short term rentals only if there is an on-site manager (better oversight of STRs plus providing long term accommodations for on-site manager).
- Don't stop them. Add higher license fees for owners/operators.

## 11 AUGUST ENGAGEMENT: LESSONS LEARNED & NEXT STEPS

The August engagement was an opportunity to connect with summertime community members that may have missed the Spring engagement. The focus of this round of engagement built off what we heard in May and presented draft Guiding Principles, options for achieving a year-round village, Short Term Vacation Rental strategies, and growth concept scenarios.

Once again, a variety of engagement opportunities was hosted to reach a variety of community members in places they already go (Coffee Chats, the Market on Main) as well as scheduled events for those that were keen to participate (Book a Chat, Community BBQ). An online survey was also made available for those not able to attend August engagement events. Overall, several hundred discussions and feedback points took place and will be used to inform the important next step of drafting policies for the Community Plan.

The next step of the process is the Community Plan draft document reveal. Public review and feedback opportunities will be available online in November.

To stay informed of when the draft Community Plan is available for public feedback visit: <https://radiumhotsprings.ca/ourpathforward/>. You can sign up for email notifications by visiting the project website.