



Village of Radium Hot Springs

RE: Ridge Road Development Feasibility Study

Report

February 5th, 2026

Prepared by: 2B Developments Consultants and Associates Inc.

For: The Village of Radium Hot Springs

Attention to: Chief Administrative Officer, Adrian Burgles

Executive Summary

The Village of Radium Hot Springs (“Radium”) is a small rural municipality located in the East Kootenay Region of British Columbia with a population of 1339. As a rural small municipality with a significant portion of its full-time residents being seasonal, Radium’s housing crisis is unique to its community. As this report highlights, a significant percentage of individuals live in inadequate conditions due to the lack of adequate rental housing supply. This has resulted in a high-percentage of hidden homelessness, and pressure on local employers. Municipal staff and Council are actively working to address this issue. Between 2019 and 2024, Radium took two important steps towards providing solutions:

- (1) The completion of a Housing Needs Report by Urban Matters in 2022; and
- (2) The Submission of an application to the Housing Accelerator Fund (HAF)

Housing Needs Report

The Housing Needs Report (HNR) was completed in 2024 to evaluate the current state of housing in the municipality, including supply and demand constraints, and the projected number of units the municipality would need to meet forecasted demand. The HNR confirmed a shortage of 38 housing units at that time and that the municipality would need an additional 104 units by 2027.

Moreover, the HNR spoke at length about inadequate housing supply and possible options for the municipality, and highlighted the “hidden” homelessness that was present. It shows that relying on the private sector to build the affordable rental housing supply cannot solve the issue. Rather, the municipality should consider having a larger role in the development of new rental housing supply to ensure affordability and long-term preservation, either through partnerships or as an owner operator.

Housing Accelerator Fund Application

In 2023, the Federal government announced a new program, the Housing Accelerator Fund (the HAF), which was designed to provide funding directly to municipalities to create and enable more housing. Municipalities were required to develop actionable plans that would reduce

barriers to creating housing, speed up the process, and in some cases create the housing themselves. Radium applied to the second round of the HAF in 2024. Radium received funding approval to cover their six planned objectives which included acquiring land for affordable housing, which proceeded with the purchasing.

The Ridge Road Property

Radium purchased a 0.6-hectare vacant parcel of land located on Ridge Road (the “Project”), within an established community. Characteristics that made this site ideal included immediate access to water and wastewater services at the street, on an existing snowplow and garbage route, and the site was relatively flat with minimal clearing required. The property demonstrated an opportunity to build housing, a new connecting road, a public park, and possible opportunities to sell off portions of the land to other developers.

Radium retains 2B

In 2025, Radium closed on the Project and then proceeded to retain 2B Developments Consultants and Associates Inc. (2B) to support the municipality with identifying and proceeding with their next steps. 2B is a development consultant and project management firm that regularly works with municipalities from across Canada to build new rental housing supply and create system-level change that will create more adequate housing. The purpose of retaining 2B was to assist Radium in completing a development concept and a comprehensive financial feasibility study to help staff determine the next steps to progress housing on the Project.

The Feasibility Study Report

The purpose of *this* Feasibility Study Report (the **Report**) is to provide information and analysis on the critical factors that impact developing a housing project of any kind. In this case, the objective of the Report was to analyze the housing demand in Radium, review possible development scenarios, and analyze both the capital and development strategies. This Report will be relied upon and used by municipal staff and Council for critical decision-making relating and as a reference document for the Project. To date, the results and data from this work within the Report have already supported Council and staff with some decisions. Particulars and details for the above are provided within Sections #1-5 of this report, and has included the ongoing and

concurrent community and stakeholder consultation conducted by 2B between November 2025 and January 2026.

Analysis

Our work included an integrated analysis of development concepts, capital needs and sources, and financial analysis across 3 proposed scenarios. The 3 scenarios that were analyzed were:

- Scenario A: 36-unit
- Scenario B: 48-unit
- Scenario C: 60-unit

Our approach to creating the 3 development concept scenarios included maintaining a consistent percentage of unit types and building form, so that critical factors could be assessed equally. Across each of the 3 scenarios, our analysis included answering the following types of questions:

- ***Reasonability:*** *Based on 2B's opinion, was the proposed development reasonable with a high chance of success in obtaining funding?*
- ***What is the Municipal Contribution needed:*** *What would the municipal contribution need to be, and was this reasonable on a per-unit basis and as a % against total project costs?*
- ***What is the Funding Gap:*** *Given 1 and 2, was it possible to fill the remaining funding gap?*
- ***DCR:*** *What was the debt-coverage-ratio (DCR), and was it demonstrating financial viability?*
- ***Would the project provide adequate supply:*** *Would the end result provide enough housing and the right type of housing?*
- ***Affordability:*** *Would the rental rates required create the affordability that was required?*

Our analysis for each development concept incorporated quantitative and qualitative data and information, and also included assumptions about project capital, given the existing changes to federal affordable housing funding.

Conclusion & Recommendation

Based on our analysis, the requirements for each scenario are reasonable and realistic. However, scenario #1 does not produce enough housing based on the current and forecasted housing needs in the municipality. If Radium is going to proceed with the Project, it is in their best interest to address as much of the need as reasonably possible. As such, our recommendation is for Radium to proceed with either Scenario #2 or #3. Based on this recommendation, it is then determined that a Project that proceeds with a unit count between those suggested in Scenario #2 or #3 would also be reasonable to assume as financially viable.

Table of Contents

Executive Summary	2
1. Housing Need and Demand	7
Radium Completes Housing Needs Report (2022)	8
2B Conducts Stakeholder Engagement	10
2. The Property	11
3. Development Concept Analysis	12
Scenario 1 - 36 Units	13
Scenario 2 - 48 Units	13
Scenario 3 - 60 Units	13
4. Financial Analysis of Selected Scenario	14
Estimated Operating Budget	22
Funding Breakdown and Capital Strategy	23
5. Ownership & Management Considerations	24
6. Report Conclusion	25
7. Appendices	26

Context

This Feasibility Study Report has been prepared by 2B Developments Consultants & Associates (“2B”), and is part of a proposed 3-Phase engagement strategy that 2B has presented to the Village of Radium Hot Springs (“Radium”). The purpose of this engagement is to support Radium in its planned effort to develop a recently purchased vacant lot located at REM Lot 1 (Part 1) of District Lot 486 (the “Property” and/or the “Project”).

Objective

The objective is to provide Radium with an analysis of the critical factors that affect the project's viability and a development strategy that municipal staff and Council can use to make decisions.

Deliverables

The deliverables that 2B will provide to Radium include the Feasibility Study Report, a PowerPoint presentation for staff and Council, and the proposed development strategy [Excel Workbook], based on our recommendation (next steps).

Limitations and Warranties

The deliverables completed by 2B do not guarantee outcomes. Insights and opinions provided within the Feasibility Study Report and incorporated into the other deliverables are based on our experience in housing development, available data, and funding information. At the time of preparing this Feasibility Study Report, significant changes occurred across CMHC and the Federal Government.

1. Housing Need and Demand

Before starting any new housing project, the proponent, whether a private developer, municipality, or housing organization, must understand the community's needs and demands. This reduces the risk of high vacancy rates and ensures that housing provided to the community is adequate. In 2022, Radium retained Urban Matters to conduct a study of their housing needs and demand (the HNR) , to understand what types and unit mix of housing were missing in their community, and to identify gaps in supply. The information from the HNR has been incorporated into our assessment, along with more recent census data, municipal reports, and our community consultation. This analysis serves as the basis for the proposed development concept mixtures in **Section #3**, and our final conclusion in **Section #6**.

Radium Completes Housing Needs Report (2022)

Following the 2019 mandate from the British Columbia government, Radium commissioned a Housing Needs Report (the *HNR*) to assess existing housing needs and forecast the housing supply and types the community would need over 5 years, up to 2027. The report was followed in 2024 with an updated Interim Report on the Village's progress. The HRN identified three primary pressures influencing local housing demand and availability, these are:

1. Rapid Population Growth Over Covid
2. Seasonal Population and Short Term Rentals
3. Aging Population and Retirement Destination

(1) Rapid Population Growth Over Covid

Radium has experienced an unanticipated and substantial increase in population. As noted in the Report, between 2006 and 2016, the Village grew by 6 percent, from 725 to 776 residents. In contrast, between 2016 and 2021, within half that time frame, the population expanded by 73 percent, from 776 to 1,339 residents. This growth has generated a marked increase in demand for both ownership and rental housing.

(2) Seasonal Population and Short Term Rentals

Radium’s prominence as a seasonal and recreational destination has intensified housing demand. Its proximity to Calgary, approximately a three-hour drive, and its location at the entrance to Kootenay National Park have made it an attractive area for secondary homeownership. Consequently, a significant proportion of dwellings are not occupied year-round, with only 46 percent of units reported as permanently occupied.

(3) Aging Population and Retirement Destination

The demographic trends indicate that a majority of the population is aging. As noted in the Housing Needs Report (2022), 46 percent of residents are aged 55 and over, compared to 36 percent across the East Kootenay region. Further, as stated in the Report and re-confirmed by the Community Consultation 2B completed in January 2026, Radium is a popular place for retirees to settle. This contributes to increased competition for available housing, particularly among members of the local workforce.

HNR & Data Limitations

The HNR acknowledges that historical data and data collected during the study likely do not represent the full picture. The HNR does not account for those who would like to live in Radium, all data for those living in inadequate housing, or those who have delayed moving out of their family homes due to a lack of available housing. According to the 2016 Census, an estimated 55 households in Radium rented their homes, with at least 47 households occupying secondary rental units such as basement suites or rented single-family dwellings, but the true number is likely much higher.

The Housing Need Report projects that 104 additional housing units will be required between 2022 and 2027 to accommodate future demand. The proposed breakdown is below.

Unit Sizes	Additional Units
Studio and 1 Bed	95
2 Bed	9

3+ Bed	0
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2B Conducts Stakeholder Engagement

As part of 2B’s scope of work, our team conducted in-person community consultation in Radium, including one-on-one sessions with key stakeholders. This engagement was designed to gather input, identify priorities and concerns, and inform refinements to the proposed development concept. As part of this effort, 2B undertook face-to-face surveys with local businesses and residents to better understand housing needs and community perspectives on the Ridge Road project. As the project progresses, consultation will expand to include a centralized project webpage and an ongoing survey and comment platform to support continuous, structured community feedback. Stakeholder consultation identified several consistent themes regarding housing pressures and local economic impacts:

- Workforce retention challenges: Employers across multiple sectors are experiencing staff turnover due to the lack of attainable housing.
- Service delivery constraints: Housing shortages are contributing to operational pressures for local businesses and community services.
- Inappropriate staff accommodations: Some employers are investing in or providing temporary staff housing in locations not intended for long-term residential use.
- Significant affordability gap: Studio motel units rent for approximately \$1,000–\$1,200/month in the off-season, while long-term rental units often exceed \$1,600/month, placing them out of reach for many currently living in these motels.

Based on stakeholder input, future development should prioritize long-term rental housing at attainable rates, with a mixture of studio and one-bedroom units, and a limited number of two to three bedroom units. A community-oriented tenancy approach is recommended based on our consultation with the community which will prioritize residents and workers, and long-term rental housing.

Housing Need and Demand Conclusion

The total number of those at risk of homelessness or currently facing homelessness remains unclear due to limited data sources. However, from our community and stakeholder engagement 2B does conclude that many residents are currently living with family, in adequate housing situations, or commuting from neighbouring communities. The short-term rental market further constrains supply, as property owners often prefer vacation rentals because they generate higher returns and involve fewer obligations under the Residential Tenancy Act. The HNR suggests that the municipality may need to play a direct role in facilitating or providing affordable rental housing, as the private sector is unlikely to meet this need on its own, and 2B agrees with this position.

Housing Accelerator Fund (HAF) Application

Radium successfully obtained funding through the Housing Accelerator Fund (the “HAF”), administered by the Federal Government. Radium received \$614,445.00 in August of 2024; their objectives with this funding are to create 16 units over 3 years and 54 units over 10 years. Radium is required to complete their objectives by 2027.

2. The Property

Radium identified an opportunity to purchase a vacant, well-suited 0.6-ha property located on Ridge Road (the Property/Project) and allocated HAF funds for the purchase. The Property is bordered by Ridge Road to the south, a vacant lot owned by a private developer to the east, three residential single-family homes to the north, and the proposed Road A to the west. The lot is also bordered by several walking trails and access lots, most notably to the north and east, along the property line.

The surrounding community is a part of the Northern Radium Hot Spring subdivision, about a 5 minute drive or ~20 minute walk into downtown Radium Hot Springs. The only access road is Highway 95. True to its name, Ridge Road stands on a ridge overlooking downtown Radium, with Sinclair Creek between the two areas. The surrounding community is predominantly single family homes and duplexes, built within the past 25 years.

A property map is provided in **Appendix B**, and a chart of the zoning and infrastructure is provided in **Appendix C**.

Municipal Staff and Council provide input to 2B

As part of the concurrent engagement that 2B has with Radium to complete community and stakeholder consultation, 2B met with staff and Council to hear from them about the reasons /support for the purchase to then incorporate into the development concept analysis.

3. Development Concept Analysis

Based on our findings in Sections 1 and 2, 2B proceeded with developing both a development concept and financial model; the two tasks are interrelated.

Our approach for the development concept modelling was based on a reasonable and realistic approach that fit the community, municipal capacity and resources, and took into consideration community and stakeholder feedback. Initially, Radium wanted to proceed with unit densities and development concept modelling for a unit count between **12 and up to 30 units**. However, based on preliminary modelling that 2B had completed, and based on our experience, 2B advised that 30 units or below would likely not result in a financially viable project. Through our community consultation, details are provided in **Appendix F**, 2B also incorporated certain development characteristics within the model such as proposing buildings with maximum heights of 3 stories. Moreover, 2B took time to analyze the existing community context and proposed a building height and proposed density based on feedback from staff and the community to reduce opposition risks.

2B proceeded with modelling 3 scenarios, which are described below, which took into consideration the following:

- The development concepts needed to be reasonable and realistic
- The development concepts needed to stakeholder and community feedback
- The development concepts needed to be sensible to the surrounding neighbourhood
- Consideration for planning needed to be incorporated

The 3 Proposed Scenarios

Scenario 1 - 36 Units

- 26 one-bedroom units
- 6 two-bedroom units
- 4 three-bedroom units

This mix is the lowest density mix, and would allow for significant green space to be kept on the lot. The development would be spanned across 3 buildings. Parking could be at a 2:1 ratio (spots to units).

Scenario 2 - 48 Units

- 30 one-bedroom units,
- 12 two-bedroom units
- 6 three-bedroom units

This middle density option would result in four buildings, rather than 3, but would still support a large amount of greenspace. Parking would be in a central lot to the buildings and could likely be a 1.5:1 or even a 2:1 ratio.

Scenario 3 - 60 Units

- 42 one-bedroom units
- 12 two-bedroom units
- 6 three-bedroom units,

This option would produce the highest density and result in the lowest percentage of greenspace. Parking would likely be a 1:1 ratio and would likely require performance relief for the visitor parking. This concept would be across 5 buildings.

From the outset, our team aimed to establish a consistent built form across all three scenarios so that primary factors within the financial modelling could be evaluated equally. These factors included keeping unit types at the same for each scenario so that total sqft and the related costs would be proportional. The below table shows the total sqft that was allocated to each unit type.

Unit Composition	SF Avg.
Studio	465
1 Bedroom	510
2 Bedroom	780
3+ Bedroom	1,070

These total sqft per unit were reviewed with Council and staff, and were also reviewed with the architect firm Barry Architecture + Associates. This validated the unit size and our proposed development concept models. An initial modelling exercise was completed with Barry to confirm that the proposed development concept would be reasonable on the property and to highlight constraints. The main constraints around the built form would be related to parking, how parking is organized, and if relief for parking would be needed.

Planning

During the development concept modelling process, Radium was also proceeding with a review of their Official Plan and the zoning for the area. This presented an opportunity for the municipality to complete re-zoning for the Property to remove steps from the development process. The Property was initially zoned as R2 and has since been proposed by staff and council to be zoned R6. The zoning is anticipated to be approved by Council on February 9th, 2026.

Development Analysis Conclusion

All 3 scenarios are possible on the site, but our recommendation was for Radium to proceed with Scenario #2 from a built form perspective. At Council meeting held on XX, Council approved/motioned for work to proceed on Scenario #2, 48-units. The support for this scenario comes from factors such as density, unit mixture, greenspace, impact to the neighbour, and whether or not further relief for performance standards would be needed. Throughout Section #4, we summarize our approach to completing the financial analysis, narrow our focus on Scenario #2, and provide further insights around #3.

4. Financial Analysis of Selected Scenario

The purpose of a financial analysis is to determine

- How will the project be funded
- What funding gaps existing
- What will the rental rates (revenue) be
- Establishing a baseline operational budget (for post-construction)
- Determining if the project is financially viable (post-construction)

Our approach for determining the above is to develop a 'Project Proforma'.

The first part of this section is meant to explain and particularize what a project proforma is and how it is utilized as a tool to understand project viability. The second part of this section will expand further on funding sources, rental rates, and the Debt Coverage Ratio (DCR) is. The third section will narrowly focus on our analysis of Scenario #2.

(1) Breaking Down the Proforma

The proforma is an Excel workbook consisting of integrated cells and sheets that takes available information and assumptions and provides a comprehensive quantitative summary. The proforma is a tool that can be relied upon throughout predevelopment and into construction to measure and assess project viability.

Summary Page

The Project Summary page is the first page of the proforma and summarizes information from all pages to provide an overview of the project. This page provides a snapshot of each of the sheets of the workbook and communicates the most important information to the reader such as total project costs, total project funding, if there are funding gaps, and if the proposed project is financially viable which is communicated with the DCR. A DCR of 1.0 means total project revenues equal total project operating costs (operational and mortgage expenses). The minimum required DCR for the Rapid Housing Stream is 1.0 however, 2B recommends that the project aim to achieve a DCR of at least 1.1 for risk mitigation.

Assumptions

A project is modelled based on available information on hand and the balance of the missing information, information gaps, are filled by using *assumptions*. The assumption tab feeds into all

sections of the proforma and the goal is to manually input data into those sections of the proforma that are relying upon the assumptions from the assumptions tab. It is typical to have many assumptions in the proforma in the early stages of a project. 2B's role is to continuously update the proforma with information as more becomes available which occurs as the project proceeds through predevelopment. The objective is to have as minimal assumptions as possible before the project starts construction. Assumptions can be based on industry standards, taken from previous projects, or taken from primary source documents, such as any quotes that have been received or actual floor plans. 2B works on projects in all stages of the development cycle and this enables our team to access a range of data to input into the assumption tab with a high degree of accuracy. Our team utilized data from similar projects in British Columbia, data from preliminary quotes and proposals, and our own internal data.

Capital Budget

The capital budget accounts for all project costs: soft costs, hard costs, financing costs, and administrative costs.

Hard costs are summarized first and typically at the beginning stages of a project these costs are detailed within a proforma based on a cost per square foot which is listed in the assumption section. As the project progresses through predevelopment and more detailed information is available, hard construction costs typically become manually inputted as a Class D, C, B, and A budgets are obtained. 2B did provide an initial Class D budget based on the initial project concept plans that are also provided within this report. This Class B budget considers the current construction costs that 2B has seen on current projects of similar size and the unique differences of this proposed project. The Class D provided is another way to validate and check the assumed cost/ square foot, and the Class D budget typically has an accuracy range of +/- 25%. As the project becomes more finalized a Class C (+/- 15%) and then B (+/-10%) can be obtained. A Class B budget is required to submit to the Rapid Housing Stream project with CMHC.

In the hard costs section, 2B has broken down into single items the demolition costs of the existing roof as a single line item since it is a unique and one-off costs best to be accounted for specifically and not as a cost/square foot. 2B has also detailed the construction management costs for pre-construction, during construction, and post construction as fixed fees. Typically, on projects under \$5 million, fixed fees are charged as percentage rates do not produce a fee that

equates to the level of effort. 2B has also broken down the project management fee for during and post construction in this section, and predevelopment is broken down in soft costs.

Soft costs are summarized next and include subcategories for subconsultants, site development costs, administration costs, and financing costs. The costs for subconsultant costs during predevelopment and construction include architect, engineering, project management, and administrative costs. Site development costs include specific report(s), plan(s), and study costs that the planning and building department may need updated or revised based on the renovation approach.

Operating Budget

The purpose of the operating budget is to summarize the revenues and expenses associated with the current operations and the proposed new costs for the future additional units. For this project, based on the building type and possible pathways of operation, we have used a 30% rate for operating expenses.

(2) Funding Sources, Rental Rates, and the Debt-Coverage-Ratio (DCR)

Funding Sources

2B organizes funding sources into two categories: pre-development and construction. Within each category, there are a range of programs that provide funding in three forms: grants, repayable loans, or a hybrid of the two. The organization type is a primary factor that will determine whether an organization is eligible for a funding program (or sometimes referred to as a funding “stream”).

The main funding providers for affordable housing development in Canada have historically been the Canada Mortgage and Housing Corporation (“CMHC”), and the Federation of Canadian Municipalities (“FCM”). However, throughout 2025, significant changes took place which included the creation of Build Canada Homes (BCH) as the primary vehicle for affordable housing funding. This has led to the apparent sunsetting of funding programs from CMHC and FCM.

Rental Rates

Up to 2026, funding programs primarily focused their assessment of affordability based on either the Average Market Rent (AMR) or the Median Market Rent (MMR). If a project was proposing a rental rate at the AMR or MMR for the area or less, this was considered a level of affordability. However, changes to the funding has also meant changes to how rental rates are assessed for affordability. BCH has turned to a model that uses household income which is more aligned with CMHC’s Apartment Loan Construction Program.

The below table shows how BCH is organizing “levels” of affordability and the maximum rates established for Radium in 2026.

Maximum affordable rent per unit size

Area median household income	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Very-low income (0-25% median income)	\$ 293	\$ 397	\$ 669	\$ 781	\$ 366
Low-income (26 - 50% median income)	\$ 586	\$ 793	\$ 1,337	\$ 1,563	\$ 732
Moderate income (51-75% median income)	\$ 878	\$ 1,190	\$ 2,006	\$ 2,344	\$ 1,098
Median income (76-100% median income)	\$ 1,171	\$ 1,586	\$ 2,675	\$ 3,125	\$ 1,464

The project is being structured around BCH rent levels, as BCH is the most likely and preferred capital funder for the development. While other funders such as BC Builds and the BC Housing Community Housing Fund typically reference MMR benchmarks, Radium does not have published rental market data due to its small population. As a result, the project would likely rely on income-based rent assumptions regardless of the funding stream.

The Debt Coverage Ratio (DCR)

The debt coverage ratio, or DCR, is the amount of surplus income the project generates after all of its operating costs, mortgage and other obligations have been paid. It is measured using the formula Revenue / Costs. A 1.00 DCR means the project exactly covers its obligations. The DCR for this project is 1.09, meaning for every dollar earned, \$0.09 is surplus.

(3) Scenario #2 Analysis

Following 2B’s presentation to Council on January 26th, Scenario #2 was supported as the option to proceed with. The below provides a detailed analysis of the Scenario #2 Proforma.

Unit Mixes and Rents

The alternative unit mixes were developed using the same core objectives and assumptions; however, the decision to proceed with the 48-unit configuration was based on a range of qualitative and strategic factors. These included a desire to achieve a level of density that is appropriate and compatible with the surrounding community, while still delivering a meaningful increase in housing supply. The selected option also provides greater flexibility in site planning, preserves higher-quality open and amenity space, and supports a built form that aligns more closely with local expectations and municipal capacity for long-term ownership and operation.

With the above, our analysis, and stakeholder feedback, we concluded that the following rates were most appropriate for this development. Notably, the Moderate 3 bedroom rates are lower than the maximum allowable level. This is due to the desire to keep several multi bedroom units available at low rates while balancing out the financial obligations of the project.

Rent Rates and Unit Mix	0-25%	26-50%	51-75%	75-100%
Studio	\$ 293	\$ 586	\$ 878	1,171.00
Studio - barrier free	\$ 293	\$ 586	\$ 878	1,171.00
1 Bedroom	\$ 397	\$ 793	\$ 1,190	1,586.00
1 Bedroom - barrier free	\$ 397	\$ 793	\$ 1,190	1,586.00
2 Bedroom	\$ 669	\$ 1,337	\$ 2,006	2,675.00
2 Bedroom - barrier free	\$ 669	\$ 1,337	\$ 2,006	2,675.00
3+ Bedroom	\$ 781	\$ 1,563	\$ 1,800	3,125.00
3+ Bedroom - barrier free	\$ 781	\$ 1,563	\$ 2,344	3,125.00

Source: [2026 Affordability calculator](#)

The table below shows the disbursement of units with the corresponding rents based on the different ranges.

	0-25%	26-50%	51-75%	75-100%
Studio	0	0	0	0
Studio - barrier free	0	0	0	0
1 Bedroom	0	0	20	10
1 Bedroom - barrier free	0	0	0	0
2 Bedroom	0	2	10	0
2 Bedroom - barrier free	0	0	0	0
3+ Bedroom	0	3	3	0
3+ Bedroom - barrier free	0	0	0	0
% of Unit Composition	0.0%	10.4%	68.8%	20.8%
% of Rental Revenue	0.0%	10.2%	68.0%	21.9%

A few notable characteristics from the above are as follows:

- All units are at or below 100% Median Income Level - meaning no rent is unaffordable to someone earning the median income level in Radium, for their projected household size.
- The project has 68% within the 51-75% - Moderate Income range - this displays a high level of affordability
- The majority of units are one bedrooms - This indicates alignment with the HNR's recommendations.
- The barrier free units have not yet been allocated to the project - the project intends to have barrier free units integrated into the development but this will be determined at a later stage.

Based on the above, the proposed development concept resulted in a total project sqft of 26,340 sqft, which is shown below from the Scenario #2 Proforma Assumption Page.

Unit Composition	Total SF	Count	%	SF Avg.
Studio	0	0	0.0%	465
1 Bedroom	6,630	26	72.2%	510
2 Bedroom	2,340	6	16.7%	780
3+ Bedroom	2,140	4	11.1%	1,070
Unit Total	11,110	36	100.0%	
Circulation	820		Building Efficiency:	89%
Amenity/Support Spaces	0			
Community Room	0			
Office Space	0			
Project GFA	26,340			

This provided 2B with an understanding of what the combined sqft for the project would likely be and was foundational in establishing the forecasted construction cost.

Estimated Project Hard Costs

Within the Capital Budget sheet of the Proforma, all project costs (land, soft, hard, and contingency) are summarized. Within the construction section, these figures are derived by taking the total sqft (so 26,340) and multiplying it by \$300.00/sqft, as shown below.

HARD COSTS	Total	PSF
Construction Cost - direct costs	\$ 10,800,000	\$ 300.00
Construction Management	\$ 1,080,000	\$ 30.00
Builders risk, liability, licenses, etc.	\$ 95,000	\$ 2.64
Civil preparation	\$ 60,000	\$ 1.67
Civil construction work + park	\$ 1,350,000	\$ 37.50
Total Hard Costs	\$ 13,385,000	\$ 372
Hard Cost Contingency	\$ 1,338,500	\$ 37
Total Hard Costs with Contingency	\$ 14,723,500	\$ 408.99

With this baseline construction costs, our team was then able to use industry data (%'s) and past project data to determine a realistic soft cost budget, which is summarized for each scenario in the relevant proformas within Appendix D.

Determining overall costs allows the team to then determine what the gap in funding sources is, and how much can be borrowed.

Estimated Total Project Cost

The below are selected pages from the proforma for Mix 2. They are included here to highlight the selected mix and provide further details on the project. The complete proforma of this mix and the other analyzed mixes can be found in Appendix D.

PROJECT COSTS	Total		
Land Costs	\$ 406,000	Class A (firm)	Confirmed
Hard Costs	\$ 13,385,000	Class D	Total sqft X cost/sqft + infrastructure
Soft Costs	\$ 1,068,362	Class B	Based on communicated numbers
Contingencies	\$ 1,445,336	10%	10% contingency on hard + soft costs
Tax	\$ 1,141,329	7%	Provincial tax only (7%)
Total Project Cost	\$ 17,446,027		
Cost per Unit	\$ 363,459		
Cost per SF	\$ 484.61		

One of the most significant savings is the low land costs of \$406,000 representing only approximately 2.3% of total project cost. This is exceptionally low by current standards and materially strengthens the project's financial feasibility. This low land basis improves loan-to-value ratios, increases debt service coverage, and allows a greater proportion of available funding to be directed toward construction and long-term building quality rather than land acquisition.

Soft costs of approximately \$1.07 million (6.1%) are based on communicated consultant fees and existing proposals, while a 10% contingency has been applied to hard and soft costs to reflect the current stage of design and typical construction risk allowances. The tax assumption reflects provincial sales tax only (7%), with GST assumed to be fully rebated, consistent with standard non-profit and municipal housing treatment.

Estimated Operating Budget

OPERATING BUDGET		Annual	
Rent Revenue	\$ 869,796		Gross annual rental revenue
Vacancy Loss	\$ (13,047)		Vacnacy loss
Parking/maintenance	\$ 57,600		Monthly fee for parking to tenants
Total Revenue	\$ 914,349		Net annual revenue
Total Expenses	\$ 315,450	30%	<i>Estimating high (could be 30% or</i>
Net Operating Income	\$ 598,899	NOI	
Debt Payments	\$ 551,394	Annual	Annual (P+I)
Surplus / Shortfall	\$ 47,505	Annual	Surplus
Debt Coverage Ratio (1.10 target)	1.09	DCR	Ratio of net revenue to expenses

The projected operating budget demonstrates that the proposed development is financially viable and capable of supporting long-term mortgage debt while maintaining affordability.

Gross annual rental revenue is estimated at \$869,796, based on the proposed unit mix and rent assumptions. A conservative vacancy allowance of \$13,047 has been applied, reflecting typical underwriting practices for non-market rental housing. Additional revenue of \$57,600 is generated through parking and related maintenance fees, based on a monthly charge of \$100 per parking space. This results in total annual operating revenue of \$914,349.

Total annual operating expenses are estimated at \$315,450, representing approximately 30% of gross revenue. This assumption is intentionally conservative and is based on industry benchmarks for similar low-rise, multi-building affordable housing developments, where operating costs typically range between 25% and 30% of gross revenue.

After expenses, the project is projected to generate a Net Operating Income (NOI) of \$598,899. Annual debt service, including principal and interest, is estimated at \$551,394, resulting in an annual operating surplus of approximately \$47,505.

This operating performance yields a Debt Coverage Ratio (DCR) of 1.09, closely aligned with the project’s target range of 1.05–1.10. This level of coverage provides a modest but appropriate buffer to accommodate future fluctuations in operating costs or revenues, while demonstrating to lenders and funders that the project is financially stable, resilient, and capable of supporting long-term mortgage financing. No ongoing operational funding is assumed with this development and it is intended to be self-sustaining.

Funding Breakdown and Capital Strategy

SOURCES AND USES	Total	
Remaining Equity / Sources required	\$ 900,000	5.2%
Sale of land/lots	\$ 0	0.00%
Municipal sources to purchase land	\$ 406,000	2%
Build Canada Strong (CHIF)	\$ 675,000	3.87%
Columbia Valley Basin Trust	\$ 17,500	0.10%
BC Builds / BC Grant	\$ 2,664,000	15%
BCH Grant	\$ 2,616,904	15%
BCH Mortgage financing	\$ 10,293,156	59%
Total Sources	\$ 17,572,560	
Surplus / Shortfall	\$ 126,533	

To maintain long-term affordability, the project will pursue multiple complementary funding sources to establish a comprehensive funding stack. This approach will combine contributions from federal, provincial, and regional grant programs, along with low-interest financing and potential private or non-profit partnerships, to lower total project costs and enhance financial resilience.

By strategically layering these funding mechanisms, the project will reduce reliance on any single source of capital, improve eligibility for targeted housing initiatives, and ensure the development remains financially sustainable and affordable over the long term. Many of these grants can also be used towards the equity requirements of programs like CMHC’s Affordable Housing Fund, reducing the equity requirement burden on the municipality.

A full outline of the grants within the funding strategy above can be found in Appendix H.

5. Ownership & Management Considerations

Looking forward to occupancy, the municipality has indicated that it does not intend to directly manage the development, but does wish to keep the development as an asset. Instead, day-to-day operations would be contracted to an external entity, such as a Housing Society or a local property management company. However, there remain several important considerations regarding how the municipality chooses to hold ownership of the property. The ownership component is included within the pre-development scope and will be expanded upon during the pre-development process.

Management Overview

How the property will be managed is a key consideration for the municipality. The municipality has indicated that it would prefer not to self-manage, where a member of staff would be responsible for the tenancing and upkeep of the property. Below are three options for the municipality.

Option	Overview	Cost Implication
Self-Manage	A member of the municipal staff is responsible for the tenancing and maintenance of the development.	Savings of the property management fee and administration fee (about 8-11%)
Managed by Columbia Valley Housing Society or a similar not-for-profit housing society	The housing society oversees the entire property under a headlease structure.	Property management fee and administration fee is charged

	Depending on the society, experience in running a building such as this is a factor.	
Managed by a private property manager	A private property manager oversees the property. They manage the development on behalf of the Village.	Property management fee and administration fee is charged

6. Report Conclusion

As outlined in the executive summary, the objective of this analysis was to identify a suitable development scenario for the Ridge Road property. This process included reviewing needs and demand materials and conducting community consultation, which informed the development of three potential scenarios.

The preferred development concept emerging from the feasibility analysis is a 48-unit residential configuration that balances financial viability, community fit, and long-term affordability. The unit mix places a strong emphasis on one-bedroom units, while still providing a meaningful number of two- and three-bedroom homes, allowing the development to serve a diverse range of households including singles, couples, small families, and multi-person households.

The proposed development is considered reasonable within the context of the site and surrounding community. Although zoning permits up to 99 units, the selected 48-unit configuration represents a deliberate choice to pursue a lower-density, higher-quality form of development that prioritizes livability, appropriate building massing, and generous outdoor and amenity space. This reduced density enables meaningful landscaping and shared amenity areas, contributing to resident wellbeing and ensuring the project integrates comfortably with its surroundings.

From a financial perspective, the project demonstrates a strong feasibility profile. The required municipal contribution is proportionate to the scale and impact of the development, the remaining funding gap is considered achievable through available funding programs, and the projected debt coverage ratio indicates acceptable financial performance for an project of this nature. Taken together, these factors support a credible and fundable pathway to implementation.

The proposed unit mix provides adequate supply and delivers meaningful affordability. The majority of units are targeted toward the moderate-income affordability range, supporting workforce households and long-term residents currently underserved in the local rental market

Site planning is ongoing, with two viable built-form options currently being evaluated: four 12-unit buildings or six 8-unit buildings arranged in a campus-style layout. Both options maintain the 48-unit program and are being assessed to optimize circulation, open space, accessibility, and construction efficiency.

Overall, the 48-unit concept represents a balanced, realistic, and funder-aligned development option that delivers much-needed affordable housing while remaining physically buildable, financially viable, and compatible with the character of the surrounding community, satisfying the evaluation criteria.

7. Appendices

Appendices to be included with this document including Appendix A, the Housing Needs Report, Appendix B, the Site Map of the property, Appendix C, the Ridge Road Site

Considerations, Appendix D, the Proformas of considered Scenarios, Appendix E, the Development Strategy moving forward, Appendix F, the Community Consultation Plan, Appendix G, the Workplan for the pre-development phase and Appendix H, the Funding Strategy

These will be provided as separate documents.

Report Prepared By:

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Lindsay Blair

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President

Appendix A: Housing Needs Report
(2022)
&
Interim Housing Needs Report (2024)



Radium Hot Springs Housing Needs Report

March 17, 2022

urban
matters

VILLAGE OF **radium**
hot springs



Prepared for Village of Radium Hot Springs

Box 340 Radium Blvd

Radium Hot Springs, British Columbia V0A 1M0



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EXECUTIVE SUMMARY

Overview

The Village of Radium (“Radium”) is experiencing housing pressures. As an attractive place to live with significant nearby recreational amenities, Radium draws seasonal residents, retirees, and individuals and families who love the outdoors. Serving both seasonal and long-term residents requires a diverse range of businesses and services, which attracts workers into the community. All these factors contribute to demand for a range of housing options.

In 2019, in response to growing housing challenges across the province, the provincial government introduced changes to the *Local Government Act* requiring local governments to complete housing needs reports to better understand current and anticipated housing needs. Local governments are required to collect data, analyze trends, and present a housing needs report that will be updated every five years thereafter. These documents are intended to inform local plans and policies and provide publicly available information on housing. The Radium Housing Needs Report was prepared to meet and exceed the requirements for Housing Needs Reports outlined in the *Local Government Act*.

The Radium Housing Needs Report was prepared to help the Village, local housing stakeholders, and residents better understand housing trends and needs across housing types and income levels. This report will be used to support Village policies for housing.

Community Overview

- **The community is growing.** Between 2006 and 2016 Radium’s permanent population was relatively stable, growing from 735 residents in 2006 to 776 in 2016, a growth rate of 6% over this period. However, recently released population figures from the 2021 census show the population has grown to 1,339 residents, a growth rate of 73% from 2016, much faster growth than the provincial overall (8%). Future census releases will provide information on how demographics of the community may have changed over this period.
- **Many homeowners are seasonal residents.** Only 46% of dwellings are occupied year-round, the remainder are used primarily by seasonal residents.
- **The population is aging, and the community is an attractive retirement destination.** 46% of residents were over 55 in 2016, compared to 36% across the East Kootenay region.
- **Tourism, forestry, and mining are the most significant employers in Radium and nearby.** Accommodation and food services are the most significant source of employment within Radium itself, while outside of the Village, mining and forestry provide important sources of regional employment.

Housing Profile

- **Radium has a diverse housing stock for a community of its size.** While single-detached homes make up 50% of the housing stock, the remainder is a combination of low- to moderate-density multi-family housing, such as townhomes and low-rise apartments.
- **Most households own their home.** 84% of households owned their home in 2016.

- **Employers report they are struggling to attract staff because of the lack of seasonal and long-term rental housing.** This was a key concern identified through engagement.
- **The small number of rentals in the community means there are significant data gaps.** Engagement findings show that employers, public agencies, and non-profit service providers are reporting significant pressure in the rental market. Single income earners, such as individuals living alone and single parents, are likely facing significant challenges finding and affording rental housing in Radium.
- **Homeownership in Radium has historically been affordable compared to many communities in BC, but this appears to be rapidly changing.** Stakeholder engagement and data from BC Assessment indicate that the cost of housing has increased dramatically over the past two years.
- **There are a lack of emergency and support services in the community.** While most homelessness in Radium is hidden (couch surfing, sleeping in cars), the lack of shelter and support services makes some households extremely vulnerable, especially youth living in precarious housing or experiencing homelessness, as well as women and children fleeing violence.

Radium’s Housing Needs

Number of Units Needed to Meet Current and Anticipated Needs

Summary of Housing Need, Radium, 2022 to 2027

Type of Housing Need	Number of Dwellings or Supports
Current Need (2022)	38+*
Anticipated Homeownership (2022 to 2027)	97
Anticipated rental (2022 to 2027)	7+**
Total	142+

**Based on 2016 core housing need and estimated additional core housing need from 2016 to 2022. Most are likely homeowners and do not require additional units but may need financial support to better address their needs. It is not known how many renters are currently in need of housing but who may be living with family or living in neighbouring communities because they cannot find rental accommodation in Radium.*

***Historic rental trends do not adequately capture the need for both seasonal and long-term rental in the community. Qualitative findings from community engagement indicate that this need is more significant than statistical data for the community may signify.*

Overview of Key Needs

Tenure

Rental Housing – More rental housing, across a range of sizes and affordability levels, is needed to meet the needs of both seasonal and long-term workers. This housing supply is critical not only for renters, but also for the sustainability of employers in the community, many who are struggling to attract and retain employees because of the lack of housing. In addition to market rental, there are limited non-market housing options for households with low incomes or who require other types of supports.

Homeownership – As homeownership continues to be the primary form of housing in Radium, more options are needed for first-time homebuyers who may struggle to compete with secondary homeowners and retirees with more equity.

Demographics

Small Households – Individuals living alone and couples without children are the fastest growing households in the community. Individual renters face more challenges when it comes to housing affordability.

Workers - Employers across industries reported that workers are struggling to find housing or maintain secure housing to allow them to stay in Radium to work.

Families with Children - There is demand for greater numbers of affordable family homes, both to allow entry for young homeowners into the homeownership market and to provide long-term affordable rental housing, including pet-friendly options.

People Experiencing Homelessness - Homelessness in Radium is typically hidden as individuals and families experiencing housing crisis look to couch surfing, living out of hotels and motels, or living in temporary and precarious housing situations. There is a lack of shelter and social support in Radium to address the needs of those in housing crisis.

Seniors - Radium is experiencing a rapidly aging population that is likely to continue. Population projections anticipate that older age groups will grow while younger age groups shrink. Developing suitable housing with access to amenities will be important to prioritize to meet the needs of Radium’s growing seniors’ population.

Other Needs - Province-wide data on core housing need indicates that people with disabilities, Indigenous households, single parents, and recent immigrants are far more likely to experience core housing need, especially those who rent or are 65 and over. While there was limited information on these households to understand their specific housing needs in Radium, future housing initiatives should be attentive to the increased housing challenges facing these demographics.

Next Steps

The Radium Housing Needs Report provides the Village, local housing stakeholders, and residents information on housing needs in the community. This information can be used to support decision-making, investment, and advocacy to other levels of government.

The *Local Government Act* requires that this report is updated every five years to ensure timely access to relevant housing information.

Addressing a community’s housing needs involves the work of numerous stakeholders, including the Village, provincial and federal governments, private developments, non-profit housing providers, service agencies, and others. It is one tool in the toolbox for helping addressing housing needs in the community.

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TABLE OF CONTENTS

Executive Summary	i
1 Introduction.....	1
2 Community Overview.....	4
3 Housing Profile	10
4 Housing Need	21
5 Summary & Next Steps	25
Glossary	28

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1 INTRODUCTION

Housing data used in this report often includes technical terms. A glossary is provided at the back for reference.

1.1 Purpose

The Village of Radium (“Radium”) is experiencing housing pressures. As an attractive place to live with significant nearby recreational amenities, Radium draws seasonal residents, retirees, and individuals and families who love the outdoors. Serving both seasonal and long-term residents requires a diverse range of businesses and services, which attracts workers into the community. All these factors contribute to demand for a range of housing options.

In 2019, in response to growing housing challenges across the province, the provincial government introduced changes to the *Local Government Act* requiring local governments to complete housing needs reports to better understand current and anticipated housing needs. Local governments are required to collect data, analyze trends, and present a housing needs report that will be updated every five years thereafter. These documents are intended to inform local plans and policies and provide publicly available information on housing. The Radium Housing Needs Report was prepared to meet and exceed the requirements for Housing Needs Reports outlined in the *Local Government Act*.

The Radium Housing Needs Report was prepared to help the Village, local housing stakeholders, and residents better understand housing trends and needs across housing types and income levels. This report will be used to support Village policies for housing.

1.2 Process

To understand local housing needs, this report relies on statistical data on demographics and housing, as well as feedback from a range of stakeholders with perspectives on housing. Statistical information includes data from sources such as Statistics Canada, BC Housing, BC Assessment, and Village data. Table 1 shows a summary of engagement methods and participants. A full summary of engagement findings and list of participants can be found in the appendix.

Table 1 Engagement Process

Engagement Method	Participants	When
Stakeholder Interviews	7 individuals were interviewed from a range of sectors, including social services, non-profit housing, local government services, and employers	January 2022
Focus Group with Business Owners and Employers	12 businesses and organizations were represented in focus group feedback	February 2, 2022
Focus Group with Developers and Builders	9 builders and developers were represented in focus group feedback	February 2, 2022

1.2.1 Data Limitations

Provincial legislation requires the collection of approximately 50 kinds of data. All the required data was sought for Radium; however, due to the small size of the community, some data was unavailable. For example, Statistics Canada regularly suppresses detailed income information for small communities because of privacy concerns and CMHC rental market information is unavailable due to the small number of purpose-built rentals in the community.

Population and dwelling projections were prepared for Radium and are used in this report. While projections are a useful tool for understanding how trends may evolve based on historic growth, they are not predictions. The actual growth of population and dwellings in Radium is dependent on numerous factors that may not be known at the time projections were prepared or cannot be factored in based on data limitations. For example, national economic trends, emerging or declining industries, and changing preferences can all impact population growth and housing demand. Significant events, such as the COVID-19 pandemic, can also shift trends rapidly.

1.3 Local Policy Context

Housing development in the community is guided and regulated by a range of policy documents, the most important being the Official Community Plan (OCP) and Zoning Bylaw (No. 338, 2007). The OCP sets the long-term vision for the community and guidelines for how land should be development, while the Zoning Bylaw specifies how parcels in different zones can or cannot be used. The Village is currently in the process of reviewing and updating the Zoning Bylaw. Key directions from the OCP are provided below as well as a summary of other relevant documents. Radium’s Housing Needs Report is intended to be used to support future updates to these guiding documents.

1.3.1 Official Community Plan

The OCP, first adopted in 2002 and amended in 2013, establishes a vision for growth that highlights the need to pursue affordable housing options that meet the needs of both permanent and recreational residents. The OCP identifies the need to develop creative and affordable housing options for the local workforce, families, and senior residents. The OCP includes benchmarks to monitor how well Radium is adhering to their planning principles, including the provision of a broad spectrum of housing type and affordability. Section 3 of the OCP, “Building a Sustainable Community”, outlines the Villages goals, strategies, and policies related to housing. These are highlighted below.

Goals

- Maintain housing choice, diversity, and affordability.
- Provide opportunities for affordable housing.
- Consider Zoning Bylaw changes that will allow for construction of lower cost single family dwelling units.
- Support and consider Zoning Bylaw changes to promote the development of ‘age friendly’ and ‘age in place’ facilities.

Strategies

The OCP strategies and policies highlight the need for more diversity of housing options to meet the needs of an aging population and other household types through appropriate zoning and land use regulations, review and potential amendment of servicing standards, and policies that promote the development of secondary suites, duplexes, and triplexes.

1.3.2 Other Policy Documents

Village regulations related to planning and development are set out in a series of bylaws and guides, including the Building and Plumbing Bylaw, Fees and Charges Bylaw, Development Cost Charges Bylaw, Building Permit Guide, Development Permit Guide, and others.¹

In 2021, the Village introduced the Short-Term Rental Business Regulation Bylaw outlining how short-term rentals would be regulated moving forward. This bylaw stipulates that short term rental businesses are not permitted to operate in the Village without acquiring a license for business operations. Licenses can be purchased through the Village and must be updated annually. Regulation of short-term rental businesses includes the requirement of guest services support, and conspicuous display of the license on the premise.

1.3.3 Other Relevant Documents

The State of the Basin program, supported by the Columbia Basin Rural Development Institute at Selkirk College, is an indicator monitoring initiative to provide both regional and community data to help inform decisions that lead to greater wellbeing. The program has been ongoing since its initiation in 2012 and provides information on Radium as a distinct community and how it is situated within the broader regional community landscape.

The State of the Basin provides community profiles that highlight various indicators, including those that fall under economic, social, cultural, and environmental research areas. The latest [Community Profile Report for Radium Hot Springs](#) was produced in 2020, and may be a useful resource in addition to the Housing Needs Report.

1.4 Document Structure

This document is organized as follows:

CHAPTER	CONTENT
Section 1 – Introduction	<ul style="list-style-type: none"> Overview of the purpose of Radium’s Housing Needs Report, the process for collecting data and engagement stakeholders, provincial requirements, and the local policy context.
Section 2 – Community Overview	<ul style="list-style-type: none"> Key data on Radium’s population to provide context for this report, including projected population growth.
Section 3 – Housing Profile	<ul style="list-style-type: none"> Summary of data related to Radium’s housing stock, including structure type, rental and non-market rental stock, sales prices, homelessness, and affordability.
Section 4 – Housing Need	<ul style="list-style-type: none"> Estimated of current housing need and anticipated housing need over the next five years.
Section 5 – Summary and Next Steps	<ul style="list-style-type: none"> Summary of needs and potential next steps.

¹ For more information, see <https://radiumhotsprings.ca/village-office/documents-centre/>.

2 COMMUNITY OVERVIEW

This section provides an overview of demographic and economic trends for the community, primarily based on census data. Trends in population growth, age, household types, incomes, and other factors play an important role in the housing needs of a community. The information presented in this section is primarily based on 2016 census data as the full dataset for the 2021 census was not yet released at the time this report was written. Early 2021 population data was available and is incorporated where relevant (total population, total private dwellings, and private dwellings occupied by usual residents).

2.1 Population

Between 2006 and 2021 Radium's permanent population was relatively stable, growing from 735 residents in 2006 to 776 in 2016, a growth rate of 6% over this period. By 2021, however, the Village reached 1,339 residents, a growth rate of 73% from 2016, much faster growth than the provincial overall (8%). Future census releases will provide information on how demographics of the community may have changed over this period.

At this time, it is unclear how much of this growth is pandemic-driven (e.g., increased ability of professionals to work remotely), how many new residents have moved to Radium permanently, and how many previously seasonal residents are now calling Radium home. If the population increase is primarily driven by work-from-home opportunities allowed during the pandemic, for example, the pace of growth is unlikely to continue. However, given the uncertainty surrounding the population growth rate, Radium should remain appraised of the local housing context to best respond to changing housing needs in the community.

2.1.1 Usual Residents

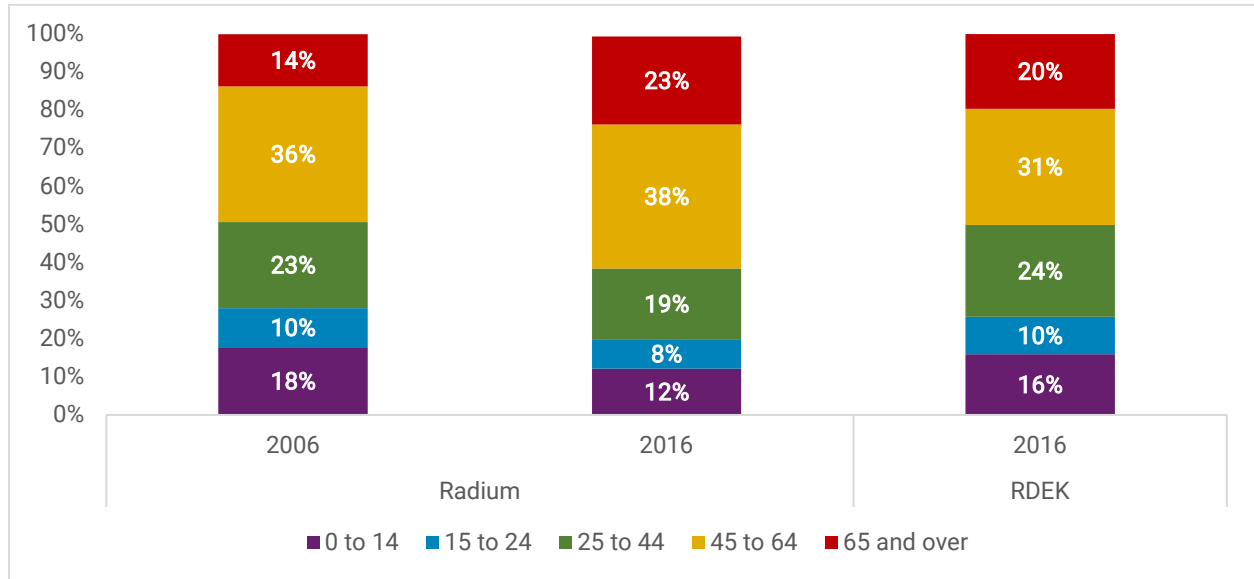
In addition to the permanent population (usual residents), the Village has a high proportion of seasonal residents that would not be counted as part of census data. In 2016, only 347 of the 876 private dwellings were occupied by usual residents (40%). By 2021, this jumped to 634 out of 1,366 (46%).

2.2 Age

Radium is experiencing a rapid aging trend (Figure 1). The Village has an older population, with 46% of residents over the age of 55, compared to 36% of RDEK residents and 40% of BC residents.

Across focus group engagement sessions, participants reflected that Radium is an attractive destination for those seeking retirement. The trend of people moving from other areas to settle and retire in Radium contributes to the high proportion of residents in higher age brackets.

Figure 1 Population Growth, Radium and RDEK, 2006 - 2016



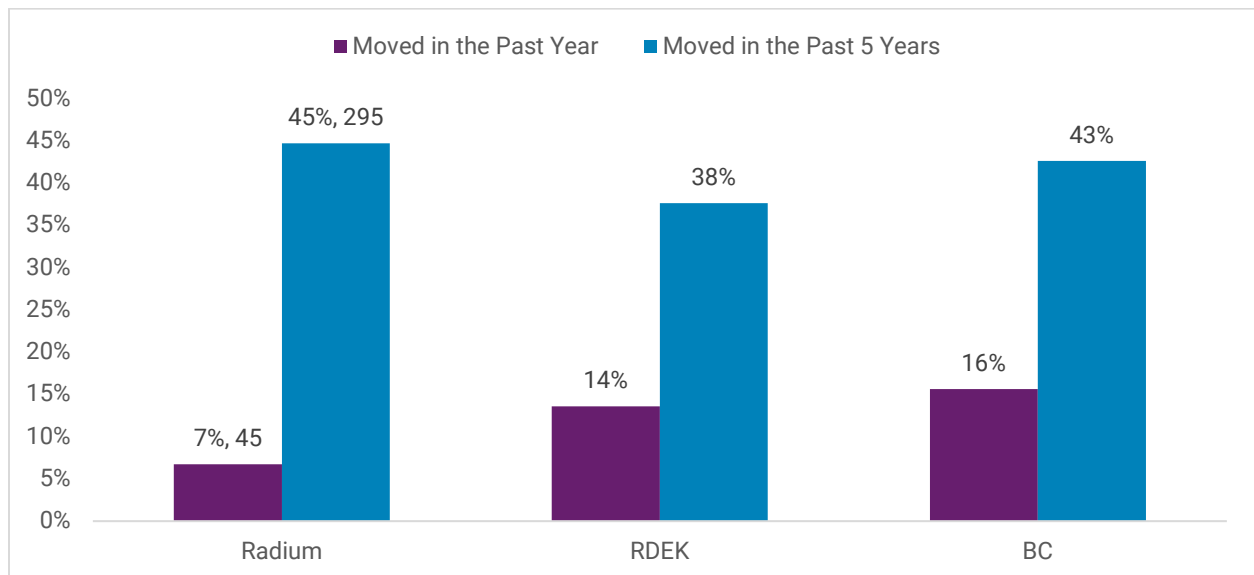
Source: Statistics Canada Census Program, Census Profile 2011, 2016

2.3 Recent Movers

Figure 2 below shows the proportions of people who moved in Radium, RDEK and BC over the past year, and within the past five years. This data counts residents who were at a different address than one year and five years earlier, including both those who moved within the community and who move to Radium from other parts of BC, Canada, or the world.

In the previous year, 7% of Radium residents had moved, compared to 45% over the previous five years. Short-term moving rates for Radium were much lower than for the region and province, though longer-term moving rates were slightly higher.

Figure 2 People who have moved in the past year, and the past five years, Radium, RDEK, and BC, 2010 - 2015

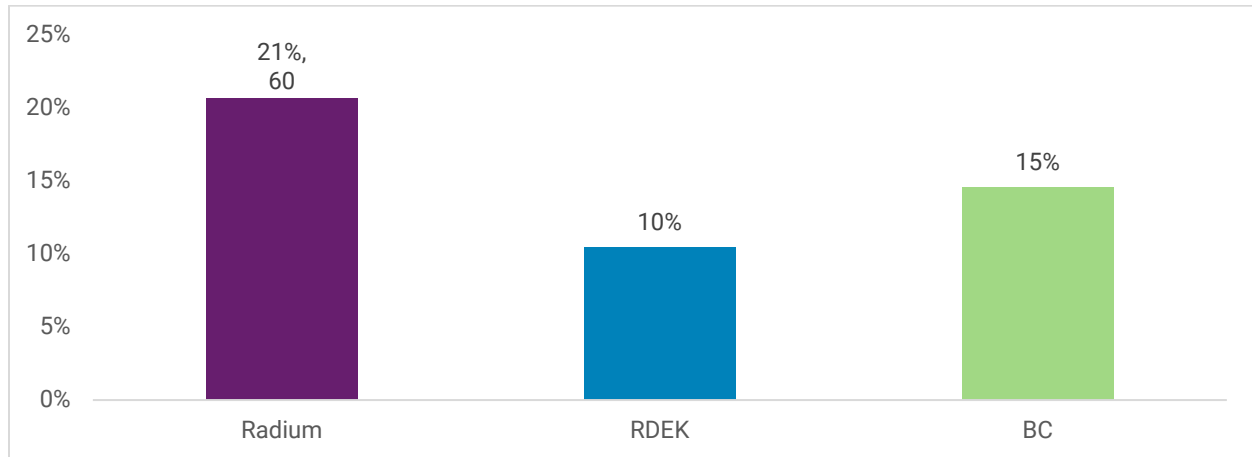


Source: Statistics Canada Census Program, Census Profiles 2016

2.4 Households

Between 2006 and 2016, Radium experienced a 21% increase in private households, more than doubling the percent change of private households occurring in the broader region. By comparison, households in BC experienced a 15% change in private households.

Figure 3 Percent Change in Private Households, Radium, RDEK, and BC, 2006 - 2016

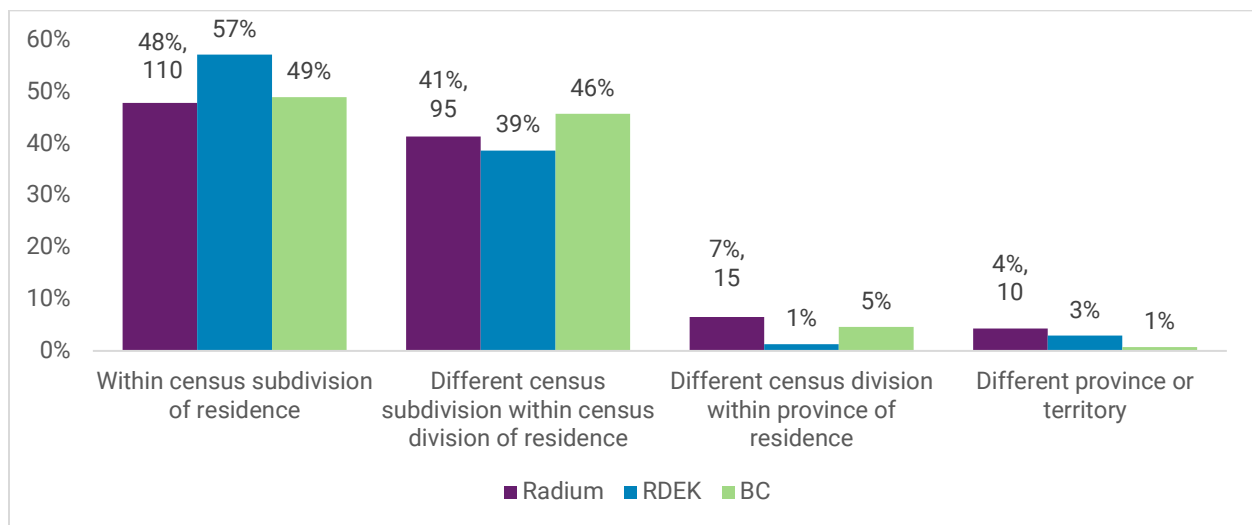


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

2.5 Employment & Labour Force

Most Radium residents commute locally between their place of residence and their usual place of work. 48% work within Radium (within census subdivision of residence) and 41% work within the region (difference census subdivision within census division of residence). A small proportion of residents work elsewhere in the province or in a different province, at a slightly higher rate than residents in the region and province.

Figure 4 Commuting Destination, Radium, RDEK, and BC, 2016

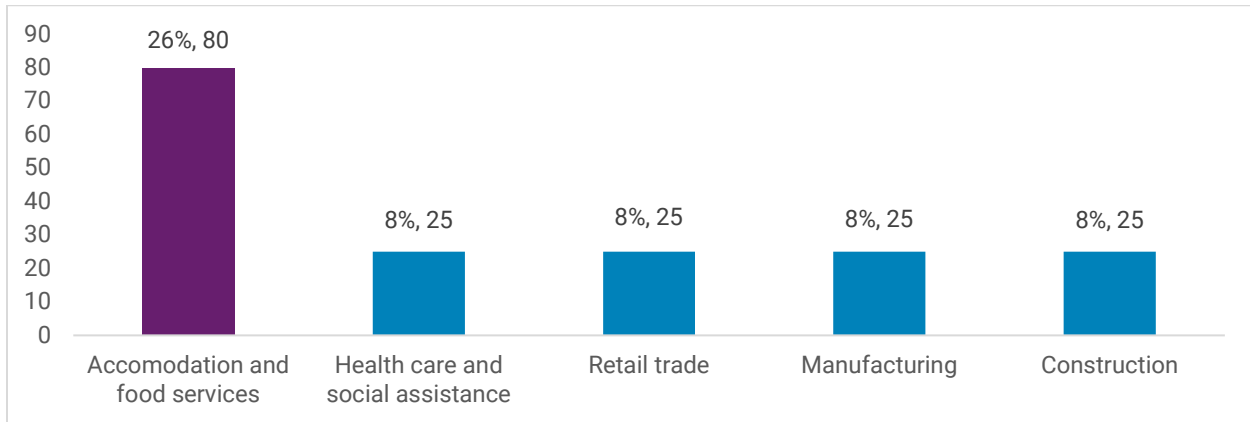


Source: Statistics Canada Census Program, Census Profiles 2016

Accommodation and food service industry is the most significant employer of residents in Radium, employing 26% of the labour force and reflecting the role of tourism in the community (Figure 5). Note that these figures don't count how many residents of neighbouring communities work in Radium.

Focus group participants noted that some major regional employers may not be reflected through the census data as their operations are based outside of Radium's boundaries. Canfor, in addition to work at the sawmill, provides truck driver, logging contractor, and other spin-off employment opportunities. Baymag Inc., a mining company, is another regional employer that draws workers to the area.

Figure 5 Labour Force by Industry Area – Top 5, Radium, 2016

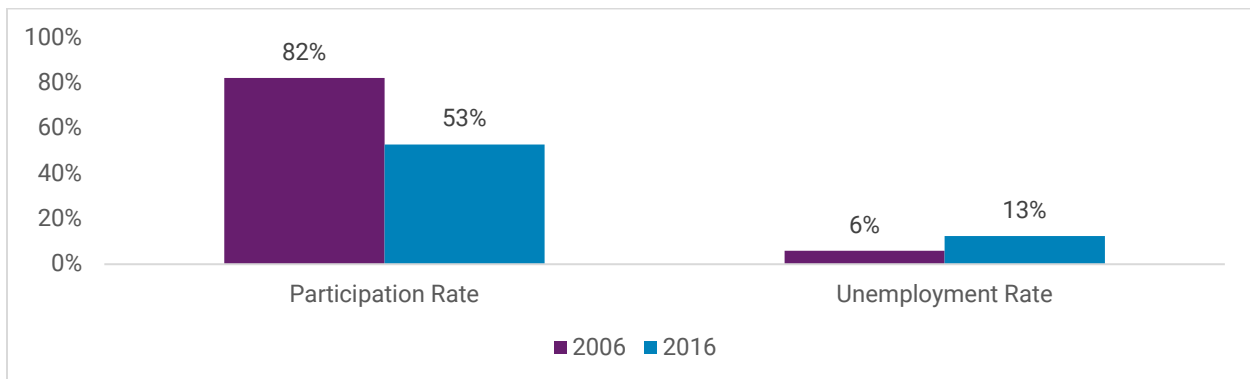


Source: Statistics Canada Census Program, Census Profiles 2016

The participation rate shows the percentage of adults 15 and over who are in the labour force, that is either employed or unemployed but seeking work. It does not include those who are unemployed but not seeking work, including retirees, stay at home parents, or individuals who have given up seeking work. The unemployment rate reflects the proportion of people in the labour force who are not working but available and seeking work.

Figure 6 shows the labour participation rate and unemployment rate for Radium in 2006 and 2016. There was a significant drop in the labour participation rate over this period, from 82% in 2006 to 53% in 2016. The unemployment rate more than doubled, from 6% in 2006 to 13% in 2016. This figure reflects significant shifts in the labour market. An aging population is likely driving lower labour participation. However, the rise in unemployment also indicates reduced work opportunities. Because of the community's reliance on tourism and resource-based employment, significant fluctuations in the unemployment rate may be more common than in other communities.

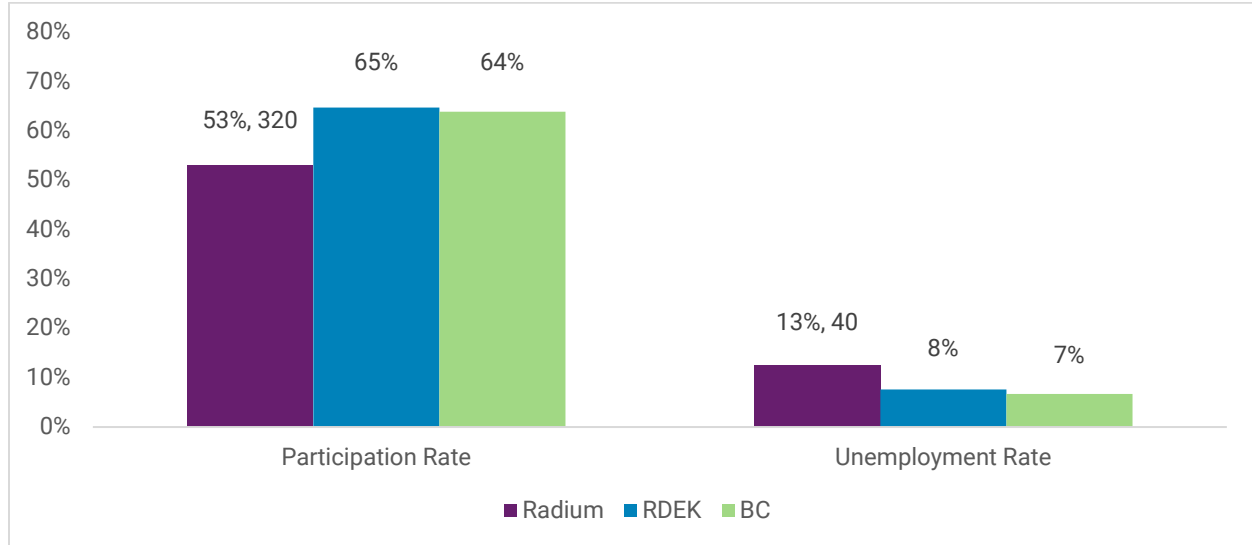
Figure 6 Labour Force Participation Rate, Radium, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2016

Figure 7 below situates Radium’s participation rate in comparison to the region and the province. Radium’s participation rate was approximately 10% lower by comparison and the unemployment rate in the Village was comparatively higher, nearly doubling the provincial rate.

Figure 7 Labour Force Participation Rate Comparison, Radium, RDEK, and BC, 2016

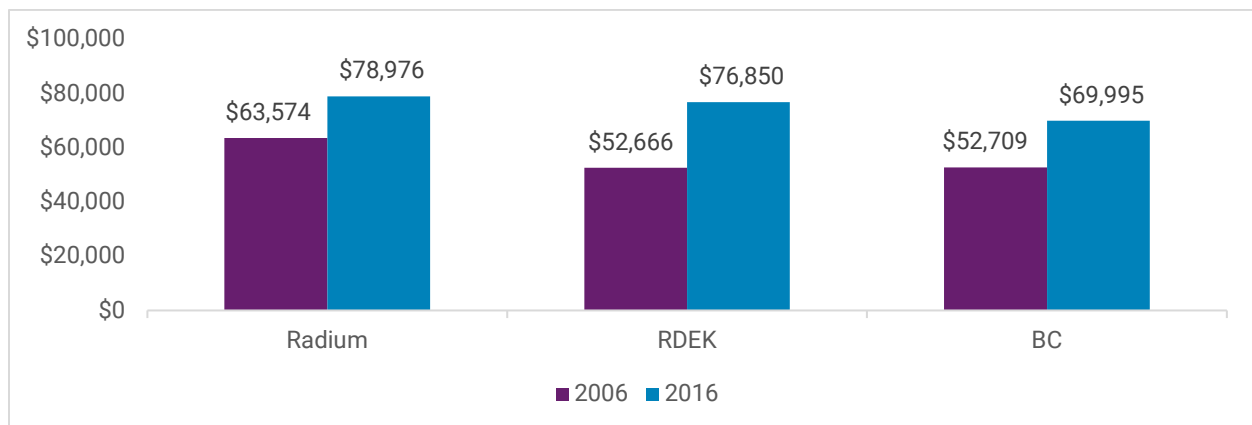


Source: Statistics Canada Census Program, Census Profiles 2016

2.6 Household Median Income

From 2006 to 2016, the median before-tax household income of Radium was consistently higher than in the region and the province. However, the median household income in Radium appeared to grow slower over this period. The region, for example, saw a 46% increase in median household income over this period while Radium saw a 24% increase.

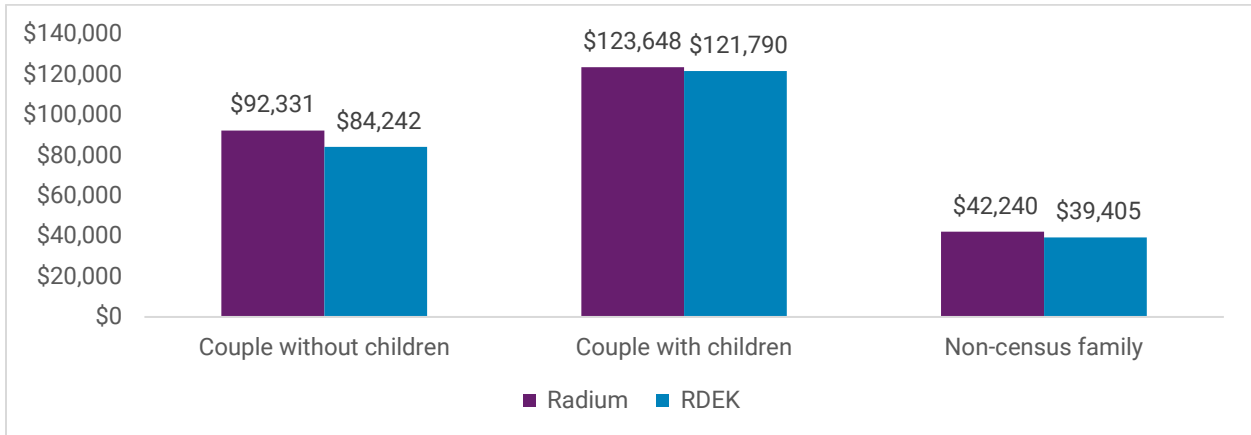
Figure 8 Median Household Income, Before Tax, Radium, RDEK, and BC, 2006-2016



Source: Statistics Canada Census Program, NHS Profile 2011, Census Profiles 2016

Median household income is higher across household types in Radium than for the region. The biggest difference in incomes between Radium and the region is couples without children; the median household income for this household type was just over \$8,000 higher than for the region.

Figure 9 Median Household Income by Household Type, Radium, RDEK, and BC, 2016*



Source: Statistics Canada Census Program, Data Table 98-400-X2016099

*Income data is not available for lone parents due to small sample size.

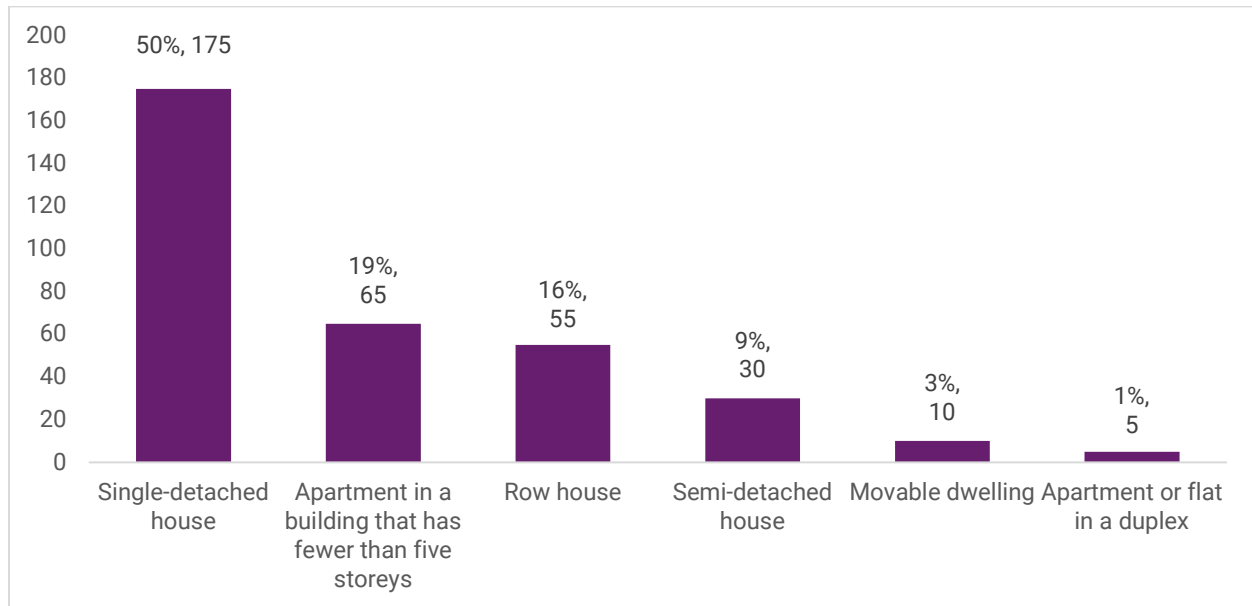
3 HOUSING PROFILE

This section provides an overview of community housing stock, trends, and indicators of housing need.

3.1 Overview of Housing Stock

Figure 10 shows Radium’s housing stock in 2016. The housing stock in the community is made up of low- and moderate-density building types. Despite its small size, Radium has a diverse mix of housing forms, something that was highlighted by the development community in focus groups.

Figure 10 Structural Type by Dwelling, Radium, 2016



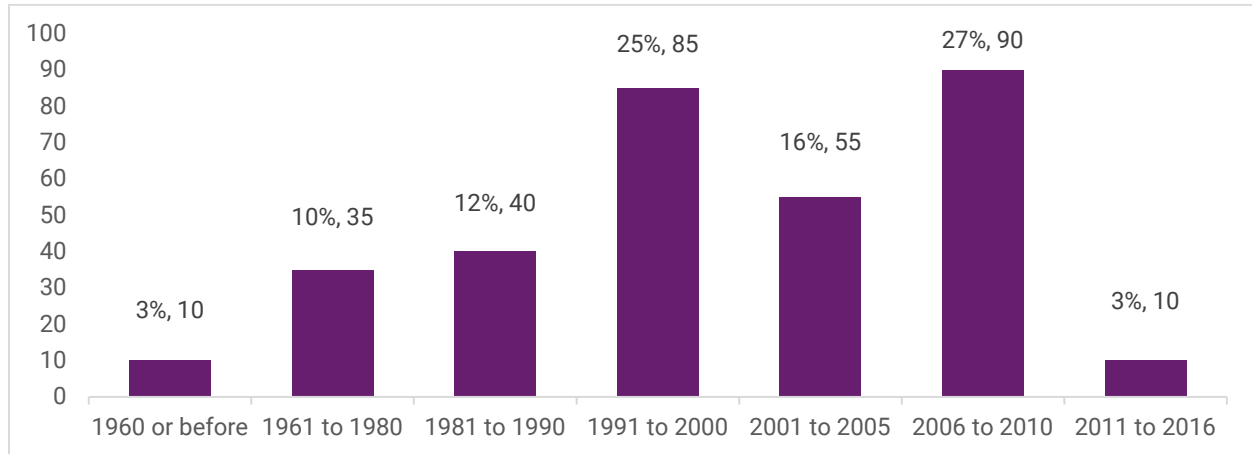
Source: Statistics Canada Census Program, Census Profiles 2016

*The category 'Movable dwelling' includes mobile homes and other movable dwellings such as houseboats, recreational vehicles, and railroad cars.

**Apartment or flat in duplex refers to homes with secondary suites and accounts for both the home and the secondary suite.

Figure 11 shows dwellings in Radium by period of construction. 71% of Radium’s homes were built after 1990, reflecting a younger housing stock. While housing condition may be affected by many factors, a younger housing stock is generally associated with homes in better condition and in need of fewer repairs than communities with older housing stock.

Figure 11 Dwellings by period of construction, Radium, 2016

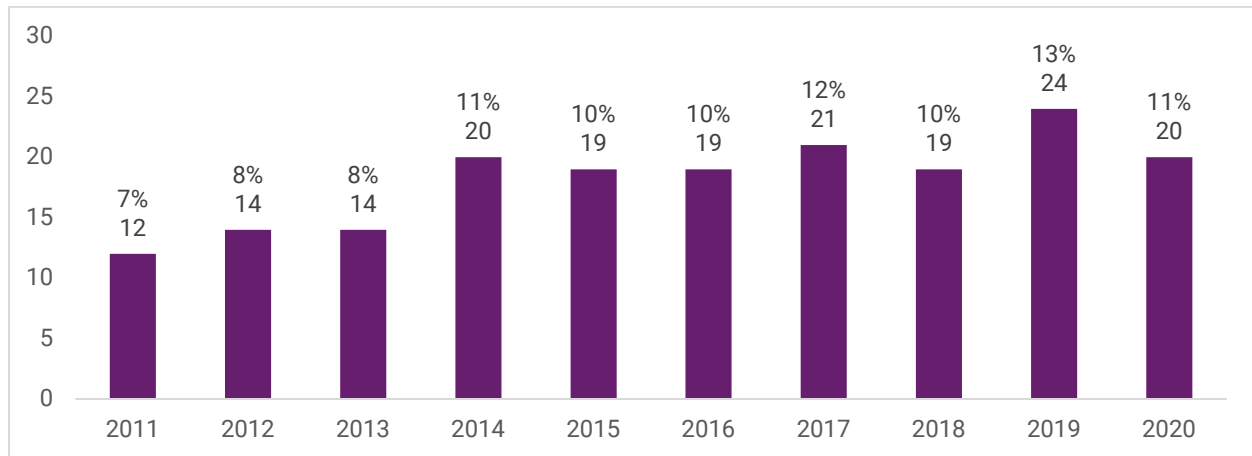


Source: Statistics Canada Census Program, Census Profiles 2016

3.1.1 Development Trends

Figure 12 shows net building permits issued over the ten-year period of 2011 to 2020, averaging 18.2 building permits per year. Trends show that building permits increased from 2013 to 2014 and held steady thereafter at 19-20 building permits per year, with a high of 24 in 2019.

Figure 12 Net Building Permits, Radium, 2011 to 2020



Source: Village of Radium Hot Springs, 2021

Note: Figures in this ground account for building permits issued net demolition permits.

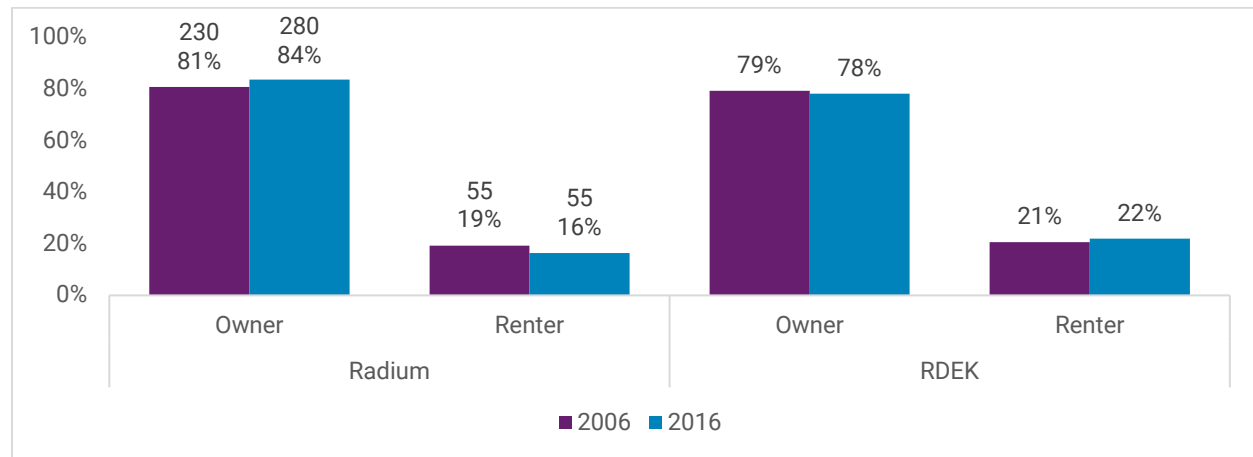
3.2 Tenure

Figure 13 shows that Radium is a community of homeowners, with 84% of households owning their home in 2016, compared to 78% in the region overall. Homeownership increased from 2006 to 2016 in Radium, while it decreased slightly in the region overall.

While these figures show a relatively small number of renter households in Radium, this data may be misleading as it likely does not account for seasonal renters who may come to Radium for work for several months of the year. These figures likely underestimate the true number of households who rent in the

community. The small number of renter households captured in this data, however, mean that there is extremely limited data on renter households and the rental market in Radium. This is the most significant data limitation of this Report and will be discussed in later sections.

Figure 13 Households by Tenure, Radium and RDEK, 2006- 2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2016

3.2.1 What We Heard

This section summarizes feedback from interviews and focus groups about the overall housing supply in Radium.

- **There is a lack of affordable housing supply, with a particular shortage of rental housing, single-family bungalow homes, and one-bedroom units.** Singles, couples, seniors looking to downsize, families, and households with pets were identified as having challenges finding affordable housing.
- **There is a lack of housing for low-income demographics including those that are underemployed and paid a minimum wage.** The minimum wage has not kept up with the ongoing rise in housing costs.
- **Radium is experiencing increased pressure on the housing market as more people move to the community.** This includes those looking to purchase secondary vacation homes, retirees, professionals who work remotely, young families, and seasonal workers.
- **Radium shares similar housing challenges to other resort communities, with housing not being built to meet the needs and affordability levels of residents.** Compounding factors influencing the housing market include the lack of buildable land, high cost of land and construction materials, and high market resale value potential. A better balance is needed between the secondary and vacation home being built, and housing stock that would be in service of residents (e.g., low-income housing, affordable rental housing, and housing for affordable homeownership).
- **Workers across a range of industries are leaving Radium due to the lack of available housing supply at different affordability levels.** This impacts the level of service delivery throughout the community. Businesses are needing to choose between limiting their business (due to lack of staff capacity) or finding creative solutions to invest in and provide housing for staff accommodations.
- **Developers are challenged by accessing enough capital needed to support the delivery of affordable housing in Radium.** In smaller communities such as Radium, credit unions lack the capital needed to support development and larger banks may be hesitant to lend to projects. Subsidies provided through

non-profit housing organizations such as CMHC and BC Housing are not enough to help offset costs of development.

- **Bylaw restrictions can impede housing development.** For example, limitations on building heights can limit the ability of developers to provide more affordable options.

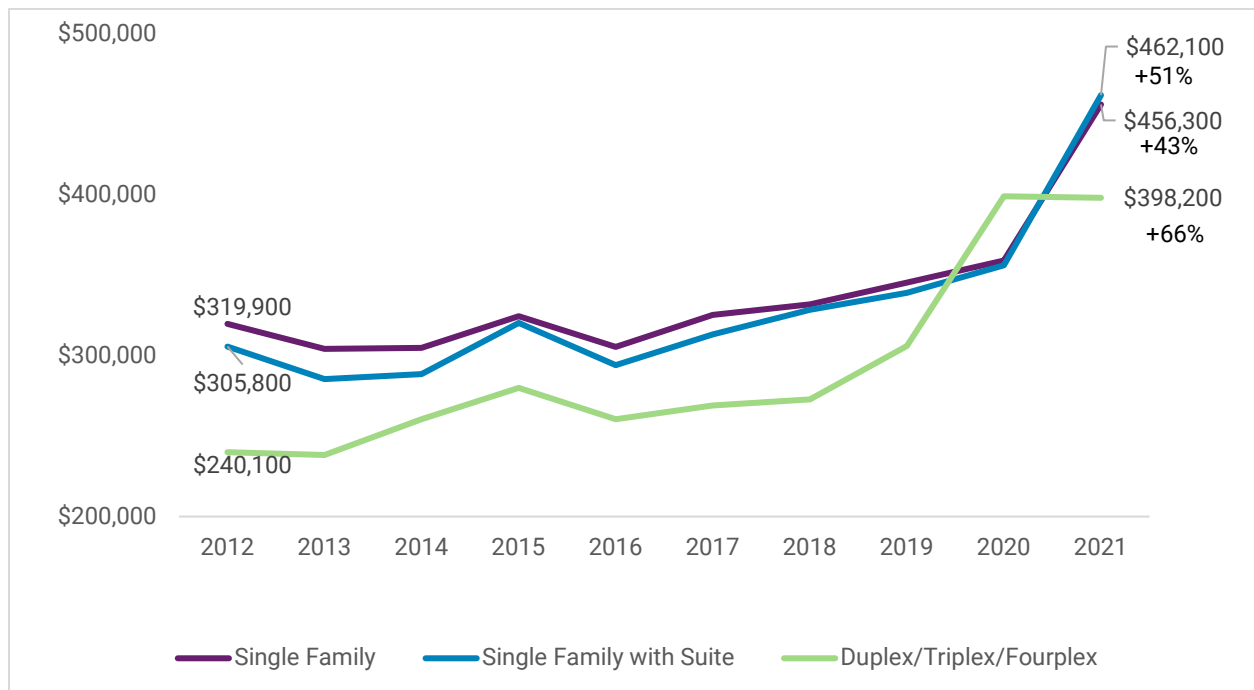
3.3 Homeownership

This section analyzes trends in the affordability of homeownership in Radium.

Radium is a community of homeowners with most households owning their home. Because of the recreational amenities near Radium, the community faces housing demand from both year-round residents and secondary homeowners, as reflected in the usual residents data which shows that only 46% of dwellings in 2021 were occupied by year-round residents.

Figure 14 and Figure 15 show median assessed values for different dwelling types in Radium from 2012 to 2021. This data shows significant increases in assessed values over the past few years, with several key housing types (single family, single family with suite, townhouse, and condominium) seeing a marked increase between 2020 and 2021. Median sales prices were not available due to data quality issues; however, consultation with BC Assessment confirmed that the assessed value figures shown here mirror the sales market. Focus group and interview participants reflected that this recent jump in prices was putting pressure on housing affordability.

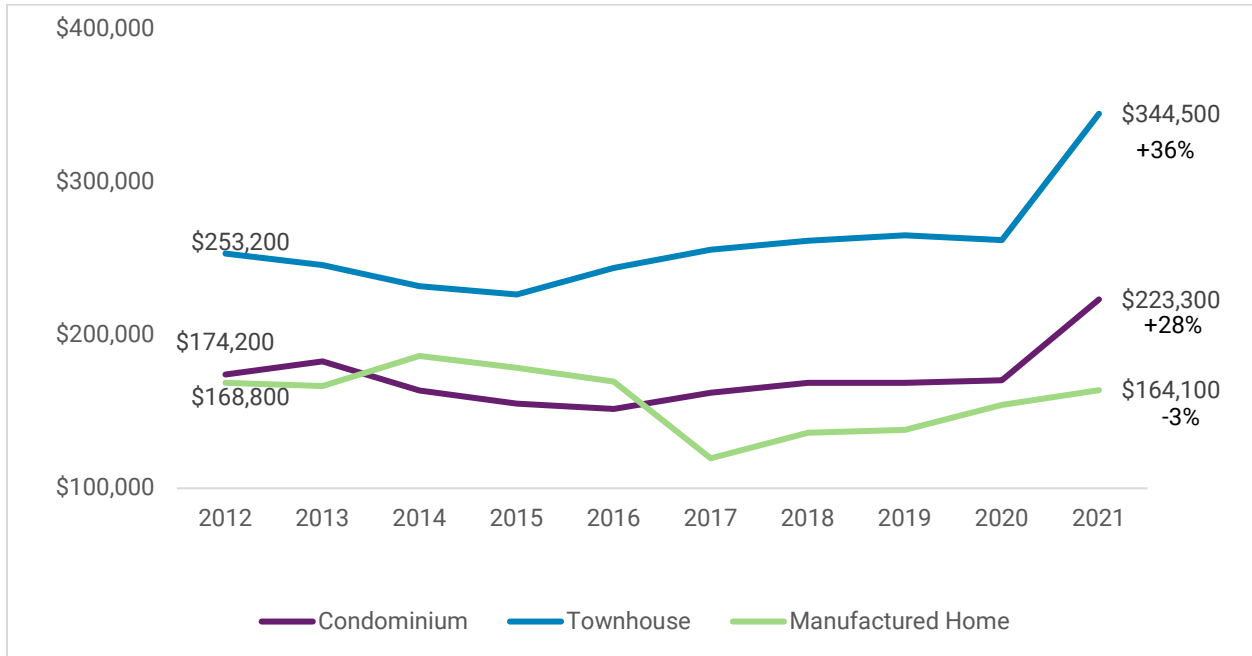
Figure 14 Median Assessed Values for Single Family, Single Family with Suite, and Duplex/Triplex/Fourplexes, Radium, 2012 to 2021 (July Valuations)



Source: BC Assessment, 2022.

Note that figures have been rounded.

Figure 15 Median Assessed Values for Condominiums, Townhouses, and Manufactured Homes, Radium, 2012 to 2021 (July Valuations)



Source: BC Assessment, 2022.

Note that figures have been rounded.

3.3.1 Affordability Gap Analysis

Two types of affordability gap analyses were completed to understand how Radium’s household incomes compare with the cost of owning a home in the community.

The first affordability analysis looks at whether median-earning households can afford the median and average shelter costs in the community. Table 2 compares these shelter costs with what is affordable for households earning the median household income. The data in this table draws from the 2016 census. This initial analysis indicates that median household incomes are more than enough to afford median and average shelter costs. However, these shelter costs include everyone, including residents who have owned their homes for decades and paid off their mortgages. Because of this, it cannot be read as typical homeownership costs. For those who have purchased recently or are first-time homebuyers, the monthly cost of owning is likely far higher and are more accurately captured in the second affordability analysis shown below.

Table 2 Owner Affordability Gap Analysis #1, Radium, 2016

Household Type (2016 Median Household Income)	Affordable Monthly Housing Costs	Monthly Median Shelter Costs	Monthly Average Shelter Costs
		\$743	\$995
Difference			
Couples without Children (\$92,331)	\$2,308	\$1,565	\$1,313
Couples with Children (\$123,648)	\$3,091	\$2,348	\$2,096
Non-Census Families (\$42,240)	\$1,056	\$313	\$61

The second affordability gap analysis compares Radium’s median household incomes with the cost of being a new homeowner as of 2021. This analysis more accurately reflects current housing costs but is only one possible scenario to highlight general affordability. Actual household situations will vary widely from the amount of the down payment to actual mortgage interest rate. This analysis uses the following data and assumptions:

- 2021 median assessed values from BC Assessment for single family dwellings; duplexes, triplexes, and fourplexes; townhouses; and condominiums (see Figure 14 and Figure 15).
- Mortgage payments were calculated based on a 10% down payment with 3% interest rate, amortized over 25 years.
- Water and sewer costs were based on the Village’s 2016 rates. Monthly cost estimates ranged from \$46 to \$54.
- Hydro costs were based on average BC Hydro estimates. Monthly cost estimates ranged from \$75 for apartments to \$150 for single-family dwellings.
- Property tax calculations were based on 2021 rates in Radium; monthly property taxes ranged from \$66 to \$139.
- Home insurance costs were based on online insurance provider estimates. Monthly home insurance cost estimates ranged from \$31 to \$187.
- Strata fees for townhouse and rowhouses, as well as condominiums, were based on local real estate data in Radium. ² Strata fees were estimated at \$450 for townhouses and \$400 for condominiums.
- Household median income data is not yet available for 2021. To account for this, 2021 owner median income was estimated based on the growth in incomes between 2006 and 2016.

Income data broken down by renter and owner households is not available for Radium due to the small community size. However, as 84% of households owned their home in 2016, the median household income largely reflects owner incomes and is used in this analysis.

² [Radium Hot Springs Real Estate Listings & Community Information \(rockieswest.com\)](https://www.rockieswest.com)

Table 3 shows the results of this affordability analysis and the difference between the estimated monthly cost of an average home, and what is affordable for median income-earning households. Generally, average sales prices are affordable for couples with and without children. The greatest affordability challenge is reflected in individuals living alone; the median household income for this household type is inadequate to afford the average price of any of the dwelling types. Median household income for single parent households was unavailable and is typically far lower than couple incomes.

Table 3 Owner Affordability Gap Analysis #2, Radium, 2021

Household Type	2021 Median Household Income	Affordable Monthly Housing Costs	Single-Family Dwelling	Duplex / Triplex / Fourplex	Townhouse	Condominium
Estimated monthly housing costs based on average sale prices (2021)			\$2,498	\$2,174	\$2,386	\$1,610
Difference between actual cost of housing and median household incomes.						
Couples without Children	\$102,909	\$2,573	\$75	\$399	\$187	\$963
Couples with Children	\$137,814	\$3,445	\$947	\$1,271	\$1,060	\$1,836
Individuals Living Alone (Non-Census Family)	\$47,079	\$1,177	(\$1,321)	(\$997)	(\$1,209)	(\$433)

3.3.2 What We Heard

Much of the feedback heard about the overall housing stock in Radium reflects the needs of the homeownership market.

- **Pressure on Radium’s homeownership market is coming from a diverse range of households**, including those purchasing secondary vacation homes, retirees, professionals who work remotely, young families, and seasonal workers.
- **Radium shares similar housing challenges to other resort communities.** A better balance is needed between the secondary and vacation homes being built, and homeownership options for year-round residents.
- **The lack of homeownership options particularly impacts working families.** Employers reported that attracting even highly paid workers was a challenge due to limited supply.
- **Much of the housing stock is owned by higher-income and out-of-province residents.** Those coming from other parts of the country can often pay higher prices than locals.
- **For residents seeking long-term housing options in Radium, housing contractors have seen strong demand for bungalow homes.** Homes requested are approximately 1,200 to 1,300 square feet with basements and access to outdoor space. This is different from trends years ago, where people sought larger home residences.

3.4 Rental Housing

This section analyzes trends in the supply and affordability of rented homes. To help facilitate rental housing development, the Village is exploring housing policy initiatives to encourage development of rental unit types such as carriage housing and secondary suites. Due to its size, housing policy in the Village of Radium must consider limitation factors such as parking space with respect to development and zoning.

Purpose-built or primary rental housing refers to privately initiated apartment structures intended to increase the supply of rental units; whereas secondary rental market housing describes rental units that were not originally purpose-built for the rental market, such as secondary suites or carriage homes.

There is extremely limited data on renter households in Radium. Village records indicate that there are only eight purpose-built rental units in Radium. CMHC does not provide rental market data for Radium because of the size of the community and small number of rental units.

The 2016 census reports that approximately 55 households in Radium rented their homes, meaning at least 47 households are renting in the secondary rental housing, including secondary suites and rented homes. This is considered a minimum number because it is likely that the number of renter households in Radium has grown since 2016.

Figure 16 Monthly Median and Average Shelter Cost for Rented Dwellings, Radium, 2016



Source: Statistics Canada, 2016 Census of Population.

3.4.1 Non-Market Housing and Rental Assistance

Provincial non-market rental housing data shows a total of five households in Radium receiving rental assistance in the private market. BC Housing data shows that the RDEK has a total of 296 subsidized housing units, with the majority located in the City of Cranbrook.

Radium is a small community and does not have an emergency shelter or transitional supportive housing for individuals experiencing homelessness.

Radium does not have assisted living or residential care for seniors. These types of dwellings and services are provided in larger nearby communities, such as Cranbrook, Invermere, Fernie, and Golden.

FamilyDynamix reports that approximately 100 people are waiting for non-market housing in the region they serve. While Radium's population is small in relation to the region as a whole, it does indicate a limited supply of non-market housing options that affects Radium residents with low incomes or who require other types of housing supports.

3.4.2 Affordability Gap Analysis

A rental affordability gap analysis was completed for Radium based on median household incomes and average and median shelter costs in 2016. Please note that because of limited data on the rental market in Radium, a current affordability analysis could not be completed. While this information presented here gives an overall impression of rental affordability, it does not take into account current rental costs which are typically far higher than median and monthly shelter costs as this data includes renters who have been in their homes for many years and have been relatively sheltered from major increases typically seen in rental markets. Stakeholders reported that renting in Radium is far more expensive than reflected in the median and average shelter costs reported here. Anecdotally, stakeholders reported that a studio motel room could be rented in the off-season for \$1,000 to \$1,200 a month and that long-term rental units were renting at \$1,600+ per month.

Median household income broken down by renter and owner households is not available for Radium. However, in most communities renter household income is approximately half that of owner household income. As most households own their home, the community's overall median household income is used as owner household income, and 50% of that amount is used to estimate renter household income. This is an imperfect calculation but allows us to provide a general assessment of affordability.

Table 4 shows the results of this analysis. Generally, median and average shelter costs for rented dwellings are affordable for couples with and without children who rent. Median household income for single parent households was unavailable and is typically far lower than couple incomes. As with homeownership, individuals living alone face the greatest affordability challenge in the community, with the median income falling far short of being able to afford median and average shelter costs.

Table 4 Renter Affordability Gap Analysis, Radium, 2016

Household Type (Estimated 2016 Median Household Income for Renters)	Affordable Monthly Housing Costs	Monthly Median Shelter Costs	Monthly Average Shelter Costs
		\$933	\$1,056
Difference			
Couples without Children (\$46,166)	\$1,154	\$221	\$98
Couples with Children (\$61,824)	\$1,546	\$613	\$490
Non-Census Families (\$21,120)	\$528	(\$405)	(\$528)

Source: Statistics Canada, Census, 2016. Median household incomes have been modified as described above.

3.4.3 Short-Term Rentals

There are a significant number of short-term rental units in Radium, reflecting the key role of tourism in the community. Table 5 shows data on active short-term rental units in Radium over three summers (2019 to 2021). These numbers provide a point-in-time reference, drawing data from online short-term rental booking platforms, Airbnb and Vrbo. Note that hotel and motel owners are increasingly advertising rooms on these rental booking platforms which may inflate the number of units captured in the short-term rental unit data.

Table 5 shows there was a dip in active rentals in 2020, reflecting early months of the COVID-19 pandemic, but that short-term rentals in the community are growing. A breakdown of rentals in December 2021 showed that 81% were for the entire home, while 19% were for a private room in a home. Figure 17 shows

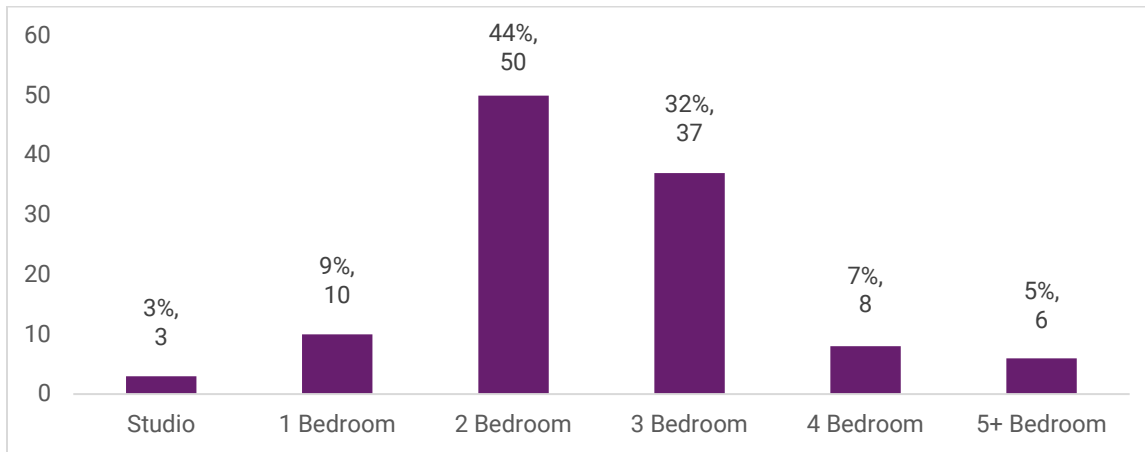
the distribution of unit sizes among short-term rentals, as of December 2021; 76% of units are two- and three-bedroom units.

Table 5 Active Short-Term Rentals, Radium, 2019-2021

Date	Active Rentals (Units)
Summer 2019	146
Summer 2020	134
Summer 2021	186

Source: AirDNA

Figure 17 Short-Term Rentals Unit Sizes, Radium, December 2021



Source: AirDNA, 2021.

3.4.4 What We Heard

Rental housing was one of the most significant gaps identified through interviews and focus groups.

- **Long-term and seasonal rental housing is needed to support the workforce.** For individuals and families who move to Radium permanently, long-term rental is needed. However, many workers live in the community for only part of the year so seasonal rentals (e.g., through the summer months) are also needed.
- **There are few incentives to rent properties long-term.** Short-term rentals allow high profits and allow the owner use of the property. Potential long-term landlords may fear negative experiences with renters and feel constrained the obligations of the Residential Tenancy Act.
- **It is difficult to attract investors for affordable rental housing developments due to the low rate of return on rental properties.** This challenge is exacerbated by the high cost of construction and building materials, and the cost of land.
- **Many landlords prefer to operate short-term rentals (e.g., Airbnb).** There is a negative perception of long-term rental housing, specifically fear of dealings with problem tenants. Short-term rental also allows owners the ability to use their dwelling for vacations in between guests.

3.5 Homelessness

Data on homelessness in Radium is extremely limited. This report relied on interviews and focus groups to understand trends, as well as service and housing needs related to homelessness.

3.5.1 What We Heard

- **Demographics that experience homelessness in the community, may be dealing with complex health challenges and require supports.** More supports are needed for people experiencing mental health challenges, illness, and addiction.
- **There is an increasing number of youth and teens experiencing homelessness.** There is currently no youth shelter in Radium, meaning that youth resort to couch surfing and living with extended family and/or friends to access shelter.
- **There are currently no extreme weather, warming, or emergency shelters in Radium.** Youth, individuals experiencing homelessness and women and children escaping violence are in need of shelter access.
- **There is limited visible homelessness in Radium.** During the year, visible street homelessness is seen during warmer months. In Radium, homelessness mainly occurs outside of public view. People experiencing homelessness resort to bush/backcountry living, living in overcrowded housing situations, living out of hotels and motel, couch surfing in friend and family residences, squatting, and living out of cars/ in parking lots.

4 HOUSING NEED

This section summarizes how many units are needed to address existing and anticipated housing need.

4.1 Key Findings

Table 6 summarized the findings of the housing need analysis, including current need (as of 2022) and anticipated need (2022 to 2027).

Table 6 Summary of Housing Need, Radium, 2022 to 2027

Type of Housing Need	Number of Dwellings or Supports
Current Need (2022)	38+*
Anticipated Homeownership (2022 to 2027)	97
Anticipated rental (2022 to 2027)	7+**
Total	142+

**Based on 2016 core housing need and estimated additional core housing need from 2016 to 2022. Most are likely homeowners and do not require additional units but may need financial support to better address their needs.*

***Historic rental trends do not adequately capture the need for both seasonal and long-term rental in the community. Qualitative findings from community engagement indicate that this need is more significant than statistical data for the community may signify. Furthermore, the local non-profit housing provider reports a very long waitlist for non-market housing in the region.*

4.2 Current Housing Need

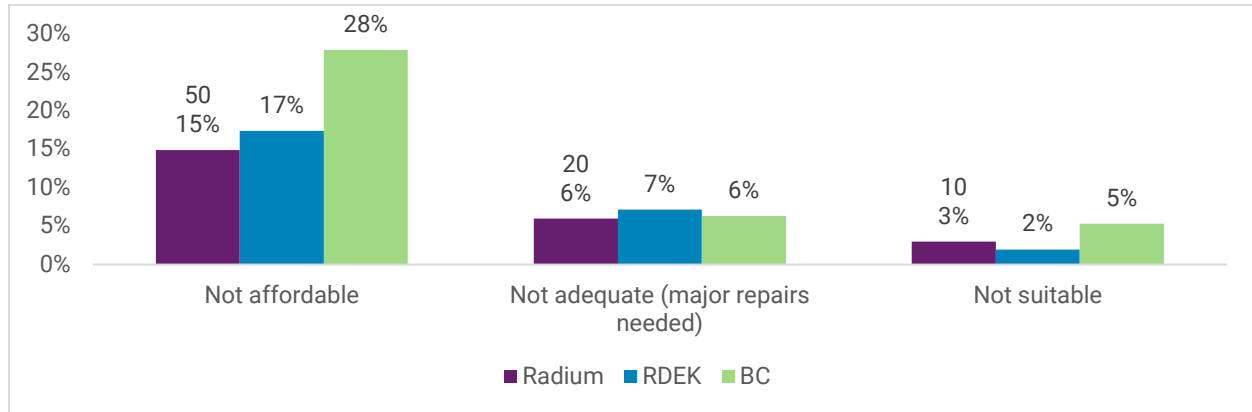
4.2.1 Housing Standards

Housing standards allow us to identify households facing housing challenges and compare between communities. Standards are defined as follows:

- **Adequate Housing** is reported by residents as not requiring major repairs, according to residents.
- **Affordable Housing** has shelter costs less than 30% of total before-tax income.
- **Suitable Housing** has enough bedrooms for the size and makeup of the resident household, according to National Occupancy Standard (NOS) requirements.

Figure 18 shows households falling below the housing standards for Radium compared to the region and province. Affordability is the most common issue facing BC residents overall, and this is reflected in Radium. However, Radium and the RDEK both have lower levels of unaffordability than the province as a whole; 15% of the Radium residents and 17% of RDEK residents face unaffordability. Homes requiring major repairs are the second most common issue in Radium, with 6% of households living in homes requiring major repairs. Unsuitability, or not having enough bedrooms for the household size, is less commonly an issue in Radium than other communities, likely because the community attracts an older population that may be retired and may not have children living at home.

Figure 18 Households Below Housing Standards, Radium, RDEK, and BC, 2016



Source: Statistics Canada, Core Housing Need Data Tables, 2016.

4.2.2 Core Housing Need

CMHC defines core housing need as a household whose housing falls below at least one of the adequacy, affordability, or suitability standards and who would have to spend 30% or more of its before-tax income to afford the median rent for a more appropriate unit in the community. Those in extreme core housing need meet the definition of core housing need and spend 50% or more of their income on housing. Essentially, households in core housing need are facing at least one housing issue *and* cannot afford to move in the same community.

In 2016, 35 households (5%) in Radium were in core housing need, which was lower than the regional (9%) and a third of the provincial average (15%). Due to the small size of Radium, these figures should be considered rough approximations. These figures indicate that, at least as of 2016, most households in Radium were able to find appropriate housing for their families needs. These figures should be approached with some caution as data rounding used in reporting census figures has a more significant impact on results in small communities. The household projections in the next section anticipate that Radium gained 82 households since 2016. If 5% of these households are in core housing need (i.e., past trends continue), then an addition four households are experiencing core housing need since 2016 (total in 2022: 39 households).

4.2.3 Summary of Current Housing Need

Current housing need is estimated based on the number of households in the community who are in core housing need. This measure is used because it tells us households are face housing challenges and cannot afford to move. We used core housing need data from 2016 and estimated how many additional households may have experienced core housing need based on population growth between the 2016 census and 2022. Note most of these households are likely to be homeowners based on the tenure trends in the community and may not require new dwellings. However, they may need financial supports to address affordability issues, major repairs, or help finding a larger unit. It is not known how many renters are currently in need of housing but who may be living with family or living in neighbouring communities because they cannot find rental accommodation in Radium.

Table 7 Existing Housing Need, Radium, 2022

Type of Housing Need	Number of Dwellings or Supports
Current (2022)	At least 38 households

4.3 Anticipated Housing Need

Population and dwelling projects for Radium were prepared to understand anticipated housing need over the next five years (2022 to 2027). These projections are based on historic growth among age groups and households in Radium. They present one possible scenario and should be considered in light of new information as it becomes available (e.g., 2021 census).

Note that the available 2021 census data indicates that Radium’s population grew much faster than expected between 2016 and 2021. However, full census data will not be available until the end of 2022, after which population projections may need to be revised. For the purposes of the Radium Housing Needs Report, this section focuses on net additional dwellings needed over the next five years, based on historic population growth up to 2016. Based on what is known at the time of writing, these additional dwellings should be considered a minimum and the need is potentially much greater.

Radium is expected to continue growing over the next five years. An aging trend will mean the community sees more older residents and younger age groups will be stable or decrease in population.

4.3.1 Projected Dwellings

Table 8 shows the number of projected households by tenure for Radium. From 2022 to 2027, Radium is projected to gain 104 households, 97 owners and 7 renters if trends continue. The major limitation of these projections is that Radium has a very small number of renter households. However, stakeholder engagement revealed that the lack of rental housing was a significant issue in the community. It is likely that these projections significantly underestimate the number of rental housing units needed in the community, including seasonal rental for workers in the tourism industry and year-round rentals for permanent residents.

Table 8 Projected Households by Tenure, Radium, 2022-2027

Tenure	2022	2027	Change from 2022 to 2027
Owner	375	472	97
Renter	57	64	7
Total	432	536	104

Household sizes are also expected to decrease significantly, from 2.2 in 2016 to 1.9 in 2027. Table 9 shows projected households by type. The fastest growing households are couples without children and individuals living alone, reflecting an aging population and smaller households.

Table 9 Projected Household Types, Radium, 2016 to 2027

Household types	2022	2027	Change
Couple without Children	198	257	59
Couple with Children	38	36	-2

Household types	2022	2027	Change
Lone-Parent	45	47	2
Individuals Living Alone	136	176	40
Other Families (e.g., families living with roommates or multiple families living together)	15	20	5
Total	432	536	104

Table 10 shows a breakdown of anticipated units by number of bedrooms, based on the minimum number of bedrooms required to meet the needs of projected household types. As mentioned earlier, this presents one scenario based on historic trends. Population growth is also influenced by the type of housing available in a community.

Table 10 Anticipated Housing Units Required, Radium, 2022 to 2027

Unit sizes	Additional Units 2022 to 2027
Studio and 1-bedroom	95
2-bedroom	9
3+ bedroom	0
Total	104

4.3.2 Summary of Anticipated Housing Need

Table 11 summarizes anticipated dwellings to meet the needs of population growth over the next five years.

Table 11 Anticipated Housing Need, Radium, 2022 to 2027

Type of Housing Need	Number of Dwellings
Anticipated homeownership need	97
Anticipated rental need	7
Total	104

5 SUMMARY & NEXT STEPS

This section summarizes the findings of the Radium Housing Needs Report, including dwelling units needed, as well as findings related to the needs of different types of housing and different demographics in the community.

5.1 Dwelling Units Needed

Table 12 Summary of Housing Need, Radium, 2022 to 2027

Type of Housing Need	Number of Dwellings or Supports
Current Need (2022)	38+*
Anticipated Homeownership (2022 to 2027)	97
Anticipated rental (2022 to 2027)	7+**
Total	142+

**Based on 2016 core housing need and estimated additional core housing need from 2016 to 2022. Most are likely homeowners and do not require additional units but may need financial support to better address their needs. It is not known how many renters are currently in need of housing but who may be living with family or living in neighbouring communities because they cannot find rental accommodation in Radium.*

***Historic rental trends do not adequately capture the need for both seasonal and long-term rental in the community. Qualitative findings from community engagement indicate that this need is more significant than statistical data for the community may signify.*

5.2 Tenure

5.2.1 Rental Housing

Business owners and employers reported a significant need for more rental housing in the community, including both long-term and seasonal rental options for workers. Employers are playing an active role in providing rental housing for their workers and this engagement could be leveraged to increase the supply of rental housing in the community.

Radium, being a vacation destination, requires both short-term vacation rentals, seasonal rental options for workers in the tourism industry, and year-round rental options for permanent residents. Striking the right balance will be challenging, but more rental housing is needed to meet local needs.

In addition to market rental, there are limited non-market housing options in Radium. FamilyDynamix reports that approximately 100 people are waiting for non-market housing in the region they serve. Radium residents with low incomes or who require housing with supports are likely to face challenges meeting their needs in the community.

5.2.2 Homeownership

Homeownership will continue to be the primary form of housing in Radium. However, the needs of households are diverse and Radium's housing stock appears to favour secondary homeowners and retirees over younger adults and families with children. One way this is reflected is in the rapid aging trend the community is experiencing and the high proportion of homes occupied by residents who don't live in the community year-round. Historically, homes for secondary homeowners and retirees may have been the primary market in Radium. However, trends accelerated by the pandemic, such as increased remote work, may be creating more opportunities for families and others to live in the community. Trends in demographics and housing demand may shift rapidly in coming years and regular data collection is needed to understand these changes.

5.3 Demographics

5.3.1 Families with Children

While historic trends indicate that households are getting smaller with an aging population, local demographics are influenced by numerous factors. Stakeholders told us that new families in Radium were a key group experiencing housing challenges. There is demand for greater numbers of affordable family homes, both to allow entry for young homeowners into the homeownership market and to provide long-term affordable rental housing, including pet-friendly options.

5.3.2 Small Households

Individuals living alone and couples without children are the fastest growing household types based on historic demographic trends. However, these two groups experience markedly different housing conditions. The affordability analyses completed for homeownership and rental housing indicated that most couples without children were able to comfortably afford local housing costs. However, individuals living alone are facing significant affordability challenges in both the rental and homeownership market. Business owners and employers indicated that minimum wages are not keeping up with the cost of living in Radium, creating difficulties in employee attraction and retention of single employees and seasonal workers. For single people that are underemployed or low-income, finding affordable rental housing accommodations is a significant barrier to being able to live and work in the Village.

5.3.3 People Experiencing Homelessness

Homelessness in Radium is typically hidden as individuals and families experiencing housing crisis look to couch surfing, living out of hotels and motels, or living in temporary and precarious housing situations. There is a lack of shelter and social support in Radium to address the needs of those in housing crisis. Stakeholders told us that youth and women and children escaping violence are most in need of shelter access.

5.3.4 Seniors

Radium is experiencing a rapidly aging population that is likely to continue. Population projections anticipate that older age groups will continue to grow. Developing suitable housing with access to amenities will be important to prioritize to meet the needs of Radium's growing seniors' population. Housing options that are accessible or adaptable can support aging in place.

5.3.5 Other Needs

Province-wide data on core housing need indicates that people with disabilities, Indigenous households, single parents, and recent immigrants are far more likely to experience core housing need, especially those who rent or are 65 and over. While there was limited information on these households to understand their specific housing needs in Radium, future housing initiatives should be attentive to the increased housing challenges facing these demographics.

5.4 Next Steps

The Radium Housing Needs Report provides the Village, local housing stakeholders, and residents information on housing needs in the community. This information can be used to support decision-making, investment, and advocacy to other levels of government.

The *Local Government Act* requires that this report is updated every five years to ensure timely access to relevant housing information.

Addressing a community's housing needs involves the work of numerous stakeholders, including the Village, provincial and federal governments, private developments, non-profit housing providers, service agencies, and others. It is one tool in the toolbox for helping addressing housing needs in the community.

GLOSSARY

Accessible Housing: Generally understood to be a dwelling unit designed to provide access to a person with disabilities, e.g., a wheelchair user.

Adaptable Housing: “Adaptable housing is designed and built so that accessibility features can be added more easily and inexpensively after construction. It will benefit anyone whose mobility is limited due to age, disability, or illness, making it easier for them to function more independently in their own home.”

<http://www.housing.gov.bc.ca/building/reg/accessible/index.htm>

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g., a store), assign this definition to each apartment or flat in the duplexes. This definition typically applies to primary and secondary dwellings in a home with a secondary suite.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and a single parent with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in ‘core housing need’ if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Homelessness: “Homelessness is the situation of an individual or family who does not have a permanent address or residence; the living situation of an individual or family who does not have stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it. It is often the result of what are known as systemic or societal barriers, including a lack of affordable and appropriate housing, the individual/household’s financial, mental, cognitive, behavioural, or physical challenges, and/or racism and discrimination.”

<https://www.canada.ca/en/employment-social-development/programs/homelessness/directives.html#h2.2>

Hidden Homelessness: Refers specifically to people who live temporarily with others but without guarantee of continued residency or immediate prospects for accessing permanent housing. Often known as "couch surfing," this describes people who are staying with relatives, friends, neighbours, or strangers because they have no other option. They generally are not paying rent and it is not a sustainable long-term living arrangement, but they do not have the ability to secure their own permanent housing immediately or in the near future. This population is considered to be "hidden" because they usually do not access homeless supports and services even though they are improperly or inadequately housed. Because they do not access services, they do not show up on standard statistics regarding homelessness."

<https://www.homelesshub.ca/about-homelessness/population-specific/hidden-homelessness>

Household Income: The sum of incomes for all household members.

Household Type: "The differentiation of households on the basis of whether they are census family households or non-census family households."

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to "total income" which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

- It is designed and constructed to be transported on its base frame (or chassis) in one piece.
- The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

National Occupancy Standard: The Canadian National Occupancy Standard (CNOS) assesses the bedroom requirements of a household based on the following criteria:

- There should be no more than 2 persons per bedroom;
- Children less than 5 years of age of different sexes may reasonably share a bedroom.
- Children 5 years of age or older of opposite sex should have separate bedrooms.
- Children less than 18 years of age and of the same sex may reasonably share a bedroom; and
- Single household members 18 years or older should have a separate bedroom, as should parents or couples.

Non-Census-Family Households: Households which do not include a census family. "Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family."

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Non-Market Housing / Non-Profit Housing: “Rental housing that is owned and operated by community-based, non-profit societies or local governments and regional districts. The mandate is to provide safe, secure, affordable accommodation to households with low to moderate incomes. Most non-profit housing societies receive some form of financial assistance from government to enable them to offer affordable rents.”

<https://www2.gov.bc.ca/gov/content/housing-tenancy/affordable-and-social-housing/housing-glossary>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Participation Rate: The proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Primary rental market, also referred to a purpose-built-rental, is generally defined by CMHC as rental units in privately initiated apartment structures containing at least three rental units.

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/RmsMethodology>

Secondary rental market describes rental units that were not originally purpose-built for the rental market, including private homes that are rented (single family, townhomes, and condominiums), as well as secondary suites and carriage homes.

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/SrmsMethodology#footnote1>

Seniors: Individuals aged 65 and over.

Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water, and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Subsidized Housing: “Subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>



RADIUM HOT SPRINGS INTERIM HOUSING NEEDS REPORT

July 2024

urban
matters

VILLAGE OF
radium
hot springs

Prepared for the Village of Radium Hot Springs

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CONTENTS

- EXECUTIVE SUMMARY IV**
 - 1.1 INTRODUCTION IV
 - 1.2 KEY FINDINGS IV
 - 1.3 OCP CAPACITY ESTIMATES VII
 - 1.4 NEXT STEPS & KEY PRIORITIES FOR THE OCP VIII
- 2.0 BACKGROUND & METHODOLOGY 1**
 - 2.1 IMPLICATIONS FOR OCP AND ZONING 1
- 3.0 DEMOGRAPHICS 2**
 - 3.1 POPULATION 2
 - 3.2 AGE 3
 - 3.3 LABOUR FORCE 4
 - 3.4 INCOME 8
 - 3.5 HOUSEHOLD 9
- 4.0 HOUSING PROFILE 11**
 - 4.1 DWELLINGS AND OCCUPIED DWELLINGS 11
 - 4.2 TENURE 13
 - 4.3 HOME-OWNERSHIP 13
 - 4.4 RENTER HOUSEHOLDS 16
 - 4.5 SHORT-TERM RENTALS 17
 - 4.6 NON-MARKET HOUSING 17
- 5.0 HOUSING NEED 18**
 - 5.1 CORE HOUSING NEED 18
 - 5.2 SUPPRESSED HOUSEHOLD FORMATION 19
 - 5.3 HOMELESSNESS 22
- 6.0 ANTICIPATED GROWTH 23**
 - 6.1 POPULATION PROJECTION 23
 - 6.2 HOUSEHOLD PROJECTION 24

7.0 CONCLUSION	25
7.1 OCP CAPACITY ASSESSMENT	25
7.2 KEY STATEMENTS OF NEED	27
7.3 ACTIONS TAKEN SINCE THE PREVIOUS HOUSING NEEDS REPORT	29

TABLES

Table 1: Affordability Analysis for Home Ownership	v
Table 2: 20-Year OCP Capacity Estimates	vii
Table 3: Total Private Dwellings and Occupancy 2016 and 2021	11
Table 4: Affordability Analysis for Owners	15
Table 5: Affordability Analysis for Renters	16
Table 6: Active Short-Term Rentals, 2019-2021, 2024	17
Table 7: Headship and Renter Proportion	20
Table 8: Age-specific Suppressed Household Formation	21
Table 9: Tenure of Estimated Suppressed Households	21
Table 12: Vacancy Rate Adjustment	25
Table 13: 20-Year OCP Capacity Estimate	26

FIGURES

Figure 1: Growth per Census Period, Radium, 2006-2021	2
Figure 2: Age Distribution, Radium, 2006-2021	3
Figure 3: Median Age Radium, East Kootenay, and BC 2006-2021	4
Figure 4: Workers in Labour Force, Radium 2006-2021	4
Figure 5: Labour Force Participation and Unemployment Rates, Radium	
and East Kootenay Regional District, 2006-2021	5

Figure 6: Labour Force by Industry, Radium, 2006–2021	6
Figure 7: Place of Work, Radium, 2006–2021.....	7
Figure 8: Commute to Work, Radium, 2006–2021	7
Figure 9: Median Household Income, Radium, 2006–2021	8
Figure 10: Median Household Income by Tenure, Radium, 2006–2021	8
Figure 11: Total Households, Radium, 2006–2021	9
Figure 12: Households by Type, Radium, 2006–2021.....	9
Figure 13: Households by Size, Radium, 2006–2021.....	10
Figure 14: Occupied Housing Units by Housing Type, Radium, 2006–2021	12
Figure 15: Residential Building Permits, Radium, 2016–2023.....	12
Figure 16: Household Tenure, Radium, 2006–2021	13
<i>Figure 17: Average Sales Prices for Single Family, Single Family with Suite, and Duplex/Triplex/Fourplexes Radium, 2012–2023</i>	<i>13</i>
<i>Figure 18: Average Sales Prices for Condominiums, Townhouses, and Manufactured Homes, Radium, 2012–2023</i>	<i>14</i>
Figure 19: Median and Average Shelter Costs for Renters, Radium, 2021	16
<i>Figure 20: Core Housing Need by Tenure, Radium, 2006–2021.....</i>	<i>18</i>
<i>Figure 21: Extreme Core Housing Need by Tenure, Radium, 2016–2021*</i>	<i>19</i>
<i>Figure 22: Anticipated Growth, Radium, 2021–2046.....</i>	<i>23</i>
Figure 23: Projected Number of Households	24

IN EXECUTIVE SUMMARY

1.1 INTRODUCTION

In November 2023, the provincial government adopted new legislation which seeks to streamline the delivery of new housing and implement proactive planning tools to remove barriers to housing development. As of June 2024, the Province has updated legislative requirements for Housing Needs Reports. This includes requiring all local governments to complete an Interim Housing Needs Report by January 1, 2025. All local governments must then complete 'regular' Housing Needs Reports in 2028 and every 5 years thereafter.¹

Interim Housing Needs Reports must include the following information:

1. 5- and 20-year housing need calculations (total # of units needed) using a standard methodology, the "HNR Method";
2. Statements about the seven key areas of local need;
3. The number and percentage of households in core housing need and extreme core housing need;
4. A description of housing actions and changes since the last Housing Needs Report.

This report represents an Interim Housing Needs Report and includes the above required items. This report also includes the following additional updates and information to provide the Village with a strong understanding of housing need:

- Revised demographic and housing stock information based on 2021 census data (Section 3.0 and 4.0);
- Affordability Analysis (Section 4.3 and 4.4) illustrating the gap between typical household incomes and the cost to own or rent in Radium.
- Short-Term Rental data (Section 4.5).

1.2 KEY FINDINGS

1.2.1 KEY CHANGES FROM THE 2022 HOUSING NEEDS REPORT

The 2022 Housing Needs Report was completed with 2016 census data and this report includes 2021 census data. Below are the primary changes from the 2022 Housing Needs Report analysis:

- 1) **Radium's population is aging, but also grew significantly in the 25 to 44 years of age category:**
The revised data indicates that Radium does have a large aging population, but since 2016 Radium saw a significant increase in people aged 25 to 44 years of age. From 2016 to 2021, the number of people over 65 and the number of people aged 25 to 44 grew equally, each growing by

¹ summary_of_legislative_and_regulatory_requirements_for_housing_needs_reports.pdf (gov.bc.ca)

170 people. The data confirms that Radium still has a low proportion of people with children, but given that people aged 25 to 44 are in family-forming years, it is possible that Radium will see future growth in children.

The findings in this report indicate that Radium’s population is aging and has more seniors than provincial average, but there is also a growing proportion of people in family-forming years. Housing for seniors remains critically important, but it is also very important for Radium to encourage housing for families.

- 2) **Home ownership has become less affordable:** The previous Report found that home-ownership was relatively affordable for couples with and without children, but unaffordable for individuals living alone. The current data finds that, though single-person households continue to have the least amount of buying power, lone-parent households and couples without children also face significant challenges entering the housing market. The table below summarizes the gap between what each household typically earns and what they can afford.

Table 1: Affordability Analysis for Home Ownership

Household Type	2020 Median Household Income	Affordable Monthly Housing Costs	Single Family Dwelling	Duplex, Triplex, and Fourplexes	Townhouse & Rowhouse	Condominium
Estimated monthly housing costs based on average sale prices (2021)			\$3,855	\$2,623	\$3,299	\$2,279
			Difference between actual cost of housing and median household incomes			
Couples without Children	\$92,392	\$2,310	-\$1,545	-\$313	-\$989	\$31
Couples with Children	\$136,050	\$3,401	-\$454	\$778	\$103	\$1,122
Individuals Living Alone	\$45,892	\$1,147	-\$2,708	-\$1,476	-\$2,151	-\$1,132
Lone-Parent Households	\$69,040	\$1,726	-\$2,129	-\$897	-\$1,573	-\$553

- 3) **The proportion of homeowners declined:** The previous report found that the majority of households in Radium owned their home (84%), this number declined to 75% in the 2021 census. For comparison, the East Kootenay share of home-owners in 2021 was 78% (a slight decrease from 81% in 2006). This indicates that there is a strong need for more rental housing options in Radium.
- 4) **There was an increase in the number of homeowners in Core Housing Need (households spending more than 30% of living expenses or living in unsuitable conditions):** From 2016 to 2021, the number of owner households in core housing need increased from 25 to 70 households (15% of all owner households). The total number of renter households in core housing need increased from 10 in 2016 to 25 in 2021 (representing 16% of all renters in 2021). We anticipate

the data about rental housing is an under-estimate, given the data was collected during Canadian Emergency Response (CERB) benefits which may have inflated people's incomes.

- 5) **Median income in Radium dropped below the provincial and regional median income:** 2021 data indicates that Radium's median income is \$81,000, below the East Kootenay (\$88,000) and provincial (\$85,000) median income. Therefore, the median income is \$7,000 less than the region and \$4,000 less than the province. In previous census period, Radium's median income was above the regional and provincial average. In 2016, Radium's median income was approximately \$2,000 above the regional median and approximately \$9,000 below the provincial average.
- 6) **There have been shifts in employment trends:** The top three categories for employment shifted between 2016 and 2021. In 2016, Accommodation and Food Service (25%), Manufacturing (9%), and Retail Trade/Professional Services (6%) were the top 3 employers. In 2021, Manufacturing (17%), Retail Trade (13%), and Accommodation and Food Service (12%) were the top 3 employers.

In addition to these changes in employment categories, the number of people living in Radium, and working in the region increased by 155 people from 2016 to 2021. Radium also experienced growth in people who both live and work in Radium; from 2016 to 2021 the number of people living and working in Radium increased by 80 people.

1.2.2 KEY FINDINGS THAT REMAINED THE SAME

- 1) **Affordability and Availability of Rentals Remains a Challenge:** Both the current and previous report indicate that one-person households experience the most significant challenges affording rental housing. Given there are no purpose-built rentals or subsidized rental housing in Radium, more rental housing, across a range of sizes and affordability levels, is needed to meet the needs of both seasonal and long-term workers.
- 2) **Over half of Radium's housing stock is not occupied by permanent residents:** The proportion of housing units that are occupied permanently increased from 40% in 2016 to 46% in 2021. This presents a unique challenge where Radium does not have a lack of housing, but a lack of available housing. It will be important for Radium to encourage housing that is intended for permanent residents in order to meet local housing need.

1.3 OCP CAPACITY ESTIMATES

A key goal of this report is to provide OCP Capacity Estimates that can be included in the Village of Radium’s OCP update process to ensure that their OCP meets provincial requirements. Recent changes to provincial legislation require communities to ensure their OCPs needs to accommodate growth to meet local housing needs.

In order to calculate the total required OCP capacity over a 20-year period, municipalities are required to calculate the total new units required to address extreme core housing need for owners and renters with a mortgage, to account for suppressed household formation, to address homelessness, and to accommodate growth.

The analysis finds that Radium’s revised OCP should accommodate 405 units, with most of these units (343 units) being required to support population growth, while a small number (12 units) are necessary to address affordability and homelessness considerations. Given that Radium has a large proportion of their current housing stock owned by non-permanent residents, the actual number of units planned through the OCP over a 20 year period could exceed 405 units.

Table 2: 20-Year OCP Capacity Estimates

	2023-2028 Housing Need	20-Year OCP Capacity
Component A: Supply to Reduce Extreme Core Housing Need	2	7
Owned Units	0	0
Rented Units	2	7
Component B: Supply to Reduce Homelessness	2	5
Component C: Supply to Reduce Suppressed Household Formation	8	31
Component D: Supply to Meet Household Growth	89	343
Owned Units	38	n/a
Rented Units	51	n/a
Component E: Vacancy Rate Adjustment	1	3
Component F: Demand Buffer	4	17
Total Units Needed	106	405
Total Owned Units*	38	n/a
Total Rented Units*	55	n/a

*Does not include units from Component F: Demand Buffer, which are not distinguished by tenure, or Component C which is not broken down by tenure.

1.4 NEXT STEPS & KEY PRIORITIES FOR THE OCP

The information in this report will support Radium in the development of a revised OCP as well as affordable housing initiatives and programs. Below are a list of priorities to consider for incorporating into the OCP, development approvals, and municipal housing policies and programs:

- Support the development of affordable seniors housing for both ownership and rentals.
- The OCP could be developed with the goal of exceeding the OCP 20-Year Capacity Projection of 405 units over 20 years, to reflect that a portion of Radium’s housing stock is occupied by seasonal residents.
- Support the development of affordable home-ownership options for permanent residents. Encourage development to include a mix of 1, 2 and 3+ bedroom units to accommodate Radium’s growing seniors and family-forming age (25-44) demographics.
- Support the development of purpose-built, rental market housing. The Village should prioritize rental housing that is 1 and 2-bedrooms to accommodate single people, lone parents, and couples without children. The Village should also encourage 3 bedroom + rentals to accommodate families.
- Support the development of non-market (subsidized) rental housing. The Village may want to consider a regional approach providing non-market rental housing, as it could increase success with funding applications and offer operational efficiencies to construct a larger development that serves multiple communities.

This list is not exhaustive, but seeks to provide preliminary recommendations for addressing the key priorities identified in this report.

2.0 BACKGROUND & METHODOLOGY

In 2019, in response to growing housing challenges across the province, the provincial government introduced changes to the *Local Government Act* requiring local governments to complete housing needs reports to better understand current and anticipated housing needs. Local governments are required to collect data, analyze trends, and present a housing needs report that will be updated every five years thereafter. These documents are intended to inform local plans and policies and provide publicly available information on housing.

In November 2023, the provincial government adopted new legislation which seeks to streamline the delivery of new housing and implement proactive planning tools to remove barriers to housing development. As of June 2024, the Province has updated legislative requirements for Housing Needs Reports. This includes requiring all local governments to complete an Interim Housing Needs Report by January 1, 2025. All local governments must then complete 'regular' Housing Needs Reports in 2028 and every 5 years thereafter.

The interim Housing Needs report must include the following content:

1. 5- and 20-year housing need calculations (total # of units needed) using a standard methodology, the provincial Housing Needs Report Method (Section 7.1);
2. Statements about the seven key areas of local need (Section 7.2);
3. The number and percentage of households in core housing need and extreme core housing need (Section 5.0);
4. A description of housing actions and changes since the last Housing Needs Report (Section 7.3).

Further to the above requirements, the document includes:

1. Census data for demographics (section 3.0) and housing stock (Section 4.0) have been updated with 2021 data, given that the Village of Radium Hot Spring's previous Housing Need Report (2022) is based on 2016 census data, as it was the best available data at the time.
2. An Affordability Analysis for ownership (Section 4.3) and renting (Section 4.4) is provided to demonstrate the gap typical household incomes and the estimated monthly cost of owning and renting an average home.
3. This report represents an update to the 2022 Report with 2021 census data. This report also addresses recent direction from the province to require that all local governments accommodate 20-year housing needs in their Official Community Plans (OCPs).

2.1 IMPLICATIONS FOR OCP AND ZONING

The new provincial legislation requires municipalities to review and update their Official Community Plans and zoning bylaws by December 31, 2025, following the Interim Housing Needs Report. The intent of this change is to ensure that the statements, maps, and land use designations permit the number of housing units needed over the next 20 years. These projections are provided in Section 7.1 this report.

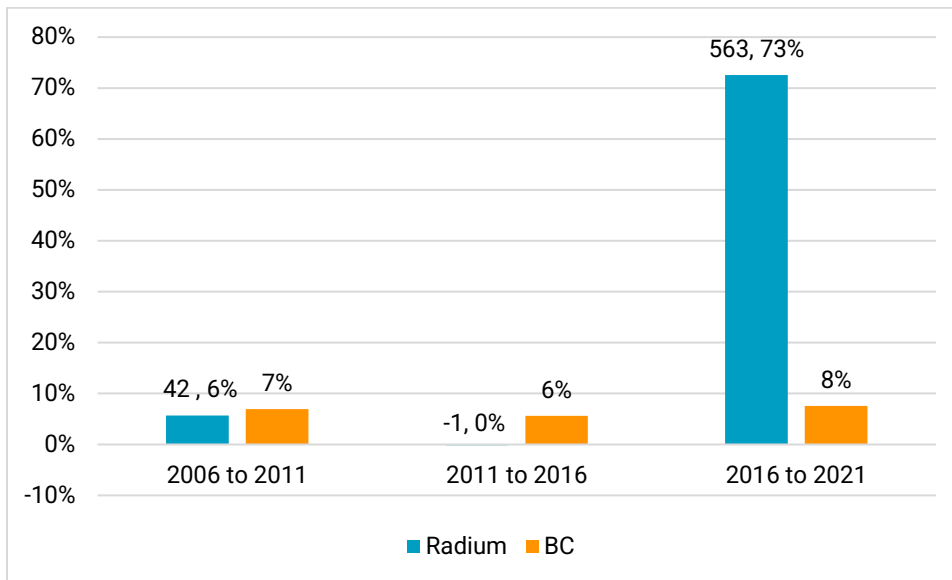
3.0 DEMOGRAPHICS

3.1 POPULATION

The population of Radium was relatively stable and consistent with provincial growth rates from 2006 to 2016. Radium experienced significant growth (73% increase) between 2016 to 2021.

Between 2006 and 2016 Radium's permanent population was relatively stable, growing from 735 residents in 2006 to 776 in 2016, a growth rate of 6% over this period. However, recently released population figures from the 2021 census show the population has grown to 1,339 residents, a growth rate of 73% from 2016, much faster growth than the provincial overall (8%).

Figure 1: Growth per Census Period, Radium, 2006-2021



Source: Statistics Canada, Census Profiles for Radium Hot Springs, 2006, 2011, 2016, 2021

In 2016, only 348 of 876 housing units (40%) were occupied by usual residents and in 2021 that increased to 634 of 1,366 housing units (46%); this illustrates that over half of the housing stock in Radium is not occupied by long-term residents. It is important to note that all census data analyzed in this report represents responses from households who indicate Radium as their “usual place of residence”, therefore data should not be representative of people who own a vacation/second home in Radium.

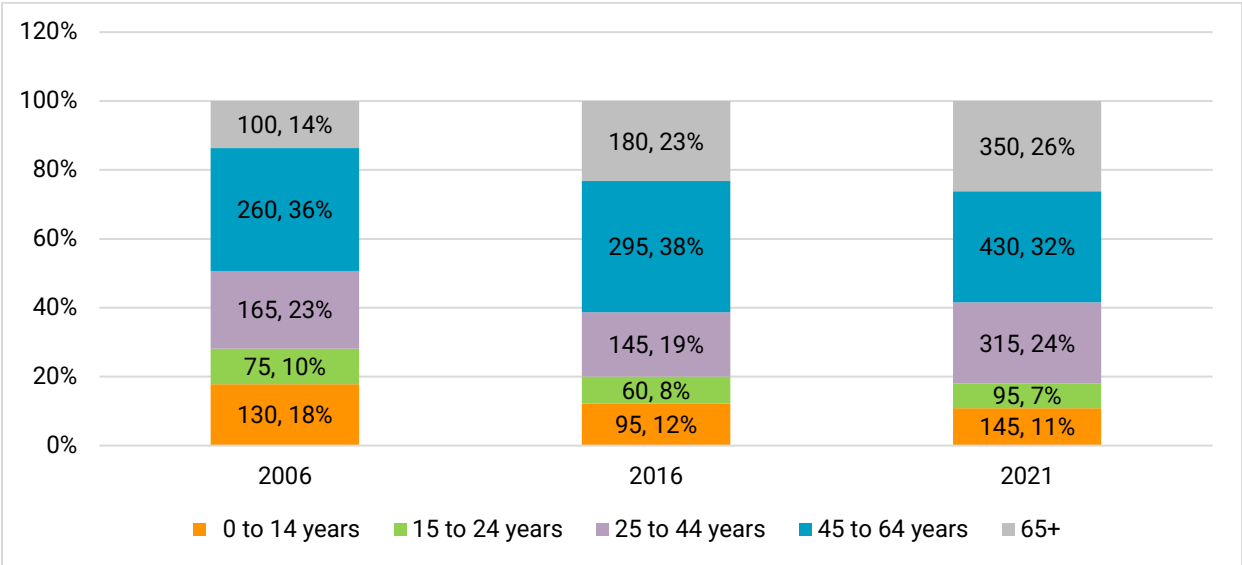
3.2 AGE

Since 2016, Radium has grown by:

- 170 seniors over 65 years of age.
- 170 people between 25 to 44 years of age.
- 135 people between 45 to 64 years of age.
- 20 people between 15 to 24 years of age.
- 15 people between 0 to 14 years of age.

Since 2016, seniors and people between 25 to 44 represent the 2 fastest growing demographics. The second fastest growing population since 2016 is people between 45 to 65; this group increased by 135 people from 2016 to 2021. The proportion of kids and youth from 15 to 24 decreased over time, but due to population growth the actual number of people in each age category has increased.

Figure 2: Age Distribution, Radium, 2006-2021



Source: Statistics Canada, Census Profiles for Radium Hot Springs 2011, 2016, 2021

Since 2006, the median age in Radium has been below the regional and provincial median. In 2021, the median age in Radium was 36, compared to 38 in the region and 42 in the province.

Figure 3: Median Age Radium, East Kootenay, and BC 2006-2021

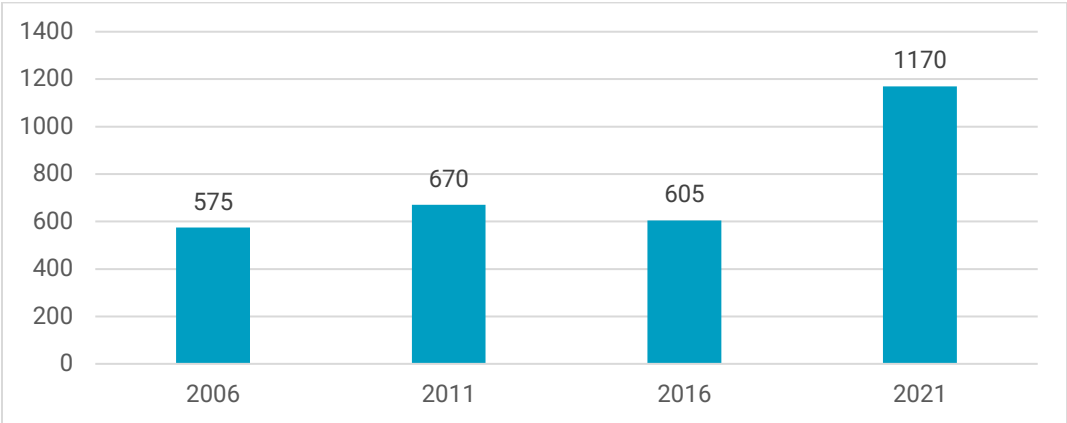
	2006	2011	2016	2021
Radium Hot Springs	32.7	34.9	36.2	36.4
East Kootenay	35.1	36.2	37.5	38
British Columbia	40.8	41.9	43	42.8

Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

3.3 LABOUR FORCE

Though Radium has a growing senior population, 1,170 of the 1,336 residents (87%) in 2021 are workers in the labour force. This reflects that, though the seniors population is growing, the number of working age people is also growing.

Figure 4: Workers in Labour Force, Radium 2006-2021

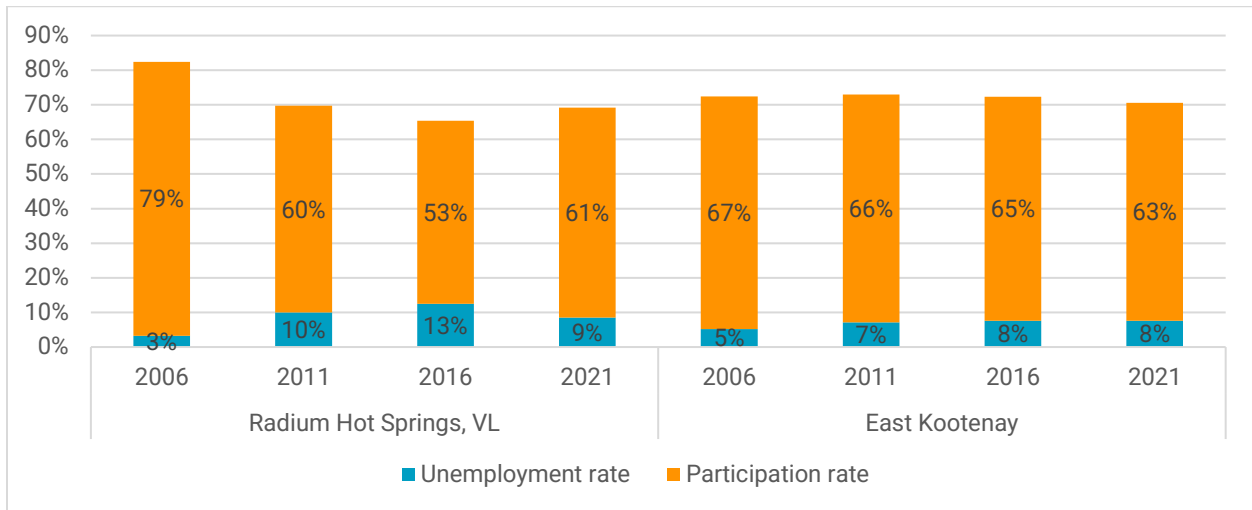


Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

3.3.1 LABOUR FORCE PARTICIPATION

Between 2006 to 2016 labour force participation in Radium declined by 26% but between 2016 to 2021 participation rates increased by 7.8%. Since 2006 participation rates in the East Kootenays have declined from 67% to 63%.

Figure 5: Labour Force Participation and Unemployment Rates, Radium and East Kootenay Regional District, 2006-2021



Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

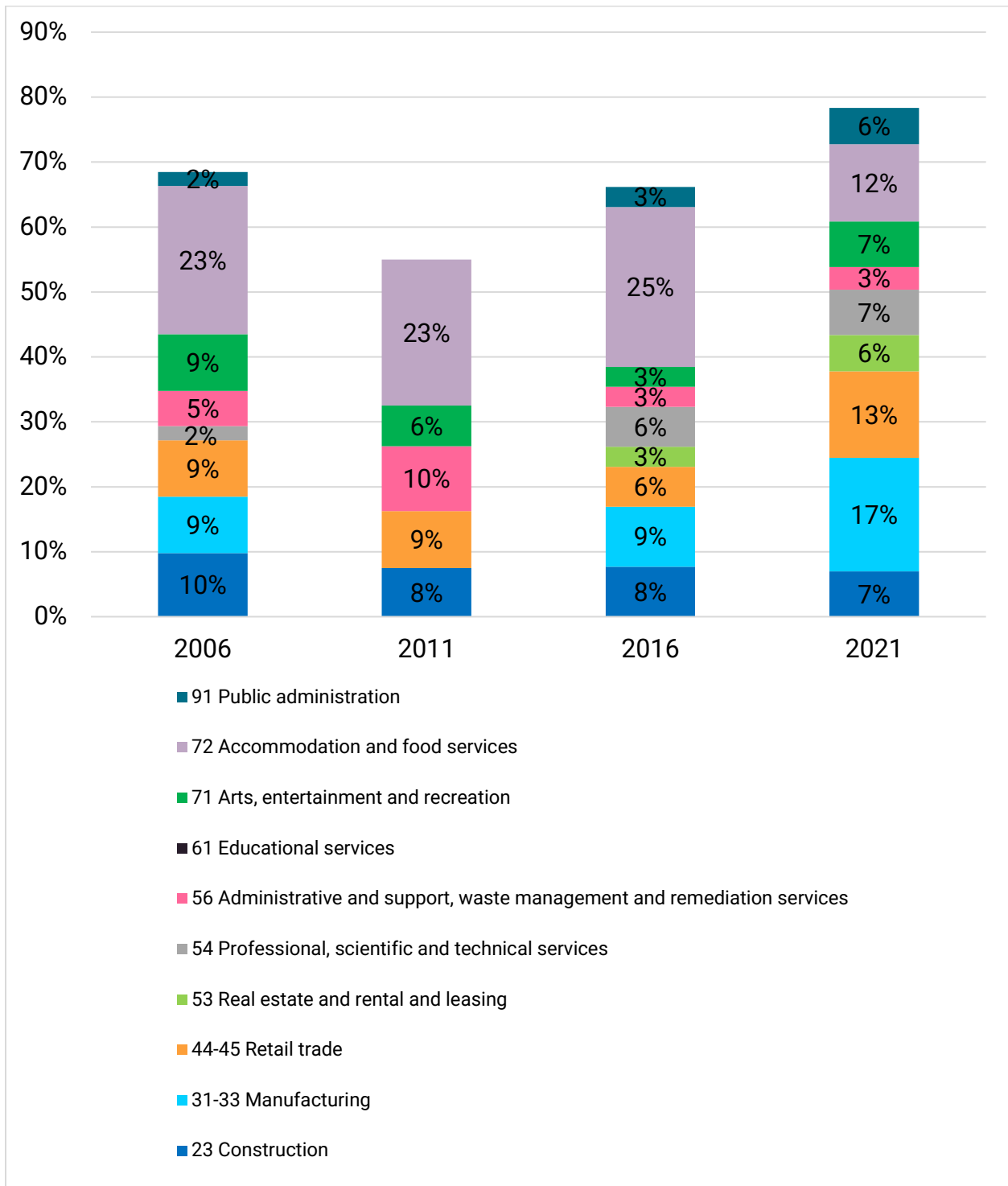
3.3.2 LABOUR FORCE

From 2006 to 2016 Accommodation and Food Services was the most significant employer for residents in Radium, but in 2021 Manufacturing became the top employer (17% in Manufacturing as opposed to 12% in Accommodation and Food Services). For comparison, 5% of the East Kootenay region's employment is in Manufacturing and 8% is in Accommodation and Food Service. Retail increased from 9% in 2006 to 13% in 2021, making Retail the second most significant employer in Radium in 2021.

Canfor and Kicking Horse Coffee represent two significant Manufacturing employers in Radium:

- In 2012 Canfor re-opened their sawmill in Radium and in 2021 Canfor invested \$67 million in mill upgrades. The mill employs 177 direct jobs in Radium and as many as 500 in the Kootenay region. Canfor is located within the Village of Radium.
- Kicking Horse Coffee's roasting and packing facility employs 110 people and is located within the Town of Invermere, an approximately 15 minute drive from Radium.

Figure 6: Labour Force by Industry, Radium, 2006-2021

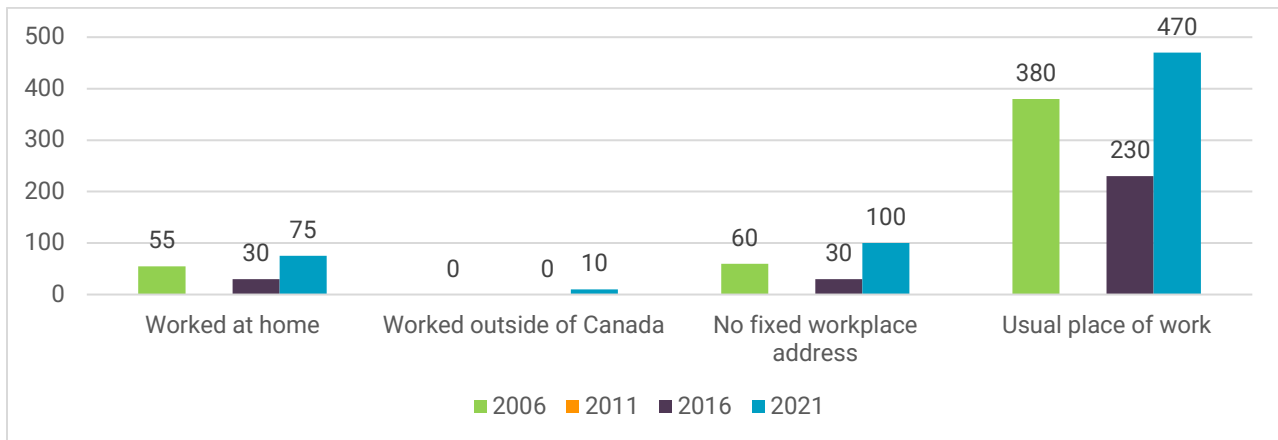


Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

3.3.3 PLACE OF WORK & WORKING FROM HOME

Many people believe that the significant growth in Radium is pandemic-driven and partially a result of people’s flexibility to work from home. The data shows that the proportion of people working at their usual place of work increased from 230 people in 2016 to 470 people in 2021 (a difference of 240 people). The number of people who reported working from home increased from 30 people in 2016 to 75 people in 2021. The number of people with no fixed address increased from 30 people in 2016 to 100 people in 2021. Overall, the data doesn’t strongly support the idea that growth in Radium is a result of people working from home.

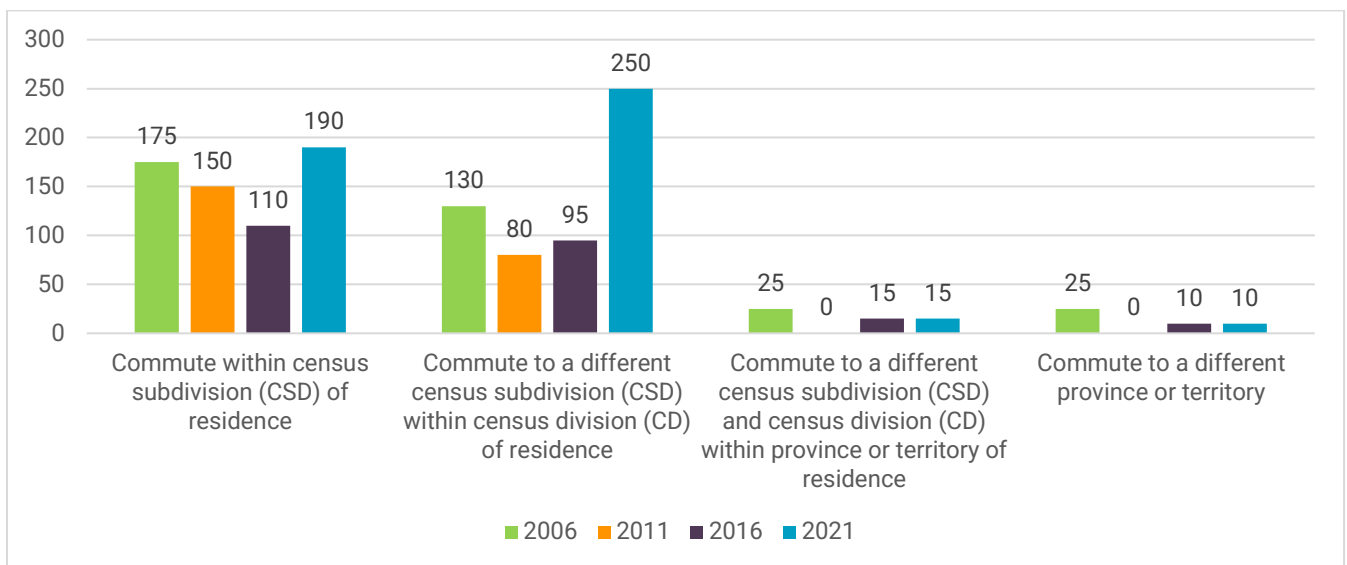
Figure 7: Place of Work, Radium, 2006-2021



Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

The number of people living in Radium and commuting to different communities (within the region) for work increased from 95 people in 2016 to 250 people in 2021, a difference of 155 people. The data also illustrates that the number of people living and working in Radium increased by 80 people.

Figure 8: Commute to Work, Radium, 2006-2021

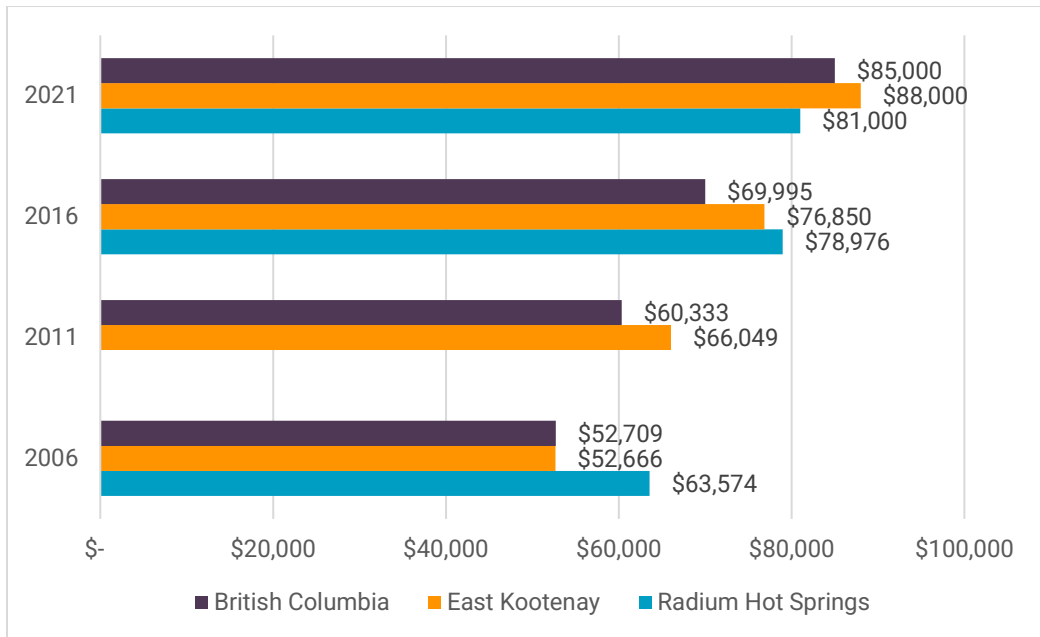


Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

3.4 INCOME

The median household income in Radium was consistently higher than the regional and provincial median in 2006 and 2016 (2011 data is not available). In 2021 the trend changed, and Radium reported a lower median household income compared to the region and provincial median. This trend could reflect that Radium is a retirement destination and many retired households have lower incomes than working-age people.

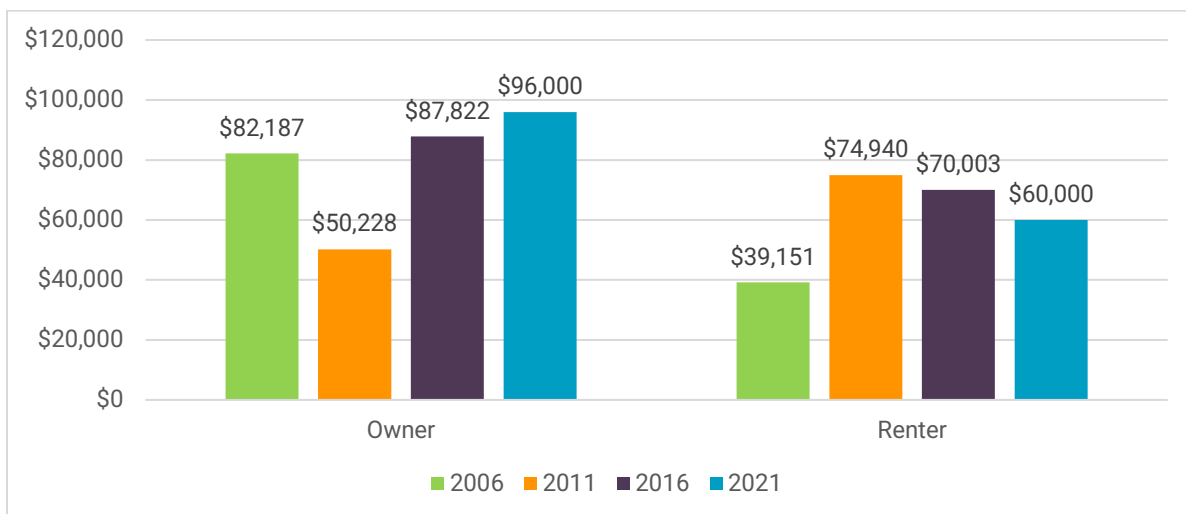
Figure 9: Median Household Income, Radium, 2006-2021



Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

Since 2011, renter incomes have been steadily decreasing and owner incomes have been increasing.

Figure 10: Median Household Income by Tenure, Radium, 2006-2021

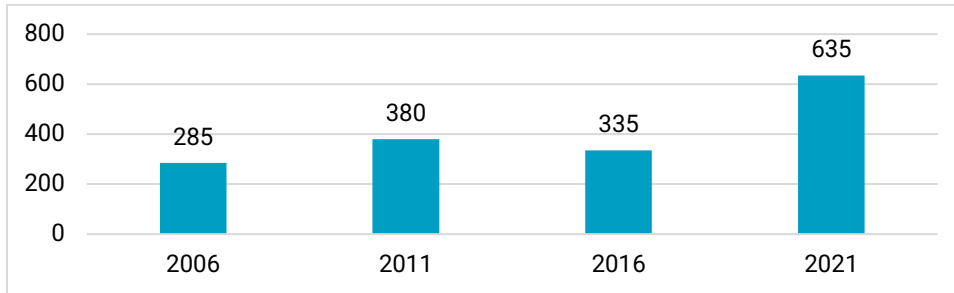


Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

3.5 HOUSEHOLD

From 2016 to 2021 the number of households in Radium grew by 350 households, over doubling since 2006. The majority of this growth occurred between 2016 to 2021.

Figure 11: Total Households, Radium, 2006-2021

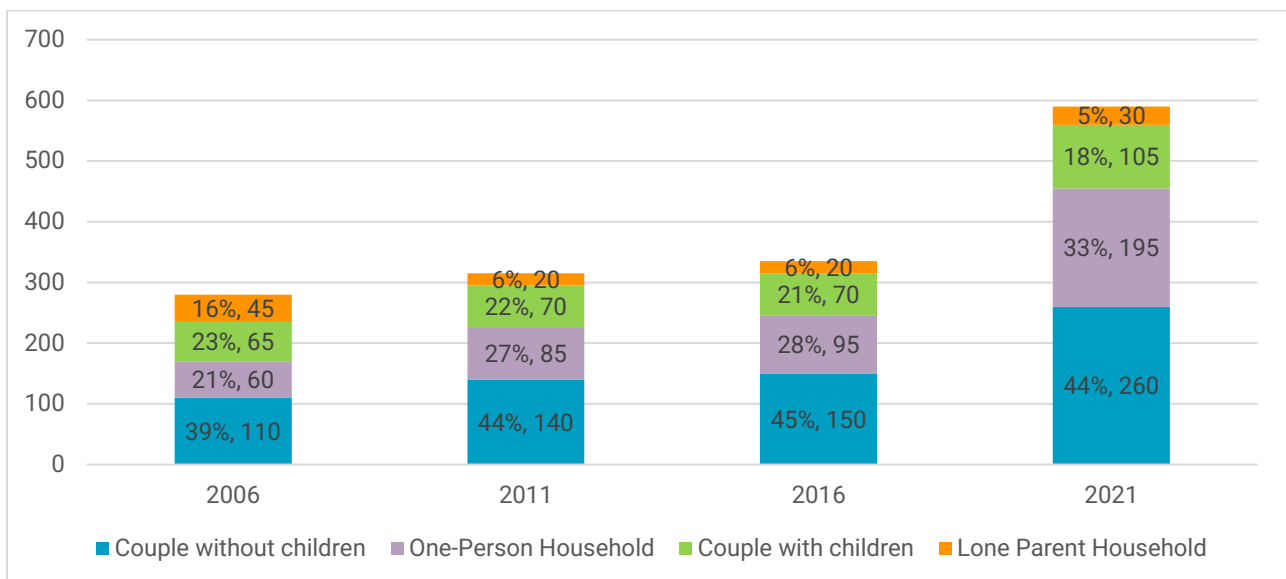


Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

Between 2016 to 2021, Radium grew by:

- **Couples without children:** Grew by 110 for a total of 260 households in 2021 representing 44% of the population
- **1-person households:** Grew by 100 for a total of 195 households in 2021, representing 33% of the population
- **Couples with children:** Grew by 35 for a total of 105 households in 2021, representing 18% of the population)
- **Lone-parent households:** Grew by 10 for a total of 30 households in 2021, representing 5% of the population

Figure 12: Households by Type, Radium, 2006-2021

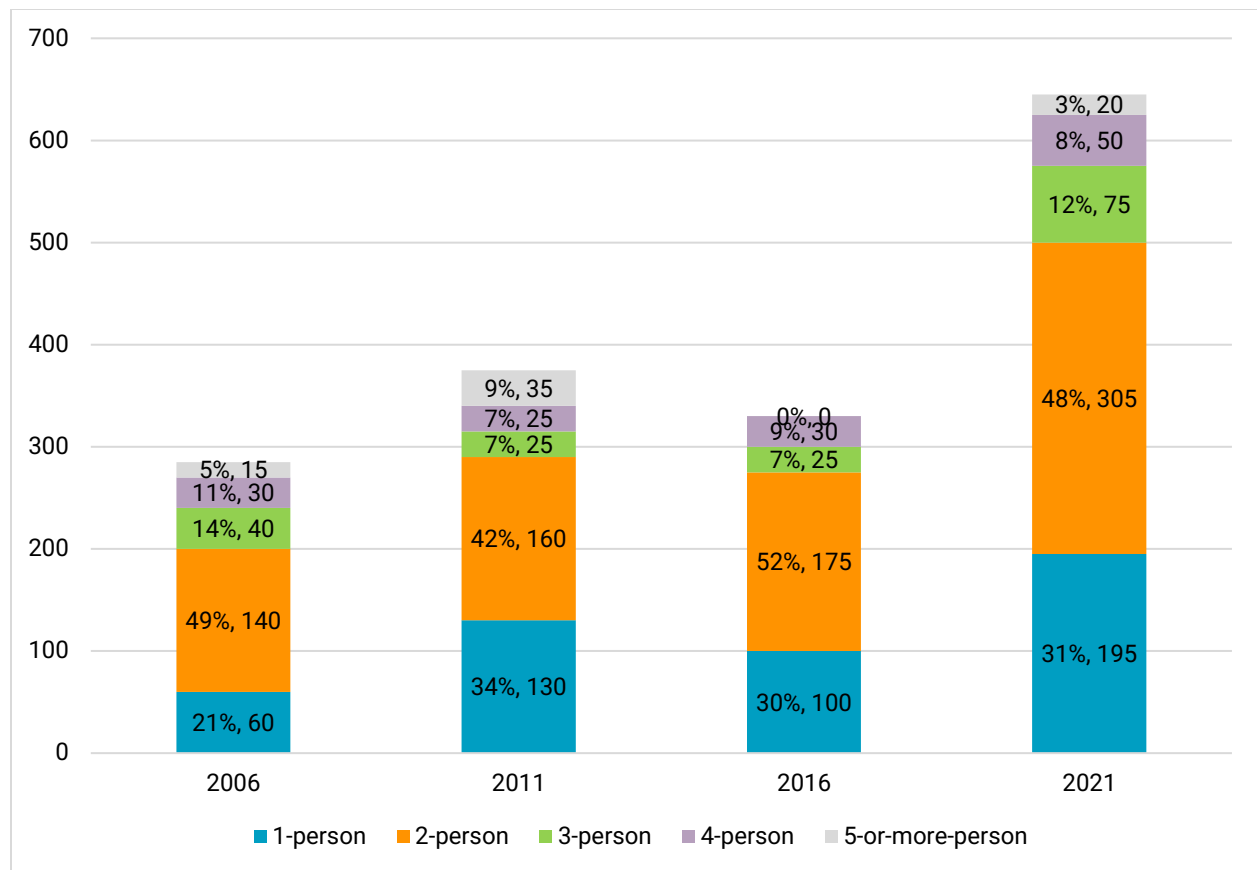


Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

In 2021 the most common household type in Radium is couples without children, followed by 1-person households. Between 2016 and 2021 the proportion of couples with children decreased from 21% to 18%; however, due to population growth, the actual number of households with children increased from 70 to 105 households. The proportion of lone-parent households decreased from 16% (45) in 2006 to 5% (30) in 2021.

Between 2006 to 2021, 2-person households consistently represented the most common household type. Since 2006 the number of 1-person households has increased from 21 % to 31%. The proportion of households with 3 or more people decreased from 30% (85 households) in 2006 to 23% (145 households) in 2021.

Figure 13: Households by Size, Radium, 2006-2021



Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

4.0 HOUSING PROFILE

4.1 DWELLINGS AND OCCUPIED DWELLINGS

The table below shows the number of total private dwellings compared to the number of private dwellings occupied by usual residents for Radium and the East Kootenay region. The data indicates that compared to the region, Radium has a very low occupancy rate. The number of occupied units did increase from 40% to 46% in 2021, but the occupancy rate is still very low. This reflects that much of Radium’s housing stock is owned by people who do not live in Radium full-time, but own a second vacation home in Radium. It is important to note that the occupancy rate is for all tenures (rentals and ownership).

Table 3: Total Private Dwellings and Occupancy 2016 and 2021

	2016	2021	2016	2021
	Radium		East Kootenay	
Total Private Dwellings	876*	1,366	34,197	35,931
Total Private Dwellings Occupied By Usual Residents (Full-Time)	348	634	25,860	28,265
Percentage Of Private Dwellings Occupied By Usual Residents (Full-Time)	40%	46%	76%	79%

Source: Statistics Canada, Census Profiles for Radium Hot Springs 2016, 2021

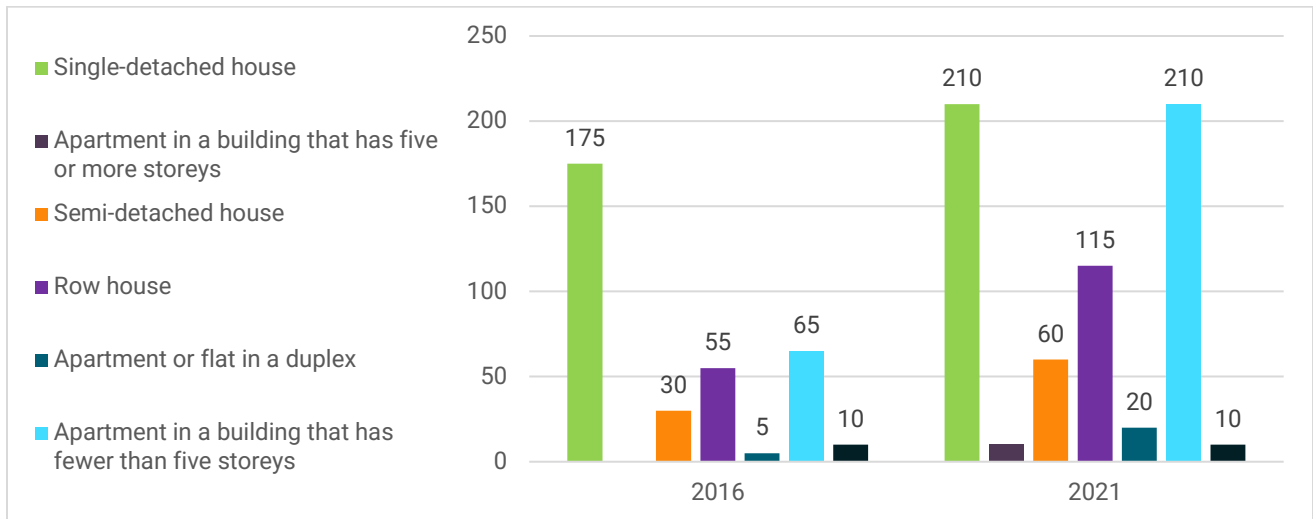
*We anticipate that the reported 876 private dwelling units in 2016 is not accurate. BC Assessment data reports 1,216 total private dwelling units in 2016 (as opposed to 876 from the census). BC Assessment data for Radium in 2021 is comparable to census data (1,303 dwellings), therefore, we do not anticipate any issues with the 2021 census data. Relying on BC Assessments report of 1,216 private dwelling units in 2016 provides two important pieces of information:

- 1) The number of private dwelling units did not increase from 876 to 1,366 (490 units) between 2016 to 2021; it is more likely that the number of private dwelling units increased from 1,216 in 2016 to 1,366 (100 units) in 2021. The estimated increase of 100 new private dwelling units from 2016 to 2021 is also more aligned with building permit data presented in figure 15.
- 2) The percentage of private dwellings occupied by usual residents in 2016 may actually be lower than the census reported rate of 40%. Relying on BC Assessments report of 1,216 private dwelling units in 2016 would result in an occupancy rate of 29% in 2016, as opposed to the 40% shown in Table 3. This means that only 29% of Radium’s private dwelling units were occupied full-time in 2016.

All census data on dwelling types included in this report captures responses from private dwelling units occupied by usual residents (full-time) only. Figure 14 illustrates the number of full-time occupied dwelling units by housing type. Between 2016 to 2021, the notable changes in occupancy include:

- Occupancy of apartments that have fewer than 5 storeys increased by 145 units.
- Occupancy of row homes increased by 60 units.
- Occupancy of single-detached homes increased by 35 units.

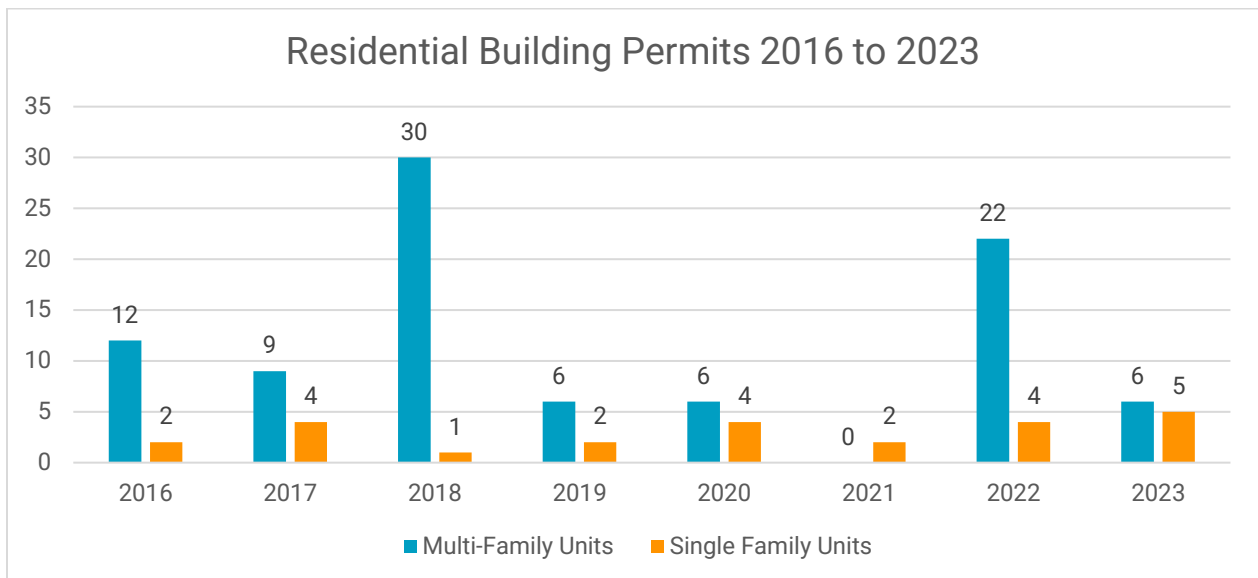
Figure 14: Occupied Housing Units by Housing Type, Radium, 2006-2021



Source: Statistics Canada, Census Profiles for Radium Hot Springs 2016, 2021

The Village of Radium Building Permit data illustrates that there was no significant spike in construction between 2016 to 2021, with a total of 78 residential dwelling units constructed during this time. According to Village Staff, the major building boom in Radium occurred in the mid-2000s. The Building Permit data helps to illustrate that the community of Radium grew in population but that growth did not correlate with a boom in construction of new housing. The new residents in Radium were able to be accommodated within existing housing stock (as opposed to newly constructed homes).

Figure 15: Residential Building Permits, Radium, 2016-2023

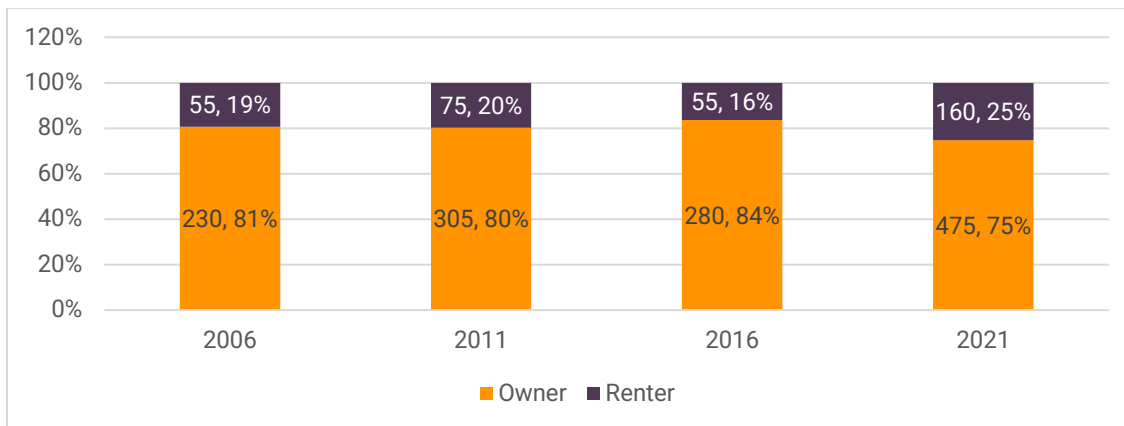


Source: Building Permit Data from the Village of Radium Hot Springs

4.2 TENURE

From 2006 to 2016 the proportion of homeowners in Radium was 80% to 84%, but in 2021 the percentage of homeowner-households was 75% (475 households). While the 2021 data demonstrates an increase in renter households, the data is likely still an under-estimate of the number of renters in Radium, as the data does not account for seasonal renters who may work in Radium for several months of the year.

Figure 16: Household Tenure, Radium, 2006-2021

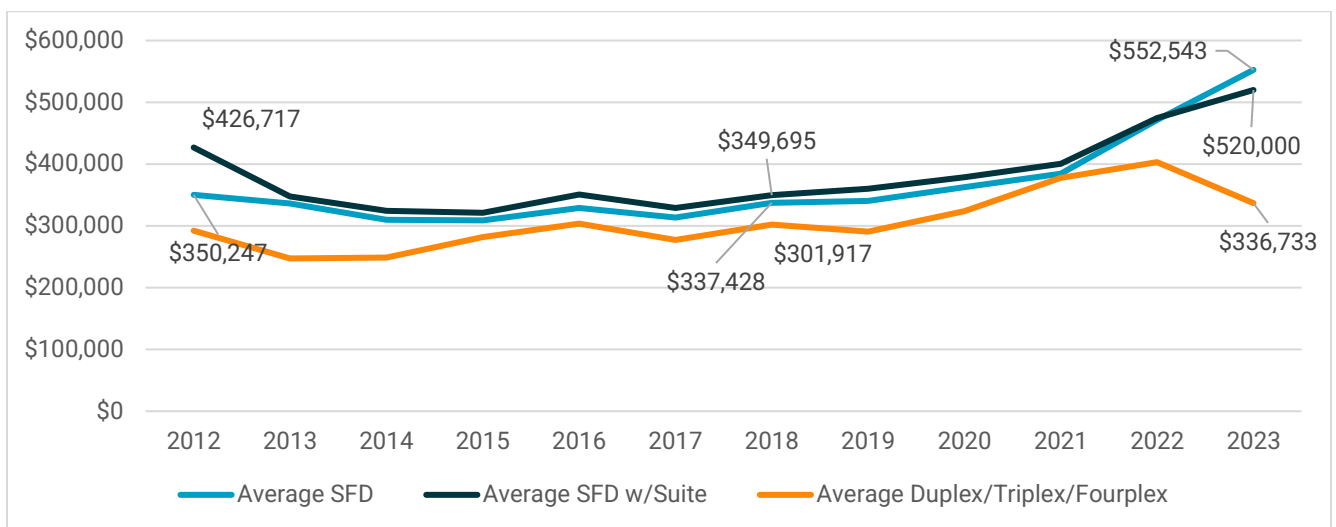


Source: Statistics Canada, Census Profiles for Radium Hot Springs 2006, 2011, 2016, 2021

4.3 HOME-OWNERSHIP

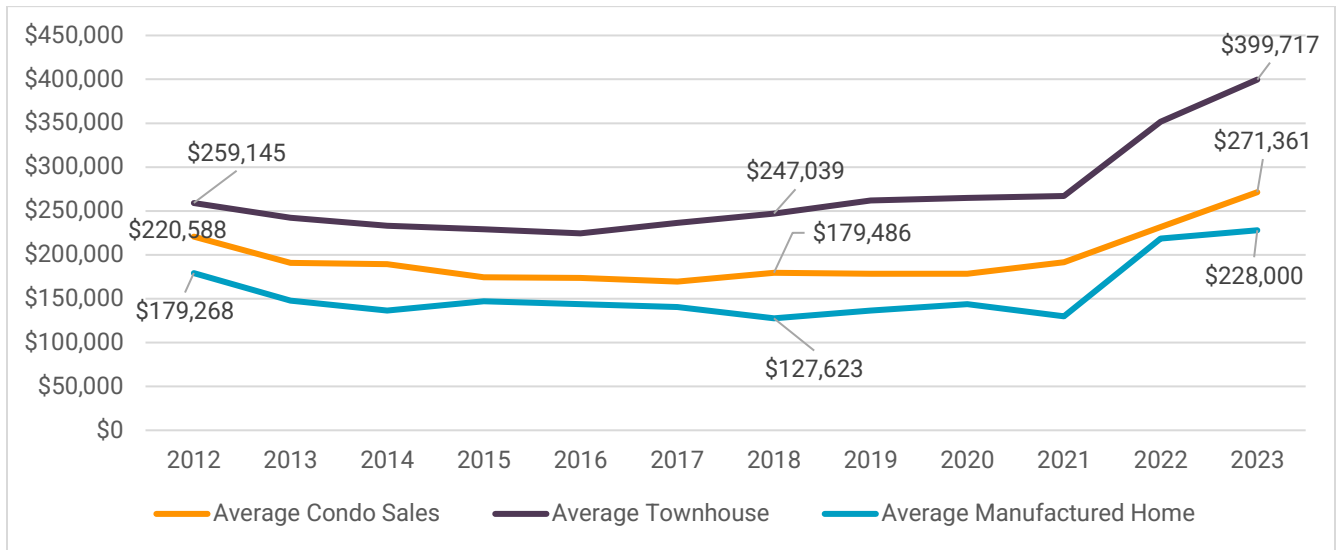
Figure 17 and 18 illustrate trends in average home sales for a range of housing types. The overall trend since 2018 is an increase in average home sales for all housing types.

Figure 17: Average Sales Prices for Single Family, Single Family with Suite, and Duplex/Triplex/Fourplexes Radium, 2012-2023



Source: BC Assessment, Assessment Roll, 2012-2023

Figure 18: Average Sales Prices for Condominiums, Townhouses, and Manufactured Homes, Radium, 2012-2023



Source: BC Assessment, Assessment Roll, 2012-2023

4.3.1 AFFORDABILITY GAP ANALYSIS FOR OWNERS

The affordability gap analysis compares Radium’s median household incomes with the cost of being a new homeowner as of 2021. This analysis reflects current housing costs but is only one possible scenario to highlight general affordability. Actual household situations will vary widely from the amount of the down payment to actual mortgage interest rate.

Table 4: Affordability Analysis for Owners shows the results of this affordability analysis and the difference between the estimated monthly cost of an average home, and what is affordable for median income-earning households. The greatest affordability challenge is reflected in individuals living alone, followed by lone-parent households; the median household income for these household types are inadequate to afford the average price of any of the dwelling types. Couples without children also do not have adequate income to afford most housing types (except condominiums), but their buying power is significantly higher than those living alone and lone-parents. Couples with children have adequate income to afford multi-family housing forms, but not single-family housing forms.

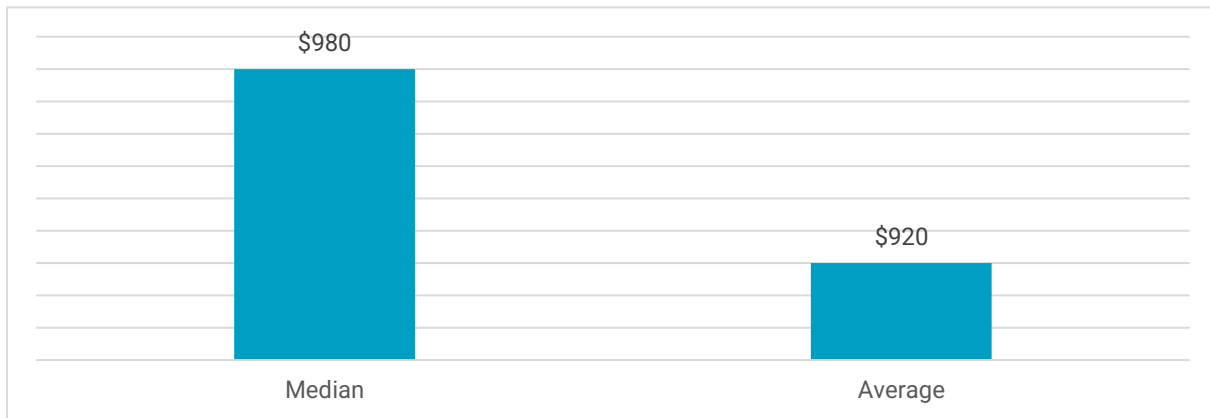
The key findings in this gap analysis are different than what was provided in Radium’s previous Housing Needs Report. The previous Report found that individuals living alone did not have adequate incomes to purchase housing, but couples were able to afford housing. Based on the more current data, home ownership is unaffordable for both couples and well as people living alone in Radium.

Table 4: Affordability Analysis for Owners

Household Type	2020 Median Household Income	Affordable Monthly Housing Costs	Single Family Dwelling	Duplex, Triplex, and Fourplexes	Townhouse & Rowhouse	Condominium
Estimated monthly housing costs based on average sale prices (2021)			\$3,855	\$2,623	\$3,299	\$2,279
			Difference between actual cost of housing and median household incomes			
Couples without Children	\$92,392	\$2,310	-\$1,545	-\$313	-\$989	\$31
Couples with Children	\$136,050	\$3,401	-\$454	\$778	\$103	\$1,122
Individuals Living Alone	\$45,892	\$1,147	-\$2,708	-\$1,476	-\$2,151	-\$1,132
Lone-Parent Households	\$69,040	\$1,726	-\$2,129	-\$897	-\$1,573	-\$553

4.4 RENTER HOUSEHOLDS

Figure 19: Median and Average Shelter Costs for Renters, Radium, 2021



Source: Statistics Canada, Census Profiles for Radium Hot Springs 2021

4.4.1 AFFORDABILITY GAP ANALYSIS FOR RENTERS

This section analyzes trends in the supply and affordability of rented homes. The data indicates that renting is generally affordable in Radium, except for people living alone (non-census families), given their income is significantly lower than other demographics. The key findings in this gap analysis are consistent with what was provided in Radium’s previous Housing Needs Report. The findings in this analysis may be under-stated because the census data may capture people who have been long-term renters and have lower rents compared to newly constructed rental buildings.

Table 5: Affordability Analysis for Renters

Household Type	2020 Estimated Median Renter Household Income	Affordable Monthly Rent	Median Monthly Housing Costs	Average Monthly Housing Costs
Estimated monthly shelter costs (average)			\$980	\$920
			Difference between Median Rent and what is affordable for each household type	
Couples without Children	\$62,045	\$1,551	\$571	\$631
Couples with Children	\$91,364	\$2,284	\$1,304	\$1,364
People Living Alone (Non-Census Families)	\$30,818	\$770	-\$210	-\$150
Lone Parent Households	\$46,364	\$1,159	\$179	\$239

Purpose-built or primary rental housing refers to privately initiated apartment structures intended to increase the supply of rental units; whereas secondary rental market housing describes rental units that were not originally purpose-built for the rental market, such as secondary suites or carriage homes. There is extremely limited data on renter households in Radium. Village records indicate that there are only eight purpose-built rental units in Radium. CMHC does not provide rental market data for Radium because of the size of the community and small number of rental units.

The 2016 census reports that approximately 55 households in Radium rented their homes, meaning as least 47 households are renting in the secondary rental housing, including secondary suites and rented homes. This is considered a minimum number because it is likely that the number of renter households in Radium has grown since 2016.

4.5 SHORT-TERM RENTALS

There are a significant number of short-term rental units in Radium, reflecting the key role of tourism in the community. Table 6 shows data on active short-term rental units historically (2019-2021), and currently (2024). These numbers provide a point-in-time reference, drawing data from online short-term rental booking platforms, Airbnb and Vrbo.

Table 6 shows there was a dip in active rentals, during early months of COVID-19, with an increase in the summer of 2021. Short-term vacation rental listings for 2024 show a level equivalent to 2019. Despite new legislation regarding short-term vacation rentals coming into effect in late 2023, many of the effects of the new legislation do not impact Radium (e.g. that short-term rentals are required to be in the principal residence of the person renting out the unit). Almost all listings for 2024 (98%) were for a rental that occupied the entire unit (rather than a shared or private room within a residence).

It is unclear whether these units are impacting long-term rental availability. Radium’s context is unique in that it has many second residences or holiday homes, and owners may choose to take on short-term rentals while they are not using the residence; however, because they use it for recreational purposes part of the year, it is unlikely that the units would be available for long-term rental, even if they were not part of the short-term rental market.

Table 6: Active Short-Term Rentals, 2019-2021, 2024

Date	Active Rentals
Summer 2019	146
Summer 2020	134
Summer 2021	186
Summer 2024	145

Source: AirDNA data sourced by Urban Matters

4.6 NON-MARKET HOUSING

Radium does not have any non-market housing offering below-market rental housing or subsidized housing. In June 2022, the Columbia Valley Housing Society was formed with the mission to won and

manage housing that results in opportunities for living and employment in the Columbia Valley². The Society does not currently have any housing, but is working towards developing and managing affordable housing.

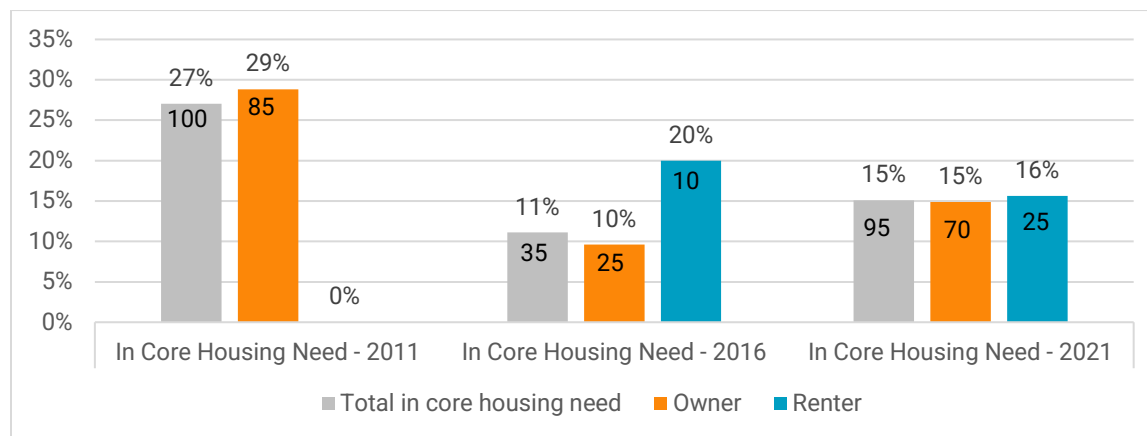
5.0 HOUSING NEED

5.1 CORE HOUSING NEED

CMHC defines core housing need as a household whose housing falls below at least one of the adequacy, affordability, or suitability standards and who would have to spend 30% or more of its before-tax income to afford the median rent for a more appropriate unit in the community. Those in extreme core housing need meet the definition of core housing need and spend 50% or more of their income on housing. Essentially, households in core housing need are facing at least one housing issue and cannot afford to move in the same community.

According to 2021 census data, there were 95 households in Radium (15% of all households) that are in Core Housing Need (CHN).³ From 2016 to 2021, the total number of renter households in core housing need increased from 10 to 25, representing a shift from 20% to 16% of all **renter** households. The number of owner households in core housing need increased from 25 to 70 households, representing a shift from 10% to 15% of all **owner** households.

Figure 20: Core Housing Need by Tenure, Radium, 2006-2021



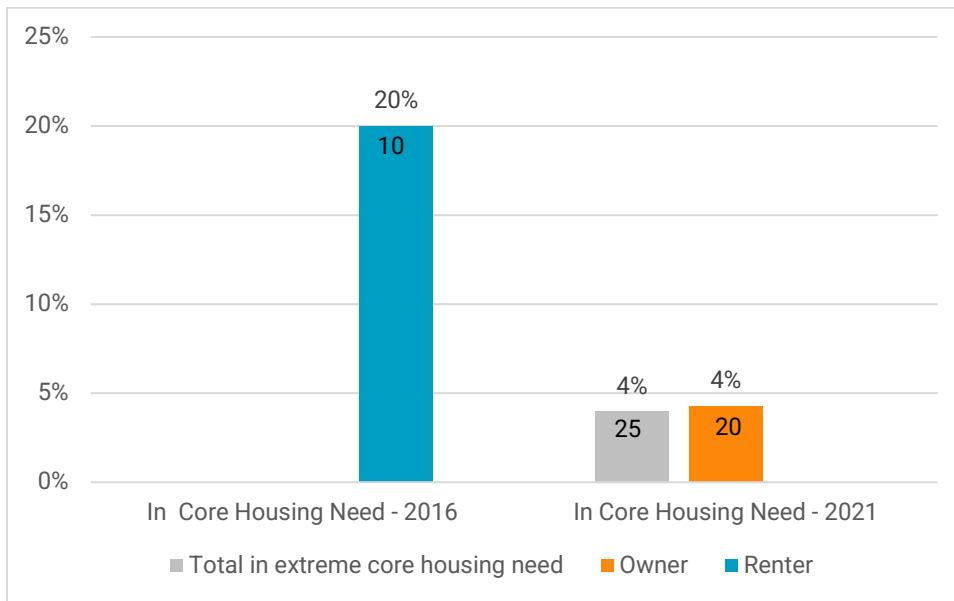
Source: Statistics Canada, Census 2016, 2021 – Custom Information for BC Ministry of Municipal Affairs and Housing.

² <https://cvhousingsociety.ca/>

³ It should be noted that core housing need figures in 2021 were suppressed due to the federal CERB benefit applied during the COVID-19 pandemic. This increased housing stability and reduced core and extreme core housing need for the duration of the benefit but would not have resulted in long-term housing stability for vulnerable households. As such, 2021 figures should be seen as a low estimate of core housing need.

In 2021, There were 25 total households in extreme core housing need (paying 50% or more of their before tax income toward shelter costs), of which 20 were owner households and it can be assumed that approximately 5 were renter households; however, due to Statistics Canada’s randomized rounding algorithm this figure has been rounded to 0.

Figure 21: Extreme Core Housing Need by Tenure, Radium, 2016-2021*



Source: Statistics Canada, Census 2016, 2021 – Custom Information for BC Ministry of Municipal Affairs and Housing

*Due to Statistics Canada’s randomized rounding algorithm, it is possible to register a total of 0 households in extreme core housing need, while a subset show a small number, as in the graph above.

5.2 SUPPRESSED HOUSEHOLD FORMATION

The purpose of suppressed household formation calculation is to estimate the number of households that would have been formed within the current population if the housing market conditions were more favorable in previous years from the baseline year (defined as 2006) to 2021.

The reason for year 2006 to be picked is that the BC real estate has experienced sharp increases in housing prices since 2006. 2006 is used as the baseline year as it is prior to both the economic downturn of 2008 and market restructuring, and prior to market increases (and decreasing vacancy rates) that began taking hold in 2014 to 2015.

Step 1: 2006 and 2021 Headship Rate Comparison

To capture household formation including households that could have been formed but were suppressed due to the housing market conditions, the headship rates by age cohorts between Census years 2006 and 2021 are being compared.

Table 7: Headship and Renter Proportion

	2006 Headship		2021 Headship	
	Total Headship	Renter Proportion	Total Headship	Renter Proportion
15 to 24 years	20.0%	100.0%	10.5%	100.0%
25 to 34 years	33.3%	40.0%	44.8%	61.5%
35 to 44 years	66.7%	33.3%	35.3%	25.0%
45 to 54 years	46.4%	0.0%	82.4%	21.4%
55 to 64 years	66.7%	12.5%	61.5%	21.9%
65 to 74 years	53.8%	0.0%	61.2%	16.7%
75 to 84 years	28.6%	0.0%	52.9%	0.0%
85 years and over			0.0%	N/A

Step 2: Calculate age-specific suppressed household formation

For each age group, the theoretical number of households that could be formed is defined by the number of households formed by population in 2021⁴ with the age-specific headship rates in 2006. If the theoretical number of households calculated is higher than the number of households in 2021 as reported in the Census data, the difference is defined as the suppressed household formation.

In some cases the difference in renter households formed is negative for an age group as it reflects an increasing proportion of renter household, which are likely due to the changing housing market conditions from 2006 to 2021 in any given community. Thus, the net difference is determined by aggregating the difference in theoretical and actual number of households for owners and renters. If the net difference is greater than 0, the number of suppressed households is determined to be equivalent to the net difference.

The total suppressed household formation is then derived from aggregating the suppressed household in each age group.

⁴ The population number of Census 2021, with a higher population number than the Statistics Canada annual population estimates, is used in the suppressed household formation calculation for two reasons: (1) The population data broken down by age groups are only available in Census data, but not in the Statistics Canada annual population estimates at Census subdivision level; and (2) Using both population and household data from Census ensure consistency in calculations. However, this may overestimate the suppressed households if the increase in the Village population in 2021 is the result of temporary population movement caused by COVID-19 pandemic instead of permanent residency.

Table 8: Age-specific Suppressed Household Formation

	Households (2021) that could have been formed based on 2006 headship rate		Actual households (2021)		Suppressed households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	13	19	0	10	13	9	22
25 to 34 years	29	19	25	40	4	-21	0
35 to 44 years	66	38	45	15	21	23	44
45 to 54 years	73	0	110	30	-37	-30	0
55 to 64 years	152	22	125	35	27	-13	14
65 to 74 years	132	0	125	25	7	-25	0
75 years and over	27	0	45	0	-18	0	0
Total suppressed household formation (2021)							80

Step 3: Determine tenure of estimated suppressed households

To determine the tenure for the estimated suppressed households in 2021, it is assumed that the tenure distribution would follow the existing household tenure distribution by age groups present in the most recent Census 2021 data. This assumes that the estimated suppressed households would face the same housing market conditions as the existing households in 2021.

Table 9: Tenure of Estimated Suppressed Households

	Proportion of renter households (2021)	Estimated Suppressed Household		
		Total	Owner	Renter
15 to 24 years	100.0%	22	0	22
25 to 34 years	61.5%	0	0	0
35 to 44 years	25.0%	44	33	11
45 to 54 years	21.4%	0	0	0
55 to 64 years	21.9%	14	11	3
65 to 74 years	16.7%	0	0	0
75 years and over	0.0%	0	0	0
Total		80	44	36

5.3 HOMELESSNESS

Radium has had no point in time Homeless Count conducted, and other data is extremely limited. To reiterate findings from the 2022 Housing Needs Report:

- Demographics that experience homelessness in the community, may be dealing with complex health challenges and require supports. More supports are needed for people experiencing mental health challenges, illness, and addiction.
- There is an increasing number of youth and teens experiencing homelessness. There is currently no youth shelter in Radium, meaning that youth resort to couch surfing and living with extended family and/or friends to access shelter.
- There are currently no extreme weather, warming, or emergency shelters in Radium. Youth, individuals experiencing homelessness and women and children escaping violence are in need of shelter access.
- There is limited visible homelessness in Radium. During the year, visible street homelessness is sometimes seen during warmer months. In Radium, homelessness mainly occurs outside of public view. People experiencing homelessness resort to bush/backcountry living, living in overcrowded housing situations, living out of hotels and motel, couch surfing in friend and family residences, squatting, and living out of cars/ in parking lots.

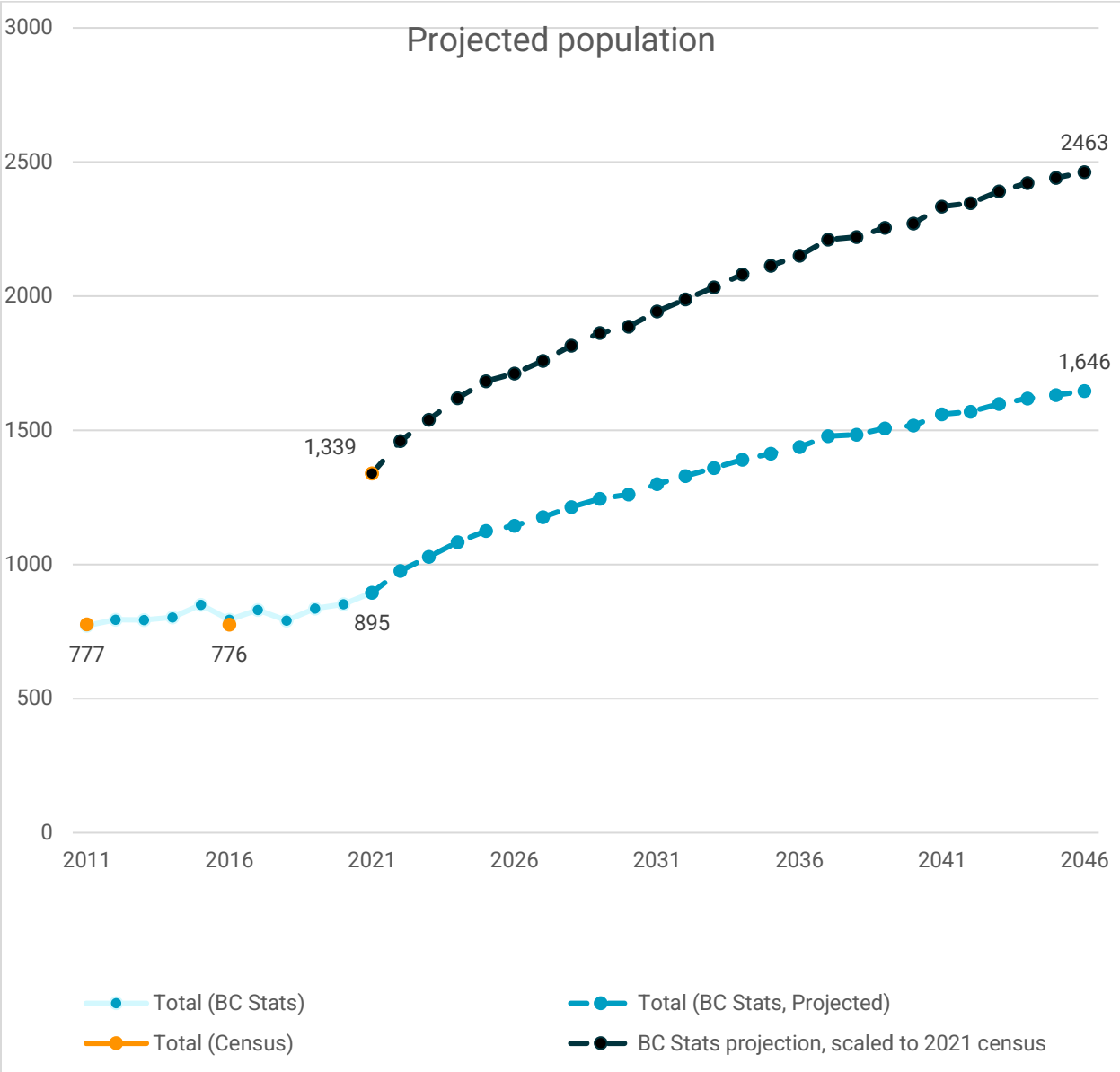
In 2021 the provincial government published a report estimating homelessness across the province using BC Housing's shelter data and data from the Ministry of Social Development and Poverty Reduction, using Income Assistance data for households with No Fixed Address. The report found that in the East Kootenays Regional District there were an estimated 239 individuals experiencing homelessness. If we take Radium's population as a proportion of the region as a whole, and extrapolate an estimated number of individuals experiencing homelessness, this means that Radium would have approximately 5 individuals in need of some form of housing to address homelessness, which translates to a need for approximately 4 new units.

6.0 ANTICIPATED GROWTH

6.1 POPULATION PROJECTION

BC Stats projected Radium would have a population of 895 in 2021, but the census data reported a population of 1,339. Figure 22 illustrates the population projection based on BC Stats projection as the baseline year (teal line) and 2021 census data as the baseline year (black line).

Figure 22: Anticipated Growth, Radium, 2021-2046



Source: BC Statistics Population Projections and Statistics Canada Census 2021

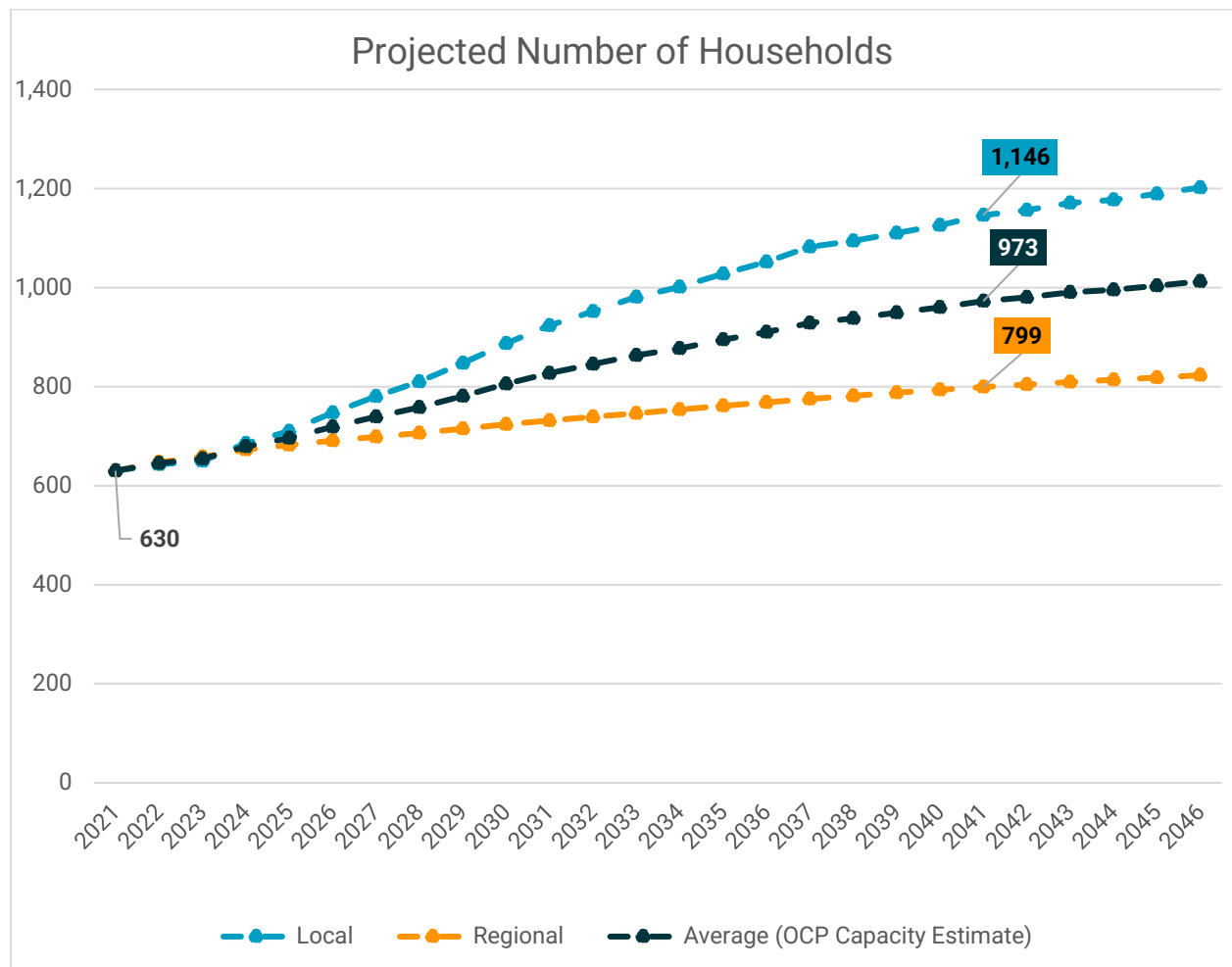
6.2 HOUSEHOLD PROJECTION

This section projects anticipated growth in Radium following two methodologies:

1. Local Growth Scenario: Based on BC Stats population projections
2. Regional Growth Scenario: Based on long-term regional growth rates
3. 20-Year OCP Capacity Projection: Average of 1 and 2 above.

The 20-Year OCP Capacity Projection is for Radium to grow from 630 households to 973 households.

Figure 23: Projected Number of Households



Source: Derived from BC Stats Population Projection and Statistics Canada, Census 2021

7.0 CONCLUSION

7.1 OCP CAPACITY ASSESSMENT

In order to calculate the total required OCP capacity over a 20-year period, municipalities are required to calculate the total new units required to address extreme core housing need for owners and renters with a mortgage, to account for suppressed household formation, to address homelessness, and to accommodate growth. Additionally, assuming all other forms of need are addressed through new units, municipalities must make a vacancy rate adjustment to understand the total number of additional rental units required to bring the vacancy rate to 3%.

7.1.1 VACANCY RATE ADJUSTMENT

Primary rental market data is currently unavailable for Radium. However, data is available for Cranbrook, approximately 90 minutes away. Cranbrook had a vacancy rate in 2022 (most recent available data) of 1.9%. There were an estimated 196 renters in 2023 (based on growth projections, high scenario) in Radium. Assuming all other housing needs (e.g. core housing need, renter household growth) are addressed through new development, we can identify the total number of units that would be needed to bring the rental vacancy rate to a healthy rate of 3%. In Radium, an additional two units would be required.

Table 10: Vacancy Rate Adjustment

	Vacancy Rate (2021)*	Total Renters (2021)	Estimated Vacant Rental Units in 2021	Total Estimated Rental Stock (2021)	Additional Vacant Rental Units (Primary and Secondary) Needed
Radium Hot Springs	1.4%	160	2	162	3

*Vacancy Rate data not available for Radium, therefore table reflects Cranbrook vacancy rate

7.1.2 OCP CAPACITY

Estimating the total required capacity over the next 20 years requires several components.

- Component A: Supply to reduce extreme core housing need estimates the total number of units to support owner households with a mortgage in extreme core housing need, and renters in extreme core housing need (using an average of multiple Census points to account for low 2021 core housing need figures) (see Section 5.0)
- Component B: Supply to reduce homelessness calculates the estimated number of individuals experiencing homelessness in the region, and their per capita representation in Radium (see Section 5.3)
- Component C: Supply to reduce suppressed household growth estimates the number of households that did not form, and the required number of units to meet this growth (see Section 5.2)

- Component D: Supply to meet household growth projects the total number of new permanent households in a community (see Section 6.0); and
- Component : Vacancy rate adjustment assumes that if all other housing is developed, an additional number of units is required to meet a vacancy rate of 3.0% (see Section 7.1.1).

For Radium, it is estimated that a total of 405 units are required to meet the range of needs identified, and to accommodate growth over a 20-year period. This does not account for new housing for non-permanent residents or investment/speculation purposes. The actual number of units planned through the OCP over a 20-year period could exceed 405 units, to account for out-of-town residents purchasing/occupying homes for seasonal use.

Table 11: 20-Year OCP Capacity Estimate

	5 Year Housing Need	20-Year OCP Capacity
Component A: Supply to Reduce Extreme Core Housing Need	2	7
Owned Units	0	0
Rented Units	2	7
Component B: Supply to Reduce Homelessness	2	5
Component C: Supply to Reduce Suppressed Household Formation	8	31
Component D: Supply to Meet Household Growth	89	343
Owned Units	38	n/a
Rented Units	51	n/a
Component E: Vacancy Rate Adjustment	1	3
Component F: Demand Buffer	4	17
Total Units Needed	106	405
Total Owned Units*	38	n/a
Total Rented Units*	55	n/a

*Does not include units from Component F: Demand Buffer, which are not distinguished by tenure, or Component C which is not broken down by tenure.

7.2 KEY STATEMENTS OF NEED

7.2.1 HOUSING FOR SENIORS

From 2016 to 2021 Radium added 170 seniors (65+) to their population and 135 people aged 45 to 65 years of age. As of 2021, seniors represent 26% of the population in Radium compared to 20% for the province as a whole. Population projections anticipate that older age groups will continue to grow. Developing suitable housing with access to amenities will be important to prioritize to meet the needs of Radium's growing seniors' population. Housing options that are accessible or adaptable can support aging in place.

7.2.2 HOUSING FOR FAMILIES

The majority of the growth from 2016 to 2021 was in couples without children and 1-person households; the 2021 census indicates that families without children represent 77% of the households in Radium and families with children represent 33% of households. However, between 2016 to 2021, the growth in seniors was equal to the growth in people who are 25 to 44 years of age, and these age categories represented the largest growth categories (170 households respectively). Given that people aged 25 to 44 years of age are in family-forming years, there is potential for Radium to see increasing growth of children.

The revised data indicates that there is demand for family housing driven by existing families with children as well as people aged 25 to 44 years of age who may start families. The affordability gap analysis demonstrates that home ownership is not affordable for couples with or without children who are trying to enter the housing market. The gap analysis indicates that couples with children could afford multi-family housing forms but could not afford single-family dwellings. The gap analysis did not identify affordability challenges for families who are renting, however, we expect these findings are understated because the census data may over-represent people who have been renting a long-time. Given the lack of purpose-built rentals, we anticipate availability and affordability for family rental housing is a challenge. In addition, during the 2022 Housing Needs Assessment, engagement findings highlighted that new families in Radium were a key group experience challenges finding housing.

There is need for affordable housing and rentals for families (two bedrooms or more), including pet-friendly options. The data indicates that the biggest affordability challenges for families are affordable ownership options for single-family dwellings and affordable rental housing.

7.2.3 PEOPLE EXPERIENCING HOMELESSNESS

Homelessness in Radium is typically hidden as individuals and families experiencing housing crisis look to couch surfing, living out of hotels and motels, or living in temporary and precarious housing situations. There is a lack of shelter and social support in Radium to address the needs of those in housing crisis. Stakeholders told us that youth and women and children escaping violence are most in need of shelter access.

7.2.4 HOUSING IN CLOSE PROXIMITY TO ALTERNATIVE FORMS OF TRANSPORTATION

With a land area of 6.34 km, the compact nature of Radium lends it to being an ideal place for walking, biking, and micro-mobility. Radium does not have transit within the community, but there is BC Transit service between the communities of Edgewater, Radium, Invermere, Windermere, Fairmont and Canal Flats. The Village of Radium should support locating housing near infrastructure that supports alternative transportation modes in order to reduce the climate change impacts associated with personal vehicles, enhance equity by providing all residents (including those who cannot or do not drive) with access to their daily needs, and reduce monthly household costs associated with driving a personal vehicle.

7.2.5 SMALL HOUSEHOLDS

Small households are an area of importance of Radium, given the fastest growing households are couples without children (grew by 110 households from 2016 to 2021) and single-person households (grew by 100 households from 2016 to 2021). In 2021, one and two-person households represent 77% of the population in Radium.

One-person households face the most significant affordability challenges: the affordability gap analysis found that single-person households are not able to afford home ownership for any housing type and are also unable to afford rental housing. Two-person households also face affordability challenges, but not to the same extent as one-person households. Two-person households may be able to afford a condominium but cannot afford to purchase any other housing types. Two-person households likely also face challenges finding and affording rental housing given the limited rental housing options in Radium.

There is need for affordable housing options for one and two-person households (one to two bedrooms), including affordable ownership options and rentals.

7.2.6 PERMANENT HOUSING

As a resort community, Radium is faced with the unique challenge of having a large portion of their housing stock is owned by people who live in Radium part-time or use their home for vacations. In 2016, the proportion of housing occupied by usual residents was 40%; for comparison, the East Kootenay region has 79% of their housing stock occupied by usual residents. The proportion of housing units that are occupied permanently increased from 40% in 2016 to 46% in 2021, indicating a 6% increase in permanent residents.

This presents a unique challenge that most resort-communities face: Radium does not have a lack of housing, but a lack of available housing. It will be important for Radium to encourage housing that is intended for permanent residents in order to meet local housing need, while balancing the need to accommodate seasonal residents who contribute significantly to the local economy.

7.2.7 RENTAL HOUSING

Currently Radium does not have any purpose-built rental housing. With the cost of ownership becoming unattainable for typical households in Radium, it is important that more rental housing be constructed in Radium (see Section 4.3). The OCP capacity assessment supports this, in indicating a need for more

rental housing (55 units) compared to ownership housing (38 units) over the next 5 years (see Section 7.1). This is also supported by the key finding that the proportion of renters increased from 16% of all households in 2016 to 25% in 2021 (Section 4.2).

7.2.8 EQUITY DESERVING GROUPS

Province-wide data on core housing need indicates that people with disabilities, Indigenous households, single parents, and recent immigrants are far more likely to experience core housing need, especially those who rent or are 65 and over. While there was limited information on these households to understand their specific housing needs in Radium, future housing initiatives should be attentive to the increased housing challenges facing these demographics.

7.3 ACTIONS TAKEN SINCE THE PREVIOUS HOUSING NEEDS REPORT

Below is a list of actions taken since the previous HNR (2022):

- January, 2023 – Council establishes Rental Housing Availability as a strategic Priority for their term.
- August, 2023 – Village of Radium Hot Springs purchases a three-unit long-term rental housing unit, to be managed by the Columbia Valley Housing Society. It is the first dedicated long-term rental property in the Village of Radium Hot Springs.
- November, 2023 – Village of Radium Hot Springs Long-Term Rental Housing Revitalization Tax Exemption Program Bylaw No. 497, 2023 adopted by Council.
- February, 2024 – Radium Hot Springs Official Community Plan and Zoning Bylaw renewal initiated. When adopted these new bylaws will reflect priorities of density/affordable housing encouragement as well as be compatible with new provincial regulations for small scale multi-unit housing.
- March, 2024 – Partnership Memorandum of Understanding signed with the Columbia Valley Housing Society.
- June 2024 – Minor amendment to Village’s existing zoning bylaw adopted by Council to make the bylaw compatible with incoming provincial small scale multi-unit housing regulations.
- July 2024 – Update of outdated water utility model initiated to support residential development within the Village of Radium Hot Springs.
- July 31, 2024 – Radium Hot Spring’s successful application to CMHC Housing Accelerator Fund Announced (announcement pending approval from CMHC) – the aim of the grant is to encourage affordable housing development, to support rental housing development, and to streamline development processes for these types of construction in Radium Hot Springs.
- Spring/Summer, 2024 – Design of second settling pond and second water intake project to support the Village’s water utility initiated. Construction of this approximately \$5,500,000 capital project is expected in 2025.

Appendix B: Site Map



Appendix C - Ridge Road Site Considerations

Zoning Considerations

The lot was recently rezoned to be R5, High Density Residential. The below offer a summary of the zoning and would be the basis to which a board of variance appeal would be requested. No variance is currently identified as needed for the proposed development.

Topic	Prescription	
Density	150 units / hectare (99 units for Ridge Road site)	
Setback	Front Parcel	4.5m
	Rear	4.5m
	Internal Side	3.0m
	External Side	3.0m
Maximum lot coverage	Structures	70%
	All structures and hardscape	80%
Height	15m	

Infrastructure Considerations

The Ridge Road site is located in an established neighbourhood and is a serviced lot. The below is an overview of infrastructure considerations that were reviewed.

Document/Report	Consideration
Traffic	The site is being developed in conjunction with the extension of Ridge Road. Proposed Road A is recommended to be constructed as part of the development, as it improves

	<p>connectivity between the new neighbourhood and the surrounding street network, enhances local circulation, and reduces reliance on a single access point. This alignment better integrates the project into the existing community and distributes traffic more evenly across the local road system.</p> <p>Proposed Road B, running north–south, is not required to support the functioning of this development. However, should traffic volumes increase in the future, particularly as Ridge Road transitions into Prospector Avenue, this secondary connection to Revelstoke Avenue would provide a valuable alternative route to the highway, serving as a long-term traffic relief and network resilience measure rather than a prerequisite for the project.</p> <p>The Village requires a Traffic Impact Study at its discretion for the Development Permit, if required a traffic frequency analysis will confirm this.</p>
<p>Water and Wastewater</p>	<p>The surrounding sites are serviced by municipal water and wastewater. Currently, the water treatment plant runs at 70% capacity, indicating no infrastructure constraint in this regard.</p>
<p>Stormwater</p>	<p>The site is large and is bordered by the road, or a future road, on two sides. There should be no issue in managing the stormwater on the site. Further, a geotechnical investigation, which is a requirement for many grant programs, will confirm this. Stormwater management will fall to the Civil team in the pre-development phase.</p>
<p>Electricity</p>	<p>BC Hydro provides electricity to the Village and would be looked to to extend services to this development. There is a transformer box along Ridge Road, next to the property line, so there is likely a relatively simple connection process. This will be confirmed by the Electrical Engineer during the pre-development process.</p>
<p>Waste Collection</p>	<p>Radium Hot Springs does not have a municipal waste collection service, so a private contractor would be hired to manage this. The truck size and tonnage requirements would be dependent on the contractor hired.</p>

Site Environmental Considerations	<p>There are no known environmental constraints specific to this property. The site is not located within a mapped floodplain, environmentally protected area, or other identified hazard zone, and there are no known soil, groundwater, or ecological issues that would constrain development. Based on available municipal and provincial mapping, the property does not trigger any special environmental review or regulatory requirements beyond standard due diligence typically undertaken as part of the development and permitting process.</p>

Appendix E - Development Strategy

Development Pathway and Process

Phase 2 - Pre-development and Project Advancement

The next phase of this work, Pre-development and Project Advancement continues with the detailed financial authentication and further detailing of this design.

2B will confirm and document the requirements for Development Permit and Building Permit submissions and assemble a coordinated project team of architectural, engineering, and technical consultants to progress the design toward these key milestones. In parallel, 2B will continue engagement with senior and junior capital funders to secure the capital grant funding identified in the Funding Breakdown above, carrying forward and refining the funding strategy developed during Phase 1 throughout Phase 2.

This phase has been intentionally structured to include Council at key decision points and milestones, ensuring continued alignment as design, financial, and funding decisions are finalized. As the property has already been rezoned to R5, no further planning or zoning amendments are anticipated at this time. A detailed workplan for Phase 2 is provided in Appendix G.

Selected Milestone Overview

This section gives an overview of several selected key milestones within the Pre-Development process.

- 33% Drawings and Issuing of Renderings

The 33% Drawings and Issuing of Renderings milestone marks the completion of the schematic design phase, where the overall project concept, building form, unit layouts, and core systems are defined and documented at a preliminary level. This milestone provides a clear visual and technical representation of the proposed development, enabling validation of scope, cost, and feasibility, and funding processes. Further, the renderings give a clear basis for what the final project will look like, allowing effective community consultation to occur.

- Engineering Reports are Completed

The Completion of Development Engineering Reports marks a key milestone where all required technical engineering studies are finalized, confirming that the proposed development is viable from a servicing, structural, civil, and environmental perspective. This milestone provides the technical evidence needed to support design decisions, validate cost assumptions, address regulatory requirements, and enable the project to confidently proceed into detailed design, approvals, and permitting. Engineering reports can be split into two parts, those that are needed for the Development Permit, which are typically stormwater, servicing and base level environmental reports, and those which are needed for building permits, which are often more focused on structural and mechanical tasks.

- Community Consultation Event

Following the completion of the 33% drawings and renderings, our workplan has us go to the community for feedback prior to the submission of the Development Permit. After the Development Permit has been issued, changes to the development become more difficult and may trigger different studies or a re-submission.

This will include presenting the proposed development, its landscape design concepts and other key information with the purpose of gathering feedback. This milestone supports transparency and trust, identifies potential concerns and opportunities before the project concept becomes more solidified, and helps refine the project to ensure it aligns with community needs and expectations while strengthening readiness for approvals and implementation.

- Development Permit Submission

The submission of the Development Permit application represents a key milestone in the pre-development process. In it, the complete planning and design package is formally submitted to the municipality for review. This milestone represents the transition from malleable concept to a more solidified design as the municipality reviews the adherence to required planning, design and technical specifications.

- 66% Drawings and Final Council Review

Following the delivery of the Development Permit from the municipality, the Project Team will advance the design concept into further detail up to the 66% drawing level. At this stage, major design decisions have been made and building systems and layouts are approaching solidification. In the Workplan, at this stage we have included an update meeting with Council for them to review the design and give their final approval, as after this stage changes become more costly and time consuming.

- Building Permit Submission

One of the final deliverables in the pre-development phase, the Building Permit Submission represents the culmination of the development team's work, where all architectural, engineering, and technical documentation is finalized and submitted to the approving authority. This milestone confirms that the project meets all applicable codes and regulatory requirements and marks the formal transition from planning and design into construction readiness.

Next Steps

The following steps are the immediate activities to advance the project from feasibility into pre-development:

- Finalize the site plan layout, confirming building configuration, circulation, parking, open space, and servicing assumptions. Confirm at February 9th, 2026 Council Meeting
- Issue RFPs and retain architectural and engineering consultants, and initiate detailed design work toward Development Permit and Building Permit readiness.
- Initiate submissions to applicable funding programs, including senior and junior capital funding sources identified in the funding strategy.
- Advance pre-development activities and provide ongoing project management support, including coordination of consultants, refinement of financial assumptions, and continued engagement with Council and funding partners.

Appendix F: Community Consultation Plan



Village of Radium Hot Springs: Ridge Road Development Project
Community Consultation Plan

Prepared by 2B Developments on January 5th, 2026

Table of Contents

Introduction	3
Objectives	3
Process	4
Step 1 - Initial Affordability, Density, and Community Sounding	4
Objectives	4
Target Participants	4
Methodology	4
Use of Results	5
Step 2 - One-on-One Meetings with Priority Groups	5
Objectives	5
Priority Groups	5
Methodology	6
Use of results	6
Step 3 - Community Project Update Online Meeting	6
Objectives	7
Scope of Feedback	7
Format	7
Use of Feedback	7
Recommended Step - Centralized Webpage and Knowledge Sharing Space	8
Purpose of the Housing Webpage	8
Recommended Content	8
Update Timing and Expectations	9
Key Milestones for Webpage Updates	9
Placement	9
Evaluation Framework	9
Purpose	10
Step 1 – Categorization of Feedback	10
Step 2 – Feasibility and Alignment Review	11
Step 3 – Theme Identification	11
Step 4 – Response and Documentation	11
Transparency	11
Community Engagement Reports	12
Complaint Response Mechanism	12
Communication Matrix	14

This *Community Engagement Plan* outlines the objectives and outcomes of the engagement process, which consists of a planned active engagement process in January 2026 and passive engagement over several months. Active engagement involves direct and indirect surveying, as well as targeted outreach. Our approach to passive engagement will enable community members to provide feedback on an ongoing basis, as they learn about the project and have the time.

This document provides details on our approach, a proposed evaluation and overview of the Steps, their activities, the evaluation process, the tracking process, a complaint response process, and a communication matrix.

Objectives

The objectives of the community engagement process are as follows:

1. Build Trust and Transparency

- a. Foster an open dialogue by clearly communicating the project objectives, timelines, and limitations. By maintaining consistent updates and demonstrating responsiveness to community feedback, the community engagement process will strengthen the ties between the municipality and the community.

2. Better-Aligned and Sustainable Decisions

- a. The project objectives and details reflect community priorities and are more widely supported, leading to smoother project implementation and long-term sustainability.
- b. Better understand community views on affordability and density, particularly what an affordable rental rate is and direct community involvement in density.

Process

Step 1 - Initial Affordability, Density, and Community Sounding

Timing: Early to mid January

Our team will undertake targeted community consultation to gather community views and their input on key aspects of the proposed development, including rents, density, unit mix, and broader community concerns. This step will provide both qualitative and quantitative data and information that our team will use to update the financial model, design concept, and development strategy.

Objectives

- Obtain early input on acceptable rent ranges and affordability expectations.
- Test community comfort with scale, density, and form of development.
- Identify key concerns, risks, and priorities related to the proposed project.
- Provide Council with confidence that the selected unit mix and concept reflect community input.

Target Participants

Engagement should focus on stakeholders identified through stakeholder mapping, including:

- Local workers and employees.
- Residents living in the immediate area surrounding the site.
- Broader community members with an interest in housing and growth.

Methodology

A combination of low-cost, accessible engagement methods is recommended:

- **Online Survey**
 - Hosted on the Village website to centralize engagement and drive traffic to the Housing webpage.
 - Designed to gather quantitative and qualitative input on rents, unit types, density, and concerns.
- **PO Box Mailer**
 - Direct outreach to residents in the immediate vicinity of the proposed site.

- Clear information on how to participate in the survey and where to find project information online.
- **Targeted Outreach**
 - Distribution of the survey to local employers and worker groups where feasible.
 - Promotion through existing Village communication channels.

Use of Results

The results of the consultation would:

- Directly inform unit mix selection and affordability targets.
 - Rental rates that are considered affordable
- Identify issues to be addressed through design, siting, or communications.
- Be summarized and presented to Council as part of the concept selection process.

This approach ensures that community input is gathered early, efficiently, and transparently, enabling Council to move forward confidently with a development concept that reflects both community priorities and project feasibility.

Step 2 - One-on-One Meetings with Priority Groups

Timing: Mid-late January

One-on-one meetings are intended to deepen understanding of specific needs, risks, and operational considerations that may not be fully captured through broader public engagement tools such as surveys. This process allows for focused, solutions-oriented discussions with key stakeholders whose perspectives are critical to the long-term success and functionality of the development.

Objectives

- Obtain detailed, qualitative input from priority stakeholder groups.
- Identify operational, design, and affordability considerations specific to key user groups.
- Surface risks, constraints, or partnership opportunities early in the process.
- Validate and refine assumptions emerging from Step 2 engagement.

Priority Groups

Priority groups should be drawn from stakeholder mapping and may include:

- Major local employers and workforce representatives.

- Housing providers and housing societies active in the region.
- Service providers with insight into housing stability and tenant needs.
- Accessibility advocacy groups to provide insight into best practices in the region.
- Adjacent or directly impacted landowners, where appropriate.

Methodology

- One-on-one or small-group meetings to encourage candid discussion.
- Structured agendas focused on key themes such as:
 - Appropriate unit mix and household types.
 - Rent levels and affordability thresholds.
 - Site design, access, and compatibility with surrounding uses.
 - Long-term operations and tenancy considerations.
- Meetings will be conducted virtually

Use of results

Input gathered through these meetings would:

- Supplement and contextualize survey results.
- Inform refinement of the preferred unit mix and development concept.
- Identify potential partnerships or operational roles for future phases.
- Be summarized for Council as part of the concept refinement and decision-making process.

This targeted engagement ensures that the development is informed by those most directly affected or best positioned to contribute practical insight, while maintaining an efficient and focused consultation process.

Step 3 - Community Project Update Online Meeting

Timing: Post Schematic Design delivery

Once a preferred development concept and unit mix have been selected, the Village should host a community project update through an online public meeting. This meeting would occur during the early design phase, approximately at the 33% design / drawing stage and prior to submission of the Development Permit application.

The purpose of this step is to share the emerging design with the community, demonstrate how earlier input has informed the project, and collect targeted, design-oriented feedback that can be reasonably incorporated before designs are finalized.

Objectives

- Present the selected development concept and confirm alignment with Council direction.
- Share early drawings, site plans, and preliminary renderings.
- Reinforce transparency by showing how community input has shaped the project to date.
- Collect focused feedback on design elements prior to Development Permit submission.

Scope of Feedback

At this stage, feedback should be clearly framed to manage expectations:

- **Confirmed Elements**
 - Overall density and unit mix have been established and are not subject to change.
 - Project intent, affordability objectives, and delivery model are aligned with Council direction.
- **Design-Oriented Considerations**

Feedback may be sought on elements such as:

 - Outdoor amenity design (e.g., gazebo versus distributed outdoor benches).
 - Landscaping, open space, and pedestrian circulation.
 - Building visual character.
 - Interface with neighbouring properties.
 - Lighting, fencing, and common-area treatments.

Format

- Online meeting open to the public.
- Presentation by the project team, followed by a facilitated feedback period.
- Supporting materials (drawings, renderings, summary boards) posted to the Housing webpage before and after the meeting.

Use of Feedback

Feedback gathered through the meeting would be:

- Reviewed by the project team for feasibility and alignment with project objectives.
- Incorporated into the final design where appropriate and achievable.
- Summarized and documented as part of the Capital Funding submission materials.

This approach ensures the community remains informed and engaged while maintaining a clear, disciplined design process that supports timely progression to permitting.

Recommended Step - Centralized Webpage and Knowledge Sharing Space

Timing: Concurrent with Step 1 and 2

To support transparency and build public understanding, the Village should establish a centralized housing webpage that serves as the primary knowledge-sharing and communications hub for housing-related initiatives. This webpage would provide residents and interested parties with clear, consistent, and up-to-date information on the Village's role in housing, current initiatives, and the broader housing context in Radium Hot Springs.

A centralized webpage allows the Village to consolidate communications, reduce misinformation, and proactively manage public expectations by clearly explaining what the Village is, and is not, responsible for.

Purpose of the Housing Webpage

- Centralize all housing-related information in one accessible location.
- Provide transparency on process, timelines, and decision-making.
- Clearly communicate the Village's role as a facilitator rather than a housing manager.
- Direct individuals seeking housing to the appropriate housing societies and providers.
- Establish a consistent and factual narrative around housing initiatives.

Recommended Content

The Housing page should include:

- **Background on the Project / Work up to this point / Establishing of need in the community**
 - Housing Accelerator Funding
 - Purchase of Ridge Road property
 - Description of the subject property
 - Participation in Housing Symposium
 - Three unit property
 - Fire at the Motel
- Overview of housing challenges specific to Radium Hot Springs.
 - Referencing the Housing Needs Report
- Why the Municipality is doing this
- Concern submission form for ongoing feedback

- **Village Role - Village is not managing housing**
 - Owner, but not operator.
 - Clear statement that the Village is not a housing manager or landlord.
 - Links to relevant housing societies and organizations for individuals seeking housing.

- **Project Information and Updates**
 - High-level description of the project team and process.
 - Dedicated updates section for key documents and milestones.
 - Supporting materials such as concept drawings, landscape plans, and summaries of decisions once finalized.

Update Timing and Expectations

Updates should be provided at clearly defined milestones to ensure accuracy and manage expectations. These updates should occur after major decisions have been made, when the likelihood of substantive revisions by the project team is low.

Key Milestones for Webpage Updates

- Completion of feasibility and concept selection.
- Council endorsement of a preferred development option.
- Receipt of major funding applications.
- Advancement to permitting stages.
 - Development Permit
 - Building Permit
- Transition from design to construction readiness.

Placement

- Add a dedicated “**Housing**” page under the Village’s existing **Information** section.

This approach ensures the webpage remains informative, accurate, and aligned with Council direction, while avoiding premature disclosure of evolving concepts. Further, it allows the Village to engage the community in a controlled and measured manner.

Evaluation Framework

To ensure community input is reviewed consistently and transparently, the Village will apply a structured framework to evaluate feedback received through Step 2-4. This framework supports

clear decision-making while managing expectations about how feedback can influence the project.

Purpose

- Systematically review and organize community feedback.
- Distinguish between feedback that can influence design and feedback that cannot.
- Identify recurring themes, risks, and opportunities.
- Provide Council with a clear summary of what was heard and how it was considered.

Step 1 – Categorization of Feedback

All feedback will be grouped into the following categories:

Design-Oriented Feedback

- Building appearance and design considerations.
- Landscaping, open space, and outdoor amenities.
- Pedestrian access, lighting, fencing, and site interface.

Program and Use Feedback

- Unit types and household needs.
- Common spaces and amenities.
- Accessibility and livability considerations.
- Environmental sustainability considerations and criteria

Affordability and Rents

- Rent levels and affordability expectations.
- Target populations (e.g., workers, seniors).

Process and Governance

- Questions about roles, responsibilities, and timelines.
- Clarifications on Village involvement.
- Clarification about Village investment into the project, both capital and operational.
- Management questions.

Out-of-Scope Feedback

- Requests that conflict with Council-approved direction.
- Feedback that would require reopening settled decisions (e.g., density or unit mix once finalized).
- Feedback that would compromise the ability of the project to proceed.
- Requests which can reasonably be assumed to be made in bad faith or compromise the success of the project.

Step 2 – Feasibility and Alignment Review

Each category of feedback will be reviewed against:

- Technical and financial feasibility.
- Alignment with Council direction and policy.
- Impact on timelines, permitting, and funding eligibility.

Feedback will be identified as:

- **Incorporable** – can be reasonably addressed through design or mitigation.
- **Partially Incorporable** – can be addressed in principle but with limitations.
- **Not Incorporable** – outside project scope or constraints.

Step 3 – Theme Identification

2B will identify:

- Recurring concerns or priorities.
- Issues specific to adjacent neighbours or key stakeholder groups.
- Opportunities to improve design, communication, or mitigation measures.

Step 4 – Response and Documentation

- Feedback and responses will be summarized in the Consultation Report.
- Clear explanations will be provided where feedback cannot be incorporated.
- Where appropriate, design or process adjustments will be documented.

Transparency

A high-level summary of feedback themes and responses may be shared publicly through the Housing webpage to reinforce transparency and trust.

Community Engagement Reports

The above will result in two Community Engagement Reports. The first of which will summarize the consultation process in Step 1-2 and the second which will summarize Step 3 and the ongoing feedback received via the website and ad-hoc conversations with community members. The first report will be delivered at the close of the initial consultation process, and the second will be delivered at the 33% drawing mark, following the Community Project Update Online Meeting. Following the delivery of the second document, community consultations will not be able to be integrated into the design further, and the design and development of the project will be solidified and progressed to Building Permit.

The reports will contain:

- Summary of engagement methods and participation.
- Key themes and concerns raised.
- How feedback influenced the project.
- Outstanding issues and recommended responses.

Complaint Response Mechanism

To support transparency, accountability, and respectful dialogue throughout the development process, the Village should establish a clear and documented complaint response mechanism related to the project. This mechanism ensures that ongoing concerns are received, tracked, and responded to in a consistent and timely manner, while avoiding ad hoc or informal decision-making.

This will only be for the ongoing feedback received, not for feedback raised in Step 2-4.

Purpose

- Provide the public with a clear, accessible channel to raise concerns or complaints (via website submission).
- Ensure concerns are acknowledged and responded to in a consistent manner.
- Distinguish between issues that can influence design or process and those that cannot.
- Reduce misinformation and escalation by providing clear responses and timelines.

Submission Process

- Complaints and concerns should be submitted through a designated channel, such as a web form hosted on the Village Housing webpage.
- Anonymous submissions will not be accepted, to allow for adequate follow up.

Response Framework

- All submissions are acknowledged within a defined timeframe by 2B as the Project Leader, with input from staff when necessary (5 business days).
- Responses are provided based on the nature of the concern, including:
 - Clarification of project scope, process, or decision-making authority.
 - Identification of whether the issue can be addressed through design or mitigation.
 - Explanation where concerns fall outside the scope of the project or Council direction.
 - Justification where concerns are antithetical to the project focus or compromise community objectives.
- Responses should be as holistic as possible, but definitive to not pull excessive resources from the project team.
- Responses can take the form of email communication or a phone call of up to 30 minutes.

Tracking and Reporting

- Complaints are logged internally to identify recurring themes or issues via a Complaint Summary.
- Common questions or concerns may be addressed through updates to the Housing webpage or FAQs.
- A summary of concerns and responses may be reported to Council at key milestones.

Limitations and Expectations

- The mechanism is not a decision-making or appeals process.
- Complaints do not reopen Council decisions that have already been made.
- Feedback will be considered where feasible, but not all concerns will result in project changes. This will be clearly communicated on the web-page.

This structured approach allows the Village to respond professionally to concerns while maintaining momentum and clarity in the development process.

Communication Matrix

Stakeholder / Audience	Objective	Communication Method	When they will be contacted	Feedback / Follow-up
Local Residents	Concerns, priorities, design preferences	Direct mailer (P1), community meeting (P3), website (P4)	Part 1, Part 3 and ongoing with website	The community meeting (P3) will act as a follow up to the direct mailer (P1). Ongoing ability to give feedback on the website (P4). Feedback will be highlighted in Community Engagement Report 1 and 2.
Adjacent Property Owners	Privacy, noise, traffic concerns	Direct Mailer (P1), One on One consultation (P2), website (P4)	Part 1, Part 2 and ongoing with the website	The community meeting will incorporate their concerns. Feedback will be highlighted in Community Engagement Report 1.
Housing Providers	Affordability	One on One consultation (P2)	During Part 2 process	The community meeting and Engagement Report 1 will highlight their feedback.

Appendix G: Predevelopment Workplan

Appendix H: Grant Breakdown

To maintain long-term affordability, the project will pursue multiple complementary funding sources to establish a comprehensive funding stack. This approach will combine contributions from federal, provincial, and regional grant programs, along with low-interest financing and potential private or non-profit partnerships, to lower total project costs and enhance financial resilience.

By strategically layering these funding mechanisms, the project will reduce reliance on any single source of capital, improve eligibility for targeted housing initiatives, and ensure the development remains financially sustainable and affordable over the long term. Many of these grants can also be used towards the equity requirements of programs like CMHC’s Affordable Housing Fund, reducing the equity requirement burden on the municipality.

Funding Program	Phase	Details
CMHC Seed	Pre-Development	<p>This funding was offered by CMHC. It is designed to help community housing providers and supports early development costs related to the pre-development phase of building new affordable housing or renovating existing units. This funding comes in the form of grants and low/no interest loans.</p> <p>This funding program is currently closed</p>
FCM Planning	Pre-Development	<p>This grant was developed through the Federation of Canadian Municipalities’ (FCM) Sustainable Affordable Housing initiative. It supports municipal, non-profit, and co-operative housing providers in making new and existing housing more energy-efficient and</p>

		<p>affordable. To be eligible, projects must demonstrate a clear pathway toward achieving net-zero energy or net-zero energy-ready housing design.</p> <p>This funding program consists of a maximum of \$30,000 grant, with a proponent contribution of \$8000.</p> <p>This funding program is currently closed</p>
Columbia Basin Capital Trust	Predevelopment and Capital	<p>The Columbia Basin Trust’s Affordable Housing Initiative supports the creation and preservation of affordable housing throughout the Basin.</p> <p>CBT acts as a secondary supporting funder, providing resources that complement primary funders such as BCH.</p> <p>Its programs include a predevelopment matching grant of up to \$17,500 and capital funding intended to preserve and enhance long-term affordability. CBT aligns its affordability expectations with the definitions established by the primary funder for each project.</p>
BC Housing: Community Housing Fund	Capital	<p>The Community Housing Fund is a provincial capital and operating program that supports the development of long-term affordable rental housing across British Columbia.</p> <p>The fund provides grants and financing to non-profit housing providers, housing co-operatives,</p>

		<p>Indigenous organizations, and municipalities. Its goal is to deliver mixed-income rental buildings that include rent-g geared-to-income units, moderate-income units, and near-market units.</p> <p>The program focuses on creating and preserving affordability, supporting projects that serve low- and moderate-income households, seniors, families, and individuals who can live independently.</p>
<p>BC Builds Middle Income Program</p>	<p>Capital</p>	<p>BC Builds is a provincial program designed to accelerate the delivery of rental housing for middle-income households across British Columbia. The program provides low-cost financing, expedited approvals, and targeted capital contributions to reduce project costs and support faster construction timelines.</p> <p>BC Builds focuses on creating attainable rents for working households that earn too much to qualify for traditional affordable housing but are priced out of market rental options.</p> <p>Projects are based primarily on building market and near market rate housing.</p>

<p>CMHC Affordable Housing Fund</p>	<p>Capital</p>	<p>The Affordable Housing Fund, administered by Canada Mortgage and Housing Corporation, provides capital funding for new affordable housing projects. Under the Community Housing Sub-Stream, which supports affordable, mixed-use, and mixed-income housing, there are repayable and forgivable loans</p> <p>While applicants must meet CMHC’s energy efficiency and accessibility requirements, the forgivable loans are typically quite generous and the low cost financing and 50 year amortization period can help make the project more viable.</p> <p>This fund is currently closed but we expect it to re-open in the Spring or be transferred to Build Canada Homes.</p>
<p>Build Canada Homes</p>	<p>Pre-Development and Capital</p>	<p>Build Canada Homes is a new government agency tasked with accelerating the construction of affordable homes, supporting builders with financing, and encouraging modern building methods.</p> <p>Currently a limited funding framework is available, but additional clarity is expected in April of 2026. However, proposals</p>

		are still being accepted by the agency.
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