



Village of Radium Hot Springs: Ridge Road Development Project

Community Consultation Report 2

Delivered by 2B Developments on May 25th, 2026

Background

The Village of Radium Hot Springs is continuing to explore the development of purpose-built, long-term rental housing on the Ridge Road property in response to increasing housing pressures identified through the Village's 2024 Interim Housing Needs Report, ongoing community engagement, and broader regional housing trends.

The proposed project is intended to support long-term residents and workers within the community by increasing the supply of attainable and affordable rental housing while also integrating public open space and park amenities into the site.

To incorporate community feedback, the Village and 2B hosted a Community Consultation Event on May 12, 2026, from 6:00 - 8:00 pm at the Radium Hot Springs Centre. There were approximately 55 attendees, including Council and staff members. The purpose of this in-person community consultation was to:

- Provide the public with an update on the project and work completed to date;
- Share conceptual renderings, site plans, and unit layouts;
- Present information regarding housing need, rental rates, and project objectives;
- Gather feedback regarding the proposed development and associated park space; and
- Identify opportunities to refine the project moving forward.

To support community awareness and participation, the following communication and engagement activities were undertaken:

- Website communication and online survey distribution;
- Community flyer distribution;
- Mailer communication to nearby residents and stakeholders; and
- An in-person public open house and presentation.

Notably, while the online survey remained available to the public, participation was limited, with only one completed survey submission received at the time of reporting. It is worth noting that the respondent submitted their feedback following the Open House, identified themselves as a Radium resident, agreed that the Village is experiencing a housing shortage, and expressed support for the Village of Radium taking a more active role in creating new affordable rental housing. The survey remains posted on the Village's website, and monitoring will continue.

This document will provide an overview of the presentation and recap feedback as it was received, section by section.

Open House Overview

The public open house included a presentation and discussion by 2B regarding the Ridge Road Development Project, which outlined the following:

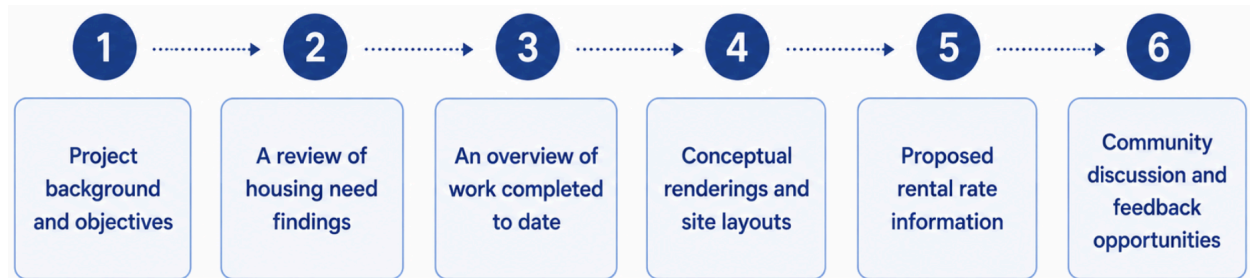


Figure 1. Presentation Overview

Project Overview

The Village is seeking to build housing within the community to support long-term residents and individuals who work in Radium Hot Springs. The overarching objective of the project is to increase the supply of high-quality, long-term rental housing within the Village. The in-person presentation emphasized that the project is intended to respond directly to documented housing needs within the community and support long-term community sustainability. No comments were received during this section.

Interim Housing Needs Report, 2024¹

The open house included a high-level review of key findings from the 2024 Housing Needs Report Summary. Key findings reviewed were as follows:

1. *Radium's population is aging, while also experiencing significant growth within the 25–44 age category.*
2. *Homeownership has become increasingly unaffordable:*
 - Single-person households continue to experience the lowest purchasing power;
 - Lone-parent households and couples without children also face increasing challenges entering the housing market.
3. *The proportion of homeowners has declined:*
 - Previous reporting identified that approximately 84% of households owned their homes;

¹ <https://radiumhotsprings.civicweb.net/document/14987/>

- This figure declined to 75% in the 2021 Census.
4. *Core Housing Need has increased:*
 - The number of renter households in core housing need increased from 10 households in 2016 to 25 households in 2021;
 - This represented approximately 16% of all renters in 2021.
 5. *Median income levels in Radium are below both regional and provincial averages:*
 - Median income in Radium is approximately \$7,000 lower than the regional median income and approximately \$4,000 lower than the provincial median income.
 6. *Employment trends within the community continue to evolve:*
 - Manufacturing (17%), Retail Trade (13%), and Accommodation and Food Services (12%) represent significant employment sectors within the region.
 7. *Rental affordability and availability remain significant challenges:*
 - One-person households experience some of the greatest challenges in accessing affordable rental housing.
 8. *A significant portion of the community's housing stock is not occupied by permanent residents:*
 - The proportion of permanently occupied housing units increased from 40% in 2016 to 46% in 2021.

The presentation also emphasized that an estimated 405 housing units are required to meet the identified range of housing needs and accommodate projected growth over 20 years by 2046. There were no comments on this section of the presentation.

Review of Initial In-Person Canvassing

The open house also included a review of findings from the initial in-person canvassing undertaken by 2B on January 13, 2026. The purpose of the canvassing initiative was to gain a more in-depth understanding of community housing concerns, priorities, and perspectives. Key findings included:

- 86% of respondents either agreed or strongly agreed that the Village of Radium Hot Springs is experiencing a housing shortage;
- 77% of respondents supported the Village taking a more active role in creating new rental housing; and
- 64% of respondents indicated that they or someone they know would like to live in Radium but are unable to due to a lack of adequate rental housing availability.

No comments were received in this section.

Clarification of the Project's Intent

Several common questions and misconceptions regarding the project were addressed during the presentation and discussion, including:

1. Is this low-income or social housing?

The project team clarified that the development intends to provide below-market rental housing targeted toward long-term residents and workers within the community. It was emphasized that the project is not proposed as rent-geared-to-income housing, transitional housing, or housing associated with high-risk or specialized support populations.

One resident expressed concern that those experiencing homelessness in Cranbrook would be moved up to this housing. 2B expressed that this was unlikely to happen, given the distance and that the intended operator would be able to put safeguards in place to prevent this.

2. Why not have a private developer complete the project?

Discussion also focused on the rationale for Village involvement in the project. It was noted that private-sector development often seeks to maximize land value and financial return, which can result in higher rental rates and reduced affordability. The Village's involvement is intended to support the development of more attainable long-term rental housing options that align with identified community housing objectives. One attendee brought up their concern that the Village had not communicated with the public their process for purchasing the land in 2024, and this was addressed directly by Mayor Gray. The rationale being that there was a concern for land prices to increase if the seller knew it was the Village that was purchasing, so the strategy was to minimize inflation by keeping the purchasing process quieter.

Work Completed to Date

As part of the open house presentation, attendees were provided with an overview of the work completed to date on the Ridge Road Development Project. The purpose of this section was to demonstrate the progression of the project, highlight the technical and planning work that has already been undertaken, and provide transparency regarding the studies, approvals, and engagement activities completed thus far. The following project activities and milestones were reviewed during the open house:



Figure 2. Work Completed to Date

Review of Renderings & Site Concept

The open house included a review of updated renderings, site plans, and unit layouts prepared for the Ridge Road Development Project by Berry Architecture. 2B reviewed Berry Architecture’s updated renderings with attendees, including the overall site layout, building configuration, parking arrangement, and architectural character of the proposed development. The presentation also included a review of the proposed unit mix, including 1-bedroom, 2-bedroom, and 3-bedroom unit options, with an emphasis on the layout of the accessible units (and the number of accessible units). Discussion focused on livability, functionality, privacy considerations, outdoor space, and how the unit configurations may support a range of residents, including workers, seniors, couples, and small families.

Particular attention was given to how the site concept has evolved through the planning and consultation process. Attendees were provided with additional context regarding previous development concepts explored for the site, including lower- and higher-density options (30-unit and 60-unit concepts), and how considerations such as building height, parking, open space, project viability, and community feedback influenced the progression toward the current 48-unit concept. The renderings and site plans were intended to help the public better visualize the scale, layout, and character of the proposed development within the surrounding community context. Discussion also included the integration of the proposed public park space, pedestrian connectivity, landscaping opportunities, and the overall relationship between the buildings and open space areas. Following the presentation and review of the renderings, attendees were encouraged to ask questions and provide feedback regarding the proposed 48-unit development.

Community Feedback Summary

Throughout the presentation, attendees were encouraged to ask questions and offer comments to gain additional clarity on the proposed 48-unit development. Community feedback received during the consultation process focused primarily on site functionality, livability, and compatibility with the surrounding neighbourhood. Key themes included parking availability, building height and density, privacy between units, architectural character (such as siding), accessibility, outdoor space, fire safety considerations, outdoor bike storage, and long-term property management. Residents also shared feedback regarding ways to improve overall livability through enhanced unit access, balcony space, and building design features.

There was additional discussion regarding the exterior appearance and materiality of the proposed development, including questions related to siding materials and fire safety considerations, specifically Fire Smart regulations. Some attendees noted concern regarding the use of wood siding due to potential fire risk. The 2B team clarified that exterior material selections have not yet been finalized and that these details would be refined during a future phase of the design process. Below is a high-level summary of the feedback received from the attendees.



Figure 3. Community Feedback

Key Comments

1. *Parking Availability and Visitor Parking*



By far, the most common and significant concern raised by attendees related to parking availability. Currently, the development shows one parking spot per one-bedroom unit and two for the two and three-bedroom units. There was considerable concern that renters may have multiple vehicles per household, including both personal and work-related vehicles. Residents also highlighted that a couple living in a one-bedroom unit would likely have two cars. Attendees emphasized the importance of ensuring that adequate parking is available not only for tenants but also for visitors, tradespeople, maintenance vehicles, deliveries, and service providers. Several attendees questioned whether the current parking supply would be sufficient for the proposed development. Multiple attendees wanted the current parking to increase, even to double the number of parking stalls. One attendee who currently resides within the Ridge Road area noted that the residential complex they live in provides driveway parking for each unit in addition to approximately 24 visitor parking stalls, which they stated are consistently occupied. This example was shared to emphasize the perceived need for additional parking within the proposed development, particularly given the likelihood that some tenants may own both personal and work vehicles.

2. *Balcony Space & Privacy Concerns*



Multiple attendees expressed concern that the current balcony/walkway design would impede circulation throughout the development and lead to a lack of privacy for those who would use it as a common space. Another specific comment related to the potential issue is that personal belongings, toys, or other items left in common areas could create potential tripping hazards. Several residents proposed that the units should have their own balconies with individual stairway access. It was also suggested that a privacy curtain of some kind could satisfy this.

3. Architectural Appearance



Some attendees noted that the front elevation of the proposed development resembled existing motel-style buildings in the area. This perception appeared to stem primarily from the exterior walkway balcony configuration, the vertical alignment of unit entrances on both floors, and the limited landscaping shown in the renderings, particularly the absence of mature trees and vegetation. Several attendees emphasized the importance of adding more architectural detail and landscaping to help the development feel more residential and better fit the overall character of the area.

4. Density and Building Scale



At least one attendee publicly vocalized their desire to see the proposed 48-unit development reduced in scale, potentially even by half. This concern was primarily related to perceptions of density, potential disruption to existing wildlife patterns, and maintaining the natural character of the Ridge Road area. The attendee noted that one of the reasons they chose to live in the area was to be closer to nature and to avoid a more urban or city-like environment, and they expressed concern that the scale of the proposed development could alter that character. 2B responded by noting that when the size of the development is scaled down, the economies of scale begin to be lost, which can have an impact on the proposed rents. It was also noted that the development is not much larger than the surrounding condo developments. 2B also noted that the building will actually be shorter than the existing buildings in the area.

5. Fire Safety



In response to concerns related to wildfire and fire safety, attendees noted a concern about how to integrate fire protection into the design. One attendee proposed separating building C into two buildings. 2B and the Village noted that the development has several fire walls built in and that by separating the buildings by a marginal amount, the fire protection does not actually increase substantially. Further, one attendee noted a preference for the use of deciduous trees rather than coniferous trees within the landscaping plan, as deciduous species are generally perceived to present a lower fire risk.

Response to Community Feedback

1. Parking Availability and Visitor Parking Considerations

Parking availability, including visitor parking, was one of the key topics raised during the public consultation process. In response to this feedback, the project team has revised the site layout to increase the overall number of parking spaces available for both residents and the broader community. The previous schematic design included 66 parking stalls. Since then, the design has been updated to include an additional 21 diagonal parking spaces along the proposed roadway. These spaces are intended to support both resident overflow parking and public/community use. In addition, the on-site resident parking supply has been increased from 66 stalls to 73 stalls overall. These revisions are intended to help improve parking availability, support visitor access, and better accommodate the needs identified through the consultation process.

2. Balcony Privacy Considerations

One of the recurring themes raised during the public consultation process related to balcony privacy and the visual openness of the exterior walkway design. In response to this feedback, the project team is actively exploring several design refinements intended to improve both privacy and overall livability for residents. This includes reviewing the potential to increase balcony depth from approximately 6 feet to 9 feet, where feasible, to create more functional and comfortable outdoor spaces. The team is also exploring the incorporation of privacy barriers or screening elements along portions of the exterior walkways and between units to help reduce direct sightlines while still maintaining natural light and openness. Potential concepts being considered include adjustable or hinged screening features that could provide residents with additional flexibility and privacy. These refinements are currently being reviewed alongside

overall building design requirements, including setback and massing considerations, to ensure they remain compatible with applicable development regulations and site constraints.

3. Architectural Appearance

It is important to note that the project has not yet reached the stage of retaining a landscape architect, and the current renderings are still very conceptual. Right now, the drawings appear fairly one-dimensional and do not yet show the type of landscaping, trees, shrubs, and natural vegetation that would ultimately help soften the appearance of the buildings and better blend the development into the surrounding natural environment. Consideration will also be given to FireSmart guidelines as part of the future landscape design process. This includes prioritizing leafy deciduous trees and shrubs over coniferous or needle-bearing trees near the buildings. Future planting considerations will also take into account what grows naturally within the area, as well as vegetation that is safe for local wildlife and domestic animals. The overall goal will be to create a development that feels like it belongs and reflects the existing character of the Ridge Road area.

Consideration was also given to adding additional staircases to help break up Building C visually. However, doing so would create some significant trade-offs. Additional staircases would obstruct some of the ground-floor unit windows and reduce natural light into those units. The larger staircase projections would also jut further out from the building, which could ultimately make the overall appearance feel more bulky and awkward rather than improving the design. This is still under consideration.

Additionally, one attendee emailed Village staff and stated, “Could it not be built with more colour and of fire retardant material. I don’t feel this will fit into the landscape of the proposed area. Earth tones such as greens, tans, beige or burgundy. These colours would create a much nicer Community aesthetic.” More than one attendee echoed this sentiment, so to address this concern, consideration will also be given to exterior materials and finishes that better reflect the surrounding landscape and character. That said, the current colour palette was intentionally selected to include muted, earth-toned colours that help the buildings better fit within the surrounding landscape while still giving each building its own character. Further consideration will be given to the type of siding material (which would impact the colour palette) in future design discussions.

4. Density and Building Scale

To address this concern, it is important to note that affordability and project viability were major factors throughout the design process. Before arriving at the current 48-unit concept, both a smaller 30-unit option and a larger 60-unit option were presented to and considered by Council. Ultimately, the 48-unit concept was viewed as the best balance between maintaining affordability, supporting project feasibility, and responding to the housing needs within the

community. When the number of units is reduced, the overall cost per unit increases and places additional pressure on future rents. It is important to highlight that the proposed development is not higher than some of the condominium developments in the area.

5. Fire Safety

One attendee suggested separating Building C into two smaller buildings. It was noted that separating the buildings by only a marginal distance would likely not result in a substantial increase in overall fire protection, since Building C already has a firewall. Furthermore, the fire safety concerns have been addressed above, and the landscape will adhere to FireSmart regulations.

Park Input and Feedback

Community members provided a range of ideas and feedback regarding the proposed park space adjacent to the Ridge Road Development Project. Discussion focused on creating an inclusive, family-friendly, and community-oriented space that balances recreation opportunities with the preservation of the site's natural character. The following themes and amenities were identified as priorities during the consultation process. In particular, covered gathering spaces where outdoor classes and activities could be run out of, and a playground were identified as priorities.



Figure 4. Park Design Priorities

Overall Observations

The consultation process demonstrated continued community interest in housing affordability and the future growth of Radium Hot Springs. While concerns were raised regarding density, parking, privacy, and long-term operations, many participants also acknowledged the need for additional long-term housing options within the community. Feedback received through the consultation process will continue to inform future design refinement, park planning considerations, and ongoing project evaluation as the Village moves through the next stages of project development.

Appendix A: Open House Flyer

Join us to discuss the
**Ridge Road
Housing Project**
Community Open House



The logo for the Village of Radium Hot Springs is positioned above a stylized architectural rendering of a two-story building with a dark roof and light-colored walls. The building features a series of gables and a balcony with a wooden railing. The rendering is set against a background of stylized evergreen trees.

Thank you to everyone who has already shared their input regarding housing in Radium. The Village is continuing this conversation and inviting community members to attend an upcoming open house to learn about the proposed Ridge Road Housing Project.

The Need for Housing

Radium is growing, and with that growth comes an increasing need for housing. Many residents, workers, and families are experiencing challenges in accessing housing that meets their needs.

The Ridge Road Project is one way the Village is exploring how to address these challenges in a manner that reflects local needs and priorities.

What We Have Heard So Far

- ✓ Need for affordable & adequate rental housing
- ✓ Demand for 1-3 bedroom units
- ✓ Walkability & community fit

What to Expect

- ✓ Overview of the Ridge Road Housing Project
- ✓ Preliminary design concept
- ✓ Opportunity to speak with Project Team
- ✓ Open dialogue: Q & A Period

Event Details

Location:
Radium Hot Springs Centre
4863 Stanley St

Time:
7:00 pm - 9:00 pm

Date:
Tuesday, May 12th 2026

Why Your Input Matters

Housing decisions affect the whole community. The Village is seeking your input early in the process to ensure this project reflects most what matters to residents, workers, and families in Radium. Join us to view preliminary designs, ask questions, and share your feedback. Together, we can shape the future of housing in our community.



Appendix B: Social Media Post

VILLAGE OF radium hot springs

You are invited!

Ridge Road Housing Project

Community Open House

Join us to learn more about the proposed Ridge Road Housing Project and share your feedback.

Your input helps shape the future of housing in our community

Location:
Radium Hot Springs Centre
4863 Stanley St

Date:
Tuesday, May 12th 2026

Time:
6:00 pm - 8:00 pm

What to Expect:

- Project overview
- Preliminary design concepts
- Speak with project team
- Open Q&A and discussion

We hope to see you there!

Learn more at radiumhotsprings.ca