



PO Box 879, 1027 Aldous Street, Smithers, BC V0J 2N0
 Telephone (250) 847-1600 Fax (250) 847-1601
 www.smithers.ca

DEVELOPMENT PROPOSAL APPLICATION

APPLICATION TYPE: Enter all applications under miscellaneous (MS) category development (DEV)

- | | |
|--|---|
| <input type="checkbox"/> Joint Official Community Plan & Zoning Amendment (\$2,000) DEV001 | <input type="checkbox"/> Board of Variance (\$750) DEV003 |
| <input type="checkbox"/> Official Community Plan Amendment (\$1,500) DEV001 | <input type="checkbox"/> Development Variance Permit (\$750) DEV003 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment (\$1,500) DEV001 | <input type="checkbox"/> Development Variance Permit (minor)* (\$300) |
| <input type="checkbox"/> Development Permit with minor variance* (\$800) DEV003 | <input type="checkbox"/> Development Permit with no variance (\$750) DEV003 |
| <input type="checkbox"/> Development Permit with variance (\$1,100) DEV003 | <input type="checkbox"/> Development Permit Amendment (\$600) DEV003 |
| <input type="checkbox"/> Temporary Use Permit (\$1,000) DEV003 | <input type="checkbox"/> Temporary Use Permit Extension (\$1,000) DEV003 |

APPLICANT INFORMATION

APPLICANT

Name(s): BC Housing
 Mailing address: 101-455 Kingsway, Burnaby BC
 Phone: 604-443-2218
 Fax/Email: 604-439-4729

REGISTERED OWNER(S)

Name(s): _____
 Mailing address: All information provided seperately
 Phone: _____
 Fax/Email: _____

SUBJECT PROPERTY INFORMATION

Civic address: 3879, 3887, 3895 Alfred Ave.
 Legal description: PID: 013-615-785, 009-166-262, 009-032-061
 Description of the present use of the property: Two single family homes, one commercial building.

 Existing OCP designation: Res. / DT Commercial Existing zoning designation: C1-A
 Proposed OCP designation: _____ Proposed zoning designation: CD-1

PROPOSAL DESCRIPTION (supplemental letter of intent/rationale is encouraged):

Please see letter of intent

* Minor variance means a request to vary a provision of a Town bylaw as permitted under sections 7.2 - 7.5 of the Town of Smithers Development Procedures Bylaw No. 1908.

ATTACHMENT CHECKLIST

A) PLEASE ATTACH THE FOLLOWING FOR ALL APPLICATIONS:

- Letter of authorization if the applicant is other than the registered owner(s).
- Site Disclosure Statement in accordance with the *Environmental Management Act* and *Contaminated Sites Regulation*.
- Site plan (including 1 set of reduced 8.5x11 plans) showing:
 - Location of existing and proposed buildings and structures, lot dimensions & setbacks.
 - Parking areas, loading space, access/egress, garbage areas & landscaping.
 - North arrow & scale.
 - Measurements in metric (imperial measurements may also be included).
- Supplemental letter of intent & rationale is strongly encouraged but not required.
- Other information as necessary to assess the development proposal.

B) OCP &/OR ZONING AMENDMENT APPLICATIONS ONLY:

- Acknowledge sign notification posting requirements as specified by the Town of Smithers.

C) ENVIRONMENTAL DEVELOPMENT PERMIT APPLICATIONS ONLY:

- Plans showing:
 - Toe of slope and top of bank;
 - Location of watercourses and any watercourse setback areas that are located on or that abut the site;
 - Existing and proposed grades, including details on proposed retaining walls;
 - Floodplain areas;
 - Areas to be cleared, areas of cut and fill and proposed sequencing/timing.

D) FORM & CHARACTER DEVELOPMENT PERMIT APPLICATIONS ONLY:

- Elevation drawings illustrating all sides of the building(s) & including proposed signage details.
- Exterior samples and materials.

E) TEMPORARY USE PERMIT APPLICATIONS ONLY:

- Rationale & long term plan outlining when & how temporary use will be ended, buildings/area to be used, hours of use & site rehabilitation.
- Permit length requested (max. 3 years): _____

AUTHORIZATION

As the applicant or approved agent, I hereby make application in accordance with the above-stated information and declare that the statements are true and correct.

I understand that this application form is a public document and that any and all information contained in it, including personal information as defined in the *Freedom of Information and Protection of Privacy Act* of BC, is open for inspection by the public and may be reproduced and distributed to the public as part of a report(s) to Council or for purposes of a public hearing.

I acknowledge that fees as per the Town of Smithers Development Procedures Bylaw No. 1807 do not imply or guarantee application approval.

Applicant Signature: S J Hogg

Date: 2023-12-21

Your personal information is maintained in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have any questions regarding the use of your personal information, please call the Director of Corporate Services for the Town of Smithers at 250-847-1600.



Home Office
1701 – 4555 Kingsway
Burnaby, BC V5H 4V8

Phone 604-433-1711
Fax 604-439-4722
www.bchousing.org

Town of Smithers
Development Services and Planning Department
1027 Aldous Street
Smithers, BC V0J 2N0

December 18, 2023

RE: OCP and Zoning Amendment Application – Letter of Intent

Subject Properties: 3895, 3887, 3879 Alfred Avenue

BC Housing is looking to rezone and consolidate 3895, 3887, and 3879 Alfred Avenue to build 40 units of new purpose-built permanent supportive housing. The central location, next to Goodacre Place, and other services, makes this an ideal location for a new purpose-built supportive housing building.

The building would follow the Supportive Housing Fund model — the site and building would be owned by BC Housing and operated by a non-profit service provider selected through a competitive process. Design development is expected to take approximately one year, with at least one more year for construction. In the meantime, for winter 2023/2024 BC Housing will look for opportunities to lease emergency winter shelter space elsewhere. For winter 2024/2025 BC Housing would explore the potential to operate a temporary winter shelter on the corner site (3895 Alfred). The existing owners of 3887 and 3879 Alfred will be able to stay in their homes until construction begins.

Following a successful rezoning, BC Housing would work through a Request for Proposal (RFP) process to engage a development consultant, architect, and design team. During the building design phase, the team will collaborate with City staff for Development Permit (DP) review. This will give the Town and wider community another opportunity to provide their input on the building design. For simplicity, the new project will meet the land-use requirements of the existing CD-1 zone, which currently allows three storeys in height and one dwelling unit per 33.8m² of parcel area.

The service provider will also be selected through an RFP after the rezoning is complete and BC Housing can purchase the properties. The selected operator will provide 24/7 on-site staffing and support, including:

- A daily meal program.
- Individual or group support services such as: life skills, community information, social and recreational programs.
- Connecting residents to community supports and services such as: education, employment, health, life skills, long-term housing.

- Case planning and resident needs assessment, including the Vulnerability Assessment Tool (VAT) will be used for tenant selection.
- Assistance in accessing income assistance, pension benefits, disability benefits, obtaining a BC identification card, or establishing a bank account as appropriate.
- Supporting residents to maintain their residencies, such as: directly assisting with room de-cluttering, resident rent contribution and/or repayment plans.

At this stage BC Housing has all three properties under contract but cannot move forward with closing on the properties and selecting an architect or an operator until the rezoning is complete.

BC Housing suggests the following Zoning Bylaw and OCP changes, which have been informed through conversations with Smithers Planning Staff:

- Modify the zoning of the site from **C-1A** to **CD-1 Comprehensive Development**.
- Modify the OCP land use designation from **High Density Residential / Downtown Commercial** to **Institutional**.

As noted above, BC Housing will submit to council a DP application following the rezoning of the site. This current application is solely looking to change the site zoning and OCP designation. A site survey is currently ongoing and will be submitted to Smithers Planning Staff in early January.

Thank you for your time in considering this application. Please feel free to contact me with any questions.

Sincerely,

Samuel Hogg
Development Manager, BC Housing
shogg@bchousing.org