



**REPORT TO COUNCIL**

**DATE:** January 2, 2024

**REPORT:** DEV 24-001

**FROM:** Deepa Chandran, Planner

**FILE:** 3360-20/R23-03

**SUBJECT: Zoning Bylaw Amendment Application R23-03 for 3879, 3887, and 3895 Alfred Avenue (BC Housing Supportive Housing Project)**

**RECOMMENDATIONS:**

1. THAT Council give First Reading to Bylaw No. 1963 – Town of Smithers Zoning Bylaw No. 1936 Amendment No. 23-03; and
2. THAT Council give Second Reading to Bylaw No. 1963 – Town of Smithers Zoning Bylaw No. 1936 Amendment No. 23-03.

**BACKGROUND:**

Application: On December 22, 2023, the Town received a Zoning Amendment application R23-03 from BC Housing, jointly for 3879, 3887, and 3895 Alfred Avenue (see Attachments 1 and 2). The Applicant intends to purchase and redevelop the subject properties to accommodate a 40-unit supportive housing development, similar to Goodacre Place supportive housing development on the other side of the lane off Queen Street. Currently, the corner parcel at Alfred Ave and Queen St houses a 2-storey commercial building, while the other two parcels each contain single, detached dwellings (see Attachment 3).

Given the unique nature of the proposed housing development -- which does not fit within the land development regulations established for the downtown zones -- the Applicant’s request is to amend the Town of Smithers Zoning Bylaw No.1936, to change the zoning designation of the three parcels from C-1A Downtown Commercial to CD-1 Comprehensive Development Zone 1.

All the three parcels are designated ‘High Density Residential/Downtown Commercial’ in the Town’s Official Community Plan (OCP) Bylaw No. 1935 (see Attachment 4). As the proposed development aligns with the general intent of the current land use designation and the OCP policies for downtown core, no OCP amendment is required.

CAO <input type="checkbox"/>	Dir/FIN <input type="checkbox"/>	PCSO <input type="checkbox"/>	Agen Date: January 9, 2024 Closed Agen Date: Agenda Placement: Bylaws Other:
Dir/CS <input type="checkbox"/>	Dir/DS <input type="checkbox"/>	EC/DEV <input type="checkbox"/>	
EXEC. ASST <input type="checkbox"/>	Dir/OPS <input type="checkbox"/>	REC <input type="checkbox"/>	
HR <input type="checkbox"/>	Dir/COM <input type="checkbox"/>	BLDG INS <input type="checkbox"/>	
MAYOR <input type="checkbox"/>	AIRPORT <input type="checkbox"/>	PLANNER <input type="checkbox"/>	
COUNCIL <input type="checkbox"/>	FIRE <input type="checkbox"/>	WEBSITE <input type="checkbox"/>	

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All the three parcels form part of the 'Downtown Commercial' Development Permit Area established by Schedule 'C' the OCP.

BC Housing has already entered into purchase agreements with the current owners; a successful zoning amendment is a condition for finalizing the sales. Once the sales are complete, the properties will be consolidated and the existing structures demolished, facilitating the construction and operation of a 3-storey supportive housing building.

**DISCUSSION:**

Supportive housing developments offer subsidized housing with on-site supports for single adults, seniors, and individuals with disabilities and at risk of or currently experiencing homelessness. Residents in a supportive housing development will have a self-contained unit, with access to on-site supports, depending on the specific individual needs. Embedded within the 'Housing First' principle, supportive housing developments serves as a transitioning housing option between homelessness and stable independent housing. BC Housing-funded supportive housing developments forms a significant component of the housing spectrum in communities across the province, including Smithers. The increasing housing challenges in the recent years further elevates the significance of this non-market housing category in fulfilling the housing needs of the vulnerable individuals and population groups.

In 2018, BC Housing, in partnership with the Town of Smithers, built the 24-unit supportive housing development on 3896 Railway Avenue, next to the parcel containing the Town Hall, and across the lane from the three parcels that are subject of this rezoning application (see Attachment 3). As part of the 2018 proposal, the property was rezoned, resulting in the creation of the CD-1 zone – the Town's first and only Comprehensive Development Zone, accommodating a mixed-use of transitional housing-related uses in one building. Residential use – including a combination of supportive, emergency, and temporary shelter – is the principal use permitted in the CD-1 zone while the supportive uses include counselling, training, meal services, medical care, social support, and other services for residents (see Attachment 5).

CD zones are 'one of a kind' site-specific zones that are usually created when a proposed development encompassing a unique combination of uses cannot fit within the zones already established. The key characteristics of the proposed development, such as the use, function, and context, aligns with that of the 24-unit, BC Housing-funded, supportive housing development established in 2018. Therefore, the Applicant's request is to rezone the three subject parcels to the CD-1 zone. Although the site and building design-related details are not available at this point, the applicant expects that the CD-1 zone regulations are adequate to accommodate the requirements of the proposed development. In case any deviations are found to be necessary at the design development stage -- including for parking, building height and coverage – the applicant will have the opportunity to include the variance requests within the Form and Character Development Permit application. Hence, submitting a site plan is not a key requirement in determining the merits of the applicant's proposal at the rezoning stage.

As per the proposal, the vision is to build a fenced, 3-storey supportive housing facility, to be operated by an experienced non-profit service provider. Once the rezoning is complete, BC Housing will select the design consultants, architects, design team and facility operator through a Request for Proposal (RFP) process. The successful operator

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will be responsible for providing 24/7 on-site staffing and support, including the delivery of all the support services and the meal program.

Once rezoned to CD-1, the new facility may have a 75% parcel coverage; the proponent's aim is to maximize the area of green space around the building for enhanced livability and character, the details of which will be finalized at the design development stage. Based on the established parking standard for the CD-1 zone, if rezoned as requested, the new facility will be required to provide 14 off-street parking spaces; the applicant does not regard meeting this requirement as a challenge.

Staff support the proposed zoning amendment application for the following reasons:

- The proposed development aligns with the high-density character of the downtown core while remaining respectful of the scale of the existing developments, minimizing potential land use conflicts. The proposed density of 1 dwelling unit per 43 m<sup>2</sup> of parcel area, is below the maximum density of 1 dwelling unit per 33.8 m<sup>2</sup>, as permitted in the CD-1 zone.
- The central location and proximity to amenities will support the needs of the tenants -- especially those without a vehicle – by ensuring easy access to additional support services and opportunities through non-profit and other organizations.
- The rising number of homeless individuals in the community, steadily rising rental housing costs in the recent years coupled with a steady zero rental vacancy rate and a decline in rental housing stock, and the increasing instances of hidden homelessness reported suggest the urgency to add to the non-market housing stock in the community. The proposed development will support the housing needs of a range of vulnerable population groups that are currently underserved by the housing market, thereby helping them to attain independent, stable housing in the long-term while also contributing to individual and community wellbeing.
- The proposal will support the Town's efforts to address issues pertaining to homelessness, both by serving people who are 'hidden homeless' and those who were covered in the 2023-Homelessness Count<sup>1</sup>.
- The proposal to add emergency shelter units to the proposed development further adds value of the project by increasing the community's capacity to protect the most vulnerable individuals during extreme weather events.
- Intensification of residential use and support services in the downtown area supports the principles of efficient land and infrastructure use, sustainability, and smart growth. The proposed development supports a significantly higher intensity of land use on the subject parcels compared to the existing uses, especially the single-detached dwelling use.
- CD-1 regulations can adequately accommodate the proposed development; hence, creating a new CD-2 zone is not suggested. Avoiding unnecessary

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<sup>1</sup> Between 2021 and 2023, the number of individuals reported as homeless in Smithers on the night before the count was organized increased from 33 to 57, denoting a 72% increase; 83% of the respondents self-identified as indigenous.

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creation of new zoning designations will also help in maintaining the functionality of the zoning bylaw document.

- The proposed development offers an opportunity to develop the abutting portions of Queen Street and Alfred Avenue to meet full urban standards; improvements such as sidewalk addition along Queen Street will improve connectivity of the existing sidewalks network and will contribute to walkability.
- Although proposed as a supportive housing development, the proposed facility has the potential to accommodate ‘complex care’ services for tenants, contingent on obtaining the necessary approvals and resources from the Ministry of Health<sup>2</sup>, during the term of this project, further elevating the project’s significance.

For the reasons explained above, staff support the proposed zoning amendment Bylaw No. 1963 (see Attachments 6).

**Other Considerations:**

As per the non-conformity provisions established by the Local Government Act, a land development process cannot add to or create new non-conformities. Given that the principal uses on two of the three lots subject to this rezoning application are currently used as single-detached dwellings, approval of the requested rezoning will lead to new non-conformity in terms of use. Hence, demolition of the existing single-detached dwellings is necessary to bring the parcels into compliance with the CD-1 regulations.

As the sale of the parcels is contingent on successful rezoning to CD-1 and because a favorable decision to rezoning is not guaranteed, it is unreasonable to require the current property owners to demolish the existing residential structures before the rezoning process is complete. With an intent to ensure that the new owner demolishes both the non-conforming structures within a specific period after the adoption of the proposed bylaw, staff recommend that the applicant register a restrictive covenant, as permitted under s.219 of the *Land Titles Act*, in favor of the Town, prior to the adoption of the zoning amendment bylaw. Considering the time required to accommodate BC Housing’s multi-phased approval process and to obtain the necessary Town approvals, staff recommend a 2-year time limit to fulfil the covenant conditions. The draft covenant will be presented to Council as part of the public hearing agenda for the proposed zoning bylaw. The covenant must be registered on the property titles before Town Council adopts the proposed bylaw.

Given the location of the subject parcels within the Form and Character Development Permit (DP) Area map, following the completion of the rezoning process, the applicant must obtain a Form and Character DP prior to applying for a Building Permit. Once received, the DP application will be presented to Council for consideration and approval,

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<sup>2</sup> Complex care housing serves people who need more intensive mental health and substance use supports that cannot be provided in a supportive housing development. Local non-profit housing providers and enforcement officials have identified complex care housing options in Smithers as a critical need in Smithers. Establishing complex care services need approval from the Ministry of Health and the local health authority. Although BC Housing does not have the approval from the Ministry of Health to establish the proposed facility as a complex care, it is willing to initiate the discussions with the Ministry during the time of this project.

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ensuring that the development is constructed in compliance with the Mountain-theme Design Guidelines.

**POLICY CONSIDERATIONS:**

Following the ‘Housing First’ approach, the proposed supportive housing development conforms to the Province’s Comprehensive Homelessness Plan -- *Belonging in BC*.

Sections 5.2 Land Use (policies 1 and 2), 6.1 Land Use and Infrastructure (policies 1, 2, and 3), 7.2 Housing Diversity and Flexibility (policies 4, 7, and 10), and 7.3 Housing Affordability and Availability (policies 3, 4, 6, and 11) of the OCP support the proposed development (see Attachment 7).

The proposal supports the Town’s Housing Needs Report’s recommendation to enhance the stock of supportive housing options in the community. Similarly, by facilitating land use development that promotes compact urban structure, the proposal aligns with the ‘Shift Beyond Car’ strategy recommended by the Town’s Community Energy Emissions Plan (CEEP).

**ENVIRONMENTAL / ACCESSIBILITY IMPLICATIONS:**

The proposed development is unlikely to cause adverse accessibility and environmental implications on the site and the surrounding developments. On the positive side, bringing the abutting streets to full urban road standards i.e. new sidewalk on Queen Street, will improve overall accessibility around the site, improve sidewalk connectivity, and support active transportation. Similarly, locating the proposed high-density development in downtown core, close to all amenities and services, supports increased reliance on active transportation for meeting daily trip needs, thereby reducing potential GHG emissions.

**CONCLUSION:**

The proposed development will enhance the stock of non-market housing in Smithers, thereby equipping the community to better serve the housing needs of vulnerable individuals -- especially those who need support services to lead a stable and independent life. This project is expected to offer a sustainable, long-term solution to the issue of increasingly visible and hidden homelessness reported in the community over the recent years. Proposing to be located in the downtown core, the development will align with the general high-density character of the neighbourhood, without posing land use conflicts with the existing uses. Considering the individual and community-wide benefits of the proposed development, staff support approving the Applicant’s request.

**NEXT STEPS & COMMUNICATIONS:**

Communication for this application will be completed in compliance with the requirements of *Local Government Act*, Town of Smithers Development Procedures Bylaw, and Town of Smithers Public Notice Bylaw. Following BC Housing’s engagement standards, all property owners/tenants within the 200-metre notification area will receive a public hearing notification letter, inviting their feedback on the proposed development. This exceeds the 60-m standard established by the Town’s Development Procedures Bylaw. Given the scale and community-level impacts of the proposed development, BC Housing will host an Open House session on Monday, February 5<sup>th</sup>, at the Smithers

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Royal Canadian Legion building, to engage with the neighbourhood residents and the larger community. Council, neighbourhood residents, and the public will be notified once the details of the engagement session are finalized. The intended date for a public hearing for the proposed zoning amendment bylaw is February 13, 2024. This will provide BC Housing with sufficient time to provide an engagement summary report, to be included on the Feb 13<sup>th</sup> public hearing agenda.

**ALTERNATIVES:**

1. Recommend changes to the application.
2. Recommend that Council deny the application.

**ATTACHMENTS:**

1. Application R23-03
2. Subject Property Map
3. Ortho-images of the Site
4. Current OCP and Zoning Maps
5. CD-1 Comprehensive Development Zone 1 Regulations
6. Draft Bylaw No. 1963
7. Relevant sections of the OCP Bylaw No. 1935

Respectfully submitted:



Deepa Chandran  
Planner

Reviewed by:



Mark Allen  
Director of Development Services

Submission approved by:



Ron Poole  
Interim Chief Administrative Officer



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 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 33.8m<sup>2</sup> 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:

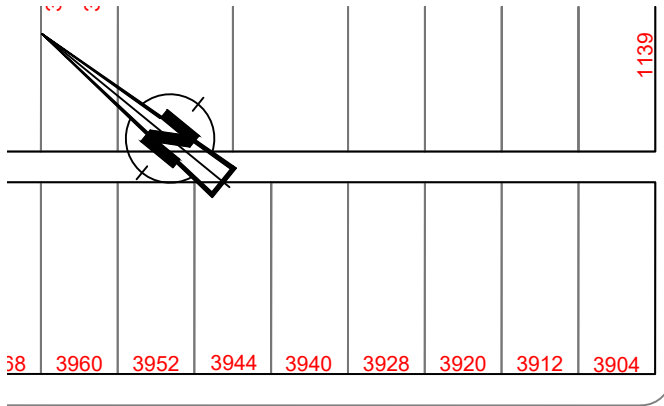
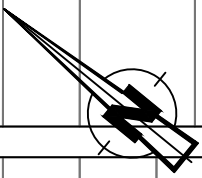
- Modify the zoning of the site from **C-1A** to **CD-1 Comprehensive Development**.
- Modify the OCP land use designation from **High Density Residential / Downtown Commercial** to **Institutional**.

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.

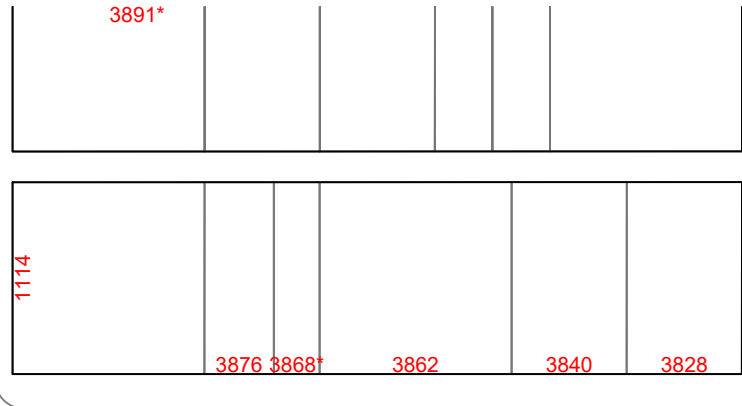
Thank you for your time in considering this application. Please feel free to contact me with any questions.

Sincerely,

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

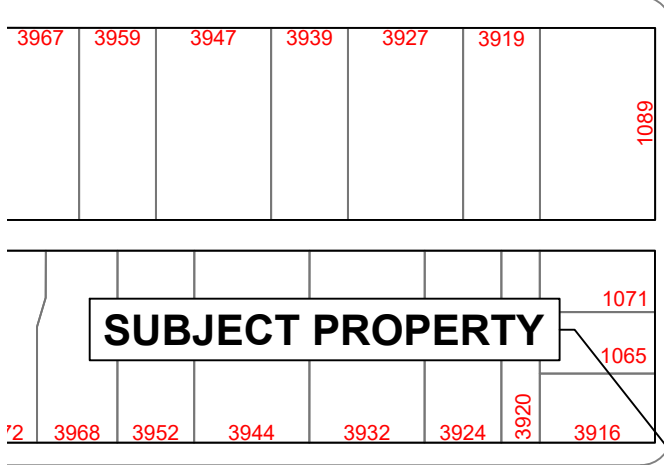


QUEEN STREET



BROADWAY AVENUE

BROADWAY AVENUE

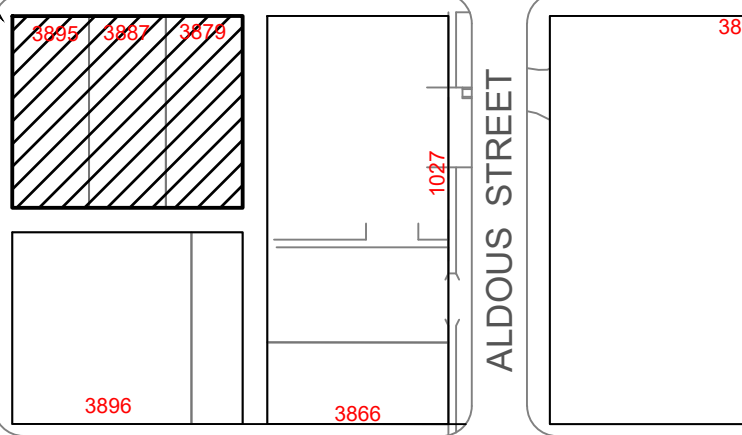


QUEEN STREET



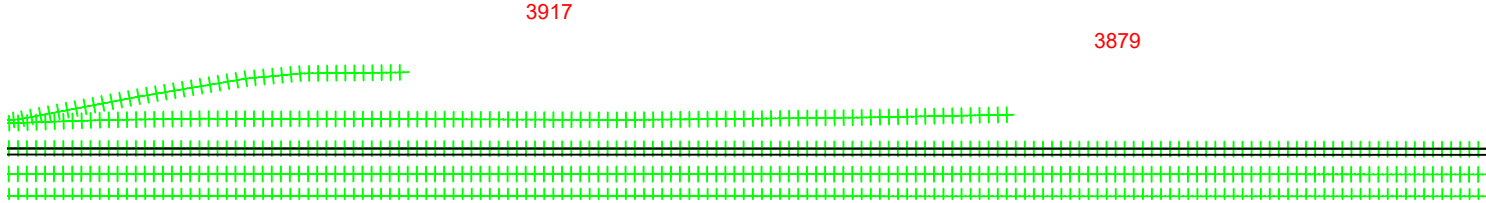
ALFRED AVENUE

ALFRED AVENUE



ALDOUS STREET

RAILWAY AVENUE



TITLE:  
**REZONING APPLICATION**  
**RZ23-03**  
**SUBJECT PROPERTY MAP**

SCALE: 1:1500	
DRAWN BY: BL	DATE: 2023/12/21
APPROVED BY: MFA	DATE: 2023/12/21
DRAWING PATH: N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2023\RZ23-03 BC Housing Supportive	

### Attachment 3: Ortho-images of the Site



Image.1 The rezoning request includes three parcels, located next to the Alfred Avenue-Queen Street intersection, across the lane abutting the 24-unit supportive housing development (Goodacre Place). The location of the proposed 40-unit facility in the downtown core will ensure tenants easy access to additional support services and amenities.



Image 2: The corner lot houses a 2-storey commercial building while the other two parcels contain single-detached dwellings. Once rezoned, the existing structures will be demolished to build the proposed 40-unit supportive housing development. A covenant will be registered to ensure that the structures – which will become non-conforming following the rezoning – are demolished within 2 years.

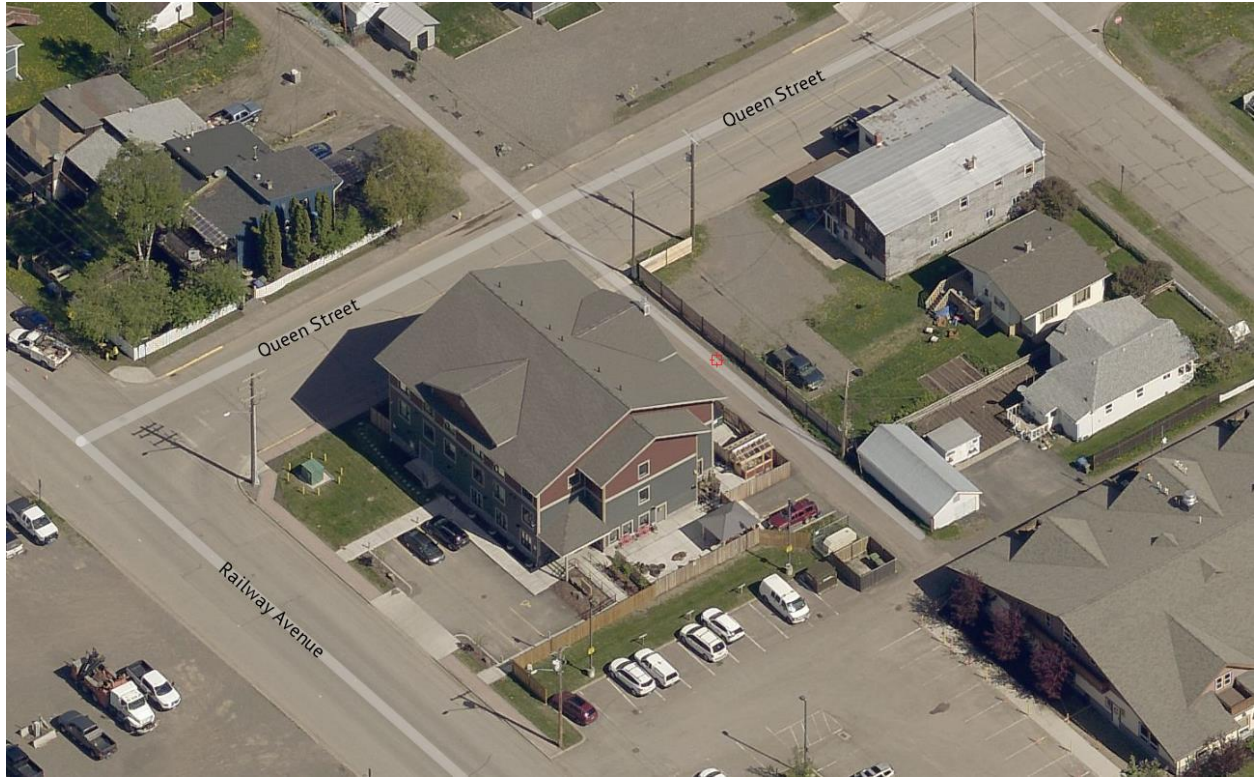
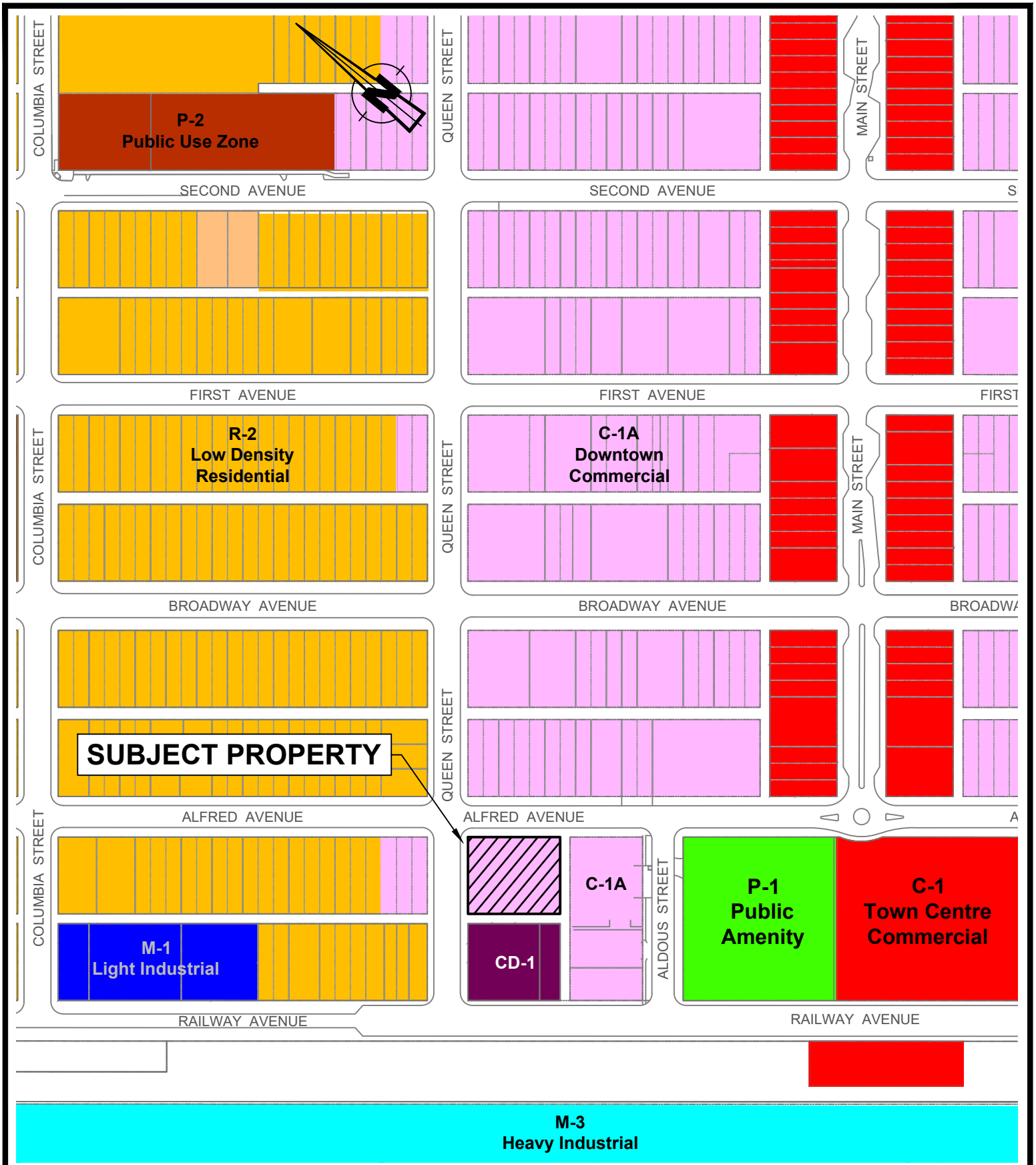


Image 3: The proposed facility will be similar to the Goodacre Place supportive housing facility located on the opposite side of the lane. Although CD-1 zone permits 75% parcel coverage, BC Housing intends to maximize the greenspace around the proposed building – similar to the 2019-built project on the other side – benefiting the tenants as well as the larger community.





TITLE:  
**REZONING APPLICATION**  
**RZ23-03**  
**ZONING MAP**

SCALE: 1:2500

DRAWN BY: BL

DATE: 2023/12/22

APPROVED BY: MFA

DATE: 2023/12/22

DRAWING PATH:

N:\3000-3699 LAND ADMINISTRATION\3360 ZONING AND REZONING\3360-20 - APPLICATIONS BY YEAR\2023\RZ23-03 BC Housing Supportive

# Division 9 – Comprehensive Development Zones

## Section 9.1 CD-1 Comprehensive Development Zone 1

### Purpose

The purpose of the CD-1 zone is to accommodate a mix of land uses associated with a multi-faceted transitional housing program in one principal building.

### Permitted Principal Uses

9.1.1 The following principal uses, and no others are permitted in a CD 1 zone:

- (a) Residential use including emergency and temporary shelter

### Permitted Auxiliary Uses

And the following and no other auxiliary uses are permitted in a CD 1 zone:

- (b) Counselling, education and social services
- (c) Meal services
- (d) Medical care
- (e) Retail sales and services for residents

### Regulations

9.1.2 In the CD 1 zone the following regulations contained in Table 9.1 apply:

Table 9.1	
Element	Regulations
<b>Parcel Size and Coverage</b>	
Parcel Area	No minimum
Parcel Width	No minimum
Parcel Coverage	75% maximum for all buildings and structures
Density	Maximum one dwelling unit per 33.8 m <sup>2</sup> of parcel area
<b>Principal Building</b>	
Setbacks	
front yard	0 metres
rear yard	0 metres
side yard	0 metres
exterior	0 metres
interior	
Height	3 storeys or 12 metres maximum, whichever is less





**BYLAW NO. 1963**

**TOWN OF SMITHERS ZONING BYLAW NO. 1936  
AMENDMENT NO. 23-03**

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**WHEREAS** the Council may, under the authority of Section 479 of the *Local Government Act*, create different zones and regulate uses, density, and siting within each zone;

**NOW THEREFORE** the Council of the Town of Smithers, in open meeting assembled, hereby enacts as follows:

**1. CITATION:**

1.1 This bylaw may be cited as “Bylaw No. 1963– Town of Smithers Zoning Bylaw No. 1936 Amendment No. 23-03” and takes effect as of the date of adoption.

**2. ADMINISTRATIVE PROVISION:**

2.1 If any section, subsection, sentence, clause or phrase in this bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining portion of the bylaw.

**3. MAP AMENDMENT:**

3.1. The Zoning map of the Town of Smithers Zoning Bylaw No. 1936 (shown on Schedule A) is amended by changing the zoning designation of Lots 17-22, Block 74, Plan PRP1054, District Lot 5289, Range 5, Coast Range 5 Land District) and forming part of this Bylaw:

**From: C-1A Downtown Commercial**

**To: CD-1 Comprehensive Development Zone 1**

**TOWN OF SMITHERS**

BYLAW NO. 1963

Page 2

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READ A FIRST TIME THIS DAY OF 2024.  
READ A SECOND TIME THIS DAY OF 2024.  
PUBLIC HEARING HELD ON THIS DAY OF 2024.  
READ A THIRD TIME THIS DAY OF 2024.  
RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE ON THIS DAY OF 2024.  
ADOPTED ON THIS DAY OF 2024.

The Corporate Seal of the Town of Smithers  
was hereto affixed in the presence of:

---

Gladys Atrill  
Mayor

---

Michael Dewar  
Chief Administrative Officer

**CERTIFIED A TRUE AND CORRECT  
COPY** of "Bylaw No. 1963 – Town of  
Smithers Zoning Bylaw No. 1936  
Amendment No. 23-03".

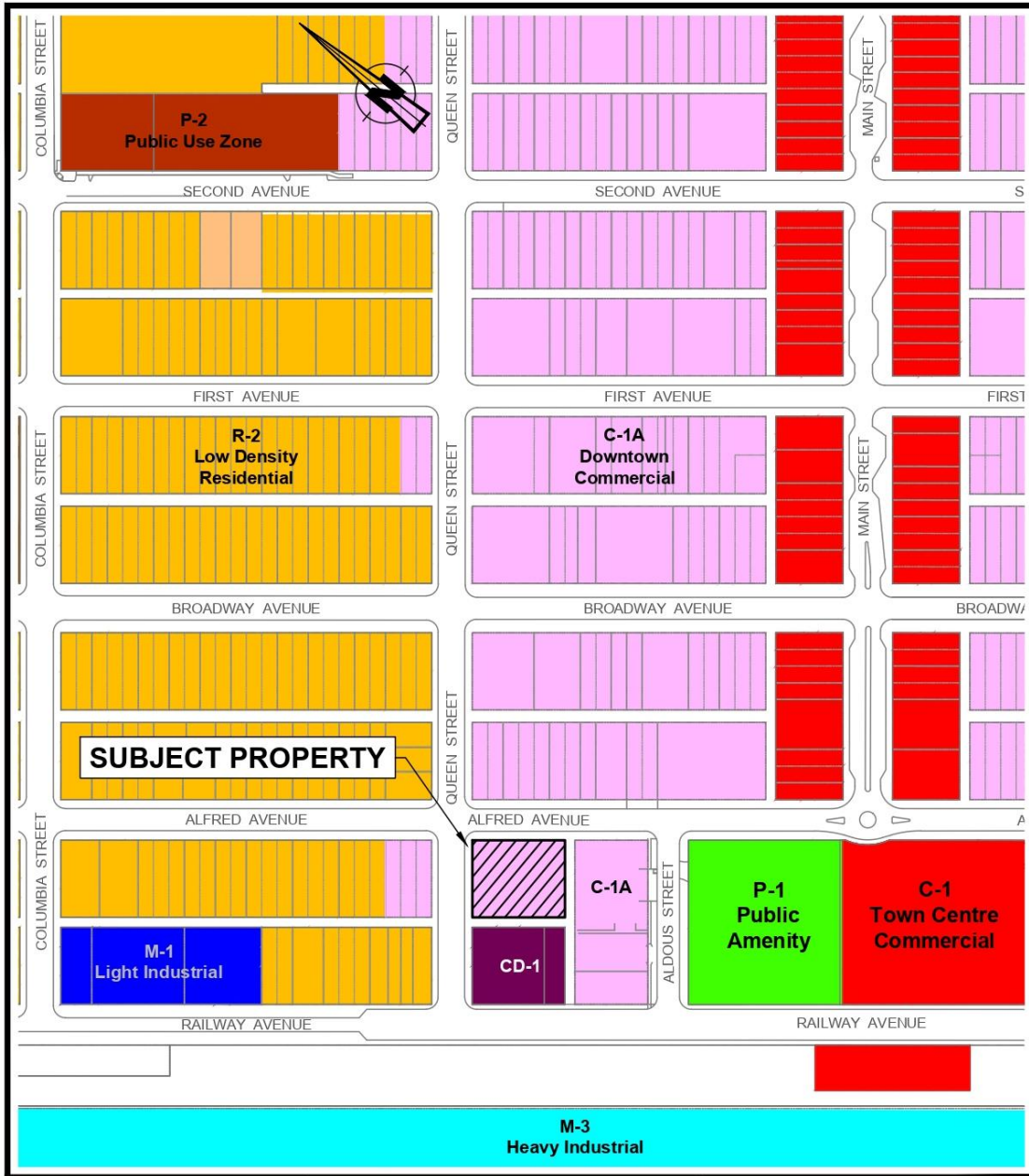
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David Schroeter  
Corporate Officer

DC/MA

**TOWN OF SMITHERS**  
BYLAW NO. 1963

**SCHEDULE A**



### Objective:

- The Town will reduce our greenhouse gas emissions by 40% below the 2007 levels by 2030, and net-zero by 2050.

### Policies:

1. Reduce GHG emission through a focus on land use patterns and energy efficient transportation options.
2. Reduce GHG emissions through innovative and progressive solid waste management including a circular economy approach.
3. Reduce GHG emissions by adopting step code and encouraging energy efficiency in existing housing.
4. Seek out available funding to finance the development of strategies that continue to identify and work towards achieving greenhouse gas reduction targets.

## 5.2. Land Use

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### Objective:

- To reduce GHG emissions through compact growth and walkable neighbourhoods.

### Policies:

1. The Town will identify and prioritize key infill and multi-dwelling uses within walking distance of key amenities such as grocery stores, Main Street, and along key active transportation corridors.
2. The Town will encourage developments that encourage walking and biking, and support reduce reliance of fossil fueled modes of transportation.

## 5.3. Transportation

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### Objective:

- To promote low or zero emission modes of transportation.

### Policies:

1. Develop Electric Vehicle (EV) charging stall requirement for key categories of commercial and multi-unit development.
2. Develop bike parking and storage requirements for new multi-dwelling development. This could be considered in lieu of required vehicle parking.

growth management within the Regional District have a significant impact on growth management strategies within Smithers related specifically to housing supply, demand and uptake. Therefore, it is important that growth management decisions are coordinated to ensure they address objectives of each of these two entities.

Boundary expansion may be needed in the future as the economy of Smithers continues to diversify. In the past, the area between Lake Kathlyn and the Town was the subject of a municipal boundary extension study, which concluded that utility-servicing constraints did not support extension into this area at that time. It was also recognized that rural residents live there as a lifestyle choice and may not wish to become incorporated into municipal boundaries. The Tatlow Road area may be suitable for industrial use in the future.

## 6.1 Land Use and Infrastructure

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### Objective:

- To encourage compact settlement patterns that:
  - Ensure efficient use of the land base to preserve natural open space areas and conserve natural resources.
  - Ensure the efficient, cost effective and contiguous provision of municipal infrastructure, public facilities, and transportation systems.
  - Ensure the development of complete neighbourhoods that encourage active transportation options and reduce reliance on fossil fuel powered vehicles.

### Policies:

1. New medium to high density growth and development will be accommodated through sensitive infill and intensification (redevelopment) of existing built and serviced areas. These forms of development will be given priority over development proposals on previously undeveloped (greenfield) sites within the Town boundaries.
2. The majority of new medium to high density residential growth should occur within the medium and high-density infill areas as shown on Map 1: Land Use. Growth outside of these areas should be near active transportation routes, trails and pathways.
3. Commercial, mixed-use, and multi-unit development proposals shall demonstrate how they meet the Development Permit Area design guidelines.

## 6.2 Land Use Plan and Designations

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The following land use designations are intended to guide future development in Smithers. The areas to which these designations apply are shown on Map 1: Land Use.

## 7.2. Housing Diversity and Flexibility

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### Objective:

- To increase the mix of housing types, tenures, and densities to meet the diverse community housing needs of existing and future residents.

### Policies:

1. Reference the Smithers Housing Needs Report (updated every 5 years) for the most current information regarding local housing need.
2. Support residential intensification on areas designated as low density residential by permitting greater flexibility for constructing rental suites. This includes supporting the construction of both a carriage house and secondary suite on one lot, provided off-street parking is available.
3. Encourage medium and high-density residential development that allow residents to downsize their home and remain in the community as they age, including various forms of supportive housing and multi-level care facilities.
4. Support proposals for a wide range of supportive housing, including the co-location for on-site supports.
5. Use incentives for rental housing development, such as density bonussing, reducing required parking, tax incentives and participating in external incentive programs.
6. Encourage innovative proposals for residential developments, such as small lot subdivisions and micro suites.
7. Housing types, sizes, and tenures should be mixed wherever possible to encourage a social mix within individual neighbourhoods.
8. Support the development of residential rental suites as an auxiliary use in commercial, civic use, and light/medium industrial designations.
9. Appropriate temporary residential uses are supported on lands within the Town of Smithers.
10. Support non-profits, educational institutions, and senior levels of government to create new housing developments in Smithers, including senior/elder housing, Indigenous housing, housing for those experiencing homeless or at risk, and supportive housing. Encourage new housing to be in walking distance to downtown, amenities and transit.
11. Encourage residential design to meet Universal Design standards and best practices.
12. Support Indigenous led approaches to Indigenous housing.

## 7.3. Housing Affordability and Availability

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### Objective:

- To encourage a range of safe and affordable housing options which meet the needs of individuals and families of varying income levels, age groups, and needs.

### Policies:

1. Give priority to development proposals for small and compact forms of housing such as small-lot single detached homes, town homes, and low-rise apartments.
2. Monitor participation in the Town of Smithers Rental Housing Incentive Program, and update, as required.
3. Encourage alternative housing tenures within residential areas such as co-housing, cooperative housing, and fee-simple town homes, especially where these meet an affordable housing need.
4. Integrate seniors and supported housing into the community where there is good access to public transit and basic support services.
5. Support the creation of new, and the retention of existing, rental housing and discourage the conversion of rental housing to strata ownership.
6. Support the location of supportive or transitional housing within the Town (the provisions of the *Community Care and Assisted Living Act* govern many aspects of these homes).
7. Encourage the retention and creation of mobile home parks, in appropriate locations, as a viable and important source of affordable home ownership in Smithers.
8. The Town will continue its role in developing Town land by inviting private developers to bid on developing the land. Lot prices will, generally at a minimum, recover the actual costs of development, but will also be used to shape and focus housing in particular areas of Town.
9. Consider density bonusing provisions for residential projects that help achieve specific housing goals such as the creation of additional senior/elder housing, affordable rental housing, and supportive housing.
10. Encourage large-scale hotel and resort developments to ensure there is an affordable supply of rental housing for employees, and where required, include the provision to provide employee housing.
11. Encourage the development of partnerships among community groups, non-profit organizations, the business community, professionals, and all levels of government to provide affordable and available housing.