

6.2.2 COMMERCIAL

Objectives:

- To concentrate new high density residential, commercial, and community uses within the downtown area to:
 - Reinforce downtown Smithers as the heart of the community.
 - Create well defined, pedestrian-oriented streets.
 - Support continued downtown revitalization.
 - Provide a balance of jobs, amenities and housing for all stages of life.
 - Create a compact, complete, and walkable downtown.
- Encourage high quality development and redevelopment opportunities along the Highway 16 corridor.

Policies:

1. Downtown and High-Density Residential designation is the preferred location for multi-unit residential buildings, mixed-use commercial and residential buildings, office buildings, institutional buildings, arts and cultural facilities, and retail.
2. Mixed use development, specifically residential uses located above commercial uses, is strongly encouraged.
3. Encourage the concentration of retail activity on ground floor with office and residential use above Main Street.
4. Encourage development proposals for higher density residential uses, such as apartments and townhouses.

6.2.2.1 Highway 16 Commercial

The intent of the Highway 16 Commercial designation is to provide a mix of highway oriented commercial uses such as automotive sales and services, lumber supply, and home improvement. It is also intended to provide services to tourists and the traveling public. Supported uses include tourist accommodation, restaurants, and service stations. This area is not intended for general retail sales, including the sale of general household goods, clothing or groceries that are considered more appropriate in the downtown area.

6.2.3 PARKS, OPEN SPACE AND TRAILS

The intent of the Parks, Open Space and Trails designation is to provide a network of accessible active park space, natural open space and trails for users of all ages and abilities.

Objective:

- To ensure an adequate supply of suitable land to accommodate population growth in a managed, thoughtful, and sustainable manner.

Policies:

1. An assessment of land use capacity and projected growth will be conducted every five years to ensure there is adequate supply of land to accommodate the anticipated commercial, industrial, and housing, service, and employment needs of the community. The results of this assessment will inform boundary extension considerations.

6.2.1 RESIDENTIAL

Objectives:

- To encourage complete neighbourhoods, compact settlement patterns and mixed land uses that support active transportation.
- To provide a diverse range of rental and market housing to improve housing affordability and increase housing options.
- Support home-based businesses in all residential dwellings.
- To identify the availability of suitable land for 5 years of residential development.

6.2.1.1 Low Density Residential Development

The intent of the low-density residential designation is to encourage small-scale, multi-unit housing development. Supported uses and housing types include (*Bylaw 1973*):

- Single-detached homes;
- Small lot (intensive), single detached homes;
- Secondary suites and carriage houses;
- Semi-detached homes;
- Quadplexes;
- Townhouses; and
- Home based businesses.

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8.2. Strengthen and Diversify the Local Economy

Objectives:

- To support the growth and diversification of the local economy.
- To continue Smithers' tradition of being home to many services to the resource industry, entrepreneurs, and employees.
- To recognize the outstanding natural, cultural, and built amenities which not only impact the high quality of lives enjoyed by current residents and visitors, but also attracts new residents to Smithers.

Policies:

1. Create a Community Economic Development Plan that includes engagement with business owners and the broader community. Collaborate with all stakeholders, including the Chamber of Commerce and Tourism Smithers on this and other economic development initiatives.
2. Review Town bylaws and procedures to ensure a streamlined approval process, open and responsive governance, efficient use of taxation resources, and delivery of services.
3. Support and strengthen tourism initiatives throughout the Town. Tourism opportunities may include exploring Indigenous lead tourism with the Witsuwit'en Nation.
4. Where development proposals are expected to create new jobs, support the construction of employee housing as an auxiliary use.
5. Consult with the local business community, including organizations such as the Chamber of Commerce and Tourism Smithers for feedback on Town plans and policies related to economic development.
6. Identify ways that the Town can best assist with business retention, expansion, and attraction.
7. Support the retention and recruitment of a qualified labour pool by supporting access to appropriate and affordable housing and other necessary support services such as child and senior/elder care.
8. Support auxiliary residential development on lands designed as commercial and light/medium industrial.
9. Encourage home-based business being that it is owner occupied only with the exception of childcare providers and arts/music home-based businesses.
10. Develop 5-year action plan to grow the commercial and industrial tax base that may include revitalization tax exemption programs, streamlining of approval processes, alternative frontage improvements and targeted marketing campaigns.