



STAFF REPORT

DATE: February 24, 2026 **REPORT:** DEV 26-020
FROM: Adrian Smith, Planner **FILE:** 3360-20/R26-01
SUBJECT: Zoning Bylaw Amendment for 3675 Alfred Avenue

RECOMMENDATIONS:

1. THAT Council give First Reading to Bylaw No.2006 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 26-01.
2. THAT Council give Second Reading to Bylaw No.2006 – Town of Smithers Zoning Bylaw No. 1987 Amendment No. 26-01.

BACKGROUND:

Application: On January 20th, 2026, the Town received a Zoning Amendment application R26-01 for 3675 Alfred Avenue, legally described as Lot A, Block 72, Plan PRP1054, District Lot 5289, Range 5, Coast Range 5 Land District, (BX417859), and owned by 1344100 BC LTD, INC. (see **Attachments 1 and 2**). The 1170 m² subject property is currently developed with a four-unit townhouse dwelling contained within a single principal building, with a 258 m² footprint. In addition to the main structure, several accessory structures are located within the rear yard area, including a storage shed and a gazebo. Historical records indicate that the building previously operated as a children’s daycare facility.

The Applicant proposes to develop a three-unit, single-storey townhouse complex. Each townhouse unit will be a compact, single-storey dwelling with a footprint of approximately 500 square feet (44.5 m²) and will include a private outdoor space of approximately 16.7 m². The current zoning designation of the property is Low Density Residential (LDR-1), which does not permit the proposed number of dwelling units. Therefore, the Applicant is requesting an amendment to the Town of Smithers Zoning Bylaw No. 1987 to rezone the parcel to the R-3 Medium Density Residential Zone to allow for the proposed development.

Agenda Date:	March 10 th 2026
Meeting Type:	Regular Meeting of Council
Agenda Placement:	Bylaws

OCP & Zoning: The Town's Official Community Plan (OCP) Bylaw No. 1935 designates the property as 'Low Density Residential (see **Attachment 3**). The proposed development aligns with the general intent of the current land use designation, therefore no OCP amendment is required.

The property is currently zoned LDR-1 Low Density Residential. The proposed R-3 Medium Density Residential zone, permits 'townhouse' and 'low-rise apartment' developments as principal use with no density limits.

DISCUSSION:

Rezoning is required where a proposed development is not permitted under the Town of Smithers Zoning Bylaw No. 1987. The subject property is currently zoned Low Density Residential (LDR-1), which does not permit the proposed density of seven dwelling units on a single parcel. As such, an amendment to the Zoning Bylaw is necessary to approve the application.

In considering a rezoning application, Council must evaluate whether the proposed amendment is consistent with the overall intent and objectives of the Zoning Bylaw. The bylaw is intended to guide orderly growth and development, ensure compatibility of land uses, and protect the livability of established neighbourhoods. Any rezoning should demonstrate a clear community benefit and confirm that potential impacts—such as traffic, parking, servicing, privacy, and neighbourhood character—have been appropriately addressed and mitigated.

The subject property was recently converted from a children's daycare facility to a four-unit residential development. During daycare use, the frontage of the property was paved to accommodate a drop-off area, allowing convenient access to the front entrance.

The property previously received a variance reducing the required front yard setback to 3.0 metres, representing approximately half of the standard setback requirement. If the proposed development proceeds as applied for, this area should not be used as a de-facto parking-lot as it does not meet the parking space requirements set out in Section 2.10 of the Zoning Bylaw.

The proposal will increase the total number of units on the property to seven. Based on the required parking ratio of 1.5 spaces per dwelling unit, the development would require 11 off-street parking spaces. Due to site constraints, the applicant intends to submit a Development Permit with Variance application to reduce the required parking to 10 spaces, should the rezoning application be approved. Ortho images of the subject property are included as **Attachment 4**.

Considerations for Approving the Rezoning Application:

- The proposed rezoning would allow the creation of additional market rental housing targeted towards seniors and individuals with mobility challenges.
- Increased density represents a more efficient use of the subject parcel and is consistent with the applicable land use designation in the OCP.
- The proposal supports principles of sustainable land use and infrastructure efficiency by optimizing the use of existing municipal services and facilities.
- The proposed rezoning would facilitate a development that is generally compatible with the character of the surrounding neighbourhood. The scale and anticipated form of development are not expected to create land use conflicts with adjacent properties.
- The creation of new rental units would advance the Town's housing-related objectives as outlined in the OCP and align with the recommendations of the Housing Needs Report, particularly with respect to increasing rental supply and promoting housing diversity.
- The proposal contributes to the intensification of residential development in proximity to existing amenities and commercial areas. This pattern of growth supports reduced reliance on automobiles and may contribute to lower greenhouse gas (GHG) emissions aligning it with the "Shift Beyond Car" strategy identified in the Town's Community Energy & Emissions Plan (CEEP).

Where rezoning applications are intended to facilitate complex, large-scale developments, local governments may require the submission of detailed technical information. In this case, the site plan provided as part of the application is preliminary in nature, and a Development Permit with Variance (vary parking requirements) application is anticipated at the appropriate stage of project development. Given the small-scale nature of the proposal, staff consider the information submitted to be sufficient to evaluate the merits of the rezoning application.

The proposed development will trigger certain off-site works, including rear lane paving. Specific details will be reviewed at the Development Permit with Variance stage. At that time, the owner may also be required to upgrade existing municipal service connections, if necessary, to accommodate the proposed increase in density.

Conclusion:

The primary focus of any zoning application is the nature of the proposed use, its compatibility with the surrounding uses, and the community value resulting from the proposed change in use.

Staff support the proposed rezoning.. The property's proximity to the downtown core and community amenities makes it suitable for higher-density residential development. The proposal supports municipal objectives related to walkable neighbourhoods, efficient land use, and increasing housing supply, as identified in the Town's OCP and related planning documents.

RESOURCE CONSIDERATIONS:

The planning review and bylaw approval costs will be covered by the rezoning application fee.

LEGISLATION / POLICY CONSIDERATIONS:

The proposal supports several sections in the OCP (see **Attachment 5**): 6.2 Land Use Plan and Designations S. 6.2.1 Residential Objectives, 6.2.1.2 Medium Density Residential Development. 7.2. Housing Diversity and Flexibility (policy 3 and 6) 7.3. Housing Affordability and Availability (policy 1 and 4).

The proposal aligns with the findings and general recommendations of the 2024 Housing Needs Assessment Report, which identifies a need to expand the supply of rental housing, including options tailored to seniors.

ASSET MANAGEMENT IMPLICATIONS:

The Town of Smithers will require the paving of the rear lane at the Development Permit with Variance stage of the application. Additionally, the Town is supportive of a cash-in-lieu contribution for the required sidewalk improvements along the subject parcel frontage. As no sidewalks currently exist along the adjacent properties, the collected funds would be allocated toward the future construction of sidewalk infrastructure along the length of the block, in accordance with the Town's capital planning and infrastructure improvement objectives.

CONNECTION TO STRATEGIC PRIORITIES:

The development directly supports **Community Livability – Housing Affordability and Diversity** by delivering accessible, seniors-friendly housing while contributing to increased residential density.

The project advances affordability, inclusivity, and long-term community sustainability.

ENVIRONMENTAL CONSIDERATIONS:

The project's close proximity to the downtown core and essential amenities will support increased reliance on active transportation for daily needs, reducing vehicle dependence and contributing to broader environmental sustainability goals.

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. Staff will schedule a Public Hearing for the proposed zoning amendment bylaw once the Ministry of Transportation and Infrastructure (MoTI) grants pre-approval to the proposed zoning changes.

ACCESSIBILITY CONSIDERATIONS:

The proposed development will provide three level-entry townhouses with large, accessible entrances. These homes are ideally suited for seniors and individuals with mobility challenges, addressing the growing need for accessible rental housing in the Smithers market.

ALTERNATIVES / OPTIONS:

1. Approve the Rezoning application with modified conditions.
2. Deny the Applicant's request.
3. Another option as determined through Council discussion and motion.

ATTACHMENTS:

1. Application
2. Subject Property Map
3. Current OCP and Zoning Maps
4. Ortho-images of the Site
5. Relevant sections of the OCP Bylaw No. 1935
6. Draft Bylaw No. 2006

Respectfully submitted:



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Reviewed by:



Mark Allen
Director of Development Services

Approved for Submission:



Michael Dewar
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