



STAFF REPORT

DATE: April 7, 2026

REPORT: DEV 26-039

FROM: Adrian Smith, Planner

FILE: 3360-20/R26-01

SUBJECT: Zoning Bylaw Amendment for 3675 Alfred Avenue- Additional Information

RECOMMENDATION:

THAT Council receive Report DEV 26-039, which presents a revised site plan for the proposed 3-unit townhouse complex located at 3675 Alfred Avenue, for information.

BACKGROUND:

On January 20, 2026, the Town received Zoning Amendment Application R26-01 for 3675 Alfred Avenue. At the Regular Meeting of Council held on March 10, 2026, Council considered first and second readings of the proposed rezoning application. During discussion, Council expressed concerns regarding a potential Development Permit with a variance to reduce the minimum parking requirement for the project from 11 spaces to 10 (see **Attachment 1**). In response, the applicant reconsidered the site layout and submitted a revised plan (see **Attachment 2**), which meets the minimum required number of parking stalls as outlined in Section 2.10 of the Town of Smithers Zoning Bylaw No. 1987. As the rezoning application has been approved by the Ministry of Transportation and Transit (MoTT) and is proceeding to the Public Hearing and Third Reading stages, the applicant has provided this revised site plan for Council's consideration.

DISCUSSION:

The Town of Smithers Zoning Bylaw No. 1987 regulates the use of land and buildings by establishing zones and specifying permitted uses, as well as development standards for each zone. Section 2.10 and Table 2.10 prescribe the minimum number of parking stalls required for each zoning category. The applicant proposes adding to the Town's rental housing inventory, with consideration for seniors, as the development consists of ground-level studio units. In an effort to reduce barriers and

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Meeting Type:	Regular
Agenda Placement:	Staff (B) Report

support the advancement of the project, the applicant has designed the development to meet zoning requirements while maintaining accessibility and functionality.

RESOURCE CONSIDERATIONS:

Refer to Staff Report DEV 26-020 Zoning Bylaw Amendment for 3675 Alfred Avenue.

LEGISLATION / POLICY CONSIDERATIONS:

Refer to Staff Report DEV 26-020 Zoning Bylaw Amendment for 3675 Alfred Avenue.

ASSET MANAGEMENT IMPLICATIONS:

Refer to Staff Report DEV 26-020 Zoning Bylaw Amendment for 3675 Alfred Avenue.

CONNECTION TO STRATEGIC PRIORITIES:

Refer to Staff Report DEV 26-020 Zoning Bylaw Amendment for 3675 Alfred Avenue.

ENVIRONMENTAL CONSIDERATIONS:

Refer to Staff Report DEV 26-020 Zoning Bylaw Amendment for 3675 Alfred Avenue.

COMMUNICATIONS:

Refer to Staff Report DEV 26-020 Zoning Bylaw Amendment for 3675 Alfred Avenue.

ACCESSIBILITY CONSIDERATIONS:

Refer to Staff Report DEV 26-020 Zoning Bylaw Amendment for 3675 Alfred Avenue.

ALTERNATIVES / OPTIONS:

Refer to Staff Report DEV 26-020 Zoning Bylaw Amendment for 3675 Alfred Avenue.

ATTACHMENTS:

1. DEV 26-039 Original Rezoning Application including site plan
2. DEV 26-039 Revised Site Plan

Respectfully submitted: _____ :



Name Adrian Smith
Title Planner

Reviewed by:



Mark Allen
Director of Development Services

Approved for Submission:

Michael Dewar
Chief Administrative Officer