

Attachment 5: Relevant Sections of OCP

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.

6.2.1.2 Medium Density Residential Development

The intent of the medium density residential designation is to encourage a compact mix of housing types and tenures along key active transportation corridors or within walking distance of key amenities. Supported uses and housing types include (*Bylaw 1973*):

- Secondary suites and carriage houses;
- Semi-detached homes;
- Quadplexes;
- Townhouses; and
- Low-rise apartments.

6.2.1.3 High Density Residential Development /Downtown Commercial

The intent of the High-density Residential /Downtown Commercial designation is to encourage a greater intensity and mix of uses (commercial and residential) with accessible pedestrian-oriented streets to provide adaptability and flexibility in use over time. Service based businesses, such as retail, restaurants, cafés, as well as professional services, civic facilities, parks, public gathering spaces, appropriate light manufacturing, and a variety of residential uses are supported.

A compact mix of housing types and tenures with densities of up to 125 dwelling units per hectare in key areas within walking distance of downtown or key amenities are envisioned. Where the residential uses are located on Main Street or within the downtown area, mixed-use buildings with ground floor commercial uses is envisioned. Supported uses and housing types include street fronting town home and apartments. The massing of buildings is envisioned to be one to three storeys in height. Four to five storeys may be considered by Council where view planes and solar access is shown to not cause a significant impact to the Town and surrounding residents.

The intent of the High-density Residential /Downtown Commercial designation is to:

- Reinforce Main Street as the downtown core by supporting commercial as the principal use permitted on the ground floor with commercial or residential uses encouraged on upper floors.
- Support the downtown avenues between King and Queen Street to include a mix of commercial and/or higher density residential uses.

7.2. Housing Diversity and Flexibility

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 & creative residential intensification. This includes supporting the construction of both a carriage house and secondary suite on one lot in a range of housing types, provided off-street parking is available (*Bylaw 1973*).
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

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.