



STAFF REPORT

DATE: June 19, 2026 **REPORT:** DEV 26-049

FROM: Deepa Chandran
Manager of Planning and Climate
Readiness **FILE:** 3090-20/TU26-01 &
DV26-07

**SUBJECT: Temporary Use Permit TU26-01 and Development Variance Permit
DV26-07 for BC Housing HEARTH Shelter Project in Smithers**

RECOMMENDATIONS:

1. THAT the Advisory Planning Commission recommend that Council approve Temporary Use Permit TU26-01 for 3892 Third Avenue, legally described as Lots 1-3, Block 106, Plan PRP1054, District Lot 865, Range 5, Coast Range 5 Land District, for operating a 24-hour shelter facility, as part of the Homeless Encampment Action Response Temporary Housing (HEARTH) initiative, with the following conditions:
 - a) The TUP is valid from October 1, 2026, for a 3-year term, or an earlier date aligning with the commencement of the operation of the Alfred Avenue supportive housing and shelter development, whichever comes first;
 - b) The facility operates in accordance with the plan proposed, including any modifications identified as necessary by the Town to minimize land use conflicts and to ensure shelter residents' and public safety;
 - c) The temporary use is carried out in compliance with the Town of Smithers bylaws and regulations, except as otherwise varied through a Development Variance Permit (DVP) approved specifically for this development;
 - d) The fencing at the front corner of the building is pushed inwards to align with the interior side entrance to ensure resident safety and support crime prevention;
 - e) The proponent provides security to the Town in the amount of \$2,000 to ensure that the gazebo on the rear yard is removed when the shelter use ceases on site; and

Agenda Date:	July 2, 2026
Meeting Type:	APC
Agenda Placement:	Staff 'A' Report

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- f) Submit a lighting and camera surveillance plan to the Town for a Crime Prevention Through Environmental Design (CPTED) review and approval at the Building Permit stage.
2. THAT the Advisory Planning Commission recommend that Council approve Development Variance Permit DV26-07, for 3892 Third Avenue, legally described as Lots 1-3, Block 106, Plan PRP1054, District Lot 865, Range 5, Coast Range 5 Land District, for operating a 24-hour shelter facility, as part of the Homeless Encampment Action Response Temporary Housing (HEARTH) initiative, varying the following Town sections of the Town of Smithers bylaws:
- a) Section 3.4 of the Town of Smithers Subdivision Servicing and Development Standards Bylaw No. 1800, exempting the proposed development from all off-site works requirements;
- b) Section 2.10 of the Town of Smithers Zoning Bylaw No. 1987, exempting the proposed development from complying with off-street parking design & construction, landscaping, and maintenance requirements other than those pertaining to functionality and public / user safety.

BACKGROUND:

Homelessness -- the state of living without stable, safe, permanent, and appropriate housing – is an issue that has become increasingly visible in many communities across the province, including Smithers. Homelessness initiatives in British Columbia operate primarily under the province's [Belonging in B.C. plan](#), with HEART (Homeless Encampment Action Response Team) and HEARTH (Homeless Encampment Action Response Temporary Housing) serving as the central pillars.

As part of its ongoing efforts to address homelessness in the community, the Town of Smithers recently completed the following steps:

- **Mid-November 2025:** Issued a Business License to the Bulkley Valley Harm Reduction Society, to operate a BC Housing Temporary Winter Shelter (TWS), from the vacant commercial building at 3892 Third Avenue (see **Attachment 1**) until March 31, 2026, serving 10 homeless individuals.
- **February 9, 2026** - Signed an agreement with BC Housing to become a Phase 2 HEARTH community;
- **June 16, 2026**, Special Open meeting - After considering the community engagement report presented by BC Housing (see **Attachment 2**), Council approved 3892 Third Avenue as the HEARTH location in Smithers, enabling BC Housing to proceed with the necessary development / building approval process to realize the proposed use.

On June 18, 2026, the Town received a joint Temporary Use Permit (TUP) and Development Variance Permit (DVP) application from BC Housing (see **Attachment 3**). The TUP proposal requested Council's approval for operating the HEART and HEARTH program from the approved location in accordance with the site plan submitted, while the DVP application requested for exemptions from off-site works requirements established by the Town's Subdivision Servicing and Development

Standards Bylaw No. 1800 and off-street parking requirements established by Section 2.10 of the Town's Zoning Bylaw No. 1987.

OCP & Zoning: The subject property is designated High Density Residential / Downtown Commercial in the Town of Smithers Official Community Plan (OCP) Bylaw No. 1935 and is zoned C-1A (Downtown Commercial) in the Town of Smithers Zoning Bylaw No. 1987 (see **Attachment 4**). The property also forms part of the Downtown Commercial Form and Character Development Permit Area (DPA) as established by Map 7 of the OCP.

DISCUSSION:

HEART and HEARTH programs differ from traditional emergency shelters by shifting the focus from a reactive, to an active, housing-focused strategy, where rapid outreach is integrated with temporary transitional housing designed to break the cycle of homelessness (BC Housing, 2026). Unlike the traditional shelters, where shelter use is driven by individual motivation and the shelter operator plays a passive and rules-based approach, HEARTH and HEART shelters focus on the short / long-term wellbeing of the shelter users and the homeless individuals in encampments.

Temporary Use Permits (TUP) allow local governments to enable property owners / proponents to establish short-term uses otherwise not permitted by the zoning bylaw while Development Variance Permits (DVP) allow local governments to relax established development and servicing standards except use and density. The uniqueness of the HEARTH approach differentiates the proposed shelter operation from the traditional shelter use otherwise currently permitted in the C-1 and C-1A zones under the 'rescue mission' use, hence requiring TUP approval from Council.

A) Temporary Use Permit TU26-01: The proposal is to operate the proposed HEARTH shelter for a 3-year term, providing 24-hour shelter and supportive services to 25 homeless individuals in the community. BC Housing will fund the program while an experienced community organization will operate the facility. As part of repurposing the currently vacant building for the proposed HEARTH use, BC Housing intends to complete both building upgrades and site improvements (see **Attachment 5**).

Staff support the 3-year TUP request for the following reasons:

- **Short-Term Nature:** The proposal offers an interim solution to the homelessness issue in Smithers and will eventually allow the occupants of the proposed HEARTH shelter to transition to the Alfred Avenue supportive housing facility. Although the intent is to close the HEARTH Shelter with the opening of the Alfred Avenue development in late 2028, the additional TUP term is necessary to accommodate any unanticipated delays in construction / occupancy of the new development;
- **Alignment with C-1A Uses:** C-1A zone permits 'rescue mission' as a principal use; the proposed use requires a TUP only because of its unique operation and service delivery model. Hence, the proposed use is not expected to have any additional impacts on the neighbourhood other than what is currently permitted. Also, the proposed occupancy load aligns with downtown's high density residential character;

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- **Measures to Minimize Conflicts:** The proposed building and site improvements will minimize potential land use conflicts with the neighbouring commercial and residential uses. The measures proposed in this regard include an 8'-high fence around the building (except for the front), off-street parking area at the back, limiting side parking for emergency access and loading, and changing primary access to the side facing Third Avenue.
 - **User and Public Safety:** The proposed building and site upgrades will ensure safety of the shelter users and public alike. Prominent features in this regard include controlled access fence gates, removal of the existing coniferous trees next to the building, installation of a gazebo on the rear yard as an additional amenity and building upgrades to comply with the provincial building and fire code requirements. Staff recommend that the fencing proposed on the interior side yard is moved back to align with the interior side entrance to ensure safety of the shelter users, to discourage crime, and to ensure safety of emergency responders. The side windows are fire egress windows and having clear exit lines supports safety. Additionally, setting back the fencing to the side entrance will mitigate creation of partially enclosed spaces. In addition, staff recommend that the proponent submit a lighting plan and camera surveillance plan to the Town at the Building Permit stage. Staff recommend the side and entrance of the building be well lit to prevent loitering.
 - **Community Benefits:** As of the Point-in-Time Homeless Count conducted by BC Housing in April 2025, Smithers had 77 homeless individuals, denoting a drastic increase from previous years. The proposed 25-bed HEARTH facility, coupled with the other recent measures taken towards homelessness, will have immediate and long-term positive community-wide impacts, in addition to positively transforming the lives of vulnerable homeless individuals in Smithers.
 - **Security for gazebo:** Auxiliary structures are not permitted in the C-1A zone. However, the proposed HEARTH use includes the installation of a gazebo as an amenity space for the shelter users. As authorized under the Local Government Act, the proposed gazebo can be permitted with a \$2,000-security deposit to the Town to ensure that it is removed at the end of the shelter operation.

The proposed exterior renovations to the building are minor in nature and the gazebo's view will be limited by the high fence and rear location. As such, no Form and Character Development Permit is required. Staff will conduct detailed reviews of the proposed building and site improvements -- including those pertaining to accessibility, user safety, lighting and surveillance -- at the Building Permit stage.

B) Development Variance Permit DVP26-01: A TUP can only change use but not vary other development / servicing-related regulations. Hence, the proponent has submitted a separate DVP request as part of the proposed HEARTH shelter development to exempt the development from complying with:

- Section 3.4 of the Town of **Smithers Subdivision Servicing and Development Standards Bylaw No. 1800**, which triggers off-site works requirements for developments with an estimated construction value of \$100,000 or more, which in this case includes sidewalk construction, curb and gutter addition, and lane paving; and

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- Section 2.10 of the **Town of Smithers Zoning Bylaw No. 1987**, which establishes off-street parking standards (see **Attachment 6**). BC Housing intends to provide parking for staff / supportive services on site, however, has requested variances from the design and maintenance standards, including the provision of accessible stalls, paving, landscaping requirements etc.

Staff support approving the requested variances for the following reasons:

- **Temporary Nature:** Owing to the short-term nature of the proposed HEARTH use on site, it would be excessive to require the proponent to complete all the off-site works and parking-related site improvements, which are permanent in nature;
- **Project Viability:** Requiring the proponent to comply with the off-site and parking design-related standards will render the proposed HEARTH shelter project unfeasible due to space and resource constraints. Approving the requested variances is necessary to realize the proposed shelter project.;
- **No safety / functionality impacts:** As part of the TUP, the proposed site will have on-site parking arrangements for staff and support services, while the requested variances are regarding sections that predominantly focus on form and character considerations. As such, approval of the parking variances will not adversely impact either the functionality of the proposed building or public / user safety both in and around the site;
- **No land use conflicts:** Approval of the specific parking and off-site works requested variances are unlikely to lead to any land use conflicts with the neighbouring uses. Nonetheless, the parking area will need to be graded appropriately to prevent water ponding issues on site. Similarly, the parking stalls must meet the minimum stall size and access requirements to ensure functionality and safety.

RESOURCE CONSIDERATIONS:

The applicant will cover all costs associated with the processing of the joint DVP-TUP application, including the registration of the permits with the Land Titles office. BC Housing will 100% fund the proposed HEARTH shelter and operate it through an experienced local organization. At a broader level, availability of appropriate homeless shelter facilities will have direct positive impacts on bringing down costs associated with healthcare and crime reduction initiatives.

LEGISLATION / POLICY CONSIDERATIONS:

Official Community Plan Bylaw No. 1935 Sections 7.2 Housing Diversity and Flexibility (policies 8 and 9), 7.3 Housing Affordability and Availability (policies 4 and 11), and 8.3 Commercial (policy 4) support the proposed development (see **Attachment 7**). The proposal also aligns with the recommendations of the Smithers Housing Needs Report (2024), which establishes the need for creating more homeless shelters in the community.

ASSET MANAGEMENT IMPLICATIONS:

Not Applicable.

CONNECTION TO STRATEGIC PRIORITIES:

The proposal aligns with the following Strategic Priority of Town Council for 2023-26:

- **Community Livability: Housing Affordability and Diversity** - Strive for adequate, appropriate, and diverse housing for all;
- **Community Livability: Community Wellbeing** - Advocate for the provision of services and adequate shelter for vulnerable populations.
- **Partnerships: Build Community Partnerships** - Foster an environment that relies on community dialogue, collaboration, innovation, and partnerships in continuing to build a stronger, resilient and more inclusive community.

ENVIRONMENTAL CONSIDERATIONS:

Approval of the requested variances is unlikely to have adverse environmental implications. Exempting the development from paving the parking area will support infiltration of the stormwater and reduce drainage generated from the property.

COMMUNICATIONS:

Notification and communication for this application will be undertaken in accordance with the requirements of the Local Government Act, the Town of Smithers Development Procedures Bylaw, and the Town of Smithers Public Notice Bylaw

ACCESSIBILITY CONSIDERATIONS:

The proposed building upgrades to the interior and exterior of the building will ensure enhanced accessibility to the users. On the negative side, exempting the proposed development from meeting the off-site works requirements will have adverse accessibility impacts. In staff opinion, the positive accessibility improvements significantly outweigh the negative accessibility impacts.

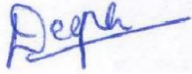
ALTERNATIVES / OPTIONS:

1. Require changes to the TUP / DVP application or both.
2. Approve the requested TUP and DVP with modified list of conditions.
3. Deny the TUP / DVP or both.
4. Another option as per Council discussion and motion.

ATTACHMENTS:

1. DEV 26-049 Attach.1 Subject Property Map
2. DEV 26-049 Attach.2 BC Housing Presentation
3. DEV 26-049 Attach.3 Joint TUP – DVP Application
4. DEV 26-049 Attach.4 OCP-Zoning Maps
5. DEV 26-049 Attach.5 Aerial Images of the Site
6. DEV 26-049 Attach.6 Section 2.10 Zoning Bylaw No. 1987
7. DEV 26-049 Attach.7 Relevant Sections OCP Bylaw No. 1935

Respectfully submitted:



Deepa Chandran
Manager of Planning and Climate
Readiness

Reviewed by:



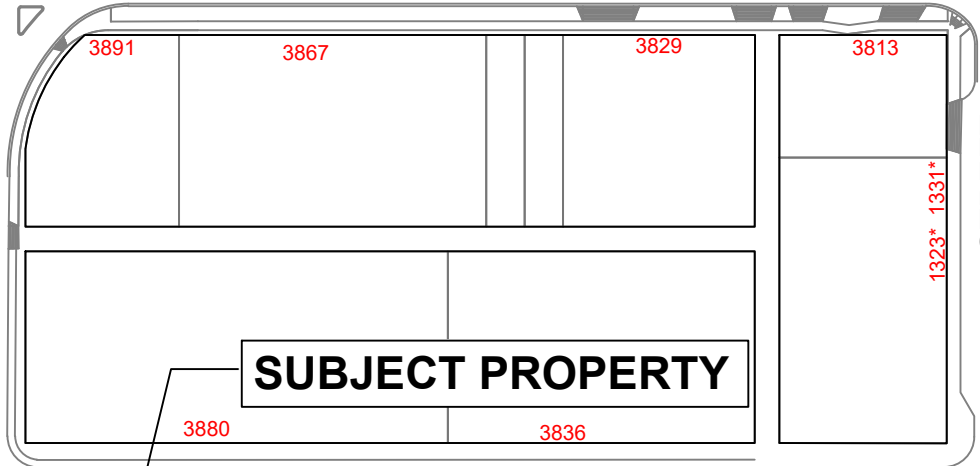
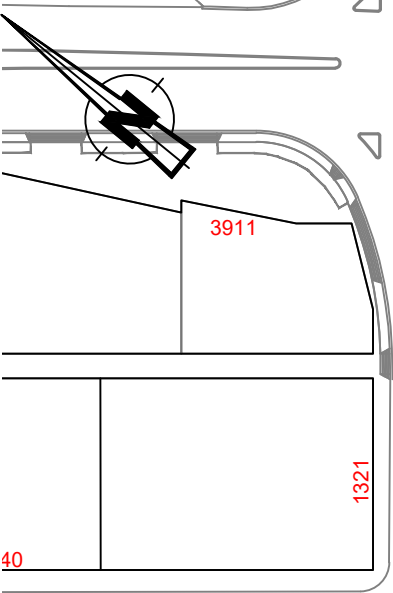
Mark Allen
Director of Development Services

Approved for Submission:



Michael Dewar
Chief Administrative Officer

YELLOWHEAD HIGHWAY 16

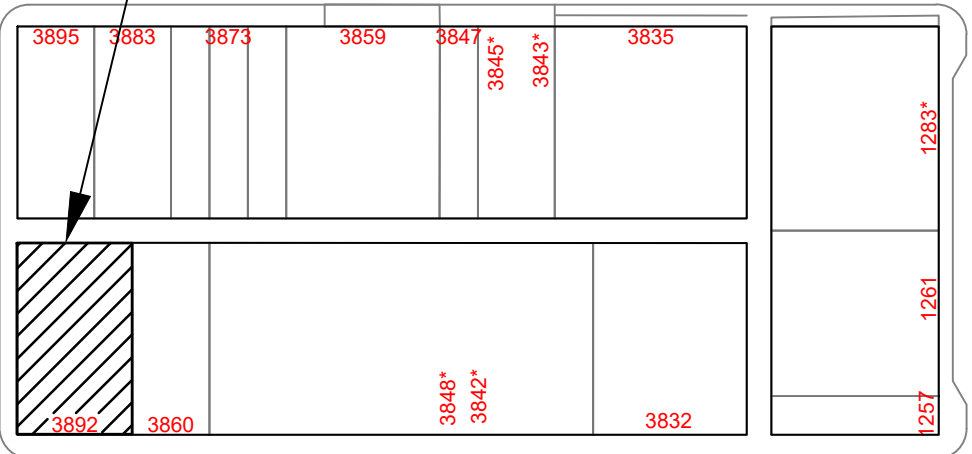
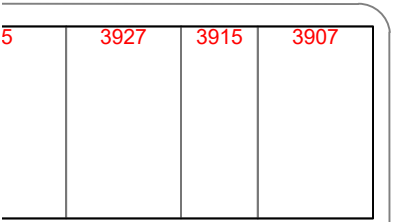


SUBJECT PROPERTY

QUEEN STREET

MAIN STREET

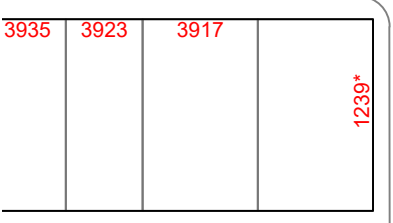
FOURTH AVENUE



FOURTH AVENUE

THIRD AVENUE

THIRD AVENUE

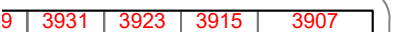


QUEEN STREET

MAIN STREET

SECOND AVENUE

SECOND AVENUE



TITLE: **SUBJECT PROPERTY MAP**

892 THIRD AVENUE

SCALE: 1:1500

DRAWN BY: AS

DATE: 2026/06/17

APPROVED BY: MFA

DATE: 2026/06/12

DRAWING PATH: N:\3700-4699 LEG-REG SERVICES\4520 PERMITS - INDIVIDUAL\4520-20 - BY CATEGORY, ALPHA BY NAME\VB\TEMPORARY USE PERMITS\2026\TU

Smithers Shelter Plan

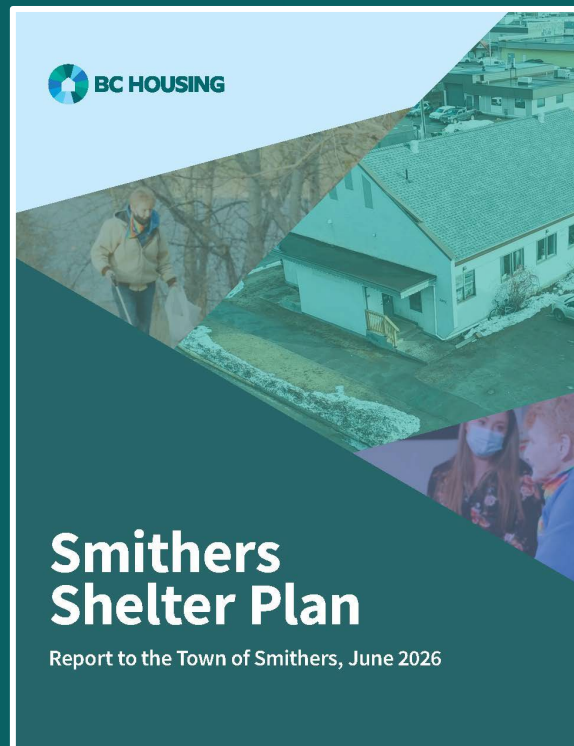
Amy Wong,

Director, Regional Development, North

Terry Waterhouse

Regional Director, Northern Operations

June 16, 2026



Territory Acknowledgment

We acknowledge that the area we are discussing today is situated on the traditional territory of the Wet'suwet'en and Witset First Nations.



Homelessness in Smithers



35% increase from the previous count in 2023



81% of those surveyed have been experiencing homelessness for more than a year



53% of those surveyed have always been in the community

**Source: Point-in-Time Homeless Count, April 2025*

(This count only represents a 24-hour survey period. It is typically considered to be lower than the actual number of people experiencing homelessness in a community.)

Pathway to Housing and Stability



**Outreach &
Service Provider
Referrals**

Unsheltered

People without shelter are often only able to focus on basic survival needs.



**Coordinated
Access &
Assessment**

Shelters

When people can come indoors and access services and supports, it helps stabilize their lives and starts their journey to permanent housing.



Transitional/Supportive Housing

In supportive housing, like at Alfred Avenue, experienced non-profit housing staff provide services to help residents maintain stable housing and work towards other life goals.



HEART & HEARTH

HEART (Homeless Encampment Action Response Teams) brings together local and provincial outreach teams to better support people sheltering outside and in encampments to stay safe and healthy and more quickly transition indoors.



Coordination of outreach and services to meet peoples' immediate need for overnight accommodation, basic nutrition and hygiene

HEARTH (Homeless Encampment Action Response Temporary Housing) projects provide critical safe, indoor spaces as the Province continues to build more permanent supportive and affordable homes.



Temporary housing to quickly address encampments and their related health and safety risks

HEART and HEARTH Program Framework

Operator Selection and Requirements

Capable, community-based organizations with experience to respond effectively to encampments and homelessness.

Operations Management Planning

The Plan will translate provincial policy and operator agreement requirements into site-specific practices.

Neighbourhood Inclusion and Community Integration

Supported through a time-limited forum that brings together BC Housing, the operator, municipal representatives, health partners , public safety agencies.

Governance, Roles and Accountability

Supported through Letters of Commitment, Operations Management Plans, Neighbourhood Inclusion Table, and the establishment of an Encampment Working Group and Outreach Table.



Community Engagement

- **130** Witset and Wet'suwet'en Nation members and Elders received emailed letters and invitations to May 13 Community Open House
- **340** letters mailed to immediate neighbours and businesses (200 m)
- **76** attendees at our Community Open House (May 13)
- **9** attendees at our Online Question and Answer session (May 21) & recording published
- **70** visitors (85 visits) to our BC Housing project webpage
- **4** email inquiries to BC Housing's Community Relations inbox



What We Heard

Concerns:

- Limited Parking
- Project aesthetics, space planning, construction
- Renovations and upgrade costs
- Shelter guests, services & operations
- Site storage (inside/outside)
- Site security, safety, health services
- Impact on property values
- Smithers Town Council approvals and final consideration

OUTCOME #1 – Following community feedback, BC Housing consulted with the Town of Smithers on May 20, 2026, and agreed to include **new paint, wooden accents** and **landscaping** in the proposed exterior improvements.

OUTCOME #2 – Following community feedback, BC Housing will explore with Town of Smithers the possibility of providing sufficient **designated parking** for staff and deliveries.

Outcome #3 – Following community feedback, BC Housing agreed to include both **interior AND outdoor storage** spaces for guests. Allocation and usage of all storage spaces would be managed by the shelter operator.

Site Selection – 3892 3rd Avenue

Why this location?

- Close to services including transit, grocery stores and community supports
- The right size and in condition to operate as a shelter
- Previously used as a temporary winter shelter, which operated until March 31, 2026
- Meets timeline needs, considering cost, zoning and required permits so the building can operate in winter 2026



Building rendering only. Subject to change

Building Upgrades

- 25 year-round spaces
- Common space/program areas
- Upgrades to the kitchen & washrooms
- Exterior improvements including:
 - Fresh paint, landscaping, fencing
 - Covered outdoor common area & parking
 - Additional indoor and outdoor storage
 - Additional lighting & security cameras



Building rendering only. Subject to change

All upgrades will follow the Town of Smithers' permitting processes.

These improvements are intended to support residents while helping the building integrate into the neighbourhood.

3rd Avenue Operations Plan

- Alignment with BC Housing's emergency shelter framework
- Shelter will ensure safety, dignity and access to basic needs while supporting clients toward longer-term housing solutions.

Guiding Principles:

- Client centered and accessible services
- Safety, security and well-being
- Trauma-informed and culturally safe practices
- Housing-focused and outcomes-oriented
- Harm reduction and health-informed supports
- Collaboration and coordinated service delivery
- Transparency, accountability, continuous improvement

Support Services

Integration of trauma-informed, housing-focused, and harm-reduction approaches.

Key programs include:

- Healthcare referrals and wellness checks
- Connection and referrals to community services or support groups
- 24/7 staffing
- Daily meals

Implementing the Shelter: Next Steps

1. Community Selection & Partnership formation
2. Establish local governance & coordination (HEART)
3. Encampment Response Planning
4. Coordinated Outreach & Service Delivery (HEART)
5. Rapid Shelter and Housing Development (HEARTH)
6. Transition of Individuals Indoors
7. Aftercare & Pathways to Permanent Housing
8. Continuous Monitoring & System Improvement

BC Housing implements HEART & HEARTH through a structured community-based approach that integrates planning, outreach, housing development and ongoing supports.

A Temporary Solution

BC Housing's proposed 3rd Avenue interim shelter is a temporary measure to reduce homelessness in Smithers while we develop **40** supportive housing units and **20** permanent shelter spaces in the community, on Alfred Avenue.

The interim shelter will close when the Alfred Avenue development opens in late 2028.



Unsheltered

**Outreach &
Service Provider
Referrals**



Shelters

**Coordinated
Access &
Assessment**



Transitional/Supportive Housing

Timeline - 3rd Avenue Interim Shelter

April 2026 - Proposed project information shared

May 2026 - Community open house and Online Q&A session

June to July 2026 - Municipal approvals & permitting and Estimated renovation start

Late summer 2026 - Estimated introducing the operator to the community

Fall to Winter 2026 - Estimated opening



Thank you

DEVELOPMENT PROPOSAL APPLICATION

APPLICATION TYPE: Enter all applications under miscellaneous (MS) category development (DEV)

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Joint Official Community Plan & Zoning Amendment (\$2,060) DEV001
<input type="checkbox"/> Official Community Plan Amendment (\$1,545) DEV001
<input type="checkbox"/> Zoning Bylaw Amendment (\$1,545) DEV001
<input type="checkbox"/> Development Permit with minor variance* (\$825) DEV003
<input type="checkbox"/> Development Permit with variance (\$1,135) DEV003
<input checked="" type="checkbox"/> Temporary Use Permit (\$1,030) DEV003 | <input type="checkbox"/> Board of Variance (\$775) DEV003
<input checked="" type="checkbox"/> Development Variance Permit (\$775) DEV003
<input type="checkbox"/> Development Variance Permit (minor)* (\$310) DEV003
<input type="checkbox"/> Development Permit with no variance (\$775) DEV003
<input type="checkbox"/> Development Permit Amendment (\$620) DEV003
<input type="checkbox"/> Temporary Use Permit Extension (\$1,030) DEV003 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

APPLICANT INFORMATION	
<p>APPLICANT</p> <p>Name(s): <u>BC Housing Management Commission</u></p> <p>Mailing: <u>[REDACTED]</u></p> <p><u>[REDACTED]</u></p> <p>Fax/Email: <u>[REDACTED]</u></p>	<p>REGISTERED OWNER(S)</p> <p>Name(s): <u>[REDACTED]</u></p> <p>Mailing address: <u>[REDACTED]</u></p> <p>Phone: <u>[REDACTED]</u></p> <p>Fax/Email: <u>[REDACTED]</u></p>
SUBJECT PROPERTY INFORMATION	
<p>Civic address: <u>3892 3rd Avenue, Smithers</u></p> <p>Legal description: <u>Lot 1, Lot 2 and Lot 3 Block 106 District Lot 865 Range 5 Coast District Plan 1054 PIDs 01</u></p> <p>Description of the present use of the property: _____</p> <p>_____</p>	
<p>Existing OCP designation: <u>High Density Residential</u> <u>Downtown Commercial</u></p> <p>Proposed OCP designation: _____</p>	<p>Existing zoning designation: <u>C-1A Downtown Commercial</u></p> <p>Proposed zoning designation: _____</p>
PROPOSAL DESCRIPTION (supplemental letter of intent/rationale is encouraged):	
<p>Renovation of the commercial building located at 3892 3rd Avenue, Smithers to accomodate 25 shelter beds funded under the Heart and Hearth program. The TUP application is for the proposed use and gazebo for a three year term. The details of the Heart and Hearth shelter plan is included as an attachments for reference and additional information. The Development Variance Permit is requested to waive the requirement for off site works as the construction value will exceed \$100,000. Given the three year funding term for the TUP and Heart and Hearth Program, together with the limited timeline and budget to deliver the units, additional off-site requirements would render the project not viable.</p>	

* 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.
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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 plans 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 _____ Fees and Charges Bylaw No. 1941 do not imply or guarantee application approval.

Applicant Signature: _____ Date: June 18, 2026

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.

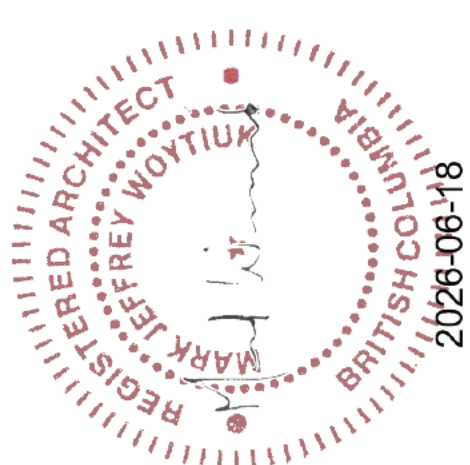
Updated February 13, 2026



Carscadden Stokes
McDonald Architects Inc.
310 - 1930 Pandora Street
Vancouver, BC V5L 0C7

604 653 1880
hello@carscadden.ca
@carscaddenarch
carscaddenbc

PERMIT INFORMATION



ISSUED FOR TEMPORARY USE PERMIT JUNE 18 2026

REVISIONS

Carscadden

PROJECT ADDRESS
**3892 3RD AVE
SMITHERS, BC**

JOB TITLE

**BV HARM REDUCTION
FENCING AND TEMPORARY
WASHROOM**

SHEET TITLE

SITE PLAN

DRAWN

CHECKED

JOB NO.

2612

FLAT DATE

6/18/2026 11:46 AM

SCALE

1:100

SHEET SIZE

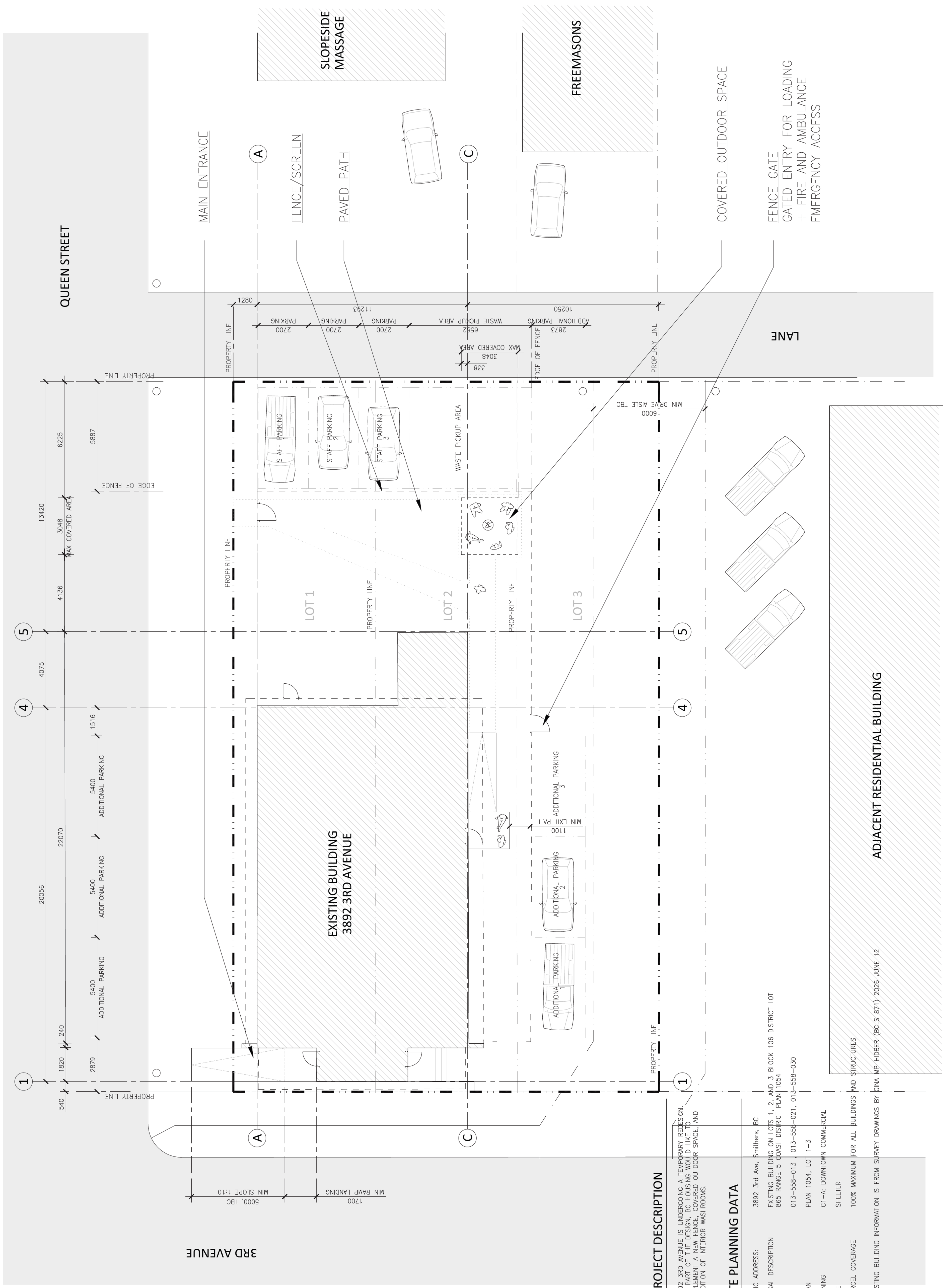
22X34

OWNER REF. INFORMATION

SHEET

A1.0

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PROJECT DESCRIPTION

3892 3RD AVENUE IS UNDERGOING A TEMPORARY REDESIGN AS PART OF THE DESIGN. BC HOUSING WOULD LIKE TO IMPLEMENT A NEW FENCE, COVERED OUTDOOR SPACE, AND ADDITION OF INTERIOR WASHROOMS.

SITE PLANNING DATA

CIVIC ADDRESS:	3892 3rd Ave, Smithers, BC
LEGAL DESCRIPTION	EXISTING BUILDING ON LOTS 1, 2, AND 3 BLOCK 106 DISTRICT LOT 865 RANGE 5 (COAST DISTRICT PLAN 1054)
PID	013-558-013, 013-558-021, 013-558-030
PLAN	PLAN 1054, LOT 1-3
ZONING	C1-A- DOWNTOWN COMMERCIAL
USE	SHELTER
PARCEL COVERAGE	100% MAXIMUM FOR ALL BUILDINGS AND STRUCTURES

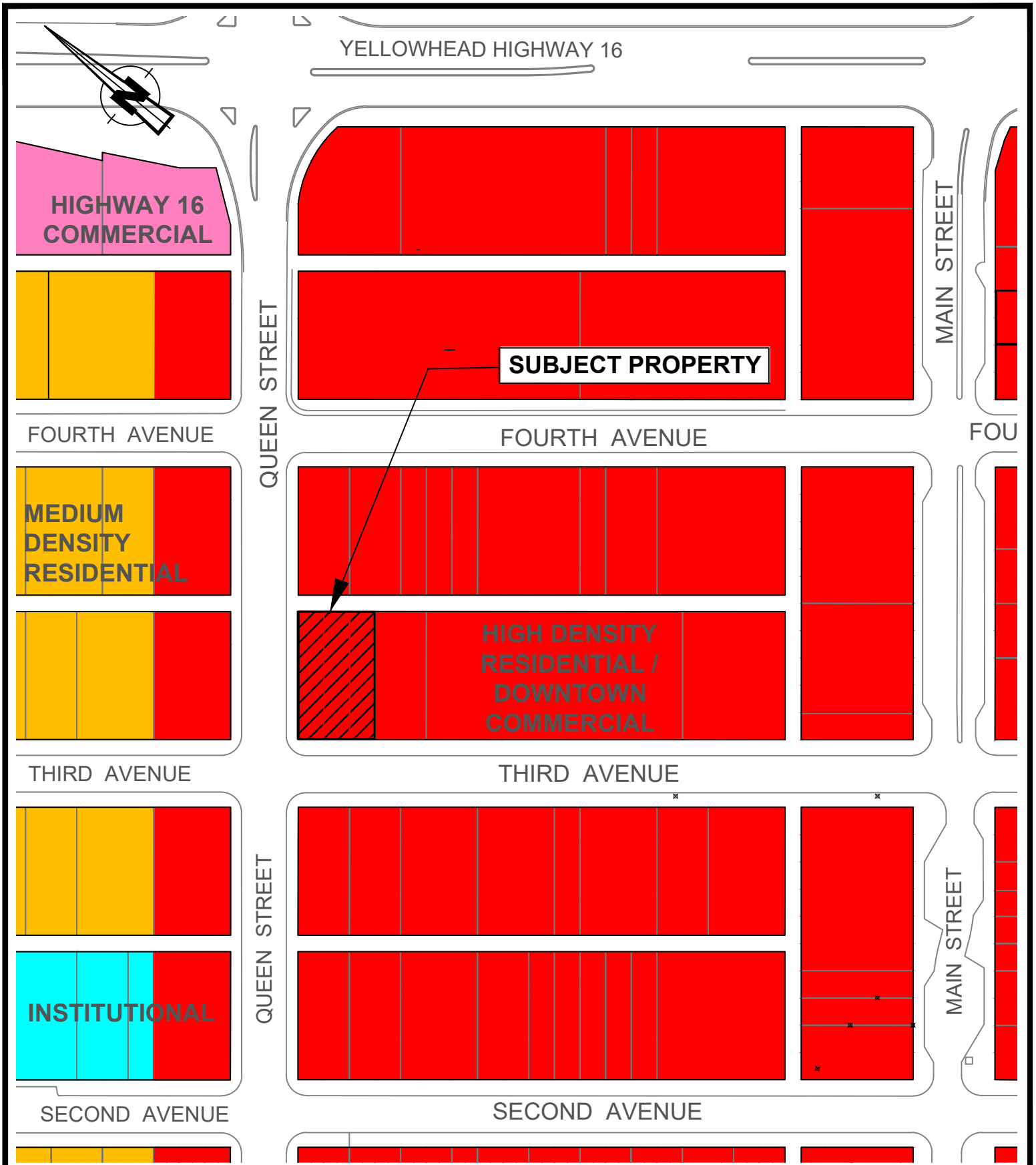
EXISTING BUILDING INFORMATION IS FROM SURVEY DRAWINGS BY GINA MP-HIBBER (BCLS 871) 2026 JUNE 12

ADJACENT RESIDENTIAL BUILDING



Cariscadden

CONCEPTUAL RENDER, SUBJECT TO REVISIONS



TITLE:
TEMPORARY USE PERMIT
APPLICATION DV26-06 and DV 26-07
3892 THIRD AVENUE
OCF MAP

SCALE: 1:1500

DRAWN BY: AS

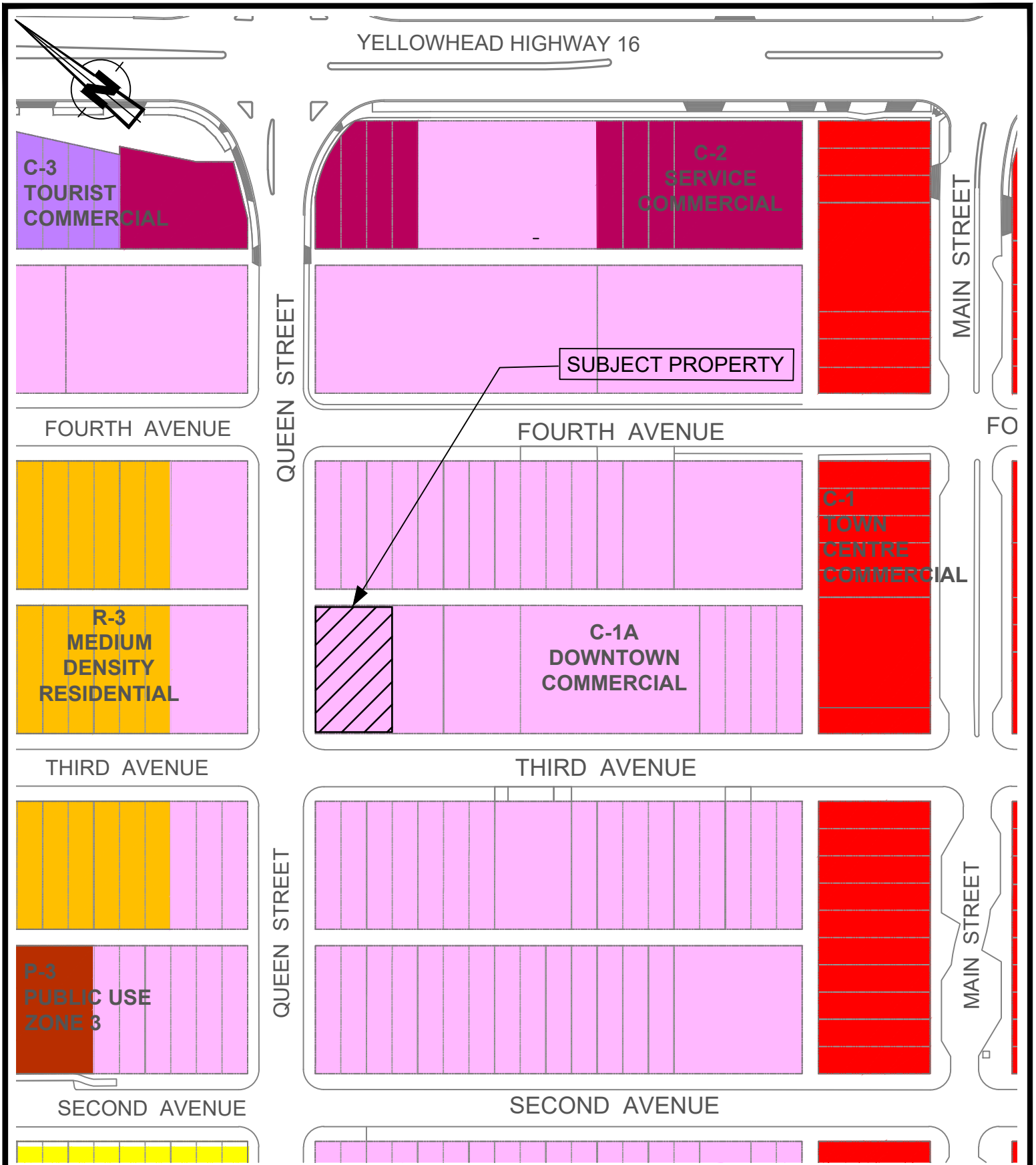
DATE: 2026/06/17

APPROVED BY: MFA

DATE: 2026/06/17

DRAWING PATH:

\\Tos-fs01\pccommon\3700-4699 LEG-REG SERVICES\4526 PERMITS - INDIVIDUAL\4520-20 - BY CATEGORY, ALPHA NAME (VR)\TEMPORARY USE PERMITS\2026\TU



TITLE: TEMPORARY USE PERMIT
APPLICATION TU 26-01 and DV26-07
3892 THIRD AVENUE
ZONING MAP

SCALE: 1:1500	
DRAWN BY: AS	DATE: 2026/06/17
APPROVED BY: MFA	DATE: 2026/06/17
DRAWING PATH: \\Tos-fs01\pccommon\3700-4699 LEG-REG SERVICES\4520 PERMITS - INDIVIDUAL\4520-20 - BY CATEGORY_ALPHA BY NAME	

Attachment 5: Ortho Images of the Site

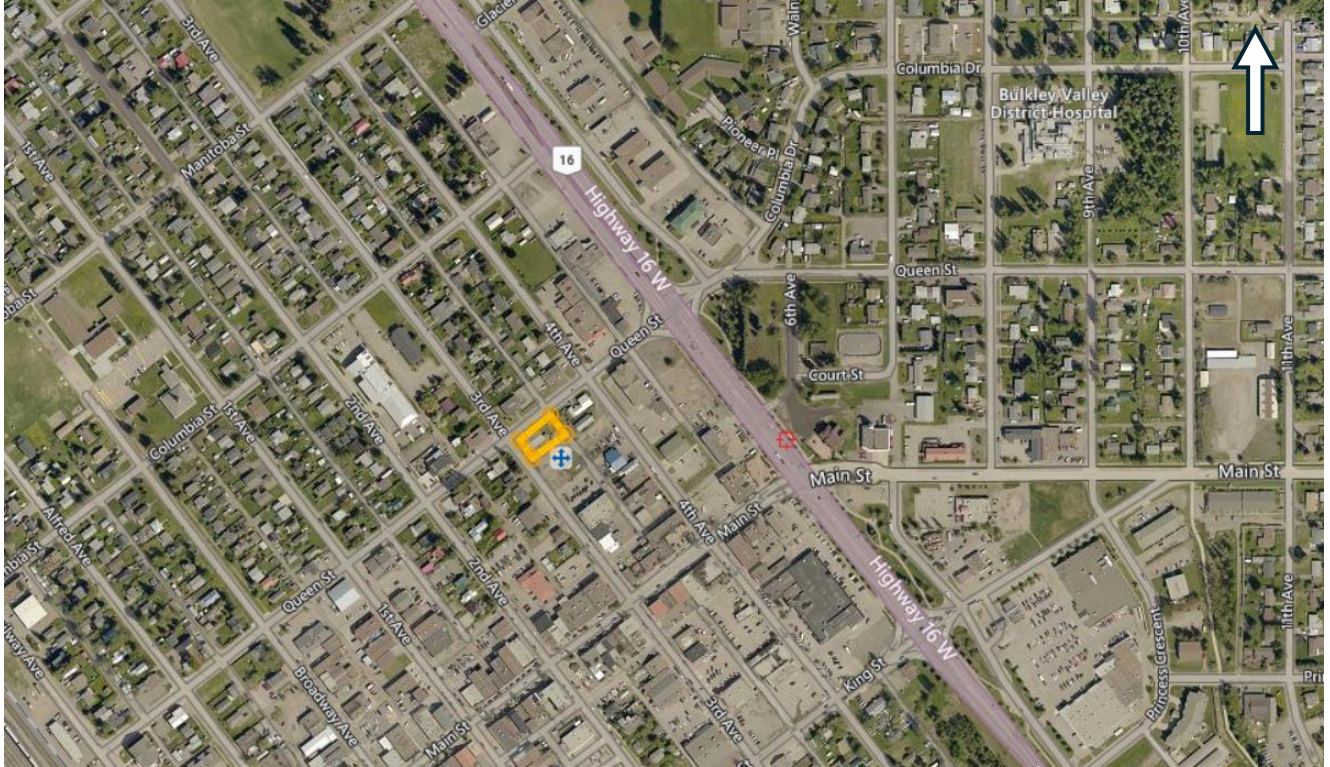


Image 1: Location of the subject property next to the Third Avenue-Queen Street intersection



Image 2: As part of addressing potential conflicts with the neighbouring uses, the existing primary entrance will be shifted from the Third Avenue-side to the side facing Queen Street, and new staff parking area will be created at the rear.

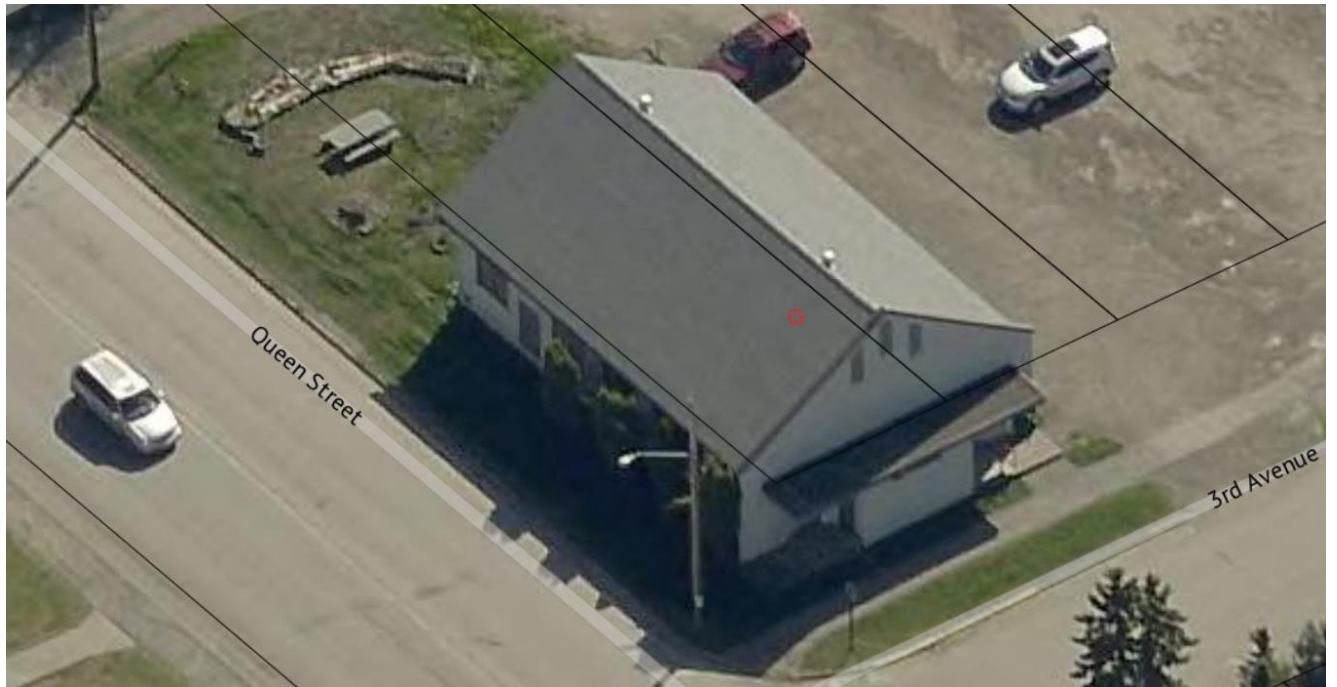


Image.3 Four mature trees close to the exterior side parcel line, next to the proposed main entrance area, will be cut as part of the proposed development, enhancing fire safety.

Section 2.9 Fences

- 2.9.1 The height of a fence, wall or hedge shall be determined by measurement from the ground level at the average grade level within 1.0 m of both sides of such fence, wall, or hedge.
- 2.9.2 Subject to the vision clearance provisions of Section 2.5, the following height limitations apply to fences, walls, or hedges:
- (a) In all Residential zones, fences, walls, or hedges may not exceed 1.8 m in height;
 - (b) In all Residential zones, fences, walls, or hedges within the front yard setback may not exceed 1.2 m in height;
 - (c) In all Commercial, Public Use and Industrial zones, fences, walls, or hedges may not exceed 2.5 m in height;
 - (d) Sections 2.9.2 (a) and (b) apply to principal residential uses located in commercial zones; and
 - (e) Where abutting a Residential zoned property, a fence may not exceed 2 m in height.
- 2.9.3 Sections 2.9.2 (a) through (d) do not apply to open mesh or chain link type fences erected on cemetery, public playground, park, playfield, elementary or high school areas, childcare centres, and in Industrial zones. In these cases, no such fence shall exceed a height of 3.5 m.
- 2.9.4 No barbed wire or chain link fencing is permitted within view of the public in the downtown.

Section 2.10 Parking

2.10.1 Exemptions from Parking Requirements

- (a) The regulations contained in Section 2.10 shall not apply to a building or structure existing at the date of adoption of this bylaw, so long as the building or structure continues to be put to a use that does not require more parking or loading spaces than were required for the use existing at the date of adoption of this bylaw.
- (b) All uses located in the C-1A zone between Highway 16 and Railway Avenue, except Short-Term Rentals, Bed and Breakfast operations, group homes (both minor and major) and hotel use are exempt from complying with the off-street parking regulations contained in this section.
- (c) The following permitted uses in the C-1 zone between Highway 16 and Railway Avenue are exempt from complying with the off-street parking regulations contained in this section:
 - Retail sales,
 - Restaurant,
 - Residential use,
 - Premises licensed for the consumption of alcohol,
 - Open-air produce market,

- Hair stylist shop, dry cleaning establishment, appliance repair shop, florist, laundromat, optical or watch repair shop, tailor shop, dressmaking shop, shoe repair and other similar personal services,
 - Studio, including artist, display, music, radio, recording, television, photographic studio,
 - On-site manufacture and sale of handcrafted small goods when totally contained in a building, and;
 - Microbrewery.
- (d) The parcel legally described as Lot 15 Block 17 District Lot 5289 Range 5 Coast District Plan 1054 is exempt from the off-street parking regulations contained in this section for the following permitted principal uses only:
- Retail sales,
 - Restaurant,
 - Premises licensed for the consumption of alcohol,
 - Open-air produce market,
 - Hair stylist shop, dry cleaning establishment, appliance repair shop, florist, laundromat, optical or watch repair shop, tailor shop, dressmaking shop, shoe repair and other similar personal services,
 - Studio, including artist, display, music, radio, recording, television, photographic studio, and;
 - On-site manufacture and sale of hand-crafted small goods when totally contained in a building.

2.10.2 Number of Required Parking Spaces

- (a) Except as otherwise permitted in this bylaw, all required off-street parking spaces shall be provided on the same parcel as the building or use for which the spaces are required, and the number of required spaces shall be provided and maintained in accordance with the regulations contained in Table 2.10.2.

Table 2.10.2	
Use	Number of Parking Spaces Required
Residential Uses	
Single detached dwelling	2 per dwelling unit
Semi-detached dwelling	2 per dwelling unit
Townhouse	1.5 per dwelling unit
Low-rise apartment / houseplex	1.5 per dwelling unit
Childcare centre	1 space/30 sq. m. gross floor area
In-home childcare	1 per site
Home occupation	1 per home occupation, where clients visit the site, else no parking required
Group Home	1 per 3 sleeping units; plus, a min 1 space per on-duty employee
Auxiliary residential use	1 per dwelling unit
Secondary suite	1 per suite
Carriage house	1 per suite
Manufactured home	2 per manufactured home

Table 2.10.2

Use	Number of Parking Spaces Required
Manufactured home park	1 per manufactured home plus 1 additional space provided within the manufactured home park
Short-term rental (in all permitted zones)	1 per rental suite; 1 per sleeping unit where only a portion of the principal dwelling is used for short-term rental use
Bed & Breakfast (in all permitted zones)	1 per sleeping unit
Commercial Uses	
Restaurants and premises licensed for consumption of alcohol In the C-1 zone, North & East of Hwy 16 In the C-1A, North & East of Hwy 16 In the C-3 zone	1 per 45 m ² of gross floor area
Retail uses In the C-1 zone, North & East of Hwy 16	1 per 100 m ² of gross floor area
Hotels	1 per sleeping unit, when combined with a restaurant or premises licensed for consumption of alcoholic beverages, the parking requirements for the restaurant and licensed premises or both may be reduced by 1 space for every 10 sleeping units
Convenience store	1 per 34 m ² of gross floor area
Drive-in eating facilities, open air fruit and vegetable markets	1 per 55 m ² of total parcel area
Auxiliary residential uses in the C-1 zone, North & East of Hwy 16 Auxiliary residential uses in the C-1A zone, North & East of Hwy 16	1 per dwelling unit
Restaurants with drive-through services	1 per 45 m ² of gross floor area
Pool halls, bowling alleys, auditoriums, gymnasiums, theatres, dance, and bingo halls	1 per 24 m ² of gross floor area
Auction use	1 per 10 m ² of auction floor area
Commercial bathrooms and showers	1 per separate bathroom and shower
All other permitted uses in the C-1A, C-1, and C-2 zone or parking required for similar types of uses	1 per 45 m ² of gross floor area
All uses in the C-5 zone	1 space per 31 m ²
Public Transportation Depots	See Section 5.4.6
CD 1 Zone: Supportive Housing	1 per every 3 dwelling units
Industrial and Airport Uses	
Uses in the M-1, M-2, M-3, M-3A zone, except auction use, AP-1, and AP-2	1 per 90 m ² of gross floor area
Public Uses	
Assembly, cultural and recreational facilities	1 per 20.0 m ² of gross floor area, or 1 per 3 spectators Seats, or 1 per 5.0 m ² of floor area used for activity

Table 2.10.2	
Use	Number of Parking Spaces Required
	participation or assembly, or 1 per 4 persons capacity, whichever is greater
Golf course	100 per course
Campgrounds, recreational vehicle park	1 per camping space plus 2
Hospital, personal care centre, assisted living	1 per adult bed or dwelling
Intermediate/extended long-term care facility	1 per 2.25 beds
Elementary schools, junior high schools	1.5 per classroom
Senior secondary schools, colleges	6 per classroom
Rest homes, retirement homes, senior citizen's housing or receiving homes	1.5 per sleeping unit or dwelling
Transitional housing	1 per every 2 dwelling units
Botanical gardens	1 per 1000 m ² of parcel area
Public parks, open recreational areas, playgrounds	1 per 1000 m ² of parcel area (parcel areas less than 1 hectare are exempt)
Public playfields, such as a ball diamond, soccer field, football field	25 per playfield
Heritage Park (for facilities existing as of the date of this bylaw)	191
Other uses in the P-1, P-1A and P-2 zone	1 per 45 m ² of gross floor area
Cemeteries, greenbelts	Exempted
Swimming pool	1 per 20 m ² of gross floor area
Places of Worship	1 per 10 m ² gross floor area, or 1 per 4 fixed seats whichever is greater
Auxiliary residential	1 per dwelling unit
More than one principal use in a P-1 or P-2 zone	Parking shall be provided for the principal use requiring the greatest number of parking spaces and parking requirements for other assembly, cultural and recreational facilities shall be at 30% of the number of spaces otherwise required by this bylaw, with public parks and open recreational areas exempt.

2.10.3 Electric Vehicle Charging Requirements

- (a) The following electric vehicle charging stalls are required for every commercial or multi-unit residential development:
- i. Where 10-14 parking stalls are required one electric vehicle space is required
 - ii. Where 15 or more parking stalls are required two electric vehicle spaces is required.
- (b) Where parking spaces are provided for electric vehicles, an energized outlet capable of providing Level 2 charging or higher must be installed in each electric vehicle space.

2.10.4 Bicycle Parking Requirements

(a) Except as otherwise specified in this bylaw, all required Bicycle parking spaces shall be provided on the same parcel as the building or use for which the spaces are required, and the number of spaces shall be provided and maintained in accordance with the regulations contained in Table 2.10.4

(b) For the purpose of this bylaw:

“Class 1” means a secure, weather-protected bicycle parking facility used to accommodate long-term parking, such as for residents or employees, usually within a building or covered, fenced area; and

“Class 2” means a short-term visitor bicycle parking facility that may offer some security, and may be partially protected from the weather, for example a bicycle rack at a building’s entrance.

Table 2.10.4		
Use	Number of Bicycle Spaces Required (minimum of 6)	Type and Number of Bicycle Spaces
Residential		
Single or Semi-Detached Dwelling	N/A	N/A
Table 2.10.4		
Use	Number of Bicycle Spaces Required (minimum of 6)	Type and Number of Bicycle Spaces
Residential		
Apartment, Rowhouse, Townhouse	1 per unit	Class 1 – 100%
Commercial		
Hotel or Motel	1 per 15 rooms	Class 1 – 60% Class 2 – 40%
Office, Retail Store, Restaurant, Medical Office	1 per 250m ² of gross floor area	Class 1 - 60% Class 2 – 40%
Shopping Centre	1 per 250m ² of gross floor area	Class 1 – 30% Class 2 – 70%
Public and Institutional		
School, College	1 per 10 employees, plus 1 per 10 students	Class 1 – employees Class 2 – students
Place of Worship	1 per 50 fixed seats	Class 2 – 100%
Library, Cultural / recreational / Civic Facility	1 per 100m ² of gross floor area	Class 1 – 20% Class 2 – 80%

2.10.5 Use of Parking Facilities

- (a) Each off-street parking space shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, or tenants who make use of the principal building or use for which the parking spaces are provided and, except in the case of residential uses, the parking area shall not be used for off-street loading, driveways, access or egress, commercial repair work, display or the sale or storage of goods of any kind.

2.10.6 Required Off-Street Parking Spaces

- (a) Where a building is used for more than one use, the required number of off-street parking spaces is the sum of the requirements for each use.
- (b) The number and size of off-street parking spaces existing on the date of adoption of this bylaw shall not be reduced below the requirements of Section 2.10.
- (c) Where the calculation of the required off-street parking spaces results in a fraction, the required number of spaces shall be rounded to the nearest full number.
- (d) Where off-street parking spaces are provided when not required, the spaces shall comply with all the regulations of Section 2.10.
- (e) Where the hours of operation of commercial, industrial, or institutional uses on a single parcel do not overlap, the combined total number of parking spaces required for those uses may be reduced by 25% provided that a restrictive covenant in favour of the Town restricts the use of the parcel to those particular uses and hours of operation.
- (f) Where a group of structures or uses is served by a common parking area, the requirements for such parking areas shall be the sum of the off-street parking requirements for each of the structures or uses served by the area.
- (g) The Building Inspector may refuse to issue the occupancy permit required under the Building Bylaw if the required off-street parking has not been provided in accordance with this bylaw.
- (h) The Licensing Official may refuse to issue or renew a business licence if the off-street parking required for the business has not been provided or maintained in accordance with this bylaw.

2.10.7 Parking on Another Parcel

- (a) Parking spaces may be located on another parcel in the C-1, C-1A, and M-1 zones provided that:
 - (i) In the C-1 and C-1A zones the other parcel is within 225 metres of the building or use that requires the parking spaces, except for residential uses, which shall be within 23 metres.
 - (ii) In M-1 zone the other parcel is within 35 metres of the building or use that requires the parking spaces, except for residential uses for which parking spaces must be provided on-site.

- (iii) the owner grants a covenant pursuant to Section 219 of the *Land Title Act*, to the Town restricting the use of the parcel, in whole or in part, to off-street parking,
- (iv) the owner grants an access easement for the parking to adjacent parcel owners, and;
- (v) A covenant granted under Section 2.10.7 (a)(iii) may be released when parking is either developed on-site, relocated to another parcel over which a covenant has been granted to the Town, or provided through cash-in-lieu payment.

2.10.8 Cash-in-Lieu

- (a) On a parcel in the C-1 zone, the owner or occupier may remit a cash payment to the Town in the amount as established by the Town of Smithers Fees and Charges Bylaw, per parking space in lieu of providing the required parking space(s), to a maximum of 15 parking spaces.

2.10.9 Parking Space Specifications

- (a) Each off-street parking space shall comply with the following minimum dimensions:

Type of Space	Width	Length	Vertical Clearance
Standard	2.7 m	5.4 m	2.1 m
Small Car	2.6 m	4.5 m	2.1 m
Parallel	3 m	6.7 m	2.1 m
Accessible	3.7 m	5.4 m	2.1 m

- (b) No more than 20% of the required parking may be small car parking spaces. Each small car parking space shall be clearly marked “Small Car Only”.
- (c) A portion of the required parking spaces shall be accessible for persons with disabilities in accordance with the following:

Total Required Spaces	Required Accessible Parking
1-20	1
21-75	2
76-125	3
126-200	4
Over 200	4 spaces plus 1 for every 50 required spaces in excess of 200

- (d) Accessible parking spaces shall be located so that there is direct unobstructed access to the main entrance of the building.

2.10.10 Access

- (a) Access and egress lanes from a parking area to a street or lane, shall be not less than 6 metres in width. Access and egress lanes to a street shall be not less than 7.6 metres from any intersection.
- (b) Access and egress to and from all parking spaces shall be by means of an unobstructed manoeuvring aisle in accordance with the following:

Parking Angle	Double Row of Parking	Single Row of Parking
45° to 60°	6 m	4.2 m for up to 45° 6 m for 45° to 60°
90°	6.6 m	6 m
180° (Parallel)	2.9 m	2.9 m

2.10.11 Layout

- (a) Where more than three parking spaces are provided, the off-street parking area shall include the construction and development of the required parking spaces, manoeuvring aisles, and access and egress facilities.
- (b) Where more than three parking spaces are provided, whether covered or uncovered, they must be so designed that vehicles are not required to back onto a street.

2.10.12 Design & Maintenance Standards

- (a) In all commercial zones and M-1 zones, the parking area whether provided on-site or on another parcel shall:
 - (i) be surfaced with asphalt or concrete or brick pavers;
 - (ii) be graded and drained to prevent surface water from ponding or draining to adjacent parcels or rights-of-way, except that approved controlled detention storage is permitted to a depth not to exceed 75 millimetres at any point in the parking lot;
 - (iii) be connected to any municipal storm drainage system that serves the parking area;
 - (iv) be provided with painted lines marking the location of each parking space which, along with other markings, shall be adequately maintained at all times;
 - (v) provide adequate curbs to prevent vehicles from obstructing pedestrian walkways or causing damage to landscaping, fences, walls or buildings;
 - (vi) have a minimum maintained lighting of at least 5 lux;
 - (vi) have all lighting used to illuminate the parking areas so arranged as to prevent direct rays of light from shining onto an adjacent parcel or street; and
 - (viii) have at least one sign to direct motor vehicles to any other parking areas separately located on the same parcel or located on another parcel.
- (b) All required parking areas in other zones shall be designed and constructed as follows:

- (i) All parking areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking area, and to ensure that required fences, walls, hedges, or landscaped areas, as well as any building shall be protected from parked vehicles. The face of the curb perpendicular to the parking surface shall be at least 200 millimetres in height.
- (ii) All parking areas shall be so graded and drained as to properly dispose of all surface water and shall not drain to the surface to an adjacent sidewalk or public right-of-way including streets and lanes.
- (iii) All unpaved parking surfaces shall have a gravel surface and base. The minimum standard shall be 150.2 millimetres of 19 millimetres minus crushed gravel compacted to a density of at least 95% standard proctor.

2.10.13 General & Parking-Specific Landscaping Requirements

- (a) In all commercial zones, and industrial zones, the parking area whether provided on-site or on another parcel shall be provided with perimeter plantings, except along a lane. Perimeter plantings shall:
 - (i) form a continuous planting area along front and exterior side parcel lines that abut the parking area except for walkways, driveways and along a lane;
 - (ii) have a minimum width of 1.5 metres;
 - (iii) contain at least one tree with a minimum caliper of 60 mm for every 12 metres of front and exterior side parcel line, except a lane; and
 - (iv) be placed between the front / exterior side parcel line and any fence or wall constructed on the parcel.
- (b) All landscape plans submitted with building permit and business licence applications shall show:
 - (i) the location of the plant material with respect to parcel lines, utilities, driveway locations, signs and streetlights; and
 - (ii) planting details including a plant list of proposed trees and shrubs showing quantity, botanical name, common name, size at time of planting and size and age at maturity.

Section 2.11 Loading Requirements

2.11.1 Off-street loading requirements do not apply to residential and institutional uses.

2.11.2 Parcels in the C-1 and C-1A zones are exempt from off-street loading space requirements.

2.11.3 Off-street loading spaces required by this bylaw shall not be used or designated as off-street parking spaces and off-street parking spaces shall not be used or designated as off-street loading spaces.

2.11.4 One off-street loading space shall be provided for the first 1,400 m² of gross floor area of a building and 1 additional off-street loading space shall be provided for every additional

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.

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.
12. Support partnerships with the local non-profit organizations and housing providers to leverage Town-owned land for attracting higher density residential development consistent with the community vision and goals and the current Smithers Housing Needs Report.

7.4. Housing Quality

Objective:

- To encourage high quality residential design that creates a positive interface with the public realm and that reinforces the unique history and character of Smithers.

Policies:

1. All proposals for mixed-use and multi-unit development must demonstrate how they address the Development Permit Area guidelines.
2. Multi-unit developments are encouraged to provide quality landscaping and opportunities for fruit and vegetable gardening.
3. Encourage innovative and site-sensitive housing and subdivision designs that reduce storm water run-off, demonstrate energy efficiency in building performance, and demonstrate a sensitive response to the site and its context.
4. Require thoughtful and functional design of the amenity space provided in multi-unit developments.

8.3. Commercial

Objectives:

- To increase commercial density and vibrancy in the downtown core to reinforce the downtown as the heart of the community.
- To encourage commercial development and redevelopment along the Highway 16 corridor.

Policies:

1. Continue to invest in downtown Smithers through ongoing improvements to the streetscape, public spaces, and public amenities. Encourage community-led programming of the downtown and public spaces.
2. Participate in incentive programs to encourage improvements to rear facades (from lane) of all downtown buildings, in particular those buildings along Main Street.
3. High density, mixed commercial land uses are encouraged in the downtown area. Support high density residential as a primary use in the downtown avenues (excluding Main Street).
4. Appropriate Temporary Commercial Uses are supported on lands designated commercial.
5. Support local small scale gaming ventures operated by non-profit organizations and service clubs. Large scale destination casinos or video lottery terminals are not supported.
6. Create simple and clear mobile vendor busking regulations at no cost to the operator to encourage the animation of streets in the downtown core. Ensure the Noise Bylaw is consistent with regulations to promote increased activity in the downtown.
7. Incentivize development and redevelopment along with Highway 16 commercial corridor through the creation of a Highway 16 Revitalization Tax Incentives.

8.4. Industrial

Objective:

- To encourage appropriate airport and industrial development in Smithers.
- Secure adequate industrial lands to ensure capacity for industrial uses and future capacity for any tourism and/or resource-based ventures.