Objective:

- The Town will reduce our greenhouse gas emissions by 40% below the 2007 levels by 2030, and net-zero by 2050.

Policies:

1. Reduce GHG emission through a focus on land use patterns and energy efficient transportation options.
2. Reduce GHG emissions through innovative and progressive solid waste management including a circular economy approach.
3. Reduce GHG emissions by adopting step code and encouraging energy efficiency in existing housing.
4. Seek out available funding to finance the development of strategies that continue to identify and work towards achieving greenhouse gas reduction targets.

5.2. Land Use

Objective:

- To reduce GHG emissions through compact growth and walkable neighbourhoods.

Policies:

1. The Town will identify and prioritize key infill and multi-dwelling uses within walking distance of key amenities such as grocery stores, Main Street, and along key active transportation corridors.
2. The Town will encourage developments that encourage walking and biking, and support reduce reliance of fossil fueled modes of transportation.

5.3. Transportation

Objective:

- To promote low or zero emission modes of transportation.

Policies:

1. Develop Electric Vehicle (EV) charging stall requirement for key categories of commercial and multi-unit development.
2. Develop bike parking and storage requirements for new multi-dwelling development. This could be considered in lieu of required vehicle parking.

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.