

YES to Rezoning This Site

Five Key Reasons to Support this Rezoning

1) A mix of housing means a healthy community

Availability of adequate, affordable and accessible housing options that serves the needs of people of different ages, incomes, and physical and social needs are key to building complete, strong communities.

Currently, over 66% of housing units in Smithers are single family dwellings – 17% above the provincial average¹

2) Providing housing for families will mean other housing projects in Smithers can work better

A continuum of housing is part of healthy, vibrant communities, and is what allows people to stay in their home community throughout life changes². If families are able to stay in Smithers, they are able to build relationships and community connections and stay in the workforce longer².

3) Alignment with community plan

4) Rezoning would allow for housing that improves communities for current residents as well as new tenants

This type of housing has been shown to reduce crime, increase property values, and contribute positively to the future development of the neighbourhood³

5) Need for affordable rental housing in our community.

In 2018 the Province conducted Smithers second Homeless Count. One of the key findings of the report was that visible homelessness is just the tip of the iceberg in regards to affordable housing within BC communities⁴.

In Smithers, low vacancy rates, high rents and inadequate or unsuitable housing for growing families has led to a situation where our social service providers work daily with families, many of whom have young children, who are doing everything they can to avoid homelessness, including living long-term in motels, forgoing meals and living in overcrowded, unsafe and inadequate conditions.

What do healthy communities look like?

- Strong, healthy communities have the below characteristics²:
 1. Inclusive with active community involvement as well as a respect for diversity and a tolerance of differences.
 2. Vibrant with a strong sense of place identity, pride and opportunities for community interaction.
 3. Cohesive with a sense of mutual responsibility and trust.
 4. Safe with positive subjective and objective measures of safety.

Affordable family housing helps build strong communities³!

References:

1. http://www.smitherscommunitydirectory.com/files/Smithers_Housing_Task_Force_Report_June2010.pdf
2. De Wolff, A. 2008. We Are Neighbours: The Impact of Supportive Housing on Community, Social, Economic and Attitude Changes. Wellesley Institute.
3. https://victoriahomelessness.ca/wp-content/uploads/2014/10/NIMBY-Package-Print_FINAL.pdf
4. [The Homelessness Services Association of BC, Urban Matters, and BC Non-Profit Housing Association \(2018\). 2018 Report on Homeless Counts in B.C. Prepared for BC Housing. Burnaby, BC: Metro Vancouver.](#)