

September 17, 2026

Development Variance Permit

217 16th Avenue North, Cranbrook

Hello Neighbour,

We are writing to share that BC Housing has applied for a Development Variance Permit for the proposed supportive homes at 217 16th Avenue North. This project is a major part of our effort to address and prevent homelessness in Cranbrook.

We first shared information about this proposed housing with neighbours in June 2026 and hosted a community open house in July 2026. You can read more about this project by visiting **bchousing.org/cranbrook-217-16-avenue-north** or scanning the QR code:



Development

In August 2026, BC Housing applied for a Development Variance Permit that would:

- Decrease the minimum front and rear yard setback from 9.0 metres to 6.75 metres
 - This would maximize fully fenced onsite resident amenities, programming space and allow for landscaping. We would design an attractive building that fits well into the neighborhood.
- Adjust the number of parking spaces required to 20. There would be 18 combined staff and visitor parking spaces and 2 accessible parking spaces
 - Based on supportive housing sites in similar sized communities, these would provide enough parking spots. Very few supportive housing residents own cars. Parking spaces would be for staff and visitors. Residents typically rely on public transit, bicycle, scooter, etc.

If the Development Variance Permit is approved, we would plan to start construction in 2027. We would expect the project to be complete in 2028.

We will continue to follow all City of Cranbrook's bylaws throughout the development process.

About supportive housing

Supportive housing is subsidized housing with on-site supports. Residents are single adults (19+) who are at risk of or experiencing homelessness. This can include seniors and people with disabilities.

Typical supports include 24/7 staffing, daily meals, life skills and employment training, access to health supports (including substance-use treatment and recovery) and connections to community services.

All residents apply to live in supportive housing, sign tenancy agreements and pay rent. BC Housing uses a community-based assessment process to offer people supportive homes. This process considers people's individual needs and the supports available.

Questions?

We commit to keeping lines of communication open throughout this project. We welcome questions about this project at any time by email to **communityrelations@bchousing.org**.

Sincerely,

BC Housing