



'i' cun 'uw 'i' COMMUNITY PLANNING



Departure Bay | Stewart Avenue Marina
saysutshun | sxwayxum | Foundry Lands

Book 1 of 6
May 7, 2025

At this time, all information is accurate

hay cep qa' for taking the time
to learn more about

'i' cun 'uw 'i'
COMMUNITY PLANNING

Help turn our shared vision for the future into reality.
We need your heart and mind to help shape what's
ahead for our Nation. Your voice matters.

Through the 'i' cun 'uw 'i': Community Master Plan,
we are working together to renew our presence
throughout the lands and waters we love,
starting with the opportunities we have today.



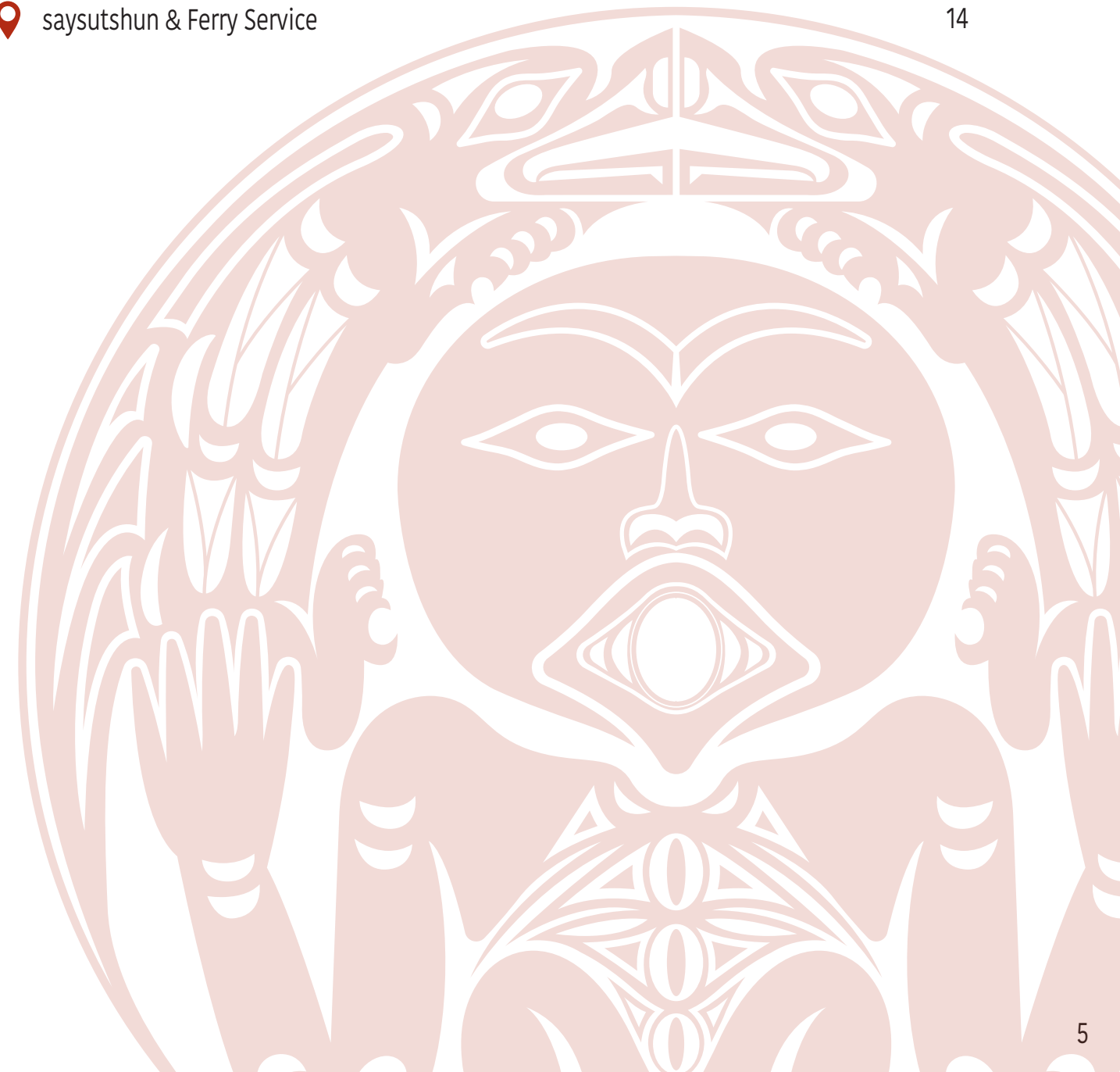
We invite you to share your feedback on the future of these land parcels by scanning the QR code or visiting www.snuneymuxw.ca/cp



Overview

This booklet shares information about the potential future plans for the following parcels of land:

- | | |
|--|----|
| 📍 2855 Departure Bay | 6 |
| 📍 1340-1370 Stewart Avenue (Stewart Avenue Marina) | 8 |
| 📍 sxwayxum (1 Terminal Ave; 444, 450, and 550 Comox Rd; 55 Mill St.) | 10 |
| 📍 50 & 100 Comox Road (Foundry Lands) | 12 |
| 📍 saysutshun & Ferry Service | 14 |



2855 Departure Bay Parcel

PARCEL SIZE: 0.67 acres OWNERSHIP TYPE: Fee-simple

OVERVIEW

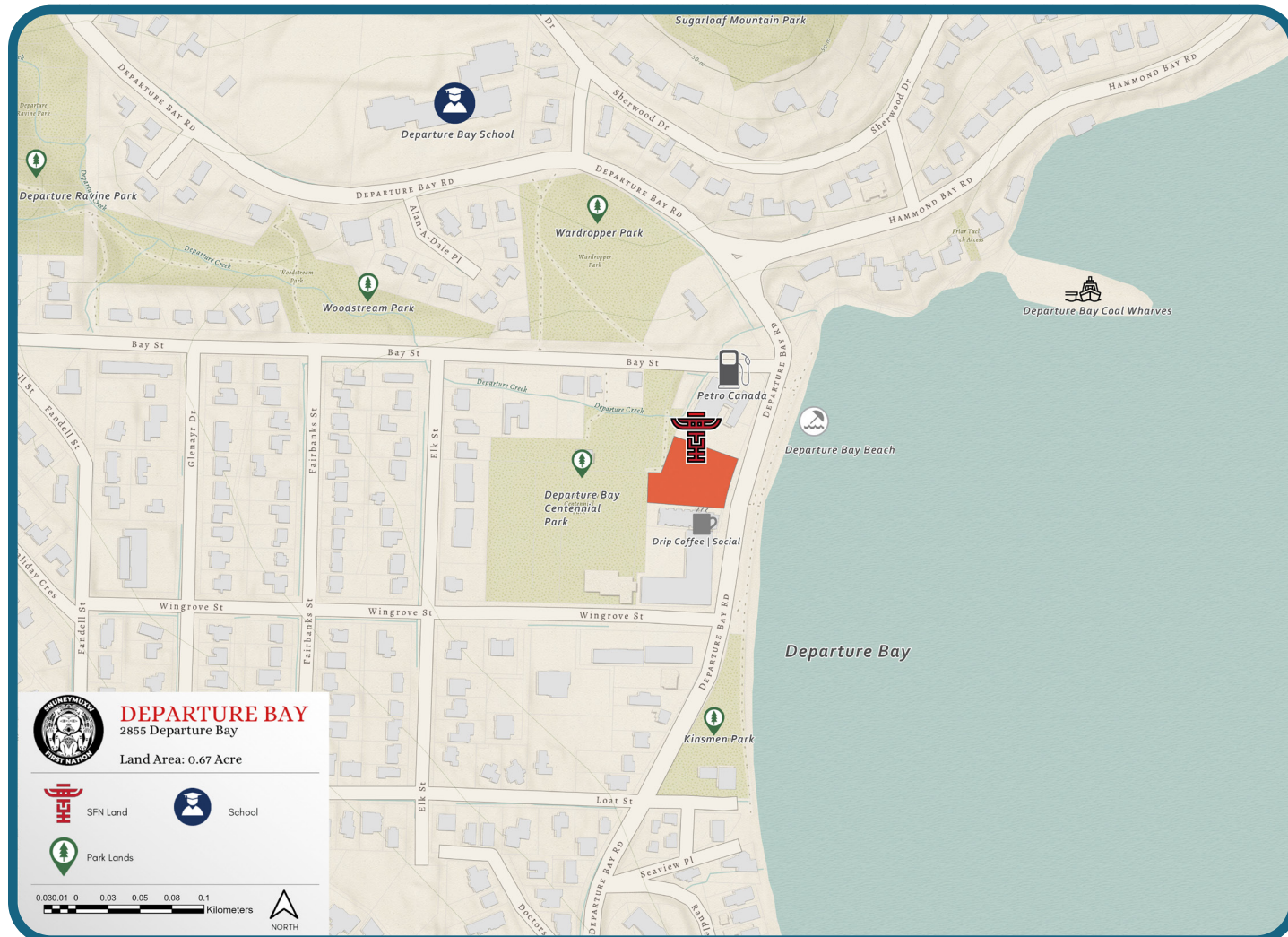
The parcel is located on Departure Bay Road, in a lively, high-activity area between Petro Canada to the north and Drip Coffee to the south. It fronts Departure Bay Beach, offering direct access and panoramic waterfront views.

MORE INFORMATION

The parcel is culturally sensitive, as it is the site of a Snuneymuxw Village.

FUTURE OF PARCEL

Members have highlighted the strength of green spaces, views and various modes of transportation in close proximity to one another. There is also interest in building a structure based on Snuneymuxw culture with ceremonial spaces within.



What does fee-simple mean?

Fee-simple land means you own the land completely. You can live on it, build on it, sell it, or give it to your family.



FACING THE DEPARTURE BAY CENTENNIAL PARK



FACING PETRO CANADA



FACING PETRO CANADA



FACING DRIP COFFEE SOCIAL



FACING THE WATER



1340-1370 Stewart Avenue Parcel

(Stewart Avenue Marina)

PARCEL SIZE: 2.21 acres **OWNERSHIP TYPE:** Fee-simple

OVERVIEW

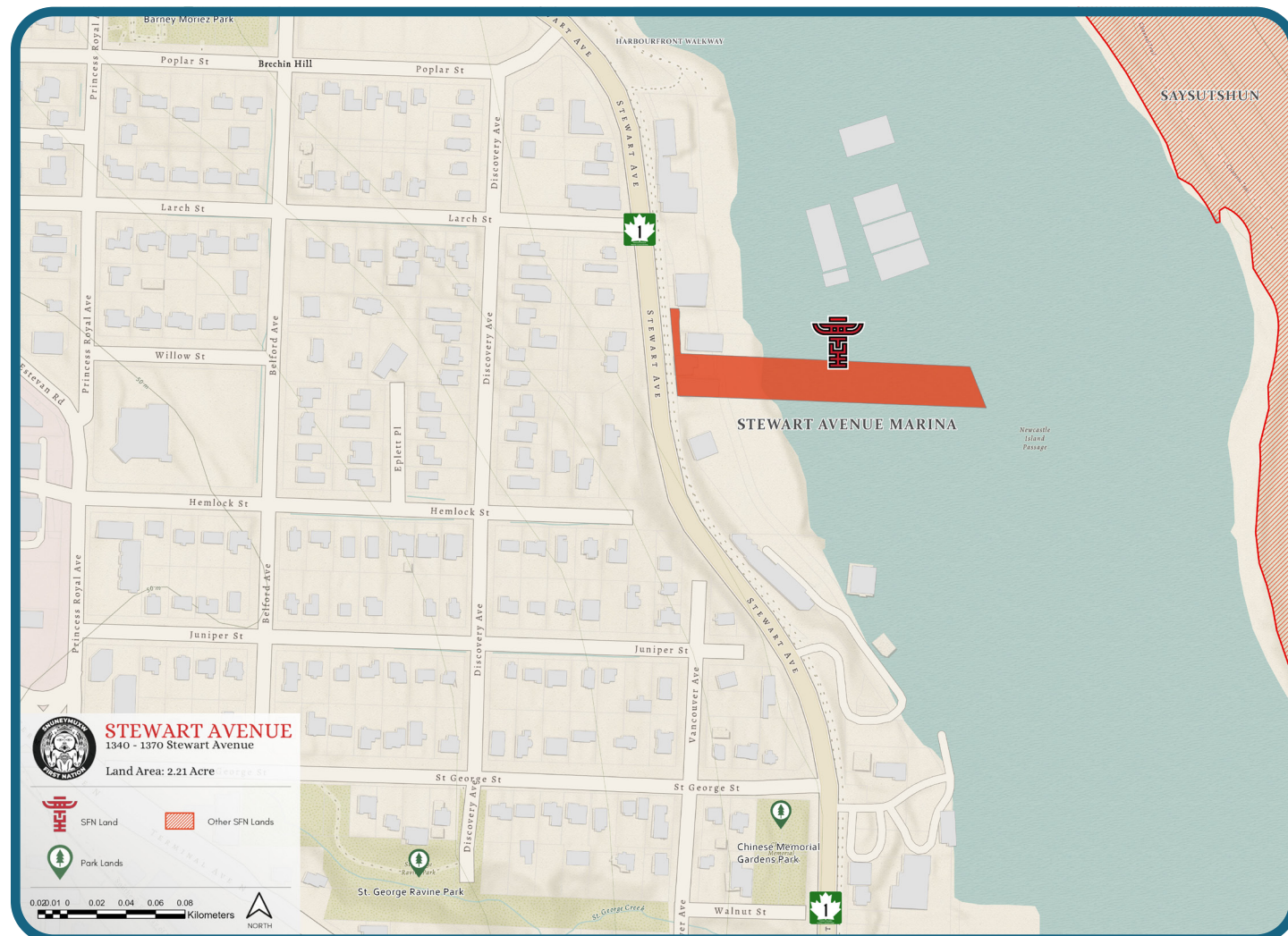
The parcel is located on Stewart Avenue (Trans-Canada Highway), with the rear facing the Newcastle Channel, offering views of saysutshun.

MORE INFORMATION

This waterfront location is an ideal spot for businesses with a connection to the water. It is easy to get to by car or transit, making it a convenient place for people to visit or work.

FUTURE OF PARCEL

This site is currently being developed through a partnership between Urban Arts Architecture, members of the Snuneymuxw Culture Committee and cultural leaders.



CURRENT SITE CONDITIONS



CURRENT SITE CONDITIONS



VIEW FROM SOUTH



VIEW FROM TRANS CANADA HIGHWAY



VIEW FROM NORTH



WATERFRONT VIEW



sxwayxum Parcel

(1 Terminal Ave; 444, 450, and 550 Comox Rd; 55 Mill St)

PARCEL SIZE: 6.95 acres **OWNERSHIP TYPE:** Fee-simple

OVERVIEW

The former site of Tally Ho, also known as the old Howard Johnson hotel, is situated at the mouth of the Millstone River, the site of our sxwayxum Village. It is adjacent to Maffeo Sutton Park, offers scenic view corridors to the Salish Sea and fronts the Trans-Canada Highway corridor.

MORE INFORMATION

The Land holds significant cultural value, as the site of our sxwayxum Village. Currently, this area is surrounded by parks, trails and waterfront attractions, with direct pedestrian connectivity to Swy-a-Lana Lagoon and Maffeo Sutton Park. It's easy for the public to access, whether they are driving, taking transit, walking or biking.

FUTURE OF PARCEL

Work is currently underway to remove the old hotel. Members have shared their interest in seeing a mix of uses on this site, such as housing, hotels, restaurants and cafes. There's also a strong desire to reflect Snuneymuxw culture and history throughout the area, with connections to nearby trails, parks, the riverfront and saysutshun.



FACING NEIGHBOURING TOWNHOUSES



VIEW FROM THE HIGHWAY



VIEW OF THE MILLSTONE RIVER



VIEW OF THE SALISH SEA



TEMPORARY PARKING ON SITE



THE OLD BUS DEPOT OT SITE



50 & 100 Comox Road Parcel (Foundry Lands)

PARCEL SIZE: 0.62 acres **OWNERSHIP TYPE:** Fee-simple

OVERVIEW

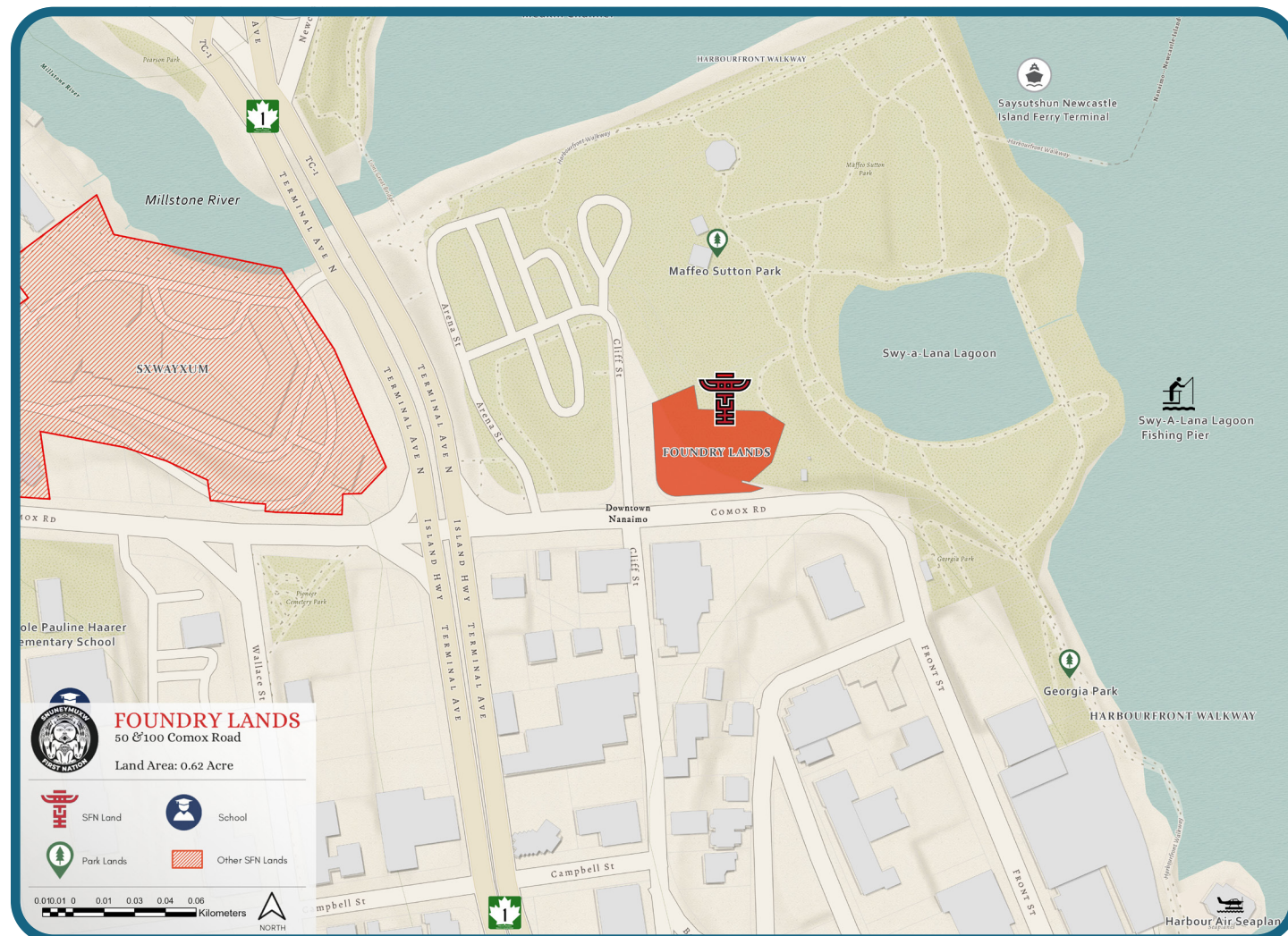
The parcel is located on Comox Road in Downtown Nanaimo, adjacent to Maffeo Sutton Park. It faces the park's main parking lots and is near Swy-a-Lana Lagoon, with trail connections throughout the park.

MORE INFORMATION

The site holds significant cultural value, as it is the site of an Ancestral Snuneymuxw village. It is a great spot to create a building or space that proudly reflects Snuneymuxw culture and presence. This area is close to the Harbourfront Walkway and downtown Nanaimo, making it easy to get to by car, bus, bike or on foot.

FUTURE OF PARCEL

There has been interest in creating spaces that help members expand their small businesses, like shops, markets or food spots. Members have also suggested creating a cultural museum or interpretive center.



PARKING ON SITE



VIEW FROM PARKING LOT



VIEW FROM COMOX ROAD

saysutshun & Ferry Service Parcel

PARCEL SIZE: 777.49 acres **OWNERSHIP TYPE:** Future addition

OVERVIEW

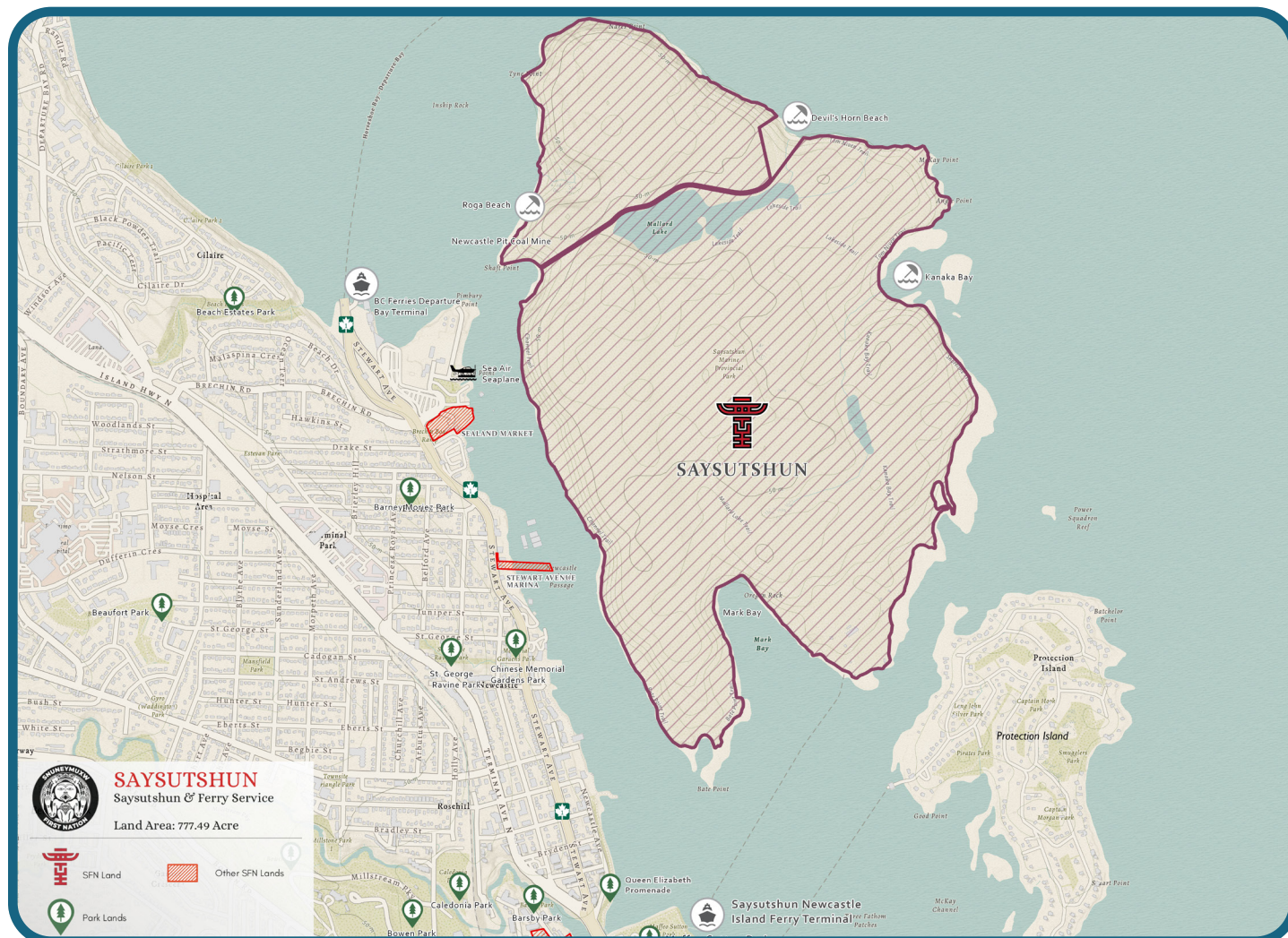
saysutshun is another sacred and spiritual place for the Snuneymuxw people. It is located just a short ferry ride from downtown Nanaimo. Currently designated as a Marine Provincial Park, the Island holds many beautiful gifts and has great potential to draw visitors and support tourism.

MORE INFORMATION

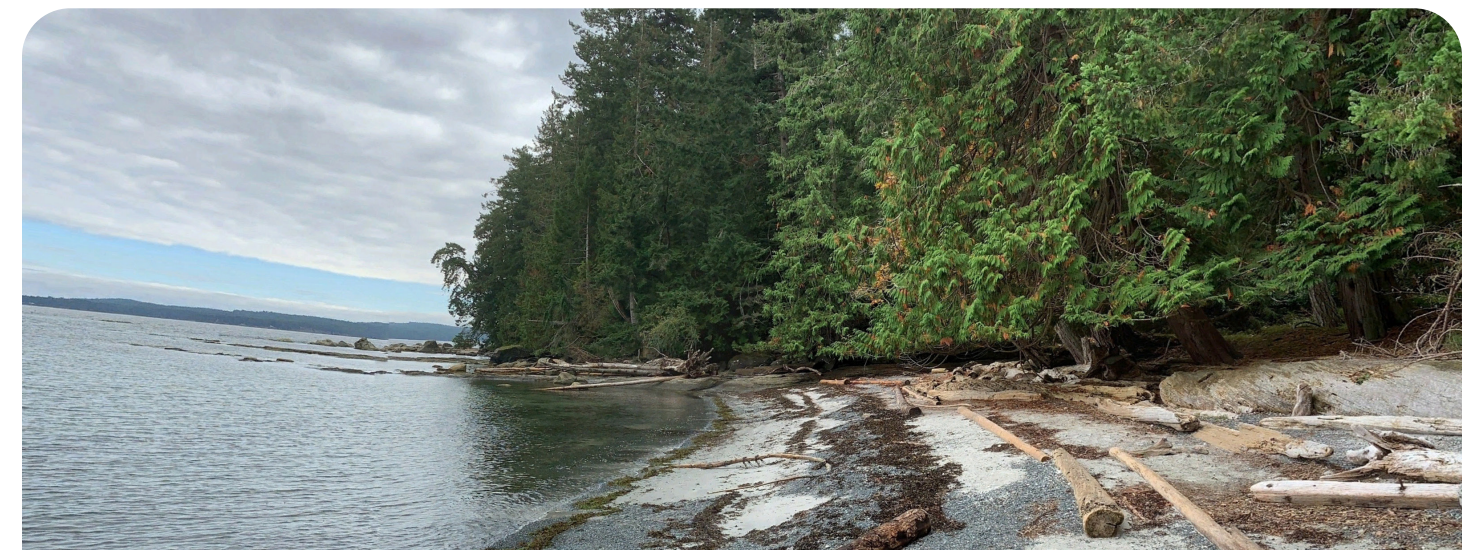
The Island is currently a Marine Provincial Park, that holds historic significance and is steeped in local lore.

FUTURE OF PARCEL

Members have shared their hopes to expand camping areas, add more marine buoys and build additional cabins. There's also strong interest in creating more ways for Snuneymuxw people to easily connect with and enjoy these lands.



VIEW FROM NANAIMO



NORTH WEST SIDE OF THE ISLAND



SOUTH SIDE OF THE ISLAND

