

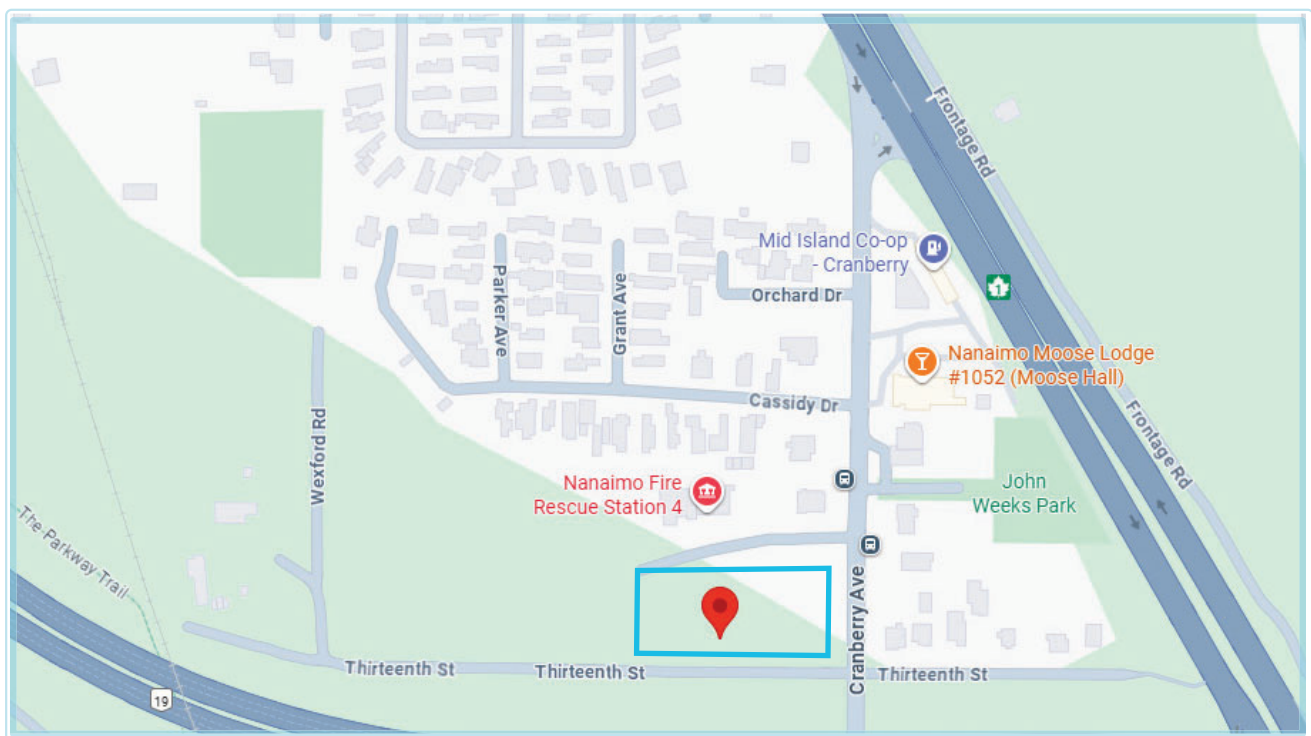


Introducing the Snuneymuxw Family Housing Project

About the project

Snuneymuxw First Nation (SFN) is partnering with BC Housing (BCH) to develop new family housing on a City of Nanaimo-owned vacant lot at 1435 Cranberry Avenue. This development will create 42 new apartment-style homes (mix of studio to 3-bedroom units) with priority for Indigenous families.

Proposed use: New affordable & safe family housing. Guided by Snuneymuxw teachings, the housing will serve families identified through SFN and BC Housing who are seeking safe and affordable homes. As the operator, SFN will work closely with BC Housing to ensure families in need are supported. Rooted in respect, connection, and care for the land, this development will provide culturally safe housing that strengthens both families and community well-being.





Key Details

Housing Enhancements for Nanaimo: Snuneymuxw teachings remind us to live in a sacred way — to walk as our Ancestors did, with family at the heart and community as our strength. Wellness begins where the home meets the land, for both must be cared for together. This project carries forward those teachings. As we build homes, we also renew our relationship with the land. In healing the land, we bring healing to the people; when the land breathes well, the whole community thrives. The new family housing on this once-empty lot will help add life to the Chase River area, increasing vibrancy for families while helping the City of Nanaimo move closer to its housing goals.

Zoning and Municipal Approvals: 1435 Cranberry is currently zoned as CS1: Community Service One. No zoning bylaw amendment is required for this development. The project has proposed a height variance of 6.1m above that contained in the CS1 zone, for a total building height of 20.1m (6 storeys). Due to the context of the site (parkway to the south, natural wetland to the east, and fire hall across the street to the north; adjacent homes to the west & northwest are buffered by public roads & building setbacks), it is not anticipated that building height will have a significant impact on neighbouring homes. The project has also proposed side yard setback variances of 1.0m and 4.5m, a perimeter fence height variance ranging from 0.65m to 1.25m, and a parking variance of 6 spaces. A development permit is required and in-progress, and a building permit will be submitted in fall 2025. The City of Nanaimo Development Permit File Number is as follows: DP001359

Additional information can be found here: <https://letstalkhousingbc.ca/nanaimo-family-housing-project>
Development Permit Webpage can be found here: <https://www.nanaimo.ca/whatsbuilding/Folder/DP001359>

Project Timeline

*Anticipated timeline; dates dependent on municipal and funding approvals

