

Señákw

Special Update to the Squamish People



October 2025

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A New Chapter for the Seḥákw Project

October 2025

We're pleased to share a major update on the Seḥákw development, marking a powerful step forward for one of the most ambitious and transformative projects in the history of the Sḵw̓xw̓ú7mesh Úxwumixw (Squamish Nation).

More than 100 years ago, our village at Seḥákw was dismantled and our People were forced off the land they had called home for generations. Yet our connection to Seḥákw never faded—we protected our history and rights, and we held on to our responsibility to come back.

In 2003, thanks to the tireless work of our ancestors, Elders, and leaders, the Nation reclaimed a portion of the land that was taken from us. Now—*together*—we are reclaiming even more of its future, bringing our community closer to the bright horizon envisioned in the *Úxwumixw 2025: Sḵw̓xw̓ú7mesh Generational Plan*.

This summer, the Nation entered into a restructured partnership agreement for the Seḥákw project. OPTrust, one of Canada's largest and most respected pension fund investors, acquired Westbank's ownership stake—50%—in Phases One and Two of the development, while the Nation retains its 50% ownership share.

Furthermore, we're proud to confirm that as part of this restructuring, the Nation will secure 100% ownership of Phases Three and Four of the project, putting our people on a stronger path toward our goal of economic self-sufficiency. Full ownership of these phases gives us all greater freedom to shape the project's future in the Sḵw̓xw̓ú7mesh way—rooted in our values, priorities, and vision.

OPTrust is a strong partner in this journey, bringing a foundation of financial stability and long-term investment experience that will help ensure the project stays on track and meets its ambitious goals. As the Nation's economic development group, Nch'ḵaý will work with the Nation and OPTrust to select a new development manager for Phase Two of the development.

Since our founding in 2018, Nch'ḵaý has grown as an organization, deepening our real estate and development expertise and capacity. It is with great pride that we take on an expanded role in the oversight of Seḥákw's development, in close communication with the Nation and our People, while supporting the infusion of Sḵw̓xw̓ú7mesh culture, language, art, and identity in every aspect of the village.

Seḥákw is a homecoming for the Squamish People—a return to our land in a renewed community where all are welcome; a place where gathering has always been a way of life.



Honouring the Past

ROOTS AS STRONG AS OUR PEOPLE

As Squamish People, our relationship to Seḥákw stretches back to time immemorial. Long before it became known as ‘Kitsilano Indian Reserve No. 6,’ we fished, hunted, and harvested from the land and water; we built longhouses and brought neighbouring tribes together for potlatches and trade. Our People lived in abundance, grounded in the Skwxwú7mesh values and practices that still define us today.

Although our ancestors nurtured and cared for this land for generations, settlers arrived, established a reserve, and subsequently stripped away sections of our reserve lands for their use. In 1913, our Skwxwú7mesh families were forcibly removed altogether—their homes burned so the rest of the village could be expropriated as well. Our physical presence on the land was abruptly severed, but our roots could not be broken.

Skwxwú7mesh leaders never stopped advocating for our rights. Decades of steadfast campaigning—in courtrooms and beyond—eventually saw 10.48 acres of Seḥákw returned in a landmark court victory in 2003.

More than 15 years later, the Squamish Nation held a land designation referendum on Seḥákw’s future and, in December 2019,

a majority of participating Skwxwú7mesh voters cast ballots in favour of the historical development now underway.

With over 6,000 homes planned across four phases—including 250 affordable homes set aside for Squamish People—Seḥákw is set to become one of the largest residential projects in Canada designed to run entirely on clean energy.

We raise our hands to the Skwxwú7mesh ancestors, Elders, and leaders whose big dreams, hard work, and persistence brought us to where we are today.

Together with the Squamish Nation, we’re on the brink of something extraordinary—and we’re only just beginning.



Did you know?

Seḥákw’s name is representative of its place and can be interpreted as, ‘the place inside the head of False Creek.’

Scan the QR code and click on the speaker icon to hear how the name of our village is pronounced.



A BEACON OF RECLAMATION

Señákw is a powerful beacon of reclamation and self-determination that honours our past and will help secure our future. The Squamish Nation and Nch'káy are on track to make Canadian history—completing the largest First Nations-led housing development this country has ever seen.

We've reached so many remarkable milestones since the referendum in 2019, when the Squamish People gave a clear mandate for the Nation to proceed with building a sustainable legacy project for current and future generations of our People.

Let's take a look back:

- 
- 2003**
The Squamish Nation regains 10.48 acres of Señákw in a landmark court victory.
 - SEPTEMBER 2018**
Nch'káy was created by Council as the Nation's economic development group, with Señákw as its first major project.
 - DECEMBER 2019**
87% of voting Squamish Nation Members cast ballots in favour of the project and partnership proposal at Señákw through a referendum.
 - MAY 2022**
The Squamish Nation and City of Vancouver sign a historic Services Agreement, ensuring Señákw's access to municipal services, infrastructure, and amenities.
 - SEPTEMBER 2022**
The Squamish Nation breaks ground on Señákw with the federal government announcing \$1.4 billion to support the project—the largest Canada Mortgage and Housing Corporation (CMHC) loan in Canadian history.
 - JULY 2023**
The Squamish Nation confirms that B.C. Residential Tenancy Act protections will apply to Señákw and select future on-reserve housing developments—an important community development milestone.
 - JANUARY 2024**
The Señákw Cultural Advisory Panel is formed to oversee the integration of Skwxwú7mesh cultural identity into the project.
 - SEPTEMBER 2025**
The Squamish Nation announces a new Señákw partnership structure, increasing our ownership share in Phases Three and Four of the project and positioning us for even greater long-term success.



Developing with Purpose

MEET OUR PARTNERS

A project as visionary and expansive as Seḥákw can only be achieved through strong partnerships grounded in a shared belief that the development of our Skwxwú7mesh village must be led by the Skwxwú7mesh Stélmexw (Squamish People).

The Nation and its wholly owned economic development group, Nch'káy, have chosen partners who align with our values and vision for a prosperous future for the Squamish People and the community we're building together.



The **Squamish Nation** has complete jurisdiction over Seḥákw, grants permits and approvals for the development, and works closely with Nch'káy on all cultural and community matters.



The Canada Mortgage and Housing Corporation (CHMC) is a financier for Phases One and Two of the development, providing a low-interest \$1.4-billion loan for the project through its Rental Construction Financing Initiative.



Nch'káy Development Corporation is one-half of the Nch'káy West partnership that owns and manages Seḥákw. Nch'káy negotiates on partnership matters, coordinates financing, and supports construction, cultural integration, marketing, and more.



OPTrust is one of Canada's largest pension funds and now has a 50%-ownership stake in Phases One and Two of Seḥákw. It is the other half of the Nch'káy West partnership, and its primary role is as an investor.



Revery Architecture is the design architect for Seḥákw, responsible for the overarching architectural vision, including the conceptual and schematic designs.



Kasian Architecture and Interior Design is the architect of record on the project. In collaboration with Revery, Kasian translates the village's design intent into detailed construction documents, ensuring full technical coordination, regulatory compliance, and building best practices.



Peak Construction Group is Seḥákw's construction manager, responsible for keeping construction moving swiftly, safely, and on-budget. Peak also plays a critical role in hiring, training, and supporting Indigenous workers on site.



Hiyám Housing is the Nation's non-profit housing society, responsible for managing the 250 below-market housing units for Squamish People at Seḥákw.

A LEGACY FOR ALL SQUAMISH PEOPLE

Our ancestors flourished for generations at Seḥákw. Located on lands and waters rich with elk, beaver, deer, salmon, and other important resources, Seḥákw was a regional hub for trade, commerce, and social relationships.

Seḥákw is a village rooted in memory, built with care, and made to welcome all into a place where gathering has always been a way of life. Our plans ensure it will continue to serve this important purpose.



What we're building:

- 6,000+ pet-friendly rental homes across all four phases of development
- 4,627 market-rate rental homes
- 1,200 affordable rental homes for prioritized residents, including 250 for Squamish People
- 800 parking stalls and 4,000 bike stalls
- One of the largest residential projects in Canada designed to run entirely on clean energy

Key benefits that will sustain the Squamish People for generations:

- Construction and post-construction contracts and careers
- On-site opportunities for retail and other businesses
- Millions of dollars in rental and tax income for the Nation

Coming to Life in 2026

The first three towers of Phase One at Seḥákw are the Mountain Towers—curved, organic, and tilted north in honour of Ch'ich'yúy, the Twin Sisters.

Progress on these stunning landmarks is steady, with Tower 1 expected to welcome residents in early 2026, and Towers 2 and 3 following in the summer and fall. Property Management for Phase One will be overseen by Fitzrovia and leasing will be supported by rennie.

What to expect in Phase One:

- 1,409 homes
- 250 affordable rental homes—63 dedicated for Squamish People and the remainder prioritized for Squamish and Indigenous residents
- Bold, beautiful representations of Sḵwxwú7mesh art and culture
- Diverse retailers
- World-class amenities

Comfort, Community, Convenience

Seḥákw's pavilion, opening in Phase One, will feature a full-sized gym and outdoor exercise area, a 25-metre pool, and a steam room, sauna, hot tub, and cold plunge; a social lounge with a theatre and games area; a kitchen and lounge; an outdoor patio with seating and barbecues; and a bike hub and pet-washing station.

Other Phase One amenities include:

- Two rooftop patios with social lounge
- Co-working spaces
- Transit hub
- Car-sharing
- Greenspace



A DECLARATION OF SQUAMISH LAND & IDENTITY

From the place names and signage to the architecture and art, residents of Seḥákw will be immersed in the Skwxwú7mesh cultural identity. Seḥákw is a proud landmark and celebration of Skwxwú7mesh excellence, history, language, culture, and creativity.

The Cultural Advisory Panel

The Cultural Advisory Panel is tasked with ensuring Seḥákw celebrates and honours the Skwxwú7mesh cultural identity in all aspects of its development, from the way we work with our project partners to the interior design of the buildings and the landscaping in the village. It includes representatives from Nch'kaý and the Nation, as well as other Squamish People and partners with skills and expertise to inform this important work.

The Panel oversees all matters related to Seḥákw's cultural design and ensures the selection process for public art is fair and transparent. Questions about the Cultural Advisory Panel may be directed to culturaladvisory@nchkay.com

Branding & Marketing

Our Brand & Marketing team, meanwhile, is working hard to bring Seḥákw's story to life—creating a distinct and uniquely Skwxwú7mesh brand that will set the village apart in Vancouver's rental market while simultaneously honouring its past, present, and future.

This work is also being guided by Skwxwú7mesh Elders, artists, knowledge holders, and experts—with Brandi Halls, Jacob Lewis III, Sarah Silva, Austin Harry, and Chief Ian Campbell among the core team.

Through bold visuals, video, and community events, we're sharing the story of a village built on reclamation. This summer, we started attending more events across Vancouver and building interest in the Seḥákw development. You will soon see our marketing for the village in the community, online, and throughout the city, including a new website launching this fall.

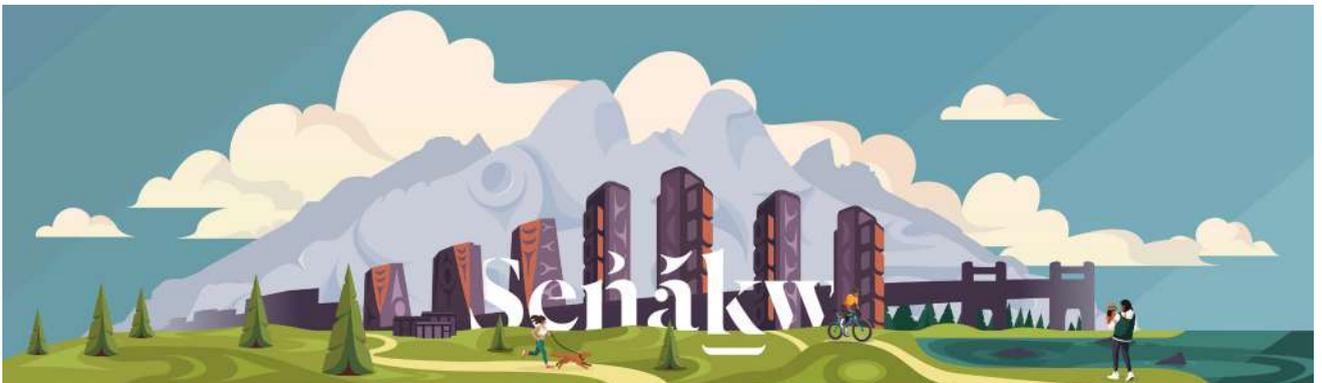
Want to learn more?

Scan the QR code below:



Cultural Advisory Panel Terms of Reference

Illustration by Austin Aan'yas Harry.



UNLOCKING OPPORTUNITY: EMPLOYMENT & TRAINING

This generational project reflects the strength and vision of the Sk̓wx̓wú7mesh Stélmexw. It's creating real opportunities for our People and our Indigenous relations from across the country—and that doesn't happen by accident. It's the result of our collective focus and drive, and the persistence of our teams and partners.

Every day at Sehákw, we're generating meaningful career and growth opportunities. Nch'kaý chairs the Sehákw Procurement and Sehákw Employment & Training Committees—one of many ways we help ensure Squamish and Indigenous Peoples are central to the rebuilding of our village.

The Indigenous Participation Plan (IPP) is another: under the IPP, all subcontractors working at Sehákw must prioritize the employment of Squamish People first, followed by members of the Musqueam and Tseil-Waututh Nations, then other Indigenous Peoples.

We're proud to share that:

In 2024:

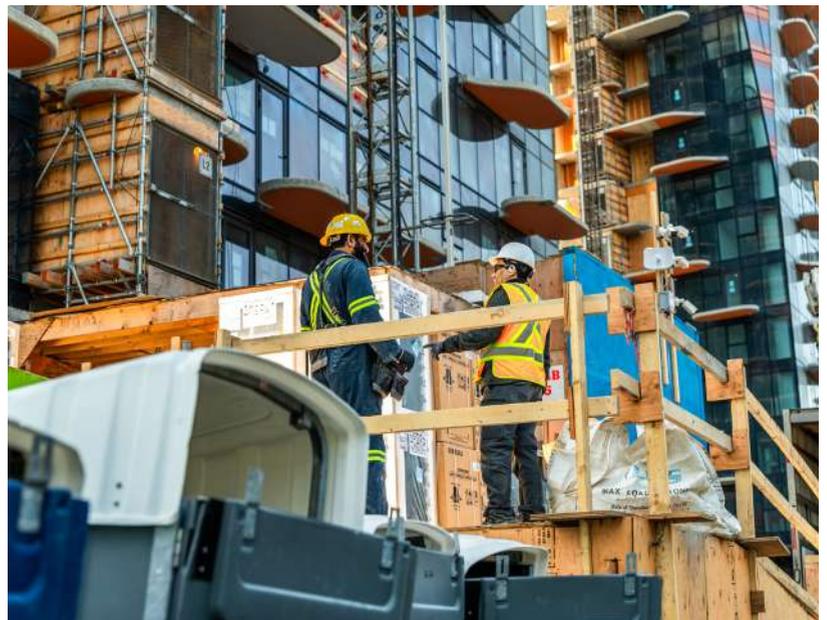
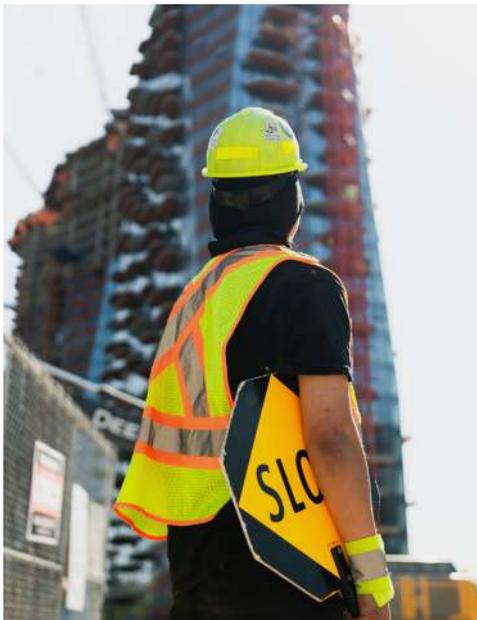
Up to
148 workers on site
were Indigenous*

\$12.2 M

in contracts were awarded
to Squamish Person-owned
businesses

Up to
44 workers on site
were Squamish*

** Note: the number of workers on site fluctuates depending on the stage of construction.*





Mentorship & Training in Action

We're also committed to early career development through the project. The Señákw Mentorship Program facilitates meaningful, paid learning opportunities for Squamish and Indigenous Peoples who want to dip their toes into all of the types of work linked to the development. Candidates are matched with participating consultants at Señákw, with placements ranging from one-week shadowing periods to six-month co-ops.

In addition, we work closely with Sts'its'áp'newas (the Nation's Employment & Future Skills department), the Stitsma Career Centre, and Peak Construction Group's Indigenous Relations team to connect Indigenous workers on site with the training and certification required to advance their careers and unlock new opportunities at Señákw and beyond.

Interested in a mentorship opportunity?

Scan the QR code to learn more:



In 2024:

- 11 Squamish and other Indigenous workers trained and mentored on site*
- 3 Squamish People transitioned from labour positions to skilled trades*
- 6 Indigenous on-site practicum students given apprenticeships in the trades*

** In collaboration with Peak Construction Group's Indigenous Relations team and the Squamish Nation's Employment & Future Skills department.*

On-Site Success Story: David Gonzales

The Squamish Nation's David Gonzales has been on site almost every day for the past two years.

Now Peak Construction Group's Junior Construction Safety Officer, he is among many Indigenous workers to have received training and certification through the project with support from Peak's Indigenous Relations team.

"As soon as I heard the Seḥákw development was starting, I knew I wanted to be involved. It's pretty historic for our People," David said.

David started as a general labourer in June 2023. Since then, with support from the Nation and Peak, he has worked as the lead hand of labourers, moved into material management and security, and completed his construction safety officer and advanced first aid trainings.



"There's a lot of opportunity on the site. It's really great to see our Nation do this for their People—get them training and skills so that once this is done, they can move onward and upward."

With the experience he's gained at Seḥákw, David hopes to start his own construction company, and pursue his National and International Construction Safety Officer certifications.

Current Opportunities at Seḥákw

Scan the QR code to view current job postings on site.



Need Training First?

The Stitsma Career Centre offers employment and training services to Indigenous Peoples who want to upgrade their skills and secure new credentials for employment.

For support in starting your career at Seḥákw, email stitsma_career@squamish.net

OPPORTUNITIES FOR ESTABLISHED BUSINESSES

Contracting

Señákw is also a place for established businesses to grow and thrive—if you're a seasoned business owner and want to be contacted when procurement opportunities open on the project, we invite you to register with the Nch'ú7mut Endorsed Business Registry (NEBR). Our Nch'ú7mut Contracting team is available to provide bidding support to Squamish Person-owned and partnered businesses that are listed on the NEBR.

Commercial

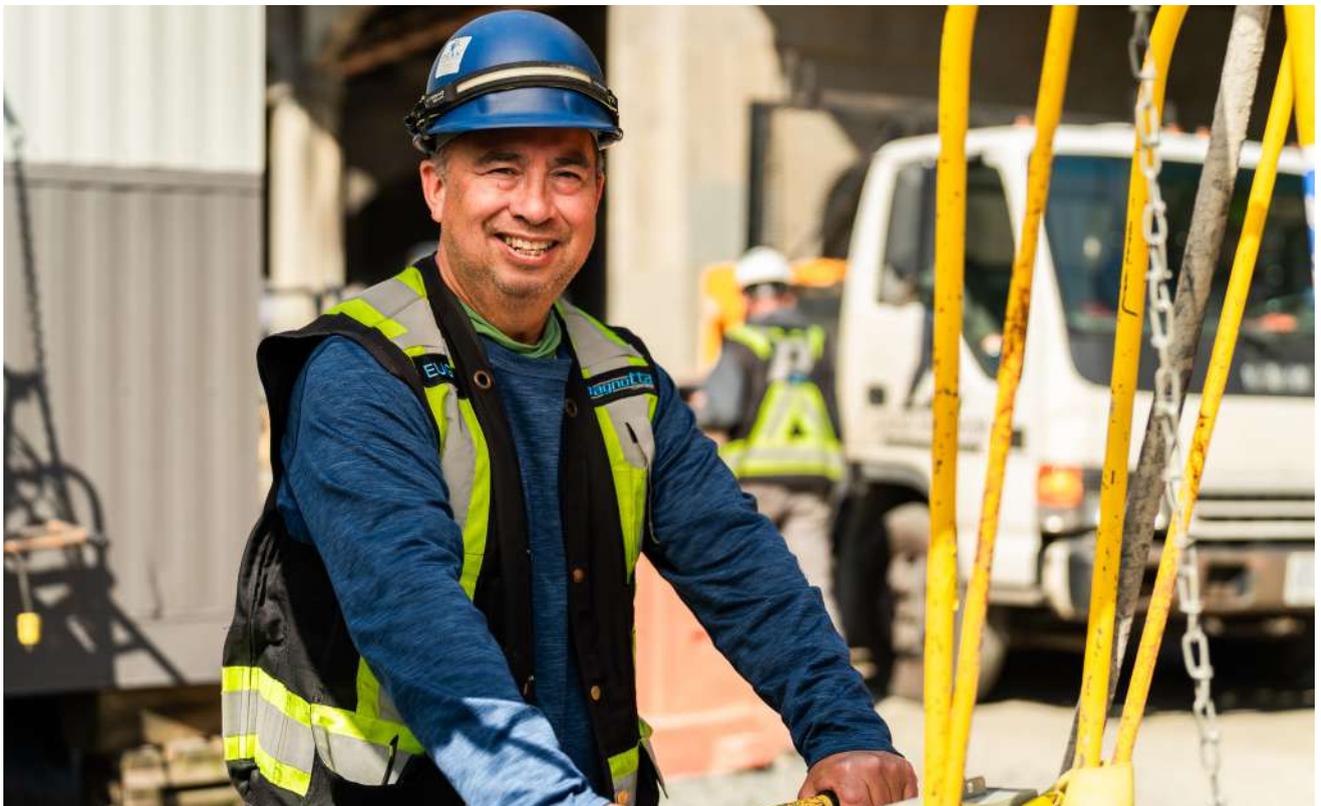
By the time it's completed, Señákw will have some 200,000 square feet of retail and gathering spaces woven into community life.

Phase One will contain nearly 40,000 square feet of retail space across the towers and three-level pavilion—a unique opportunity for Squamish entrepreneurs with established businesses specializing in dining, fitness, finance, and other services that will help us meet the needs and comforts of residents at Señákw.

Want to learn more about commercial opportunities at Señákw? Email retail@senakw.com. Squamish entrepreneurs with new business ideas can contact the Nation's Employment & Future Skills department for assistance with startup business planning at tradescentre@squamish.net.

Interested in
registering
with NEBR?

For more information on the NEBR's requirements, eligibility criteria, and application process, email applications@nchu7mut.com or scan the QR code:





Building for our Future

HOUSING FOR SQUAMISH PEOPLE

In 2024, the Squamish Nation revealed its Generational Plan—outlining a bold and determined vision of sustainability, self-sufficiency, and stronger governance for our communities.

The development at Sehákw is an important part of this roadmap to prosperity, bringing the Squamish People home to a place shaped by life, the land, and our proud lineage.

There are a number of ways for Squamish People to live at Sehákw, and ensuring our People have priority access to them is a core commitment of Nch'káy, the Nation, and our partners.

Homes Supported by Hi'yám Housing

Across all four phases of Sehákw, a total of 250 homes have been set aside exclusively for Squamish People as affordable housing. In Phase One, 63 of these homes will be available.

Further details on the types of homes available for Squamish People, including the number of studio, one-bedroom, two-bedroom, and three-bedroom homes, as well as move-in dates, will be available closer to occupancy. These homes will be managed by the Property Manager for Sehákw with Hi'yám Housing supporting the Squamish People living in them under an agreement with the partnership:

This agreement defines a broad range of ways Hi'yám will support these residents, including:

- Mediation and full support in cases involving Squamish Nation tenants
- Participation in tenant placement, dispute processes, and Nation-focused communication
- Cultural safety and responsive services for Squamish People, such as an inclusive, Squamish-informed dispute resolution process and support for Squamish People in dealing with the B.C. Residential Tenancy Branch

We're often asked how much the rent for the Squamish Nation homes will be; the short answer is that they have not yet been confirmed, as Hi'yám and the Nation are still pursuing additional funding to offer even deeper subsidies to help bring down the cost of housing for our People further. Additional rent details will be shared with the community closer to occupancy.

How to apply for the Hi'yám-supported Housing:

As with all Hi'yám Housing opportunities, an application package for Sehákw will be mailed to all Skwxwú7mesh households, shared via the Nation's email list, published to Hi'yám's website, and posted on social media. There will be a single call-out issued for all three towers of Phase One, with move-in dates ranging from early 2026 to fall 2026.

Other Opportunities to Live at Seḥákw

In addition to the 63 Hiyám-supported homes committed to Squamish People, Squamish and other Indigenous applicants will be prioritized when filling the additional 219 market affordable homes available in the first phase of Seḥákw. The rent for market affordable homes is based on the CHMC’s affordability criteria for the region in 2026, outlined below:

Suite type	Avg. size (sq. ft.)	Avg. price (2025 rates)*
Studio	351	\$1,618
1 bedroom	564	\$1,836
2 bedroom	733	\$2,554
3 bedroom	1053	\$2,585

**Rates subject to change annually*

Squamish and Indigenous Peoples may also apply for the general market homes, which are rented at Vancouver’s current market rates.

In total, Seḥákw will deliver more than 1,400 homes over the next year, all of which will prioritize Squamish interest.

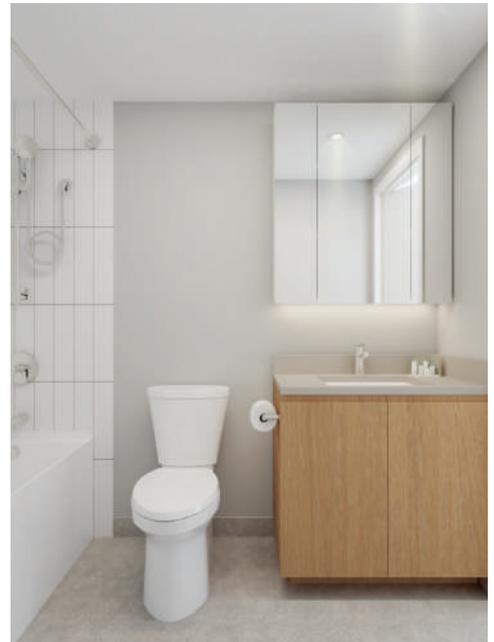
More information on living at Seḥákw will be coming out shortly. To add your name to our list of interested Squamish residents, register at senakwvillage.com and select “Squamish Nation Rental” from the drop-down menu.

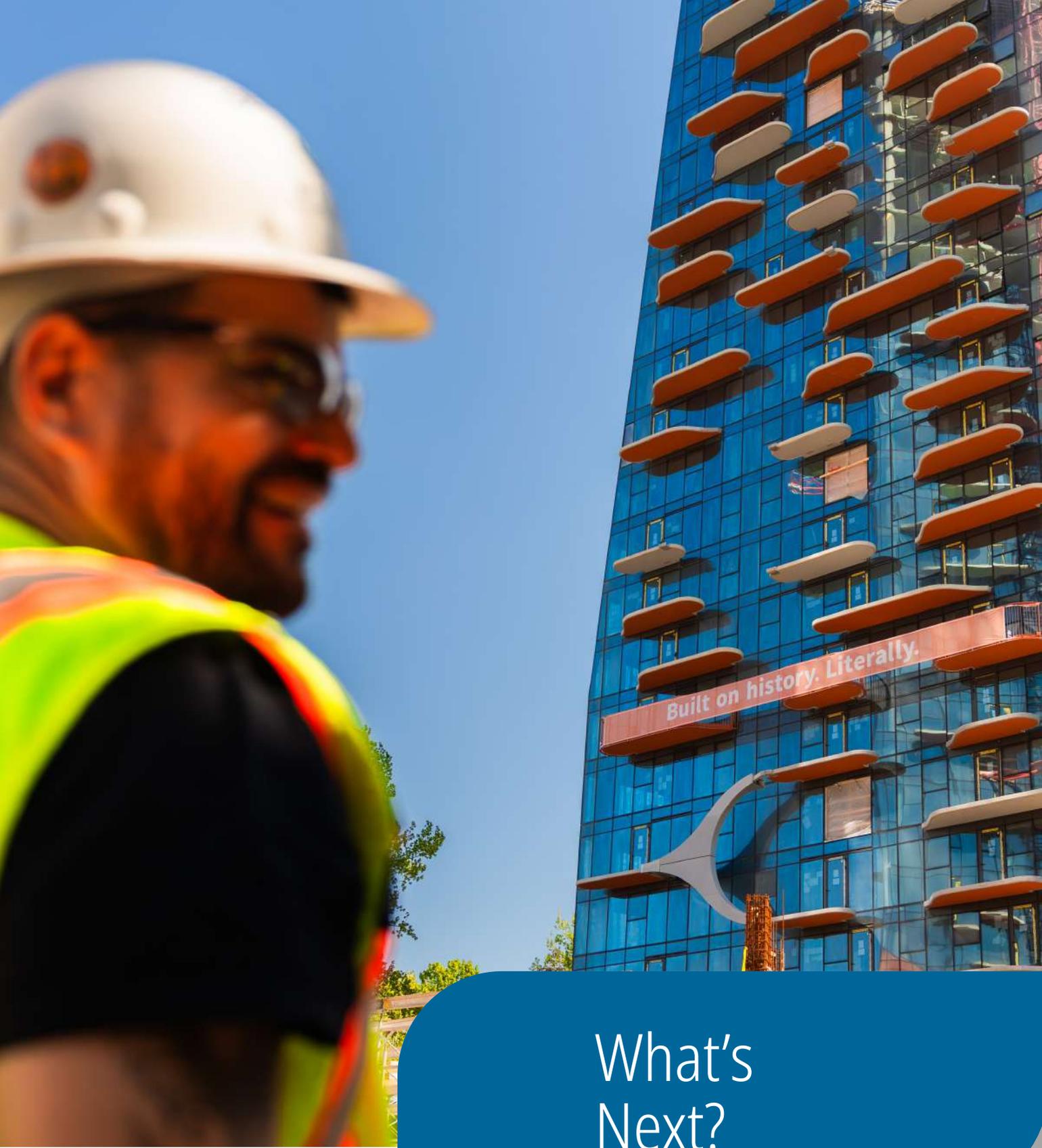
Interested in living at Seḥákw?

Register for rental updates at senakwvillage.com or scan the QR code:



Architectural rendering.





What's
Next?



Since we first broke ground on Seńákw in 2022, the village has become a venue for song, ceremony, observance, and events that honour all we've achieved together. It's a return to the way our People once lived there—and we're proud to share what we're creating with the world.

We've been honoured to see our work recognized through media interviews, articles, awards, and growing interest in our vision and leadership in economic reconciliation. By sharing what we've learned throughout this process, we all grow together.



The futures of Seńákw, our Nation, and our People, are bright.

Over the past five years, we've shown that the development we're building is not only a hugely viable project, but a movement that people want to be a part of. Seńákw is a village with heart—a vibrant and values-based community that will add to the fabric of the city in ways no other real estate development can.

The change in ownership structure will ensure the momentum we've built will continue, with construction driven by purpose and the dreams our ancestors.

We will see doors opening on more than 1,400 homes in 2026, and Nch'kaý and the Nation are committed to ensuring the most prudent and responsible way forward to ensure the financial and generational well-being of the Nation and our People.



Join Us on This Journey

Phase Two is set to begin in late 2025, unlocking even more opportunity for our People. We're committed to keeping the community informed of our progress every step of the way, and this fall, we hosted a series of Community Open Houses to answer questions about the Seńákw project and more.

If you've still got questions, we're happy to answer them at our upcoming Annual Gathering—stay tuned for event details and save these dates in your calendar:

North Vancouver
Friday, Nov. 21, 2025
Chief Joe Mathais Centre
100 Capilano Road

Squamish Valley
Saturday, Nov. 22, 2025
Totem Hall
1380 Stawamus Road

Your Questions Answered

1. What is the Seńákw project?

Seńákw is a large housing project being built by the Squamish Nation on our reserve land at the south end of the Burrard Street Bridge in Vancouver. It's one of the largest Indigenous-led developments in Canada and will create thousands of rental homes. The project will help generate income for the Nation and support our goal of taking back control of our lands and future.

2. Why is this land important to us?

Long before the arrival of settlers, our Squamish ancestors had a village at Seńákw, but our People were forced out in the early 1900s and our homes were destroyed. After a long fight, we got 10.48 acres of this land back in 2003. This project is about returning to that land and rebuilding for future generations of Squamish People.

3. Who owns the project now?

Through a partnership, the Squamish Nation owns a 50% interest in Phases One and Two and a pension fund called OPTrust now owns the other 50% interest after buying Westbank's share. For Phases Three and Four, the Squamish Nation will become the 100% owner of the interest in those phases (in addition to its existing ownership of the underlying land).

4. Who is OPTrust and how are they involved?

OPTrust is a Canadian pension fund that manages investments for public sector workers. It invests in long-term projects like housing and was introduced to the Seńákw project in 2021 to strengthen its financial backing and long-term stability. OPTrust now owns 50% of Phases One and Two of the project after buying Westbank's share.

5. What happened to Westbank?

OPTrust increased its ownership in Phases One and Two of the project to 50% by buying out Westbank's interest in those phases. Westbank no longer has an ownership stake in the project.

6. What is Nch'kaý Development Corporation and what is its role at Seńákw?

Nch'kaý Development Corporation (Nch'kaý) is the economic development group of the Squamish Nation, created in 2018 to manage and grow the Nation's businesses and investments. Nch'kaý oversees the Seńákw development on behalf of the Squamish Nation, helping guide construction decisions, the development plan, and making sure Skwxwú7mesh culture, language, and art are a visible part of Seńákw.

7. How is Se'ákw being financed and is Nation money being used?

In 2022, the Federal Government committed \$1.4 billion for Phases One and Two. Financing for Phase One through the Canada Mortgage and Housing Corporation (CMHC) is complete and is in process for Phase Two. The Nation (through Nch'káy) made a short-term loan to the project partnership to keep the construction going at its current rapid pace. That loan, together with interest, has since been paid back to the Nation through funds provided by OPTrust. The Nation is not required to inject any funds into Phases One and Two of the project.

8. What does 100% ownership of Phases Three and Four mean?

It means the Squamish Nation will fully own those phases of the project and the land underneath it. Together, we can now make all the decisions about the future of these phases. This is a big step toward our Nation's long-term plan for financial independence.

9. Why didn't this reorganization require a referendum vote?

A referendum vote was not necessary as the reorganization does not require a new lease of the reserve land, and it was determined by Council that the reorganization was in the Nation's best financial interests. This decision to support the sale of Westbank's share to a strong Canadian pension fund was rooted in protecting the Nation's business interests in the project, strengthening the future of this development and honouring our Nation's sovereignty.

10. How will this project help Squamish People?

Se'ákw benefits our People in many ways:

- **Revenue:** The project will bring in money over time from rents and other sources to help fund important infrastructure, programs, and services for Squamish People—such things as housing, education, language initiatives, and more.
- **Jobs and training:** The project will create many jobs in construction, management, and operations. We're making sure training and hiring are available so that Squamish People can benefit directly.
- **Culture and language:** The design of Se'ákw will include Squamish stories, language, and art so we can proudly show who we are and educate others.
- **Housing for Squamish People:** Housing will be set aside for Squamish People.

11. What's happening next at Se'ákw?

Construction on Phase One continues and we prepare to welcome residents in early 2026. We are selecting a new development manager to oversee completion of Phase Two, and planning is beginning for Phases Three and Four, which we will fully own.

Sign up at senakvillage.com to receive updates about rentals, retail, art opportunities, and more.

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