



**Skwxwú7mesh Úxwumixw**

Squamish Nation

**January**  
**February**  
**March**  
**April**  
**May**  
**June**  
**July**  
**August**  
**September**  
**October**  
**November**  
**December**

**2020**

Quarterly Report  
from Council



## **Contents**

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<b>Appointment of Gordon Harris to the Nch'kay Board of Directors:</b>	<b>Page 3</b>
<b>COVID-19 Safety Policy and Communications Plan:</b>	<b>Page 6</b>
<b>Council Approves Construction of Duplex and Fourplex on Capilano Reserve:</b>	<b>Page 11</b>
<b>Emergency Response – Next Steps:</b>	<b>Page 11</b>
<b>MST Protocol Agreement Working Group: Steering Committee Appointment:</b>	<b>Page 12</b>
<b>Fishing on the Capilano River Cable Pool:</b>	<b>Page 13</b>
<b>Approval of Affordable Housing Development on Capilano IR #5:</b>	<b>Page 14</b>
<b>Deborah Baker Appointment to the Vancouver Coastal Health Board of Directors:</b>	<b>Page 18</b>
<b>OSR Contribution to the Post-Secondary Program:</b>	<b>Page 19</b>
<b>Letter to Elections BC Requesting On-Reserve Polling Stations:</b>	<b>Page 20</b>
<b>Term Extension for Two Squamish Nation Trust Trustees:</b>	<b>Page 21</b>
<b>Squamish Nation Council Meeting Attendance:</b>	<b>Page 22</b>
<b>SN Council Motions/BCRS- Q3 July, 2020 - September, 2020:</b>	<b>Page 23</b>

## Appointment of Gordon Harris to the Nch'kaý Board of Directors

On July 23, 2020, Co-Chairs and Council appointed Gordon Harris to the Nch'kaý Board of Directors, as an Independent Director, with his term ending in December 2020.

The Nch'kaý Board consists of seven Directors, two of whom will be members of the Council ("Internal Directors"), one of whom will be a member of the Nation, and four of whom will be individuals not affiliated with the Nation ("Independent Directors").

Nch'kaý Development Corporation, established in 2018, is the economic development arm of the Squamish Nation, with a mandate to own and manage the active businesses of the Nation.

Nch'kaý will be the main driver of future business success for the Nation. It includes existing businesses in the real estate, natural resources, energy, and retail sectors, and is well positioned to capitalize on many new and exciting business opportunities. The Nation's real estate holdings are significant and provide numerous opportunities to leverage for economic, environmental and social benefits.

Council welcomes Gordon Harris to the to the Nch'kaý Board of Directors.

### Nch'kaý Board of Directors

#### **BERND CHRISTMAS**

Bernd Christmas, is the Chief Executive Officer of Gitpo Storms Corporation. He was a partner in the Aboriginal Law Practice at Cassels Brock and is a member of the Mi'kmaq community of Membertou. Bernd's practice focuses on Indigenous economic development. He is the former CEO of the Membertou Band.

Bernd has sat on numerous National and International Boards and Commissions. He currently sits on the Boards of I.G. Wealth Management, Canada Post and the Indigenous charity, Outside Looking In.

#### **JAY-ANN GILFOY**

Appointed the CEO of Vancity Community Investment Bank in March 2018, Jay-Ann leads a bold impact-driven vision to finance a sustainable

tomorrow. A mission dedicated to ensuring success is defined from outcomes in community strength and benefits to our planet.

Jay-Ann joined VCIB, a subsidiary of Vancity Credit Union, as senior vice-president of digital solutions and business technology where she led the development and implementation of a new core banking system. She also has many years of Executive experience in leading HR and cultural transformation.

Originally from Toronto, Jay-Ann now leads her team with a motto of "Bank on Change", to deliver on their purpose-driven mandate to bring to the rest of Canada a unique business model that works to ensure money is being put to good use for organizations doing good for their communities.

Jay-Ann is also passionate about personal health and well-being, an advocate for physical, mental and community health. She sits on the Board of ParticipACTION and the Nch'Kay Development Corporation.

## **GORDON HARRIS**

Gordon Harris is an urban planner, development strategist, real estate market analyst, and author. For more than three decades as Principal of Harris Consulting Inc. and Urban Land Advisors Inc., Gordon has been a leading provider of market-based economic analysis, strategic planning, and land use advice to property owners, investors, developers, and all levels of government in Canada, as well as to businesses and governments around the world.

Since 2007, as President and CEO of SFU Community Trust, he has also led development of UniverCity, a complete community that is being built on Burnaby Mountain in Metro Vancouver, to complement and raise endowment income for Simon Fraser University.

Harris is a fellow of the Canadian Institute of Planners and the Royal Canadian Geographical Society, a past member of the National Capital Commission Advisory Committee on Planning, Design, and Realty, and is a recipient of the Queen Elizabeth II Diamond Jubilee Medal for lifetime contribution to community building in Canada.

## **CHRIS LEWIS, SYETÁXTN**

In 2017, Syeta'xtn was elected to his third consecutive four-year term as a member of the Squamish Nation Council. He is one of two Spokespersons for the Nation.

Councillor Lewis is currently focusing on the following areas: Rights and Title and Intergovernmental Affairs with all levels of government and Indigenous organizations; Education; Economic Development; Governance; Planning and Capital Projects; Fisheries and access to our aquatic resources.

Syeta'xtn is also honored to sit and chair the Simon Fraser University Board of Governors. In addition, he is also board member of the N'chakay Development Corporation, MST Employment and Training Society and the Coho Society of the North

Shore. Previously, Chris was a founding Board member of the MST Development Corporation and worked for many years at the national and provincial level for the BC Assembly of First Nations focusing on First Nations advocacy and policy.

Raised by his grandparents, Chris was encouraged to learn the traditional ways of the land as well as further his academic education. Along with traditional teachings, Chris obtained a Bachelor of Arts in Geography and Planning, with a minor in First Nations Studies from Simon Fraser University.

Syeta'xtn has a passion and talent for sport, and was a key member of a National Lacrosse Championship team, North Shore Indians. Chris continues to enjoy competitive sport as well as many outdoor activities with his wife Jennifer, daughter Madison, and son William.

## **MIKE MAGEE**

Mike Magee is the principal and founder of Convergence Strategies, founded in 2000. He provides strategic counsel, facilitation and leadership support to a select group of government, business, real estate, investment and philanthropic clients across North America.

Mike helps his clients navigate investment, real estate acquisition, land use planning and the development of complex public policy. He specializes in convening and creating strategic partnerships. He has played a key strategic role in advancing several large scale infrastructure and land use initiatives throughout the region that seek to balance economic opportunity, social and environmental responsibility. In his role with Convergence, he continues to work with an international group of sustainability experts to advance climate policies that create economic opportunities.

From 2008 to 2016, Mike took a hiatus from his company to serve as Vancouver Mayor's Chief of Staff through three successive terms and build on his love of city building, urban policy, and planning. There, he was instrumental in crafting

and implementing the strategies, partnerships, and agendas that have made the city a global leader in sustainability, economic growth, reconciliation, and civic innovation – recognized by the World Economic Forum as the world’s greenest city. His accomplishments at the city include helping navigate the financial recovery of the Olympic Village development, the hosting of the 2019 Winter Olympics, the securing of major infrastructure investments from the Federal and Provincial governments and the creation of legacy projects such as the Arbutus Greenway.

Now back with Convergence, he continues to work on policy development and planning issues in major urban areas in North America, with a focus on the Pacific Northwest. Mike has a longstanding interest in supporting First Nation-driven, conservation-based economic development. Prior to his work at the city, Mike helped support several northern First Nations in the establishment of conservation area plans that directly support economic opportunities for First Nations communities, such as the Taku River Tlingit. Prior to starting Convergence, he worked with the Sierra Legal Defence Fund (now EcoJustice) and was a Senior Advisor with the Tides Canada Foundation creating philanthropic and impact investment strategies.

## **MINDY WIGHT**

Mindy Wight is a Tax Partner with MNP based in Prince George and serves as National Leader, Indigenous Tax Services. Drawing on more than a decade of tax experience, Mindy assists First Nation communities and organizations with purchases and sales of businesses, reorganizing companies, and minimizing taxes. With deep knowledge and experience in Indigenous taxation, her cross-industry expertise includes advising on proprietorships, private corporations, trusts and partnerships owned by First Nation members and communities in a wide variety of industries, including construction, real estate, manufacturing, cannabis, tourism, energy, and forestry. She specializes in helping First Nation members and organizations to utilize and maintain their income

tax exemptions when organizing their corporate structures and businesses.

Mindy has attended Harvard Business School at Harvard University and is a graduate of the 2019 Leading People and Investing to Build Sustainable Communities program. She presents regularly at conferences and events on topics related to First Nation corporate structures and taxation. Mindy is a Chartered Professional Accountant, qualifying as a Chartered Accountant in 2009. She received a Bachelor of Commerce degree from the University of Northern British Columbia.

## **MARCUS WOODEN, KLAKWAGILAGIME**

Marcus has been a licensed Realtor for over six years and has been in the Real Estate industry for nine years, previously working for a developer in land acquisitions. Marcus exudes professionalism when representing his clients, negotiating the best deals possible and always keeping their best interests at the top of mind. Marcus’s hard work, competitiveness and determination allow him to be very successful in every aspect of the buying and selling process.

Marcus’ degree in Business Entrepreneurship has allowed him to create a successful business and clientele. He has never been faced with a challenge he couldn’t conquer. Marcus is a member of the Squamish Nation and appreciates how Virani respects diversity, his people, and his culture. Marcus hopes he and Virani Real Estate Advisors can be a positive light within the community.

As a proud Squamish Nation member, a steward of these lands, Marcus wants to make change one home sale at a time. Marcus has lived on the North Shore for the majority of his life. Whether hiking, biking or skiing BC has everything and is the perfect landscape for any activity. In his spare time, Marcus loves quality family time, playing lacrosse, golfing and watching the Seattle Seahawks.

# COVID-19 Safety Policy and Communications Plan



On July 23, 2020, Council approved the COVID-19 Safety Plan/Policy. The Policy brings together new and existing protocols, safety measures and processes to create a robust set of standards that must be consistently met by all of our workplaces.

The Squamish Nation continues to respond to the Province’s Restart Plan and WorkSafe BC protocols for workplace health and safety.


## COVID-19 ADMINISTRATIVE RESTART PLAN

The below information outlines the steps we are taking to keep staff and visitors safe, including what you need to know if/when you visit any of our Nation offices and facilities.

### WHAT MEMBERS NEED TO KNOW ABOUT VISITING OUR OFFICES

- **Sign-in sheet & questionnaire:** All clients/visitors to Squamish Nation buildings, as well as staff, will be required to sign in and complete a brief screening questionnaire. The sign in sheet will be used to monitor occupancy levels in the premises and to facilitate contact tracing in the event of a possible COVID-19 exposure. Completed records will be reviewed regularly and retained by the department and/or program supervisor/director. **If visitors refuse to complete the screening questionnaire, they will not be permitted access to the facility.**
- **Sanitizing hands:** All clients/visitors to Squamish Nation buildings will be asked to use the hand sanitizer provided and/or wash their hands upon entry.



- **Masks:** All clients/visitors to Squamish Nation buildings, moving beyond the entry/reception area, must wear a mask for the duration of their visit. If clients/visitors do not have a mask, a mask will be provided. **If clients/visitors refuse to wear a mask, they will not be permitted access to the facility.**
- **Floor markers:** Visitors to our buildings will notice floor markers indicating designated waiting places to maintain a minimum of 6 feet of physical distance, as well as directional markers indicating one-way traffic in areas where physical distance may be a challenge. Please pay attention to, and follow, these floor markers.
 
- **In-person services:** Until further notice, the Squamish Nation will, where practicable, restrict in-person client services and instead will provide client services remotely using video conferencing (e.g. Zoom, Skype, etc.) and telephone.
  - Services that cannot be provided remotely will continue to be provided but will be subject to the other general control measures outlined later in this Safety Plan and any additional workplace-specific and/or program-specific safety plans and protocols that may be prepared by individual Squamish Nation departments.
- **Controlling access to buildings/offices:** Until further notice all publicly accessible entrances to Squamish Nation buildings/offices must have signage that includes the following:
  - Provides contact information for the office;
  - Notifies clients/visitors that when possible, all office visits are by appointment only;
  - Politely requests that clients/visitors make contact by telephone or email to receive service;
  - Politely requests that clients/visitors not enter the building if they are ill or are exhibiting symptoms of COVID-19, cold or flu, even if they have an appointment;
  - Advises clients/visitors to call 8-1-1 for medical advice if they are concerned that they may have been exposed to, or are experiencing symptoms of COVID-19. Alternatively, you can call Yustway Health Services at 604-982-0332 for guidance related to symptoms, testing and self-isolation.
  - Indicates the office is open but that public entry is limited as a result of the COVID-19 Pandemic.
  - Provides hours of operation and whether there is someone currently present in reception to receive a delivery; directions on how to make a delivery and whether the deliverer should knock, wear a mask, phone the office, etc.
  - Instructs that upon entry into Squamish Nation facilities, any visitors will be required to complete a screening questionnaire. If visitors refuse to complete the screening questionnaire, they will not be permitted access to the facility.
  - Advises that upon entry into Squamish Nation facilities, any clients/visitors to the workplace that need to enter beyond the front reception area, will be required to wear a mask. If clients/visitors do not have a mask; a mask will be provided. If clients/visitors refuse to wear a mask, they will not be permitted access to the facility.

## BACKGROUND

The Squamish Nation was very quick to “pivot” when the COVID-19 global Pandemic was announced on March 11, 2020. Effective March 16, 2020, staffing was reduced to core/essential staff at all Squamish Nation workplaces. The majority of all other staff were able to transition quickly to working from home. On April 9, 2020, Council approved the Working from Home Policy.

A Squamish Nation Emergency Response Team (ERT) was formed and all departments pulled together to ensure the continued health and safety of staff and the community.

On July 23, 2020, the Squamish Nation Council approved a COVID-19 Safety Plan Policy (the “Policy”) to ensure the continued health & safety of employees, community members and visitors, with an effective date of August 6, 2020.

Per the Policy, all Directors must prepare and submit a COVID-19 Safety Plan for approval by the Managing Directors and the Senior Health and Safety Officer for approval before any additional staff are allowed to return to the office.

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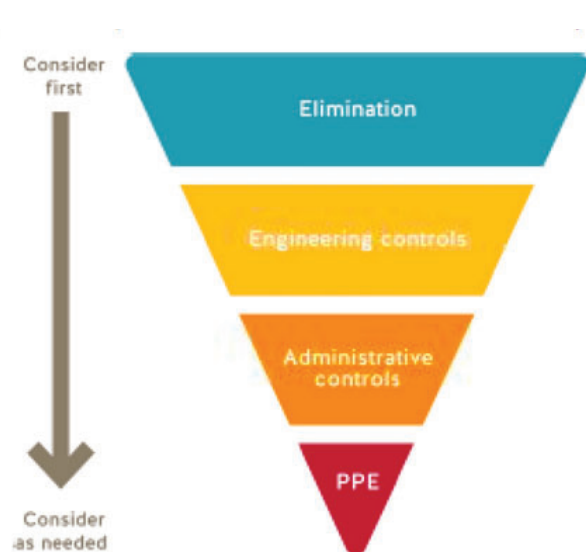
## MORE ABOUT THE COVID-19 SAFETY PLAN/POLICY

*Below are some of the highlights of the COVID-19 Safety Plan/Policy.*

### Reducing the Risk of Person-to-Person Transmission

To reduce the risk of COVID-19 transmission in the workplace, Squamish Nation departments and programs need to implement protocols to protect against identified risks. Different protocols offer different levels of protection or hazard “control”. Wherever possible the protocol offering the highest level of protection should be considered first. Second, third or fourth level protocols should be considered if the first level of protection is not practicable or does not completely control the risk. In some cases more than one level of protection may be needed to deal with a risk – for example, physical distancing and masks. Departments and programs are required to monitor their COVID-19 Safety Plans and make appropriate adjustments to safety control measures as necessary.

### Four Levels of Protection



**First level protection (elimination):** Use policies and procedures to keep people at a safe physical distance from one another. Limit the number of people in your workplace at any one time, and implement protocols to keep workers at least 2 metres from other workers, customers, and members of the public.

**Second level protection (engineering controls):** If you can't always maintain physical distancing, install barriers such as Plexiglas to separate people, increase ventilation.

**Third level protection (administrative controls):** Establish rules and guidelines, such as cleaning protocols, telling workers to not share tools, or implementing one-way doors or walkways.



**Fourth level protection (Personal Protective Equipment):** If the first three levels of protection aren't enough to control the risk, consider the use of non-medical masks. Be aware of the limitation of non-medical masks to protect the wearer from respiratory droplets. Ensure workers are using masks appropriately.

### General Safety Protocols

- Hand-washing procedures
- Cough/sneeze etiquette
- Physical or "social" distancing
- Use of paper or cloth masks

Detailed information about each of these safety protocols is provided for staff in the COVID-19 Safety Plan/Policy.

### Maximum occupancy – buildings/offices/meeting spaces

- The number of employees, clients and other visitors allowed in any Squamish Nation building or shared space within any building (e.g. meeting rooms, break rooms, washrooms, etc.) at one time is to be limited in accordance with public health guidance so as to ensure that physical distancing may take place.
- Each Supervisor/Director must establish maximum occupancy for each room in their building/ workplace.
- Signs must be posted communicating the maximum occupancy for each room and shared space within each building. Employees and visitors are required to follow maximum occupancy signage for a room they may want to enter.

### Working from the office

- **Scheduling employee attendance at the office:**
  - Squamish Nation department and/or program supervisors/managers must develop a schedule for their employees who will be working from the office. The schedule must be designed to ensure that any maximum occupancy for their building or shared spaces within their building is not exceeded and to facilitate physical distancing in the workplace.
  - Flexible scheduling (e.g. different days or different shifts) may be required in the case of employees working in cubicles that are close together and don't allow for required physical distancing.
- **Office access:**
  - Employees are to wash or sanitize their hands before entering the office. Hand sanitizer will be provided at all office entrances.
- **Symptom-free confirmation upon attending office:**
  - Employees who are pre-scheduled to attend at the office and who do not have COVID-19 symptoms are required, on each day of attendance at the office, to complete and sign a form confirming that they are symptom free.
- **Maintaining physical distancing in the office:**

- Signs must be posted conspicuously throughout all Squamish Nation workplaces reminding employees, members and clients/visitors of the physical distancing requirements.
- Floor markers should be installed to indicate 2 metre distance. Where possible hallways and stairwells (e.g. where there are 2 stairwells) should be one-directional with signage posted to indicate the designated direction of travel.

- **Plexiglass and other barriers:**

- Plexiglass/other barriers are used to provide protection to employees whose job requires close interaction with clients and the public (e.g. reception counters). Plexiglass and other barriers will be installed at the following locations:
  - At reception counters in all Squamish Nation buildings; and
  - Anywhere else where physical distancing requirements cannot be adhered to.

- **Daily sanitizing routines:**

- All Squamish Nation departments and programs must establish strict workplace-specific or program-specific cleaning protocols requiring regular cleaning and sanitizing of common areas (e.g. meeting rooms, lunch rooms, washrooms, etc.) and high touch surfaces (e.g. doorknobs, computer keyboards, printers, copiers, other shared equipment, etc.).

## Provision of in-person client services

- In-person client services to be limited
  - In-person client services will be provided where the services cannot be provided remotely.
- Procedure for in-person client services:
  - Clients who contact a Squamish Nation department or program to arrange for an in-person appointment must complete the screening questionnaire to ensure they are not currently exhibiting COVID-19 symptoms. If the client does not agree to complete the screening questionnaire or confirms that they are exhibiting COVID-19 symptoms the in-person meeting must not occur.
  - Clients who walk up to a Squamish Nation office seeking services without first having been pre-screened (e.g. clients that do not have a phone or who just show up at the door) must be pre-screened by the department or program supervisor/manager at the door (i.e., before the client is allowed to enter the premises) to ensure that the client is not currently exhibiting COVID-19 symptoms. If the client does not agree to be pre-screened at the door or is exhibiting COVID-19 symptoms the in-person meeting must not be approved or scheduled.
  - In cases where an in-person client appointment is approved by the department or program supervisor/manager, workplace COVID-19 exposure will be controlled through the implementation of a number of specific measures described in the Policy.

## Provision of services in the community

Each department or program must establish clear procedures in their workplace-specific or program-specific safety plans to minimize the risk of employee exposure to COVID-19 while the employee is providing services in the community. To review the full COVID-19 Safety Plan/Policy, visit: **[www.squamish.net/covid-19](http://www.squamish.net/covid-19)**

## Council Approves Construction of Duplex and Fourplex on Capilano Reserve



*Fourplex to be constructed at 210 Lawa Ave.*



*Duplex to be constructed at 320 Khatsalano Rd.*

On July 30, 2020, Council approved the construction of a duplex and fourplex on the Capilano IR5 Reserve. The new duplex and fourplex will create six rental townhouse units for members.

Squamish Nation Members have repeatedly ranked housing as their number one priority. In recent years, demand has increased for a range of housing types to support smaller families.

The six units will be constructed within a fourplex at 210 Lawa Avenue and a duplex at 320 Khatsalano Road. Each unit will have 3 bedrooms and 1.5 bathrooms.

It is anticipated that construction will take approximately 6 months and the units will be ready for occupancy in April 2021. Construction

on the buildings will commence around October 1. Staff notified neighbours of the duplex and fourplex of their upcoming construction in September 2020.

Should you have any questions, please contact the Housing Office at 604-904-7474 or [housing\\_office@squamish.net](mailto:housing_office@squamish.net).

The Nation in pursuing a number of strategies to meet these challenges and address the increased demand for housing. One strategy is the 95 on-reserve non-profit housing project for the Squamish Nation, which will be located at the Capilano Reserve, North Vancouver. Read more about the Hiý'árh ta Sḵwḵ wú7mesh Housing Society and the Xwemelch'stn Housing Project on page #14.

## Emergency Response – Next Steps

On August 13, 2020, Council adopted the implementation of the Emergency Plan Next Steps. Council received a presentation of an Emergency Plan Next Steps from the Director of Education, Employment and Training/Emergency Operations Centre Director.

Council would like to increase the capacity of the Squamish Nation to plan for, and respond to, emergencies, both natural and manmade. The COVID-19 pandemic has highlighted the need for

Squamish Nation to assess and update the Emergency Plan, including a Pandemic Plan and Business Continuity Plan, encompassing Squamish Valley and North Vancouver.

The Next Steps Plan sets out key steps and actions in moving forward with emergency preparedness for our members and communities.

### Work Completed to-date

1. A Council workshop presented by North Shore Emergency Management Office was held in May 2020. This workshop focused on overall safety response, and provides valuable insight into the role and responsibilities of Council during a disaster. These responsibilities are delegated to staff who will be advised by the Emergency Management Committee for action.
2. Under the direction of Council, recruitment of an Emergency Coordinator was initiated in May 2020 and concluded in July 2020. David Harrison was the successful candidate for the Emergency Coordinator position.

### Next Steps

1. Create an Emergency Management Committee
2. Complete a Hazard Risk & Vulnerability Analysis
3. Update the Squamish Nation Emergency Preparedness Plan
4. Training Specialized Emergency Management Courses
5. Update Pandemic Plan (this work has begun)
6. Business Continuity Plan

Council will share more information with the community about the Emergency Plan Next Steps progress as further updates become available.

## MST Protocol Agreement Working Group: Steering Committee Appointment



On August 14, 2020, Council appointed Co-Chair Kristen Rivers, Tiyáltelut, as the second political representative from Council to fill the vacancy on the MST Working Group Steering Committee.

The Working Group is comprised of a Steering Committee and a Technical Team comprised of representatives from each Nation. The MST Steering Committee must be comprised of two political representatives from each Nation's elected Council. Co-Chair Kristen Rivers, Tiyáltelut, will join Councillor Chris Lewis, Sytáx ten, as one of the two political representatives on the Steering Committee.

The MST Development Corporation was established to oversee properties owned by the MST Partnership, a historic partnership of the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation. Our three nations are full or co-owners of six prime properties throughout Metro Vancouver. These properties total more than 160 acres of developable land and are currently valued at over \$1 billion.

Over time, the MST Development Corporation will be a key driver of growth, opportunity and well-being for our Nation's members and the region.

## Fishing on the Capilano River Cable Pool



On August 14, 2020, Council passed a BCR regarding fishing at the Capilano River Cable Pool.

The Squamish Nation supports our members fishing within our homelands and asserting our rights to fish, but not at the expense of conservation of the resource.

Fisheries and Oceans Canada (DFO), Capilano Hatchery personnel, and the RCMP contacted Nation staff around allegations of Nation members snagging salmon with triple hooks at the Cable Pool below the Capilano Hatchery. Snagging with a triple hook may be viewed as not selective and harmful to the fish's survival if re-released.

Council does not condone snagging by triple hook at the Cable Pool by anyone. Furthermore, due to the proximity of the fisheries hatchery, the practice at this location may result in harmful impacts affecting the conservation of our resource.

The Cable Pool is located on the Capilano River, close to the Capilano Hatchery and Capilano Suspension Bridge Park in North Vancouver, which is outside the Nation's jurisdiction of our fisheries bylaws.

Council reaffirms Squamish Nation members' right to fish for salmon in our waters and encourages members to continue to exercise our rights, with conservation and sustainability of the resource in mind.

One way everyone can help protect the fish and fisheries is to stop violations before they happen. If you believe that you see an offence, think ORR: Observe, Record, Report. To report a fisheries violation, contact Fisheries and Oceans Canada at "Observe Record Report" (ORR) the following ways DFO.ORR-ONS.MPO@dfo-mpo.gc.ca, 1-800-465-4336 or 604-607-4186 (Vancouver).



## Approval of Affordable Housing Development on Capilano IR #5



On September 1, 2020, Council supported the BCR for the Hiýám ta Skw̓x wú7mesh Housing Society to operate and maintain a not-for-profit social housing development on Lot 395 of Capilano Indian Reserve No. 5.

Then, on September 20th, 2020, the Hiýám ta Skw̓x wú7mesh Housing Society was awarded the BC Housing Community Housing Fund (CHF) to build a 95-unit affordable housing project for the Squamish People. These funds are considered significant and competitive, since this is the first time this Provincial Government has funded housing projects for First Nations on-reserve.

Hiýám Housing will be hosting virtual community information sessions to answer questions and receive feedback on the project. There will be exciting opportunities at this new project for employment, training, cultural expression, and tenant programming, all of which will be presented at these sessions.

The budget for this project, including the provincial investment portion, will be determined as construction contracts are finalized. This estimation could increase or decrease as the proposal moves through to the next stage of the evaluation process.

Hiýám Housing Society was created by Council after community consultation on the housing authority and nonprofit model. After the engagement, Council mandated the Society to develop and manage nonprofit housing for the community. Through community engagement, housing was identified by members as the highest priority. The Capilano Lacrosse Box Site was then further identified by Council and the Society's Board as a desirable location to build first because of its proximity to Nation services, amenities, and transportation including the Spirit Trail.

### Project Details

The target populations that have been identified for this project are families with children, Elders, and low-to-moderate income youth. The project will reach up to four storeys in height, containing 95 affordable rental homes, including 40 ground-oriented units and townhouses, and 55 apartment units. The unit mix is 16 studios, 50 one-bedroom units, 18 two-bedroom units, 10 three-bedroom units, and a single five-bedroom unit.

The target population chosen for this project was based on the community engagement and the housing needs survey conducted in 2019. The engagement sought feedback regarding the priority that members place on various types of housing and where they wanted to live. Results from the engagement and survey show that 55% of respondents identified Elders housing as a priority, the highest-ranked housing priority area. Youth, family, and higher-density housing were also identified as priorities.



## XWEMELCH'STN HOUSING PROJECT



Hiyám Housing will also have an office on-site and have professional tenant and maintenance systems in place to address any issues of security, health and safety.

### Development Team

Hiyám Housing won the CHF funding as a “shovel-ready” project, meaning that the development team needed to be in place with the submission. Hiyám Housing brought in a strong, experienced team by conducting requests for proposals (RFP) and quotes. The final development team includes the following partners: Lu’ma Development Management (LDM), Urban Arts Architecture, and Ventana Construction.

### Rent Structure

The project must reflect the following mix of rents and incomes:

- 30% Affordable housing (moderate income)
- 50% Rent geared to income (housing income limit)
- 20% Deep subsidy

The Xwemelch’stn Housing Project will offer a mix of rents for a range of incomes, with 20% of the units deeply subsidized starting at \$375 monthly for a studio or one-bedroom unit, 59% of the units at housing income limits (HIL’s) starting at \$837 monthly for a studio or one-bedroom unit, and 30% of the units as affordable moderate income homes starting at \$1,030 monthly for a one-bedroom unit.

BC Housing’s Community Housing Fund has specific requirements regarding rent structure, unit size, and target populations. That said, the Society also based the rents on the income levels demonstrated in the 2019 housing needs survey, as well as the funding requirements.

The following rents have been established:

**Number of Units: 95**

Unit Type	Core		HILs		Moderate Income		Total
	#	Rent	#	Rent	#	Rent	
Studio	10	\$375	6	\$837	0	N/A	16
One Bed	3	\$375	38	\$837	9	\$1,030	50
Two Bed	3	\$570	5	\$1,024	10	\$1,260	18
Three Bed	3	\$660	0	N/A	7	\$1,470	10
Five Bed	0	N/A	0	N/A	1	\$1,750	1
Sub total	19		49		27		95
	<b>20%</b>		<b>50%</b>		<b>30%</b>		<b>100%</b>

The final rents have not been approved by BC Housing; nonetheless, the rents in this project will be subsidized by the province to keep them affordable through the life of the project.

**Project Schedule**

A high-level schedule is outlined in the table below. Construction is scheduled to start in March 2021 with occupancy in May 2022. The construction period to build the project and the occupancy date will be completed within 20 months.

Design Development	August 2020 – September 2020
BCH CHF Application	September 4, 2020
Working Drawings Begin	September 10, 2020
Building Permit Submission	December 4, 2020
Final Pricing and Funding Commitment	February - March 2021
Construction Start	March 2021
Occupancy	May 2022

**Land Designation**

This project is on-reserve and an agreement is in place with Metro Vancouver for site servicing. A Band Council Resolution has been passed for an 18(2) lease, which does not require member approval. Even so, Hiýám Housing Society will continue to work with the Squamish Nation to designate the land, a process which is subject to a vote by membership. There are no dates confirmed yet to conduct the land designation. As this is a community driven process, the Society will update and engage the community when more information is available.

**Section 18(2)**

Council set aside this lot for the purposes of social housing units under subsection 18(2) of the Indian Act for the general welfare of the Squamish Nation through a Band Council Resolution (BCR). This section of the Indian Act allows for a leasehold interest in the land, grounded on the site being community use as nonprofit housing.

**Funding**

This project is funded through: a capital grant, mortgage payment to cover development/construction costs, and a monthly operating subsidy.

The capital mortgage/loan payment is covered by the tenant rent payments and an operating subsidy from the Province. This project must be owned (with a mortgage interest of 35 years) and operated by an entity that meets BC Housing’s constating document requirements and is eligible for CMHC-insured financing arranged by BC Housing.

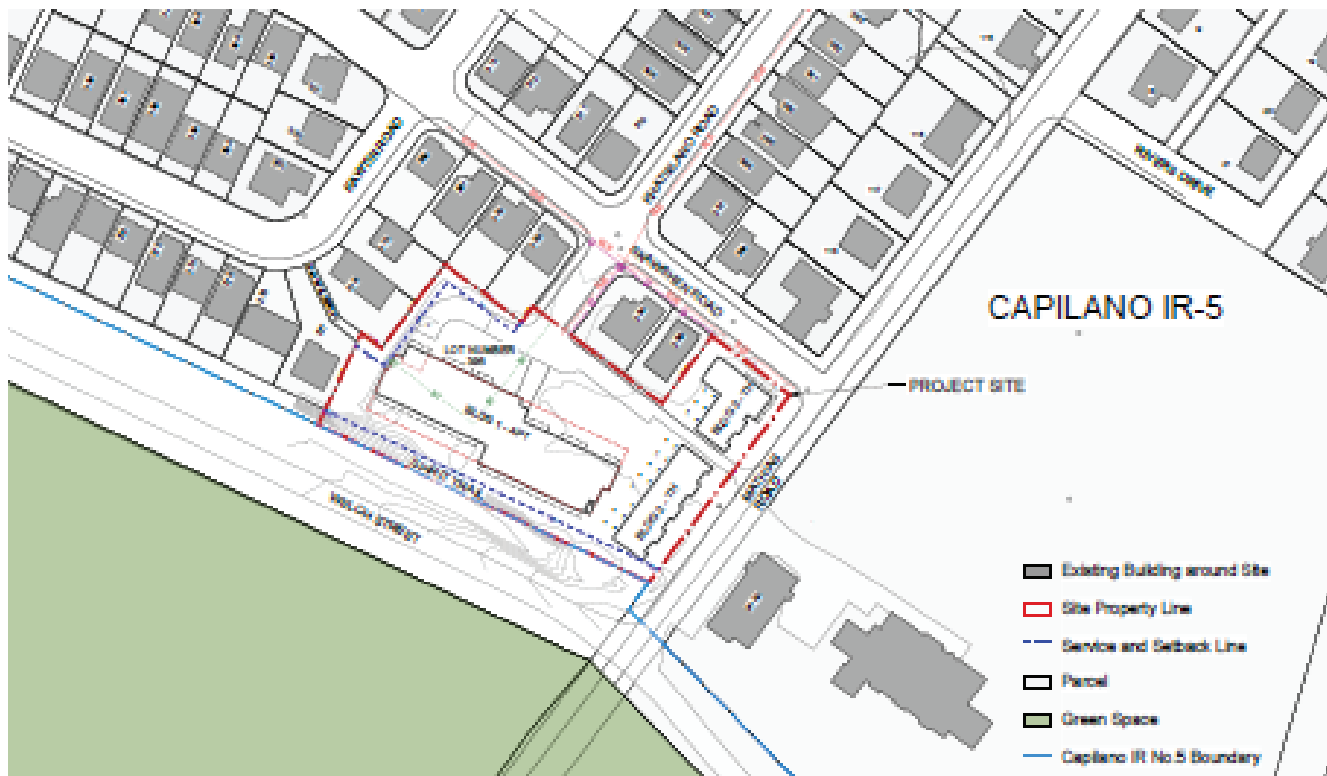
The 60-year operating agreement term is to cover the full expected economic life of the building, including operating subsidy, to ensure the intended level of affordability can be retained. An operating subsidy will be provided to bridge any gap between the budgeted revenues and expenses, including mortgage payments.

**Location:** Capilano Indian Reserve No 5 at the corner of Welch Street and Mathias Road, North Vancouver.

**Parking Stalls:** 32 Surface, 44 Underground

**Bike Stalls:** 101 bike lockers, plus 16 youth units with in-suite bike storage

**Background** — Hiýám Housing



In August of 2018, Squamish Nation Council approved the development of a Squamish Nation Housing Society. The reasons for the creation of the Hiýám ta Skw̓x wú7mesh Housing Society included the lack of suitable on-reserve housing to accommodate membership, the fact that housing was identified as the number one priority by many Squamish Nation members, and also to take advantage of funding opportunities — particularly new funding from BC Housing, which is offering support for on-reserve housing for the first time in BC under the current provincial government.

For that reason, the acute housing need and the short window of the funding opportunity, Hiýám Housing quickly moved on this chance to address the housing crisis by applying for this funding to build an innovative, mid-density affordable housing project for the Squamish community. We acknowledge there is still a great deal of work that needs to be accomplished to move this project forward, but this is great start.

If you have any questions about this Xwemelch'stn Housing Project or Hiýám Housing Society, please email [info@hiyamhousing.com](mailto:info@hiyamhousing.com).

We encourage all members to read the report called Bringing Our People Home: Squamish Nation Approves New Initiatives for Housing, issued in Fall 2020, for additional information, found on our website at [www.squamish.net/hiyam-housing-society](http://www.squamish.net/hiyam-housing-society).

## Deborah Baker Appointment to the Vancouver Coastal Health Board of Directors

On September 14, 2020, Council supported Councillor Kana Deborah Baker's appointment to the Vancouver Coastal Health Board of Directors.

The board of directors oversees operations, works with management to establish overall strategic direction for the organization and ensures appropriate community consultation. The board also regularly reviews the organization's long-term plans, significant issues affecting the organization and evaluates results. Board members are appointed for two-year terms.

Councillor Kana Deborah Baker will adjust her Councillor pay based on the compensation by the Vancouver Coastal Health Board, as per the Council Governance Policy.

## OSR Contribution to the Post-Secondary Program



On September 2, 2020, Council directed the Finance Department to allocate Own Source Revenue to the Squamish Nation Post-Secondary Program.

Squamish Nation Education, Employment and Training (EE&T) Department received notification from Indigenous Services Canada on August 14, 2020 of the amount of funding the Squamish Nation received for the fall 2020, winter 2021, and spring 2021 terms. Even though the funds were significant, the total amount did not meet the needs of all Squamish students who applied and met the post-secondary criteria.

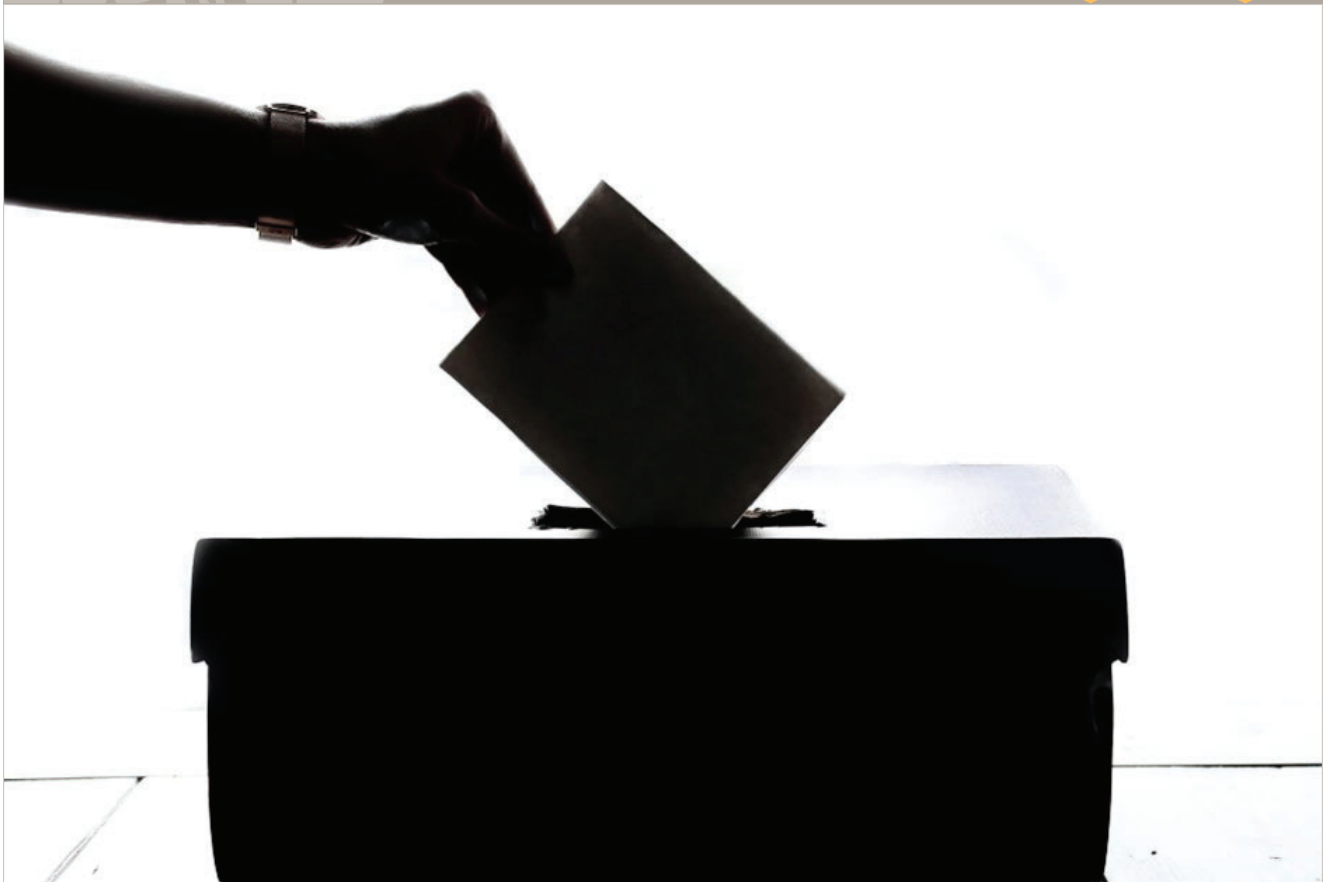
The Finance and Audit Committee received a presentation from EE&T staff on the post-secondary program budget shortfall and supported the request being brought to Council for review and approval.

Staff advised Council that, based on the \$1,981,086 received from Indigenous Services Canada, there would be a funding shortfall of \$929,110. Such a significant shortfall would mean that 48 students who met the criteria of our post-secondary policy could not be funded. After consideration, Council directed the Finance Department to allocate the full amount of \$929,110 to the Squamish Nation Post-Secondary Program, which will allow those students who applied and met the criteria to attend post-secondary programs.

Squamish Nation Council wishes to increase the capacity of the Squamish Nation's Education, Employment and Training Department to respond to the learning needs of all our members and to support Squamish Nation Members attending post-secondary program, as set out in the Post-Secondary Education Policy.



## Letter to Elections BC Requesting On-Reserve Polling Stations



On September 15, 2020, Council sent a letter to Elections BC to request polling stations on reserve lands in Xwmełch'stn (Capilano IR #5), Eshhá7an (Mission IR #1), and St'á7mes (Stawamus IR #24), should a provincial election be called.

Council supports the use of Squamish Nation facilities for provincial election polling stations, provided COVID-19 safe protocols are implemented. Furthermore, the Squamish Nation supports easy and convenient access for residents of the Squamish Nation reserves to participate in provincial elections.

This election year, general voting took place on Saturday, October 24th between 8 a.m. to 8 p.m. Voting locations included Totem Hall in Squamish and the Chief Joe Mathias Centre in North Vancouver.



## Term Extension for Two Squamish Nation Trust Trustees

On September 24, 2020, Council extended the term of appointment of two Trustees to November 30, 2020. Kathleen Smith and Brad Baker's, two of the four Nation Trustees of the Squamish Nation Trust, term was set to conclude on September 30, 2020.

Council extended their term due to additional time being required to review applications and appoint two Squamish Nation members as Trustees of the Squamish Nation Trust for a term ending September 30, 2024. The application was available on the Squamish Nation website and the application deadline was Monday, November 2, 2020.

The Squamish Nation Trust was established in 2001 as a result of the Court Settlement over the Kitsilano Court Case. The original settlement was for \$92.5 million to be given to the Squamish Nation but only as an arm's-length trust fund.

A trust fund is a fund comprised of a variety of assets (a.k.a money) intended to provide long term benefits to an individual or organization. The Squamish Nation Council is responsible for appointing the Trustees for a four-year term.

A trustee is appointed to make decisions for the best interest of the Squamish People. There are four Nation trustees and an Administrative Trustee responsible for managing the investments of a \$65 million trust for the Squamish People. Two trustees will be appointed in November 2020 to serve a four-year term. The two other trustees will be appointed in September 2022 for a four-year term.

Council would like to acknowledge and thank Brad Baker and Kathleen Smith for their work and commitment to improving the lives of Nation members through the administration of our Trust funds and welcome them to put their names forward again.

## Squamish Nation Council Meeting Attendance

Meetings with Attendance Recorded (Duly Convened)\* July 1, 2020 – September 30, 2020

Total meetings with attendance recorded (duly convened)\*: 9

Councillor	Present	Absent	Absent Dates
Askew, Orene	8	1	July 30
Baker, Alroy	3.5	5.5	July 16, 30 August 6 (0.5), 13 September 9, 10
Baker, Deborah	6	3	July 16 (0.5) August 6 (0.5) September 10, 24
Baker, Richie	4	5	July 16, 23, 30 August 6, 13
Campbell, Chief Ian	6.5	2.5	July 16 (0.5), 30 August 6
Darbyshire-Joseph, Brandon	9	0	
George, Carla	8.5	0.5	July 30 (0.5)
Joseph, Joshua	7	2	July 16 August 13
Lewis, Chris	6.5	2.5	July 30 August 13 (0.5) September 24
Lewis, Deanna	8	1	July 23
Lewis III, Jacob	6	3	July 16, 23, 30
Rivers, Dustin	8.5	0.5	August 6 (0.5)
Rivers, Kristen	8	1	September 10
Williams, Joyce	7	2	July 16, 23
Williams, Wilson	5	4	July 30 September 9, 10, 17
Wooden, Marcus	6.5	2.5	July 23 September 17 (0.5), 24

\*Does not include committee meetings, meetings off-site, or Council workshops at which a recording secretary was not present.

\*\*Note: A partial meeting absence is recorded when a Councillor is absent for a significant portion of the meeting (i.e., if a Councillor arrives in the morning, leaves at 10:30 am and does not return until 3:00 pm). Partial meeting absences and absences in the morning or afternoon are counted as 0.5.

## SN Council Motions/BCRs–Q3

JULY 2020 – SEPTEMBER 2020

Squamish Nation Members can view the complete isolated motions (containing additional details) online at <https://www.squamish.net/members/records-of-decision-members-only/>

### July

DATE	MOT #	RE:
<b>JULY 16</b>	1	Agenda
	2	Approval and Adoption of the record of decisions (Motions) – June 5, 11, 18 and 25, 2020
	3	Capilano Water Main Corridor and IR5 Transportation Study Member Engagement
	4	Development Application: Gateway Plaza at Park Royal
	5	New Brighton Dock Provincial Water Lot Tenure
	6	WLNG & Fortis IBA Appointment Process – IN CAMERA under s. 1.22(j) sensitive financial or economic negotiations from the Council Governance Policy
	7	Vanier Park Lease Extension – IN CAMERA under s. 1.22(i) sensitive intergovernmental negotiations or relations from the Council Governance Policy
<b>JULY 23</b>	1	Agenda
		Approval and Adoption of the record of decisions (Motions) – July 16, 2020
	2	Forensic Audit – IN CAMERA under s. 1.22 (e) the financial or economic interests of a third party from the Council Governance Policy
	3	Admin restart
	4	Squamish Nation member request to meet with Council – IN CAMERA under s. 1.22(k) sensitive Squamish language, cultural heritage, or intellectual property matters from the Council Governance Policy
<b>JULY 30</b>	1	Agenda
	2	Approval and Adoption of the record of decisions (Motions) – July 23, 2020
	3	Bill C92 – the Act respecting First Nations, Inuit and Metis children, youth and families
	4	Duplex and Fourplex on Capilano IR5-CMHC Section 95 On-reserve Non-Profit Housing Program
	5	Whistleblower Policy – IN CAMERA under s. 1.22(e) employee relations from the Council Governance Policy
	6	Living Wage - CPI Increase – IN CAMERA under s. 1.22(e) employee relations from the Council Governance Policy

## August

DATE	MOT #	RE:
<b>AUG 6</b>	1	Agenda
	2	Approval and Adoption of the record of decisions (Motions) - July 27, 2020
	3	Squamish Nation Ethics Approval - Master's Program at SFU
	4	Financial Statements Approval - Commercial Entities
<b>AUG 13</b>	1	Agenda
	2	Approval and Adoption of the record of decisions (Motions) - July 30, 2020
	3	Squamish Nation response re: Gassy Jack Statue
	4	Xwmełch'stn Etsímxwa'w t'x w Interim Language Plan
	5	Mandates for Needs Assessments
	6	Presentation on Burrard Inlet Rapid Transit Study - IN CAMERA under s. 1.22(i) sensitive intergovernmental negotiations or relations from the Council Governance Policy
	7	Squamish Nation Emergency Planning - Next Steps
	8	Forensic Audit - IN CAMERA under s. 1.22(j) sensitive financial or economic relations from the Council Governance Policy
	9	Department of Environment 3rd Appraisal - IN CAMERA under s. 1.22(g) advice that is subject to solicitor-client privilege, including communications, necessary for that purpose from the Council Governance Policy

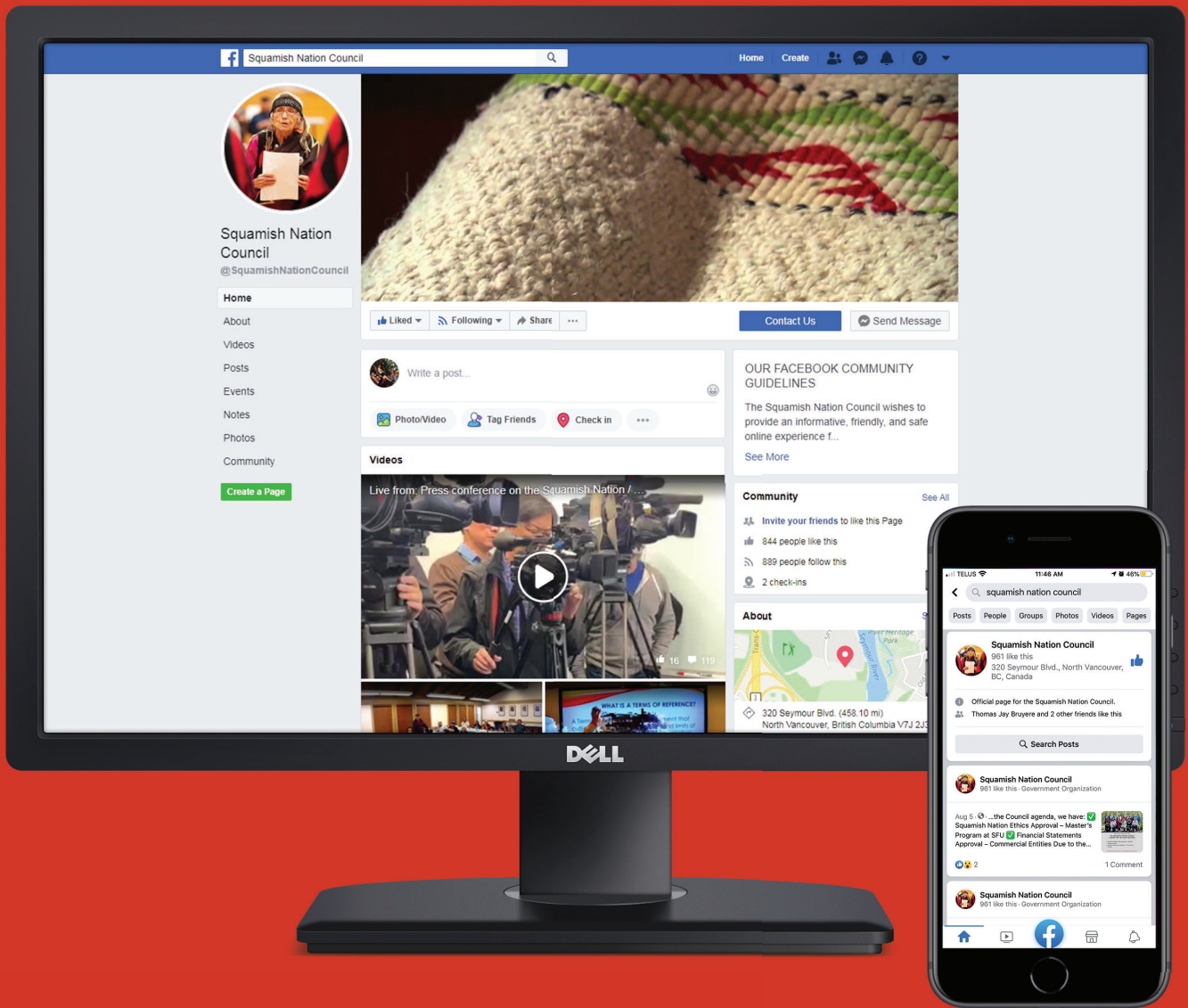
## September

DATE	MOT #	RE:
<b>SEPT 10</b>	1	Agenda
	2	Approval and Adoption of the record of decisions (Motions) - August 6, August 13 and August 14, 2020
	3	Forensic Audit - IN CAMERA under s. 1.22(j) sensitive financial or economic relations from the Council Governance Policy
	4	Review of Intergovernmental Agreements - IN CAMERA under s. 1.22(i) sensitive intergovernmental negotiations or relations from the Council Governance Policy
	5	Financial Statements
<b>SEPT 17</b>	1	Agenda

	2	Approval and Adoption of the records of decisions (Motions)- September 9, 2020
	3	SN Suicide Prevention Committee Progress 2020
	4	Nch'kay Board of Directors Recommendations- IN CAMERA under s. 1.22(j) sensitive financial or economic negotiations from the Council Governance Policy
	5	Financial Statements
	6	UBC Response- Next Steps- IN CAMERA under s. 1.22(i) sensitive intergovernmental negotiations or relations from the Council Governance Policy
<b>SEPT 24</b>	1	Agenda
	2	Approval and Adoption of the record of decisions (Motions)
	3	PEC Lease Rent - IN CAMERA under s. 1.22(g) advice that is subject to solicitor-client privilege, including communications, necessary for that purpose from the Council Governance Policy
	4	Approval of Q1 Financial Statements
	5	Extension of SN Trustees

# SQUAMISH NATION COUNCIL

Keep up to date with the Squamish Nation Council by following us on Facebook.





## STAY UP-TO-DATE WITH COUNCIL'S WORK

### **Are you interested in watching recorded Council meetings?**

Squamish Nation members can watch recordings of Council meetings, which are uploaded to the Squamish Nation website within a few days of the meetings. Members can log in to the website and watch the recordings at <https://www.squamish.net/livestream/>

### **Want to stay informed about the topics and issues discussed at Council meetings?**

Squamish Nation members can access Council Agendas and Isolated Motions (Records of Decisions) on the website. Members can log in to the website and view Council Agendas from November 2018 onwards and Isolated Motions from December 2017 onwards at <https://www.squamish.net/agendas/>.

### **Are you experiencing issues when attempting to log in to the website?**

If you are not able to log in to the website, please email [communications@squamish.net](mailto:communications@squamish.net) for assistance with accessing the Members Only section of the Squamish Nation website. Communications staff will work with the website team to reset your password if you get locked out.



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