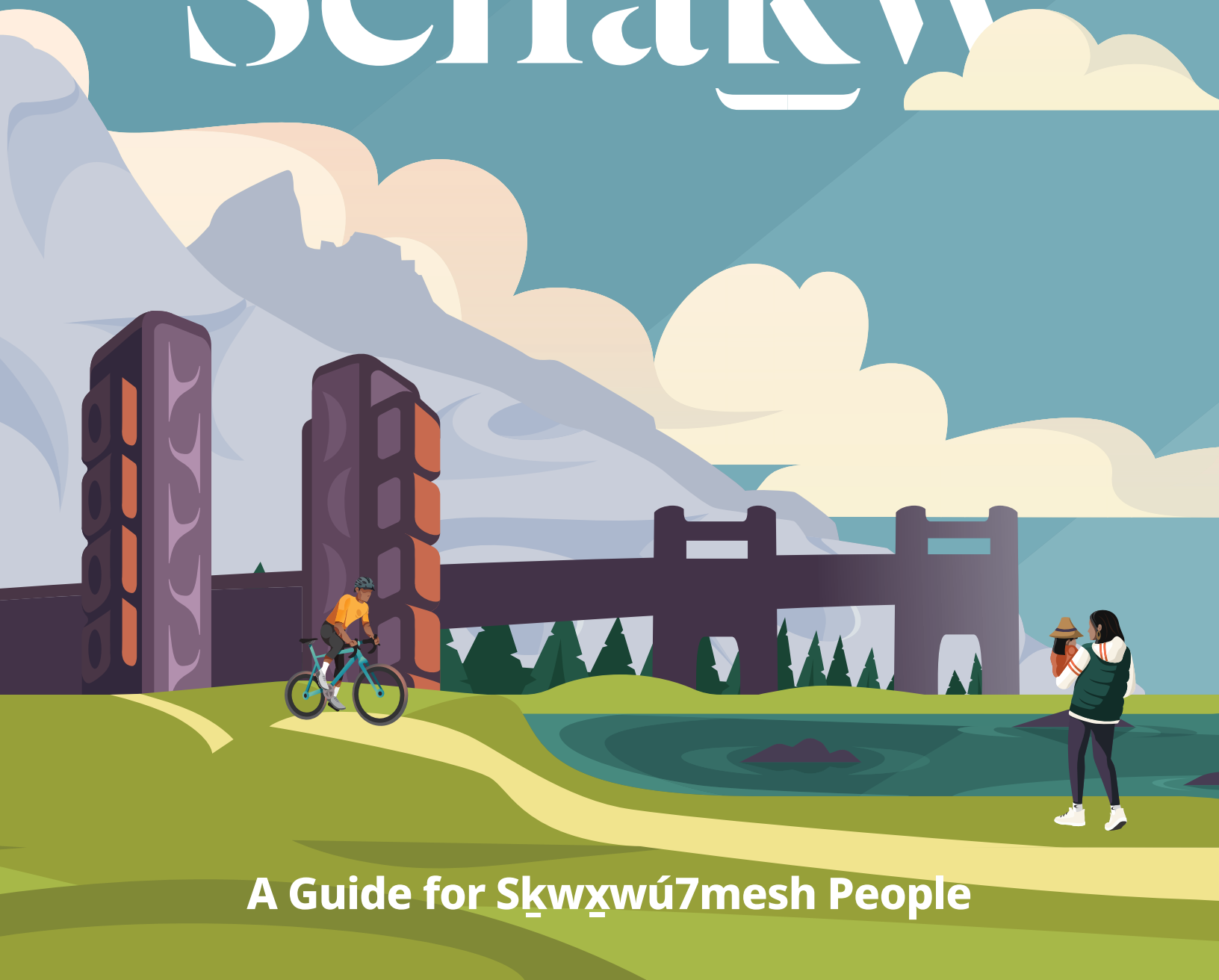


# Living at Señákw



**A Guide for Skwxwú7mesh People**


03 **Returning Home**

04 **The 3 Ways to Live at Señákw**

08 **Resident Experience**

14 **FAQ**





# Returning to Seḥákw

Over a century ago, Sḵwxwú7mesh People were forcibly removed from our village at Seḥákw. Our homes were destroyed and our physical presence was erased from a place we had lived for generations. But our People never forgot and we never stopped working to return to it.

In 2003, the Sḵwxwú7mesh Úxwumixw (Squamish Nation) reclaimed 10.48 acres of this land, and in 2026, we're proud to invite our People home.

**The development at Seḥákw will provide more than 6,000 rental homes, including 1,200 affordable homes. Phase One includes three towers and 1,409 homes, with the first move-ins starting in summer 2026.**

This partnership between the Sḵwxwú7mesh Úxwumixw, Nch'káy Group and OPTrust is about bringing the Sḵwxwú7mesh People back to the land, making our presence felt once again in our ancestral territory, and creating long-term wealth for the Nation.

# 3 Ways to Live at Seṇák̓w

While Seṇák̓w is a village that welcomes all, housing Sk̓wx̓wú7mesh People on our land is a priority of the development partnership. Access to homes at Seṇák̓w is prioritized first for Sk̓wx̓wú7mesh People, followed by other Indigenous residents, and then the broader public, depending on the housing pathway.

As homes at Seṇák̓w prepare to open, Sk̓wx̓wú7mesh People will have three pathways to live in the village, based on their needs and circumstances.

## LOWEST RENTS

01

### Hiyám̓ Housing Homes

Rental homes offered exclusively to Nation members in partnership with Hiyám̓ Housing and supported through a rental assistance program.

310 sq. ft–1,053 sq. ft

63 AVAILABLE PHASE 1

## LOW TO MID-RANGE RENT

02

### Affordable Homes

Rental homes offered at pre-determined rates by CMHC to support middle income households.

330 sq. ft – 1,053 sq. ft

219 AVAILABLE PHASE 1

## STANDARD RENT

03

### Market Homes

Market rental homes available to households with incomes sufficient to support the rents.

330 sq. ft – 1,053 sq. ft

1127 AVAILABLE PHASE 1

# Which Option is Right for You?

01

**Hiyám Housing  
Homes**

02

**Affordable  
Homes**

03

**Market  
Homes**

## WHO IS THIS FOR?

Squamish Nation Members (or those caring for Nation minors) who are eligible for Nation housing support and are seeking long-term, secure rental housing.

Sḵw̓xwú7mesh People, Indigenous residents, and non-Indigenous residents who meet income eligibility requirements.

Sḵw̓xwú7mesh People, Indigenous residents, and non-Indigenous residents who can rent at market rates and want to live in a connected, urban village rooted in Sḵw̓xwú7mesh values.

## ANNUAL HOUSEHOLD INCOME RANGE

**Studio** \$20,000–\$60,000  
**1-Bed** \$20,000–\$60,000  
**2-Bed** \$30,000–\$80,000  
**3-Bed** \$30,000–\$100,000

**Studio** \$48,540–\$72,810  
**1-Bed** \$55,080–\$86,620  
**2-Bed** \$76,620–\$114,930  
**3-Bed** \$77,550–\$116,325

To qualify for a market rental, your household income must be a minimum of 2.5x the market rent for the unit you want. For example, if the rent is \$2,200 per month, your household income must be a minimum of \$5,500 per month.

## MONTHLY RENTAL RATES AND OCCUPANCY

**Studio** \$500–\$1,294 1 person  
**1-Bed** \$625–\$1,468 1–2 people  
**2-Bed** \$695–\$2,043 2–4 people  
**3-Bed** \$785–\$2,585 3–5 people

**Studio** \$1,618 1 person  
**1-Bed** \$1,836 1–2 people  
**2-Bed** \$2,554 2–4 people  
**3-Bed** \$2,585 3–5 people

Rents available to the public starting April 2026.  
  
Sḵw̓xwú7mesh People can inquire directly with [leasing@senakw.com](mailto:leasing@senakw.com)

## SUPPORT AND CONTACTS

**LEASING SUPPORT**  
Hiyám Housing & rennie

**PROPERTY MANAGER**  
Fitzrovia

**QUESTIONS**  
[info@hiyamhousing.com](mailto:info@hiyamhousing.com)

**LEASING SUPPORT**  
rennie

**PROPERTY MANAGER**  
Fitzrovia

**QUESTIONS**  
[leasing@senakw.com](mailto:leasing@senakw.com)

**LEASING SUPPORT**  
rennie

**PROPERTY MANAGER**  
Fitzrovia

**QUESTIONS**  
[leasing@senakw.com](mailto:leasing@senakw.com)

## HOW TO APPLY — SEE NEXT PAGE

# Move-in Dates

All homes at Seḥákw will open in stages as each tower is completed. Current anticipated move-in timelines\* by building are outlined below:

<b>tl'eltl'élnup</b> (home)	<b>sméñhem</b> (posterity)	<b>ts'aay</b> (haven)
Move-ins expected in early summer 2026	Move-ins expected in fall 2026	Move-ins expected in winter 2026

\*All dates are subject to change based on construction progress and occupancy approvals.

## Application Process at-a-Glance

Applications for all three types of homes will be going live for Sḵwxwú7mesh People shortly, here's what you need to know:

### Hiyám Housing Homes

#### WHERE TO APPLY

[hiyamhousing.com/senakw](https://hiyamhousing.com/senakw)

[applications@hiyamhousing.com](mailto:applications@hiyamhousing.com)

Hiyám Housing Office

336 West 4th St, North Vancouver

#### WHEN TO APPLY

Applications accepted starting Feb 23, 2026

APPLY NOW

### Affordable Homes

#### WHERE TO APPLY

[senakw.com](https://senakw.com)

(register for Squamish Nation rental from drop down menu)

[leasing@senakw.com](mailto:leasing@senakw.com)

Leasing Center at Seḥákw

Opening mid-April

#### WHEN TO APPLY

Applications accepted starting March 9, 2026

REGISTER NOW

### Market Homes

#### WHERE TO APPLY

[senakw.com](https://senakw.com)

(register for Squamish Nation rental from drop down menu)

[leasing@senakw.com](mailto:leasing@senakw.com)

Leasing Center at Seḥákw

Opening mid-April

#### WHEN TO APPLY

Application date to be announced

REGISTER NOW



# Tour the Homes at Seńákw

**Sķwxwú7mesh People will have an opportunity to view examples of studios and one-to-three-bedroom homes at Seńákw. Starting Feb. 22, 2026, unit tours will be facilitated weekly on Sundays by our leasing agent, rennie.**

To register for a tour and review important on-site safety information, visit [calendly.com/senakw/leasing](https://calendly.com/senakw/leasing).

BOOK A TOUR

**Will Hiýárh Housing, Affordable, and Market homes have the same features?**

All Hiýárh Housing homes, Affordable homes, and Market homes at Seńákw have the same great features, appliances, and design!



# Resident Experience

Living at Seḥákw means being part of a vibrant on-reserve community, with shared spaces that support connection, culture, and everyday life in the city.

# Amenities



**Seákw is designed to support community well-being and environmental stewardship through shared amenities available to all residents, including:**

- A wellness pavilion with a gym, pool, hot tub, sauna, and cold plunge
- Gathering spaces, including rooftop areas, theatre, lounges, and green spaces
- A secure bike hub for convenient storage and access
- Car-share programs that reduce the need for private vehicle ownership
- Strong transit connections that make public transportation easy and accessible
- Optional additional storage available for a fee

## **ALL RESIDENTS WILL ENJOY:**

- Modern suites with in-suite air conditioning, laundry, and contemporary appliances
- 24/7 concierge support, available both digitally and in person in each building
- Exclusive discounts with our mobility partners
- A calendar of curated, on-site social events to nurture a sense of community and belonging

# Art & Culture

**Sḵw̓xwú7mesh art and culture are woven throughout Seḥáḵw. Artwork by Sḵw̓xwú7mesh artists is infused in common spaces, outdoor areas, and building interiors, reflecting our history, teachings, and relationship to the land and water.**

Sḵw̓xwú7mesh sníchim (Squamish language) appears across the site in wayfinding and other signage, supporting language visibility and revitalization as a part of everyday life. The landscaping is also guided by Sḵw̓xwú7mesh knowledge, with plants selected to reflect traditional ecology and our long-standing relationships to this place.

Through art, language, and culture, Seḥáḵw carries Sḵw̓xwú7mesh presence in meaningful and lasting ways, shaping how the village is lived in and cared for.



Wanáxwscht tá k'emaláy t'l'a Seḥáḵw (The maple trees of Seḥáḵw we honour). Maple tree artwork cast into a precast concrete wall by Squamish artist Sinámḵin (Jody Broomfield).



# Accessibility

Sehákŭ includes accessible homes designed to support safe and independent living for people with disabilities, mobility challenges, or other functional needs. These homes remove physical barriers and include features that make daily life easier, such as step-free entrances, wider doorways, accessible bathrooms, and adaptable kitchens.

Accessible housing helps people of all ages and abilities remain in their homes and communities longer, supporting independence, dignity, and inclusion.

**Please share any accessibility requirements with Hiýááh Housing or rennie as part of your application process.**

## On-Reserve

**Located on an urban reserve, Sehákŭ offers the best of both worlds.**

Central city living with easy access to transit and walkable neighbourhoods, alongside potential tax benefits for those who live and or work on-reserve. It's a unique opportunity to live in connection with Skwxwú7mesh land, community, and culture—right in the city.



## Pet Friendly

Sehákŭ is pet-friendly for all approved pets, subject to limitations such as animal type and number. Please ask rennie, the leasing agents, for more information on this.

# Resident Support at Seńákŵ



# Seḥákw Support Team

## Hiyám Homes

### Hiyám Housing

Hiyám Housing supports Squamish Nation Members at Seḥákw by helping match eligible households to available Hiyám Housing Homes set aside for Members. They manage the qualifying process before the final application process, and, if a designated Hiyám Home later becomes vacant, they help to identify new referrals. Hiyám Housing also supports tenants once they are living at Seḥákw by offering culturally informed services, sharing information about Nation supports, and working alongside the property manager to address tenancy-related challenges and support positive landlord-tenant relationships.

## Landlord

### Nch'kaý West

Nch'kaý West, a partnership between Nch'kaý Group and OpTrust, is the owner of the Seḥákw development on behalf of the Skwxwú7mesh Úxwumixw. As landlord, they oversee the property management and leasing teams and are responsible for the long-term success, care, and well-being of the development. Their role is to ensure Seḥákw is managed in a way that aligns with the Nation's values, priorities, and long-term interests.

## Property Manager

### Fitzrovia

The property manager is responsible for the day-to-day operation of the buildings at Seḥákw including tenant communications, resident events, building maintenance and repairs and ensuring shared spaces and services are well cared for. They also handle rent collection, prepare homes for new residents as well as ensuring all buildings follow the BC Residential Tenancy Act. Fitzrovia acts as the landlord's representative when discussing tenant matters.

## Leasing Agents

### rennie

The leasing team supports people who are interested in living at Seḥákw. They help answer questions, manage inquiries, book and lead appointments, and process rental applications. They also support leasing-related communications and marketing tied to renting homes at Seḥákw, and will be leading unit tours for Skwxwú7mesh People in the coming weeks.

## KEY CONTACTS

### Hiyám Housing Homes

#### EMAIL

[info@hiyamhousing.com](mailto:info@hiyamhousing.com)

#### WEBSITE

[hiyamhousing.com](http://hiyamhousing.com)

### Affordable Homes

#### EMAIL

[leasing@senakw.com](mailto:leasing@senakw.com)

#### WEBSITE

[senakw.com](http://senakw.com)

### Market Homes

#### EMAIL

[leasing@senakw.com](mailto:leasing@senakw.com)

#### WEBSITE

[senakw.com](http://senakw.com)

# Your Questions Answered

## Hiyám Housing

Hiyám Housing homes refers to the subsidized homes set aside for Squamish Nation Members at Seńákw and managed in partnership with Hiyám Housing.

### What if I need help applying for a Hiyám Housing home?

A Hiyám Housing Navigator will be available to provide support with completing applications, check that submitted applications are complete, and conduct any follow-up if information is missing or unclear.

Please reach out to Hiyám Housing to request this assistance ...

- By phone at 604-210-9126
- By email at [info@hiyamhousing.com](mailto:info@hiyamhousing.com)
- Hiyám Housing's office\*

Across all four phases of the project, a total of 250 Hiyám Homes have been set aside for Squamish Nation Members and families.

### How many Hiyám Housing homes are there in Phase One?

There are 63 Hiyám Housing Homes across the three towers in Phase One of Seńákw:

- 18 studios (or "bachelor" apartments)
- 22 one-bedrooms
- 16 two-bedrooms
- 7 three-bedrooms

### Who qualifies for Hiyám Housing homes?

To qualify for a Hiyám home at Seńákw, the applicant must be a Squamish Nation Member in good standing with the Nation, with a total household income that does not exceed specified limits for each unit type:

- **Studio or one-bedroom** \$20,000–\$60,000
- **Two-bedroom** \$30,000–\$80,000
- **Three-bedroom** \$30,000–\$100,000  
(See chart on page 5 for more information)

Income limits are also impacted by the number of dependents in your household. These limits ensure that subsidized housing goes to Squamish Nation households that need it most.

### How do I get an application?

To ensure fair and equal access for all Squamish Nation Members, application packages will be shared widely through the following channels:

- Delivered directly to all Skwxwú7mesh households (via Canada Post for off-reserve homes and via hand-delivery for on-reserve homes)
- Distributed by email through the Nation's Membership contact list
- Posted on the Hiyám Housing website [hiyamhousing.com/senakw](http://hiyamhousing.com/senakw)

Applications can be submitted...

- Online at [hiyamhousing.com/senakw](http://hiyamhousing.com/senakw),
- Via email to [applications@hiyamhousing.com](mailto:applications@hiyamhousing.com)
- In-person at the Hiyám Housing's Office\*  
336 West 4th St, North Vancouver

Please review the mailed-out application packaged—called the 'Sehákw - Hiyám Housing Homes Application Package'—for more information. This guide is also available online at [hiyamhousing.com/senakw](http://hiyamhousing.com/senakw).

### When do applications open?

Squamish Nation Members can apply for Hiyám homes at Sehákw starting on **Feb. 23, 2026**.

Applications will be accepted until **April 10, 2026**. Any applications received after April 10 will automatically be transferred to a wait list.\*

### Why are the rental amounts different for similar Hiyám Home units?

Even if two Hiyám Homes have the same number of bedrooms, the rent may not be the same. This is because different rental programs are applied to our Rental Assistance housing, and each program sets rent in its own way.

Some rents are:

- Based on your income
- Set by government limits
- Discounted from market rent

Because of this, your rent depends on which program your home falls under, not just the size of the unit.

### What happens if I don't qualify for the home type of my choosing?

If you don't qualify for your first choice of home type due to your income or other factors, you may apply for any other home type and receive priority as a Squamish Nation Member. Please refer to the criteria in the table at the beginning of this document above to determine your eligibility in each category.

\*Note: the Hiyám Housing Office will be closed on Friday April 3 and Monday April 6, 2026, for the long weekend.

# Affordable & Market Homes

**Affordable homes** refers to the category of rental homes being offered at well below market rental rates to support a range of household incomes.

Across all four phases of the project, 20% of all homes (~1,200) have been set aside as Affordable. Affordable homes are for residents who meet income eligibility requirements with priority given first to Skwxwú7mesh People, then to other Indigenous Peoples, and lastly, to non-Indigenous residents.

**Market homes** are rental homes priced at standard rental rates in Vancouver. Like all other unit types at Seḥákw, Skwxwú7mesh People will receive the first choice of market homes.

## Are there discounts on Market homes for Skwxwú7mesh People at Seḥákw?

Skwxwú7mesh People are given priority across all housing options at Seḥákw. Some homes are set aside at lower rents for Squamish members through Hiýárh Housing and through the CMHC affordable housing program. These homes have built-in rental supports to keep costs down for Squamish Nation residents.

Market homes are rented at the regular market rate for everyone, including Squamish People. These homes help pay for the cost of building and running the village and create long-term income for the Nation. That income helps fund Nation services, programs, and future housing opportunities for Skwxwú7mesh People.

## How many Affordable and Market homes are there in Phase One?

There are 219 Affordable homes in Phase One of Seḥákw, in addition to the 63 subsidized Hiýárh Housing homes. There are 1,127 Market homes.

## How do you apply for the Affordable and Market homes?

To apply for an Affordable or Market home, register your interest through [senakw.com](https://senakw.com) anytime and select “Squamish Nation rental” on the dropdown menu. This will add your name to our rental update emailing list and one of our leasing agents will reach out to you with an invitation to sign up for a tour and/or discuss options for living at Seḥákw.

You can also reach out to [leasing@senakw.com](mailto:leasing@senakw.com) directly starting on **March 9, 2026**—when the application process formally opens for Affordable homes.

For Affordable home applicants, note that your annual household—the total amount of money earned by all members of a household in a year—must fall within the ranges identified in the table at the start of this document.

Applicants to Market homes will be required to complete a credit check, verify their income, and provide landlord references.

Applications for non-Squamish residents will open March 22, 2026.

## Where can I learn more about Affordable and Market homes?

If you have further questions, a leasing agent would be happy to answer them for you at [leasing@senakw.com](mailto:leasing@senakw.com).



ts'aay  
(haven)

Move-ins expected  
winter 2026

sménhem  
(posterity)

Move-ins expected  
fall 2026

tl'eltl'élnup  
(home)

Move-ins expected  
early summer 2026

We are proud that each  
of our towers carries  
a Skwxwú7mesh name.

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Nch'kay West  
6th Floor, 1067 West Cordova Street  
Vancouver, BC V6C 1C7

# Huy chexw a

(THANK YOU)