

# Lilwat Nation

## DUPLEXES



## Community Background

### Geography

Lilwat Nation's Traditional Territory encompasses close to 800,000 ha of beautiful, resource rich land that includes temperate coastal regions, old growth rainforest and arid areas. The majority of Lilwat Nation citizens live near beautiful Mount Currie, in the centre of Lilwat Traditional Territory, 7 km East of Pemberton.

### Timeline *2018 - 2020*

Lilwat Nation strives for strong, healthy and united Lilwat7úl, preserving their rights, language, culture and traditions, while building a safe community for all citizens to fish, hunt, gather, create, grow, work and live together.

Lilwat Nation developed the Lilwat Housing Plan (2018-2033) to continue to build a healthy community for all citizens to live together in safe, secure and affordable housing. The Housing Plan identified the need for 170 new housing units to accommodate current community households and future community growth by 2033. Since then, Lilwat Nation has built, on average, 10 to 12 new houses per year, with the majority multiplexes, such as duplexes, triplexes and rowhouses. Lilwat Nation also supports citizens to access financing for home renovations and new home purchases on reserve, by building of small houses and trailers.

In 2021, Lilwat Nation completed three duplexes for Lilwat families, with rent-to-own units, and built to a very high standard of the BC Building Code, with improved energy efficiency and net meter solar panels for even greater energy cost savings. The duplexes welcomed Lilwat families into their new homes in April 2021.

### Land Governance

Reserve Land (Governed under the Indian Act)

### Lilwat

Lilwat Nation are Interior Salish people, whose name means "where the rivers meet".



### Community champions

The project was led by Gayle Andrews, Housing Coordinator, and Tom Laviolette, Director of Infrastructure, Public Works & Housing, with support from the Housing Board and Chief and Council.

### Funder

The project received \$1.3 million from Canada Mortgage and Housing Corporation (CMHC), \$287,000 from Indigenous Services Canada (ISC), and \$1.1 million equity contribution from Lilwat Nation.

### Other Partners

Murphy Contractors



# General Description and Policy Context

## Gentle Density Type

Duplex

## Community Plans and Policies

Lilwat Nation Strategic Plan, Land Use Plan and Housing Plan (2018-2033)

## Process

Guided by the Lilwat Nation Strategic Plan and Land Use Plan, the Lilwat Housing Department developed a Lilwat Housing Plan in 2018. Community planning involved a project kick-off and Housing Board meeting, followed by a population analysis, community survey and community leader interviews, then a housing inventory, GIS mapping and needs analysis, and finally, drafting the plan, Chief and Council and Housing Board meetings and a final Community Open House.

The Housing Plan is for the Nation's housing program for the next 15 years:

- How many new homes are needed and what type/size,
- Where new homes should go,
- How homes should be delivered (e.g., rent-to-own, rental, member building), and
- How many homes need major repairs and renovations.

Lilwat Nation has more than 2,200 members, with roughly 1,450 members living in community and many more wanting to move home. The Housing Plan identified the need to build about 12 housing units per year to meet the need of current families, and a total of 170 new housing units by 2033 to meet the need of future community growth.

The Housing Plan showed different housing scenarios, with varying levels of density, to meet the communities' goals. The Housing Department then gathered with community leaders and members to find out people's preferred scenario, which was 'low to moderate density' with duplexes and sixplexes. This was largely due to available funding for multi-family dwellings, available lots and existing service capacity, existing amenities, and limiting exposure to the floodplain.

In 2019, Lilwat applied to CMHC to construct three duplexes on two lots, as a way of rapidly increasing housing options for Lilwat families. The housing design was led by the Housing Department, overseen by the Housing Board, with guidance and ideas from community members. The Housing Department developed all 3 duplexes, with 3 bedroom units, in 2 years.

The duplexes have rent-to-own units, with the unit and property owned by the Lilwat Nation and the tenant and Nation signing a lease agreement with the option for the tenant to become a homeowner at some point in the future. Lilwat members were invited to apply for the housing by submitting an application to the Housing Department, with their story, to be chosen based on need.



Murphy Construction Corp photo from Daily Log



Murphy Construction Corp photo from Daily Log



# Outcomes

**3 Duplexes**  
 (3 duplexes on 2 lots)

2-3 bedrooms per unit  
 Rent-to-own (CMHC Section 95 Program)  
 with 25-year mortgage

## Strengths

Overall, Lilwat members have been happy with the duplex project.

The following are the top three practices that made the project successful:

- **Learn from Past Wisdom:** The Lilwat Housing Department has accomplished a lot in recent years, building more than 55 new homes since 2010. They have learned from the past to improve the safety, security, and comfort of new homes. For example, the Lilwat Nation built fourplexes in the past without soundproofing between stacked units. In 2020, the Nation built rowhouses for Elders and singles with soundproofing and solar panels. The newest duplexes have comfortable living spaces, with indoor sound insulation, air conditioning, and energy efficiency as well as outdoor landscaping and fenced spaces.
- **Enhance Affordability and Sustainability:** The Lilwat Housing Department prioritizes affordability, comfort, and sustainability in all housing for citizens. The duplexes include many design features to improve comfort, such as overhangs over the front doors to protect people from rain, balconies with covers for people to enjoy the beautiful land, and air conditioning to protect people from heat waves during the warm summers. The duplexes were built to a very high standard of the BC Building Code, with improved energy efficiency and net meter solar panels to keep utility costs to a minimum.

- **Support Outdoor Living:** The Lilwat Housing Department heard from community members that it is important to have safe outdoor spaces for walking, playing, gathering, and parking. The most recent duplex has beautiful landscaping and fencing, and well-defined paved parking spaces for each unit. This allows each family to have private, safe and accessible outdoor spaces for their children, pets, families and vehicles.
- **Provide Hands-on Learning of Trades:** The Lilwat Nation employed and trained Lilwat members to work on recent housing construction projects, including the duplexes, with some members going on to successfully become Red Seal Carpenters.

## Surprises

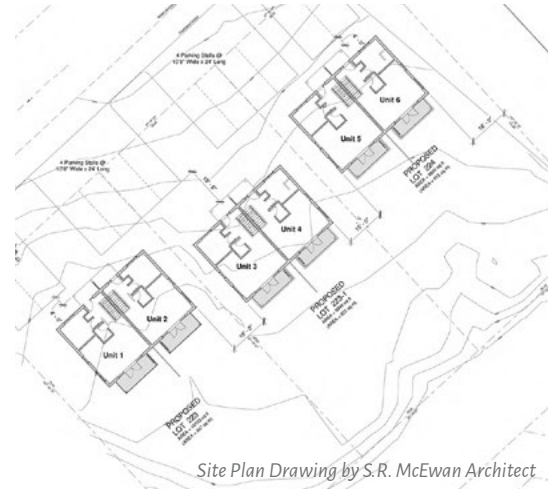
The Lilwat Housing Department learned many lessons from developing the duplex project. Community members still prefer single-family homes and there is an opportunity to continue to build community support for multi-family living, primarily by building high quality housing, with indoor and outdoor living spaces that meet the needs of families. For instance, beautiful outdoor spaces with landscaping and paved pathways up to the front door and parking areas significantly improves people's quality of living in small spaces.



## Next steps

The next steps for housing in Lilwat are:

- ✓ Fully fencing in yards in future multi-family homes to protect residents from unleashed dogs or other animals in the area
- ✓ A-frame construction of future housing to take advantage of solar energy in winter and summer
- ✓ Diverse small housing options in community, including tiny homes, foster homes, and a shelter for women and children
- ✓ Supporting members to pursue creative housing solutions based on financial means (e.g. shipping container homes, small houses).



**“Doing a good job of duplexes/  
triplexes is the best way to get  
community members onboard”**

*- Tom Lavolette – Director of  
Infrastructure, Public Works  
and Housing*