

**A WOVEN  
HOUSING COMMUNITY FOR  
TSAWOUT (SṬÁUTW)  
FIRST NATION**



**NORR**

**2025 OPEN HOUSE**



“...more than just a housing development — it represents a turning point for our Nation. For the first time in a very long time, we have a place that brings culturally safe, high-quality housing to our members. This project was built with our people in mind — our families, our elders, and our single community members who have long waited for housing that truly reflects who we are.

This development is rooted in Tsawout values. It offers not just shelter, but a sense of belonging and pride. It creates space for reconnection — to each other, to our traditions, and to the land. The design reflects our cultural identity and helps us reclaim the dignity and strength that safe, community-focused housing brings.

For our Nation, [it] is a symbol of healing and a foundation for future generations. It shows what is possible when architecture honours Indigenous ways of being and centres the voices of the people it serves.

- Monique Horne | Housing Manager  
Tsawout (SṪÁUTW) First Nation

### Architecture as a Living Vessel for Culture, Community, and Reconciliation

On the eastern shore of Vancouver Island, Tsawout rapid housing stands as a testament to the power of architecture to embody cultural identity, repair histories, and nurture the ongoing life of a community. Envisioned as seven unique yet interconnected buildings, each containing eight residential units, the project provides a total of 56 affordable housing units designed to accommodate a diverse spectrum of family structures and accessibility needs.

The unit mix — from one-bedroom residences to three-bedroom family dwellings, with dedicated accessible two-bedroom units — is a conscious response to the community's evolving demographic profile. In form and spirit, the development represents a holistic act of place-making: a unifying gesture that binds architecture, culture, ecology, and community into an integrated whole.



### Contextual Response: Site, Geography, and Social Fabric

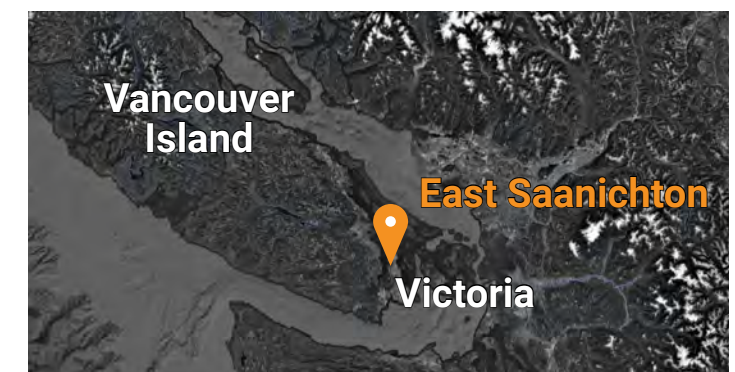
The housing community occupies approximately 4.5 acres of land whose location is charged with geographic and social significance. The design team approached the site not as an empty canvas but as a living environment already rich with narratives and opportunities.

The development's placement respects the sacred Sandhill Creek while weaving new circulation routes for fuelling a sense of community and connection. The buildings orient to prevailing winds and solar exposure, creating micro-climates within the courtyards that extend seasonal use. Rainwater is collected and directed through visible channels into landscape swales, where native plantings filter and return it to the earth. Socially, the project responds to the urgent need for safe, culturally-grounded housing that supports multi-generational living.



Beyond measurable performance, the project embodies a deeper ecological ethic. Landscape design restores native planting patterns, supporting biodiversity and cultural harvesting practices. The courtyards are conceived as micro-ecosystems where plants, pollinators, and people coexist in an evolving cycle of growth, rest, and renewal.

**ABOVE:** The site plan is organized into seven interconnected buildings, each with eight units, spread across 4.5 acres. The design honours Sandhill Creek, creating pathways that foster community connection. With a focus on sustainability, accessibility, and cultural values.







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Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:  
Lubec Construction  
PROJECT NAME:  
Tsawout Multiplexes  
Development

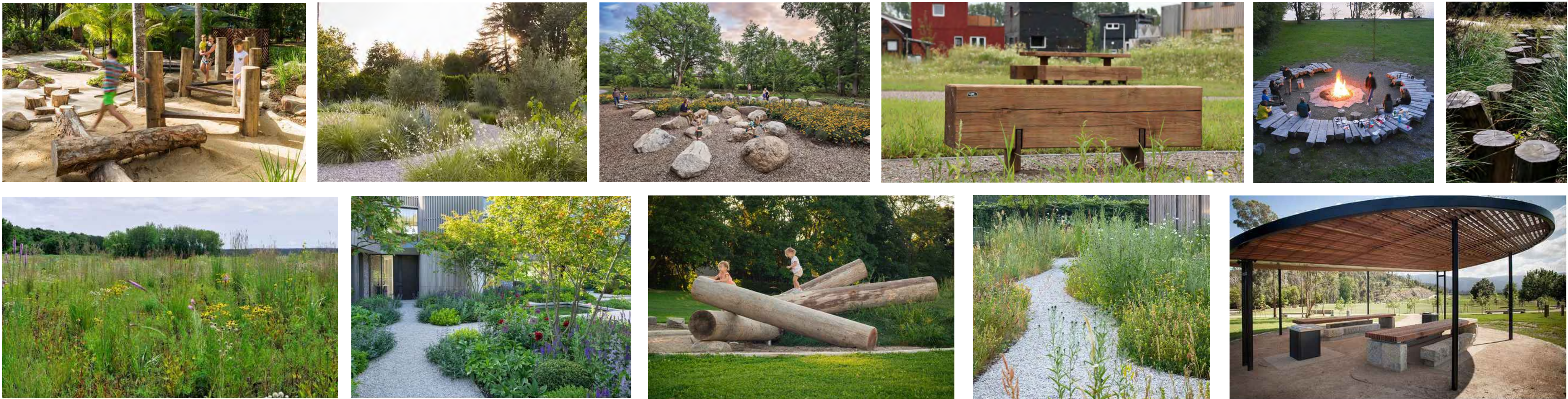
PROJECT ADDRESS:  
7728 Tetayut Rd.  
Saanichton, BC

DESIGNED BY: BIANCA BODLEY  
DRAWN BY: AP, CT

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
	Paving Type 1: C&P concrete
	Paving Type 2: Compacted Pathway Screenings
	Paving Type 4: Engineered Wood Fiber
	Maintenance Strip
	Planted areas
	Riparian Restoration Hydroseed - 150mm Depth
	Custom Sealing
	Slope Stabilization Mix Hydroseed - 150mm Depth
	Reclaimed seating/play structure
	Play boulders
	Reclaimed log seating
	Reclaimed log seating
	Reclaimed seating logs - play features
	Wood burning stone masonry fireplace
	Picnic table
	Grill
	Proposed trees

LEGEND	
	Property line
	Overhangs
	Building outline

### DESIGN INSPIRATION IMAGES



SEAL

NORTH ARROW



DRAWING TITLE:

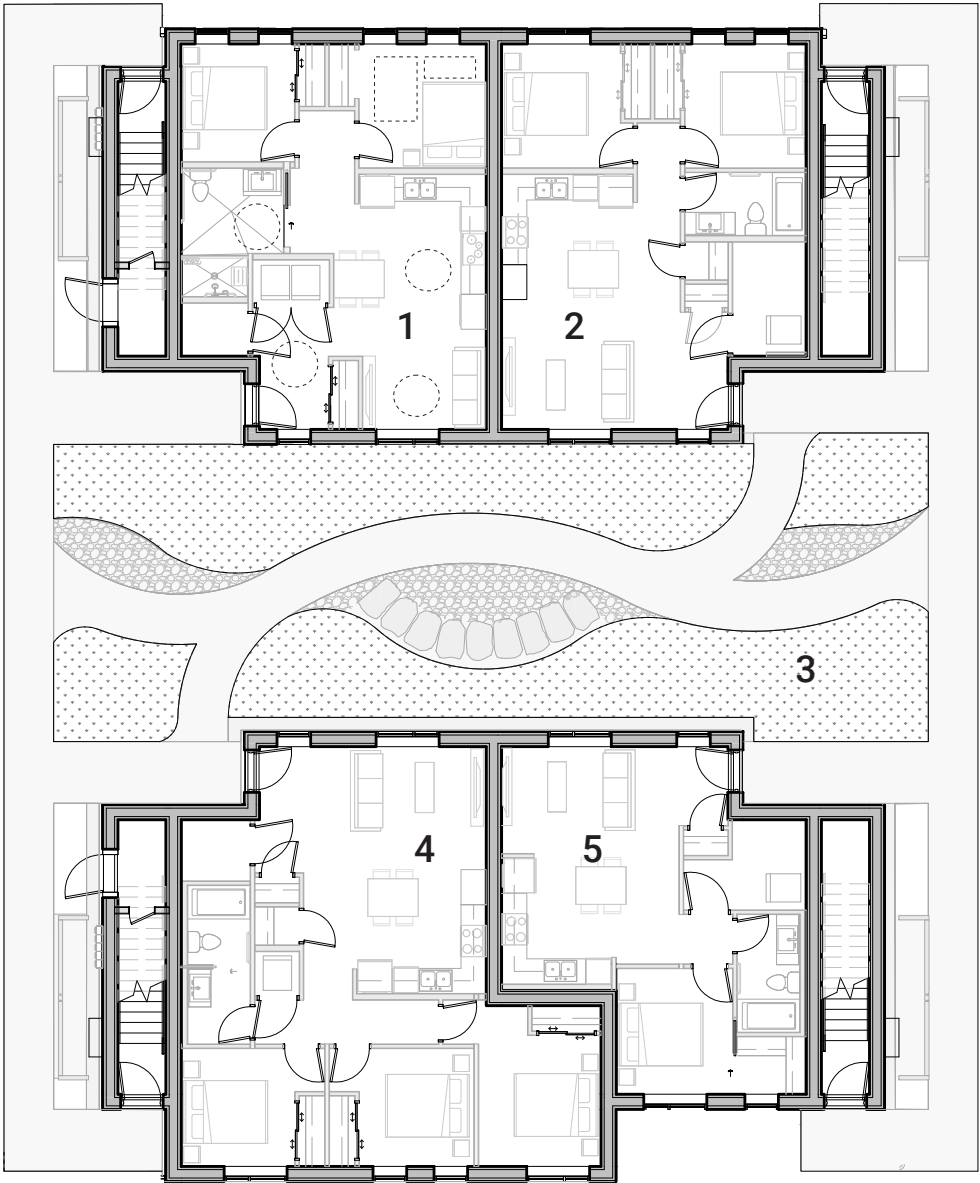
LANDSCAPE SITE PLAN

DWG NO:

SCALE: 1:250

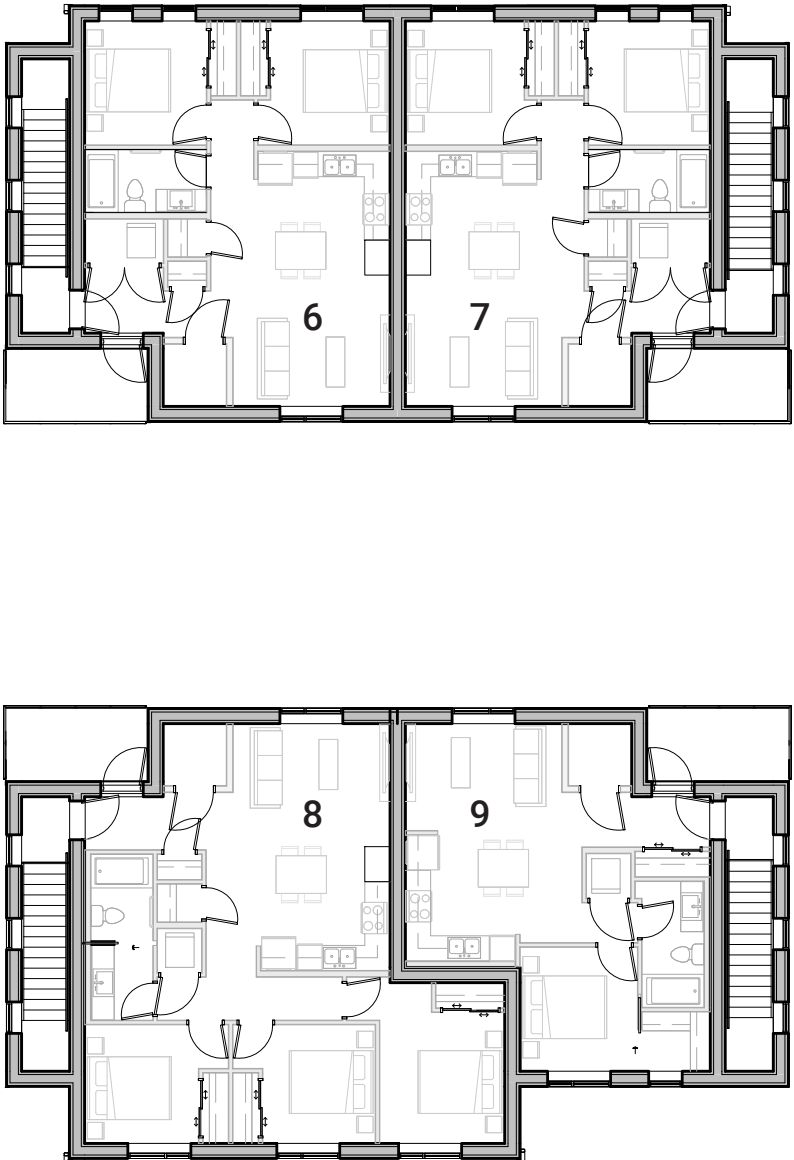


Main Floor



- 1. Two-Bedroom Accessible Unit
- 2. Two-Bedroom Unit
- 3. Courtyard
- 4. Three-Bedroom Unit
- 5. One-Bedroom Unit

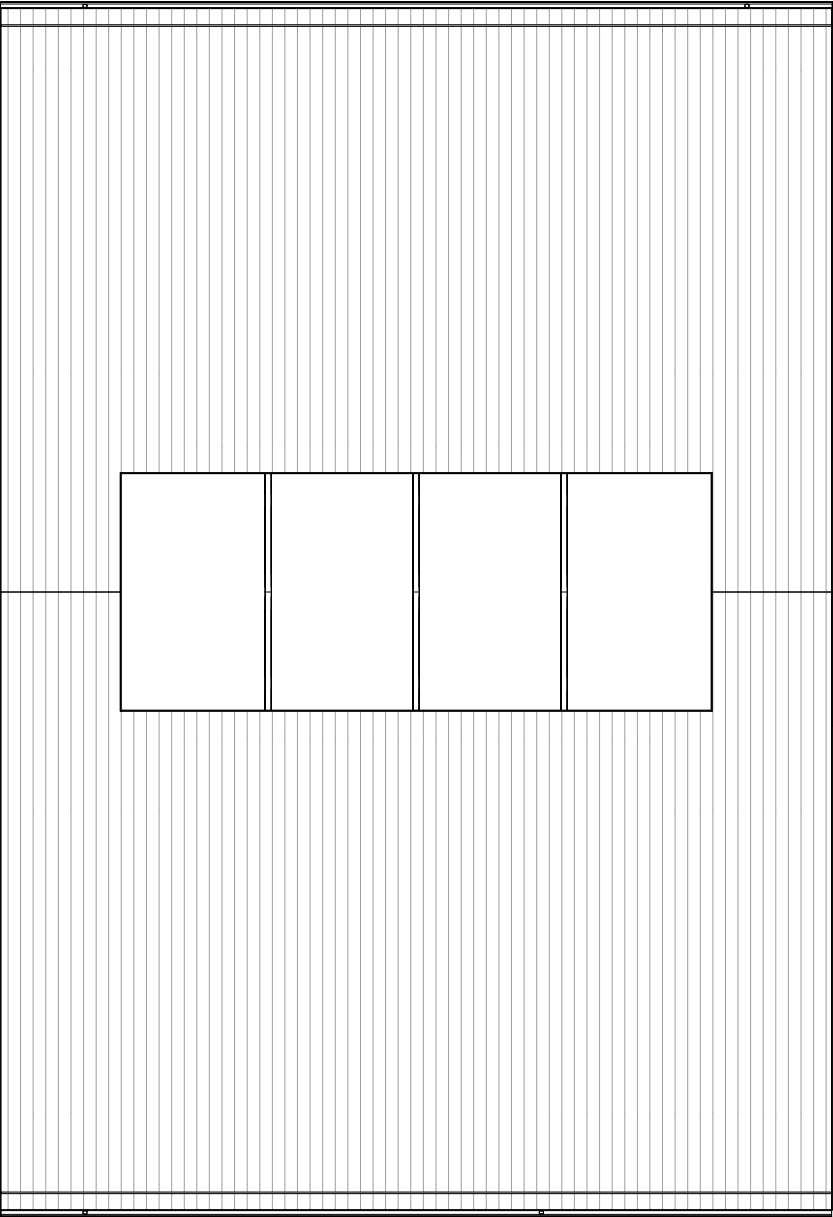
Second Floor



- 6. Two-Bedroom Unit
- 7. Two-Bedroom Unit
- 8. Three-Bedroom Unit
- 9. One-Bedroom Unit



Roof Plan

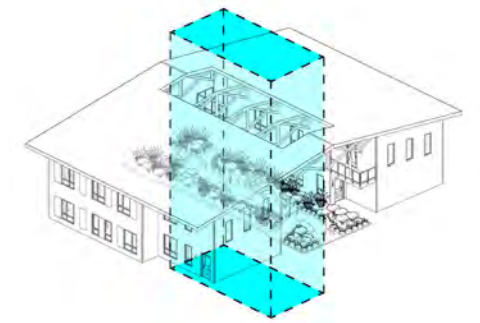






**Daytime Rendering** | Layout integrates courtyards and natural materials to support multi-generational living and offer both semi-private and communal spaces for engagement.

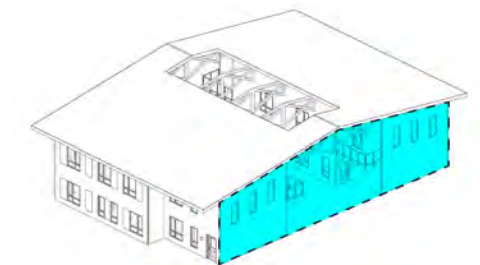




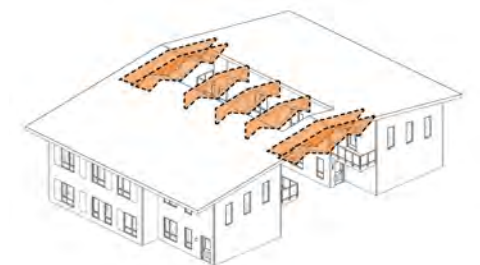
 **Mother Earth + Sky Connection**



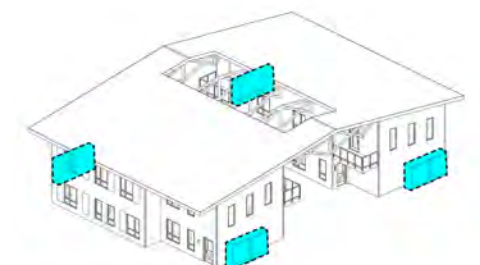
 **Unified Land + People**



 **Cultural Continuity + Bighouse**



 **Healing - Woven Tectonics**



 **First Nations Artistic Screening**

### A Physical Organization Rooted in Cultural Resonance

The project's physical arrangement is guided by principles that resonate deeply within the traditions of the Tsawout First Nation. The Bighouse - a place for ceremony, storytelling, governance, and gathering - serves as both symbolic and functional precedent. Rather than replicating its form literally, the design abstracts its spatial qualities, integrating generous communal zones, open-air connections, and a rhythmic composition that frames shared life as much as private dwelling.

At the heart of each building lies an internal courtyard, an open yet sheltered space shaped by organic lines and natural materials. These courtyards are not merely landscaped voids; they are designed as living rooms for the community, where children play under the watch of elders, neighbours share meals, and cultural activities take place against the backdrop of the land. This architectural porosity allows for fluid circulation and visibility, encouraging casual encounters and reinforcing the sense of belonging. The buildings' massing steps in concert with the site, ensuring each unit receives natural light and views while maintaining a human-scaled presence. Attention to proportion and detail - from the tactile quality of the siding to the sheltering depth of the eaves -- speaks to a craft-based sensibility that is both rooted and forward-looking.

### Design Philosophy



Inspired by Indigenous beliefs that Mother Earth is both the physical manifestation and embodiment of creation. The integrated roof with an open-air concept represents how everything is connected, including the sky to the land and all beings to each other.



The courtyard creates a symbiotic relation of land and people by nurturing a place to learn, shape, heal, and connect with one another, the land and their culture, influenced by the teachings of the Medicine Wheel that honour balance between the physical, emotional, mental and spiritual realms.



Rooted in the deep history of the Bighouse the design creates gathering places and revitalizes culture and identity.



The architectural form of the roof embodies the essence of healing and reconciliation with the creative use of locally sourced wood trusses.



A strategic use of artistic screening helps prevent the visibility of condensing units and hydro meters throughout the site. The screening designs will be collaborated with local Tsawout artists. The screening also uses operable gates for access and has enough porosity to satisfy air flow.



### Advancing Spatial and Social Justice

Tsawout's housing community is explicitly a project of reconciliation. It recognizes that for many Indigenous communities, the built environment has historically been a tool of displacement and erasure. Here, architecture is positioned as an act of repair - creating spaces that affirm identity, restore autonomy, and invite cultural continuity. The design's multi-generational focus addresses a broader form of inclusion, supporting the care networks that are vital to community resilience. The courtyards' openness reflects a philosophical commitment to transparency and mutual care, countering the isolation often produced by conventional housing models. By designing for connection - visual, spatial, and social - the development fosters trust and strengthens the fabric of everyday life.

### A Vision Anchored in the Future

More than just a housing project, it is a holistic framework for living that honours the intertwined relationships between land, culture, and community. Through its careful attention to form and detail, its deep contextual response, its integration of cultural and environmental intelligence, and its unwavering commitment to equity, the project demonstrates the kind of design excellence that is both timely and timeless. Architecture is more than mere shelter. It is a vessel for language, ceremony, and kinship. It is a place where children will grow into their heritage, where elders will share their wisdom, and where the community will continue to shape its own story. The Tsawout rapid housing model stands for how architecture can be a true partner in the ongoing work of reconciliation and a beacon for what is possible when design listens deeply to the voices of the land and its people.



Aerial Rendering