



ROYAL  
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# Mamaweswen, NSTC

## North Shore Tribal Council Branch Office

### PROJECT DETAILS

#### CLIENT

North Shore Tribal Council

#### LOCATION

Mississauga First Nation

#### ARCHITECT & DESIGNER

Royal Homes

#### PROJECT DATE

Completed in 2024

#### PROJECT DURATION

9 months  
(November 2023  
– September 2024)

#### PROJECT SCOPE

6,000 sq foot branch  
office comprised of  
11 prefab modules

#### BUILDING DESIGN

- 21 offices in two wings
- A central courtyard
- Spacious conference room
- Welcoming entrance

## Overview

The Tribal Council serves seven First Nations Communities on the north shore of Lake Huron. All in the span of less than one year (January to September), 11 prefabricated modules were built to comprise the 6,000 sq ft new branch office for the North Shore Tribal Council. They were excited to move out of old, cramped offices outside their member communities. “Staff have a nice, new designed building by our partners at Royal Homes”, said Allan Moffatt, CEO of the Council.

## Vision

Instead of continuing to rent their commercial space, the Tribal Council’s vision was to construct their own building tailored to their needs that would house all departments of the NSTC under one roof, where they could work collaboratively to serve all the communities under their care. This would also allow them to fix their expenses by avoiding rising rent costs, while also allowing them to build exactly what they wanted. The new building serves as their headquarters for all departments working together to serve the 7 FN communities along the North Shore. The NSTC assists the communities in everything from Infrastructure planning, management of community assets, housing, waste management, and all health, wellness, and educational initiatives.

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“What we’ve really done with this building is bring the branch office of the Tribal Council back home to one of our communities,” said Council CEO, Allan Moffatt, at the ribbon-cutting ceremony prior to a Royal Homes-hosted barbecue in the courtyard.



“ Every staff member is just absolutely happy to be here. ”

Louisa Chiblow, Technical Services Manager

## Project Journey

There was always a very high feeling of excitement and anticipation to get the new building up and finished. From just a foundation in January to a fully completed administration complex by September, speed need not sacrifice quality! It was on November 29, 2023 when representatives of the Tribal Council came to Wingham for a factory tour and a chance to see their 11 prefab modules being built. “I can’t wait to move into the buildings,” Melissa Shawbonquit, Tribal Council Infrastructure Specialist, said after the tour. “It’s going to be awesome.” Less than a year later, the awesomeness arrived with a ribbon-cutting celebration. “Everybody’s been just waiting for this day to come,” Chiblow said. “We’ve got a beautiful building.” “This is a really exciting time as we continue to grow,” said Peyton Pitawanakwat, board chair of the tribal council, before cutting the ribbon to officially open the Branch office. “Just enjoy this celebration.” The September, 2024 grand opening event was held in spectacular fall sunshine. The excitement of the Grand Opening brought out sister organizations - and even the OPP - to the ribbon-cutting ceremony.

## BUILDING DESIGN

The branch office features 21 offices between two wings, a central courtyard, a spacious conference room, and a welcoming entrance. The building itself is comprised of 11 prefab modules that were manufactured in our 110,000-square-foot production facility in Wingham, ON. Once built, they were delivered onsite, and final finishing work was completed. The two wings were purposefully designed to group departments with similar scopes of work together, while also allowing all office spaces to have large windows that bring in natural light. This design also provides all offices with quick and easy access to the outdoor courtyard for breaks and fresh air.

## INTERIOR DESIGN

The interior design came together as Louisa and Melissa from NSTC explained what they needed in the building and the flow of their day-to-day business operations. We also have to give credit to our drafting department that also came up with clever ways to meet all their needs and wants.

Cultural considerations were also factored into the interior design. The entrance had to face East. In the Ojibwe culture, facing east is a tradition that represents the beginning of life, the sun, and wisdom to live a good life. It is also the direction where the sun rises, bringing light and warmth to the earth. The U-shape design surrounds the outdoor space which is used as a traditional medicine garden and path to sacred fire ceremony area. Building materials and natural colours were chosen for their traditional meanings. The colour sage was chosen for the siding, cedar was used for the gables, and natural stone was used on the front of the building.



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213 ARTHUR STREET, P.O. BOX 370 | WINGHAM, ONTARIO, CANADA N0G 2W0

TEL (519) 357.2606 | TOLL FREE 1.800.265.3083 | E-MAIL [ROYAL@ROYALHOMES.COM](mailto:ROYAL@ROYALHOMES.COM)