
FACTION PROJECTS INC.

201 - 3935 Lakeshore Rd
Kelowna, BC V1W 1V3

250-980-4510

1919 - 10 Avenue SW
Calgary, AB T3C 0K3

403-523-7943

Windsor Crt, #100, 9835
101 Ave, Grande Prairie,
AB T8V 5V4

780-532-3690

FACTION^{INC}
P R O J E C T S

Q1 & 2: 2022 NEWSLETTER

ABOUT US

Faction Projects Inc. is focused on real estate development and the provision of integrated development management, architecture + planning and construction management services throughout Western Canada.

We take a multiple bottom-line approach to success that focuses on people, planet, and profit in a collaborative forum utilizing the energy of all stakeholders. Our whole systems methodology optimizes results, increases value, reduces waste, and maximizes efficiency through all phases of the development process.

Our strength is in our people and our process. We have built an integrated team of individuals who are cross trained in all aspects of our business. Traditionally, real estate development has been delivered by segregated elements working in silos. We believe that this approach is inherently flawed and that successful projects are the exception, not the norm.

Integrated Project Delivery is not just the latest trend born out of a broken industry; we believe it is the future of any successful development endeavor, public or private. True integration relies on team structure and experience, as well as a Whole Systems approach to the development process.

Our Whole Systems Process means optimizing not just the individual parts, but the entire system through creativity, perception, and collaboration. Everything is considered simultaneously and dissected to reveal common relationships. Not only does this lead the way to solutions to particular problems, but it also reveals unique interconnections between problems that can be leveraged to create many more solutions.



THE EXCHANGE



Under Const.; Completion Winter '23



Completed July 2019



Const. Start Summer '22; Completion Fall '23



Completed October 2021

LOCATION: Kelowna, BC

CLIENT: 760 Vaughan Inc.

DEVELOPMENT MANAGER: Faction Projects Inc.

ARCHITECT: Faction Architecture Inc.

CONTRACTOR: Faction Construction

COMPLETION DATE: Projected Spring 2023

SIZE: +/- 86,800 ft²

The Exchange is a +/- 3.5-acre urban development site that is extremely well located to capitalize on several emerging catalysts and trends that are transforming The North End of Kelowna from a predominantly industrial landscape into a vibrant mixed-use neighbourhood. This area is in the midst of an identifiable revitalization and gentrification pattern.

The Exchange is a diverse development in a location where the community chooses to spend their free time and where office workers engage with their surroundings. Businesses have a unique opportunity to highlight their company and put down roots in an office / retail development that doesn't blend in with the competition. We recently passed a major milestone on Phase 3 of The Exchange in Kelowna's North End!

[Learn More »](#)

THE DALE TRAILSIDE COMMONS



LOCATION: Lake Country, BC

CLIENT: The Dale Trailside Commons Limited Partnership

DEVELOPMENT MANAGER: Faction Projects Inc.

ARCHITECT: Faction Architecture Inc.

CONTRACTOR: Faction Construction

COMPLETED: Projected Fall 2022 (first phase Fall 2019)

SIZE: +/-99,540 ft²

Situated on the Rail Trail and Wood Lake, surrounded by vineyards and on the edge of Kelowna, The Dale captures the essence of Okanagan living. Our homes feature 3 bedrooms and 3 bathrooms with expansive kitchens and living spaces created for the modern lifestyle. Design at The Dale embraces Okanagan summers with easy transition from open concept, contemporary interiors to private rooftop patios made to take in the beautiful views of the Okanagan Valley.

We've recently launched sales for our 4th and final phase of development.

CHETWYND PUBLIC LIBRARY



LOCATION: Chetwynd, BC

CLIENT: Peace River Regional District

ARCHITECT: Faction Architecture Inc.

CONTRACTOR: Celtic Construction

COMPLETED: Projected Summer 2023

SIZE: +/-8,650 ft²

The site of the new Chetwynd Library is just over 5 acres and encompasses part of the existing recreation centre, the splash park, the skate park and old ball diamonds. The site location was chosen to allow for flexibility in the design, parking views to the skate park, and to accommodate the outdoor areas adjacent to the proposed Library facility.

The building floor plan centers around the "living room" area at the heart of the library, from which you can access the café, washrooms, meeting rooms, storytelling room, virtual reality and maker space room, book stacks and the circulation desk. The exterior of the building will be clad in a masonry material and a metal siding to look like wood, which will have a low maintenance, long lasting finish.



FPI is developing an NLT prototype for The Exchange

FPI met with Okanagan College trade students to discuss next steps as they assist us in load testing our prototype Nail Laminated Timber ('NLT') panels for The Exchange. This project will utilize conventional BC based lumber supply to create purpose built NLT panels and purchased glulam and/or PSL posts and beams for the structural system above the concrete building foundation.



FPI is launching a Real Estate Investment Fund (RELP)

FPI is launching a Real Estate Investment Fund to develop, build and operate a high performing and diverse income producing real estate portfolio.



Faction Projects Inc. Acquires the Assets of Field Lievers Architecture Ltd.

Faction Projects Inc. has acquired the assets of Field Lievers Architecture Ltd., a well-established architectural practice based in Grande Prairie. The acquisition will broaden and deepen FPI's services geographically and strengthen its design leadership in particular.

NEW EMPLOYEES



Amy Lievers

With over 20 years experience in the architecture and design industry, Amy leads the Faction architectural practice. She has been involved in a wide range of project types including an established background in emergency services, religious buildings, institutional, commercial and high rise residential. She also has a strong interest in sustainability and, aside from being Passive House Certified, has worked on many LEED® projects, advocating sustainable design principles throughout her work. Amy has been a coordinator and mentor with the Royal Architectural Institute of Canada's Syllabus Program since 2014.



Andrea Loewen

We're excited to welcome Andrea to our Management Team! Andrea's nearly 15 years experience in the commercial construction industry from subtrade contracting to general contracting has provided her with comprehensive experience in construction management, estimating, value engineering and process management over a variety of project types and contract deliveries. Her passion for collaboration, open communication and developing strong relationships while maintaining a high standard of excellence are some of the traits her teams appreciate. Andrea's keen interest in providing mentorship and development extends beyond her project teams to the future leaders of the construction industry as she is an active advisor for students in the SAIT school of construction and various other industry engagement opportunities.



Sandra Zelt

Sandra will be a great asset for our Core Project Team. Sandra has accumulated a diverse variety of project experience ranging in size, type and complexity during her 20 years working in the Architectural Industry. She has gained exceptional technical proficiency preparing construction documents for commercial office, multi-family residential, hospitality and health care projects along the way. An extensive knowledge of building construction systems, constructability, materials, specifications, and codes enables her to lead projects, update building information models, and prepare drawings throughout a project's lifecycle. Sandra fosters an atmosphere of collaboration and excellence on every project she works on leading projects to successful outcomes.



FACTION^{INC}
P R O J E C T S

FACTIONPROJECTS.COM

FACTION PROJECTS INC.

201 - 3935 Lakeshore Rd
Kelowna, BC V1W 1V3

250-980-4510

1919 - 10 Avenue SW
Calgary, AB T3C 0K3

403-523-7943

Windsor Court, #100, 9835 101 Ave,
Grande Prairie, AB T8V 5V4

780-532-3690