
FACTION PROJECTS INC.

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

Q3 2023

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.



NORTHERN LIGHTS PROJECT



LOCATION: Dawson Creek, B.C.

CLIENT: Northern Lights College

ARCHITECT: Faction Architecture Inc.

GENERAL CONTRACTOR: Northern Legendary Construction

COMPLETION DATE: August 2023

SIZE: 4,050 sq.ft. addition

Northern Lights College engaged Faction Architecture Inc. as the prime consultant to provide a 4,050 sq.ft. addition to the existing Childcare facility serving the Dawson Creek College Campus and community. The addition contained a new classroom of 24 seats focused on 3-5 year old care, a new classroom of 24 seats focused on 5-12 year old care, and support spaces including a new staff room, accessible washrooms, new storage and service spaces and an extension to the playground to encompass the new child count.

The existing building construction consisted of steel structure and tan insulated metal panels, so the new addition tied in the exterior soffit with the same material and colour, and an updated look of white insulated metal panels for the lower portion of the building with wood features around the entry and covered porch area. The building was designed with glulam structure supporting the BC wood industry. The addition also was designed with large aluminum frame entrances and large windows into the classroom areas to bring more natural light into the new learning spaces. The interior was designed with materials that supported children's learning including soft tones and durable materials. Northern Lights College was pleased to provide more childcare options to the community of Dawson Creek.



Okanagan Landing Award

We're proud that the Village at Okanagan Landing recently won a 2023 Thompson Okanagan Commercial Building Award. We provided our integrated services to help make this project a success.



Mass Timber on Phase II of The Exchange

We are thrilled to be assembling the Mass Timber structural columns at Phase II of The Exchange.



New centre for tourism, culinary arts

Okanagan College Food, Wine, and Tourism

We are looking forward to working with the Okanagan College as their Development Manager on this exciting project.



Real Estate Fund Announcement

Earlier in 2022 we established the FPI Real Estate Investment Fund LP (the FPI Fund) for the purpose of raising capital to facilitate the growth of our comprehensive development program. In late 2022 McIntosh Properties Ltd. joined us as a partner in the FPI Fund and as such, the FPI Fund is now closed to new investors. Subsequently the FPI Fund has acquired full ownership of 3935 Lakeshore Road in Kelowna BC and majority interest in The Exchange at 760 Vaughan Avenue, also in Kelowna BC. As The Exchange is nearing completion, we are currently reviewing opportunities for future projects and are looking forward to new announcements in the coming year.



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