



WESTLAND
CONSTRUCTION LTD

News & Knowledge from
Westland Construction
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BUILDINGS



PROJECT PROFILE

A NEW START FOR SENIORS

Stonewall's senior community is preparing for a revival, with the anticipation of a new luxury apartment development that celebrates a stress-free retirement.

The Renaissance is the most recent in a series of multi-family construction projects from Ventura Developments Inc. and construction manager, Westland Construction Ltd. Located in the town of Stonewall, MB, the senior apartment complex is the first phase in a multi-phase master plan development in the town's Quarry Ridge Park.

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The 31-unit rental apartment building is nestled beside beautiful prairie views and a sprawling pristine oak forest. Featuring four luxury floor plans ranging in size from 800 sq. ft. to 1,180 sq. ft., all suites in the Renaissance include in-suite laundry, indoor heated parking and in-building storage.



Installing insulation and firewall

"Currently we've finished phase one of two, and it will eventually be a 63-unit building when phase two is complete," says Tim Comack, Vice-President of Development at Ventura Developments.

Craig Hildebrandt, Westland Construction's Vice President and Project Manager on the Renaissance, explains that the excellence

exhibited in this multi-family project is a direct result of the partnership of the project team.

"It works really well – Ventura's strength as a developer adds to Westland's capabilities as a construction manager, as both organizations are very clear on their respective role and responsibilities," Hildebrandt explains, adding that because the contractor is ISO certified and both Westland and Ventura are highly organized, it leads to successful multi-faceted projects. "We compliment Ventura well by taking care of the complexities of the construction."

In this particular project, Hildebrandt says project construction was fairly straight-forward, however, COVID-19 added complications.

"There were a lot of impacts and a lot of changes required, but by using lean construction methods and working with the subcontractors, we were able to have those issues addressed without changing the end date of the project," he details, adding that the company has been adhering to updated safe work practices to ensure everyone stays safe on site and in the office.



Balcony and dormer framing

Comack is pleased with the progress and focused on their future with Westland, which includes phase two in 2021.

"We have found that they are incredible at coming to the table to identify issues and solve problems," Comack adds. "They're very skilled, professional and experienced operators, but more importantly, they run a company where people are happy to be there and we're happy to work with them."

Because of successful and streamlined scheduling and a proud project partnership, Stonewall's seniors can anticipate a new and carefree place to call home. 🏡

THE GROSE REPORT THOUGHTS FROM WESTLAND'S CEO



Peter Grose

Growing up on the family farm, I learned firsthand what it meant to be a good neighbour. When someone was stuck on the side of the road, it meant stopping to

lend a hand. It meant being helpful, courteous, generous and friendly. It was part of my upbringing and remains at the core of my morals.

Now, with Westland Construction, that mentality carries over to the people we do business for and the colleagues we work with.

Over the years, we've had the benefit of

becoming neighbours with Ventura Developments. Not only do we share an office building on Dovercourt Drive, but since 2013, we've worked with them on a variety of multi-family projects, including the Village Junction, 24Seven Condominiums and the McMillan. Most recently we've had the pleasure of partnering with Ventura to bring their latest multi-family residence, the Renaissance, to Stonewall's Quarry Ridge Park.

Ventura was the perfect client for Westland to work with in the multi-family sector because of their history as one of the province's largest and most active residential developers. As business savvy partners, Ventura has more than 30 years of experience developing projects for their customers.

Multi-family builds are right in Westland's wheelhouse because we pride ourselves in running a company with a family-like culture. Our strength with the construction management delivery model is another component that makes Westland successful

when it comes to the multi-family sector. As construction manager, Westland acts as a member of the client's team, assuming overall responsibility for the building of the project, and working collaboratively through the design and construction process, ensuring that projects are delivered on time and on budget. Our transparency, trust and team-minded model is our way of extending our neighbourly approach to our valued clients.

We plan to continue to build on our solid relationship with neighbouring Ventura Developments, and are setting our sights on a lofty goal: a six-building multi-family development at the centre of Bridgwater's Town Centre.

As we welcome a new year, we look to the future with gratitude and optimism. Wishing our friends, neighbours and colleagues a safe, healthy and happy New Year! 🎉

DID YOU KNOW?

Yesterday



The Village Junction was a sparkling and dynamic condominium project in Osborne Village. The 36 units in the building, ranging from 730 to 990 sqft, were entirely pre-sold. Revisit the cover article from Issue #7 of our Newsletter to learn more. The exterior is pictured below. 📷

Today



Westland Construction along with Riverwood Church & Winnipeg Supportive Housing recently broke ground on the **Riverwood House** project. This 40-unit supportive housing complex will serve those impacted by both addictions and housing instability. 📷

Tomorrow



We're excited to get started on a multi-lot development located in the heart of the neighbourhood of **Bridgwater**. Phased over multiple years, these buildings will be mixed-use. Consisting of main floor CRU's, multi-level studios and single level residential suites. 📷

INDUSTRY INSIGHTS

DREAM TEAM



Ventura Developments Inc. is the definition of a good neighbour – both literally and figuratively.

The company, which is one of the largest and most active residential development companies in Manitoba, is located

next door to Westland Construction on Dovercourt Drive, a proximity that provides itself with plenty of efficiencies since the two businesses have a partnership six years running.



📷 The Village Junction - 369 Stradbrook Ave.

PAST - When Ventura started investing in infill development land in the Osborne Village area in 2013, they sourced Westland as a contractor to put together an economically viable package.

"Through our experience with multiple other

GCs, we concluded that Westland was the group that we were most comfortable with," explains Tim Comack, Vice-President of Development for Ventura.

Westland prides themselves on streamlined processes and procedures, something that Ventura identifies with.

"Their people are excellent to work with and the culture there is extremely strong," Comack says. "Further to that, they're structure and systems oriented and we are too, so they think like our organization thinks. And most importantly, they're very focused on delivering projects on time and at least on budget or under budget."

The success of the team's first multi-family development, the Village Junction Condominiums on Stradbrook, a four-storey, 36-unit open-concept building, led the way for continued collaboration.

"It was completed on time and under budget and more importantly, the after sale service we received there, it demonstrated that we wanted to continue working with Westland," details Comack.

The team moved a few blocks over to 247 River Avenue for their second multi-family project, and have since completed four projects to date. While most developments were smooth sailing, with the team successfully navigating through

the design, construction and completion of the projects on time and under budget, the McMillian was an extremely complex luxury and fully-customized condo project that presented various trials.

"We had an exceptional experience working through a lot of challenges with Westland," Comack says. "Every one of them was met with a team-minded approach."



📷 24 Seven Condos - 247 River Ave.

PRESENT - Currently, Westland has just completed phase one of the Renaissance, Ventura's newest multi-family development in Stonewall's Quarry Ridge Park. Phase two, which will round out the 63-unit senior apartment home, will begin in spring 2021.

"Again, we had the same experience with Westland where their systems, their management, their organization, their culture, everything having to do with working with them as a team, collaboratively and through challenges has been, again, another exceptional

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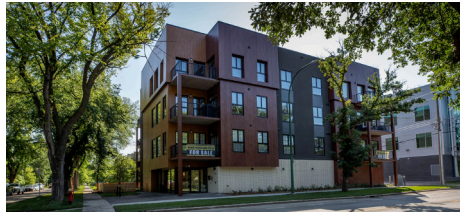
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experience that we pride ourselves being a part of," Comack says. "I think it's a two-way street. When two organizations work well together it just seems to hum a lot more smoothly.

They're extremely long-term minded and that keeps our relationship with them very strong and on stable ground. From our perspective, up until now, our experience with them has been so positive, it makes us want to continue to work with them."

FUTURE - Ventura is preparing for their biggest build yet - a six-building multi-family development at the centre of Bridgwater's Town Centre. The project will feature upwards of 500 apartments with roughly 45,000 sq. ft. of commercial space and tons of amenities, built over a six-year span.

"We're going to take a leap forward on this Bridgwater project to grow Ventura Developments into what it can be and Westland plays a big role in that," Comack reveals. "We couldn't imagine spending the next six years with anybody else."



The McMillan - 958 McMillan Avenue

WESTLAND PERSONALITY NIK THORINGTON



Nik Thorington

Nik Thorington has never been busier - or happier. The estimator for Westland recently welcomed daughter Cecelia with his wife, Krista. Baby makes four for the family, along with 20-month-old son, Beau.

Thorington knows a thing or two about a demanding schedule in both his personal and professional life, since joining Westland as a project coordinator more than seven years ago. Now part of the company's estimating department, Thorington is one of three people working on three to seven tenders at any given time.

"Because of the requirement for us to procure work to keep the company busy, there are times when estimating is bursting, but it never really is slow," explains Thorington, whose days are spent communicating with trades, consultants and clients.

According to Thorington, the stress is worth it, especially when the outcome is successful.

"On days when we have tenders closing, it can be pretty chaotic, but it is extremely satisfying when the end result is an awarded project for Westland," he says. "It means that not only did

we provide a proposal to a client they are comfortable with, but they are putting their trust in us to bring their vision of their project to life."

Thorington's proficiency for putting together a winning bid dates back to the years he spent on the tools following high school graduation. After moving into the business side of the industry, managing sites and coordinating trades, Thorington found his fit and enrolled in the Construction Management Degree Program at Red River College before joining Westland. His field experience in multiple facets of the construction industry gives him a well-rounded grasp of the complete construction process.

"A real understanding of what it takes to get your hands dirty and get the job done is an invaluable experience," he says.

Thorington's positivity pours out in everything he does, and his presence is critical to Westland's culture.

"I try and be a positive light around people and keep an upbeat, light work environment as much as possible and see a smile on my colleagues' faces," Thorington says, quickly shifting the focus to his teammates. According to the estimator, it's the family dynamic that drew him to the company and keeps him working hard.

"Everyone knows each other and the people here take care of each other. It's the reason we have employees of 10-, 20-, 30-years running on staff. It is a great environment to be a part of."

CONTINUOUS IMPROVEMENT KAIZEN KORNER

Kaizen Korner recognizes recent professional achievements of Westland staff.

- CCA National Gold Seal Certification Program
Kyle Anderson - GSC Construction Superintendent
- Carpentry Apprenticeship Program
Cole Simoens - Completed level 2
Jan Zaretski - Started level 4
- New Staff Member

We welcome Mike Soenen to our Westland family as a Project Manager. With over 30 years experience, he brings extensive knowledge in all aspects of commercial, institutional, and industrial construction.



Westland Construction is a full-service General Contractor serving the institutional, commercial, and industrial sectors through new construction, civil support, and renovations. We care about process and getting it right - for the buildings you see and the infrastructure you don't. One of Canada's only ISO-certified General Contractors.

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