



**"THE SPIRIT OF UNITY WE
BRING TO EVERY PROJECT"**

**COCO
2022 GEORGIE
NOMINATED
PROJECT**



BY: PAUL HARRISON



Team Built in
the Spirit of Unity:
Kindred Construction



Matt Reid
CEO

Bryan Reid
President

In our first of a three-part spotlight on Kindred Construction, we discuss Kindred's 2022 Georgie nominated project, the COCO, which was a finalist in the categories of Best Innovative Feature – New or Renovation, and Best Multi-Family Low Rise Development – Up to 6 storeys.



Kindred's Operations

Brothers Bryan and Matt Reid did not originally intend to run the business which their father founded 43 years ago, but their career paths eventually led them precisely to this position. As such, they have picked up where their father left off, continuously innovating on building techniques and growing Kindred's output. Bryan, the president, explains the nature of Kindred's operations: "Kindred Construction is a full-service construction management and general contracting business, headquartered in Vancouver, and working throughout British Columbia.

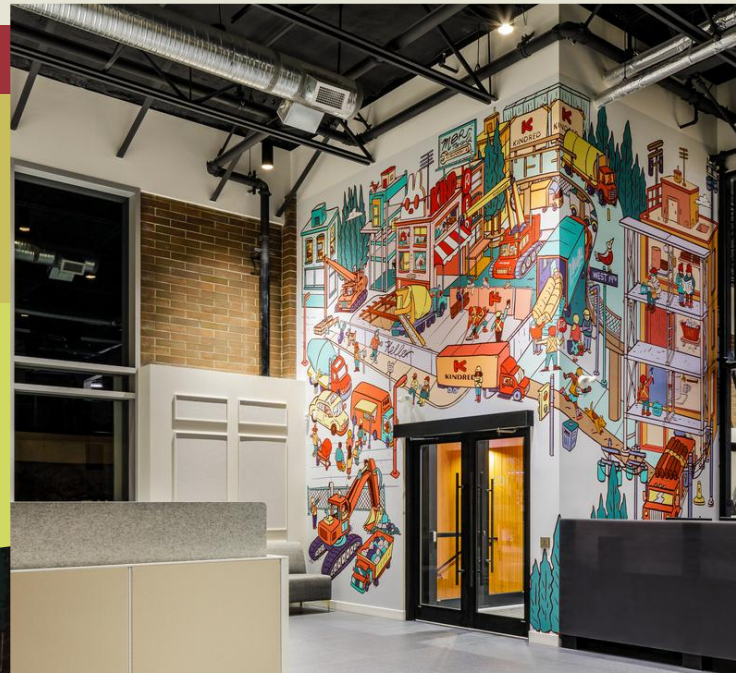
We have a staff of 110 that are divisible into two separate business units; one unit is a broad-based commercial contracting group that does everything from restaurant tenant improvements to office buildings. But over the last seven or eight years, it has been primarily focused on mixed used multifamily construction. The second unit of our business, Kindred Custom Homes, is focused exclusively on bespoke custom homes. This is a very unique sector of the construction market that is tailored towards the most beautiful and custom-built homes in the entire province. Our Custom Homes unit builds primarily in the Lower Mainland and up through the Sea to Sky Corridor."

Helping to Deliver Quality Workmanship Across the Economic Spectrum

In addition, Kindred works with many “development companies in the mixed-use and multifamily space.” Bryan continues: “We are also very proud of our nonmarket operation where we are working with not-for-profits, such as B.C. Housing, the CMHC (Canadian Mortgage and Housing Corporation) and others, to help deliver housing across the [economic] spectrum. This is obviously an acute issue throughout the communities in which we work; it is something we are trying to help solve along with our financial and development partners.”

But Kindred goes deeper than the sum of its operations. At the heart of the company is “pride in the quality of our work, our deep technical expertise, and our commitment to delivering rewarding construction experiences to our team, clients, and partners. This is what has allowed us to grow from strength to strength over the past four decades.”

“ Everything we do at Kindred is Team Built. ”



History

In 1980, Kindred Construction was a different animal. Bryan outlines how the company grew from its infancy into the impressive powerhouse it is today: “43 years ago Matt’s and my father took a break from the forestry and lumber business. Since idle hands are the Devil’s workshop, my friend’s father asked my dad if he would renovate a house while he was taking some time off. My father woke up 25 years later as a builder! He literally never stepped away from that first renovation project.”

From that point, the ball just kept rolling. Bryan remarks: “That’s the long and short of why Matt and I are here. What our father allowed himself to do was to take that very innocuous first step [in renovation] and build it into a broad-based construction management and general contracting firm. Early on, my dad and his partners were focused on single-family homes primarily, along with broadscale commercial work as well. And like any business, they knew if you’re not growing, you’re dying; so, they took those small incremental steps over the years [and continued to grow].

“I joined the company about 12 years ago,” Bryan explains. “My background is in real estate development and finance; I’m a lawyer by trade. There was an opportunity to fill a market niche I thought was lacking [in British Columbia]; this was to become a more robust general contractor in that mid-sized market. We didn’t necessarily want to be the name and face behind the changing landscape of downtown [Vancouver]. Instead, we wanted to focus on the area surrounding it. Here, we could have a positive impact on groups that weren’t vertically integrated – i.e., groups that didn’t have inhouse construction. This is really where we’ve seen our growth over the last eight years or so.



“*It’s been a good partnership.*”

“Matt joined the company six years ago now to help ensure that the decisions I was making weren’t going to run us into the ground,” Bryan jokes. “It’s been a good partnership so far. And it is what has allowed us to take these steps in these past several years.”



Among the many successful steps Kindred has taken recently is their work on the COCO building, in partnership with Keltic Development. COCO is an iconic midrise building in the Oakridge neighbourhood on the westside of Vancouver. It houses one-to-three-bedroom condos, as well as three townhomes and six penthouses.

COCO was also Keltic's inaugural development in Vancouver, which added a heightened level of excitement for the team at Kindred. Bryan remarks: "It was a chance to be a part of somebody putting their fingerprints on a city or a province for the first time; this is always exciting for us .

We've had a history of doing this for a lot of groups. What Keltic were looking to do was deliver something unique and bespoke in that Oakridge area that was going to allow them to put their name on the map in British Columbia. And they've certainly done that!"

"They spared no expense," Bryan adds. "They elected to build a beautiful concrete structure, where a lot of people would have built wood-frame. Then the unique elements, such as the Lumon glazing systems, were put in so they could bring something very customized to a typically generalized product landscape.

"We leaned on our pedigree as a custom builder to do those custom elements, and then blended it with that commercial approach to make sure we were doing it effectively and as quickly as possible. Then working in tandem with the trades – Lumon in this particular instance, and the architect, GBL – we made sure we captured the vision of Keltic and delivered something beautiful."



**COCO 2022
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Future Projects

Since COCO, Kindred has completed many astounding projects in both the multifamily and single-family markets. Their Georgie nominated project for 2023 will be covered in a future issue of this magazine, as will some of their work in the modular sector with Squamish Nation. But on top of these projects, Kindred has other impressive work in the building process, or ready to begin in the near future.

Regarding plans for future Georgie entries, Bryan notes: "In 2023, we have some entries in the single-family category, as that is a big part of our business as well. We have a few great projects to submit in those categories. On the multifamily side, we have some cool projects that will be completed soon: a couple in the non-market space, and one with the Panatch Group out in Port Moody that we are exceptionally proud of. We're through phase one and should be done phase two next year. And then, a few other projects will be completed in the near future, but they are a couple of Georgie cycles away at this time.

"One single-family home is on Bowen Island. We can't say much about it at this time. The clients designed the home themselves, and we are very proud to be working with them. They are unbelievably accommodating clients. The home is perched on this beautiful West Coast setting that captures every single view you could ever imagine. You go from seeing eagles to whales, and you do so in the comfort of a home that is fitting of Architectural Digest's front cover. We are super proud of that home."



There is no shortage of other major projects on the horizon: "We are working with Kwantlen First Nations, Hiyam Housing, and Squamish Nation – it's an unbelievable opportunity to work with them to be able to deliver housing for their communities.

We are also working on a variety of projects with Vancouver Affordable Housing Agency including a 17-storey mass timber frame building in downtown Vancouver, which should be starting in Fall 2023. We are excited about getting this one going. It is going to be a unique building for this province, for this country, and globally. We can't wait to see it up and running."



Kindred is in the unique position of building housing for people from all walks of life. While on the one hand Kindred builds multimillion dollar bespoke luxury homes, they also work closely with B.C. Housing to ensure that people struggling with addictions and economic insecurity have a place to call home too. Bryan explains: “Housing scarcity is the problem; we need to make sure that everyone has a place they can call home. It doesn’t mean that one size fits all. It’s across the system from social supportive housing, all the way to those that are on the market-end of the scale.

Bryan continues: “through the downtown East side [of Vancouver], it’s a significant rehabilitation effort where housing insecurity is a serious concern. Our long-standing partnership with groups, like B.C. Housing, who are focused on working to solve the housing crisis, is something we are extremely proud of.”

Tips of the Trade

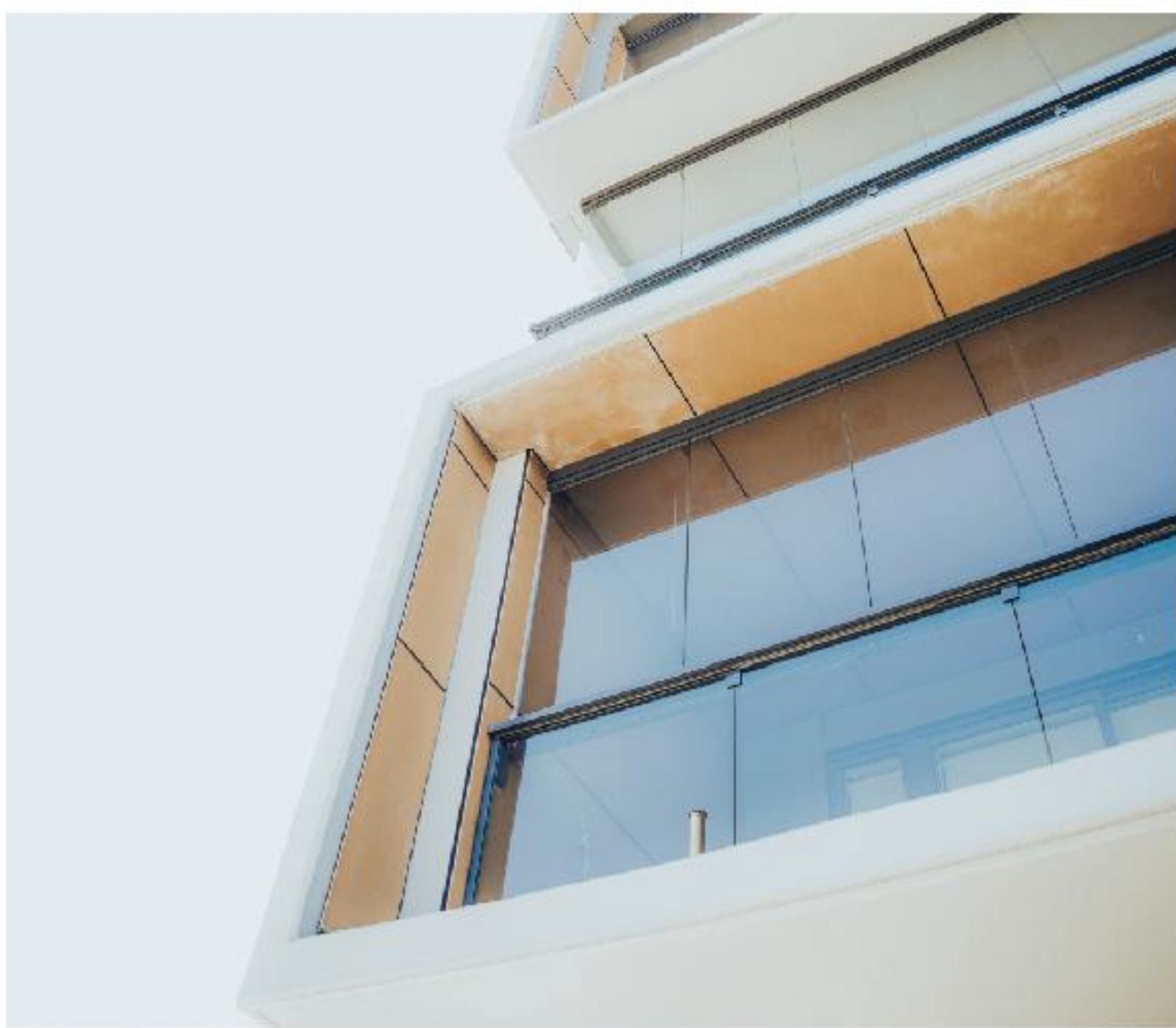
With a 43-year history and countless iconic projects spanning multiple sectors under their belts, Kindred is a strong force in the industry. As such, advice from Bryan for others who wish to enter the construction business is invaluable. He notes: “Patience is a virtue. Don’t take on too much, too quickly. This business is a slow grind. At times you can feel like you are on a treadmill, that you are working really hard and going nowhere. But just know that there is something you are working towards and hoping to get to.”

Moreover, it’s important to “demand accountability from everybody who you are working with – not just your trade partners, but your consultants and your clients. If everybody is rowing in the same direction, then it doesn’t entirely fall on you. The general contractor is the last one standing; they are the one who hands over the set of ‘as-builds’ and the set of keys to allow people to take over their office space or their home. But everybody has a part to play in getting there. Finally, make sure that there is a team focus and something that everyone is collaborative towards; otherwise, it’s far too much work for far too little at the end truthfully.” Fortunately for Kindred, a team united in a common spirit has allowed them to build not only many great projects, but also a thriving business.

Stay tuned for more on Kindred Construction in our upcoming issues!

For more information on Kindred Construction, visit
<https://www.kindredconstruction.com/>







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