

NICON DEVELOPMENTS: HELPING BUILD VANCOUVER ISLAND FOR MORE THAN 40 YEARS

Cowichan Valley Builder / Developer Learned The Hard Way

DUNCAN – Being innovative and having a fearless determination to tackle any challenge has been the key to success for builder and entrepreneur **Nick Woywitka** his entire life – a legacy of drive and hard work that has kept his company **Nicon Developments Limited** at the forefront of the Vancouver Island construction industry for more than four decades.

An iconic Vancouver Island builder and developer, Nicon Developments has been the creative and pioneering force behind some of the Island's finest single family residences, most recognized commercial and institutional buildings, and most sought-after housing developments.

Since its inception more than 40 years ago the company has been the recipient of virtually every award and accolade that the construction industry can bestow on it – including being a finalist for the upcoming VIREB Commercial Building Awards for its exceptional Sequoia Lifestyle



Congratulations to Nick and the team at Nicon Developments

(250) 743-4111

www.creativewoodcraft.ca
1340 Fisher Rd, Cobble Hill, BC



Nick Woywitka loves life and helping the community, and is always the official lobster cook at Rotary Club barbecues

Homes project.

But despite decades of experience, an expansive catalog of successfully completed projects behind him, and a long list of satisfied customers Woywitka remains humble and appreciative of the lessons he's learned along the way and of the countless people who have helped to guide and inspire him throughout his long and ongoing career.

A graduate of the School of Hard Knocks, and proof of the power of On the Job Training, Woywitka freely acknowledges that it has been the challenging experiences and the many people he's met along the way that have inspired him and have helped to shape him into the entrepreneur he is today.

"Yes, you'd have to say that I've been involved in the building of just about everything at one point along the way. From building a dam, to a school, a fish hatchery, warehouses, the **Chemainus Theatre**, single family homes, apartments and other multi-family residences, subdivisions, restaurants and just about anything else you could name," he explained.

"But I've been lucky to work with good people, to receive the trust and support I needed when I needed it, to have terrific staff and sub trades, and I guess to just happen to fall into things at

"Someone would ask if I could do something and I'd say 'sure' and then give it a try."

NICK WOYWITKA

PRESIDENT / FOUNDER, NICON DEVELOPMENTS LIMITED

exactly the right time. Maybe I was confident, maybe I just didn't know any better, but even when I was a kid I was never afraid to work hard and to try new things. That's the way it's always been, and that's why Nicon is the company it is today."

Nick Woywitka was an entrepreneur practically from birth, thanks in no small part to the lessons and enthusiasm for business shown to him by his father **Mike Woywitka** as he was growing up. The owner of a small lumberyard in Westlock, Alberta, the elder Woywitka instilled an appreciation for business and a solid work ethic into his eldest son at an early age. Nick actively worked in his father's business as a youth, often



Nick is also a champion of youth and is seen here presenting the prize at the 2017 Duncan Rotary Club spelling bee

before and after school, learning to operate a forklift before he was old enough to drive.

Those early years taught Woywitka the value of hard work and the trust and the importance of a handshake. Growing up in a family-run business and working as he did in a lumberyard, he also learned the intricacies of construction and the satisfaction that comes from building something of permanence with your own hands. Over the years, despite not being formally certified, Woywitka learned all of the aspects of home building via direct on the job experience.

"I've done basically all of it, with the exception of electrical. I've framed, I've carpentered, I've done drywall and cabinetry and I've even done plumbing. Someone would ask if I could do something and I'd say 'sure' and then give it a try. That's how you learn I've discovered, by doing," he said.

A family vacation to Vancouver Island in the 1960s changed the direction of Woywitka's life forever as his father fell in love with the region, moving him and his siblings to the Cowichan Valley in 1968 after selling the family business in Alberta. The Senior Woywitka's first acquisition after moving to Vancouver Island was a 52 acre parcel of land outside of

Duncan, complete with a small scale sawmill – putting him right back into the lumber business.

Nick Woywitka worked with his father for a time in his new venture, but eventually moved back to Alberta, initially becoming a realtor, but soon realizing he enjoyed building homes more than he did selling them. He quickly became the youngest Site Superintendent for Edmonton-based **Carins Homes**, honing his construction skills before the lure of the Cowichan Valley beckoned him to return to his new homeland.

Upon his return he launched his own business, with Nicon Developments Limited becoming a formal entity in 1976. A wholly privately owned company, Nicon Developments is a relatively lean firm employing only about half a dozen employees, including Project Managers, an office staff and others. "I'd have to describe us as both a builder and as a developer. My preference is where I buy an acre and I then sell a square foot," he joked.

"Once I have the land I develop it, put in all of the services, and I then put my crews to work to build the actual houses. I operate without partners so I have a Board

SEE NICON DEVELOPMENTS | PAGE 25



• Commercial • Industrial • Residential
Proud to be your partner!

**Juergen
Quality Service**

tel: 250-748-3814

cell: 250-710-3814

fax: 250-748-3817

email: jsplumbing@shaw.ca



**Congratulations to
Nicon Developments
on all your success!**

2853 Roberts Road, Duncan

Phone: 250.748.1418

Email: bryan.sundeckcentre@shaw.ca



*Congratulations to
Nicon Developments
on all your success!*

Victoria: 250.388.9975
Cobble Hill: 250.743.9922
Cumberland: 250.400.3830
E: lui@victoriatrussltd.ca
www.victoriatrussltd.ca



The crew of experienced Project Managers and carpenters that work with Nicon Developments are among its greatest assets



Nicon is a finalist for a VIREB Commercial Building Award for its exceptional Sequoia Lifestyle Homes project



The extraordinary custom residences designed and built by Nicon Homes are created for comfort and exceptional energy efficiency

NICON DEVELOPMENTS

CONTINUED FROM PAGE 24

Meeting every morning. While I'm shaving I talk to myself in the mirror. One advantage of that business model is that every decision is unanimous, no in-fighting and no dissenting votes."

A lynchpin component of Nicon Development's current activity is the spectacular Trumpeter Pointe project, nestled on the shores of Quamichan Lake just outside of Duncan. Envisioned as the ideal melding of rural and urban, Trumpeter Pointe is in essence

an intimate community of custom designed and built homes, situated in an idyllic lakeside setting, yet only minutes from all the usual urban amenities.

Trumpeter Pointe consists of 17 lakefront and 49 lake view building lots in a wide range of sizes, accented by nature parks and rustic walking trails to appeal to the tastes of the community's select residents. This now sought-after residential destination would never have existed had it not been for the vision of Woywitka's father.

"These days you'd have to

describe me more as a developer, with Trumpeter Pointe a good example. This was originally my Dad's project as he had purchased the land in 1968, a parcel of 42 acres consisting of half acre lots on septic fields. In the mid-1970s the Health Act changed to requiring four feet of permeable soil, and we didn't have it so about 24 acres of the parcel had to sit unused until city sewer lines came up Maple Bay Road to service a nearby large scale development," he explained.

"We were able to get the site rezoned in the late-1990s, later

subdivided it and it took until 2006 to begin the development as it is today. So it was the work of about eight years to launch Trumpeter Pointe as it is today, but it never would have happened if my Dad hadn't had the foresight to acquire the land in the first place."

Over the past 42 years Nicon Developments has been involved in a diverse range of building projects from residential to commercial. The company even operated an Alberta-based division for several years with a focus on constructing multi-family projects and new home subdivisions, closing that portion of the company in 2004.

Returning to his residential roots Nick Woywitka and Nicon Developments (through its custom home division **Nicon Homes**) specializes today in residential developments and in custom home building. A believer in leaving a positive legacy behind, Woywitka is a dedicated Green Builder and Nicon Development is a Licensed Residential Home Builder through the **Homeowner Protection Office** and is a Certified Residential Home Builder through the **Canadian Home Builders Association (CHBA)**.

Nicon is also registered by **Built Green Canada** and the **Canadian Home Builders of Vancouver Island (CHBA-VI)** in addition to being an Energuide Licensed

Member as well as an ENERGY STAR - Certified Builder.

As the company's Sequoia Lifestyle Homes project is now sold out and the Trumpeter Pointe development is nearing completion the company's newest venture is Fairview Terrace project, a family-friendly townhome project in Duncan.

Entrepreneur, innovator, hands-on builder and self-taught businessman, Nick Woywitka has learned his craft through personal experience and a dedication to fairness and in doing the job right every time. For the future he envisions his company continuing to build on its legacy of quality as well as its continuing emphasis on building homes as energy efficient as they are comfortable.

"We're Built Green certified, which is something that is very important to me. I really would like to leave the world a better place than when I found it. The Cowichan Valley is my home and everybody knows me. That's why there's never any cutting of corners with any of our projects," he said.

"It comes down to this, if you want a good home, one that will serve you and your family for many years, then hire Nicon. I'm your guy in the Valley."

www.nicon.ca

Coastal Concrete Works

Proud partner of Nicon Developments, congratulations on all your success!

John MacDonald, BBA | Marketing Advisor
Office: 250.758.2684 - Extension 130
Direct: 604.751.0819
BUSINESS EXAMINER

Vancouver Island
Victoria
Thompson Okanagan
Peace Cariboo Skeena

TOTAL INTERIORS

PROFESSIONAL DRYWALL SERVICES

Residential • Commercial • Renos
T Bar Ceilings • Fully Insured

Congratulations to Nicon Developments on all your success!

Proudly Serving the Valley Since 1990
Call Mike Styba

250 **715-8775**

Proud to supply

NICON DEVELOPMENTS LIMITED

We are proud of our relationship with Nicon Developments and we congratulate you on many years of success.

STARLINE WINDOWS

Please visit us at our Vancouver Island locations:
7425 Industrial Road, Lantzville
2920 Ed Nixon Terrace, Victoria

Kevin J. Lanyon
Owner

Proud partner of Nicon Developments, congratulations on all your success!

- Construction
- Hardi-Plank Installation
- Vinyl Sidings
- Cedar Lap Siding
- Aluminum Soffit

Call 250-710-9617 for a FREE Estimate