



TERRACES OF STERLING POINTE MISSISSAUGA, ONTARIO

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DESIGN AND CONSTRUCTION TEAM

DEVELOPER:
Bond Homes

PRE-ENGINEERED AND PRE-
ASSEMBLED LIGHT STEEL
FRAMING PANELS:
KML Building Solutions and
GenesisTP Inc.

Speed a Critical Factor for Bond Homes Using the Genesis™ Framing Solution



One of the completed units by Bond Homes. Sherri Khursigara, President, Bond Homes, commenting on why she chose KML Genesis™ light steel panelized framing: "Time is money. It's quicker to install - that's the main benefit."

"Time is money," says Sherri Khursigara, President, Bond Homes, commenting on why she chose KML Genesis™ light steel panelized framing for a 32-unit townhouse development currently under construction. "It's quicker to install - that's the main benefit."

The reason for the urgency is that Bond's Terraces of Sterling Pointe subdivision, located on the 10th Line, north of Winston Churchill Boulevard in Mississauga, Ontario, sold out within three short months after the model home was erected. Their previous venture sold out within six weeks. This current development has six different models ranging from 149 m² to 214 m² (1,600 to 2,300 ft²). An innovative company, Bond Homes is aggressive enough to try new products and introduce unique concepts.

When KML Building Solutions, of Cambridge, Ontario, an affiliated GenesisTP Inc. partner, suggested the system for wall and floor framing, Bond Homes was quick to jump on board.

"Using steel made a lot of good business sense," emphasizes Sherri. "I'd heard a lot about steel, seen the Genesis™ product and wanted to see how it could work in conjunction with our different designs. Timing was a major factor and with steel you can get the houses up much earlier," she says, commenting on Bond Homes' early closing strategy to have full occupancy by the end of March. Prompt delivery of the product was critical. "Because we'd never used the product before, service was very important to us. I wanted a company that I would feel comfortable with and could depend upon," says

Sherri. "KML has been totally amazing. They produced really well in that short timeframe and have been very supportive throughout construction. They've done a great job."

The factory-produced Genesis™ framing incorporates steel components made from Galvalume Plus™ and galvanized steel. KML then engineers and assembles the steel framing into panels. Genesis™ steel stud wall panels of 2" x 4"s and 2" x 6"s were used in conjunction with 2" x 8" floor joists and wood roof trusses.

The accompanying garages in the Terraces of Sterling Pointe project include a new roof system manufactured from 0.75 mm and 0.60 mm (0.030" and 0.024") Galvalume Plus Grade 80 steel. "The roof is assembled on the ground and then lifted up into position," explains Gord Nolan, Site Superintendent. "That results in considerable time savings in putting it together and erecting it." Remarking on the advantages over wood, Gord says, "Everything stays straight." Commenting on why the steel trusses were used only on the garages, Sherri says, "By the time we signed the contract to build with steel, we gave KML only about four weeks to supply the material. The roof lines in our houses are very complicated - all have 3.3 m (11-foot) cathedral ceilings, so timing was an issue."

Since construction began, the Bond Homes team has realized several other advantages with Genesis™. "There isn't as much settling and therefore less shrinkage," says Sherri. "After-sales service is very important to us, so the less you

have to fix after the home is built, the happier the homeowner is."

"Also, steel creates less garbage, so there's fewer labourers required for cleanup. Steel is also non-combustible - a big factor to consider when you're building townhouses or stack housing. Steel also stands the test of time," says Sherri, commenting on the termite problem that plagues many of the builders in the U.S. and is becoming an issue in several Canadian areas.

Pointing out that there is a perception in the marketplace that steel is more expensive than wood and that it's difficult to get experienced

tradespeople to work with steel, Sherri comments on her team working with Genesis™. "Our tradesmen were apprehensive in the beginning with it, they realized it wasn't difficult. We were all pleasantly surprised. Also, when you're customizing a house, you're often making changes, but we were able to do that without any problems. All in all, we were impressed."

The forecast for the new residential construction market remains strong. Although Bond Homes is currently contemplating their next project, one thing is certain - Sherri and her team believes that "steel is the product of the future."



Steel framing is pre-punched for electrical wiring. Heating and ventilating ducts, plumbing and drain pipes can readily be installed.



Genesis™ pre-engineered and pre-assembled panels were used to frame both the townhomes and the garages.



The roof truss system used for the garage roofs was assembled on the ground and then lifted up into position.



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