



**Project:** Terraces of Sterling Pointe  
**Design and Construction Team**  
**Developer:** Bond Homes  
**Pre-engineered and pre-assembled cold-formed steel framing panels:**  
 KML Building Solutions and GenesisTP Inc.

## Speed of Construction Drives Decision to Build with Cold-Formed Steel Framing

01

One of the completed units by Bond Homes.



01

02

Cold-formed steel framing (CFS) offers a strong, accurate, dimensionally stable and durable framing system. It eliminates problems such as drywall cracks and warped joists and studs, resulting in generally no callbacks.



02

“Time is money,” said Sherri Khursigara, President, Bond Homes, when she commented about why she chose cold-formed steel panelized framing for a 32-unit townhouse development. “It’s quicker to install—that’s the main benefit.”

The reason time was so critical at the time was 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 completed. Their previous venture sold out within six weeks. Bond’s Terraces had six different models ranging from 1,600 to 2,300 square feet.

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,” emphasized Ms. Khursigara. “I’d heard a lot about steel 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. And because we’d never used the product before, service was very important to us,” she said.

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

The accompanying garages in the Terraces of Sterling Pointe project included a new roof system manufactured from 0.030" and 0.024" Galvalume Plus™ Grade 80 steel. “The roof was assembled on the ground and then lifted up into position,” explained Gord Nolan, Site Superintendent. “That resulted in considerable time savings in putting it together and installing it.” Commenting on why the steel trusses were used only on the garages, Ms. Khursigara said, “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 had 11-foot cathedral ceilings, so timing was an issue.”

**“Time is money. It’s [cold-formed steel] quicker to install — that’s the main benefit.”**

**Sherri Khursigara,**  
 President, Bond Homes

Since construction began, the Bond Homes team realized several other advantages with cold-formed steel. “There wasn’t as much settling and therefore less shrinkage,” said Ms. Khursigara. “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.”



03

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

“Also, steel creates less scrap, so fewer laborers are 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,” said Ms. Khursigara, who commented on the termite problem that continues to plague many of the builders in the U.S. and has become an issue in several Canadian areas.

Pointing out that there is a perception in the marketplace that steel is more expensive than other building materials and that it’s difficult to get experienced trades people to work with steel, Ms. Khursigara also commented on her team working with the steel framing system. “Our tradesmen were apprehensive in the beginning, but once they began building 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.”



04



06



05

**04** High quality cold-formed steel sections and panelized assemblies made from Dofasco Galvalume Plus and galvanized CFS are easily handled, economical, non-combustible and offer great design flexibility. **05** Genesis™ pre-engineered and pre-assembled panels were used to frame both the townhomes and the garages. **06** The roof truss system used for the garage roofs was assembled on the ground and then lifted up into position. **07** Heat transfer or thermal loss is not a problem for homes framed with pre-assembled panels made from CFS sections. Use of exterior rigid insulation mitigates heat transfer by thermal bridging. The wall assembly can be constructed to meet any required level of thermal resistance.