



ROYAL
BUILDING
SYSTEMS



Rodeway Suites

Student Residency and Motel

PROJECT DETAILS

CLIENT

Conestoga College

LOCATION

Doon Campus, Kitchener, ON

ARCHITECT

Ray Zaback

DESIGNER

Royal Homes

PROJECT DATE

Completed in 1993

PROJECT DURATION

3 months
(6 weeks factory fabrication,
6 weeks on-site build)

HISTORICAL BUILD

Ontario's first modular
multi-story motel

PROJECT SCOPE

60 prefab modules
4 storeys
117 suites

MULTI-PURPOSE DESIGN

Functions as student housing
from September to April and
operates as a motel from May
to August.

Overview

Rodeway Suites was Ontario's first multi-storey modular motel built by Royal Building Systems, a division of Royal Homes for Conestoga College. Rodeway Suites operates as a student residency for over 200 students eight months of the year from September to April and operates as a motel the other four months of the year from May to August. The entire structure was built off-site in-factory then delivered and constructed on-site across from the Conestoga College Doon Campus in Kitchener, ON. Royal Building Systems took over two years to land this project back in 1993, yet the entire project only took 3 months start to finish to build. This is a true testament to how efficient commercial modular construction is.

Vision

The rapid growth of Conestoga College's Kitchener Campus presented a unique challenge: the need for immediate student housing. Royal Homes was tasked with developing a flexible solution that could adapt to seasonal demands. To meet the tight timeline and high quality standards, prefabricated construction was the clear choice. This innovative approach allowed for efficient construction and ensured the facility met the needs of both students and tourists.

Project Journey

"Sure, it was a mammoth project to manage," recalls Tony Bokkers, our senior project manager. Tony made sure the student housing was ready for the fall, despite the challenges faced with scheduling and waiting for the foundation pour. The building permit offices at the City were so busy they could not handle all of the construction that was going on throughout the city at the time. The permit office delays actually made the business case for using prefab construction even more critical, as we were given the go-ahead to start. This build is the result of dedication and amazing work that has stood the test of time. Everyone wanted this project to succeed, and that made the project such a pleasure to work on.



“ **Canadian National Woodworking Competition Winner:** During the summer at the National Woodworking Competition at Conestoga College we stayed at the “Student Hotel” which was quite the upgrade from the Standard Student Accommodations. We all felt like winners even before the competition started. We heard it was built Prefab which was likely why the Hotel was so quiet. 5 Stars! ”

Calvin Timmerman

BUILDING DESIGN

The motel is composed of 60 prefabricated modules. The motel stands 4 storeys high, offering 117 furnished suites, in addition to a lobby, elevator, 2 stairwells, penthouse suites, and many other amenities. Henrik Saari, Vice President of Sales and Marketing, stated, “This project has allowed Royal Building Systems to demonstrate the advantages of our modular construction system for commercial projects.” The motel project would normally have taken over six months to construct using traditional site construction methods. Using the Royal Building Systems modular construction approach, the building time was cut down to six weeks in the plant and six weeks on-site, for a total of only three months - half the normal time!

INTERIOR DESIGN

When the modules left our plant, the individual suites were already wall-papered and fully-furnished, right down to the desks, night tables, and TV wall units. All that was left for site completion was the connection of the services and corridor finishing.

Our Experience

Project Collaboration: The project was a collaborative effort involving Conestoga College, the Ontario Ministry of Colleges and Universities, Rodeway Suites, the City of Kitchener, and the Student Union at Conestoga College.

Positive Reception

Parent Feedback: Parents who attended the Open House were enthusiastic about the project, praising the convenient location directly across from the campus and the high-quality finishes.

Industry Recognition: CHBA and building officials expressed admiration for the innovative use of prefabricated construction for a project of this size, recognizing its potential to streamline construction processes and improve efficiency.



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