



ROYAL
BUILDING
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Kitchener Addition

2 Rental Units



PROJECT DETAILS

CLIENT

Jeremy Krygsman

LOCATION

Kitchener, Ontario

ARCHITECT & DESIGNER

Royal Homes

PROJECT DATE

September 24, 2020 –
January 26, 2021

PROJECT DURATION

4 months

PROJECT SCOPE

4 prefab modules,
totalling 3,000 sq ft

BUILDING DESIGN

Semi-detached house built
as an addition

Overview

The housing shortage across Ontario demands innovative solutions. At Royal Homes, we address this need through prefab construction, leveraging our 110,000-square-foot production facility to quickly deliver high-quality, custom homes.

“ There’s this push to build more efficiently, with infill projects. ”

Jeremy Krygsman, Client

Jeremy came to Royal Homes. If others couldn’t see the possibilities prefab provided at the time, he and Royal Homes could. His 80-year-old home facing Ottawa Street in Kitchener had a backyard surrounded by a hedge that would be perfect for an additional home. “No one thought we could put a house back there, but we did!” Jeremy reflected.

Vision

The City of Kitchener made “gentle density” a housing-crunch game plan and is now allowing up to four units to be built on what were previously considered single-home lots. The new policy applies to more than 41,000 lots in the city. According to a recent report, about 56,000 properties in Kitchener have only one dwelling. About 3,400 have two dwellings. About 500 had three. Three units per lot was approved in 2021.

With these new zoning bylaws in effect, the opportunity for infill expansion is clear. Prefab can be a leading solution to making duplexes, triplexes and fourplexes commonplace throughout cities like Kitchener. With Jeremy’s project, Royal Homes was way ahead of local government’s revised strategy. The prefab process is efficient and reliable, as Jeremy discovered. What would have taken up to eight months in a traditional non-prefab construction timeline, only took a few weeks.

“It’s just a huge time-saver to have the modules made in the factory and have them arrive mostly finished,” Jeremy said. “It’s a new build so it’s all predictable. It all arrives. All the stuff is there. It’s just a matter of the finishing touches on site.”

Project Journey

The onsite project started when Royal Homes delivered the prefab home addition, with a new separate foundation, placed right beside the existing red-brick home overlooking the Ion Light Rail Transit Line. The additional home was comprised of four prefab modules that were constructed inside Royal’s production facility in Wingham. On delivery day, the four modules were driven to Kitchener and gently placed on the foundation by a big crane.

Today, with his lot officially severed between the red-brick house and the Royal Home, Jeremy has two homes where one stood before.

BUILDING DESIGN

There were two different construction approaches on Jeremy’s project: 1) Royal Homes was called upon to install a new prefab semi-detached house as an addition on the back and 2) Jeremy finished rebuilding the existing red-brick house, adding a new third floor using traditional on-site construction.

“The difference between the traditional build and the prefab build by Royal Homes was incomparable,” Jeremy reflected.

When rebuilding the old red-brick house, it was time-consuming and difficult, Jeremy commented. The process took a full 12 months, from cutting off the roof and demolishing parts of the interior to framing the third-floor addition, which added an additional 600 square feet.

On the other hand, Royal Homes completed an addition of 3,000 square feet (including the basement) in just 4 months. Having the majority of the home built in the factory helped fast-track the process while emphasizing

quality. Connecting to the existing home required careful excavation and an accurate foundation pour so that a wall could be framed up to the existing foundation.



Accurate foundation pour

INTERIOR DESIGN

Jeremy’s custom-built Royal Home has two residential units. The basement and the main floor is one unit. The top two floors make a second unit. Both units have been rented since they were finished.

The third-floor loft, completed on-site, included a spacious bedroom with ensuite, walk-in-closet and a balcony with a beautiful view. Jeremy feels like he got the third floor for free, since the second floor modules arrived with the third floor deck pre-built, then the crew framed the loft roof on top. “Cool and innovative,” Jeremy said of the design.

CLIENT EXPERIENCE

Jeremy found working with Royal Homes much less difficult than the traditional construction process he experienced renovating the existing red-brick house. “Ten times easier!” he stated.



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