



## EAGLE'S NEST GOLF CLUB

VAUGHAN, ONTARIO

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Dofasco Steel Design, 2004)

Design and Construction Team

**Developer-BUILDER:** York Major  
Holdings Inc.

**Architect:** Burka Varacalli  
Architects.

**Engineer:** William Leung  
Associates.

**Pre-engineered and  
pre-assembled  
light steel panels and erection:**  
KML Building Solutions and  
GenesisTP, Inc.

**Light steel framing supplier:**  
Bailey Metal Products.  
T: 1-800-668-2154



### Light Steel Framing at the 19th Green

If you live in the York Region of the Greater Toronto Area there's a new golf club in town. Specifically, Eagle's Nest Golf Club in Vaughan, Ontario. Located on Dufferin Street just north of Major Mackenzie Drive, the club boasts a 6,836 m (7,476 yd) links-inspired course with a 3,345 m<sup>2</sup> (36,000 ft<sup>2</sup>) clubhouse. Construction on the clubhouse started in March 2003 and was completed in mid-2004. The developer-builder on the project was York Major Holdings.

The 2-storey clubhouse has offices and a boardroom on the second floor, a lounge, bistro and banquet hall on the first, and a pro shop, café, and cart storage at the basement level. Originally the project called for light steel framing (LSF) for the exterior walls only, and wood framing for the floor and roof. However, for "practical reasons relating to other components," LSF was in fact used for all components of the building.

The exterior walls comprise finishes of natural stone, face brick, and stucco panels. They are supported by KML/GenesisTP designed and assembled exterior load-

bearing wall panels manufactured from light steel framing members measuring 152 mm x 1.52 mm (6" x .060") thick galvanized and Galvalume Plus™ steel studs at 406 mm (16") on centre. Joists of 252 mm x 1.9 mm (10" x .075") thick galvanized and Galvalume Plus™ steel at 305 mm (12") on centre were used for the floor. LSF of 140 mm x .91 mm (5.5" x .036") galvanized and Galvalume Plus™ chord members were used in the 1,524m<sup>2</sup> (16,404 ft<sup>2</sup>) trusses of the roof, which is sloped with a flat top, dormers and gables. The roof cladding is cedar shingles over wood sheathing fire-painted on the inside to meet safety







requirements. Gerardo Gomez, Senior Job Captain on the project for Burka Varacalli Architects Inc., says he'd worked with LSF on smaller projects such as residential property and small warehouses, but this was the first time with a project of this size and scope. He feels the LSF system provided by KML Building Solutions of Cambridge, Ontario, is a cleaner and more efficient approach than wood framing: "With everything prefabricated there was no cutting on-site and therefore no waste cluttering the site." Gomez also believes KML's system provides more flexibility for both design and structural support issues. He notes that the KML team involved was efficient, supportive and easy to coordinate.



Many of the fire concerns were classified as non-combustible with the switch to light steel framing. This is of course an advantage where insurance rates are concerned.

When asked if he would specify the use of light steel framing in comparable projects in future, Gomez' reply was short and to the point: "Absolutely."



**Canadian Sheet Steel  
Building Institute**

652 Bishop St. N., Unit 2A  
Cambridge, ON N3H 4V6  
Tel: (519) 650-1285  
Fax (519) 650-8081  
[www.cssbi.ca](http://www.cssbi.ca)

