True Form Construction Launches Unified Design Build Model

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RICHMOND HILL, ON - February 04, 2026 -
True Form Construction and Project Management has announced a formal strategic restructuring to a unified delivery model to streamline residential renovations. This operational pivot integrates architectural planning, municipal zoning compliance, and construction execution under one contract. The move is designed to eliminate the common project delays and budget overruns that plague the traditional renovation sector.

The residential construction industry has historically relied on a fragmented approach known as design-bid-build. In this traditional framework, homeowners are forced to manage separate contracts for architects, engineers, and general contractors. This disconnection frequently results in a significant scope gap where initial designs approved by architects exceed the practical construction budget available to the builders. Homeowners often find themselves mediating disputes between designers who prioritize aesthetics and contractors who prioritize constructability. True Form Construction aims to resolve these discrepancies by consolidating all project phases into a single, cohesive workflow.

The firm?s transition to a dedicated design build methodology offers a streamlined alternative to the traditional system. By merging the design team and the build team into a single entity, the company ensures

that structural plans align with financial parameters from the very first consultation. This integration fosters a collaborative environment where cognitive certainty replaces the unpredictability of managing multiple vendors. The unified model allows the team to value-engineer projects during the drawing phase, ensuring that every architectural feature proposed is financially viable before any physical work begins.

Clients in Scarborough, North York, Etobicoke, Vaughan, Richmond Hill, and Markham will benefit from this centralized accountability. The model effectively removes the adversarial relationship between trades and designers. A single point of contact manages the entire project lifecycle to mitigate liability disputes and ensure accountability. Furthermore, this integrated schedule allows for project fast-tracking. Because the design and construction teams communicate daily, material procurement can overlap with the permitting phase, significantly reducing the total duration of the project compared to linear contracting methods.

Navigating the regulatory environment in the Greater Toronto Area is increasingly complex. The updated service model includes full management of zoning by-law amendments and Committee of Adjustment applications. The in-house team handles the creation of BCIN-certified drawings, 3D renderings, and all necessary permit submissions. By taking ownership of the compliance process, the firm reduces the administrative burden on homeowners and prevents delays caused by municipal red tape.

Financial transparency is another core component of the restructured offering. True Form Construction generates detailed Class C to Class A estimates with itemized breakdowns to establish financial predictability before demolition begins. Unlike the "cost-plus" contracts that leave homeowners vulnerable to spiraling expenses, this approach provides a clear financial roadmap. This level of detail prevents the unexpected cost overruns that are common in the renovation industry.

Eric Kotlyar, Principal at True Form Construction, stated that the transition to a dedicated delivery model focuses on cognitive certainty and risk mitigation. He emphasized that consolidating architectural designers, project managers, and licensed trades into a single unit ensures the vision created on paper aligns strictly with the Ontario Building Code. This unified approach creates one team and one accountable entity for the duration of the build.

The execution framework extends beyond the paperwork and into active site management. Dedicated site supervisors oversee construction execution to maintain strict safety standards and adherence to local building codes. The process concludes with a rigorous quality assurance phase. Every completed project undergoes a final inspection backed by a five-year workmanship warranty to ensure long-term durability.

True Form Construction is a residential renovation firm specializing in high-performance transformations,

second-story additions, and custom home modeling. The company combines premium materials with master-level craftsmanship to deliver turnkey solutions for luxury remodels. The firm carries significant liability insurance and prioritizes safety across all active sites.

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True Form Construction & Project Management Ltd.

True Form Construction is a Toronto Design-Build firm specializing in luxury home additions and residential renovations. We integrate architectural design, building permits (OBC), and project management to provide GTA clients unified accountability.

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