

toronto
INTERIOR DESIGN
group

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SMALL, SLEEK AND SOPHISTICATED
Yanic Simard, Toronto Interior Design Group Maximizes Space
in a 511 Square Foot Condo

There is no space too small for the Toronto Interior Design Group. Yanic Simard, principle designer, takes on the challenge of re-designing a 511 square foot condo located in the heart of downtown Toronto at Front and Spadina. With one bedroom, a tight living area, and a study nook, Yanic Simard applies unique and creative designs to give the illusion of a larger space. "Quality, details and the right decision choices are paramount in designing a small space," says Yanic Simard. "Taking advantage of the features of the floor plan, combined with specific colour and furniture selection will create a more functional and practical home."

FUNCTIONALITY

The builders of this corner unit with a great view of the city and the lake had originally intended for the dining room to be positioned next to the kitchen and the living area in the far end absorbing the view. Yanic Simard reverses the position of the dining and living areas to give more sense to the space and to create more functionality. Positioning the living room next to the kitchen allows easy access to the kitchen when entertaining guests for a casual party, while the dining room overlooking the view creates interesting conversation during a sit down affair. Practicality is also infused in the kitchen by replacing the counter tops to include an overhang, creating additional seating and room for new appliances.

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FURNITURE THAT FITS

Selecting appropriately sized furniture is essential when furnishing this small condo. Scaling the furnishings to match the size of the dimensions of each room allows for an easy flow of movement within each room, as well as tricking the eye to give the idea of more space. In the dining room, Yanic Simard adds a round Saarinen table and four clear acrylic chairs from Ikea, a signature design method of combining high with low and old with new elements. A sleek Gus Design chair, an undersized sofa from GUS Design and three West Elm cubed coffee tables brings a global flair to the living area, while an upholstered headboard was custom built to fit perfectly in the bedroom.

REDUCING THE CLUTTER

Creating storage is important when it comes to maximizing small spaces. In this condo, Yanic Simard reduces clutter by establishing shelving in the dining room, kitchen and study. Metallic Gus Design floating shelves are used to display picture frames and books in the dining room, while plates, cups and bowls are stored on a hanging self to showcase an organized kitchen. With limited space in the small study nook, four floating shelves are used store books to avoid the use of a bulky unit.

VISUALLY APPEALING

To enhance the aesthetic of the condo, Yanic Simard incorporates artwork throughout the space. In the bedroom, a digitally printed image of the German Statue of Victoria taken by the owner is displayed over the headboard in the bedroom, while a canvas painting hangs in the study to mask the electrical panel. Also known to include global pieces in his designs, Yanic Simard crafts a unique piece of art that involves layering various shapes of mirrors displayed in the living area. The walls are painted in soft Classic Grey to give a look of an open space and windows are framed with ceiling to floor sheer drapes to create privacy while maintaining the view of the city and lake.

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The Toronto Interior Design Group was established in 2002 by Yanic Simard, Principal designer. Specializing in residential and commercial projects, the Toronto Interior Design Group offers a range of innovative interior designs including planning, purchasing, project management, and custom-designed furnishings, rugs, millwork and lighting. The Toronto Interior Design Group has created unique designs for clients in Toronto, Montreal and Miami.

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