



CONDOS & TOWNS

Small-space challenge

'The right choices are paramount': designer

There is no space too small for the Toronto Interior Design Group.

Take, for instance, this 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, principal designer, was challenged to redesign the space to make it more livable.

"Quality, details and the right choices are paramount in designing a small space," says 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 corner unit has great views of the city and the lake. The builders 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.

Simard reversed the position of the dining and living areas: placing the living room next to the open kitchen allows the homeowner to interact with guests while preparing a casual meal; when everyone sits down at the dining table, they overlook the view.

Another design trick was to replace the existing kitchen countertop with one that overhangs, creating additional seating and room for new appliances.

FURNITURE THAT FITS

Selecting appropriately sized furniture was essential when furnishing this small condo. Scaling the furnishings to match the dimensions of each room allows for an easy flow of movement and also tricks the eye into the illusion of more space.

In the dining room, Simard added 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 chair and an undersized sofa from Toronto's Gus Modern and three West Elm cubed coffee tables bring 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, Simard reduced clutter by establishing shelving in the dining room, kitchen and study. Metallic Gus Modern 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 to store books to avoid the use of a bulky unit.

VISUALLY APPEALING

Simard incorporated artwork throughout the space. In the bedroom, a photograph of the Berlin statue of Victoria, photographed by the owner, was turned into a digitally printed image displayed over the headboard, while a canvas painting was hung in the study to mask the electrical panel.

Simard crafted a unique piece of art that involves layering various shapes of mirrors, and that is displayed in the living area.

The walls are painted in soft Classic Grey to lend a look of open space, and windows are framed with ceiling-to-floor sheer drapes to create privacy while maintaining the view of the city and lake.

— Courtesy of the Toronto Interior Design Group (www.tidg.ca)

