

# FINDING BIG LOVE IN SMALL SPACES

How a Toronto couple turned their quest for small-space furnishings into their livelihood. *Page PH3*



From left, Rock Huynh and My Le Nguyen run 1925 Workbench, a living solutions startup that specializes in custom-made furniture for small spaces.

PETER J. THOMPSON / NATIONAL POST

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## HOLMES

The timing's right for women to have a career in the trades. *PH5*

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# newhomes

*A place that won't leave you wanting*

LISA VAN DE VEN  
Steps Away

“Close knit” and “central” is how Mark Cohen describes the neighbourhood around Avenue and Brookdale Roads — and as a decades-long resident he should know.

Now, the predominantly low-rise community will be home to Brookdale on Avenue Road, a mid-rise condominium project that promises a short drive to Highway 401 and the Yorkdale Shopping Centre, as well as easy access to Yonge Street and Bathurst Street amenities.

But residents don't have to go far, Cohen says — not with the community's own boutique shops, restaurants, banks and fast food chains around them.

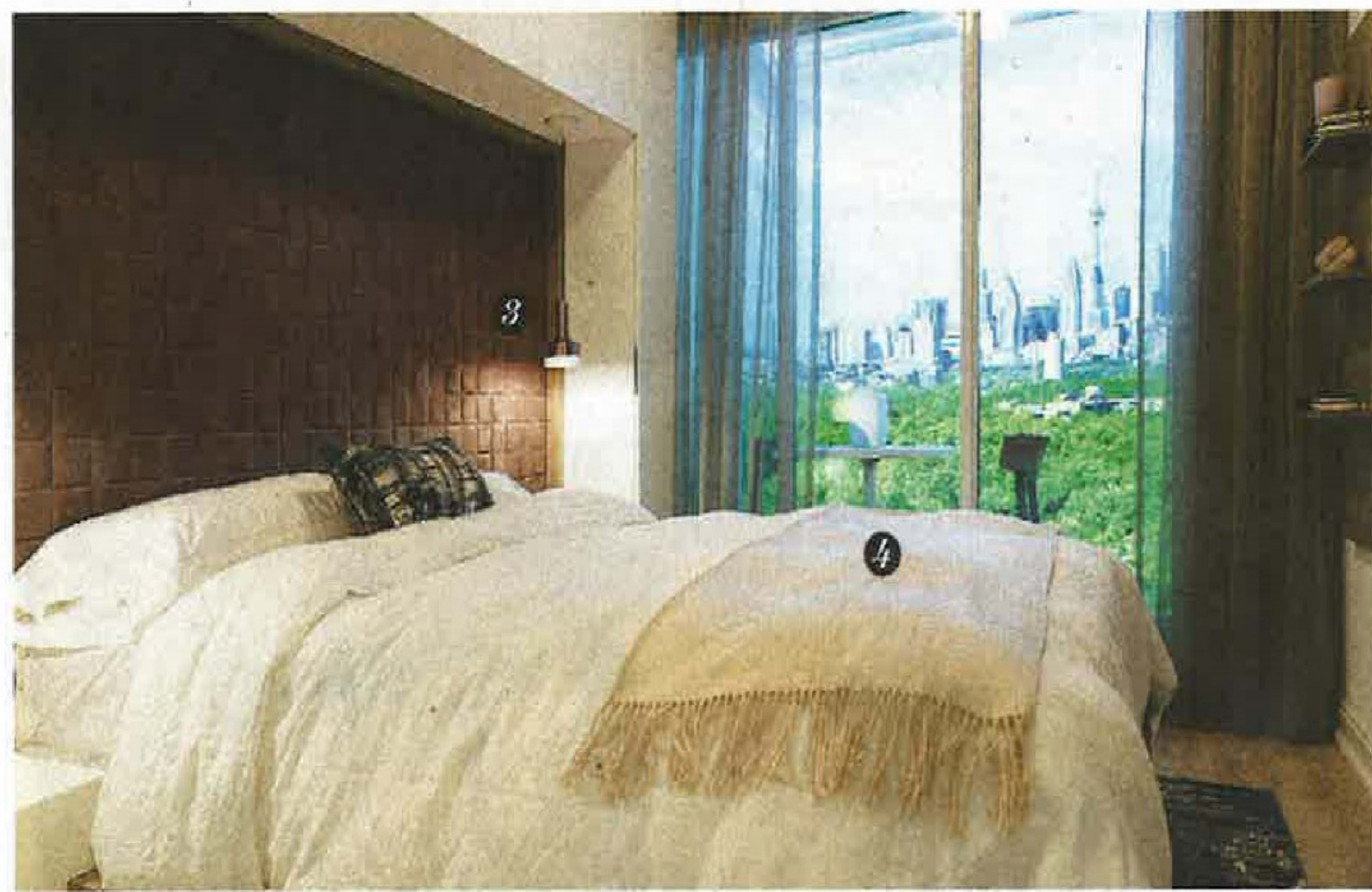
“It really has just about everything,” says the managing partner with The Condo Store Marketing Systems.

“Avenue Road has some ma-and-pa places, it has some great restaurants, but it also has Shoppers Drug Mart and No Frills and some good specialty shops. Some of them have been there forever ... that in itself makes it a very formidable place for people to live.”

**100 Steps:** Is a neighbourhood truly a neighbourhood without a few favourite restaurants to retreat to when cooking's not in the cards? In this community there are a few, from Safari Bar and Grill for a casual meal, to The Bagel House and Starbucks for a quick snack, or coffee. Walk a little farther and the Bistro on Avenue promises “the best wings in town” while Rossini Restaurant is an Italian mainstay with a long local history. Of course, some nights you may want nothing more than to cook something special — and Pusateri's Fine Foods' Avenue Road location isn't far either, ready to offer inspiration.

**200 Steps:** It's not unusual to see joggers traversing the neighbourhood streets or locals walking their dogs, Cohen says — and at least some of them are probably heading to one of the many parks in the area. Brookdale Park, featuring a children's playground, is only a couple minutes from the site, while nearby Ledbury Park has an outdoor pool and ice rink.

**500 Steps:** “It's close to very good schools,” Cohen says, listing Havergal College — a quick walk down Avenue — and Lawrence Park Collegiate as drawing points for local families. There's also Ledbury Park Elementary and Middle School and the Bannockburn Montessori school.



## Where the condo is the canvas

It all starts with a name in this model. Specifically, the name of the project itself: Canvas Condominium. “Canvas implies many different things,” says interior designer Kelly Cray. “We could have gone in many different directions.” In the end, Cray opted for a largely off-white backdrop, with tone-on-tone white-oak laminate floors — a blank canvas, so to speak. To that, he added pops of black and vivid magenta, making art a focal point with a large custom mural on the kitchen wall. “There was really an opportunity to do something with a modern eclectic flavour,” says the principal with U31. Suites at 2315 Danforth Ave. range from 455 to 961 square feet and from \$339,900 to \$697,900. The sales office is at 2315 Danforth Ave., Toronto, and open Monday to Thursday from noon to 6 p.m. and weekends from noon to 5 p.m. Call 416-519-8843 or visit [canvascondos.ca](http://canvascondos.ca).

**1** Artist Anya Mielniczek was commissioned to paint the mural on the kitchen wall, designed to not only incorporate all of the colours of the suite, but to also appeal to the young buyers coming there. “We wanted to inject a bit of hipness to it,” says Cray.

**2** Surrounded by SohoConcept chairs in magenta-toned upholstery, a black and white dining table from Crate and Barrel creates dramatic contrast in the centre of the kitchen space. The accent tones are then carried through into the living room, with a Persian-style magenta rug and black accent shelving.

**3** In the bedroom, an upholstered headboard wall acts as a headboard, adding texture while built-in storage frames the bed. “There's always opportunity, in spaces that are more challenged for space, to add wall-hung shelves,” says Cray. “It allows you to use valuable floor space for furniture.”

**4** “We kept the balance of the room neutral so when you walk in it's the headboard that pops,” the designer says. The platform bed, then, features a light wood finish to blend with the flooring below, while the off-white bedding creates contrast with the magenta wall behind it.

## FOR SALE



Price range: Starting from the high \$200,000s  
Location: Sheppard Avenue East and Don Mills Road, North York

**NORTH YORK**  
Close to the Don Mills subway station and Fairview Mall, The Peak is the newest building in the master-planned Emerald City community.

**Builder/developer** Emerald City Developments V (C3) Inc., a subsidiary of ELAD Canada

**Type** 33-storey tower  
**Occupancy** December 2020  
**Features** Nine-foot ceilings, laminate flooring, ceramic tile backsplashes and stainless steel appliances  
**Sales office** To register, call 416-492-0001 or visit [emeraldcitylife.ca](http://emeraldcitylife.ca).

L.V., National Post



Price range: Expected to begin in the high \$500,000s  
Location: Ancaster

**ANCASTER**  
Tiffany Hill is a low-rise community close to Highway 403, parks, golf and the Ancaster Fairgrounds.

**Builder/developer** Rosehaven Homes (Chiaravalle Developments also has product at the site.)

**Type** Detached and semi-detached homes, and freehold townhouses  
**Suites** Three- and four-bedroom layouts

**Occupancy** End of 2018  
**Features** Nine-foot smooth main-floor ceilings, hardwood flooring on the main floor, nine-foot raised coffered ceilings in the master bedrooms and freestanding tubs in the master en suites  
**Sales office** To register for the project, visit [tiffanyhill.ca](http://tiffanyhill.ca).

L.V., National Post

## MORTGAGE RATES 03.04.17

RATES ARE SUBJECT TO CHANGE. SELECTION OF FINANCIAL INSTITUTIONS MAY VARY WEEKLY. FIGURES SUPPLIED BY FISCAL AGENTS

	Variable rate	6months	1yr	2yr	3yr	4yr	5yr		Variable rate	6months	1yr	2yr	3yr	4yr	5yr
BANK								Home Trust	2.35	3.95 - n/aop	2.69 - n/aop	2.14 - n/aop	2.34	2.59	2.69
ATB Financial	2.35	4.10 - 4.10op	3.04 - 4.10op	2.39 - 4.10op	2.64	2.69	2.84	Investors Group Trust	n/a	4.20 - 6.50op	3.14 - 6.30op	3.09 - n/aop	3.39	3.89	2.84
Alterra Bank	2.25	4.00 - 6.30op	2.79 - 6.30op	2.74 - n/aop	2.59	2.65	2.68	MTCC	2.90	4.55 - 6.45op	3.29 - 6.50op	3.09 - n/aop	3.39	3.89	4.49