

SMALL SPACE **511 SQ. FT.** **THE BACHELOR PAD**

OPEN-CONCEPT LAYOUT Designer Yanic Simard chose the button-tufted sofa and leather-and-chrome armchair for their modernity and proportions. "They have low profiles, so they give the illusion of a higher ceiling," he says. The Moroccan-tile feel of the silver-and-porcelain stools and the colourful cushions inject a global mood.

DESIGN Yanic Simard tidg.ca. **PORCELAIN STOOLS** similar page 131. **CUSHION FABRIC** Charleston, through designers, telio.com. **SOFA** gusmodern.com. **TABLE** thebay.com. **TABLE LAMP** bellepoque.ca. **PENDANT** Morba 416-364-5144. **CABINETS** Willow CC-542 benjaminmoore.ca. **BAR STOOLS** umbra.com. **FAUCET** Blanco Pylos romanbathcentre.com.



A cool vibe and sleek layout set the stage in the lakeside condo of a bachelor who loves to play host

WORDS CHRISTY WRIGHT

PHOTOGRAPHY STACEY BRANDFORD

AN entertaining DESIGN

As a designer, Yanic Simard is used to challenges, a good thing as this one-bedroom condo in downtown Toronto presented several. The space had to be reworked from generic to sophisticated, accommodating the owner's love of entertaining, meaning seating for up to 16 people.

"I applied creative designs to give the illusion of a much larger condo," says Yanic, a principal at Toronto Interior Design Group.

A corner unit, the condo had a traditional layout: kitchen, then dining area, then living area (the latter positioned to capitalize on the city and lake views). "Details and the right floor-plan decisions are paramount in designing a small space," says Yanic, so his first step was to switch up the layout. "I reversed the dining and living areas to add

DINING AREA Clear chairs and a streamlined table keep the view unobstructed and the tone light and airy. The aluminum floating shelves display framed album covers and artwork.

TABLE casalife.com. **CHAIRS** Tobias.ikea.ca. **DRAPERY** drapica.com. **LAMP** cb2.com. **FLOATING SHELVES, ARMCHAIR** Delano.gusmodern.com. **FLOORING** aspenwoodfloors.com. **RUG** westelm.com.





BEDROOM Turn a digital print into bold artwork, as done here with the homeowner's shot of the statue of Victoria atop the Victory Column in Berlin. A custom black Ultrasuede headboard punctuates the rich grey walls. The closet door and trim are painted the same colour for a seamless look.

WALL PAINT Chelsea Gray HC-168 benjaminmoore.ca. DOOR HANDLE richelieu.com. CHAIR kinetichome.com. TABLE casalife.com. LAMP BASE Ekarp and SHADE Ekås ikea.ca. BEDDING homesense.ca.

“Use bedding to express the mood of the room and your personality” YANIC SIMARD, DESIGNER

LIVING ROOM The modern design of the glossy white media cabinet complements the space and doesn't scream "There's a TV in the living room." Yanic customized the laser-cut mirror art.

CABINET Bestå Burs ikea.ca. **VASE** casalife.com. **WALL PAINT** Classic Grey OC-23 benjaminmoore.ca.

MINI HOME OFFICE A glass-top sawhorse table and contemporary chair transform this nook into a chic workspace. The oil painting does double duty as artwork and screen to mask an electrical panel.

DESK westelm.com. **CHAIR** kinetichome.com. **CLOCK, SHELVES** umbra.com.



INSIDER INFORMATION

Designer Yanic Simard talks savvy style for a compact condo.

STYLE AT HOME Where did you draw your inspiration for this space?

YANIC SIMARD A combination of the entertaining vibe coming from the client and the urban space and surroundings.

S@H What's your favourite piece?

YANIC The porcelain stools.

S@H Describe what you did to make the client's space his own.

YANIC I integrated photography he had taken [above the bed] and, because he's a music lover, displayed his album collection on the aluminum shelves in the dining area.

S@H How did you mix price points?

YANIC We spent money on big items, like the hardwood flooring, appliances, kitchen faucet, sofa and Saarinen-style table, and saved on low-impact pieces, like the area rug, desk and IKEA dining chairs.

S@H Why did you choose this decor style?

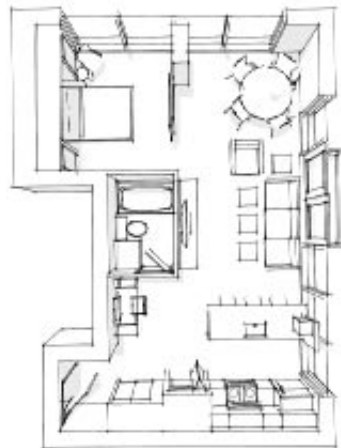
YANIC It's a hip and eclectic style, which suits the client's tastes and ties all the different elements together.

more functionality and visual appeal. Positioning the living room next to the kitchen gave the owner easy access to the kitchen for casual get-togethers. The dining room capitalizes on the fantastic view, which sparks dinner conversation during more formal sit-down affairs."

Yanic tore up the original dark wall-to-wall carpeting to lay slick engineered ebony maple hardwood, and replaced the dusty pink colour scheme with a more masculine, monochromatic palette. "The classic grey walls lend a feeling of openness. I wanted the owner and his guests to forget about wall boundaries."

Rather than replace the honey-colour cabinetry, Yanic sprayed them a mink brown, which freed up funds for stainless steel appliances, Calacatta Oro marble countertops, a contemporary chrome faucet and open overhanging shelves that are a handy spot for everyday dishes. The kitchen's peninsula is a compact breakfast bar that offers additional seating during parties.

The term "finishing touches" doesn't do justice to the collaborative choice of accessories: a mix of sparkling decorative items, multipurpose pieces and artwork. One of Yanic's favourite picks is the pendant in the living area. "It's like a disco ball, which is appropriate, since this client likes to entertain and party," he says. Now he has the perfect space to do just that. @



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