



CONDOS

CHRISTOPHER HUME
Jarvis St. trying to
regain former glory
PAGE C04

GARDENING
Growing a sweet
buffet for the swarms
PAGE C06



ANTIQUES
Millefiori ware made
in Italy since 1850s
PAGE C08



MODELS OF DESIGN



Simplistic styling

PHOTOGRAPHY BY ASHLEY HUTCHESON FOR THE TORONTO STAR

The living room in the Leslieville Lofts model suite, which is 900-plus square feet, is at the back of the unit, with the balcony windows providing plenty of natural light.

Leslieville project is aimed squarely at a younger demographic with clean and elegant interiors

ALEX NEWMAN
SPECIAL TO THE STAR

As the shrinking supply of prime urban real estate continues to drive up prices, projects are showing up in previously undeveloped areas. This all works to improve the urban fabric, as can be seen at the Leslieville Lofts, a new condo project at Broadview Ave. and Queen St. E.

"More and more people want to live downtown — to eliminate the commute, but also to be close to neighbourhood amenities and an urban lifestyle," explains Bryan Chartier, the designer responsible for the suites and public spaces in the project.

"While Leslieville hasn't been

known for being particularly high end, transitional neighbourhoods mean good prices — particularly important to a younger market that's considering first-time space," Chartier says.

The 989-square-foot Leslieville model suite reflects this younger — and more adventurous — demographic. Interiors are simple — a fresh white palette warmed up with midtone woods and deep plum accents.

"With a suite under 1,000 square feet, it's best to go with one colour, and move up or down a few tones. For this model, the white is clean,

DESIGN continued on C9



Elements and colours have purposely been kept subdued in the bedroom.

Suite sports young elegance

DESIGN from CO1

elegant and unobtrusive, leaving the other materials — thick rugs, commissioned artwork and warm woods — to tell the story.”

There’s a lot of storage in low-key matte white cabinetry and the trim hardware is unobtrusive. A Scavolini kitchen with standard white granite or quartz countertops runs along one wall and extends into the living area so that the whole space reads as a unified elevation.

The lower storage cabinet, however, is bracketed in a walnut frame to anchor the arrangement and provide balance and weight to the wall opposite the seating arrangement.

On the opposite wall, Chartier has placed a long mirror on a walnut ledge that runs the length of the space and ends in the commissioned Franco Colalillo artwork. “The long mirror offers a constant reflection, which gives a nice sense of depth, breaks up the wall expanse and provides a unifying element,” he explains.

Furniture runs along this same axis: an island with two comfortable black leather and stainless stools at one end; a simple white, steel dining table with four, slim leather chairs in the middle; and a large comfortable sofa with extended ottoman at the far end. Sliding glass doors to an ample balcony with patio table and chairs draws the eye out-of-doors, while a thick carpet adds a textural note and defines the living space.

In the bedroom, which is accessible from the living room by a sliding door, elements and colours have been kept similarly subdued. A queen bed, with sumptuous white linens, is trim and neat on stainless steel legs and framed by a feature wall of charcoal grey.

Two night tables in simple matte silver provide extra storage; simple globe lights offer diffuse and subtle illumination.

The den accommodates home office space, as well as a reading nook, with an Eames inspired tub/tulip chair and aluminum floor lamp with chocolate linen shade.



PHOTOGRAPHY BY ASHLEY HUTCHESON FOR THE TORONTO STAR



Left, the den sits just beside the front door. Above left, the Scavolini kitchen is sleek with matte-finish cabinetry that extends into the living area. Warm tones are even carried into the bathroom, above.

DETAILS



PROJECT: Leslieville Lofts
BUILDER: Hyde Park Homes and Lamb Development Corp.
DESIGNER: Bryan Chartier, Core Architects
LOCATION: Broadview Ave. and Queen St. E.
SIZE RANGE: 470 square feet to 2,265 square feet
PRICE RANGE: \$179,000 to \$599,000
SITE AMENITIES: A green roof, party room, concierge, fitness room, guest suite, landscaped area, Autoshare at the building, Queen St. streetcar
SALES OFFICE: 136 Broadview Ave.; Mon./Thurs. 12 p.m.-6 p.m.; Tues. 3 p.m.-8 p.m.; Wed./Fri. closed; Sat./Sun. 12 p.m.-5 p.m.; 416-203-6262; leslievillelofts.com
OCCUPANCY DATES: Summer 2010



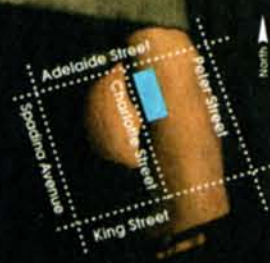
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