

AUTUMN 2000

Renovation & Decor

The Idea Book

**Award
Winning
Renovations**



**Trends &
Treasures**

**Renovation
Solutions**

**Style &
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**Product
Sources**

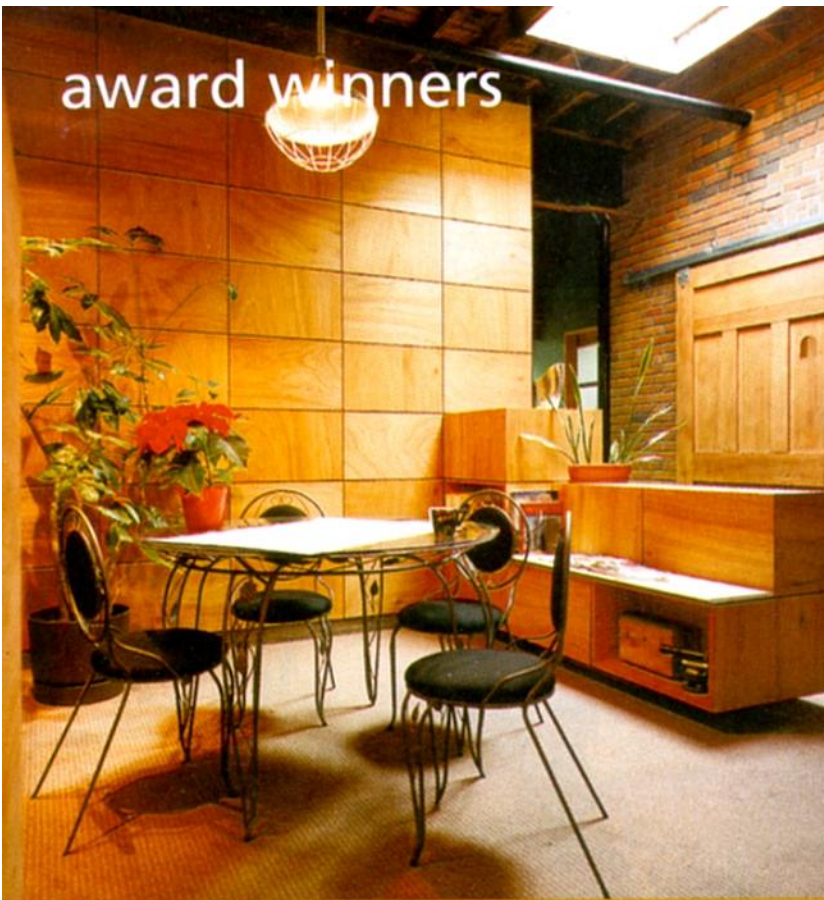
**Home
Office**

and more!



**Elegance
in the kitchen**

award winners



An "uptown – downtown loft" created by the Abbotsford Group in Weston took home the award for Best Renovation Between \$50,000 and \$150,000. The goal of this project was to turn a 100-year-old single-storey building originally used as a dairy into a live/work environment with commercial rental space.

The client owned a 100+ year old single storey building in Weston, the former village now part of Toronto. The property is situated in a residential neighbourhood with no parking and zero lot line conditions.

Internal spaces were poorly laid out, with inadequate washroom facilities. Obviously, the optimum use of this property was not being exercised.

During its lifecycle, the building has undergone several incarnations. Originally a dairy, it was for many years a newspaper depot and (until recently) offices.

The client's objective was to create a unique live/work environment with viable, rentable spaces. Natural light



Award: Best Renovation Between \$50,000 and \$150,000

and parking were also priorities. As the building is in a residential neighbourhood and of solid masonry and wood construction, there was an opportunity to create a "downtown loft". It allowed Abbotsford to create a mixed-use loft building not usually found in the suburbs but rather associated with downtown developments.

To achieve the converted warehouse aesthetic, the materials used were simple and complemented the existing exposed brick walls, beams and joists to form an eclectic collection of "loft style" details. The colours also add another dimension to the already varied palette of textures and materials to give an otherwise small space enormous depth and visual relief. **R2**



award winners

The Abbotsford Group took the award for Best Renovation Under \$50,000 for a challenging single-storey rear-yard addition in Leaside.

Working under numerous by-law constraints, deep and shallow arches were built to create a sense of entry from the existing home to the addition.

The client required a much needed bright and large family room within the constraints of the by-laws. The approach to the design solution was to construct an addition with minimal impact to the existing home's exterior, while creating a pleasant interior family environment.

Deep and shallow arches created a sense of entry from the existing house to the new single storey addition. The openings to the new room are set on an axis with the arched double exterior



Award: Best Renovation Under \$50,000

french doors, which lead to the terrace garden. The rooftop terrace acts as a private retreat off the master suite on the second floor and adds another dimension to the garden setting below.

The rear yard was designed as an extension of use for the family room in the garden-like setting. A highlight of this project is the built-in wall unit – both an architectural and functional feature of the family room. **Rd**