

M CONDO

25+ Must-Have Design Pieces to Transform Your Space



In with the Bold Inside This Stunning Black-and-Marble Penthouse

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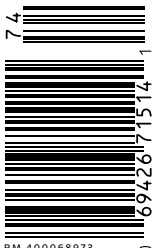
GET THE LOOK
Beautiful bedrooms
from today's
top designers

THE LOFT LIFE
Industrial chic goes
modern in a dreamy
Yaletown condo

CUSTOM COOL
Inside chef Kate
Horsman's gorgeous
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OYSTER PERPETUAL PEARLMASTER 39



Kenzo Takada dresses the Mah Jong

Free spirited and audacious designer Kenzo Takada, known as "the most Parisian of Japanese fashion designers", has designed an exceptional collection of fabrics and ceramics for Roche Bobois. To dress the Mah Jong sofa, he drew inspiration from traditional kimonos of the Nô theater. He reinterpreted the motifs and colors, creating delicate and sophisticated harmonies that symbolize the three times of the day: *Asa* (morning), *Hiru* (noon), and *Yoru* (evening).



Mah Jong. Modular sofa system, design Hans Hopper.
Upholstered in Nô Gaku fabrics, Yoru version, designed by **Kenzo Takada for Roche Bobois.**
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discarded deleted and demeaned?

Where is the agreement
that beauty is optional –

Not urgent for us to thrive?

Since when have we learned
the price of everything yet know
the value of nothing?

How could we have missed
that beauty is a strength
not a substance that makes its way
through the cracks to come after our
senses in full force to push us forward?
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Welcoming in friends and family is the best part of having a space to call your own.

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Three beautiful bedroom looks from three Western Canadian designers.

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All the entertaining essentials you'll need to send off summer with a party to remember.

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Vancouverite Kate Horsman shares her peaceful-yet-playful hideaway.

BY JULIA DILWORTH

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This sleek False Creek condo takes its design cues from the tech world.

BY AMANDA ROSS

66 **Lofty Living**

A stunning staircase, eclectic artwork and treasures from around the world.

BY STACEY MCLACHLAN



ON THE COVER

We're swooning over this sleek black-and-white kitchen. Story, page 58.

PHOTOGRAPHY

CHRISTOPHER ROLLETT



38



Editor's Pick

Fave Wall Clock
\$50, available at EQ3,
eq3.com



This playful clock gives a slight nod to the postmodern Memphis Group with its playful pop of teal and graphic shapes—looks like it's time (clock pun!) to embrace the '80s revival.



For more of Stacey's picks, visit westernliving.ca

Party On

No offence to my partner at all, but a few months back, when he was going out of town, I instantly thought: time to throw a party.

I had long dreamed of hosting a mock awards night for our social circle (as one does), and a whole weekend with the condo to myself was an opportune time to embrace my inner party planner. So I recruited my best friend and together we strung up twinkle lights and repurposed my dining chairs and patio furniture into makeshift rows of seating. The cheeky DIY trophies we'd made (spray-painted neon pink, naturally) lined the shelves; we even set up a red carpet photo op in the hallway. In sum, we tore the suite apart. When Max came back Sunday night, there was still confetti everywhere and 300 feet of string lights to take down from the ceiling. Oops.

But it's worth a little bit of disruption to your carefully organized space every once in a while if it means welcoming in others. Hosting your loved ones for a night of good food and good company (and maybe a cocktail or two) might be one of the greatest joys of having a home to call your own—whatever the square footage may be, and however elaborate your party themes get. It's why, in this issue of *WL Condo*, we're not just featuring gorgeous condos and our favourite decor pieces: we've also got your ultimate guide to entertaining (page 38), with party planner tips, cocktail recipes and more essential know-how for your next soiree.

Of course, we've also still filled the pages with spaces to inspire (the renovated loft in Yaletown that features a stunning double staircase on page 66, the marble-clad penthouse suite that made this issue's cover on page 58, and the beachy-chic condo of stylist-turned-chef Kate Horsman on page 48), because when the party's over and the guests are gone, nothing's sweeter than ignoring the cleanup for a little while and losing yourself in the pages of a magazine.

Stacey McLachlan, Editor
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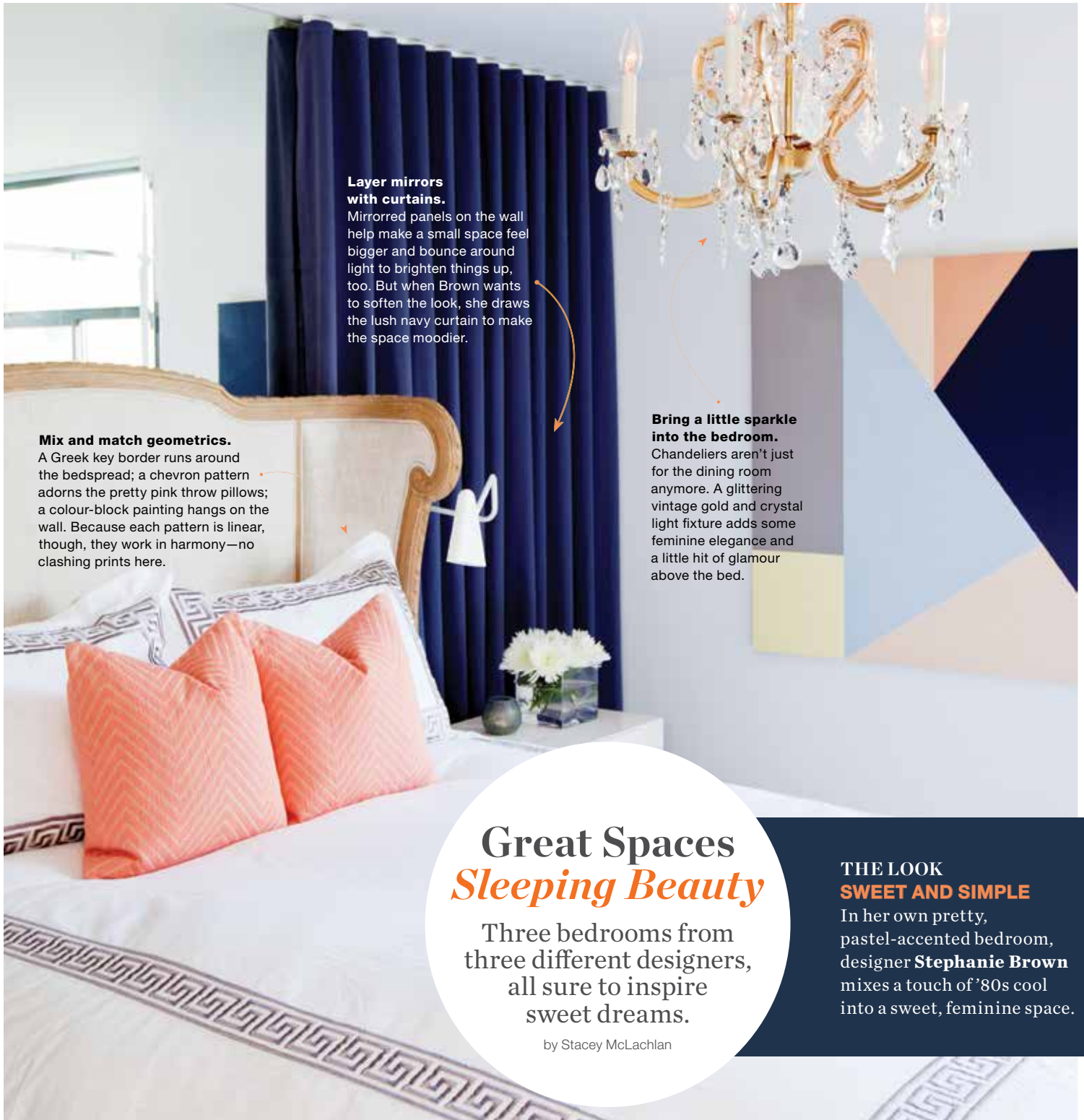
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GET THE LOOK

GREAT SPACES • ESSENTIALS • PROS & CONDOS • ENTERTAINING IN STYLE



Layer mirrors with curtains.

Mirrored panels on the wall help make a small space feel bigger and bounce around light to brighten things up, too. But when Brown wants to soften the look, she draws the lush navy curtain to make the space moodier.

Mix and match geometrics.

A Greek key border runs around the bedspread; a chevron pattern adorns the pretty pink throw pillows; a colour-block painting hangs on the wall. Because each pattern is linear, though, they work in harmony—no clashing prints here.

Bring a little sparkle into the bedroom.

Chandeliers aren't just for the dining room anymore. A glittering vintage gold and crystal light fixture adds some feminine elegance and a little hit of glamour above the bed.

Great Spaces *Sleeping Beauty*

Three bedrooms from three different designers, all sure to inspire sweet dreams.

by Stacey McLachlan

THE LOOK **SWEET AND SIMPLE**

In her own pretty, pastel-accented bedroom, designer **Stephanie Brown** mixes a touch of '80s cool into a sweet, feminine space.



Try a monochromatic feature wall.

A subtle white-and-grey pattern gives the feature wall behind the bed some visual interest and depth without stealing focus.

Go bold with the bed frame.
Though most bed frames are wood or metal, custom-upholstered designs offer an opportunity to experiment with fabric—including velvet in jaw-dropping fuchsia.

THE LOOK
PALM SPRINGS POP
This **Paul Lavoie**-designed guest room mixes bold colour with mid-century-inspired accessories for a low-key, luxe look.

Play with shapes.
Square pulls on the bedside table are in playful contrast with the bubbly white lamp.



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Install twin pendant lamps.
Burgers flanked the headboard with matching Bella Modern pendant lamps—the glass fixtures echo the expansive windows and glass partition, and the long filament bulbs add a warm glow.

Bring the outside in.
Wooden siding from Crystallia Finishing continues seamlessly from the outside patio and into the bedroom to add a layer of texture and warmth.

Pair raw concrete with cozy textiles.
The cool concrete flooring is layered with a soft, nubby wool Golran area rug with stripes of ocean blues.

THE LOOK
NATURAL BEAUTY
This serene master bedroom designed by **Cedric and Marieke Burgers** celebrates nature with oversized windows and organic textures.



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Shelf Help
 These anything-but-ordinary bookcases solve storage woes with style.

1 MAKESHIFT STRIPS

The **Stick system** (\$3,360) is infinitely adaptable thanks to easy-assemble connecting joints that expand upward and outward with ease. vanspecial.com

2 SPONTANEOUS STEPS

The **Live Edge wood shelving** (\$1,755) features a raw finish that adds the perfect amount of edge. jordanshome.ca

3 PRETTY PLAYFUL

When you're working with limited space, it helps to have furniture that can adapt: **X2** (\$4,065) can alter its height and width through its 48 wooden slats. resourcefurniture.com

4 MODERN MARVEL

The **Como bookcase** (\$9,589) is a stylish melamine piece complete with a lacquered finish that makes a beautiful backdrop for all your treasures. boconcept-vancouver.ca

5 RETRO REVIVAL

The **Blossom bookshelf** (\$2,739) is an elevated version of a classic design: sweet and simple with a variety of shelving sizes. moeshome.ca

6 AHOY THERE

Made out of reclaimed boat wood, the **Boat shelf** (\$1,498) fuses functionality and approachable design. museandmerchant.com



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Table Toppers

These gold table lamps put a modern twist on '70s styles.

1 WOODEN TOP

The **Ginger** (\$620) by Marset defies convention with a pliable oak shade that diffuses and scatters light. lightform.ca

2 FLUSHED BUBBLES

Snuggle up with a good book by the peachy blush of the two finely salt-blasted orbs on this asymmetrical **Pelle lamp** (\$249), a limited-edition collaboration by West Elm and Pelle. westelm.com

3 LILY FROND

Serena (\$799) by Flos is inspired by nature's stark beauty and throws light in gorgeous pools across your walls. lightform.ca

4 ACROBATIC FORM

This **Cooper buffet lamp** (\$1,080)—featuring four antique hand-rubbed brass frames arranged in a gravity-defying balancing act—works as a light source and a conversation starter. onceatreefurniture.com

5 CLEAN CUT

With a ritzy marble base and sleek minimalist look, this looping **Warner table lamp** (\$229) is mesmerizing in its simplicity. cb2.com

6 THROWING SHADE

Though it's not technically metallic, the warm wood of Kozai's washi paper **Issa table light** (\$1,220) still gives off a golden glow. kozaimodern.com

7 MYTHICAL MONSTER

This **Wade lamp** (\$2,400) by Arteriors resembles the fabled Hydra, with five brass heads sprouting from an onyx base. broughaminteriors.com

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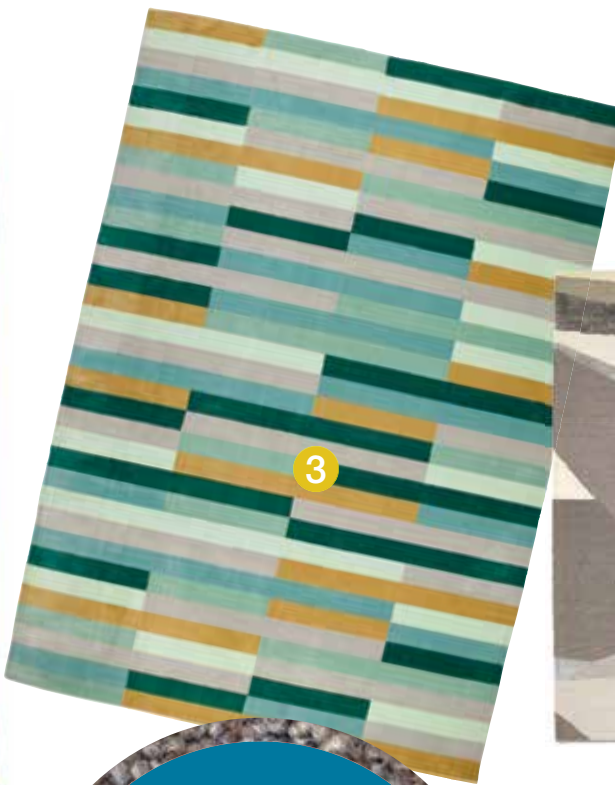
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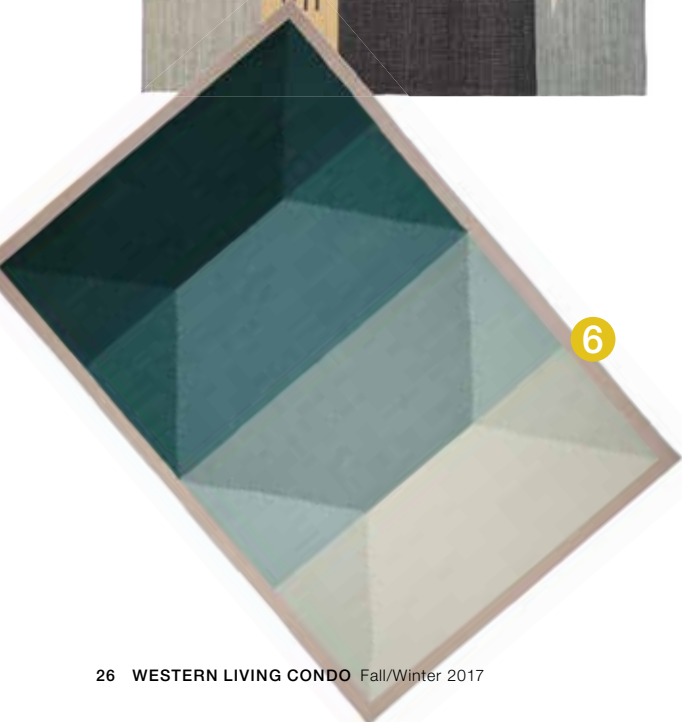


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Layer in on-trend colour-block rugs for an instant pop of personality underfoot.



1 MINIMALIST OVERLAY

The clean and colourful design on this 100-percent wool **Hay Colour carpet** (\$1,775) will make you feel like you're walking across a piece of minimalist art. vanspecial.com

2 EASTERN INSPIRATION

Add depth with the graphic ladder design on this **Another Rug AP1 kilim** (\$399) by &Tradition, inspired by the Far East. vanspecial.com

3 CUT A RUG

Ground the design of your space with the bold colour swatches of this soft, low-pile wool **Krönge rug** (\$349). ikea.ca

4 PIECE BY PIECE

The geometric pattern on this **Gus carpet** (\$1,499) by BoConcept fits into any space with its subtle shades in a collage of grey and cream. boconcept-vancouver.ca

5 CODED MESSAGE

The muted colours in this flat-weave **Code rug** (\$399) make it versatile for any space but with just the right amount of abstract design to catch the eye. cb2.com

6 BEACHY BLUES

Feel the calming effect of a rolling tide from inside your own home with this graphic grey, blue and teal design **Tofino rug** (\$600). eq3.com

7 TIME TRAVELLER

This **Graphic collection rug** (from \$795) by Resource Furniture takes its inspiration from the *Mad Men* era. resourcefurniture.com



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Leg Love
The lovely legs that prop up these armchairs show off some serious style.

1 CONTEMPORARY CLASSIC
Get the best of both worlds with the **Draper armchair** (starting at \$3,677), which embraces trendy design and classic sensibility in equal measure. gingerjarfurniture.com

2 SIMPLY SPACIOUS
Sometimes design is best kept simple, and the **AAL 82 About A lounge chair** (\$1,575) has a sculpted, cohesive look that works as a cozy nook. vanspecial.com

3 UNDERSTATED GRANDEUR
The generous proportions, stainless steel legs and leather arm covers of the **Chi armchair** (\$2,190) in felted wool create an aura of subtle luxury. 18karatstore.com

4 SHAPELY CURVES
The **Field lounge chair** (\$2,069) has a gentle recline and soft cushions that help you rediscover the lost art of unwinding. designhouse.com

5 SLEEK SILHOUETTE
This gorgeous mid-century **Leather Show wood chair** (\$999) is a perfect balance of comfort and charm. westelm.com

6 TUSCANY TRIUMPH
The sinuous form of the **Celine armchair** (\$6,195) coupled with its low backrest makes this piece of furniture seem more like a sculpture. broughaminteriors.com

7 CREAMY ALLURE
Characterized by its romantic style and lightness, the **Nivola armchair** by Poltrona Frau (\$8,700) is a compact, streamlined model that's great for curling up with a good book. livingspace.com



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HOW CALIFORNIA CLOSETS TURNS STORAGE SOLUTIONS INTO ART

Tight corners, narrow spaces – no problem!



Finding storage solutions in small spaces is a challenge. When clients Kim Roddick and Vesela Gregov were looking to maximize their storage potential in the corner of their dining area, they knew a custom solution by California Closets was the answer. The clients had worked with designer David Adamian three times before, but this was no ordinary project. They wanted something that got rid of clutter, but also showcased an array of their most cherished items, utilizing the space of an empty corner.

California Closets got to work on the intricate design, collaborating with the clients to create shelving with clean lines and architecture that complimented the style of the room. "David was extremely helpful and beyond patient with us while we turned our general idea into an extremely well thought out and finely detailed, piece of built-in furniture (or art) that both looks beautiful and maximizes our unique storage needs," says Roddick.

California Closets created a custom wall unit that features a mix between closed and open shelving of varying sizes. "The difficult part was to accommodate a turn table that the client had in mind, because none were

shallow enough to fit into the 15" depth of the shelving," says the design consultant. "I recommended a modern style, upright turn table that fits perfectly into the shelving construction and speaks well to the rest of the modern decor of their living room."

Roddick and Gregov are thrilled with their new wall unit – an asymmetrical design with two different depths of shelves that complement the space seamlessly. "He kept working with us until we were completely satisfied with every detail. We couldn't be more pleased with the end result, or more thankful for his assistance," says Roddick.

California Closets custom cabinetry is locally produced. Their experienced designers can create custom storage solutions for every area of your home or condo - from walk-in closets to entertainment centres, pantries, workspaces and everywhere you need to maximize your space.



David Adamian



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Envious of the beautiful kitchen cabinets you see on television design shows?

You don't have to be on screen to have a beautiful kitchen, you just need to know where the pros go, and why. We caught up with Merit Kitchens' Julie Johnstone to chat pedigree, quality and everyone's favourite local design show (and how Merit Kitchens shines bright in every episode).

Julie Johnstone
Design Consultant,
Merit Kitchens

What makes Merit Kitchens unique?

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I'd say it's because our cabinets combine beauty with intelligent design. We stay on top of current trends so customers can choose from the latest storage innovations, door styles, finishes, and decorative elements. We honour history and tradition while embracing technology and modern trends to deliver the best cabinetry for the kitchen, bathroom and throughout the home.



If you have your own questions about cabinetry, Merit Kitchens has the answers. Visit us online at merit-kitchens.com to learn more, and Julie's responses to some frequently asked questions.



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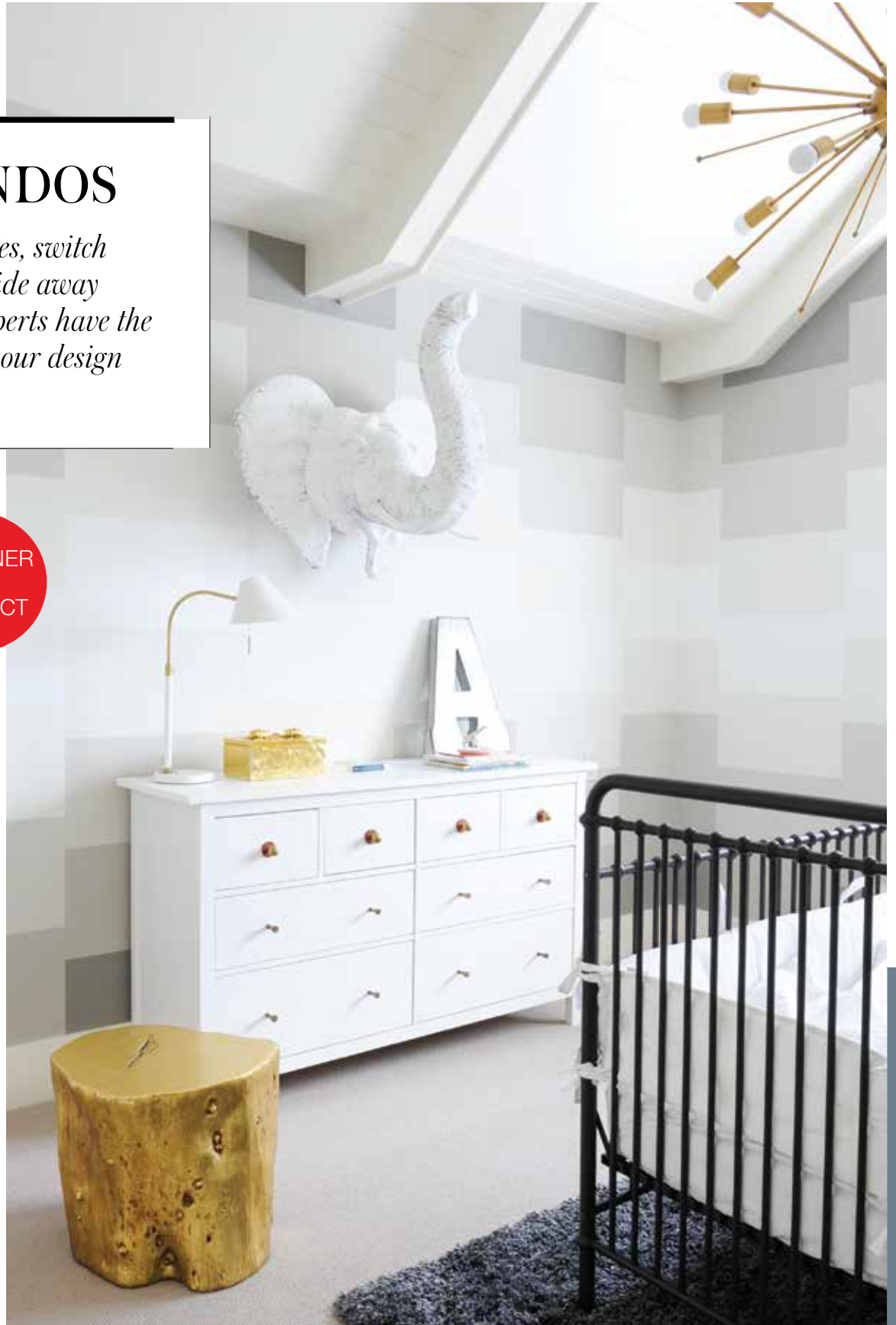
DESIGNER
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MONOCHROME GRADIENT WALL

Fair warning: “You’re going to need some serious patience for this project,” laughs **Fox Design Studio’s Ben Leavitt**, who painted this geometric gradient of greys on the wall of a client’s new nursery. But if you take the time to reproduce his bold pattern, you’ll be rewarded with a one-of-a-kind feature wall that’s a perfect fit and scale for your space.

To get the look at home, first **test the sample colours** together on the wall to make sure they work together. Then, **draw out the grid pattern** with a pencil and ruler before taping with Frog-Tape. (Designer tip: smooth out the tape with a plastic scraper or credit card so the painted edges are completely crisp.)

Once the prep work is done, it’s time to get painting. “We work from the centre of the wall and work outward to avoid an overly repetitious pattern,” explains Leavitt. The lightest part of the pattern here is the centre, which is exactly eye level and keeps the space from feeling too dark. “It gives the room a feeling of grandness.”



TRACEY AYTON

SPLASH OUT!

The backsplash may protect your kitchen walls from unsightly splatters, but it also adds a big hit of style. Choose the best material for your lifestyle, and then explore a rich world of pattern and colour. *By Alison O'Neill*



LIMESTONE

Pros: Neutral palette complements many design schemes; durable.
Cons: Tiles must be sealed with a penetrating sealer to protect from stains.



GLASS

Pros: Easy to clean; natural sheen adds light to a room.
Cons: Shows water spots and stains easily if not sealed properly; frequent cleaning is necessary.

SLATE

Pros: Durable and heat-resistant; minimal maintenance; less expensive than other natural stones.
Cons: Few colours available; uneven surface can collect dirt.



STAINLESS STEEL

Pros: Easy to maintain and clean.
Cons: Acidic cleaning products can discolour surface if allowed to dry; prone to scratches; shows fingerprints easily.

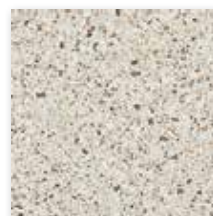


CERAMIC

Pros: Wide variety of styles available; if glazed, tiles are non-porous and stain-resistant.
Cons: Large amount of joints; grout can discolour.

GRANITE

Pros: High durability and heat resistance; very attractive natural stone; easy to clean.
Cons: Natural pattern makes it difficult to extend granite; high cost.



SOAPSTONE

Pros: Neutral colouring is versatile; resistant to acid staining.
Cons: Scratches easily; must be darkened by regular application of mineral oil.

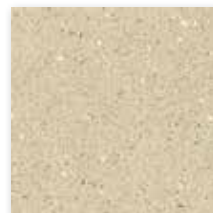


MARBLE

Pros: Luxurious, bright material; easily wiped clean.
Cons: Should not be installed near heat sources; porous material, so must be sealed regularly.

ENGINEERED STONE

Pros: Non-porous; heat-resistant; extremely durable; easy to clean.
Cons: High cost; pattern is unnatural; requires expert installation.



HOT TIP

Bright Lighting

Designer **Negar Reihani**, founder of Space Harmony, sources her bold lighting from Lightform. lightform.ca

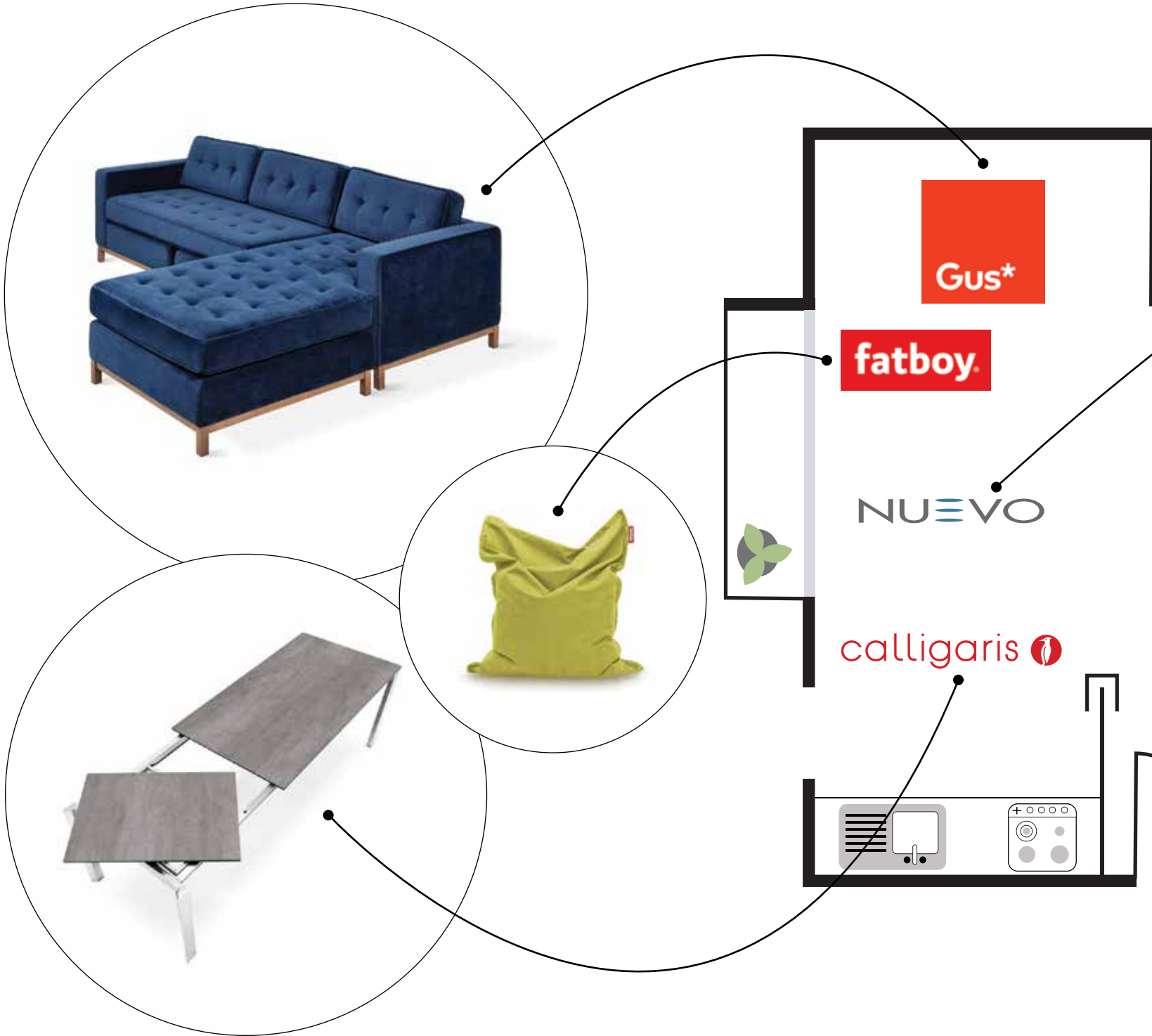


“ I always encourage my clients to leave room in their budget for one ‘wow’ light fixture, as it can really elevate the design. ”

Q+A What should I be replacing in an older condo to increase its value?

You can get the best return on your investment by updating your kitchen, bathrooms and flooring, realtor **Shawn Anderson** says. If you're on a tight budget, stick to paint and updating your flooring. “Look at new developments and pre-sales for decor inspiration and trending styles,” Anderson suggests. Real estate agent **Charlie Kiers** concurs: “New, neutral-coloured flooring and a lighter paint are also good options,” he says. “Baseboard and crown moulding can make a big difference as well.”—*Alec Regino*

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Party Time

Just because we're saying goodbye to summer doesn't mean socializing has to stop. Bring the party inside with the coolest cocktails, crowd-pleasing bites and entertaining tips from the pros who know best. Here's to keeping the good times rolling all year long.

RHUBARB COLLINS

When brilliant pink rhubarb is in season, this recipe is a perfect use for those sweet-tart stalks that take over the farmers' market, but the rest of the year, frozen fruit makes for the perfect substitute. Mix it up by the pitcher or keep the syrup in your fridge and make drinks to order.

1 oz rhubarb syrup (see recipe)
1 oz gin or vodka
Lemon wedges
Soda water or Prosecco

Pour 1 oz of syrup and 1 oz of gin or vodka over ice into an old-fashioned glass. Squeeze over a wedge of lemon and top with soda water or Prosecco.

RHUBARB SYRUP

4 cups chopped rhubarb
1 cup water
½ cup sugar, or to taste

In a medium saucepan, bring rhubarb, water and sugar to a simmer and cook until fruit is very soft. Taste and add more sugar if needed—it should be fairly tart. Set a fine strainer over a bowl, pour in the rhubarb mixture and let sit so that as much syrup drains as possible. Store syrup in fridge for up to 2 months. (The leftover stewed fruit is also delicious with yogurt and granola or in smoothies.)—*Julie Van Rosendaal*



Triple Threat

No more throwing flat tonic and well gin haphazardly together and calling it a drink—bartender **Shaun Layton** shows us how the cocktail's nobility and versatility has been reborn.



SIMON'S G&T

1½ oz Fords gin
1 bottle Fentimans tonic
½ oz Noilly Prat vermouth
Lemon peel, for garnish
Picholine olives, for garnish

Build cocktail over ice in a gin-and-tonic glass (like the ones pictured here—a wineglass will do in a pinch). Add 1 long, skinny slice of lemon peel and 2 picholine olives.



CATALAN

1½ oz Defender Island gin
1 bottle tonic (Fever-Tree Mediterranean)
Thyme, for garnish
Grapefruit, for garnish

Build cocktail over ice and garnish with a sprig of thyme and a slice of grapefruit.



BRIT G&T

2 oz Long Table Cucumber gin
3 cracks black pepper
2 drops cucumber bitters (like those made by Bitter Truth)
1 bottle tonic (Fever-Tree Light)
Cucumber, for garnish

Build cocktail over ice and garnish with four cucumber slices.



ITALIAN CREAM SODA

With just two ingredients—carbonated water and flavoured simple syrup—it's easy to keep the makings for Italian sodas on hand for custom-mixed drinks, boozy or not. Craft sodas are all the rage these days, and it's a breeze to create any flavour you like. A splash of booze makes it a simple cocktail, and a splash of cream gives it an Italian slant.

6 to 8 oz sparkling water or club soda
1 to 2 oz flavoured simple syrup (see recipe)
1 oz vodka (optional)
1 oz half and half cream (optional)

Fill a tall glass half-full with ice. Fill about $\frac{2}{3}$ full with sparkling water. Pour in syrup to taste, then float cream (and/or vodka) on top. Stir when you're ready to drink.

FLAVOURED SIMPLE SYRUP

Combine equal parts sugar and water in a small saucepan over medium heat. Bring to a simmer, stirring until sugar dissolves. Add ingredients such as sliced fresh ginger; strips of lemon, lime or orange zest; rhubarb; torn fresh herbs such as basil or mint; loose-leaf tea; cinnamon sticks, star anise or vanilla bean. Let the syrup cool and steep for a few hours, then strain and store in the fridge for up to 6 months.—*J.V.R.*

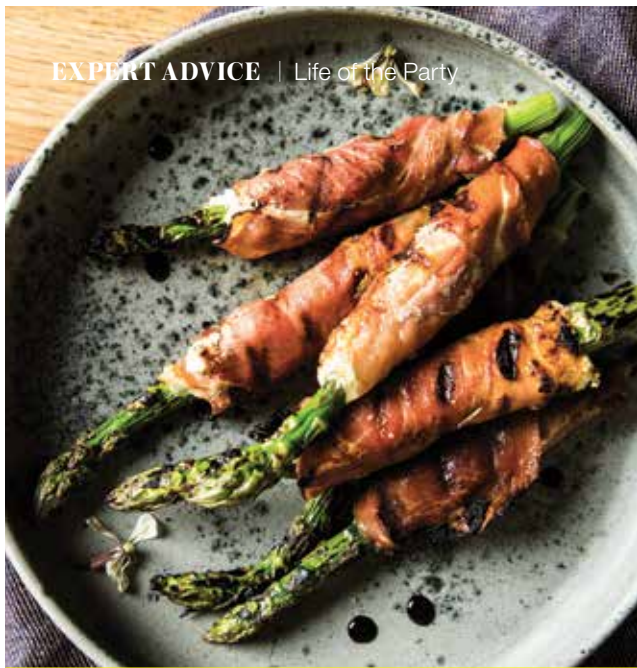
THE SAIGON SKÅL CLUB

A refreshing union of savoury Swedish-style aquavit and Vietnamese cuisine.

7 to 8 Thai basil leaves
2 oz Long Table Långbord Akvavit
1 oz Giffard Ginger of the Indies liqueur
Sriracha
 $\frac{1}{4}$ oz rice wine vinegar
 $\frac{1}{4}$ oz fresh lime juice
Club soda
Cucumber, for garnish

Muddle 5 or 6 leaves of Thai basil in a mixing glass. Add aquavit, ginger liqueur, rice vinegar and a dash or two of sriracha, then add ice and stir. Strain into a highball glass with fresh ice. Top with club soda and garnish with more Thai basil leaves and a cucumber twist.—*Caledonia Wright, Veneto Tapa Lounge, Victoria*





Sip, Snack, Repeat

How do you do a say-goodbye-to-summer party right? You ditch the four-course dinner while letting the evening progress with a series of share plates that approximate a full meal. You'll keep the vibe going strong while making sure there's still some sustenance going on.

GRILLED ASPARAGUS WITH QUESO FRESCO AND PROSCIUTTO

Fresh asparagus bound with cheese and prosciutto can be assembled ahead of time; throw the spears on the grill to shrink-wrap the melty cheese to the asparagus and serve warm.

- 1 bunch thick asparagus
- 1 cup queso fresco
- 200 grams thinly sliced prosciutto
- Balsamic reduction, for serving (optional)

Preheat grill to medium-high. Snap tough ends of asparagus off where they naturally break. Cut queso fresco into ¼- to ½-inch-thick slices and place one piece up against each asparagus spear; wrap a single (or half) slice of prosciutto around it to hold it on, like a splint.

Grill for 3 to 4 minutes, turning as necessary, until asparagus is charred, prosciutto is crisp on the edges and shrinks tighter around the cheese and asparagus, and cheese is oozing a bit out each end. Serve immediately—if you like, drizzle with balsamic reduction. Serves 8.—*J.V.R.*

LEMON AND GARLIC MARINATED SHRIMP

- 1 lb raw shrimp, tails on
- ¼ cup extra-virgin olive oil
- Juice of 1 lemon
- ¼ cup chopped fresh basil
- 2 garlic cloves, peeled and crushed
- Squirt of sriracha or pinch of red chili flakes

In a large bowl or resealable plastic bag, combine all ingredients, tossing well to coat. Cover (or seal) and refrigerate overnight.

When ready to cook, preheat grill to medium-high and soak about 10 bamboo skewers in water for at least 10 minutes. Thread shrimp onto skewers and grill for 2 to 3 minutes per side, just until shrimp turn opaque. Serve warm, at room temperature or cold. (Alternatively, cook them in a large skillet over medium-high heat, tossing with tongs just until cooked through.)

Remember to serve shrimp with a small empty dish for the tails. Serves 8.—*J.V.R.*

BALSAMIC ROSEMARY PECANS

Sweetly spiced pecans are irresistible for poolside nibbling and delicious chopped and sprinkled over a salad.

- 2 cups pecan halves
- ¼ cup butter, melted
- 1 tbsp chopped fresh rosemary
- 1 tbsp packed brown sugar
- 1 tbsp balsamic vinegar
- ½ tsp cumin
- ½ tsp salt
- ¼ tsp freshly ground black pepper
- 2 drops hot sauce

Preheat oven to 300°F. Combine all ingredients in a medium bowl and stir well. Spread out on a parchment-lined baking sheet. Bake for 10 to 15 minutes or until pale golden and fragrant. Serves 8.—*J.V.R.*



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Ask a Party Planner

Spotlight Events founder **Paige Petriw** shares her top tips for a standout soiree.

BY CHELSEA PRATT



PLAN FOR BAGGAGE

“Condos often don’t have an entryway closet,” Petriw says, “or they have a really small one.” If your closet space is minimal, plan to use the den or bedroom to stow guests’ coats, bags and shoes.

CONSIDER CATERING

“Catering doesn’t mean you need to have a chef in the kitchen and servers circulating your condo,” Petriw explains. For more casual soirees, ordering pre-made platters of food will keep you out of the kitchen come party time.

THE SPREAD

“People will hover around the food—it’s just kind of natural,” Petriw says.

Distributing platters on the coffee table, sideboard and kitchen counter will maximize space and encourage guests to spread out and mingle.

DIM THE LIGHTS

Turn off all overhead lighting in favour of more atmospheric lamps and candles. Petriw’s one exception? “If it’s a really nice fixture, like a chandelier, just dim it down.”

AVOID EMPTY GLASSES

Petriw suggests setting out punch bowls and bottles of wine so that guests can help themselves to another drink. “You don’t want someone to sit there with an empty glass feeling awkward,” she says, and some guests will be uncomfortable asking you to serve them.

MAKE SOME NOISE

For Petriw, a party isn’t complete without background music. “But err on the lower side for volume,” she advises. “It’s surprising how loud it gets once you have a whole bunch of conversations in the room. You don’t want people to have to yell over your music.” CONDO



SHOPPING

Entertaining Essentials

Key pieces to keep your party oh-so stylish.



1 SPINNING PLATES

Skip the dishes and use these porcelain-inspired **Talking Tables paper plates** (\$8 for 12) instead. chapters.indigo.ca

2 GLASS ACT

These Anu Penttinen–designed **Sukat Makkaralla tumblers** (\$39 for two) are meant to evoke rolled-down socks—hopefully inspiring your guests to kick back, too. eq3.com

3 GET SERVED

The iridescent **Beta pastry server** (\$23) adds even more festivity to a cake-worthy occasion. (You are serving cake, right?) cb2.com

4 SAY CHEESE

Serve up your cheese platter with a side of modern design on the **Kure Acadia cutting board** (\$35). roveconcepts.com

5 CAPS OFF

This playful rose-gold **Flamingo bottle opener** (\$9) will keep the summer vibes flowing along with the drinks. westelm.com

6 HEY, DJ

The **Rega Planar 1 turntable** (\$599) pairs old-school vinyl with a sleek, modern design. vanspecial.com



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THE LOOK:

A WARM WELCOME

Design firm Oliver Simon paired Richelieu hooks with a reclaimed wood shelf to create an industrial-rustic entryway that's both stylish and welcoming.

Stunning Spaces

Peek inside three gorgeous Vancouver condos that are totally one-of-a-kind.





Collector's Corner

Homeowner Kate Horsman surrounded the Italian-style archways of her Railtown condo with custom shelving to store all her treasures, including well-worn novels, kitschy prayer candles, army men, 1980s action figures and a beloved E.T. doll.



WRITER
JULIA DILWORTH
 PHOTOGRAPHY
TRACEY AYTON

Urban Oasis

One Vancouverite shares her peaceful-meets-playful corner of the city.

When Kate Horsman first laid eyes on her Railtown condo, it didn't scream "West Coast retreat" as much as "Italian prince's seaside villa." Instead of standard doorways, stone-like Roman arches divided rooms, a grand fountain held court on the patio, and the walls were awash with Tuscan-yellow paint.

Horsman, a stylist turned private chef and holistic nutritionist, fell in love with the princely palace anyway (the panoramic windows, 1,000-square-foot deck and Burrard Inlet view had something to do with it) and promptly turned everything white—"It was like I snowed on the house," she says.



Light Up the Night

Horsman wanted the big blank wall in her bedroom to reflect the Railtown aesthetic, so she hired a plaster artist to create a white faux-brick finish to go behind the bed. It's a perfect backdrop for the custom Zeppelin-lyric light by Neon Concepts.



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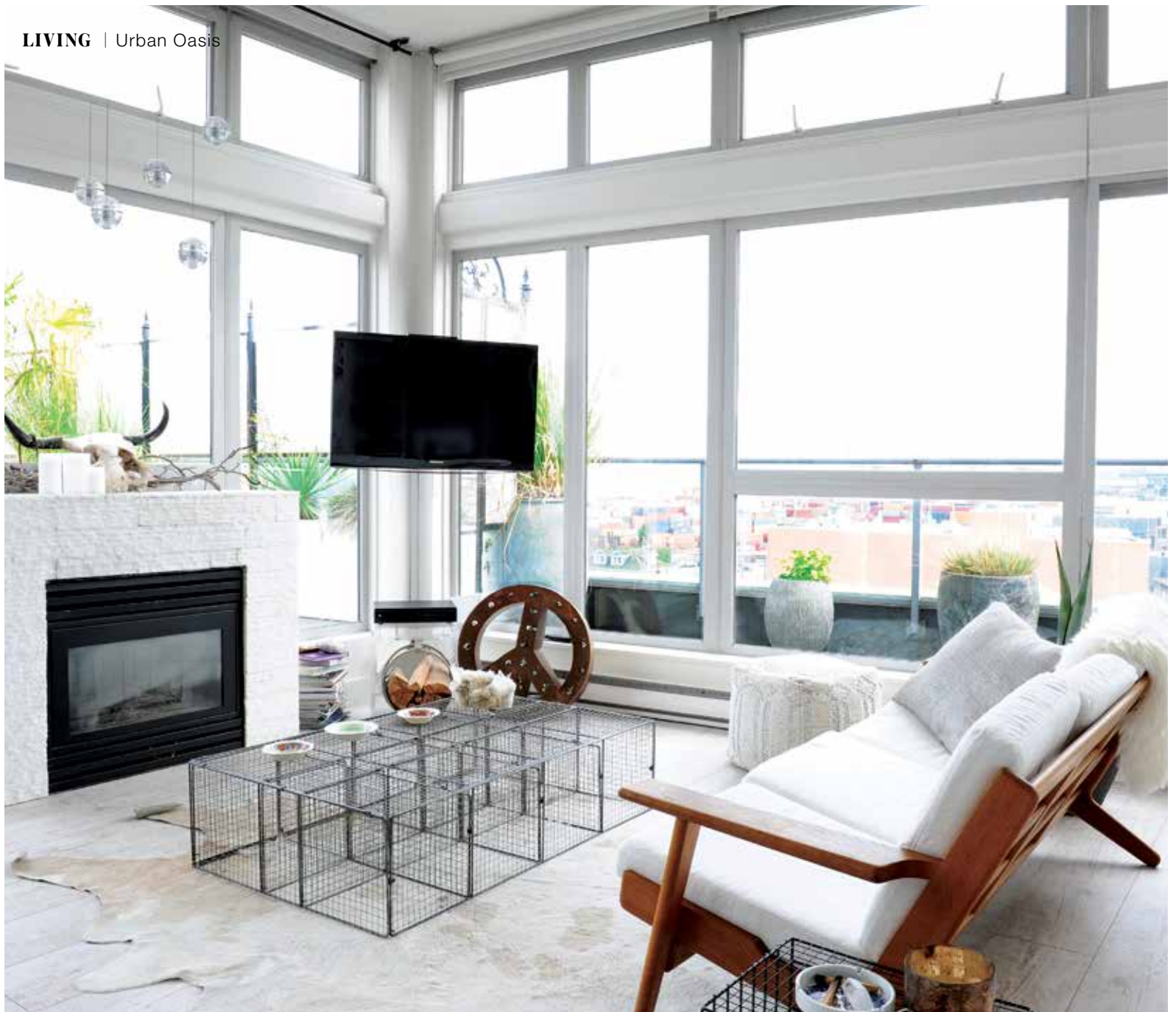
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The patriating continued with decor additions like a faux-brick wall in the bedroom, beachy bleached driftwood rescued from Tofino, shell lighting, dream catchers and surf boards. Horsman and her husband love escaping to the Island to get in some surfing time, but these are often two-birds-with-one-stone trips. “Usually something will call out to me and I’ll force him to put it on top of his car and bring it home,” she says, describing her driftwood crush. “A lot of times we’ll have this giant bundle that lies on the patio for a couple of months.”

Outside her condo, the B.C. landscape is all old-growth evergreens and rainforest, yet Horsman brings the

outdoors home with heavy influences from two of her favourite arid destinations, California and Arizona. “I find the desert staggeringly beautiful . . . maybe because it’s such a juxtaposition to what we have here.” On the patio, the previous homeowner’s boxwoods were supplanted with palms, yuccas and pampas grass, while a desert palette of sandy tones with bleached wood and bone and, of course, a large spiky cactus work the look from the inside.

In the serene and palatial centre room (there are no doors to her bedroom or dining area, so the area forms one wide-open space) the central arched bookcase is where Horsman, a self-proclaimed “maximal minimalist” keeps

Room with a View

In the living area, a vintage Wegner sofa topped with reupholstered cushions is Horsman’s favourite place to snuggle up with her dog, Mary Jane. The television is mounted in the corner, but the views out the oversized corner windows are more enticing.



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DESIGNER TIPS

**Capture a beach
vibe through colour
and texture.**

Colour-wash paintings by Canadian artist Patricia Larsen hang above a piano that was a gift from Horsman's mom. Above the custom Union Wood Co. dining table, a capiz shell pendant "makes a beautiful sound" when breezes come through the open patio doors.

**Use furniture in
creative ways.**

A wire-frame antique bookcase turned on its belly serves as the living room coffee table—"I've been asked if it was a crab trap"—while animal hides and skulls and Tofino driftwood round out the beach-meets-desert aesthetic infused throughout.

**Build custom
shelving everywhere
and anywhere.**

An Italian-style arched bookcase houses a crammed collection of reads and knickknacks. The coolest part? Push a lever and the structure springs open to reveal secret storage for more books and what Horsman's husband calls "the zombie apocalypse survival kit."



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Crystal Clear

Horsman's original concept for the condo design was inspired by raw crystals—feminine, but also organic and earthy. Various acrylic pieces throughout the space (like the Gus Modern Timber table and Louis Ghost chair) still reflect that elegant, translucent inspiration.

an eclectic mix of treasures. A David Bowie candle, a vintage mascot head in the form of a perpetually peppy chipmunk, taxidermy—these are all little clues that tie back to her love for another strong theme woven throughout: '80s nostalgia. The E.T. doll on one shelf is just foreshadowing for the life-sized replica in her bedroom (unfortunately not pictured). “He’s just a symbol of hope and innocence and pure love—I think he’s adorable,” she laughs. “The '80s were just a little bit more magic; I guess I want to hold on to that.” CONDO

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WRITER
AMANDA ROSS
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CHRISTOPHER ROLLETT

Maximum Minimalism

Simplicity gets a luxurious twist in a sleek False Creek condo that takes its design cues from the tech world.

It's often been said that people start to resemble their pets, but occasionally the same can be said of their homes, too. In the case of David and Shauna Jeffries, their penthouse is reflective of David's job in the computing world: there's a decidedly tech vibe that permeates the space. Clean white lines, efficient detail, the sparest of parts, which, while they serve as a quiet respite from busy workdays, are also a virtual mirror. Here, art imitates his life.

When purchasing the unit, the Jeffries had a clear decor code in mind: a modern, unembellished shell programmed with quiet, masculine luxury. To execute their vision, they enlisted designer Adam Becker to transform the 1,900-square-foot condo and its 1,200-square-foot rooftop deck with stunning views of False Creek.

"I wanted to create something minimal and clean," says Becker. "A black and white canvas with straight lines and no obstruction—he doesn't need more distraction when he gets home from work." Becker's first task was to take the space down from three bedrooms to two, remove the wall between the kitchen and dining room, and design an office.



Kitchen Confidential
Homeowner Shauna Jeffries pours herself a cup of coffee in her Modulnova Italy kitchen sourced from Room 8. A glittering Brand van Egmond chandelier adds a hint of opulence.





DESIGNER TIPS

Create hiding spaces.

Black aluminum doors (top left) close off the kitchen prep area to hide clutter while entertaining, or open up to offer access to the ovens and counter space.

Go for the gallery look.

"Painting a space with bright white walls sets the stage for art," says Becker (top right). Here, pieces from Graham Gillmore (bottom) and Holger Kalberg (top right) pop against the blank backdrop.

Skip the baseboards.

"I'm not a fan of casings or baseboards, especially in smaller spaces where every inch counts," explains Becker. Instead, he allows a half-inch gap between the floor and the drywall: a "shadow mould," where the walls appear to float.





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Haute Hideaway

An open-concept dressing room (top and bottom left) flows right into the bathroom from the bedroom. The master suite is a vision in white and grey, featuring a Philippe Starck bed frame, luxe Fino Lino linens and a side table by Martha Sturdy.



Becker is quick to point out that demolition is his favourite part of the job. “Until I do it, I don’t know what’s behind a wall or up in the ceiling, but that’s when I can get really creative.” To wit: an extra two feet of overhead clearance was gained in the front hallway when the ceiling was ripped open, and while piping and ductwork in the kitchen had to stay, the designer carved out a recessed panel that helps add height and airiness. Flanking the marble-clad living room fireplace, a bookshelf and niche were created from some empty pockets behind the wall. “I don’t like to waste space—every inch counts when designing downtown places,” he says.

Minimal material and colour also help create a palette that’s disciplined yet still luxurious. Statuario marble floors and a fireplace wall

Modern Marvel A custom black-oak vanity (complete with his-and-hers sinks) pops against the sleek floor-to-ceiling marble tiling in the ensuite. An egg-shaped Victoria and Albert tub, futuristic Fantini faucets and a wall-mounted television screen add a modern edge to the room.





wrapped in the same material help keep the shell a blank canvas. “I like to stick with one material when I’m designing a place to keep it simple with less distraction—the marble is busy enough.” Becker’s goal is to always keep spaces timeless and primed for art. “I want to create a beautiful gallery,” he explains. “I leave the art to provide the colour—it brings life to a place.”

Much is hidden behind those white walls and sleek floors: a sound system, air conditioning, a downward-draft hood fan next to the sleek induction cooktop. Everything can be activated with a phone—from heating floors to changing the room temperature. The only thing the Lutron RadioRA 2 system didn’t control was the blinds. “Of course, the owner wrote a code for that and now the system talks to the roller shades,” laughs Becker. Here, life imitates the art. CONDO



Take It Outside The 1,200-square-foot outdoor rooftop patio features Ipe deck tiles, a Solus firepit, Royal Britannia sun chairs and (of course) palm trees. “Before the renovation, there was nothing but concrete tiles up here,” says Becker. “Now there’s water, an ice fridge and a barbecue.”



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Step by Step The stairs are wood and stained a durable almost-black that will be able to withstand wear and tear. Soon after the renovations began, the homeowners found out they were pregnant. Luckily, with the addition of a dresser and crib, a solarium was easily converted into a cozy nursery, and the stroller tucks away under the staircase.

WRITER
STACEY McLACHLAN
PHOTOGRAPHY
TRACEY AYTON

Lofty Living

A stunning staircase, eclectic artwork and treasures from around the world punctuate an industrial and modern Yaletown space.

It seems impossible to imagine this Yaletown loft without its signature double staircase. The symmetry, the bold contrast of black iron railings against a pristine white wall—it's a striking element that sets the tone for the whole space. But it wasn't, in fact, part of the original design at all; rather, it's just one part of a huge renovation done by Jamie Hamilton and Greer Nelson of Oliver Simon Design, the duo tasked with remodeling this once-dated 1,200-square-foot '80s condo for a newlywed couple.

In the original layout, there was just one set of stairs that led to the loft sleeping area; across the suite, a makeshift office had been assembled precariously on the ledge above the solarium, with only a wobbly ladder to access it. Meanwhile, on the main floor, "it was really, really dark," recalls Nelson. "The layout of the previous kitchen really made it feel like a cave."



DESIGNER TIPS

Go bold with the backsplash.

The Original Style Babylonian backsplash nods to the couple's travels in Morocco (and echoes the pretty monochromatic tiles in the nearby bathroom), though they weren't necessarily on board when Nelson and Hamilton first presented the option. "They were afraid of the backsplash!" laughs Hamilton. "But they put their trust in us. It wasn't a safe choice, but it turned out to be one of their favourite things."

Choose bar stools you can cozy up in.

Bar-style seating made more sense for the homeowners than a big, bulky dining room table. Now the Charlie counter stools Oliver Simon selected are actually one of guests' favourite elements in the home, thanks to the warm worn distressed leather that gets softer over time.

Use sconces instead of pendant lights.

With the way the ceiling hung, regular pendants just weren't going to work over the kitchen counter, so Nelson and Hamilton attached vintage-inspired sconces to the overhang. "It turned out to make a nice impact," says Hamilton. They also offered an interesting sculptural element, much like the Nuevo Living chandelier in the living room.

Right away, the designers knew they would need to open things up. "We wanted to make it brighter and take advantage of the high ceilings," explains Hamilton. That meant starting from scratch with the bathroom and kitchen, coating the walls in a fresh layer of Benjamin Moore's Oxford White and creating smart storage solutions to keep the space uncluttered. A full dining table was eschewed in favour of simple countertop seating, a washer and dryer set is hidden seamlessly behind panels, and the island that sits behind the sofa has double-sided cabinets.

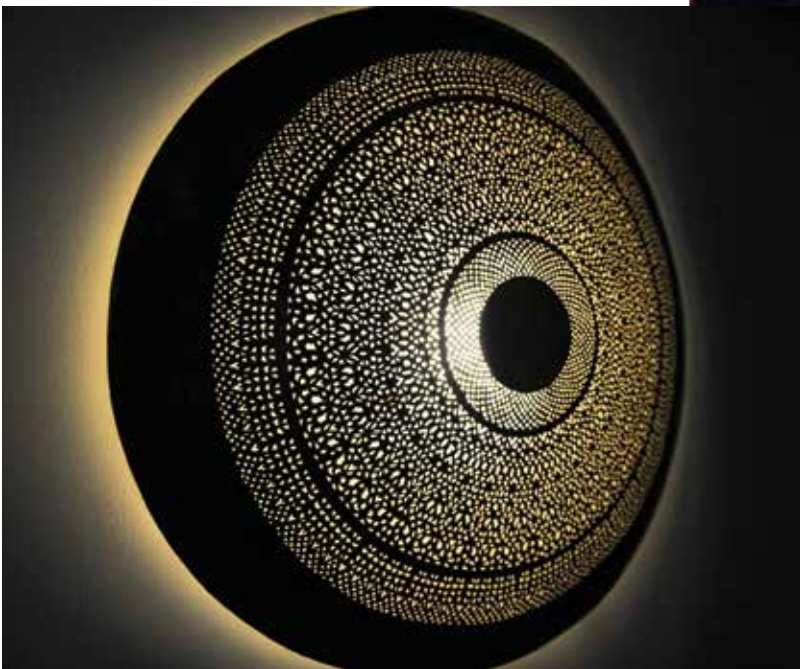
And not only does the new double staircase (built with the help of contractor PGC Enterprises) add great visual balance to the space, it also created an opportunity to sneak in an extra closet—an invisible door with a touch latch offers easy access beneath the left-hand stairs, where the couple stores the stroller for their new baby.

For the finishes and details, Nelson and Hamilton took inspiration from the homeowners' travels. They had just returned from a year-long around-the-world honeymoon, and "they had pictures and some treasures they'd picked



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Globetrotter Glam A golden bowl purchased in Morocco during the homeowners' honeymoon was transformed into an artful wall sconce (bottom left). In the renovated bathroom, the custom vanity by Sofo Kitchens was painted with Benjamin Moore's Black Top to tie in to the ornate floor tiles from Creekside Tile, inspired by Morocco (above); the brushed brass Aquabrass faucet and a Caesarstone counter brighten up the space.



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up along the way that we wanted to incorporate,” explains Hamilton. One of those pieces was a 30-inch-wide golden Moroccan platter, which the designers mounted overtop of a light to create a custom sconce with a beautiful golden glow. In the bedroom, blown-up photos from their trip hang modestly from antique coat hangers on a drapery rod. “We didn’t want to just put them in frames,” explains Hamilton. “This was an inexpensive, interesting way of putting them up.”

These aren’t the only ways the duo got creative with the art and decor. Nelson and Hamilton sourced a

sushi-restaurant curtain from a vintage shop (a reference to the couple’s time in Japan) and hung it front and centre where the twin staircases meet. In the living room, a bus route scroll, a collection of masks, a large unframed canvas by painter Janine M. Ray (“They gave us a deal because it wasn’t stretched or framed,” says Hamilton) and a paint-by-numbers clown picture collected from a vintage shop are displayed together to create an eclectic feature wall. “The white walls gave us the perfect template to work with,” says Nelson. “And with a big, open space like that, you can kind of go crazy.” CONDO

Lofty Ambitions

Schoolhouse Electric Envoy wall sconces flank the bed in the loft sleeping area. A feature wall decked out in Kravet wallpaper adds a layer of texture to the cool white-and-concrete space, as do the photos and fabric displayed from vintage coat hangers.

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Daily stories that connect you to the best of Western Canadian designs. Fresh, local topics that keep you in the know. Plus the *Western Living* Recipe Finder, with hundreds of our best recipes that you've come to expect from Western Canada's lifestyle source—as gorgeous on your phone as it is on desktop.

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PHOTO BY **Evaan Kheraj**

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Gaby Bayona's Gastown

Though she's travelled the world in her role as creative director and founder of Truelle, wedding dress designer Gaby Bayona has a special attachment to Gastown. "For me, this area is sentimental because it's where I started my business and 'grew up' as a designer," she says. "The neighbourhood has a ton of character, and it's alive 24 hours a day—from people taking early morning photos of the empty streets to the office crowd to the dinner crowd to the bar crowd . . . but also the locals who live in the buildings (or on the streets) thrown into the mix, giving the 'hood grit. It's a balancing act that makes Gastown unique from all the other Vancouver neighbourhoods, and it's a neighbourhood I feel lucky to call home."



"**Mosquito** is a lot sleeker than my normal spots, but with desserts this good you make an exception. It's great if you're having a dinner date and want to continue the conversation without going to a bar."

"**Hi-Five** has the best pickles I've ever had. Bonus: you can buy jars of them. Just ask for a jar of Brine Adams."



"If you're looking for cheap/fast/late-night, **Gringo** can't be beat. **Six Acres** is awesome for a catch-up sesh with a friend. And for something nicer (but still casual), the **Sardine Can** is superb."



"I spend too much money at **One of a Few** but feel happy doing so. Such an amazing curation of womenswear and little knickknacks. Everything I buy from here will have somebody asking me, 'Where'd you get that.'"



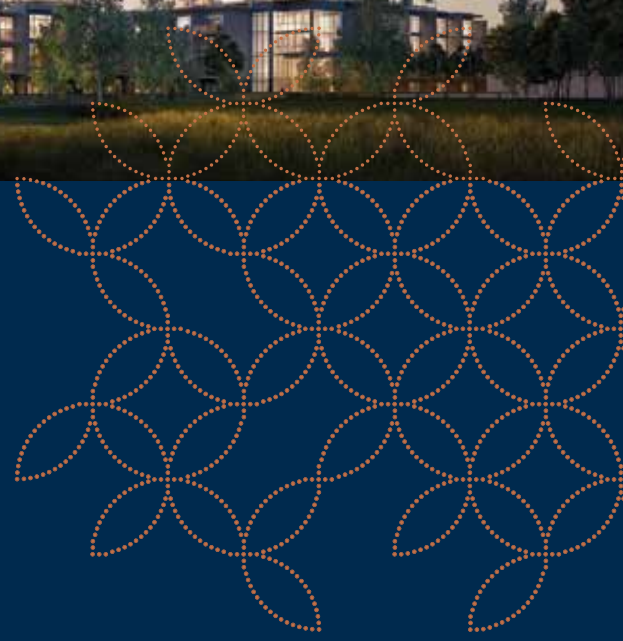
"I love getting after-work drinks at the **Diamond**. Go right at 5:30 p.m., when the sun's shining through the corner suite windows and there's hardly a person there. Also: \$1 nigiri at happy hour."



PICKLE: BELCHONOCK; SIX ACRES: STEPHANIE VACHER



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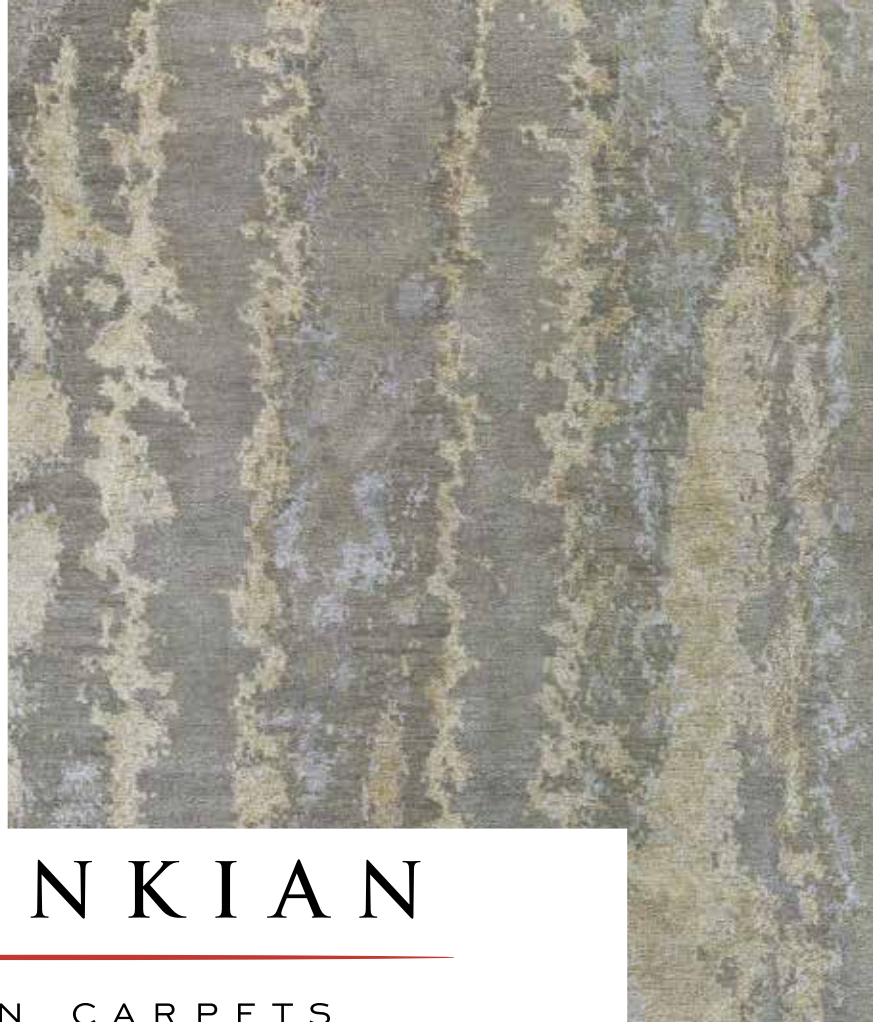
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