

## Model: Art and soul

Lisa Van de Ven, National Post



Handout

Sometimes, it's easiest to wow buyers with a large model suite in which to make a big impression. But at ART Condos - Triangle West Developments' Queen West and Dovercourt project - the designers did the opposite. Opting for one of the smallest suites, they made it their mission to dazzle visitors with a combination of functionality and flourish. Purchasers can imagine what's achievable, even if they don't go for the largest unit in the building.

"The space really illustrates a smart and effective layout," says Arriz Hassam, a principal designer with 3rd Uncle Design, the team behind the model as well as the project's interiors, "but the palette goes beyond that."

The 533-square-foot suite features sliding panels inspired from the shoji screens of Japanese tea houses, along with oak engineered floors and metal accents. The materials add visual texture while the proportions keep the unit functional.

The bedroom is a highlight, hidden behind the shoji-style panels, which slide open to expose it to the living spaces, creating a loft-like effect when wanted. Combining translucent and transparent glass with wood veneer, the panels (when closed) become a form of art as well. In the bedroom, the 3rd Uncle team designed a platform bed to custom fit the space, with a dark brown leather headboard and an oak base. The nightstands are incorporated into the bed, with built-in lighting and flip-down tabletops.

"You can flip them back up so you don't have to have a lot of loose furniture in there, but if you're reading a book or have a glass of water, you can still keep them by the bedside," Mr. Hassam says.

The bed fits snugly in the room, with storage drawers underneath and a closet in the corner. And next to the bedroom, the kitchen is just as thought out. It's designed in a compact and contemporary European fashion, so that it's both stylish and functional but doesn't dominate the small space. The upper cabinetry is white, while below the cabinets are dark brown, a tone that extends up one side, panelling the front of the fridge.

A custom-designed island - framed in steel - can be moved around at whim, though the designers have placed it underneath a Tom Dixon-designed pendant light fixture of spun brass; it's black matte on the

outside and has a hammered finish within. "It has a really nice light quality, and we like the object quality of it in the space," Mr. Hassam says. "It's very sculptural in its shape."

The design team uses functional items with sculptural appeal throughout the suite, adding to the artistic quality of the unit without cluttering it. In the living area, a wood stool combines an interesting shape with dual function: extra seating when needed, but doubling as an end table as well. The built-in media unit also acts as artwork, incorporating blackened-

steel sliding panel doors that are beautiful in their own right but also serve to hide the television when it's not in use.

The living room sofa was inspired by a vintage mid-century Danish design and has been upholstered in natural linen-hued fabrics in two tones. It's juxtaposed against a custom coffee table made out of raw planks of wood, which were oiled and then framed in steel.

"We wanted to oscillate between things that are really refined and things that are still raw," Mr. Hassam says.

Suites at ART Condos range in size from 460 to 1,290 sq. ft. and in price from \$227,990 to \$631,990. The sales office is located at 44 Dovercourt Rd.,

Toronto, and is open Monday to Thursday from noon to 6 p.m. and weekends and holidays from noon to 5 p.m. Call 416-535-0572 or visit [artcondos.ca](http://artcondos.ca).