

SMALL SPACE 1

1,000
SQ.FT.

Kitchener

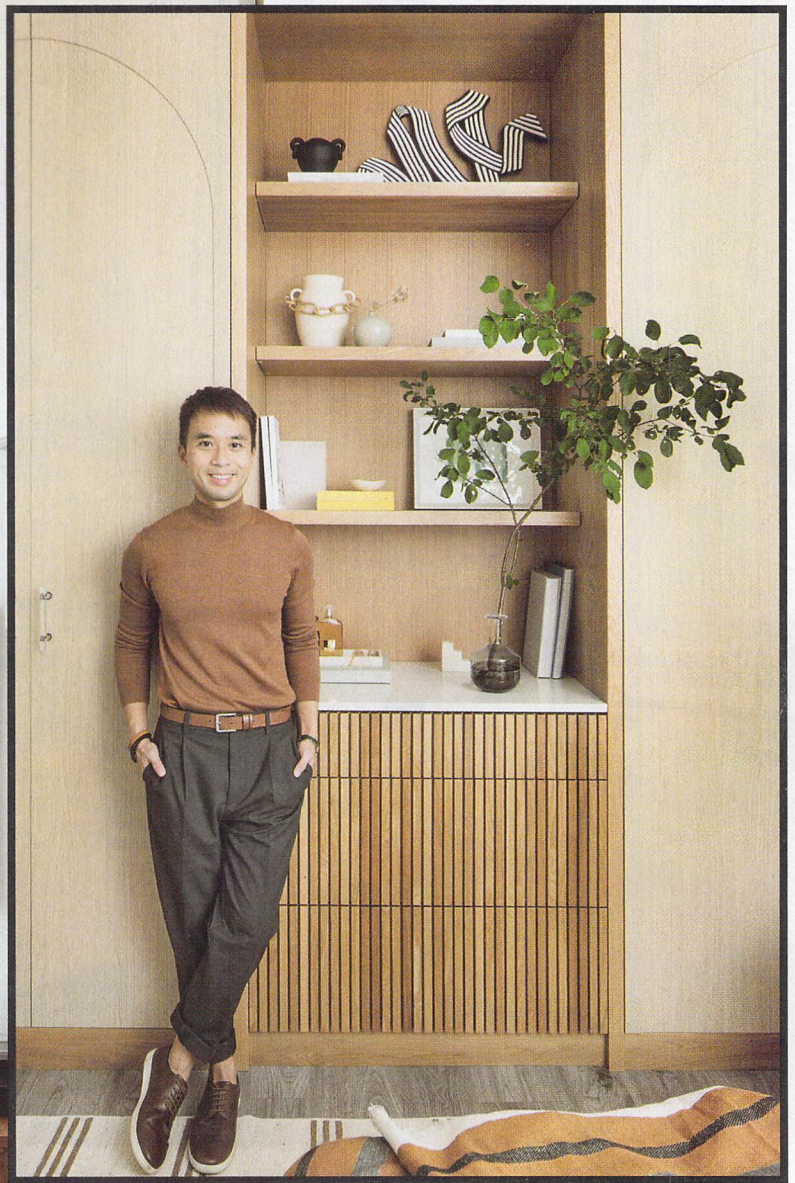
These four homes prove it's not how much space you have, but how you use it. *Text* EMILY EVANS



The RIGHT FIT

A NEW CONDO IS
TAILORED TO A TEE.

Design TIM LAM | *Photography* STEPHANI BUCHMAN



ABOVE: Tim Lam in his cleverly designed condo.
LEFT: The living room is truly multifunctional with a full-size sofa and small desk, and a chaise longue for reading and morning coffee. *Sofa and chaise longue* by Sarah Richardson Design, Silva Custom Furniture; *credenza*, Gus* Modern; *wall sculpture* (far left), Ridgely Studio Works.

Produced by Stacy Begg / Floor plan illustration by Madison Pflanze



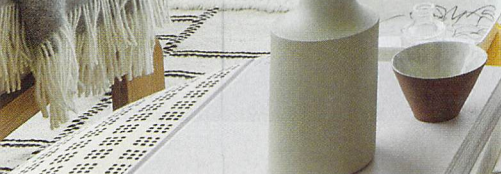
IF THE DEVIL IS IN THE DETAILS, then Tim Lam would happily take on that label. While the finance professional, decorator and blogger waited nearly four years for the Kitchener, Ont., condo he shares with his partner, Chris Gabriel, to be ready, he didn't waste a single moment devising the best ways to maximize and upgrade every inch of the space. In fact, anyone buying a preconstruction unit could take a page out of Tim's playbook — especially in the kitchen.

"We customized the layout with specific electrical areas — one in the corner for the microwave and two on the right wall for sconces — and maintained the original water supply line and range location," says Tim. He chose a standard cabinet style and colour, but took the uppers to the ceiling and added a floating shelf for decorative display. Then, he topped an existing dining table with quartz to tie in with the kitchen counters and

backsplash. "The sight line looks so much better with a stylish dining area instead of an island," he says.

Tim took the large space that was meant to be the principal bedroom and turned it into a multifunctional den, office and guest bedroom instead. "It was Chris's request and it almost gave me a heart attack," admits Tim. To remedy any resale risks down the road, the pair ensured it could be transformed back into a bedroom: the Ikea Pax built-ins can become a closet, the desk can function as a vanity and a full-size bed can take the place of the daybed.

A sea of harmonious beige, taupe and cream furniture and wallpapers make the modest home feel boundless — and visitors are greige with envy. "People love the airiness of the condo and appreciate the custom elements versus the builder's original plan," says Tim. "Neighbours often can't believe their unit is fundamentally the same, but ours feels different with a much better flow and use of space."



ABOVE AND RIGHT: This room was intended to be the principal bedroom, but Tim turned it into a den-office-guest room. *Daybed, Ikea; daybed upholstery fabric, drapery fabric, throw pillows, Tonic Living.*

OPPOSITE: Placing the fridge on the left wall rather than next to the dishwasher created a longer counter for Chris, who loves to cook. *Black sconces, Anony; dining chairs, Avenue Road.*



HOME TRUTHS

WHAT AREA DO YOU GRAVITATE TO IN YOUR HOME? "I love the living room—kitchen the best. It's such a bright and open space."

WHAT'S THE BIGGEST PLUS TO SMALL-SPACE LIVING? "There's much less to clean, and I can focus on investing in quality items."

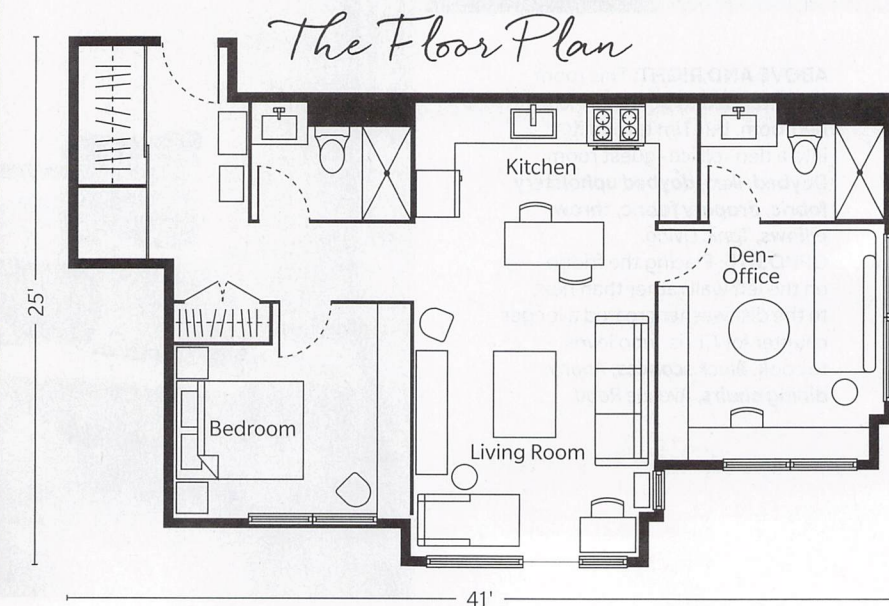
IF YOU COULD ADD ONE THING TO YOUR SPACE, WHAT WOULD IT BE? "A fabulous dressing room for Chris's clothes and my home accessories."

HOW DO YOU KEEP CLUTTER AT BAY? "We try not to bring in new items — almost impossible for me — and other items head to Goodwill."



"I love layering neutrals and textures for an enriched experience"

— Tim Lam





TOP LEFT: A narrow nook off the entry is the perfect spot for a console, mirror and pendant. DIY art hides the electrical box. **Mirror**, EQ3; **console**, West Elm; **bench**, Jordan Poirier Furniture.

TOP RIGHT: A wallpaper remnant adds texture behind the powder room mirror. Tim made sure the backsplash was taller than the faucet. **Mirror**, HomeSense; **faucet**, Moen; **art**, Bettencourt Manor.

CENTRE RIGHT: Large-scale shower tile has a luxe stone look, with fewer grout lines to clean. **Wall tile**, Ciot; **niche tile**, Creekside Tile Company; **shower fixtures**, DXV.

BOTTOM RIGHT: The floating white oak vanity in the principal bathroom was custom made with two deep drawers. **Sconces**, Illuminate Vintage; **mirror**, HomeSense; **vanity millwork**, Bendt Kitchens & Millwork.

OPPOSITE, TOP RIGHT: A full-width headboard makes the principal bedroom feel wider, and pendants free up space on the nightstands. **Custom headboard**, Kornhauser Upholstery; **storage bed**, Ikea.

OPPOSITE, BOTTOM LEFT: Tim had a local carpenter customize two Ikea Pax wardrobes with drawers and shelves in between. **Ceiling fixture**, Black Rooster Decor; **rug**, Lulu and Georgia.

WEB

For our best small-space solutions, visit houseandhome.com/sept2022

Source Guide

PRINCIPAL SUPPLIERS

Appliance Canada, appliancecanada.com
Arteriors, 1-877-488-8866
or arteriorshome.com
AT Build, (416) 561-7384
or alexandertencate.com
Atelier Arking, (289) 981-9535 or arking.ca
Benjamin Moore, 1-800-361-5898
or benjaminmoore.ca
Caesarstone, caesarstone.ca
Canadian Drapery Workroom,
(905) 662-9995
CB2, cb2.ca
Crate and Barrel, crateandbarrel.ca
Design Within Reach, dwr.com
Drop It Modern, dropitmodern.com
Dundas Specialty Windows & Doors,
(416) 534-4593 or experiencedundas.com
Elte, (416) 785-7885 or elte.com
Hollis+Morris, (647) 970-9716,
1-833-890-3305 or hollismorris.com
If Only Home, ifonlyhome.com
LD Shoppe, ldshoppe.com
Luminaire Authentik, (514) 662-0352
or luminaireauthentik.com
Metro Source, (416) 913-1722 or metro.ca
Minted, minted.com
Paper Collective, papercollective.com
Rejuvenation, rejuvenation.com
RH, Restoration Hardware, rh.com
Roman Bath Centre, (416) 787-1219
or romanbathcentre.com
Stone Tile, 1-866-669-1103 or stone-tile.com
Stylegarage, (416) 534-4343
or stylegarage.com
Tonic Living, (416) 699-9879 or tonicliving.ca
Topss, topss.ca
Urban Mode, (416) 591-8834
or urbanmode.com
West Elm, westelm.ca

General contractor, flooring, AT Build; stonework fabrication and installation, Topss; white paint colour, White Dove (OC-17), black door and accent wall colour, Raccoon Fur (2126-20), Benjamin Moore. **Page 74:** Sectional, throw pillows (excluding green pillows), vases, Elte; coffee table, Atelier Arking; art by Nina Bruun, Paper Collective; window frames by Ostaco, Dundas Specialty Windows & Doors; green throw pillows, drapery fabric, Tonic Living; drapery sewing, Canadian Drapery Workroom. **Page 75: Right:** Sconce, Elte. **Page 76: Left:** Mirror, Crate and Barrel; bench, Design Within Reach; tile, Stone Tile. **Right:** Black flush-mount ceiling fixtures, Luminaire Authentik; dining table by Ethnicraft, Stylegarage; dining chairs and ottoman by Blu Dot, Urban Mode; armchairs (background), Design Within Reach; rug, CB2; art (above fireplace), Minted. **Page 77:** Laminam counters and island, Stone Tile; faucet by Brizo, Roman Bath Centre; linear ceiling fixture, Hollis+Morris;

range by Bosch, Appliance Canada. **Page 78:** Ceiling fixture, Luminaire Authentik; wallpaper mural, Drop It Modern; bed frame, throw, RH; table lamp, Arteriors; duvet, If Only Home; lumbar pillow, West Elm; drapery fabric, Tonic Living; drapery sewing, Canadian Drapery Workroom; nightstand, Crate and Barrel; rug, LD Shoppe. **Page 79: Left:** Mirror, Rejuvenation; faucets by Aquabrass, sinks, Roman Bath Centre; counter, Caesarstone; stool by Sori Yanagi, Design Within Reach; wall tile, Stone Tile; floor tile, Mettro Source. **Right:** Bed frame by Blu Dot, Urban Mode; nightstand, table lamp, LD Shoppe; bedding, RH; art, Minted.



THE RIGHT FIT Pages 80 to 85
Design, Tim Lam, Design Maze,
designmaze.com; design assistance,
Tiffany Piotrowski, Tiffany Leigh Design,
tiffanyleighdesign.com.

PRINCIPAL SUPPLIERS

Alanna Cavanagh, (647) 391-3939
or alannacavanagh.com
American Standard, 1-800-442-1902
or americanstandard.ca
Anony, (416) 944-9617 or anony.ca
Artemide, (416) 628-6718 or artemide.ca
Avenue Road, (416) 548-7788
or avenue-road.com
Bendt Kitchens & Millwork, bendt.ca
Bettencourt Manor, (416) 319-4191
or bettencourtmanor.com
Black Rooster Decor, (416) 465-7778
or blackroosterdecor.com
Blanco, 1-877-425-2626 or blancocanada.com
Blueprint Lighting, blueprintlighting.com
Calico Corners, calicocorners.com
CB2, cb2.ca
Ciot, ciot.com
Couristan, couristan.com
Creekside Tile Company, (416) 256-3800
or creeksidetile.com
Crown Surface Solutions, (416) 245-2900
or crownsurface.com
DXV, dxv.com
Eagleview Construction, (226) 646-3390
or eagleviewconstruction.com
Emtek, 1-800-356-2741 or emtek.com
EQ3, (416) 533-9090 or eq3.com
Etsy, etsy.com
Gus* Modern, (416) 534-0773
or gusmodern.com
H&M Home, hm.com

HanStone Quartz, hanstone.ca
HomeSense, 1-800-646-9466
or homesense.ca
Hudson Valley Lighting,
hudsonvalleylighting.com
Ikea, 1-866-866-IKEA or ikea.ca
Illuminate Vintage, illuminatevintage.com
Jill Rosenwald Studio, jillrosenwald.com
Jordan Poirier Furniture,
jordanpoirierfurniture.com
Kornhauser Upholstery, (519) 716-5676
Loloi, loloirugs.com
Lulu and Georgia, luluandgeorgia.com
Moen, moen.ca
Original BTC, originalbtc.com
PDR Custom Framing,
pdrcustomframing.com
Ridgely Studio Works, (416) 548-9238
or ridgelystudioworks.com
Silva Custom Furniture (to the trade),
(416) 638-9595 or silva4home.com
SWD Studio, swdstudio.ca
Tonic Living, (416) 699-9879 or tonicliving.ca
Wesley Seto Design, (416) 538-3223
West Elm, westelm.ca
York Wallcoverings, yorkwallcoverings.com

Construction, Eagleview Construction; upholstering, Kornhauser Upholstery; drapery sewing, Wesley Seto Design. **Pages 80 and 81:** Sofa and chaise longue by Sarah Richardson Design, Silva Custom Furniture; credenza, Gus* Modern; wall sculpture (far left), Ridgely Studio Works; ceiling fixture, Blueprint Lighting; floor lamp, Hudson Valley Lighting; chaise longue upholstering fabric, Calico Corners; drapery fabric, Tonic Living; rug, Loloi. **Page 82:** Black sconces, Anony; dining chairs, Avenue Road; counter, backsplash, tabletop, HanStone Quartz; faucet, sink, Blanco; utensil holder, Jill Rosenwald Studio; table (excluding tabletop), accessories, coffee machine, HomeSense; rug, Couristan. **Page 83:** Daybed, Ikea; daybed upholstery fabric, throw pillows, drapery fabric, Tonic Living; wallpaper, York Wallcoverings; millwork, Bendt Kitchens & Millwork; scissor illustration by Alanna Cavanagh; custom framing by PDR Custom Framing; chair, Avenue Road; rug, CB2. **Page 84: Right:** Custom headboard, Kornhauser Upholstery; storage bed, nightstand, Ikea; grasscloth, York Wallcoverings; cabinet millwork, Bendt Kitchens & Millwork; headboard upholstery fabric, Calico Corners; pendant, Original BTC; black and white accent pillows, Etsy; lumbar pillow, SWD Studio; nightstand knob, Emtek. **Left:** Ceiling fixture, Black Rooster Decor; rug, Lulu and Georgia; drapery fabric, Tonic Living; throw pillow (on chair) SWD Studio; throw, H&M Home. **Page 85: Left:** Mirror, EQ3; console, West Elm; bench, Jordan Poirier Furniture; pendant, Artemide. **Top right:** Mirror, HomeSense; faucet, Moen; CONTINUED

In the Next Issue
OCTOBER
 FABULOUS FALL DECORATING

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ON SALE SEPTEMBER 5

Source Guide

art, Bettencourt Manor; door handle, Emtek. **Centre right:** Wall tile, Ciot; niche tile, Creekside Tile Company; shower fixtures, DXV; toilet, American Standard. **Bottom right:** Sconces, Illuminate Vintage; mirror, HomeSense; vanity millwork, Bendt Kitchens & Millwork; vinyl wallpaper, Crown Surface Solutions; counter, HanStone Quartz; faucet, American Standard.



PURE & SIMPLE Pages 86 to 89 Design, Stephanie Houghton, Griffin Houghton, (416) 995-6323 or griffinhoughton.com.

PRINCIPAL SUPPLIERS

- Caesarstone**, caesarstone.ca
- Cercan Tile**, (416) 413-9008 or cercantile.com
- Crate and Barrel**, crateandbarrel.ca
- Dawson Cabinetworks**, (905) 951-0101 or cabinetworksinc.ca
- Design Within Reach**, dwr.com
- eCarpetGallery**, ecarpetgallery.com
- Elte**, (416) 785-7885 or elte.com
- EQ3**, (416) 533-9090 or eq3.com
- KWA Appliances**, (416) 651-0075 or kwaappliances.com
- Monte Clark Gallery**, monteclarkgallery.com
- Pamara Stone**, (416) 922-6531
- RH**, Restoration Hardware, rh.com
- Roll & Hill**, rollandhill.com
- Roman Bath Centre**, (416) 787-1219 or romanbathcentre.com
- Stone Tile**, 1-866-669-1103 or stone-tile.com
- Taps**, (416) 785-0224 or tapsbath.com
- Wills & Prior**, (519) 273-0202 or willsandprior.com

Millwork, Dawson Cabinetworks. **Page 86:** Art by Graham Gillmore, Monte Clark Gallery. **Page 87:** Sofa, Crate and Barrel; stools, throw pillows, rug, Elte; floor lamp, Roll & Hill; bookcase, Design Within Reach. **Page 88:** **Bottom:** Backsplash, Stone Tile; counters, Caesarstone; counter fabrication, Pamara Stone; faucet by Blanco, Taps; appliances, KWA Appliances; photographic art (background) by Greg Girard, Monte Clark Gallery; bench (background), Design Within Reach. **Page 89:** **Top:** Storage bed, EQ3; art (left) by Scott MacFarland, Monte Clark Gallery; bed linens, Wills & Prior; table lamp, Design Within Reach, side table, EQ3; rug,