

TRIDEL[®]
BUILT FOR LIFE

HOMEPUS

ISSUE 03



Brite and beautiful
living begins here.



HOMEPLUS

ISSUE 03

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TRIDEL®
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BIANCA KITCHEN



EDITOR'S LETTER

“We are here to help explore and learn, so that together we can create a home that supports and fosters your true potential.”



A handwritten signature in black ink, appearing to read 'Jim Stoops', with a red horizontal line above it.

Jim Stoops

Director, Design Services
The Lobby, Tridel

The Design Services Team had been looking for a way to bring together all of our different studios across the city into one location, and this seemed to be the perfect opportunity. But we didn't stop there.

Not unique to Toronto, but very visible here, are the rapid changes to the ways we live. These changes in lifestyle have affected how and where we spend our time. We think quite a lot about 'how' people live and believe that your home should complement and support your lifestyle, not stand in the way of it.

We've also noticed that as the condo market in Toronto evolves, so too have our customers. That's not to say that our clients have gotten older, just wiser. Gone are the days of condos being a temporary step on the way to detached home ownership. Our dreams today aren't just a white picket fence, they're more diverse than that; responding to different lifestyles and goals. We needed to adapt to that.

Why does Tridel do what we do? The answer is pretty straight-forward – we want to build a better and more livable city. A stronger community. We love Toronto and want to be a part of realizing its greatest potential: The potential to connect, to educate, to enliven, and to make life more enjoyable and fulfilling. We do this by strengthening communities through development; by providing you a place that you are proud to call home.

We are so excited about Tridel's next step in realizing this goal. More than just a design studio, with the opening of The Lobby: A Tridel Meeting Place, we are rethinking what it means to be a developer today in Toronto.

GREEN BUILDING

We pride ourselves on shaping communities and instilling sustainability into every storey built. As the largest builder of sustainable condominiums in Canada, Tridel condos make up more than twenty percent of all high-rise LEED® projects in Ontario, with 11 million square feet of LEED® Silver, Gold or Platinum certified and candidate buildings. Tridel's "Built Green Built for Life" program was founded on one simple truth: it was the right thing to do. Starting on the path of sustainability, we realized it was not a task to be accomplished overnight. Rather, it was a long-term objective that would provide a new benchmark for our continued growth and achievement.

The program started as a commitment to improving energy efficiency in buildings and to help insulate homeowners from rising energy costs. This leadership soon evolved into a major commitment to building all new projects to meet the most established, well recognized and credible third party environmental certification program called Leadership in Energy and Environmental Design – or LEED®, which outlines policies and targets in seven different categories including sustainable sites, water efficiency, indoor environmental quality, and innovation. LEED® is administered by the Canada Green Building Council. We think it is important for our customers to have third party certification, so you know there is no 'green washing' here.

Since 2005, we have designed 22 new projects to the strict requirements of LEED®. Tridel has been recognized by the industry as one of Toronto's eminent Green Builders. We have won multiple awards for our commitment to green building, including the prestigious BILD Green Builder of the Year more times than any other developer. In 2004, Tridel started its internal sustainability division to dedicate a team focused directly on Certification, Research and Development. At every stage, from initial design and planning, to resident occupancy, our team works behind the scenes to ensure your home meets not only your expectations, but ours as well.

We partner with industry groups to advance green building design and work with manufacturers to develop new equipment and products. Tridel is responsible for mainstreaming many potentially transformative new approaches. Fully integrated with the Construction arm of our business, the Sustainability team works directly with the Sales, Customer Care, Design Services and Property Management divisions to adhere to environmentally-responsible practices across our entire corporation. We are very proud to have sold more LEED® candidate suites than any other builder in the GTA. To date, Tridel has sold over 30,000 'green' suites across the GTA, and we're just getting started.

“Tridel condos make up approximately 20% of all high-rise LEED® projects in Canada, with over 11 million square feet of LEED® Silver, Gold or Platinum certified and candidate buildings”

An architectural rendering of a modern, multi-story residential building named Aqualuna. The building features a series of curved, cantilevered balconies with dark metal railings. The balconies are illuminated from within, and some have potted plants and outdoor furniture. The building is set against a twilight sky with a city skyline visible in the background. The overall aesthetic is contemporary and sophisticated.

Hines

TRIDEL[®]
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AQUALUNA

LEED[®] PLATINUM BUILDING CANDIDATE



The Design Experience

MAKING YOUR DREAM **A REALITY.**



MAKING YOUR DREAM A REALITY.

The Design Experience

From your first consultation to your final selections, we are here to ensure your home is just how you want it – distinctly yours. Whether online or in-person, our design experience is created to be streamlined and flexible, with a variety of services available to help create the suite of your dreams.



1. TRIDEL DESIGN STUDIO APP

Our Design Studio app is an invaluable tool that allows you to explore and customize your future home with thousands of combinations. You can see what these combinations look like in real time as they render for you on screen, no imagination necessary. The app also provides pricing as you explore so that you can design a home that suits your style and your budget.



2. ELECTRICAL DESIGN REVIEW

Your home's electrical plan is a key component of its design. We have carefully considered the electrical and lighting positions/locations in your home to suit a variety of lifestyles. Videos are available online that review the included electrical features of your suite, you can also review our template on the app. We offer a variety of convenient electrical packages to add, and you can also book an appointment to review and customize your plan.

3. FEATURES AND FINISHES

You get a world of choices included with your new home, including flooring, tiles, countertops, and cabinetry, just to name a few. We select only fine features, finishes and materials. They're based on our Interior Design team's professional knowledge of trends, the past performance of our homes and, most importantly, your preferences. Based on your lifestyle we can recommend materials with performance benefits that may work best for you. An example? For high-traffic areas or families with kids and pets, we often recommend a matte or slightly textured floor finish rather than a gloss as it makes wear and tear less visible. All of these finishes are loaded on the app for you to explore, and are beautifully displayed in our showroom.

4. PERSONAL SELECTIONS

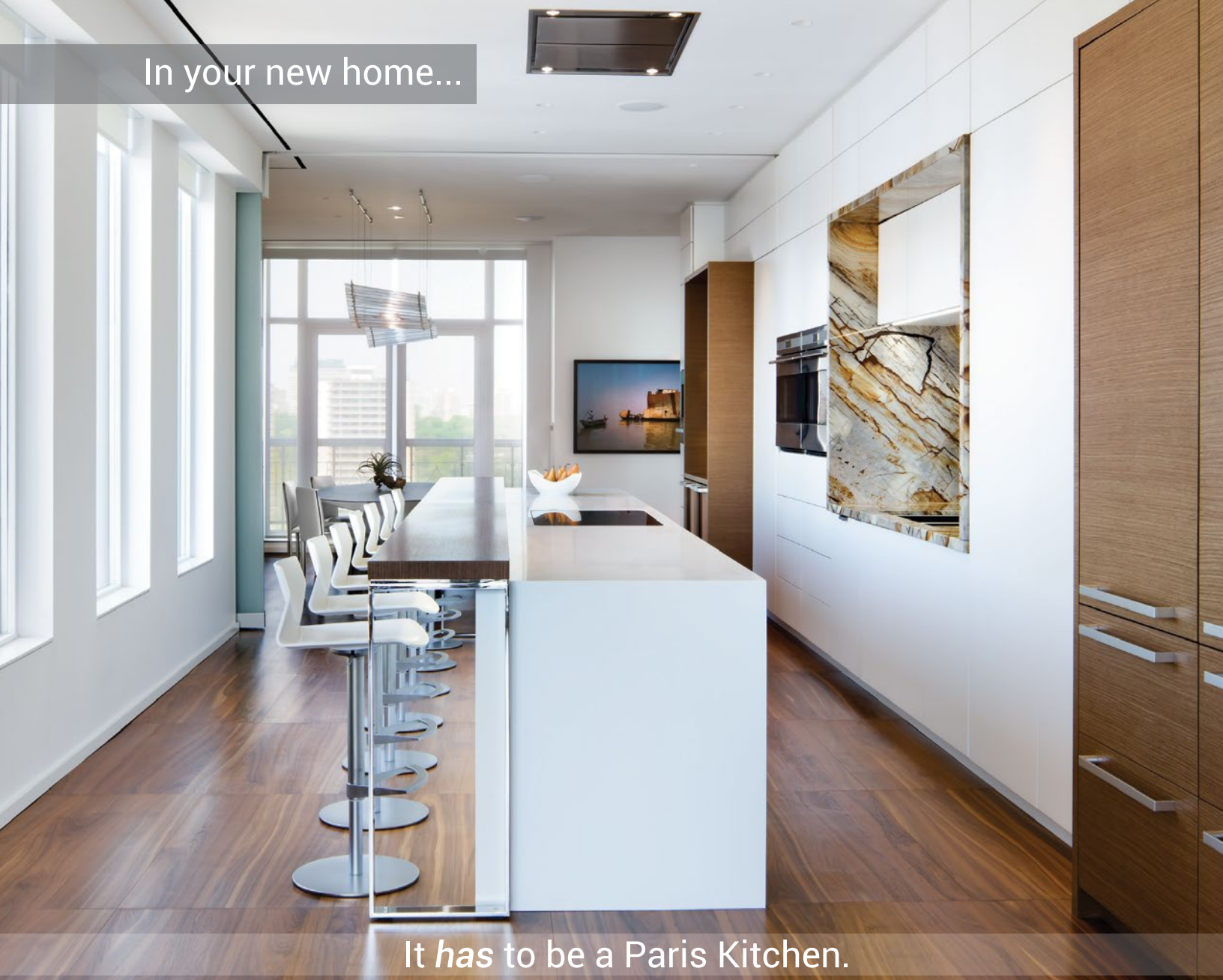
In this highly customized world, we believe you should be able to personalize your home. Our in-house team of professional Interior Designers and Design Consultants are here to help. We have created an exciting lineup of Personal Selections, available at an additional cost, and the design team is always ready to help you discover which options best suit you and your lifestyle.



5. SUITE CUSTOMIZATION

One of the most unique and exciting options with a Tridel purchase is the flexibility we offer within your suite. We can work with an Interior Designer or Architect you have used in the past to create a completely exclusive plan for your suite. Our experienced team of Design Consultants are also uniquely qualified to help you create a comprehensive and individual concept just for you.

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MAKING YOUR DREAM A REALITY.



6. TAKING FULL ADVANTAGE

We recognize that value is more than just money. Time, level of risk and possible aggravation all add up. To us, it just makes sense to personalize your home with the people you've entrusted to build it. Our personal choice items can be rolled into your monthly mortgage payments* so while you're creating a home designed perfectly for you, you can enhance your investment with minimal upfront costs. We only require a 20% deposit to finalize Personal Selection items on orders \$10,000 or more. On orders under \$10,000 you do not have to pay the deposit until your interim occupancy.** We provide the complete cost before we begin with no hidden fees such as delivery charges, labour and installation fees or service taxes, after the fact.

Included and Personal Selections have been researched and vetted by a team of professionals, meeting extremely high standards of performance. Our qualified trades and tested products save research time on your end.

Your selections are installed by trade professionals who perform to our high standards and have extensive condominium experience. All Personal Selection items are complete at delivery so you can enjoy your home from day one.

Investing \$10,000 in Personal Selections at an interest rate of 6% on a 25 year mortgage totals an additional \$60 per month. Enjoy your added options and changes until you decide to sell, at which time, they'll set your home apart and provide added value.

All the work you do with us is covered under your new home warranty. If you hire outside professionals this could affect your warranty. Trade-related damage from outside professionals are not covered under your new home warranty.† Eliminate that risk and allow us to manage the details, making sure the materials are right, that the trades are professional, and that the work is done on time.



*Some conditions may apply.

**Interim occupancy is the date that we provide the keys to your new home. Depending on timing this may be an interim close or final close.

†Refer to Tarion for more information.



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AQUALUNA LIVING AND DINING AREA



VIA BLOOR DINING AREA

REWARDING SMALL SPACE LIVING

Interview with

**Stella
Salvador**

Principal Interior Designer

TRIDEL

Q: You must get asked this all the time: what is good design? We can all attest to the fact that beauty is only part of the equation.

SS: Good design starts with the intent to satisfy functionality and inspiration. There should be a balance of beauty and usability. You can't ever forget about these concepts for everyday living. The right combination of form and function allows us to admire beauty in things that are also useful. There's another part to the equation though. We have to feel confident about the way something was made. Quality should not be compromised. To enjoy something to the fullest, we need to know that it's ethically and environmentally responsible.



Q: We tend to take environmental responsibility seriously here, and can look at the list of materials and specifications that make our condos “green”. Is there more to it than that?

SS: There's a refreshing attractiveness in something that is simple and well made. This is no small undertaking. What may seem simple is often orchestrated, and the result of extensive and sophisticated thought. We pride ourselves on the tremendous amount of thought and energy that has gone into the creation of your new home, and in making our homes environmentally-responsible. Not to mention the physical, mental and sociological benefits that come along with the condominium lifestyle.

There is no denying that living in a small space presents unique challenges, especially for someone coming from a house or condo with lots of space. We sat down with Tridel's Principal Interior Designer, Stella Salvador, and talked about condo design and small space





EVERMORE KITCHEN/DINING

Interview with **Stella Salvador**
Principal Interior Designer
TRIDEL



AUBERGE ON THE PARK DINING AREA

“

Good design is the result of the push and pull of design elements. Using the concepts of function, inspiration and style, it's the essence you create and the emotion it invokes.

”

I think a lot of people love the idea of ditching their long commute to work, or being able to live above a grocery store, beside their yoga studio, or by their kid's nursery. That closeness is a huge draw, but when they look at the space they would have to give up, they get put off.

SS: It's a definite change and trade-off, and requires smart planning and living, but it can also be immensely rewarding. We try to keep it simple for the homeowner. Our home designs are created to meet the needs of many different lifestyles. They are, however, a starting point. We're delighted to offer a team of talented and creative professionals who listen and can add their own inspired, innovative and practical ideas to help create a personalized home, with the client's lifestyle at the forefront.

Q: What would you say to someone who is concerned about small space living?

SS: We are often not consciously aware of how we use our homes, and this is key. If you are considering moving into a smaller space and think you are going to struggle, pay attention to the areas of your home that you use hourly, daily, or even monthly. Consider your belongings, too. You probably don't need a dedicated space for an activity or function that you do only monthly.

Q: I guess having a space for the purpose of storing stuff is also not very practical?

SS: Or environmentally friendly. I'm not suggesting that you need to get rid of everything. But looking critically at how you live and what you need to do it enjoyably is step one. Do you really need 30 food containers?

Q: I recently got rid of all of my food containers and got a quality glass set, all one size, easily stored, and it takes up only a third of the space. What's step two?

SS: When preparing to design a new space you need to consider the people who will live there, are they adults? Children? Do you have pets? Are there upcoming changes like retirement or university? Do you like to entertain? Do you tend to have larger gatherings or smaller ones? Is the bedroom strictly for sleeping or do you watch television from bed? Do you need a desk space in the bedroom to work? Spend time thinking about how you live. It's an important step.

Q: How do you fit all these different needs into a compact space?

SS: Plan so that every room has more than one purpose; it's not how much space you have, it's what you do with it. Quite simply, a designer's task is to create and provide the best use of space. By "best use", we mean the marrying of function with form to create the aesthetic beauty of your place. One difference between average and outstanding design is to plan with flexibility, so that every room has more than one purpose. Furniture selections should also be given consideration for multi-use.

Q: How do you best design a multi-function room?

SS: A monochromatic colour palette can enlarge a space as the eye doesn't have a clear boundary of where to stop. It can give open concept spaces a sense of unity. Spaces may share a task as long as you keep things organized. Illumination is critical in these environments. By lighting

appropriately, with task or ambient lighting, you make the most of living in a multi-functional space. Wall units are also practical and reach ceiling height. The goal? High performance with functionality and comfort.

Once the use of space is planned out, it's time to think about how the new home should look. This can seem like a daunting task to a lot of people.

SS: Some people follow design "principles" and create a room according to a clearly defined style. The challenge? The rules are changing. Styles are more or less blending together, creating a more eclectic look. There are no commandments of style that you should be afraid to break. We encourage you to create a style that is uniquely yours and use design principles merely as a guide. Enjoy the freedom to infuse your space with your own personality and create something beautiful. Pick up a few interior design magazines, literally rip out the pages that appeal to you and bring them in to our team. We can use them as a launching point for an amazing design. Explore platforms like Pinterest and Instagram for inspiration. Pick the selections that make you smile.

Q: What's your number one piece of advice for new condo purchasers?

SS: The new construction condo experience may seem long, but is also rewarding and we encourage you to use the time wisely. Don't be afraid to look critically at how you currently live compared to how you want to live. Have some fun and explore how your new space can bring even more enjoyment to your life.



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— STOCKING YOUR **COMPACT KITCHEN**

One of the initial concerns we receive from our clients is the size of the kitchen. Compact spaces require compact design and compact designs mean compact kitchens. But is a compact kitchen actually functional? And can you continue to cook what you love in your new condo? The answers are undeniably yes and yes! Giving up on some space does not mean giving up on function.

Here are some tips and tricks that will help you adapt to cooking in your new space. Each of our kitchens is designed to optimize functionality in smaller spaces, but we also have some personal selection items that you can add on to your kitchen based on your particular cooking habits and needs to really get the most out of your kitchen.

1. Tip One

Think about the largest party you hosted in your current home over the last 12 months. How many people attended? Did you use dinnerware or did you use recyclable plates? This is important because it sets a maximum party size that you may need to be equipped for. The number is probably smaller than you think.

Now think about how many people you eat with at home on a daily basis. For the majority of our homeowners that number is two to three. Which means that a dinnerware set of six is likely more than enough for your daily needs. That's six plates, six bowls, six drinking glasses, six mugs. etc. Now count how much dinnerware you currently have. It's probably way more than six. Why have 15 different coffee mugs if you only ever use three?

And it's not your fault! It's very common to collect dinnerware by accident. You get a mug as a gift, a wine glass from a winery



giveaway, and a set of china from your aunt who's downsizing, these things add up.

But in a kitchen where storage is a priority, make sure you aren't filling up storage space for daily needs with items that you use once a year, or not at all because you have 20 of them. Put those items that have sentimental value under your bed or in your storage locker for those once a year parties where you need 20 wine glasses. And if you're not attached to your dinnerware, bring only what you need for daily living to your new kitchen and get nice recyclable dishes, or rent your dinnerware when you have a large party – no cleanup needed!

For the majority of our homeowners, a dinnerware and glassware set of six occupies two upper cabinet shelves. And a flatware set of six takes up about half a utensil drawer. These small changes make a big difference and can free up a lot of storage space in the kitchen.

2. Tip Two

Put a sticker on all the food items in your pantry. Come back a month later. How much is still there? How much doesn't have a sticker? If most of your pantry still has a sticker, don't worry, you're like the majority of people. You're not the only one with a box of lasagna noodles in your pantry from over a year ago. We are not advocating throwing out pantry goods! But we are advocating for smart grocery shopping. There are tons of apps that help you create grocery lists based on recipes ensuring you only pick up what you need. Not only does this save cabinet space, it saves on grocery expenses too.



3. Tip Three

Similar to dinnerware, subconsciously collecting cookware, plastic food storage containers, and cooking utensils is also an inevitable reality. How much cookware you need is very much a function of your cooking style and skill level. If cooking and baking is a passion and hobby, you're likely going to need a lot more cookware than someone who cooks out of necessity. This requires some serious reflection on what you use regularly to cook with. But the majority of us do not need four baking sheets, or five pots of similar size – one small, medium and large will likely do.



4. Tip Four

When countertop space is at a premium, small appliances can be the death of a compact kitchen. Toasters, kettles, rice cookers, juicers, blenders, bread makers, even soda pop-makers –the options seem to be endless. How do you prevent your kitchen from looking like a display shelf at a hardware store?

First, if you regularly boil water, buy a nice stove-top model – you can keep that on your cooktop since all four burners are rarely used at once. Again, think about what you use on a daily basis and only keep that out. Consider adding a pullout to your pantry where you can conveniently store small appliances that you use semi-regularly. We can even add a plug at the back that powers up when you open the door, so you can use everyday small appliances without having to move them. Simply slide it away when you are done.



Look critically at your small appliances. Do you need a bread-maker or can you actually make bread in the oven? Can you get a multi-function appliance that does the job of two or more appliances? An immersion blender is just as powerful as a blender, but is easier to clean and fits in your utensil drawer.

Lastly, what about the 24" oven, it's so tiny! Well actually, you can still cook a turkey in our 24" ovens. It is possible! We've selected ovens that all have some form of convection technology that distribute heat and air to help cook even large items. As appliances get smarter and more advanced, they can function just as well as larger appliances. Upgrading your microwave to a speed oven, which has a microwave function combined with a traditional oven, is an amazing way to double up on oven space, and has the added benefit of speeding up cook times with amazing results on hectic weeknights.





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ENTERPRISES

AUBERGE ON THE PARK LIVING AREA

WHAT TO CONSIDER: YOUR KITCHEN



◀ **HARDWARE:** the finishing touches to your kitchen, consider pairing the finish with your faucet.



▲ **CABINETRY:** these compose a large surface in your kitchen and the backdrop that states the style of the room, so many people start their design choices here. From recessed panels, to flat contemporary doors in natural grain wood, your choices include laminate, veneer and painted finishes.



▲ **COUNTERTOPS:** they're what you look at the most while working in the kitchen, and are an integral part of the room's composition. Think colours and patterns but don't forget durability and sensitivities. Granite offers durability, natural veining and a wide array of colours. Quartz is easy to maintain with no sealing, and has a higher heat resistance and consistency of colour for a contemporary look. Complement your style by specifying details like thickness and edging.

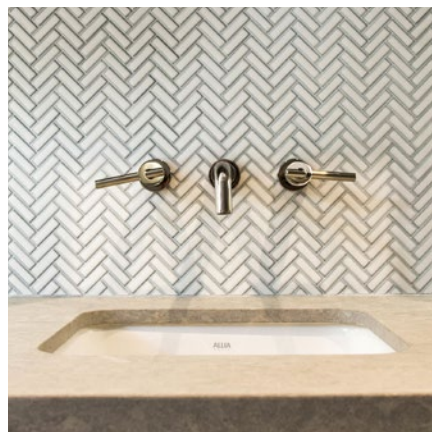
▶ **APPLIANCES:** they're the essential helping hands in the kitchen. Choose the configuration that suits you and your layout best. Some people opt for a professional grade range/oven for heavy cooking requirements.





◀ **CUSTOMIZED INTERIORS:** use pot drawers, cutlery dividers and recycling cabinets to maximize space and suit your lifestyle.

▶ **LIGHTING:** plan ahead for necessary task lighting or under-cabinet lighting to illuminate specific areas. Consider adding a capped outlet at key locations for featured light fixtures.



◀ **FAUCET:** filtered water is only a faucet away with pre-planning, and makes drinking 8 glasses a day an easy task.

◀ **BACKSPLASH:** mirrored, textured, or mosaic, backsplashes add elegance. Your backsplash can also unify your cabinetry and countertop colour scheme. A slab or glass backsplash is a visually uncluttered solution, offering fewer grout lines to clean.

WHAT TO CONSIDER: YOUR BATHROOM



◀ **TILE PATTERN:** laying tiles horizontally, vertically, or in a brick or randomized pattern can make your bathroom feel unique.



▶ **SHOWER FIXTURES:** add a handheld or ceiling mount shower for a spa like feel.



▶ **CABINETRY AND HARDWARE:** match or complement other cabinetry within your home for visual consistency.

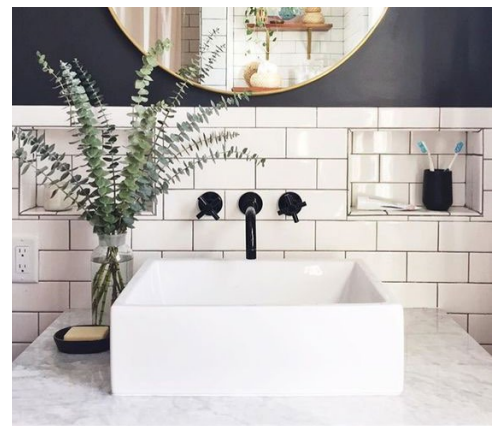


◀ **LIGHTING AND ELECTRICAL:** consider your daily personal routine to evaluate your needs. Plug-in personal grooming appliances, makeup application, etc. Perhaps you require centered outlets and directional task lighting.

▼ **PLUMBING FIXTURES:** select from various finishes and styles. Choose a lavatory faucet that shows off your personal taste.



▼ **VESSEL SINKS AND WALL-MOUNTED FAUCETS:** can be executed in traditional or contemporary styles.



▲ **SHOWER OR TUB SLAB WALL:** make a statement with a beautifully veined stone slab or mosaic on your shower or tub walls.





OUR DESIGNERS' FAVOURITE KITCHENS

The wood tones in this kitchen are warm but modern. The quartz countertops look amazing, and are also very practical. The stonework detail on the kitchen wall gives the suite some architectural elegance, and these Miele appliances are programmed to make you a better cook.

Phoebe
Interior Designer

**THE
LOBBY™**
A TRIDEL MEETING PLACE





OUR DESIGNERS' FAVOURITE BATHROOM

The warm wood cabinet is contrasted beautifully against the cool grey tiles, providing a nice mix of traditional and modern. The vessel bowls with wall mount faucets are an elegant touch. The curbless shower removes all visual distraction and is a splurge even for this luxury suite.

Sarah
Interior Designer

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Where **We Shop.**

Sarah, Phoebe, Arezoo and Stella of Tridel's Interior Design team, take us to their favourite places to shop for amazing home furnishing finds, pointing out some of their favourite pieces.



Sarah & Phoebe

Carly Triple Bench

\$1695

72.7"W x 18.5"D x 18.5"H



PS: This bench is fun and functional at the same time. The fact that it is compact in size means that it can fit on almost all condo balconies.

SK: Benches are a nice choice to be used in outdoor spaces for overlooking the view. This curvy and sculptural bench adds ample seating and will complement the space with its unique design.

ardoutdoor.com



Extendable Pedestal-Base Table

\$7148

65" (100-1/2")W x 41-3/8"D x 29-5/8"H

PS: Simply brilliant. Have a quiet dinner for two, or a dinner party, and have the table you want with a twist of the table top.

SK: You don't sacrifice high style either! The oval top shape saves space even when fully open, seating eight. The easy glide system makes it effortless as well.

calligaristoronto.ca



Ellis Round Dining Table

\$850

51"Dia, 30"H

PS: This luxurious dining table is bold and elegant at the same time.

SK: The high polished brass with the intriguing dynamic legs would make it a statement piece in the dining room.

upcountry.com



Stay Dining Chair with Powder Coated Steel Frame

\$2445

19-3/4"W x 22-1/2"D x 39-1/4"H

PS: Exquisitely finished, this beautiful chair is an investment piece. With a slim silhouette and steel frame, this chair can add a pop of freshness and fun to the dining room.

SK: The glamorous velvet in lavender paired with gold is just stunning. The chair itself looks like an art piece with a feminine touch.

southhillhome.com



Ventana Glass Display Cabinet

\$2499

40"W x 16"D x 92"H

SK: The style of this cabinet reminds me of arched French windows. It would create a focal point in neutral spaces.

PS: This industrial-look display cabinet is perfect for displaying collectables in the living room or in the library. I love the fact that the cabinet is shallow in depth, allowing it to fit nicely in almost any space.

crateandbarrel.com



6 Tompkins Shelter Box-Tufted Fabric Bed

\$3395-11295 QUEEN BED,
67"W x 86"L (VARIOUS HEIGHTS)

PS: This bed has a luxurious tailored frame with a beautiful clean-lined headboard. It's customizable and comes in many heights and widths.

SK: Love this elegant platform bed with high tufted headboard which would work well in high ceiling and grand spaces, while the rest of the room's décor can remain low-key.

restorationhardware.com



7 Micke Desk in White

\$119
7/8"W x 19-5/8"D x 3"H

SK: This clean, minimal desk design can be used in small spaces and matched with anything. Most of all, the price beats anything else on the market.

PS: I am in love with this cost-efficient desk from IKEA! I love the fact that it comes with two large drawers for storage.

ikea.ca

8 Bethany Lounge Chair

\$1365
28.25"W X 32.25"D X 28"H
Seat height: 14.25"
Seat depth: 22"

SK: I love the pairing of walnut and black leather seat. Leather chairs are timeless and stylish to be used for any space in a home.

PS: This just might be my favourite. This low profile lounge chair is sophisticated with a mid-century modern feel.

urbanmode.com



9 El Dorado Crystal Chandelier in Java Brown Finish

\$1436
24" H x 18.5"Dia.

PS: This beautiful chandelier with a mix of glass and metal will add the perfect subtle touch of industrial style to a dining room or large foyer entrance.

SK: The crystals will illuminate and activate in neutral spaces.

litemode.ca



10 Carlton Sofa

\$4029
94-1/2"W x 36-3/4"D x 30-3/4"H

SK: Love the sleek lines of this sofa. The plush cushions makes you want to sit and stay a while.

PS: This sofa brings a fresh, contemporary look to your home or office with a mid-century modern feel. This sofa is available in many different fabric colours.

boconcept.com



11 October Ottoman

\$1350
W56.5" x D31" x H15.5"

PS: Beautifully designed ottoman with fun geometric legs. Perfect for the foyer in a modern furnished home.

SK: This ottoman is like a sculpture. The unique shape of the legs make the piece more fun, and the brown leather gives a feeling of warmth.

stylegarage.com

THE PERFECT STYLE *for* EVERY BATHROOM



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deltafaucet.ca



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Arezoo & Stella



1

Kai High Shelving

Designed by Jean Louis Iratzoki for Treku
\$3370
47"W x 15.75"D x 76.5H"

SS: Kai is highly customizable with many colour combinations available. This can be used as a shelf unit or room divider.

AG: Get a designer piece without the high designer price! It also comes in different colours and finishes.

dwr.com



2

RAINER Armchair

\$199
30.5"W x 32.5"D x 33.5"H

AG: I love this comfortable seating with padded back in velvet upholstery that comes in a range of rich jewel tones. It adds undeniably high-end style to your home.

SS: I like the ultra-modern shape with a unique metal base.

structube.com

3

Parisienne Translucent Plastic Dining Chair

Design: Archinvolto.
TRANSPARENT SMOKE GREY
Polycarbon
\$406 ea.
18-3/8"W x 21-1/8"D x 34-1/8"H

SS: This chair reminds me of a modern bistro style chair. The scale is perfect and it comes in many colours, including my favourite, carbon.

AG: Stackable, scratch-resistant chairs, that best of all – are also suitable for outdoor use.

calligaris.com

4

3D Vintage Grey Rug

Reg \$4800 - \$1918 on sale!

AG: Vintage style blends beautifully with modern colours and the chevron pattern. Each piece has its own unique design.

SS: This rug is part of the second life collection where items are recycled and recoloured for an innovative, eco-friendly style.

elte.com





5

BRAN Coffee Table

\$840

39"W x 39"D x 12.6"H

AG: Volakas marble top on a brushed stainless steel base. Simple yet elegant.

SS: This coffee table will bring the chic, white marble style to your living room. Matching side tables are also available.

casalife.com

6

Premium Flicker Flameless Birch Wax Pillar Candle

Between \$19 to \$131 ea.

Assorted sizes

AG: These flameless candles are made of wax with LED centres, and feature a realistic amber flicker to mimic the light of a real candle.

SS: The soft natural texture of birch brings nature indoors.

potterybarn.ca



7

Pacton Office Desk

\$1800

53"W x 20"D x 30"H

SS: This space-saver is a desk one day and a console the next.

AG: This modern, urban walnut finish desk with rotating support shelf can be a great addition to any space in a home.

decorium.com

8

Mid-Century Daybed-Acorn

\$1400

78"W X 42"D X 35"H

AG: Simple and sophisticated daybed. Also comes in a white lacquer finish.

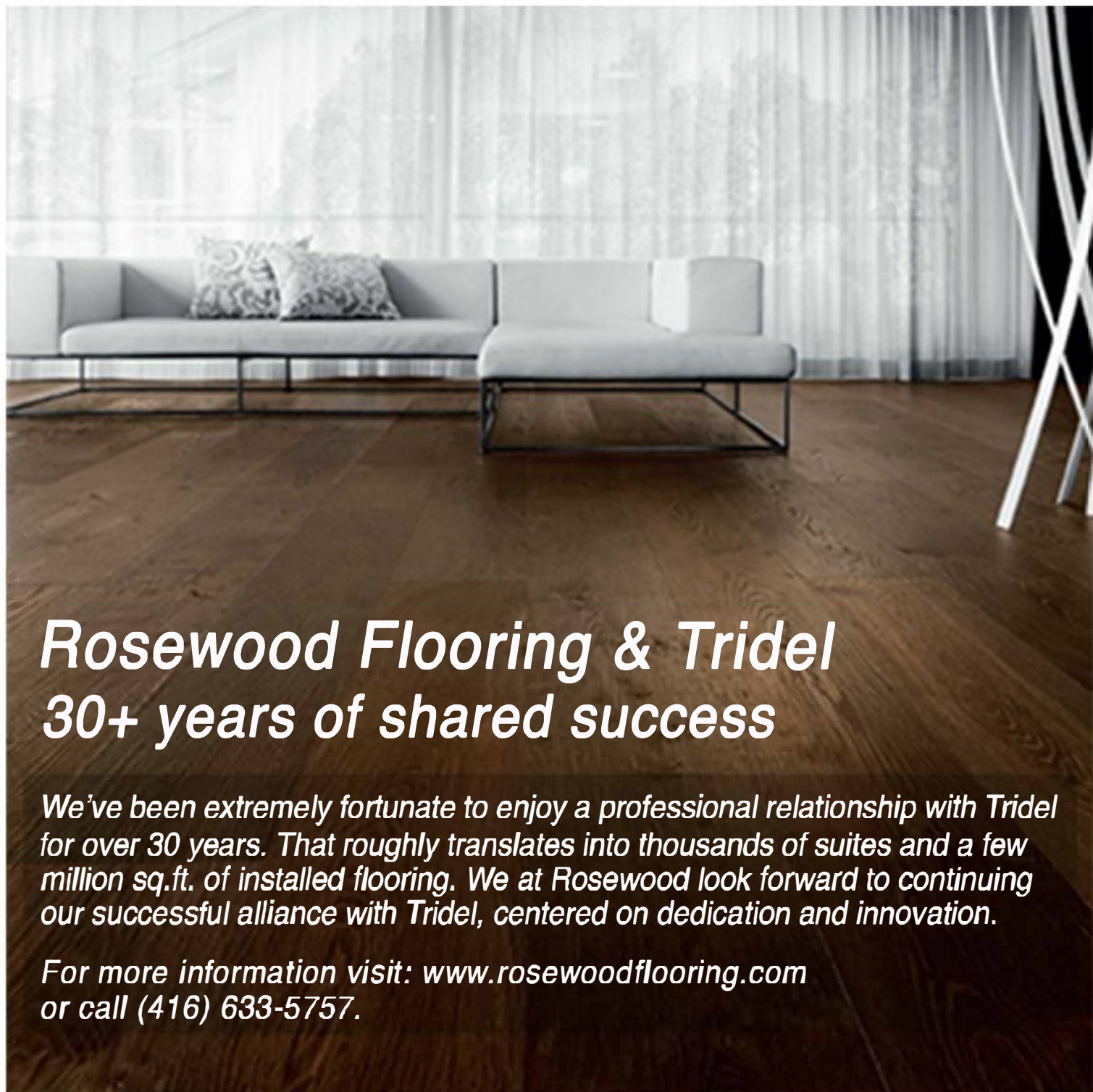
SS: A healthy daybed option (made with FSC certified wood), this versatile bed can be used in any room.

westelm.ca





rosewoodflooring

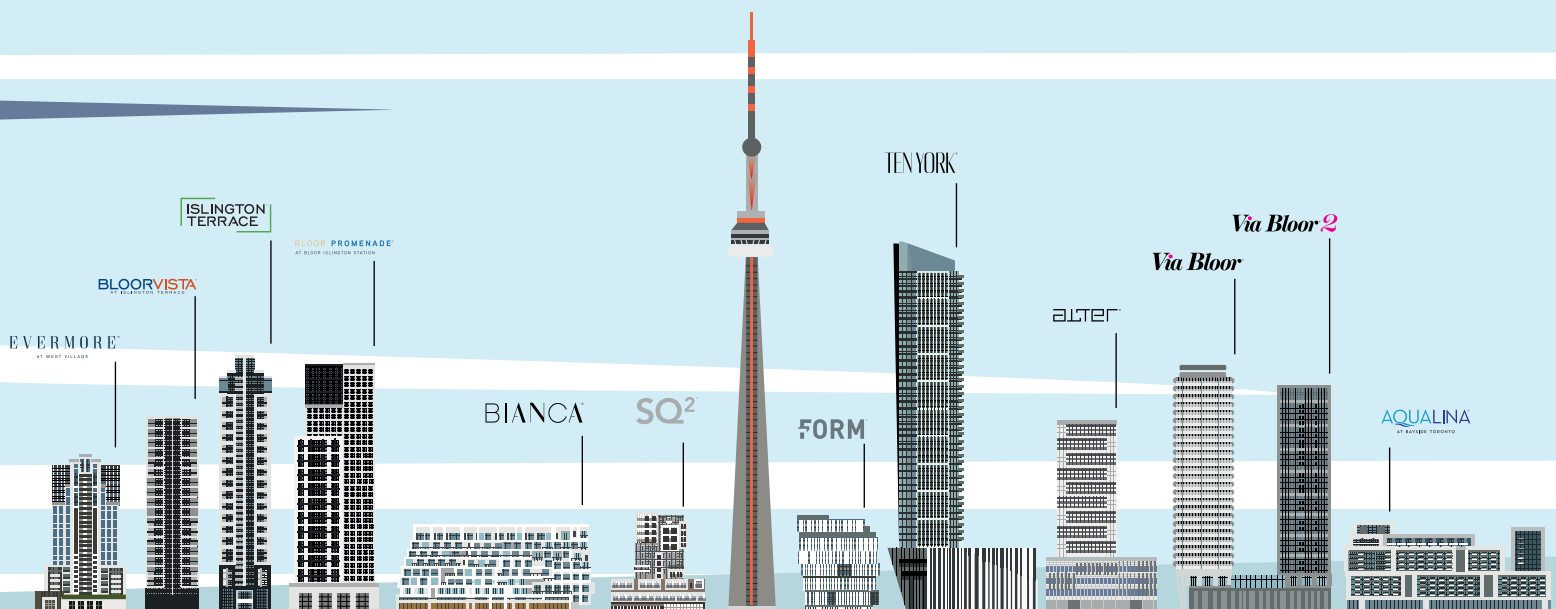


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ONE SUITE



FOUR WAYS

At just over 500 square feet with 9' ceilings, the floor plan that we started with is an absolutely amazing layout and one of our best sellers. With two full baths it's perfect for couples who enjoy their own bathrooms or who have similar work schedules and have to get ready at the same time. It has tons of outdoor living space and an oversized entry closet. The den is a good size and could be set up for a few different functions depending on needs. It's multi-functional and flexible, and a great starting point for you to put your personal spin on.



Our designers had a lot of fun creating the following four unique designs. We took one of our typical 1 bedroom plus den, 2 bath floorplan designs and chose four types of customers, each with very different lifestyles and needs, creating a home just for them.

The results speak for themselves. Everything you'll see here are modifications that we can help you implement in your home. We hope you enjoy exploring just some of the many options that are available to you as a Tridel purchaser.

1.

ANNE

Single. Jr. Accountant. Loves having friends over for beer, pizza, board games and video games. Makes a compact sleeping area to maximize living space.

Anne doesn't take "nerd" as an insult. "I'm an accountant who loves video games, I'm most definitely a proud nerd!" She may not come across as your typical accountant, but she is an amazing one. Counting numbers all day for one of Canada's largest mutual fund management companies, most of her weekends or evenings are spent on her sofa playing Call of Duty with her friends online. Her favourite nights are spent with a few of her gaming friends, sharing pizza and beers, either playing the latest strategy board game or the newest first-person shooter on her Xbox. Anne is also quick to note that she also has a PlayStation, Wii, – and for days when nostalgia hits – Nintendo64.

She prefers to stay in and spend time with a smaller group of friends, rather than head out to a bar or lounge. And although she loves to relax with a good video game, her responsibilities as an accountant are taken seriously. She also looks after all of the accounting for her father's family business.

Anne has been renting a 1 bedroom condo downtown close to work, but really wanted a condo that fit with how she uses her space. When Tridel introduced a condo in the same neighbourhood she knew that she wanted to purchase there. Anne preferred quality over quantity, which was obvious from her small but quality wardrobe. Having lived in 600 square feet for a while, she knew she didn't need more. She did, however, want to finish her new home with amazing materials and unique details. Anne chose to purchase a suite that was under her maximum mortgage approval so she could have

wiggle room for upgrades and Personal Selections. She had also budgeted a portion of her savings to purchase new furniture for her space.

Purchasing a one bedroom plus den with two full baths gave us some space to play around with. We spent some time figuring out just what Anne wanted: a large desk space for those evenings when she has to sort through piles of invoices and receipts. But she also needed a large place for five or six people to sit around and play games and relax. She was hoping to maximize her living space, and make it very comfortable. Her family home had the most amazingly comfortable sectional in the basement that she loved, and she hoped to be able to buy a new sectional for this space.

After talking to Anne and understanding her priorities, we started to explore some options to see if we could fit the oversized multi-use table and large comfortable sectional that she wanted. Since the bedroom and closet storage were not a priority, we decided to minimize those spaces while maximizing the living space. We removed one of the bathrooms and combined the space to make a smaller internal bedroom, used glass panels for the walls and doors, and layered that with elegant yet modern s-fold sheers – allowing for privacy while making the sleeping area feel as spacious as possible. This freed up the entire front of the suite for an amazing living and dining, multi-use area. What looks like a dining area on plan is actual an even better place for Anne to set up and work, or a great area to set up some game time with her friends. We put

wall-to-wall bookcases along the back wall with closed shelves below and open above, giving Anne tons of storage for documents and her board game collection. Where the two spaces were divided by a large column that encased the heating and cooling systems for the suite, we first extended it, and then hollowed it out, tucking in a bar area complete with a beer and beverage fridge. Above that we installed a huge TV, the full depth storage below also provided space for all her different gaming and AV equipment connected to the TV.

The inspirational images Anne brought in all had a rich, warm, luxe feel to them, with dark woods, saturated colours and layered mood lighting. We helped Anne recreate this feel by selecting a dark grey cabinet, and black granite countertops, paired with a dark grey 7" laminate floor. In the bathroom we used a textured, natural looking tile, and the same cabinet colour in the bathroom as we did in the kitchen to connect the two spaces. She upgraded her countertop to match the dark stone she selected in the kitchen. By adding a white sun screen shade to the windows, we were able to select a dark fabric that matched the deep tones of the floor. For the furniture we suggested rich woods accented with black to complement the dark and moody atmosphere, and plush jewel-tone fabrics for the furnishings. The overall effect was warm, lounge-inspired, and stylishly comfortable.



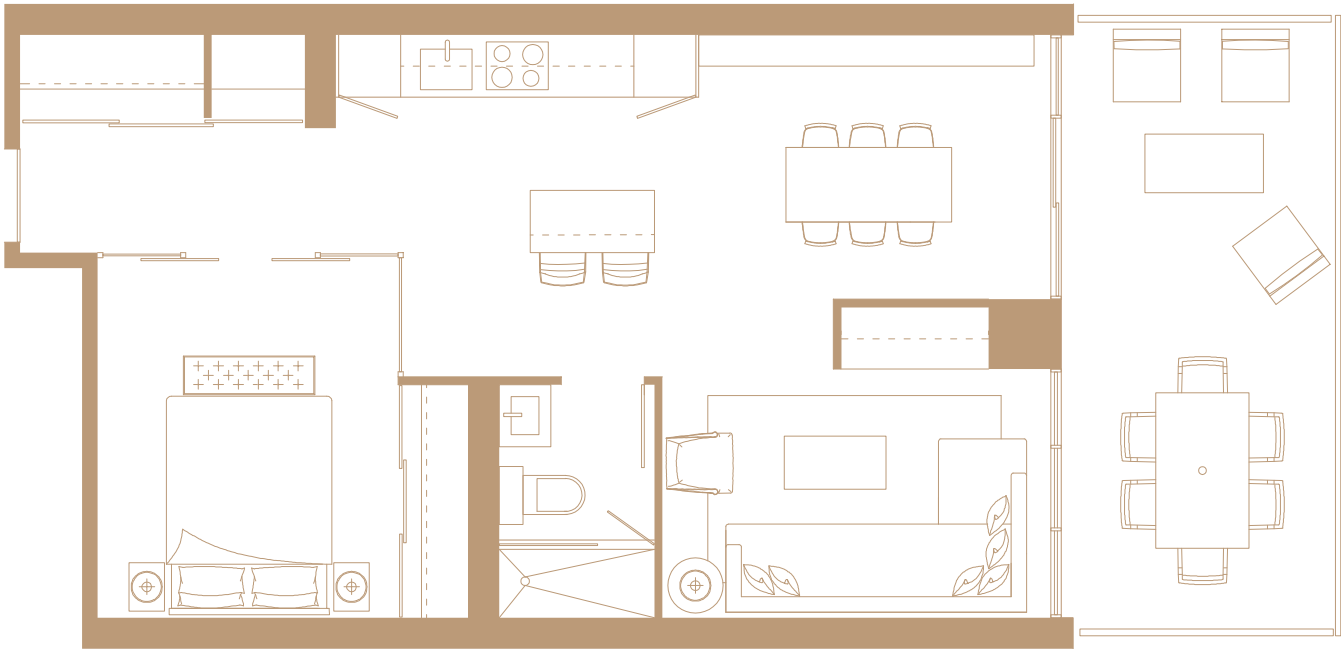
ANNE’S PLACE

SUITE RECONFIGURATION	\$ 24,500
ELECTRICAL & LIGHTING	\$ 7,400
APPLIANCES	\$ 3,250
FINISHES & FIXTURES	\$ 15,000
MILLWORK & CABINETRY	\$ 23,000
OTHER FINISHES (3 RD PARTY)	\$ 5,000
TOTAL	\$ 78,150

Prices and specifications are subject to change.



Coffered ceilings, dark drapery and the built-in bar create an inviting lounge-like space.





Layered dark tones and a statement light fixture create drama in the main space.



A TV hangs discretely above the bar, with matching kitchen finishes.

ANNE'S PLACE



Wall-to-wall tiles exemplify the indulgent finishes throughout creating a spa-like feel.



A bold statement is made by layering similar tones in the kitchen.



An internal bedroom is made all the more luxurious with custom glass enclosure and drapery for easy privacy.



The dining space doubles as command centre for board games and tax season.

Jewel tones and rich fabrics combine with industrial black metals in the living space.



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2.

JUAN & STEPHANIE

Recently engaged. Experienced small space dwellers and future family planners. Looking to adapt a downtown condo for their growing family needs.

Juan and Stephanie just got engaged. They currently live in Oakville in the basement apartment of Juan's family home, allowing them to save money for a down payment. They both commute daily by GO train to their jobs downtown, which they are both excited to stop doing when they finally move downtown. Having spent the last few years in only 500 square feet, they have learned to be creative with storage solutions, and are excited to get a little more space in their new suite.

They had been looking at resale condos in the downtown core with a realtor, originally thinking they would buy something and rent it until they were ready to move in. However, they weren't able to find exactly what they were looking for. They wanted a relatively new condo with 2 bedrooms, or 1 bedroom with an enclosed den. However, all the suites they looked at were either finished in a style that Juan did not like, or had a configuration that did not utilize space in the way that Stephanie had hoped. After three months of looking they decided to buy pre-construction so that they could select the finishes they wanted, and modify the space to best suit their needs. Juan actually proposed to Stephanie during a picnic to celebrate their new home purchase.

They bought in one of our buildings that had begun construction but concrete was not yet poured for their floor, so they were still able to make changes to their suite, while their move-in date was about 14 months out. They purchased a 1 bedroom plus den with 2 full bathrooms. Juan and Stephanie are planners, and they have a one,

five and 10-year plan worked out, professionally and personally. Part of their five-year plan was starting a family. They wanted to see if they could modify their den to create a junior bedroom so that they could live in the condo for at least the first few years of their marriage.

By extending the wall by the entry door, we were able to create a junior bedroom out of the den, large enough for a crib, changing table, and a rocking chair, as well as some storage solutions. We had discussed a variety of ways to enclose the new room, a solution that would best muffle noise was decided on. We installed a fixed glass panel facing the exterior windows so that the room would get some natural light and then a standard swing door facing the entry closet for optimum sound privacy. We also added a new pocket-door from the main bathroom into the new bedroom for easy baby care.

By relocating the door into the main bedroom we were able to create a longer wall for the TV and media console in the living area, which shifted the TV further into the suite. This had the added benefit of creating a great, flexible place for Juan, Stephanie and their future baby to spend time together.

Juan and Stephanie both loved the idea of banquette seating, and found a banquette with a flip-up seat with storage. Although not easily accessible, it was a perfect place to tuck away items used only once or twice a year.

For the new door into the master bedroom they selected a sliding barn door, and by placing it

against the wall at the far end, an additional closet was created. To add a bit of architectural interest, they switched the door from the master bedroom into the ensuite bathroom to a double door.

Stephanie is an avid photographer and she loves having artwork on the walls. We installed a few light rough-ins so that Juan could install picture lights over some of his fiancé's favourite pieces. They also installed capped outlets in the bedroom so they could install sconces after they moved in.

Juan wanted to create a warm and inviting space with a traditional feel, without it being stuffy and formal. We helped them select finishes that have traditional colour tones but have been slightly modernized. They selected a traditional warm brown floor, paired it with white kitchen cabinetry, a warm natural stone countertop and a tiled backsplash. The tiled backsplash adds character and creates a natural palette that appeals to Stephanie. They are going to pair this with a variety of grey and light beige fabric furniture, white painted wood, and natural woven area rugs to balance out the other finishes. Juan and Stephanie are both a little DIY savvy and are going to replace the light fixtures when they move in, and will add a feature wall behind the bed to add a little fun to their otherwise traditional palette. Stephanie's collection of modern prints will be framed in simple black frames with oversized white mats to complete the look.



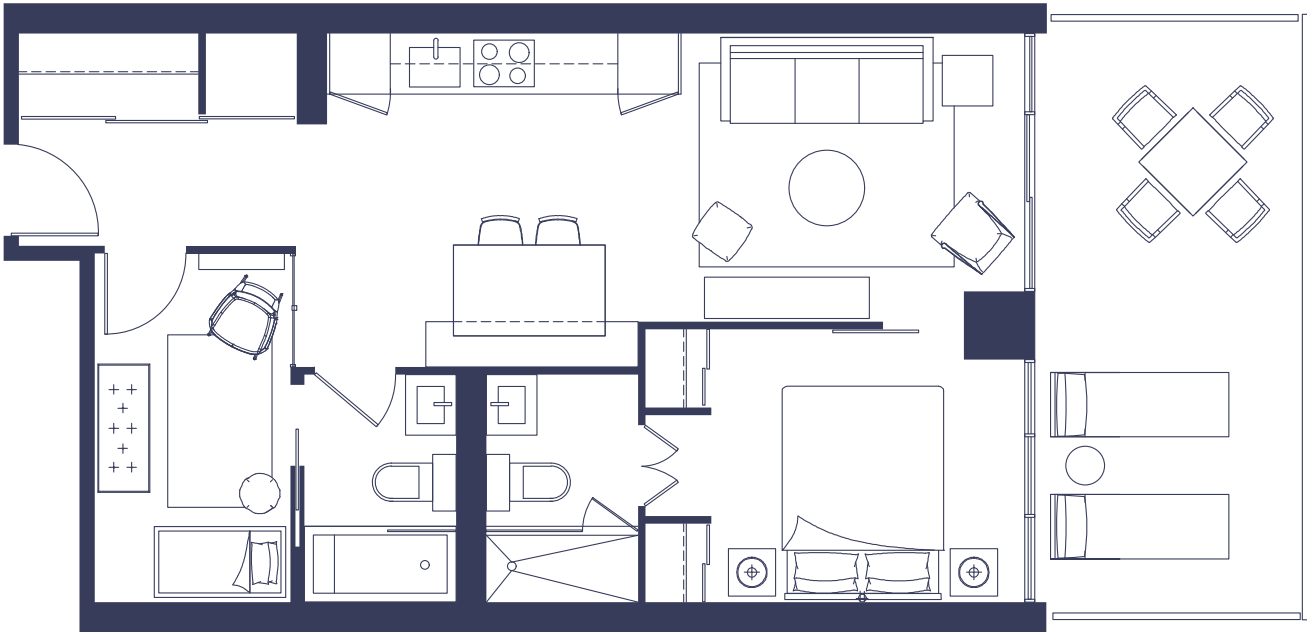
JUAN & STEPHANIE'S PLACE

SUITE RECONFIGURATION	\$ 11,000
ELECTRICAL & LIGHTING	\$ 4,000
APPLIANCES	\$ 2,000
FINISHES & FIXTURES	\$ 3,350
MILLWORK & CABINETRY	\$ 2,800
OTHER FINISHES (3 RD PARTY)	\$ 800
TOTAL	\$ 23,950

Prices and specifications are subject to change.



A rich dark cabinet complements the textured, warm grey tiles on both the floor and tub alcove lending a sense of timelessness to the new condo. A fixed tub screen does away with the difficult to clean shower curtain.





Grey window coverings contrast nicely with the warm floor, the grey colour and texture was repeated in the area rug and bed linens for a consistent cohesive look.

Juan added the wall paneling after they moved in. Sconces on each side allow for night-time convenience without taking up bedside table space.

Enclosing the den with a fixed glass wall and swing door allow for optimal sound separation between the nursery and the living space. Adding the pocket door allows for convenient access to the bathroom.





Adding a switched capped outlet on the living room wall allowed Stephanie to add a picture light after they moved in, lighting up the artwork collection at night.



White kitchen cabinetry with a pronounced grain pattern complements the glossy tiled backsplash, referencing traditional tones and textures that the couple love so much.



The table can be pulled out into the space when a large prep surface is needed.
The banquette is a space saving solution that also provided storage for less used items.



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3.

FRED

**Fashion blogger. Ever expanding wardrobe.
Avid cyclist. Wanting a space perfectly tailored to his needs.**

Fred's love of garments extends past a hobby and interest – he's turned it into a flourishing career as well. He writes the fashion columns for a magazine, has his own blog, a popular Instagram account, and is on the cusp of creating his clothing line. His wardrobe is huge! And his passion for design goes beyond clothing; he came in with a clear idea of the overall look he was hoping to achieve in his new space. He wanted an urban, lofty space with a clean, stark, white and modern aesthetic.

He's also an avid cyclist. Fred has two bikes: one he uses daily to and from work, and another he uses for racing. He also has some bike maintenance equipment. His everyday bike stays in a bike locker in the garage for easy in and out access, but he likes to keep his racing bike in his apartment. In his current place, he keeps it in the bathtub of the second bathroom he never uses.

We knew from the start that configuring the right balance between storage and living space was going to be the key to the success of realizing his vision of a clean, crisp minimalist look in a space that would potentially be filled to the brim with clothes and concept pieces. It was just Fred moving into the space, and he didn't need two bathrooms.

This gave us the opportunity to create a huge walk-in closet without compromising the size of the bedroom. In fact, the bedroom got slightly larger as we were able to do away with the smaller closet that it came with. It might

seem counterintuitive to remove a closet but this helped square off the room; creating a simpler shape, reducing some of the visual clutter. Pocket doors throughout complement the simplistic and clean line look that Fred was going for.

Fred has a sizable collection of books as well, mostly on fashion and apparel. After he moved in he had some built-ins designed and installed around his sofa to store these.

When we proposed turning the ensuite into a walk-in closet Fred had hoped that we would be able to make the remaining bathroom slightly larger. We extended the length of both of the original bathrooms to create one long wall without any jog in it. This allowed for an even larger walk-in closet, as well as a longer vanity in the remaining bathroom with tons of storage.

Removing the jog in the wall also created a long uninterrupted space between the two sliding doors. A local artist and close friend of Fred's is going to make an oversized piece of art to go here, almost 8' long. We added three directional pot lights in front of this wall so that they can light up the artwork at night.

Ideally Fred wanted to have a kitchen island and a table. But extending the walls in the closet and bathroom meant that there was not enough space to meet the clearance requirements in the Ontario Building Code. Instead we showed Fred some options from some amazing furniture suppliers that make movable kitchen islands that

would fit in the space for the kitchen.

He wanted a way to keep the kitchen as clean and tidy as possible so we installed a slide-out appliance garage in the pantry where he can keep all his small appliances like the coffee maker and toaster. The powered appliance garage allows Fred to just slide out the drawer and use the appliances without having to move it onto the countertop for power.

We decided to divide the den for two purposes. One half was for additional storage, off-season clothes, and Fred's second bike. The other half was for the dining table. Minimalist benches, a round table, and two chairs make for a comfortable yet modern area to do work or eat dinner.

Fred went for white and light grey throughout the suite. A matte, uniform grey floor with a muted wood grain provides material warmth to the otherwise clean and bright space. For an understated accent he even selected a white silgranit sink and a matte black plumbing fixture in the kitchen. In the bathroom he went for a tone on tone look layering different whites to create a crisp, bright bathroom. Layering different materials in a similar colour, like the white roller shades and light grey sofa, adds visual interest to an otherwise clean space.



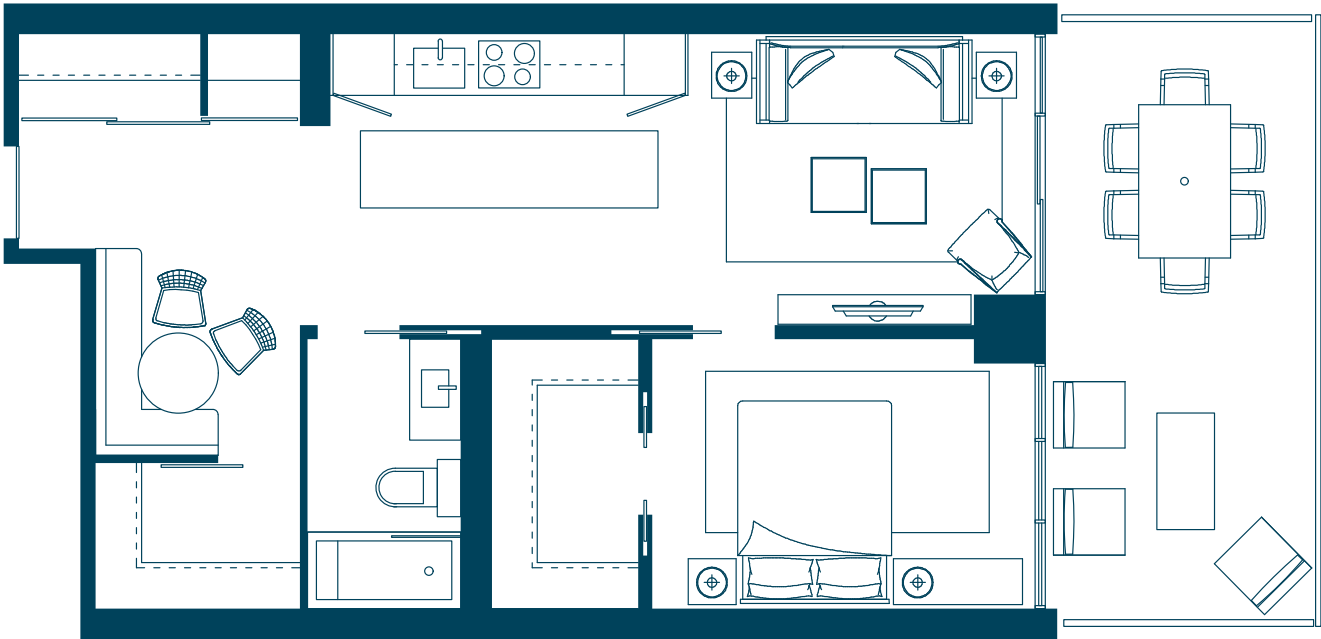
FRED’S PLACE

SUITE RECONFIGURATION	\$ 11,500
ELECTRICAL & LIGHTING	\$ 3,000
APPLIANCES	\$ 5,500
FINISHES & FIXTURES	\$ 16,000
CLOSET BUILT-INS	\$ 30,000
OTHER FINISHES (3 RD PARTY)	\$ 4,000
TOTAL	\$ 70,000

Prices and specifications are subject to change.



The original den was divided in half creating a large second walk-in closet and compact dining space.





Removing the original closet in the bedroom made the room two feet longer, allowing enough space for a desk and a wardrobe valet.



Crisp whites are predominant throughout the space, with light grey floors, cabinetry, countertops and backsplash.



The paneled fridge reduced the impact of the kitchen within the space, and creates a smooth transition between spaces.



The dining space is easily used as a work area when needed. Airy furniture keeps the space open and lofty.

Layered white finishes are accented with warm graphic pillows and a statement light fixture.



High-gloss white tiles create a clean, bright and crisp room.



Easily-movable side tables take the place of a fixed coffee table. Often referenced books on fashion and apparel stacked around the sofa creates a cozy feeling even in all white.



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4.

PAUL & SANDRA

Smart-sizing pre-retirees. Keep a residence in the city. Love having the kids over for dinner. We rejig their floor plan just for them.

Paul and Sandra want to smart-size their life. Paul just turned 58 and works as an accountant in Toronto's financial district. Sandra, 62, is only three years from retiring from her job as records manager at a law firm in midtown. They have lived in a semi-detached home in Leaside for the last 20 years. Their two adult children moved to Liberty Village four years ago. Paul is getting tired of mowing the lawn, shovelling the snow, and cleaning ice from the cars, and they've both realized that maintaining a four bedroom home isn't necessary anymore.

Sandra inherited a cottage from her parents where they love spending most weekends during the summer and hosting family events. As much as their kids enjoy escaping to the cottage, they are often too busy to get up there as much as they'd like.

Paula and Sandra looked for a new condo that they could adapt to their needs. They wanted a comfortable home in the city that they could use when not at the cottage or travelling. Paul, who loves to cook, wanted to make sure there was space to have family meals with the kids so they don't have to worry about trying to make it up to the cottage.

When talking with Paul and Sandra it became clear that they would make their cottage "home base" despite them spending more time in the condo for the initial few years until Paul retires. Storage was not too much of a priority as their cottage has a two-car garage and a basement. They did hope that somehow a 'his and hers'

closet could be provided for the clothes they do keep at the condo. They also wanted to maximize living space, and find room for a large TV, but were concerned about it dominating the space.

They purchased a 1 bedroom plus den condo with 2 bathrooms. Knowing that Paul and Sandra wanted to maximize living space we asked if one bathroom would work. They lived in a house originally built in the 40's, and had already been sharing a bathroom for so long, so had no problem continuing to do so. We decided to remove the inner bathroom and turn the ensuite into a shared bathroom by adding a pocket door. Removing the second bathroom beside the den created a sizable new space. Repositioning the bedroom and bathroom door created better symmetry and allowed us to fit in an additional closet, creating the double closets they wanted.

By moving the living area to the freed up space in the den, we were able to create a separate dining space with a large table, banquette seating, as well as two tall cabinets.

We designed a built-in cabinet along one wall in the new living room in a matte black, wood-grained laminate. By mounting the TV on the back panel we were able to integrate it better into the space.

A floor outlet was positioned under the sofa for a table lamp placed on a thin table behind the sofa, creating a great touchdown spot by the

front door. Adding two comfortable armchairs to the sofa setup creates a great place for four to five people to lounge and chat. The sofa directly across from the TV provides the perfect viewing angle for watching, and positioning the living space further back in the suite reduces worries of screen glare from the large south facing windows.

Light and bright with natural patterns and pops of black was the direction Paul and Sandra wanted to move in. The inspirational images they clipped from their favourite design magazine all had an approachable Scandinavian aesthetic. We recreated this look for them by using an engineered wood floor with a light natural matte toned finish. In the kitchen, we layered different tones and textures of white to create a friendly, yet crisp look. The living room cabinetry in matte black wood-grained laminate adds a pop of contrast.

The dining room table was bought to match, and the dining area bookcases were selected to coordinate. Since Paul loves to cook and experiment with new recipes, we switched out the cooktop to an induction model which provides the best, most accurate cooking experience. They also upgraded their wall oven and speed oven to include models with Miele's most prized features. A slim island was added that provides lots of additional countertop space, some storage, and a multifunctional space with three stools.



The ceiling configuration was a bit tricky to work out. In the end, rather than have 9' and 8' areas with bulkheads, Paul and Sandra opted to create one clean, smooth finish at 8'. This allowed them to incorporate a variety of recessed light fixtures

that all coordinate to create a flexible lighting program. The space can be bright and well-lit for those dark winter days, or while working, and they can enjoy a warm, soft ambiance while relaxing, at the end of long summer days. It's

always important to remember that sometimes a clean and thoughtful ceiling configuration can actually make a space feel larger than just the height of the ceiling alone.

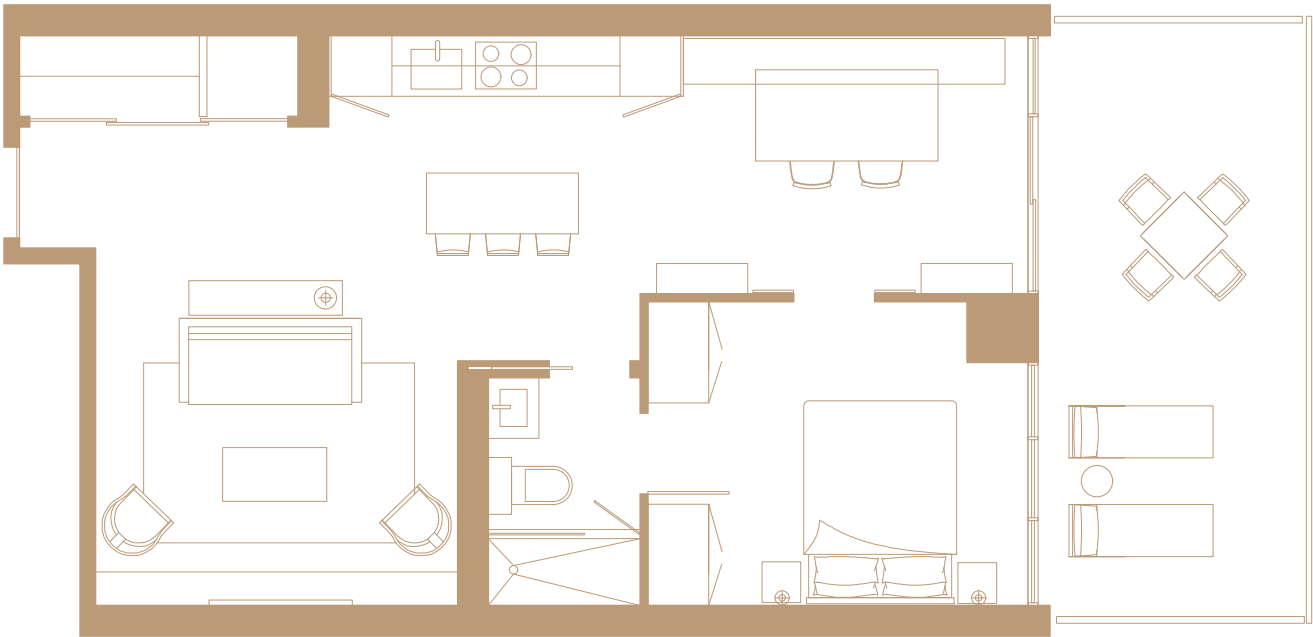
PAUL & SANDRA

SUITE RECONFIGURATION	\$ 13,000
ELECTRICAL & LIGHTING	\$ 8,900
APPLIANCES	\$ 15,000
FINISHES & FIXTURES	\$ 7,400
MILLWORK & CABINETS	\$ 43,000
OTHER FINISHES (3 RD PARTY)	\$ 10,000
TOTAL	\$ 98,100

Prices and specifications are subject to change.



Using the same stone on multiple surfaces helps this bathroom feel larger than it is. A vessel sink and wall mount faucet also add visual space to the vanity. The cabinetry was selected to complement the flooring outside.





Dark cabinetry helps blend the large TV into the background, ensuring that it doesn't steal the focus. By combining a bathroom and den, they were able to create a separate living space.

This prep island is Paul's favourite spot in the suite, he sets up here to do work, and loves how much space it gives him to prep dinner when family come to visit.





A comfortable banquette is the perfect spot to read, or linger and chat after a meal. Added potlights and the consistent ceiling height help unify the spaces.



Pulling the banquette away from the window gives the drapery a place to tuck away when they want to flood the condo with light.



Crisp white quartz countertops with bold veining complement the more stark gloss cabinetry, and natural toned floors.

www.vintageflooring.com



Shown Here: White Oak Athena 7" UV Urethane Oil Finish

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Make more possible

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KEEPING YOUR HOME CONNECTED AND SMART WITH **TRIDEL**CONNECT™.

INNOVATIVE SMART HOME TECHNOLOGY.

Tridel Connect™ makes everyday living simpler. From convenient features such as hands-free entry, automated parcel delivery, and smartphone access to your home, we're bringing it all together for a better living experience. Creating homes built for the innovations of today and prepared for those of tomorrow.

A SUITE OF FEATURES.

Arm the alarm from your wall unit or smartphone, or select the "stay" function, allowing you to set the alarm while remaining at home.

SMARTHOME FEATURES & BENEFITS

CONTROL YOUR HOME, FROM ANYWHERE.

See who's at your door, adjust the temperature in your home, call the front desk, set the alarm, check the weather, and get building updates – all from your in-suite wall pad or the smartphone app. It's that easy.

LETTING GUESTS IN.

Expecting company? Let Tridel Connect™ show you who is calling with live, one-way video from the lobby or parking garage. Answer their call and grant your guest access with a tap on your wall pad or your phone.

ENTERING YOUR SUITE.

Your home's digital door lock is unlocked with a distinct access code. Create up to four personalized access codes for family members and loved ones to come and go freely.

LICENCE PLATE ID.

Arrive home by car like a VIP. With licence plate recognition, there's no need to fumble for your fob or reach your hand outside – your vehicle is recognized and you're granted entry to the building automatically.



MOVE THROUGH THE BUILDING WITH EASE.

As a resident, your smartphone will be your access pass to the building, allowing you to unlock the doors to the private common areas and amenity spaces as you approach.

LIGHTNING FAST INTERNET.

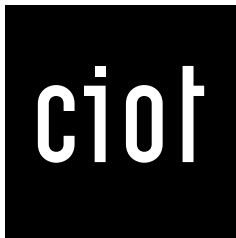
Stay connected with unlimited, ultra high-speed internet both in your suite, and in the lobby and common areas. This amenity is conveniently bundled along with your utilities in your maintenance fees.

PARCEL DELIVERY LOCKERS.

Enjoy 24/7 direct access to your parcels moments after they are delivered, with a private and sophisticated parcel delivery locker system. You'll receive a digital notification that your package is ready and waiting to be picked up.

FULL BARS, EVERYWHERE.

Our extensive cellular antenna network from the ground floor all the way to the penthouse ensures that "no signal" are two words you'll never hear again. So go ahead, FaceTime.



everlasting trends

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THE NEW YORK TIMES

FOR THE PEOPLE

OF THE CITY OF NEW YORK

AND OF THE STATE OF NEW YORK

AND OF THE DISTRICT OF COLUMBIA

AND OF THE TERRITORIES AND POSSESSIONS OF THE UNITED STATES

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