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The Kitchen Issue

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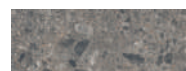
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It's Showtime!

Oakville Lifestyle Spring Home Show

April 14-16

Glen Abbey Community Centre

Milton Lifestyle Spring Home Show

April 28-30

Milton Sports Centre

Kitchen

COMFORT

Welcome to our kitchen issue – one of my favourite issues of the year. I grew up in Montreal, Quebec and my parents always rented, but no matter the size of the apartment or duplex, the kitchen was the hub of the action. It took ingenuity and a good sense of design to comfortably fit in and feed a family of five and extended family and friends.



MARLENE EISNER
EDITOR ONTARIO/BRITISH
COLUMBIA

Perhaps you're in the same situation. The kitchen is the heartbeat of your home, but it needs some TLC to be functional as well as stylish.

We know you want to feel comfortable in your space. How you do that is so individualized and personal, we understand that no one idea, trend, concept or design can please everyone. That's why we take great care to carefully curate content

that appeals to a wide spectrum of tastes, lifestyles and budgets.

What does that mean for you? It means variety. It means expect the unexpected. And it means we know you will find at least one aspirational image, thought or concept that will resonate with where and how you live. It also means that whether you rent an apartment, own a condo, live in a mansion, or are adding a level to your home, we've got you covered.

If you're looking to elevate your cooking and eating space, take a moment to walk your fingers through our pages to find your next new home decor discovery.

HAPPY

organizing

Until I got married, organizing was the furthest from my mind. You should have seen the crime scene that was my sock drawer when I was single. But years later, with my wife's guidance and unlimited patience, I think I have gained some expertise in it – not quite Marie Kondo-level yet, but close.

A big chunk of style comes down to organizing, I find. Especially around the kitchen. After all, what's the use of a gleaming, contemporary chef's kitchen if you can't find the frying pan. This issue is all about the kitchen – the emerging styles and trends – but we also bring some focus on organizing. I interviewed Alberta's lifestyle organizing guru, Megan Golightly, to get some expert advice on how to best organize the kitchen. I know I learned some new approaches from her in dealing with kitchen clutter.

The coffee maker is an essential part of my kitchen and I make it a point to have a dedicated spot on the counter for the pursuit of caffeination. Salina Yara Halabi giving us the latest in coffee making gadgets in Salina's Corner and some succinct tips on placement to keep the java flowing and handy.

Dispensing helpful tips for an uncluttered lifestyle is after all what RENO+DECOR is all about. See you next time.



PEPPER RODRIGUEZ
EDITOR, ALBERTA

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ON THE cover

Dekton's newest
stone collection
from COSENTINO



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BILD With more than 1,300 members, BILD GTA is the voice of the home building, land development and professional renovation industry and is affiliated with the Ontario and Canadian Home Builders' Associations. The Calgary region (BILDCR) works closely with various levels of government and stakeholder groups to ensure vibrant, established neighbourhoods and new communities in the region.



DDA The Decorators & Designers Association of Canada (DDA Canada) is a professional association that elevates the industry for design professionals, students and suppliers through education, events, training, advocacy and community building.



HAVAN The Homebuilders Association Vancouver is recognized as the leader in the homebuilding industry since 1974. Its knowledgeable, trusted and resourceful members build more than 65 per cent of Metro Vancouver's homes.



IDC Interior Designers of Canada (IDC) is the national advocacy association for the interior design profession, representing more than 5,000 members, including fully qualified interior designers and related professionals.



NKBA The National Kitchen & Bath Association (NKBA) Ontario chapter was established in 1977 and is where industry members meet to learn what's out there and what other members offer. The British Columbia chapter, formed in Jan. 1990, has a large provincial membership to facilitate member engagement, professional development and act as a consumer advocate for members, while being financially viable.



CANADIAN HOME BUILDERS' ASSOCIATION Since 1943, the Canadian Home Builders' Association (CHBA) has been "the voice of Canada's residential construction industry," with about 9,000 member-companies. The Edmonton-region branch engages and serves its core membership of builders, renovators, and general members by advocating on behalf of the residential construction industry in pursuit of members' success.



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then and now

Keeping up with the Jetsons

by BRENDAN CHARTERS

How AI is rapidly changing our home *life*

Technology is all around us. With recent advancements in AI technology, it seems as though everything is digital, automated and somehow

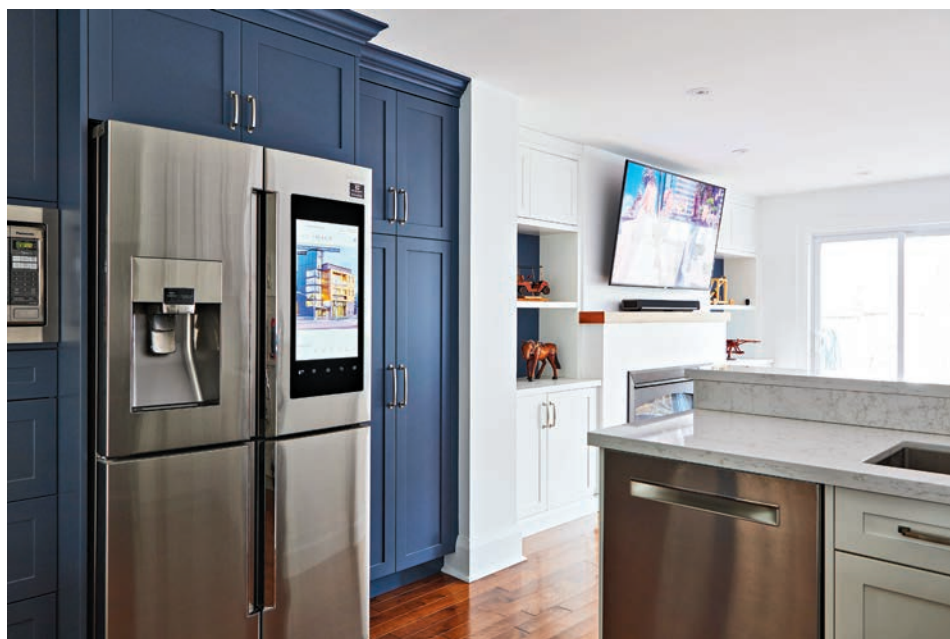
running on a microchip. Housing, while notoriously slow to adopt change, is no longer resisting, from 3D printed concrete homes, to internet-connected appliances and smart-phone-enabled everything.

The challenge is that for the most part, tech firms are all independently reinventing the wheel. Proprietary tech allows one (if successful enough) to corner the market, scoop market share and the revenues that come with it. We, however, end up with 1,000 different apps on our phone, each controlling different tech elements in a messy and cumbersome way.

This is about to change for homeowners looking to monitor and control their largest assets and make life at home easier. For the good or bad you ask? That remains to be seen.

What's the matter with Matter?

Matter is a new smart-home technology formerly known as Project Connected Home over IP (Chip), announced in Dec. 2019. The goal of Matter is to be the single source control link for more than 550 tech manufacturing firms. Simply put, it allows internet-connected devices



from different manufacturers to communicate simply and securely.

For folks building a smart home, Matter theoretically lets you buy any device and use the voice assistant or platform you prefer to control it.

Some of the smart-home technology companies that have announced their support for Matter include Amazon (Alexa), Google (Google Assistant), Apple (HomeKit), Samsung (SmartThings), Philips Hue, Legrand and Nanoleaf. Consumers who buy from any of the competing off-the-shelf technology can plug and play into this system and mix and match as desired, based on their personal needs – all without having to hire an IT specialist or be a tech wizard

themselves. The key here is ease of use and cross-connectivity, regardless of the device type or the manufacturer.

Yellow... anybody need a home assistant?

Things in tech move fast – so as much as Matter is a new and exciting collaborative tech, Yellow, a new all-in-one home assistant, is poised to eclipse it in the race for your home investment dollars (and user data, no doubt). Home Assistant Yellow integrates 1,000+ different devices and services, allowing you to create powerful automations and get insight into your energy usage, all from an easy-to-use interface that runs 100



The *key* here
is ease of use
and cross-
connectivity

per cent locally without anything in the cloud. Plug and play – with ZERO setup and no monthly trailing fees. It's also already set up to be integrated with Matter. One simple app controls everything – AV, security, appliances, energy consumption and creation, temperature – you name it.

Existing old house? No electrical wiring required – this can all run off a single PoE (power over ethernet) connection. Everything else automatically connects wirelessly and appears in the app to be controlled



when you want. Best part? It's configurable and expandable. It's fully open, all data is stored locally, and it doesn't require the internet to operate, so you don't need to fear another Rogers outage.

This new smart-home component has been in development for eight years, was released in March and is set to explode, given its cross-pollination capabilities, even with the old and outdated internet-connected items in our homes, as it makes them relevant again due to ease of use.

Security and privacy, you ask?

Yellow holds all data locally, in your home, so the risks associated with data breaches at companies, or the sink that happens if a tech firm goes out of business and loses all your data, are reduced. Identity theft, target location tracking, password manipulation, physical property intrusions, rogue recordings and data manipulation, as well as property damage, are all well documented risks associated with the benefits of smart-home technology. We have all had a computer virus, or fraudulent credit card or bank card transaction.

Opening your entire home and family to those risks is very real. If you are not connected to the internet, as in the case with Yellow, those risks are reduced, but if everything the controller is controlling is connected, the risk remains. Routine password rotation and the ability to still operate in the case of a power and internet outage remains a very real necessity, so as not to lose the ability to function in the home when those utility grids fail... which they do.

The last word

George Jetson was 40 years old in the TV series The Jetsons, which aired from 1962-63. Since it was set 100 years in the future, he would have been born in 2022. Are we 39 years away from perfect smart-home automation and technology? With the advancements in AI over the last five years, and even in the most recent year, one might be more accurate to say the future is now! When we revisit smart-home technology five years from now, at the pace of progress, things will look much different. All of the above said, in the cartoon, everything is amazing, and yet no one is happy... maybe don't toss that old rotary phone out just yet!



Brendan Charters is a founding partner at Toronto design-build firm Eurodale Developments Inc., the 2020 BILD Renovator of the Year. eurodale.ca, @eurodalehomes, 416.782.5690



BILHA KANGETHE

Heart of the home

Spring 2023 is about new beginnings. As the weather begins to warm up and the flowers start to bloom, it's an ideal time to infuse a fresh new perspective into the one space that you use the most – the kitchen.

My first love in my interior design journey began in kitchen design. Considered the heart of the home, the post-pandemic kitchen has become a central gathering place and taken an important role in our lives. This is exciting for the creative in me because every kitchen tells a story that is special and unique to the homeowner.

While functionality is key, there has been a movement toward great kitchen design to promote wellness and inspire creativity. This evolved space has shifted from simply a place where we prepare meals, to an elevated stature to be customized, reflecting the authenticity of all the individuals who operate within it.

I counsel clients to consider what is most important to them as they

navigate through their kitchen. To envision a fresh start, consider what your post-pandemic lifestyle looks like, and incorporate that as you plan your kitchen design. Is entertaining important to you? How best can you accommodate all the needs of everyone who use that space? What memories would you like to inspire and nurture? Most importantly, would you like your kitchen to rise to greet you when you wake up or hug and comfort you when you retire to sleep?

Add your personality to the space. Install family heirlooms and antiques such as photos in vintage frames, or a handwritten family recipe in a shadow box. Place your grandma's China alongside your coveted fixtures. Mix the old and the new to give your kitchen a refined and bespoke feel.

Your kitchen is the heart of your home. Personalize it and make it your own as you welcome the refreshing themes of rebirth and renewal associated with spring.

Bilha Kangethe is the founder and creative director of The Lifestyle Loft. As a certified designer and interior decorator, she has created a company that focuses on the needs of each client and customer and helps them curate a lifestyle that is comfortable and economical. thelifestyleloft.com

BILHA'S TOP picks

1

Edith **PENDANT LAMP.**
arteriorshome.com



2

Alpi **MORTAR AND PESTLE.**
thelifestyleloft.com



3

Athalia **DINNERWARE.**
anthropologie.com



4

Amphora maché **BOWL.**
thelifestyleloft.com



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Antique brass wood
PICTURE FRAME.
arhaus.com



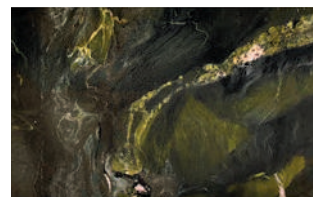
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Sense 27 **FAUCET.**
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7

Avogado **SLAB.**
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2

Edsvik DUAL CONTROL KITCHEN FAUCET in silver. \$79. [ikea.ca](https://www.ikea.ca)



3

Nio PULL-DOWN KITCHEN FAUCET in matte black by Moen. \$909. [homedepot.ca](https://www.homedepot.ca)



4

Bridge FAUCET WITH SIDE SPRAY in bronze by Whitehaus Collection. \$1,049. [lowes.ca](https://www.lowes.ca)



5

Parsons SINGLE-HANDLE PULL-DOWN SPRAYER KITCHEN FAUCET in matte black by Vigo. \$390. [homedepot.ca](https://www.homedepot.ca)



6

Linus PULL-OUT KITCHEN FAUCET in white by Blanco. \$555. [wayfair.ca](https://www.wayfair.ca)



7

TOUCH KITCHEN FAUCET by Wowow. \$119. [wayfair.ca](https://www.wayfair.ca)

8



Tara ULTRA PROFI FAUCET by Dornbracht. Price upon request. [elte.com](https://www.elte.com)

9



ONE-HANDLE deck-mount PULL-OUT KITCHEN FAUCET with deck plate in brushed gold. \$247. [rona.ca](https://www.rona.ca)

10



PULL-OUT KITCHEN FAUCET in matte white by Monroe-W. \$349. [bestbuy.ca](https://www.bestbuy.ca)

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By design

When re-doing a kitchen, designer Danielle Paul loves to work from the ground up – deciding on the room's tone, settling on a countertop design and material, establishing cabinetry colours, and a plan for appliances. Here are her top kitchen trends for 2023.

LIGHTEN THE MOOD

Light tones and neutrals are a top trend for 2023. She says she always likes to start with a neutral palette and then have the option to build with colour if the client desires. A neutral palette evokes a very calm and inviting space, which is especially important for a kitchen, as it's the hub of the home for many. Paul often leverages panelled appliances with this palette for a seamless look.

GRANITE'S COMEBACK

As far as countertop materials go, granite is making a comeback. Many homeowners select granite because of the slab's unique patterns and natural and light tones. In addition, granite is an excellent choice for making a statement with the kitchen island, which has become more than a prep station for meals and has transformed into a gathering space, an entertainment hub and a place to make memories.

CABINET CREATIVITY

Warm whites mixed with wood finishes and white oak are trending for kitchen cabinets and will be at the top of designers' lists this year. Paul has also seen a movement away from the standard uppers in a kitchen. In 2023, people are looking for more interesting elements in their kitchen, such as windows on the perimeter wall, shelves mixed with wall sconces, or more open space on the wall to showcase tile.



SEAMLESS PANELLING

Panelled appliances are still on-trend in 2023. Having fully customizable appliances makes cabinetry feel elongated and creates a cohesive look within any kitchen.

FUNCTION AND FLOW

Paul says she loves the creativity of design, but practical elements are what tie the finished look together. For example, Signature Kitchen Suite's 48-inch dual-fuel pro range is a game-changer. Not only does the

range fit seamlessly into any kitchen space (as shown in the picture), but it can also turn into the centrepiece. Its multi-purpose function offers premium features such as industry-first built-in sous vide, induction and gas on the cooktop. Meanwhile, it comes equipped with two ovens: An 18-inch True Steam-Combi oven, which combines steam and convection for gourmet-level results, and a 30-inch oven that features ProHeat convection technology and comes with a rear-wall element to distribute heat evenly.

Sweet *dreams*

A recent survey commissioned by Endy shows Canadian couples are willing to do whatever it takes to get a good night's sleep. More than half of respondents would consider sleeping in a different bed from their partner! Are you struggling in the sleep department? It could be time for a new mattress. The Endy Hybrid combines its award-winning Endy foam with durable pocket springs to provide extra lumbar support, superior comfort and breathability. From \$975. [endy.com](https://www.endy.com)



Bowled OVER

We love Crate & Barrel's line of cafe stoneware bowls. Hand-cast and hand-dipped in beautiful rich shades, it's a great choice for everyday dishware. Cafe bowls in dark teal, spice orange, desert taupe, cider burgundy and white. From \$23. [crateandbarrel.ca](https://www.crateandbarrel.ca)

PRETTY IN (BOLD) *pink!*

Looking to add a bold statement to your kitchen counter? KitchenAid has announced hibiscus as its 2023 colour of the year. This bright colour in the artisan stand mixer and K400 blender will surely spark creativity in your kitchen. From \$299. [kitchenaid.ca](https://www.kitchenaid.ca)



Budding romance

Embrace the new spring season with delicate floral-inspired cushions.

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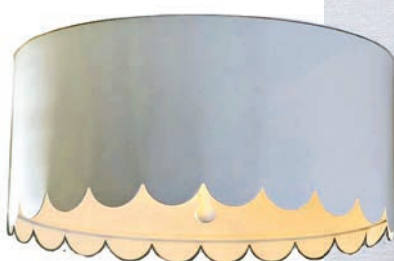
Cool Collaboration

Ikea has collaborated with Marimekko to launch the BASTUA collection. The limited-edition collection is inspired by Nordic nature, wellness and self-care rituals. Choose from 25 products with vibrant prints ranging from furniture, glassware and textiles. "Capturing the essence of Marimekko's Finnish roots and its connection to the historical origins of sauna culture was a fundamental part of the design journey and the creation of the BASTUA prints," says Rebekka Bay, creative director at Marimekko. "Marimekko is committed to bringing joy to the everyday lives of people with its bold prints and designs, and we are excited to see this come true in collaboration with IKEA," she adds. Visit ikea.ca

TREND: Scalloped edges

The design world continues to imitate the natural world. No doubt you've started seeing scalloped-edged decor pieces everywhere in 2023. Scalloped items are decorated with a series of small curves along the edges. The result is a balance of delicacy and edge (see what I did there, wink). Here are a couple of items we currently have our eye on.

1. Scalloped metal flush-mount **LIGHT**. \$269. westelm.ca
2. Quilted scallop **PLACEMAT**. \$23. zarahome.ca
3. Sarah Sherman Samuel scalloped six-drawer **DRESSER**. \$1,949. westelm.ca



1



2



3



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Dekton's newest stone collection is an ode to timeless Italian design – a perfect choice for your next home project

From the Ceppo Kode collection: GKO7
Ceppo showcases an unmistakable pebbled pattern ideal for both indoors and outdoors, with a timeless design suitable for classic, contemporary, or industrial esthetics.

When classic meets modern

by SARA DUCK

Have you considered using stone for your next renovation project? Dekton's latest stone collection will get your decorating juices flowing. It is inspired by Italian design and architecture, which have long been admired and revered for its beauty, strength and functionality.

The Pietra Kode collection, in collaboration with renowned designer Daniel Germani, reimagines classic stones into contemporary, modern pieces. "We are excited to officially

launch Pietra Kode, a timeless collection that epitomizes Italian architecture and design, reimagined with the sustainable and durability benefits only found in Dekton. It has been a highly anticipated launch by our clients, and we look forward to seeing their design visions come to life," says Eduardo Cosentino, CEO of Cosentino North America and EVP of Global Sales.

The collection comprises three series: Vicenza Kode, Travertine Kode, and Ceppo Kode – all expertly crafted with rich shades and textures. What

does this mean for you? Using stone surfaces in the design of your space can add a sense of natural beauty and timeless elegance. Stone surfaces are durable and can withstand wear and tear, making them an excellent choice for high-traffic areas such as countertops, floors and accent walls. Whether used as a statement piece or as a subtle accent, incorporating stone surfaces into your home renovation can create a one-of-a-kind look. We break down the Pietra Kode collection and the Italian influence behind each stone.



From the Vicenza Kode collection, VK04 Grafite combines a mix of black and grey scattered with whitish and reddish cloud-like patches, channelling the texture of dark, fine-grained limestone.

VICENZA KODE

The classic Vicenza stone was famously used by architect (and Vitruvius follower) Andrea Palladio in the 16th century to create magnificent villas and palaces in the Italian region of Veneto. Dekton reinterprets the code of this stone to bring warm, earthy neutral tones to the Vicenza Kode collection.



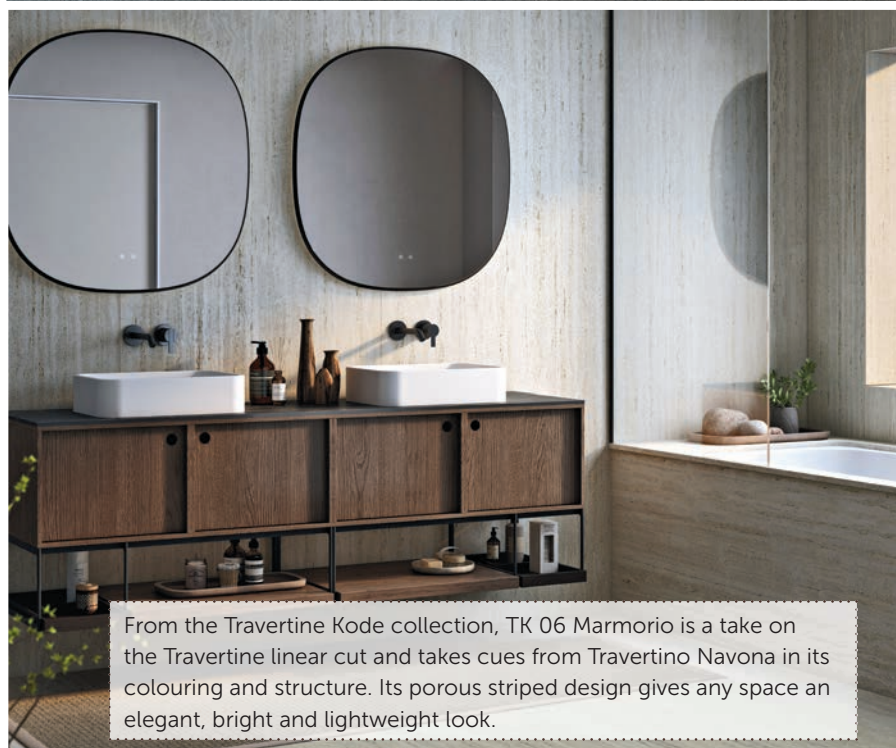
Living room with Dekton VK04 Grafite, GK07 Ceppo and VK02 Avorio

TRAVERTINE KODE

Travertine Kode is a surface material that draws inspiration from the travertine stone used in classical Roman architecture such as the Colosseum, Pantheon and Trevi Fountain. Dekton's unique ultra-compaction process allows the Travertine Kode stone to retain its traditional beauty and properties with modern innovation.

CEPPO KODE

The Ceppo di Gré stone was important in Milan's architectural history. This distinctive stone is characterized by its natural grey colour and unique texture. Dekton has taken inspiration from the beauty and character of Ceppo di Gré to create Ceppo Kode. This new surface material reinterprets the original stone's distinctive pebbled pattern that will make a statement indoors and outdoors.



From the Travertine Kode collection, TK 06 Marmorio is a take on the Travertine linear cut and takes cues from Travertino Navona in its colouring and structure. Its porous striped design gives any space an elegant, bright and lightweight look.

**For more information
visit cosentino.com**

*did you
know?*

Cosentino prioritizes energy consumption in their production process. As a result, 100 per cent of the electricity used in Dekton's production comes from renewable sources.

2023 IDS SHOWCASE



BODAQ

BODAQ Interior Film is a self-adhesive, stretchable, high-quality finishing material. Ideal for refreshing surfaces including walls, ceilings and furniture, flat and curved. An extensive catalogue carries a selection of patterns that precisely imitate natural materials. Nelcos Distribution is the official North American representative of Hyundai L&C Corporation, which manufactures architectural film. 1.778.840.8465.

IG: @bodaqfinishes | FB: Bodaq Interior Film. North America/facebook

YT: @bodaqinteriorfinishes | bodaq.com/nelcos.com



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nextART.com is a Canadian company creating and manufacturing art in Toronto. All frames and canvas are made from recycled materials. Customers choose from more than 3,000 images. They also choose the format, the size and the frame. All orders are made in three to four days, and shipped for free. 1.866.777.0278.

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OBAKKI

This slim, four-legged console is handcrafted from solid white oak and inspired by the jaguar. Designed by one of the strongest creative voices in Mexico today, this distinctive work is the latest addition to Obakki's custom line of artisan-made furniture. 604.669.9790. 1638 West 3rd Ave, Vancouver, BC. V6J 1K2.

IG: @obakki | FB: facebook.com/obakki
obakki.com | obakkifoundation.org

DRACHM APOTHCARY

Hand-poured concrete soap dish in two forms with various pigments [bone, natural, charcoal]. The raw concrete esthetic pairs perfectly with Drachm's small batch clay and glycerin soaps. Also featured is bitter orange and kokum butter sugar scrub. 416.532.6601.

197 Cedric Ave York ON M6C 3X7.

IG: @drachm.apothecary | drachm.ca





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PI FINE ART

PI Fine Art creates artistic innovations that engage the audience. From content to colour to how art is displayed, each piece is designed with meticulous attention to detail. The latest collection, Hypnotic Hush, is inspired by delicate movement, natural tones and the curiosity of 3D elements, evoking a sense of calm and tranquility while adding a touch of sophistication and elegance to a space. 416.789.7156. 1180 Caledonia Rd, North York, ON M6A 2W5.

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NEXTHOME

luxé versus less

Whether your budget is large or lean, we have inspiring ideas for a classic kitchen look

In the KITCHEN

by SARA DUCK



LESS

1. Kitchen sink **FAUCET** in brushed gold by Gappo. \$90. amazon.ca | 2. Enamelled cast-iron **DUTCH OVEN** in blue by Amazon Basics. \$54. amazon.ca | 3. Bambino Plus in black truffle. \$650. breville.ca | 4. Lerhyttan **DOOR** in stained black. \$120. ikea.ca | 5. Sculptural flush-mount **LIGHT** in antique brass. \$149. westelm.ca | 6. K150 three-speed ice crushing **BLENDER** in red. \$170. kitchenaid.ca | 7. Gatsby porcelain floor and wall **TILE** by Merola Tile. \$220 a case. homedepot.ca | 8. Floral **APRON** in pink and blue by Ambesonne. \$47. amazon.ca | 9. Marble **KNOB** in light beige/marbled. \$8. hm.ca



LUXÉ

1. Red oak **CABINET** in Italiano dark stain. Price upon request. cabico.com | 2. Famille rose **APRON**. \$72. williams-sonoma.ca | 3. Linesman return, square cement **TILE**. \$20 sq. ft. geontile.com | 4. Ascent series A2300 **BLENDER**. \$670. vitamix.com | 5. Sculptural glass rubbed flush-mount **LIGHT** in antique brass. \$299. westelm.ca | 6. Decorative marble **KNOB** in white. \$14. westelm.ca | 7. Oval **FRENCH OVEN** in blueberry. From \$510. lecreuset.ca | 8. Cafe bellissimo semi-automatic **ESPRESSO MACHINE** in matte black. \$989. williams-sonoma.ca | 9. Satin gold pull-down kitchen **FAUCET**. \$239. bathdepot.ca



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IDS Toronto 2023 **Highlights**

by SARA DUCK

For one inspiration-filled weekend in Toronto, the Interior Design Show shines a light on the latest and greatest in design and decor, along with aspirational seminars and talks. This year, the theme was Moving Parts: Design for a complex world. Fitting, right? – if you consider how much our home and work lives have changed post-pandemic. R+D soaked in all the creativity to bring you some of our favourite exhibitors from this year's show.



Best booth design

Twelve Oaks, a family-owned company and a leading North American designer and manufacturer of top-quality flooring products, received the award for best booth design. The booth included a large, beautifully lit archway carved from wood, which led to an engaging film about sustainable manufacturing. twelveoaks.ca

Obakki

Founded to merge good design and modern philanthropy, Obakki's goal is to make a change in the world by improving the quality of life for customers, artisans, and the communities in which they live. To date, it has helped more than 3.5 million people. The founders strive to know the origin of products and the impact of our consumption on the environment, and also on the communities and individuals that create them.

Along with a selection of ceramics and homewares, this year at IDS Toronto, Obakki debuted collections from three leaders in contemporary Mexican design: Andrés Gutiérrez, Mariella Motilla and Caralarga.

obakki.com



Cyrc

One of the major themes at IDS 2023 was sustainable design. At Cyrc, plastic waste is turned into unique design objects. The company believes we all must be responsible for a product's life cycle to achieve true sustainability. To this end, Cyrc ensures the materials in its products never end up as waste in a landfill or in the natural environment. cyrcdesign.com

Coolican & Company

A small-batch furniture design company in Toronto, Coolican & Company marries traditional woodworking techniques with contemporary forms. The result is heirloom-quality furniture that can be enjoyed for a lifetime. It uses only native hardwoods and keeps production local. Everything in its collection is designed and made at its studio near downtown Toronto. coolicanandcompany.com



The Parkside Lounge is made from a sculpted wooden frame and counter-balanced by a textured rope seat and supple leather cushion. The chair is comfortable and elegant, offering plenty of opportunity for a tactile delight.



Urban Barn

Urban Barn showcased its new collaboration with Canadian designer Aly Velji. "The 17-piece collection was inspired by my love of travel, and features furniture and decor inspired by faraway places. The collection incorporates unexpected details that bring a sense of adventure to everyday spaces," explains Velji. Available in stores and online now. urbanbarn.com



Flax Home

Empower yourself to create a home that encourages rest and restoration with effortlessly luxurious European linen bedding, bath towels and robes. Flax Home offers thoughtfully designed products created by its three female founders (based in Vancouver, B.C.) and is committed to providing high-quality linen essentials that will have you embracing the home-body life. shopflaxhome.com



Rob Raeside

Glassblower Rob Raeside draws inspiration from classic forms such as spheres, cylinders and cones. For IDS 2023, Raeside tapped into his whimsical side with objects resembling natural forms, such as mushrooms and beehives. robraeside.com



We loved the use of muted colours for this collection.

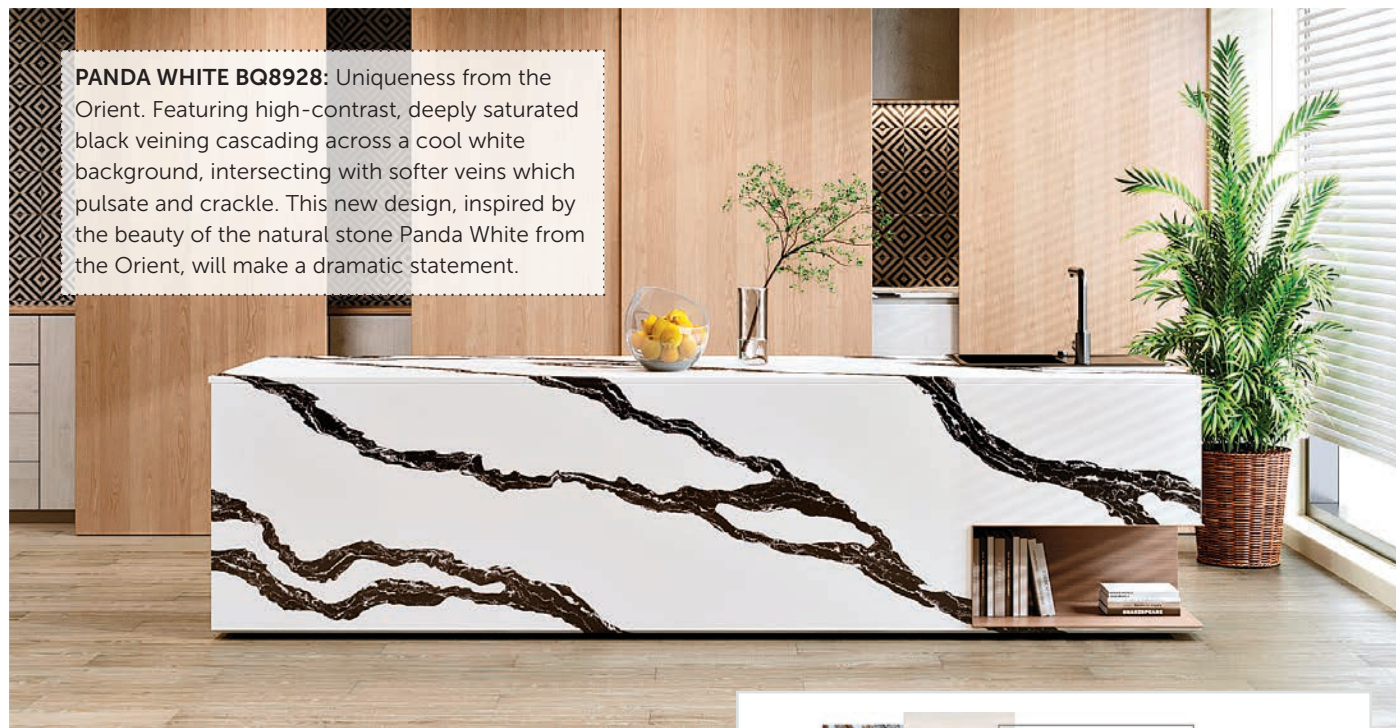
Photo: June Make

Cosentino

Previewing for the first time in the Canadian market at IDS, Cosentino's Dekton Silverkoast collection is inspired by the serene and immense whites of the Pacific, combining California's most iconic coastline with the beauty of two emblematic marbles: Carrara and Ivory White. The two new white designs are available in either a polished or a velvet finish. Marina, the velvet finish, and Salina, the polished finish, are inspired by the whimsical salt patterns that low tide leaves on the sand and rocks. These delicate white ridges are materialized in an asymmetrical pattern of grey veins on a white base that reinterprets the classic elegance of Carrara marble. cosentino.com



With more than 15 years' experience as a magazine editor, writer and content creator, Sara brings her passion for design and decor to our pages each issue. Instagram: @bysaraduck



PANDA WHITE BQ8928: Uniqueness from the Orient. Featuring high-contrast, deeply saturated black veining cascading across a cool white background, intersecting with softer veins which pulsate and crackle. This new design, inspired by the beauty of the natural stone Panda White from the Orient, will make a dramatic statement.

Vicostone Canada launches its **NEW 2023 COLLECTION**

To start the new year strong, Vicostone unveiled new designs to captivate and inspire your new design projects with its Exotic collection. The collection adds three stunning new designs to its regular lineup, offering the best selection of the highest quality quartz on the market in a range of styles and colours to elevate any decorative style. Gone are the days of bland kitchens — welcome to a new era of bold kitchen design. “People are tired of all-white everything and are ready for something more exciting.” – *The INSIDER*

Get inspired. Discover the new designs.
vicostone.ca



ELBERT BQ8401:

THE TRANSLUCENT MIST. Based in white and shades of gray to represent neutrality and balance, this is a vivid imagery for modern interior spaces connected with nature. Elbert BQ8401 weaves together layers of gold and light-gray veins on a silky white marble background, resembling the look of snowy woodlands. Smooth transitions between meshes of veins inspired by natural Arabescato marble create a realistic visual depth suited for any design style.



TYROL BQ6705:

SHADES OF THE SEA. Inspired by various silhouettes of the marina, calming blues are finding their way to interiors. The soothing nature of the cooler tones creates spaces of tranquility and calm. Inspired by natural Quartzite stone as well as sea cliffs, with the combination of several shades of whites and strong dark gray veins. The background features different colour bonds with a slight contrast, still maintaining the beautiful depth of Quartzite with a smooth transition to all layers. Truly inspired by nature, this is an exquisite beauty,

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style at home

Funhouse

by SARA DUCK • photos KIRSTEN FRANCIS PHOTOGRAPHY



R+D caught up with designer Abby Gruman of Abby Leigh Designs to discover how she created a fun and functional family home with splashes of colour and lots of personality



When designer Abby Gruman set out to create a family home for her clients, one word got her creative juices flowing – fun! It may not seem like a typical design inspiration for someone embarking on a 5,000-sq.-ft home renovation, but for Gruman, the notion of creating a fun yet functional home was the perfect fit for her clients.

Gruman started the whole home renovation with a neutral palette. “By choosing a neutral palette, I was able to add in the whimsical elements my clients craved through pops of colour, patterned wallpaper and fabric, and interesting artwork,” explains Gruman.

Touches of the rainbow can be seen throughout the design of the house. For instance, bright blue is incorporated into the fabric of a

mudroom bench, bubble gum pink accents can be found in the girl’s bedroom, and the base of the kitchen island is painted a rich, satiny purple.

“My clients definitely love colour, and they weren’t afraid to take design risks throughout the home to achieve the vision they had in mind,” says Gruman.

In addition, classic detailing, such as herringbone hardwood floors and an iron and wood staircase, add an interesting juxtaposition to the home’s overall design. “Using fun details in a home doesn’t mean excluding classic elements. It’s about creating a home with balance,” explains Gruman.

She also used black throughout the house to contrast the neutral tones and to add consistency from one room to the next.

When it came to functionality, Gruman kept in mind that her clients

had young children and a pet dog. As a result, family-friendly fabrics and strong materials like wood, marble, and nylon rugs were important when designing this home. “When you have an active household, durability is a must,” advises Gruman.

Reflecting on this ambitious project that took two years, Gruman could not be happier with the outcome. “My clients are thrilled; we collaborated to create a truly unique family home that they can grow into.”



With more than 15 years’ experience as a magazine editor, writer and content creator, Sara brings her passion for design and decor to our pages each issue. Instagram: @bysaraduck

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kitchen inspiration

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by SARA DUCK



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\$1,030. brizo.com



Elmore fabric
and iron 30-inch
BARSTOOLS
by Christopher
Knight Home.
\$519 (set of two).
overstock.ca



Dango **PENDANT
LIGHT**. \$420.
unionlighting.com



Konos **VASE**. \$170.
vintagepeony.ca

8



Designer Shima Radfar of RZ Interiors shares eight reasons why this kitchen renovation is a stunning success.

- 1 The countertop, backsplash, hood and island are wrapped in the same luxurious stone, anchoring the kitchen and making a bold statement.
- 2 A neutral colour palette was used to create a timeless look. The addition of black fixtures and brass hardware add contrast and just the right amount of shine to the space.
- 3 Intentional light fixture selections act as a source of illumination and also as decorative statement pieces. Various sources of light were used, from direct to ambient lighting including cove lighting in the ceiling, integrated lighting in the cabinetry, pendants and more.
- 4 A wood-clad appliance wall adds warmth and dimension to the kitchen.
- 5 Spacious cabinetry was designed to house large appliances and keep things streamlined. A mix of open shelving was also incorporated to create an airy feel and to showcase interesting items such as potted plants and vases.
- 6 Dark-toned glass display cabinets were added to break up the wood cabinetry and showcase a stunning wine collection.
- 7 A large sink and two faucets were chosen to facilitate large gatherings in the home. The matte black faucets with gold detailing perfectly echo the accent colours.
- 8 Ceiling details were designed to create a division between zones such as the kitchen and breakfast area and add an interesting architectural feature.

Want more inspiration from RZ Interiors? Visit [r-zinteriors.com](https://www.r-zinteriors.com)



Kitchen cabinet **HANDLES** in brushed brass by Goldenwarm. \$63 (for set of 30). [amazon.ca](https://www.amazon.ca)



With more than 15 years' experience as a magazine editor, writer and content creator, Sara brings her passion for design and decor to our pages each issue. Instagram: [@bysaraduck](https://www.instagram.com/bysaraduck)

getting started



A Manitoba **STAYCATION**

by TREVOR BJARNARSON AND JEFF HALSTEAD • **photography by** DUALITY PHOTOGRAPHIC



When our clients came to us with their dream of building a pool house in their back yard, we were excited and honoured to take on this project with them! Though we have completed many outdoor structures and pool houses before, the vision our clients had for theirs was quite intriguing. With Covid unfolding at the time, and

vacations seeming less promising, they wanted to transform a dream of their own "Margaritaville" into a reality.

Inspired by many vacations down south, our clients and design team from re:Design Studio worked together to conceptualize how this structure could look and function in our climate.

Many concepts and 3D renderings later, a final design was determined and we went to work! This pool house is an eye-catcher, and one would never believe it is right here in

Manitoba. The structure itself is unique because it contains three different areas, with different functions, while still being connected.

The first space features a full outdoor kitchen with stainless steel cabinetry, a gas barbecue, solid stone countertops, and a bar top with bright swinging chairs all while fully screened in with its motorized retractable screens.

The second space is the heart of the structure.



With its vaulted ceilings and bright painted blue beams, its bold design offers a sense of welcomeness to the structure's whole. The gas fireplace adds an element of warmth and invites family and friends to gather, whether taking a break from the pool to warm up, watching a game together or simply a place of rest and relaxation.

With a beautiful pergola structure as a transition way from the living area to the final space where there

is a large changing room and outdoor bathroom. By incorporating louvred doors, bright blue siding and beachy light fixtures and decor hand selected by our clients, we were able to make this area mimic elements of a vacation home. The bathroom even includes a urinal!

When taking a walk down the pergola to the back of the structure, an outdoor shower was installed for ease of cleaning off with a direct path

from the pool and close proximity to the changing room.

The best part of this structure? It is built with completely maintenance-free materials — because who has time to clean and upkeep while enjoying a staycation?

This pool house really does have it all. We were thrilled to be able to fulfill our clients' dreams by building a private oasis in their own backyard which they will enjoy for many summers to come.



Trevor Bjarnarson and Jeff Halstead are the co-owners of Harwood Design Builders, a multi-national and provincial award-winning Winnipeg Design - Build contracting firm.



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Miami by SARA DUCK nice!

Miami is one cool coastal metropolis. R+D hits the city to share the top spots to check out



Photo: Deluxe Eden Studio

STAY

Looking to stay somewhere that will give you a stylish slumber? Mayfair House Hotel & Garden is located in Miami's oldest neighbourhood, Coconut Grove. The hotel is a one-of-a-kind space that balances natural beauty (the hotel is filled with more than 5,000 tropical plants) and iconic architecture. Think Gaudi meets the Garden of Eden. The inspiring guest rooms have colourful interiors, handcrafted decor, premium bedding, and different thoughtful design elements in each room, such as a clawfoot tub, piano, vintage typewriter, and bar. The hotel also boasts Sipsip calypso rum bar, an exclusive rooftop pool area and bar flanked by cool cabanas, seating, stunning views, and a statement fireplace. In addition, its signature restaurant, Mayfair Grill, offers American Southwest flavours for an eclectic food experience.

mayfairhousemiami.com



SEE

The Wynwood Walls are an eclectic outdoor museum of international street art. This is different from your typical museum. Imagine more than 50 massive murals created by some of the most renowned street artists from all over the world, all in one place. Get ready to be transported into a colourful wonderland, with street art represented from Asia, Europe, Latin America and the U.S.A.

thewynwoodwalls.com

SIP

Mexican-inspired cocktails at Bakan are a must! This happening spot has 6,000-sq.-ft. of earthy and artsy indoor/outdoor space. Not to mention an impressive four-tiered glass case filled with over 300 mezcal and tequilas to choose from.

bakanwynwood.com

Come for the cocktails and stay for the tacos!



What to pack

1



1. Gia **CROSSBODY BAG** in camel. \$560. bananarepublic.ca

2. Matching twist-back cutout one-piece **SWIMSUIT** in fresh squeezed fun. \$49. oldnavy.ca

3. Soft cat **SUNGLASSES** in green by Bogetta Vaneta. \$650. holtrenfrew.com

4. Popover metallic stripe midi **DRESS** in yellow. \$144. gapcanada.ca

5. Gladiator **SANDALS** in tan. \$99. marshalls.ca



2



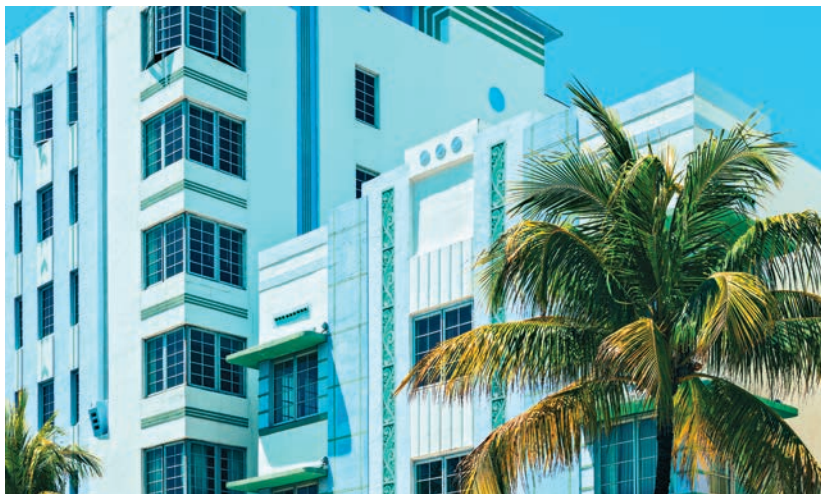
3



5

4





STYLE

Miami has the highest concentration of Art Deco buildings in the world. Check out the Miami Art Deco district, famous for preserving hundreds of buildings in this architectural style. Most buildings date back to between 1925 and 1940 and highlight distinct characteristics of geometric shapes and decorative ornamentation with pastel-coloured accents. This area will definitely inspire your next home project. You're welcome!



SHOP

Fly Boutique is the ultimate thrift store for the fashion-forward person who values sustainability. Find affordable and unique second-hand designer clothes, accessories and furniture.

IG: @flyboutique,
305-604-8508

SAVOUR

Miami is home to a full roster of restaurants that not only dish sensational food, but inspiring ambience as well. We fell hard for Branja, the first restaurant concept in the U.S. from Tom Aviv, the winner of MasterChef Israel. This spot is about elevated Middle Eastern-inspired cuisine. Aviv's world travels and experiences inspire his dishes. You'll swoon over the laid back 70s vibe and the Branzino will have you making another reservation ASAP.

branjamiami.com

SUN

What's a Miami vacay without a little fun in the sun? For the ultimate beach experience, head to Lummus Park in South Beach. This spot boasts stunning white sand and crystal blue waters. It's the perfect place to relax on a chaise lounge or even rent a bike and explore the beachfront path.

miamiandbeaches.com

Get the
hotel look
- AT HOME



1. Pogo brass and cane floor **LAMP**. \$749. [cb2.ca](#)
2. Neptune upholstered **OTTOMAN** by Astoria Grand. \$277. [wayfair.ca](#)
3. Almelo **HEADBOARD** in sumac red. \$899. [article.com](#)
4. Streamlined external drain claw-foot **TUB** in blue acrylic. \$1,498. [rona.ca](#)
5. Majestic machine woven performance **RUG** in orange. \$114. [wayfair.ca](#)
6. Abisko plush lounge **CHAIR** in yarrow gold. \$1,199. [article.com](#)
7. Large **FICUS** in rattan pot. \$170. [bouclair.com](#)

in the kitchen

The curated kitchen

by BILHA KANGETHE



Trends you can expect to see in 2023

Photo: Mike Black Photoworks

We have loved what's come before in kitchen design: All-white kitchens, open-concept layouts, quartz countertops and minimalist design. But now, for 2023, we are ready to bid adieu to some, if not all of it.

Since the onset of the pandemic, homeowners have been maximizing efficiency in all of their spaces, including the kitchen. It has now become more than a place to prep food — it is also the homework centre, work area and family activities hub. With that has evolved the creation of designated areas within the kitchen.

There has also been an emphasis to connect to the great outdoors. Bold expressions of personality and infusing sustainability go hand-in-hand with timeless, refined features, and even a nod to the not-so-distant past.

This year, kitchens are kicking it up a notch, going all out to maximize functionality, design and personality. Come explore the trends that are taking centre stage in kitchen design.

Tailored prep space and storage

Prioritizing customization and incorporating all the bells and whistles to accommodate evolving needs is

continuing to be popular in kitchen design. Everything from appliance garages to butler pantries, built-in spice racks, state-of-the-art wine closets, and organization and storage solutions are in demand, making this room both a functional and entertaining extravaganza.

The hipstoric kitchen

The hipstoric home — a new term coined by Pinterest that will rule home trends in 2023 — is the art of blending modern accents with historic vintage elements. From incorporating ornate architectural detail such as decorative trim and furniture style toe-kicks, to

Neolith Classtone
COUNTERTOPS and
BACKSPLASH. ciot.com



Photo: Olena Sergienko

farmhouse table islands and styling with antiques and family heirlooms, this trend is infusing character and charm into kitchen spaces. We love the warm, timeless and fresh lived-in approach that it brings.

Cabinetry reimagined

It's all in the details. As is expected with a maximalist design, kitchen cabinets will benefit from this style. Say 'goodbye' to the well-loved plain shaker look and 'hello' to chic rattan inlays, reed glass-door detail, engraved detailing, and fluted cabinets. It's about telling stories in every way in your home, and cabinets will make their statement, too.

Cody brush brass
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cb2.ca



Hardware hot spot

They say good things come in small packages. In this case, cabinet hardware might just steal the show. To pair with detailed cabinets, homeowners and design professionals are taking a deep plunge and are selecting ornate hardware to add flair and glamour. If you are going big and bold in all other areas of the kitchen, why not in the accessories?

Stone stunner

Quartz, marble, geoluxe, porcelain or quartzite, design trends are turning up the veins and tones, selecting stones that are unique and uncommon to continue to tell that unique story in your kitchen. From neolith classtone

to quartzite amazonite installed on everything from countertops to backsplashes and islands, this brings an infusion of character and charm in a bold, fresh and architectural way to create elevated and refined spaces in your kitchen.

Bold, tailored and personalized

These are some of the trends ruling the kitchen landscape and it's exciting to see homeowners design spaces that are whimsical, functional, and curated just for them and their needs.



Bilha Kangethe is the founder and creative director of The Lifestyle Loft. As a certified designer and interior decorator, she has created a company that focuses on the needs of each client and customer and helps them curate a lifestyle that is comfortable and economical. thelifestyleloft.com



Photo: Mike Chajcki

A great kitchen is functional, beautiful and will stand the test of time from both a quality and trend perspective

A SMALL BUT *sweet* space by LISA KOOISTRA

In my experience, a kitchen can make or break a home. That's because when a kitchen doesn't work for its owners, it becomes the bane of their existence. On the other hand, a great kitchen will be functional, beautiful, and stand the test of time, both from a quality and a trend perspective.

Size is a common complaint when it comes to kitchens that "just don't work for us." Maybe the family structure has changed, or their needs have shifted, but for some reason, the size takes the heat. I'm here to tell you that a small kitchen isn't a setback. It just requires some thoughtful planning.

White, bright and light

This kitchen was, admittedly, tiny. Neutral tones and clean lines dominate the space, wrapping it in light, bright and natural materials and finishes, which help to amplify the light streaming in through a pair of windows flanking the gas stove and range hood.

In order for it to function well for the family that lives there, we borrowed some extra space from the adjacent dining room and created an open combination space to accommodate cooking, dining, living and entertaining.

At its heart, it features an appropriately scaled island, which is the main focus of activity.

The island is finished with a white porcelain countertop, which also lines the rear wall of the space. This material was chosen by the homeowners for its versatility, durability, low maintenance and high visual appeal.

The white island and lower cabinets, white countertops and trending porcelain backsplash are a crisp, refreshing complement to the honey-coloured custom cabinetry and open shelving that warm up all that white and create cohesion throughout.

Everything in its place

Speaking of cabinets and shelves, storage is key in a well-functioning kitchen, regardless of its size. What's



pro-tip

In many kitchens, the island acts as the main eating area, so integrated seating is a must. When factoring seating into an island, size matters. It should measure at least three ft. by four ft., with two ft. per place setting. Take into account a countertop overhang of about 15 inches, to be used as a tabletop, with enough room underneath to pull up a seat. Allow a buffer of between 42 and 48 inches around the island for foot traffic.

visible, and equally important, what's invisible, will impact the look, feel and function of the space. Having some select pieces on display can enhance a kitchen's function, create visual interest and add warmth, a critical addition to a family-focussed room.

This kitchen was designed with the family's lifestyle and organizational style in mind, with a mix of hidden storage in the form of closed cabinets, balanced with some open shelving for featured items. Glass-enclosed cabinets are constructed of white oak with black-toned trim, with integrated

lighting that transforms this storage system into an artistic display.

Stylish finish

While practicality takes precedence in a small but busy space, style is never far behind. As any good designer will attest, you can have it all. The look of this small kitchen was enhanced with elegant, gold-toned hardware and plumbing, which is warm and subtle, with just the right measure of good taste.

As you can see, you really can have it all – and even a small kitchen can surpass all expectations.



Lisa Kooistra is the creative director and principal designer for Lisa Kooistra Design. This multi-disciplinary design firm has become known for creating exceptional well curated interiors and custom builds. lkdesigns.ca @lisakooistradesigns

Home *inspiration*



An iridescent visual rhythm

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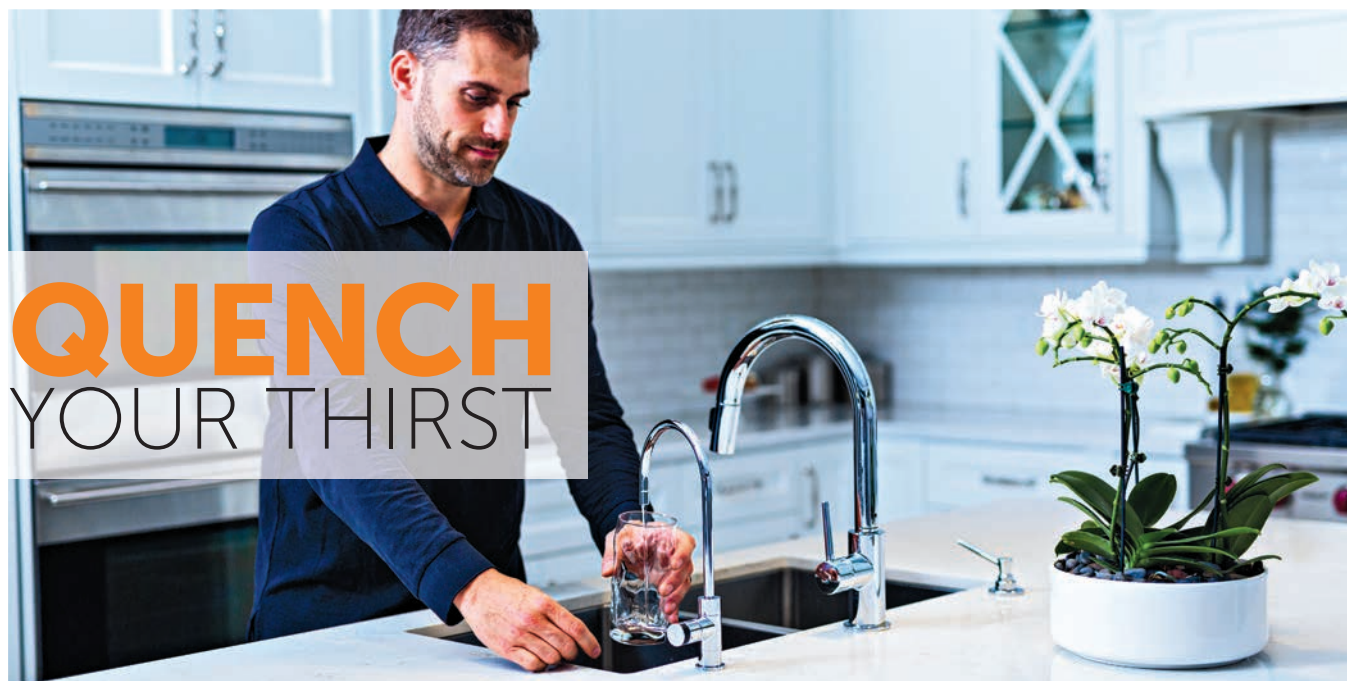


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QUENCH YOUR THIRST

You have meticulously picked out the perfect kitchen look for your renovation. While many homeowners obsess over getting their cooking space looking just right, many forget that the function of a kitchen is also to support our daily necessities, namely nourishing our bodies with food and water. If we are willing to spend so much time and effort on the look of a space, shouldn't we also ensure that the water we cook and drink with is the best quality possible?

Did you know that tap water can contain elevated levels of lead, fluoride, pharmaceuticals and chlorine, among other chemicals? Popular pitcher-style water filter systems use tiny carbon filters to remove only a minimal amount of chemicals, and while RO filtration (reverse osmosis) strips the water of chemicals, it also removes essential minerals – resulting in acidic water, which is unhealthy to drink.

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For more information, visit sorsowater.com

Cooking up

AN ACCESSIBLE SPACE



The first place many homeowners wish to renovate is the kitchen. Accessibility in this much-used room is a crucial aspect of its design to make it easy for everyone to prep and cook meals, eat and clean up

by ALI MOENCK

I sat down with registered interior designer, Erica Sibley, to chat about her strategies for incorporating accessibility into kitchen design. With 10 years' experience in kitchens, Sibley has helped her clients build their dream kitchen while guiding them toward a layout that will serve them well into their golden years.

"I always start by getting my clients to consider the layout and structure of the space, the materials, and the details," says Sibley.

"Open-concept homes might suit younger families, but it doesn't always serve older adults well for many reasons. For example, the acoustics can be jarring for anyone whose hearing sensitivity is more acute," she says. "Thinking about pathway clearances is also important. Allowing for larger

doorways and entryways is helpful for those using a mobility device, and many people might also have a chair by their prep sites to avoid standing for long periods of time."

Another aspect to consider in accessible kitchen design is reducing the space between countertops to shorten the distance when carrying a full pot from the sink to the stove. "In big kitchens, we'll add a prep sink or a pot filler at the cooking surface," she says.

Sibley prefers slip-resistant floor materials such as tile or vinyl, avoids using shiny or reflective surfaces and pays attention to the way a floor is laid. "Transitions between rooms or materials need to be minimized or eliminated, as they can be tripping hazards for people."

The finish on countertops can be a factor as well, and Sibley suggests choosing countertops with rounded



This kitchen features wider than standard walkways, no wall cabinets, a water source close to the range (pot filler), microwave at the correct height, and the range is flush with the countertop edge.



corners over the more popular pointed corners that are currently in style.

"Finally, I'll guide clients to think about details such as the internal elements of the cabinets." She cautions having too many wall cabinets. "In truth, most people can't reach beyond the second shelf, and storing heavy items up there poses a safety issue when lifting items up or down. It's easier to lift a stack of plates from a drawer instead of taking it down from a shelf."



Erica Sibley, is an award-winning registered interior designer with ARIDO.



Ali Moenck is the communications manager with the Association of Registered Interior Designers of Ontario (ARIDO).

Reducing the need to stretch or reach for items is key, so she directs clients to rolling cabinets or internal rollouts, pull out-pantries, or LeMans corner units.

"Drawer and cabinet handles should be closed on either end and rounded to avoid catching a hand in them. Lever handles are also useful. For people with arthritis, knobs can be a real barrier."

Finally, task lightning throughout the space can help people with vision issues. "Under-cabinet lighting can become handy task lighting. Positioned for the workspace, it doesn't create glare or cast shadows onto the working surface."

Accessible kitchen design is not just about accommodating those with disabilities, but also to make life easier for seniors, families with young children, and anyone who wants to create a comfortable and functional kitchen environment.



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tip:

Carefully consider your ability to repay the loan before applying for construction financing.

You'd love to renovate your home. Better yet, tearing it down and building something new has been a dream of yours for a long time. But how could you even begin to pay for such a large project?

CONSTRUCTION Financing

by ALISA ARAGON-LLOYD



Before ↗

If you've owned your home for many years, you probably have a considerable amount of equity that you can use to renovate or build a new home. If you haven't considered construction financing, read on to find out if it is a good option for your project goals.

Before you begin

The first step is to surround yourself with a great team to help and guide you throughout the entire process.

This would include a mortgage expert experienced in construction, plus a reputable and licensed builder/contractor or certified renovation professional. The builder/contractor should be licensed under B.C. Housing and a member of a recognized new-home warranty program.

The details

Construction financing supplies funds for you to build a new house, undertake a major renovation or tear-down what you have to build a new

home on the property that you already own or a property you are looking to purchase.

This is a short-term loan to take care of expenses related to the construction process such as materials, labour and permits, and can be obtained from a variety of sources, including a bank, credit union, a mono-lender (lenders that only work with a mortgage expert) and private lenders.

Once the renovation or the home is completed and the final occupancy

permit is issued, you will typically refinance or convert the construction loan to a long-term mortgage or sell the property to pay off the loan.

How it works

A construction loan requires a down payment for the purchase of a different property or equity taken if you own the property. This type of financing usually has higher interest rates and fees, and is more capital intensive than a traditional mortgage, as there is greater risk involved in lending money for a construction project.

You need to ensure you have enough capital to complete the project to get to the next stage, since a lender will not advance funds until each stage of the work has been completed. Also, the loan is based on a "cost to complete" and not the future value of the project — most lenders go up to 75 to 80 per cent loan to complete.

The budget

You're going to want to draw up an accurate budget that should include the land value, soft costs and all hard costs. The land value is the lower of the purchase price or the appraised value of the land.

Soft costs are fees indirectly related to the project such as architectural consultations/designs, interior design, engineering and permits, to name a few.

Hard costs are related to the hands-on construction such as labour and raw materials. Both soft and hard costs are essential to the project.

You should also have a contingency fund of at least 10 per cent to cover cost overruns, such as an increase in the price of materials or labour. Make sure you have a clear understanding of the lender's funding requirements

as well as the builder/contractor and renovator's payment schedules during every stage of construction.

The lender will release funds based on draws while the builder/contractor and renovator will require payments based on the stages once the foundation, framing and interior are completed.

An exciting time

Whether you are venturing into a major renovation or building a brand-new home, it is an exciting time, and construction financing can help you get there. However, the process can be complex, with a lot of moving parts. Choose a good team, including a mortgage broker who understands the ins and outs of construction financing to find the best lender for your specific needs and situation.



Photos: Courtesy of Best Builders and SGDI Sarah Gallop Design Inc.

Construction financing typically works in several stages

- 1 Application:** When you apply for a construction loan from a lender, you must provide details about the project, your financial history and any other relevant information, as well as a signed contract from a builder/contractor or renovator, including a budget for the entire cost of the construction project along with floorplans and front and side elevations of the house.
- 2 Approval:** The lender reviews the application and decides whether to approve the loan, taking into consideration your credit score, income and the feasibility of the construction project. They will also require an appraisal to confirm the value of the property once the major renovation or new home is completed based on the budget, drawings and current market conditions.
- 3 Loan terms:** If approved, you will receive the loan terms, including the loan amount, interest rate and repayment schedule.
- 4 Disbursement:** The loan is usually disbursed in installments, known as "draws" as construction progresses. The lender usually sends an inspector to the construction site to verify that the work has been completed before releasing the next draw of funds.
- 5 Once construction is complete,** you can refinance the loan with a long-term mortgage or sell the property to pay off the loan.



Alisa Aragon-Lloyd obtained her mortgage license from the University of British Columbia and has been helping her clients since 2011. She has her own company, Bridgestone Financing Pros powered by DLC Homeline Mortgages and is on the board of directors for the Homebuilder Association of Vancouver (HAvAN).

Sitting between traditional and modern, this design offers the perfect backdrop to showcase your personality while maintaining a classy space

Transitional kitchen design

by JAMIE BANFIELD



The kitchen is a room you're likely to be in daily, whether it's to prep food, eat or relax with a coffee and muffin. The last thing you want is to get tired of your space or worse – be afraid to get it dirty.

A smooth blend

Transitional design is not just a mix of modern and traditional styles; it

borrows elements from many areas. For example, shiplap, an apron sink and white upper cabinets reflect a farmhouse and cottage style. The Shaker cabinets lean toward a more traditional design, while mixed metals in the plumbing, hood fan and lighting illustrate an industrial and modern style.

The key is to consider how different design elements complement one another. Smooth black metal softly

contrasts with the grainy wood beams, and the pop of bold colour doesn't seem out of place since it doesn't conflict with the other hues in the space. In this scenario, the blue makes a real impact against the mostly white kitchen, while blending nicely with the soft gray backsplash tile and the deep brown earthy wood beams, the legs of the chairs at the island and the larger wood table and chairs.



Relaxed sophistication

A transitional design is appealing because it is “approachable.” Elements such as the large apron sink encourage people to not worry about the mess when washing the dishes. The open shelving is the perfect space to display plants, frequently used serving pieces and kitchen decor.

Mixing metals in plumbing, hardware, appliances, and lighting offers up a relaxed sophistication while unifying other elements around the kitchen. For example, the black handles and metal hardware address the hoodfan; the nickel finish on both sink faucets highlight the warmth of the veining in the countertop.

Balanced, not busy

The trick is to pursue cohesive minimalism. Ample storage in cabinets keeps the mess contained. Balance also comes from shape and scale. To prevent monotony, the space utilizes straight lines and curves. The lines of the shiplap

ceiling and Shaker cabinets direct the eye. Arches soften the edges — the delicate pendant lights, the faucet and the column detail on the cabinets. The upper cabinets use circular knobs and the lower ones linear bar handles in the same black finish.

Too much of one texture can throw the design out of balance. The ribbing on the sink offers relief from the smooth surfaces of the backsplash and countertops nearby and is similar to the pattern in the pendant lights.

By extending the shiplap and wood beams from the kitchen into the dining room, the area is expanded, seamlessly connecting the two spaces.

Approachable elegance

For a kitchen that’s livable and timelessly designed, keep the details sophisticated but the space relaxed. Have elements call to one another to ensure cohesion but keep it balanced with different textures, shapes, and scale. A transitional kitchen offers many opportunities for your personality to populate the space.



Vancouver-based residential designer Jamie Banfield, of Jamie Banfield Design Inc., is a creative force in the industry and recognized for his design skills in both residential renovation and custom home design projects throughout Canada.
jamiebanfield.ca

Finalists announced

HAVAN AWARDS FOR HOUSING EXCELLENCE

Connect with award-winning professionals

The finalists of the Homebuilders Association Vancouver (HAVAN) Awards for Housing Excellence, presented by FortisBC, were announced on Thursday, March 9 at Vancouver's iconic Hollywood Theatre.

Showcasing Metro Vancouver's best new-home construction, renovation and design nominees for 2023, projects include awe-inspiring custom-built homes, whole-home renovations, state-of-the-art automation, luxurious master suites, and breathtaking kitchens and outdoor spaces to inspire any homeowner.

Pictures inspire us, but the real gold is finding the right professionals for your project. The residential construction industry is going through some of the biggest changes we have seen in the past 100 years. The BC Building Code is adopting the Energy Step Code requirements with the goal to build to net-zero by 2032, and the laser focus is on increasing supply from all levels of government. In today's home-building industry, there is science behind every wall as we look to lessen our carbon footprint and increase the resiliency of our homes.

Reflecting industry trends, and the updates to the BC Building Code, the HAVAN Awards includes



Builder: Jedan Brothers Contracting Designer: Laura Grist Interior Design Inc.
Photo: Rob Atkins Photography

Special Achievement Awards focused on energy, building science and the environment. When looking to build and renovate your family home, HAVAN recommends you do your due diligence and seek to work with professionals who are up-to-date on the latest codes and building science for the benefit of your family and to protect your investment.

This year, 101 builders and designers are vying for a win in 54 award categories. A premier industry-recognized awards program now in its 14th year, HAVAN Awards for Housing

Excellence finalists are selected through a rigorous judging process by a peer-reviewed panel of award-winning builders, renovators and designers from across the country. Finalists and winners proudly display the HAVAN Awards symbol, making it easy for homeowners to identify trusted, local builders and designers, providing an added layer of confidence. The HAVAN Awards offer you inspiration and resources to design, build and buy a home right for you.

The 2023 winners will be announced at the HAVAN Awards for Housing Excellence Gala on Saturday, April 22 at the JW Marriot Parq Hotel, Vancouver.



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But first, coffee

by SALINA YARA HALABI

Trendy local coffee shops have a special place in our java-loving hearts. Not only do they serve delicious sips, but they also offer a relaxed yet hip environment where we connect with friends... or escape on our own. Recreating this coffee sanctuary in your kitchen can completely elevate your daily routine, and even create a new ritual that will add intention to your day. Forget the days of rushed coffee as you run out the door – this kitchen edit is all about that lingering café experience. So, it's time to give some extra attention to that forgotten kitchen corner or cluttered countertop and create a fabulous coffee retreat you can enjoy every day.

When it comes to enhancing the coffee vibe in your kitchen, consider creating a dedicated area where you can enjoy a cup of coffee with friends or family. Use neutral colours such as white, cream, black or brown to add a coffee-approved foundation in the space, then add unexpected accessories such as an ornate cart to showcase your updated coffee bar. Place all the coffee extras on display – flavoured creamers, small bites, or even a martini shaker and spirit of choice for the espresso martini fans.

Tight on space? A countertop coffee experience can feel just as elevated with an update to your appliances. A beautiful pour-over coffee maker, a stylish espresso machine, or a classic French press will not only look good, but also have you deliciously sipping in your kitchen.

Create a dedicated shelf or cabinet to store your coffee cups and small accessories such as a frother (a must!). And don't forget about the beans. Whether it's local roasts or your favourite blend, bring in flavours you love or try new beans to make a specialty crafted pour every time. Of course, teas and cocoa are also welcome. Add some coffee shop tunes and your kitchen is about to become a barista's paradise.



5

1



2



4



3

1. Grosche Amsterdam **POUR OVER COFFEE MAKER**. acecoffee.roasters.com | 2. Transcend Espresso Pasto Colombia **COFFEE BEANS**. transcendcoffee.ca | 3. Hutch **FRENCH COFFEE PRESS**. thebay.com | 4. Smeg 50's Style **ESPRESSO COFFEE MACHINE**. avenueappliance.ca | 5. Irish Coffee **MUG**. crateandbarrel.ca



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Designer: Benjamin Ouellette
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Master the kitchen clutter

by PEPPER RODRIGUEZ

If the kitchen is the heart of the home, kitchen clutter may be considered the blockage that leads to heart disease. Taking the analogy further, sometimes the cure is all about exercise and good habits.

Alberta's leading home organizing guru, Megan Golightly, has long advocated for living without clutter to achieve a healthy lifestyle. She preaches the gospel of an organized lifestyle at home trade shows across Canada. Through her business, Go Simplified, she has clients throughout North America.

The cost of clutter is a frequent subject Golightly talks about in her trade show appearances, most recently at the March 23 Edmonton Home+ Garden Show. She gets into

the psychology behind letting go of things and offers tools, awareness and the questions to ask to change the way people deal with clutter in daily life.

She spoke with *Reno + Decor* about how letting go in the kitchen is the key to functioning smoothly in this essential room in your home.

The cost of clutter

Clutter can be costly – not just financially, but also in the way we live. “Clutter takes a toll in our time and energy. You lose money when you buy things that you end up not needing. Clutter adds stress, so it negatively affects our physical health. And when it gets out of hand, it can also put pressure on relationships,” says Golightly.

The kitchen is a likely ground-zero for clutter, especially for busy families with young children. That’s why Golightly says it’s absolutely essential to get a handle on the matter before it becomes a problem.

Sentimentality may be the biggest obstacle in getting rid of clutter or keeping things long after they have outlived their usefulness. “You have to get rid of things to stay organized. Duplicate items, old appliances, things that you haven’t used in the last year; those are all good candidates for the donation bin,” she says.

Take coffee mugs. These can overrun a kitchen cabinet in no time. Most are kept for sentimental reasons or for nostalgia’s sake, even when they are hardly used. Golightly’s rule of thumb for mugs is for each family member to have three, so a family of five will have only 15 mugs.

“Take a picture of the mugs that mean something to you, then put them in a box for donation.”

An organized life

Another key hack is to group similar things; keep utensils together, knives should be arranged neatly in a knife block, food containers in one spot. The old adage “everything has a place and there’s a place for everything” works best in the kitchen.

Getting started can seem like the biggest hurdle, but don’t think it is insurmountable. “Don’t be overwhelmed by the mess, just get started. Get a garbage bag and go through the kitchen – the pantry, the drawers and cabinets – and pick out stuff that is no longer useful or is just taking up space.”

Small appliances used every day stay on the kitchen counter for ease of use, but other ones can be kept out of sight. Coffee makers are a good example of small appliances that need to be on the counter, but clunky appliances such as a toaster oven and food processor are best put away until needed.

For families with young children, Golightly says to designate a kitchen drawer for lunch boxes. Arrange similar food containers in the pantry for a pleasing esthetic and to know where to find items when you need them.

“In my experience, most people are not disorganized, just overwhelmed by having too much stuff.”

Check out Golightly’s decluttering hacks and other tips for an organized life at go-simplified.com.





pro-tip

If you really want to live with less but just cannot let go, put a few of the "rarely used" pots and pans in a box in the basement and mark the date on the top. If you don't need to retrieve them from the box in six months, take the box to a donation centre and don't look back. Don't get in your own way; there is freedom in less clutter.

KITCHEN ORGANIZATION TIPS

Quick steps from Megan Golightly to help you go through and declutter what you're not using.

POTS AND PANS

- 1 Pull out all your pots and pans
- 2 Match lids with pots
- 3 Place a pot or pan on each burner. Notice how many extra you have
- 4 Ask yourself three questions (Do I like it? Do I use it? Would I buy it again if it broke?)
- 5 Donate the remaining pots and pans that don't have a matching lid or are rarely used

UTENSILS

- 1 Take it all out of the drawer and place similar items together; I call this process putting things into 'towns'
- 2 Toss out broken tools. Kitchen space is prime real estate.
- 3 Take a look at what you have versus what you use
- 4 If you have any gadgets that are rarely used and only do one specific job, it's a good indicator that you don't need them.
- 5 Put back only what you USE





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