

Helping an 80-year-old bungalow to grow up, literally, results in room for everyone.

TEXT BETHANY LYTTLE
PHOTOGRAPHY
ANGUS FERGUSSON
STYLING ME & MO

OUTSIDE IN

"For the family room, we wanted a sectional with a low back. That way, it wouldn't block views to the outdoors,"

says designer Olivia Botrie. The sectional's performance fabric has a textural linen look.

For coziness, Olivia added throw pillows in chenille and velvet. The metal drum table has a burnished finish that grounds the space.

DESIGN, Olivia Botrie, Dart Studio. **ARCHITECTURE,** Archtrave Design. **CONSTRUCTION,** Cornerbrook Construction.

ONWARD & UPWARD





GATHERING PLACE

"I am anti-TV over the fireplace," says Olivia, meaning that a choice would be necessary. Which would it be? "Since the family room is where most of life unfolds, we put the TV here," she says. No matter: warmth permeates the space thanks to a dark oak panel behind the TV, and a modern display shelf above. For reading and relaxing, there's an inviting leather armchair.

FLOORING, Nadurra Wood. **WINDOWS, DOORS**, Ridley Windows & Doors. **Oslo SECTIONAL**, Rowe Furniture. **DRUM COFFEE TABLE**, Wayfair. **Burrard LEATHER CHAIR**, Article. **CHAIR** (at desk), West Elm.

HOME WORK

This desk area (left) is contiguous with the kitchen millwork that runs behind the family room. "Even though there's a home office upstairs, it's nice to have a spot to quick-check messages, pay bills and so on," says Olivia. Messy paperwork can be hidden away in the drawers. Olivia chose an upholstered chair that swivels to face the kitchen island or family room.

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raciously situated on the west side of Toronto, this house had long been lovely. But once their daughter was born, the homeowners discovered that the compact layout of the heritage bungalow no longer worked. "For example, the only way to get to the backyard was through the bedrooms at the back,"

says designer Olivia Botrie. "So, if their daughter was playing in the backyard, they couldn't see her." Olivia solved this problem (and many more) by adding two more storeys to the house and expanding the back. The former bedrooms are now a wide open, window-banked family room, kitchen and dining area, offering views aplenty of their daughter at play, and the new upper levels offer stylish sleeping quarters for all. "This project was a big undertaking, and through it all, the homeowners were absolutely amazing. My favourite moment was when they said to me, 'Look, Olivia, we just don't have good taste!'" They let her lead the way in all design decisions, from the layout to the palette. "They offered such an exceptional level of trust," says Olivia. "In return, I tried to create a home that would truly honour their needs as a family."

"Always include at least one chair that faces something other than the TV."





ALL IN THE DETAILS

A gracious expanse of oak veneer millwork defines the kitchen. Olivia contrasted the wood with deep-toned details, such as black sconces, burnished shelf brackets, and metal frames on the glass-fronted upper cabinets. The stack of three shelves (above) displays a mortar-and-pestle collection and oft-used cookbooks. The end of the island has a reeded finish – a nod to the reeded glass in the upper cabinetry.

ISLAND LIVING

The star of the L-shaped open kitchen is an eight-foot island. Its strong profile is punctuated with a rustic range hood and dark metal pendants. Leather straps on the pendants match the parade of leather-look counter stools. “They’re actually vinyl, which is perfect for kids because they wipe down so easily. They also have sturdy frames and swivel, so little ones can safely hop on and off,” says Olivia.

MILLWORK (throughout), **KITCHEN CABINETS**, Somerset Kitchens. Issa **PENDANTS**, Nuevo. **COUNTERTOPS**, Quar-tex Surfaces. Eger **COUNTER STOOLS**, Mobilia. Wildwood **WALL SCONCE**, Cedar & Moss.

“Nobody loves a backless counter stool. Choose stools that let you lean back and stay awhile.”



"I'm a big believer in creating distinct spaces even in homes that are open concept."





HERE'S TO LIFE

Whether for a special occasion or a weekend meal, a fine vintage is always easy to retrieve from the wine cellar.

WINE CELLAR, Rosehill Wine Cellars.

TACTILE LAYERS

"An easy way to define a space is with texture. This wall art [shown right] is comprised of heavy cord but reads like an encaustic painting," says Olivia.

PERFECTLY ALIGNED

Olivia wanted the dining space to be visually separate from the adjacent kitchen and family room areas, so she hung a wall mural. Its freehand lines provide a carefree counterpoint to the more linear chandelier. "Since the family eats here daily, the table and chairs had to be easy care. When guests are over, the chenille-style armchairs add a touch of formality and can be pulled across to the family room for extra seating," says Olivia.

Gustin **DINING TABLE**, **LIGHT**, Elte Mkt. Rus **DINING CHAIRS**, Article. **ART**, Crate and Barrel. **MURAL**, NewWall.

THE REAL TEAL

"We wanted something special for the powder room on the main floor," says Olivia. She's referring to the rich teal wall tile and the warm walnut vanity with its organic texture. The mirror adds a slimline midcentury touch to the timeless space.

TILE, Ciot. **FIXTURES**, Roman Bath Centre.



FIRE & ICE

A fireplace and a just-shaken cocktail make the living room guest-central. The Midcentury Modern-style sofa and scaled-down coffee table are gracious yet relaxed. The sculptural chandelier is adjustable, so the light can be directed to displays and focal points for some visual drama.

Leo **SOFA**, Rowe Furniture. **CHAIRS**, LD Shoppe. Nelson **COFFEE TABLE**, Elte Mkt. **FIREPLACE**, Trumeau Stones. **FIREPLACE INSERT**, Marsh's Stoves. Large **ART** by Sheila Davis, Canvas Gallery. **RUG**, Ecarpetgallery. Ceballos Droplet 3-Light Sputnik **LIGHT**, Wayfair. **PILLOWS**, Tonic Living; Zak + Fox.



REMEMBER THIS

"One of the best ways to bring warmth to a home is family pictures. I like to print them in black and white, then frame them with extra-wide mats," says Olivia. A travel theme unifies the pictures on this wall.



"A double-height wall on a stairwell practically demands a gallery of family photos."





EASY DOES IT

"The goal for the principal bathroom was low-maintenance luxury," Olivia says. "Large-scale porcelain wall tiles with marble-style veining wipe down easily, and wall-mounted fixtures make for quicker cleanup." The soaking tub sits atop hex-style mosaic floor tiles. Says Olivia: "They're textured, so they feel wonderful underfoot."

Bristol Nami **FREESTANDING TUB, FIXTURES**, Roman Bath Centre. **FLOOR** and **SHOWER TILES**, Ciot. **COUNTERTOP**, Quartex Surfaces. **WALL SCONCE**, Wayfair. **MIRRORS**, CB2.

GO TO PRINT

"In the principal bedroom, we went with drapes in a bold floral stripe. It's strong and beautiful at the same time," says Olivia. The upholstered headboard accounts for the room's reputation as a bedtime reading destination. "I chose the wall sconces because the ceramic shades cast such soft light." The bench and bedside tables are wood, which was selected, here as elsewhere, for its approachability and warmth.

BED, Tonia **LIGHT**, Wayfair. **NIGHTSTANDS, RUG**, West Elm. **BENCH**, Article. Wyatt **WALL SCONCES**, Cedar & Moss. Custom **LUMBAR PILLOW, DRAPES**, Model Space Designs.



“Nobody wants to pull 20 pillows off the bed every night, but one or two complete the room.”

“The clients were intent on having a cute and comfy suite for the grandparents when they visit.”





BLOOMING PRETTY

The four-year-old daughter's bedroom is the epitome of joy, thanks to a garden-floral wall covering and sunshiny rug. "The spindled bed and end table are classic. They never go out of style," says Olivia. The daughter's private bathroom features floor tiles with irregular polka dots that look hand-painted. Says Olivia: "We added the pink vase and towels to tie it all together."

BED, SIDE TABLE, Crate and Barrel. **WALLPAPER,** Anthropologie. **TILE,** Céragris. **COUNTERTOP,** Quartzex Surfaces. **FIXTURES,** Roman Bath Centre.

FOR SOURCES, SEE OUR WORKBOOK

TOP NOTCH

The third storey of the house features guest quarters for visiting grandparents. In addition to this bedroom, the suite has an adjacent kitchenette and sitting room (not shown). The shiplap panelled wall has a hidden door, behind which is storage. The sconces and reading lamps are intentionally harmonious in texture and style.

SCONCES, Wayfair. **READING LAMPS, COVERLETS,** HomeSense. **RUG,** Elte.

