

Homes

RENO ELIMINATES NEED FOR ADDITION

New footprint gives
dated layout a modern vibe

LINDA WHITE

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It took about a year to renovate a 60-plus-year-old Etobicoke home that was purchased by a family with the intent of redesigning it to meet their needs without constructing an addition.

The homeowners moved out during the extensive renovation and are now “really enjoying their new home,” says Diana Bastone. The principal designer and founder of Toronto-based Diana Bastone Designs tackled the project, dramatically reimagining the home’s interior and exterior.

IMPROVED FLOW

“By changing its footprint, it feels much bigger and has a better flow,” she says. “Sometimes an addition is not always the best solution or required. With careful planning, working with a designer’s eye, reconfiguring existing rooms and a new layout, you can begin eliminating wasted space to create a home that is more functional for how you live and much brighter, open and welcoming.”

The 5,000-square-foot home has a flat roof design and features a sunken living room and a sunken family room — telltale signs that it was constructed in the 1950s or 1960s.

The family wanted a home that allowed them to spend time together, but their wish list also included a designated space for their teenage daughter to entertain friends while affording privacy for themselves. The solution: a basement that’s complete with a recreation room and mini kitchen.



Diana Bastone, principal designer and founder of Toronto-based Diana Bastone Designs.

The home’s kitchen and primary bathroom underwent a facelift in the 1980s but the finishes throughout the house were dated and the dysfunctional layout included numerous separate rooms, including both formal dining and living rooms, as well as a kitchen that had an eat-in area but was undersized for the home.

Bastone created larger, multi-functional spaces, including a combination mudroom/laundry room, which were previously separate spaces. Eliminating a wall in the formal dining room created an open-concept kitchen that’s home to a round table that can comfortably accommodate 10 people — fulfilling the couple’s desire for a home that’s adaptable and suitable for entertaining throughout the year.

JAPANDI STYLE

The owners wanted a modern, minimalist aesthetic and were drawn to the Japandi style — a mashup of Japanese and Scandinavian interiors — featuring clean lines and muted colours, Bastone reports.



The newly-renovated kitchen features a long island with seating, as well as a table that can accommodate 10 people.

PHOTOS STEPHANI BUCHMAN



The living room has a mid-century vibe.

Their desire for durability and low maintenance, meanwhile, informed many design choices.

The kitchen, for instance, features premium laminate slab door cabinetry with a wood texture and painted in a light pewter, black plumbing fixtures and hardware, quartz countertops and white oak engineered hardwood floors. Grey countertops, backsplash and oven hood complete the modern aesthetic.

Bastone also tackled the home’s lack of natural light by replacing the

original narrow windows. The new larger-scale windows at the front of the house feature black frames inside and out and flood the home with light, making it feel lighter and larger. At the back of the house, the sliding glass door in the kitchen was replaced with an expansive one that opens onto the backyard.

One of the biggest challenges was the existing HVAC system, which would have created an “eyesore” in the new kitchen. “We brainstormed and consulted with an HVAC profes-

sional and found a great solution to reroute the vent and ductwork. Part of the cabinetry was designed to cover the ductwork,” says Bastone.

ENSUITE BATHROOMS

She also tackled the home’s bathrooms. The upstairs, once home to one bathroom shared by three bedrooms, is now home to two ensuites: one for the couple’s daughter and the second shared by the primary and guest bedrooms. Both feature premium laminate cabinets with a wood texture. The shared bathroom features black hardware while the daughter’s ensuite features gold and chrome hardware.

The primary bedroom featured a walk-in-closet that wasn’t large enough for both him and her — a dilemma Bastone resolved by creating a wardrobe area for him.

The additional upstairs ensuite eliminated the need for the shower in the main floor bathroom, which is now an elegant powder room. “The integrated sink and wall-mounted toilet created a more modern style,” Bastone says.