

# HOUSE & HOME

## SMALL WONDERS

**LIVE LARGE  
IN UNDER 1,050 SQ.FT.**

**FENWICK  
BONNELL'S  
COOL  
TORONTO  
CONDO**

**16**

**ACCENT TABLES  
THAT WOW**

**Shabbat Chic!  
TRADITION  
IN A SLEEK  
KITCHEN RENO**

**RECIPES FROM  
CANADA'S OLDEST  
RESTAURANTS**



SMALL SPACE 4

834  
SQ.FT.

Toronto

Design POWELL & BONNELL

Photography MARGARET MULLIGAN

Text SIMONE OLIVERO

CONDO  
— of the —  
MONTH

# A Small WONDER



FENWICK BONNELL  
DESIGNED HIS ELEGANT  
SUITE TO OPTIMIZE  
EVERY SQUARE INCH.

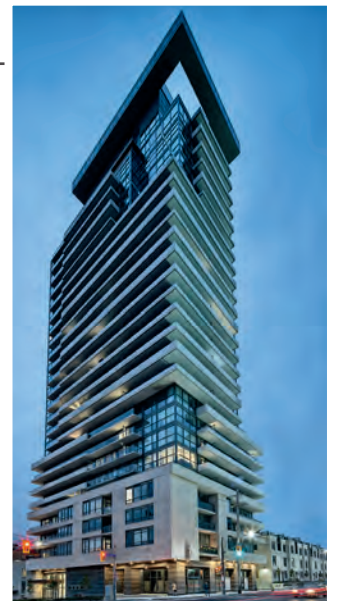
Fenwick and  
pup Phoebe in  
the living room.



**MIDTOWN TORONTO HOLDS A SPECIAL PLACE** for Fenwick Bonnell, co-founder of Powell & Bonnell, a boutique design firm and designer of luxury furniture, lighting and textiles. It’s where he lives, works and enjoys the nearby ravine and paths, where you can easily forget you’re in the middle of the city. “I’m a runner, so I like to get out and use the trails,” he says. Fenwick purchased the condo preconstruction in 2017 and then spent the next five years working with the developers, construction company Dxpert Reno & Handyman Services and his own team of trades to create a completely customized space for himself and Phoebe, his miniature wirehaired dachshund. “I don’t have the desire to live in a huge house,” he says of the condo’s modest 834-square-foot stamp. “I like how manageable this space is and that I can do things like clean and garden myself.”

From the start, the road to his dream home felt like a Pandora’s box of problems. There were pandemic-related site shutdowns and delays with the city’s building department that prevented his team from getting access. “Nothing in the condo now is as it was in the original plans,” says Fenwick. Formerly a two-bedroom,

**OPPOSITE:** Curved furniture perfectly fits the compact living room. A wall of fumed white oak millwork with large contemporary art disguises a Murphy bed. Custom **millwork**, Mar-Tec Woodworking; **art** by Thrush Holmes.



**AYC CONDOS,  
181 BEDFORD RD.,  
TORONTO**

**DEVELOPERS:**  
Metropia and  
DiamondCorp

**OCCUPANCY DATE:**  
2021

**NUMBER OF  
FLOORS/UNITS:**  
27 storeys, 232 units

**AVERAGE PRICE:**  
Approx. \$1,374/sq.ft.

**AMENITIES:**  
Gym, lobby lounge,  
guest suite, pet wash  
station, rooftop deck  
with barbecue

**CONDO SIZES:**  
Approx. 530–2,300 sq.ft.

**MAINTENANCE FEES:**  
Approx. \$400–  
\$1,280/month

**ADDITIONAL  
STORAGE SPACE:**  
186 lockers were  
available for purchase

**PARKING SPOTS:**  
136 residential spots were  
available for purchase;  
23 visitor parking spots

**PET POLICY:**  
Common domestic  
pets permitted



**SMALL-SPACE LIVING:** A unique 30-inch-high island transitions seamlessly into the dining table

**SMALL-SPACE LIVING:** Mounting the TV to the island is a smart move in compact quarters

## WHY HE CHOSE IT

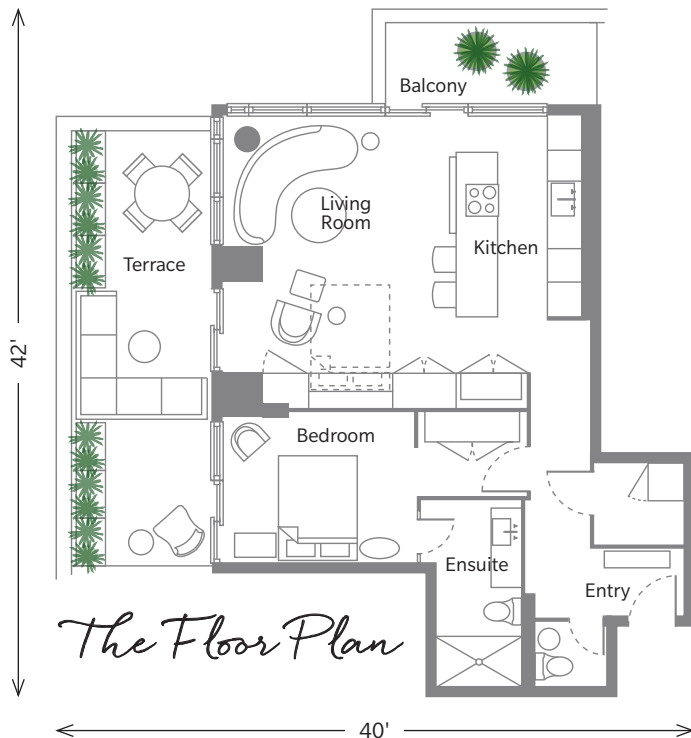
**THE LOCATION:** "I used to live across the street and have always loved this area. It's walkable and close to my office. As soon as I heard about this building, I signed myself up."

**THE ACCESSIBILITY:** "My previous home had a lot of stairs. As I get older, I like the idea of living on one level, so I can age in place."

**THE OUTDOOR SPACE:** "I really like having the little balcony off the kitchen area and then the larger terrace off the living room. It makes the condo feel bigger and allows for more greenery."

**THE ABILITY TO CUSTOMIZE:** "I appreciated that I could customize my home exactly the way I wanted to."





**TOP RIGHT:** The large terrace has a roomy sectional and dining table for entertaining. *Folding parasol* by Odosdesign, Gandia Blasco; **outdoor dining table**, Powell & Bonnell; **outdoor dining chairs**, Avenue Road. **BOTTOM RIGHT:** A lowered induction cooktop is a unique element. “You’re looking into the pots and stirring or cooking at a height that’s more comfortable,” says Fenwick.

**OPPOSITE, TOP:** Fenwick had the TV mounted to a panel applied to the island facing. *Light fixture* (over table) by Viabizzuno, Dark Tools; *vent hood* by Faber, Tasco Appliances; *wall oven, coffee maker*, Miele; **Frame TV**, Samsung; *custom dining table base*, Powell & Bonnell; *art* by James McGrath. **OPPOSITE, BOTTOM RIGHT:** The muted colour palette makes the living room feel more spacious. *Custom sofa*, Powell & Bonnell; *rug*, Y&Co.

two-bath unit, Fenwick completely reconfigured the floor plan as a one-bedroom with ensuite bath, plus a powder room. The change required removing walls and getting creative with existing plumbing. The luxurious new ensuite is packed with custom finishes, layered lighting and a spa-like steam shower. “I think one of the only things remaining from the original condo is the tile in the shower, which I eventually plan to cover up with composite wood decking,” says Fenwick.

The designer also pared back the entry to allow for a larger laundry and storage closet that’s hidden behind square relief-panel walls in the hallway. The long, dark passageway has a cocooning effect, and then opens into a bright, open-concept living, dining and kitchen space. In the living room, a wall of millwork conceals a Murphy bed that can be pulled down to accommodate guests; a privacy drape blocks off the area when needed. “Not having a dedicated guest room means that you can have a bigger living space for the 350 days of the year you’re not hosting overnight guests,” says Fenwick.

In the kitchen, he designed a dining-height island that extends into a table with chairs. “I knew I didn’t want stools, but I also didn’t want a height transition between the dining



*“I’ve always liked dark, enveloping spaces in bedrooms. The room is very quiet and peaceful”*



**SMALL-SPACE LIVING:**  
Using continuous flooring throughout expands the space and brings cohesion



table and island,” he says. “It was a bit of an experiment, but now I really like the way it feels.” The lowered cooktop allows you to look down into pots and pans, and creates a unique cooking experience.

Because the unit is on a northwest corner, walls of windows bathe everything in natural light. “I love the space in the late afternoon, when the sun is going down — you get this beautiful low light,” says Fenwick. In both the main living space and bedroom, new bulkheads house recessed lighting that offers a lovely ambience in the evenings.

The hushed feeling from the entry hallway is echoed in the principal bedroom. Fenwick upholstered the bedroom walls in a wool-blend fabric from Powell & Bonnell in the Chocolate Pudding colourway and added bold contemporary art. In place of builder-basic closets is a stunning, antique

walnut Biedermeier armoire from the 1820s. “I’ve always liked dark, enveloping spaces in bedrooms,” he says. “The room is very quiet and peaceful.”

This summer marked Fenwick’s first full year in his new digs. “It’s been wonderful to see the snow, and then watch as the trees bloom and fill the grey areas of the city with life,” he says over the purr of his built-in Miele coffee system preparing an afternoon cappuccino. Perched on the Womb chair looking out at the view, it’s hard to imagine he’s ever lived anywhere else. **H&H**

**TOP LEFT:** Fenwick replaced the ho-hum closets with an antique armoire brought from his previous home. **Hardwood flooring**, Moncer Specialty Flooring; **wall colour**, Night Horizon (2134-10), Benjamin Moore. **TOP RIGHT:** Everything in the bathroom was custom designed. Instead of a tub, Fenwick installed a luxe steam shower. **Sconces**, Dark Tools; **mirror**, Powell & Bonnell; **faucet** by Kohler, Aquavato.

**SMALL-SPACE LIVING:** *The Murphy bed disappears into the millwork (see page 50) and transforms the living room into a guest area*



**TOP LEFT:** The living room, as guest quarters. **Hardware**, Richelieu; **Womb chair** by Eero Saarinen for Knoll, Hollace Cluny.

**TOP RIGHT:** A drape concealed in a cupboard can be pulled across the room for privacy when guests stay over.

**BOTTOM RIGHT:** Dark walls, bold art and heavy drapes create a quiet and relaxing atmosphere in the principal bedroom. Sliding doors open to a private sitting area on the terrace.

**Wall upholstery**, Powell & Bonnell; **art (over bed)** by Johnnie Eisen, Akasha Art Projects.

**BOTTOM LEFT:** The dark-painted, relief-panel walls with concealed doors give the hallway a moody vibe. **Bench**, Powell & Bonnell; **art** by James McGrath.

**SMALL-SPACE LIVING:** *Upholstered walls feel cosy and help with soundproofing*

