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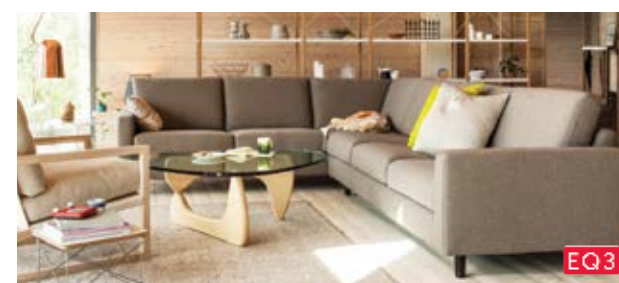
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THERE'S A BUILDING BOOM going on in this city, with fabulous housing choices for all ages and at all price points. As London's frontier reaches ever outward, we thought we'd bring you a glimpse of what's happening with a tour of two Sifton models in west London's Warbler Woods neighbourhood, page 42. One is a single family home and the other a condo in Evergreen at Warbler. Both live up to Sifton's reputation for high style and function.

So what about life downtown? Well, that's good too. Preserving and renovating important heritage buildings is energizing the city's core, with an important renovation recently completed near the corner of Talbot and Central. The former Bishop's House and Raleigh House are part of the chic Blackfriars condo development overlooking the river. Most recently, Pat Malloy of DUO Building Ltd. added onto the Bishop's House to make a condo for himself and his wife, Gayle White-Malloy. We are thrilled to present that work to you on page 24 of this issue.

Malloy has an interest in local history, some of which resides in his new condo, like the vintage Supertest Petroleum sign he came across. It was covered in layers of paint. He stripped the paint away and, voila, the iconic orange logo adds a dramatic kick to the brick stairwell of the condo. Not only is the sign a great piece of art, it is also a kind of homage to the industrial energy that originally put this city on the map. Supertest Petroleum got its start in London in the 1920s and went on to become a national force.

Other similar projects in the core are finding ways to connect London's historical architecture with this new age. Just up the street from The Blackfriars enclave, a stately mansion built in 1903 is being transformed. Since 1987, the mansion had been home to London designer Kate Gielen, her husband, Peter Cuddy, and their family. Kate, a true visionary, knew that going forward the gracious beauty of her home would best be appreciated in the form of modern, luxury condos. Tragically, Kate died last year but Peter and architect David Yuhasz are making her dream a reality. Soon Gielen House will be completed in her memory.

New house or old house, London really does have something for everyone. At OUR HOMES London, it's our pleasure to bring it to you!

Cheers,

Mary Hatt, Managing Editor
mary.hatt@ourhomes.ca

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Photography by Jason Hartog.



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Designer **Stephanie Redmond** shares her ideas.

FRONT ENTRIES

Much like your smile when meeting someone for the first time, your front door is the first impression of your home. It hints at the style to be found on the inside. Sometimes mess will permeate a front porch. Sometimes tidiness seems to glow from the inside out. There may be a hint of family life, a dog or kids, or a hint of artfulness – a homemade bench or a welcoming chalkboard. Whichever category you fall into, your front entry provides a clue to what lies ahead.

So how can we personalize such a small and seemingly important space?

A home will dictate the style of entry to a point, but it is also where you can add your own flair. For instance, you could add a glass door with a modern, lever handle to a red brick Victorian to give it a more contemporary edge. Eliminating the traditional, raised-panel, solid wood door will allow light to flow into your hallway and bring a modern touch to the outside of the home. For these changes to be made on a Victorian-style house, check with your local heritage society to ensure there are no restrictions on your updates.



1

ADD COLOUR

One easy tool for change is paint. For instance, an otherwise simple door redone in a bright welcoming colour can completely transform the feel of your home. Sometimes a good paint job is the best solution for a quick clean-up. Farrow & Ball has fabulous palette recommendations for window trim, shutters and front doors.



2



3

CHANGE HARDWARE

I really like the trend towards oversize door hardware. Rather than using a simple lever or knob, an oversize handle looks contemporary and unique. It defines the front door and provides a great design feature, dressing up an otherwise lacklustre,

functional piece. The style works with modern and traditional depending on the finish of the hardware. See Rocky Mountain Hardware for a more traditional finish and Unison Hardware, Inc. for a more modern look.

IMPROVE FUNCTION

We are about to embark on a renovation and one of the items I'm most excited about is a steel grate at my front door (for inside too). This is a functional decision. We have a lot

of gravel around our house and dirt seems to follow my kids and pets wherever they go. Insert a grate at the door so sand and gravel will fall right through and you can minimize your sweeping efforts. It also doubles as a slip-resistant surface.



4

UPDATE LIGHTING

Lighting is key for your front door. I prefer a very small and sleek light at the entry if it's coupled with some overhead LED pot lights to really illuminate the area. With LEDs being so small and versatile, lighting options have become much more creative. For a modern approach, use strip lighting

under the nosing of your stairs to light up each step. It's a cool look and really useful on a dark night.

ACCESSORIZE

Last but not least, if you're into accessorizing, try contemporary style numbers for your house in a coordinating but contrasting colour. And you will probably have a plant and a mat. Every time we go away our plant dies at our front door, which is why I'm so intrigued by a self-watering planter. Maybe it's just laziness but I was one step away from purchasing a plastic plant and I think these are genius. Now, I just have to remember to fill up the water reservoir!



5

248

One of the best ways to assess a situation is to stand back and take a photo, then look at the photo. What do you see that you don't like? Sometimes a new perspective is all it takes to gain a little creative insight. Good Luck! **OH**

1. FARROW & BALL: Rectory Red No. 217 Estate Emulsion
2. UNISON HARDWARE, INC.: Inox T-Shape Commercial Door Pull
3. ROCKY MOUNTAIN HARDWARE: Metro Entry Set 2-1/4 x 30" in Silicon Bronze Rust
4. HINKLEY LIGHTING: Luna Outdoor LED Wall Light
5. BARRACUDA INC.: Dot Self-Watering Planter
6. NUMBER MY HOUSE: Modern House Numbers





1

SUMMER Essentials

Welcome the season with a sunny selection of must-haves from London retailers and suppliers.

PHOTOGRAPHY **JACKIE NOBLE**



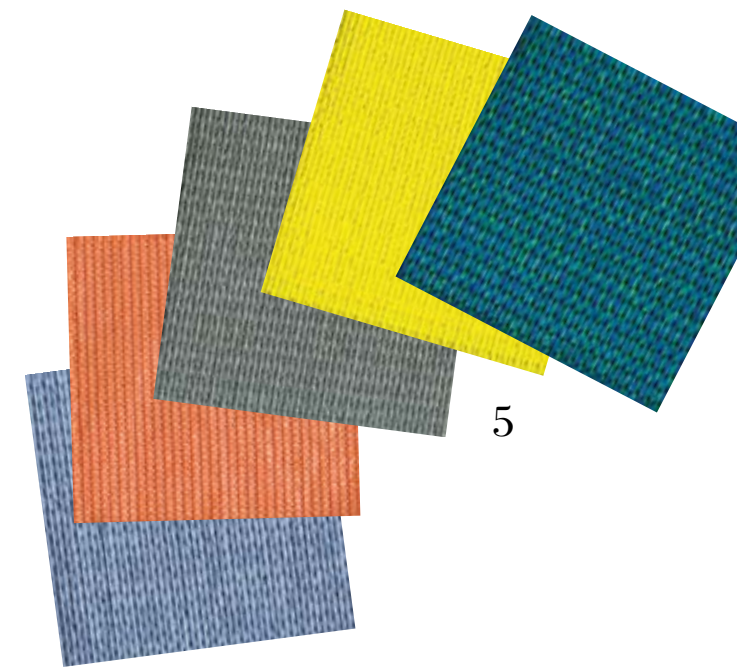
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3



4



5



6

1 ÜBER COOL STUFF

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123 Carling St., London
519.701.1271 | ubercoolstuff.com

2 ZITA ART STUDIO

Painting

Pick up your indoor space this summer with one of local artist Vanessa Zita Vanderidder's abstract originals, such as *Just Have to Add Mustard*, *Matthew and Michelle*. Vanessa uses Winsor & Newton oil colour plus her fingers, knives, spoons, even plastic bags, sand and coffee grounds to achieve bold textures in her work.

316 Oakland Ave., London
519.630.2463 | vzitaart.com

3 BOXWOODS

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4 BLIND AND DRAPERY CO. LTD.

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865 Riverside Dr., London
519.641.3022 | blindanddrapery.ca

5 RAY CATCHERS

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226.236.0710 | ray-catchers.com

6 PURDY NATURAL

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111 Mount Pleasant Ave., London
519.630.5305 | purdynatural.ca **OH**

KITCHEN WHITE

STORY **YANIC SIMARD** | PHOTOGRAPHY **GILLIAN JACKSON**



PHOTO: BRANDON BARRE

The coveted white kitchen: it may sound strict, or even boring to some, but if you start with a solid base, this classic scheme actually leaves lots of room to add personality, drama, and yes, even colour. Read on to learn how to do a white kitchen the right way – your way.

Never Run-of-the-Mill

Cutting corners with your millwork will usually show in the long run: good solid cabinets in a classic style can always be repainted or touched up, while low-end or trendy options will grow dated much faster as materials are dinged or peel. A good investment here will anchor the space for years to come.

TRY: Flat slab drawer/door fronts for a sleek modern look, with a lacquer or ultra-matte finish that highlights the beautiful simplicity. For a balanced transitional appeal, opt for shaker doors with a simple frame-like border, which can then be dressed to look more traditional or more contemporary with hardware.

Hard to Forget

Often, cabinet hardware goes overlooked, but good knobs and pulls can be the jewelry of the kitchen, so don't be too quick to settle for plain factory options. I often like to add variety by using different styles on the lower and upper cabinets, such as brass pulls and glass knobs – but play it safe with just two styles.

TRY: Brass or copper cabinet pulls for warmth, gem-cut glass or crystal for boutique elegance, or fun, patterned knobs for a trendy indulgence. To go minimal, use knob-free reach-in fronts, or try inset finger-pulls for a traditional upscale touch.



BALDWIN HARDWARE: 1. Swarovski Crystal Cabinet Knob in Polished Brass 2. Severin Fayerman Knob in Polished Brass 3. Cup Pull in Polished Brass



Contrast Control

A colour pop isn't the only way to make a statement – lighting from unexpected sources, such as under-cabinet light pucks, floating shelves with LED strips, or inner-cabinet lights (with a windowed door) add interest and functionality. Consider mixing in a darker element such as espresso floors or smoky, stone counters for a pleasing contrast, and finish the scheme with a dimmer to change the mood at whim like a filter on Instagram.

TRY: Oversize pendant lights (like the Mason Wide Pendant from Arteriors) to add evocative points of interest without a single new hue.

Colour Chameleon

The white kitchen endures because it's so adaptable: a strict palette of neutrals for the fixed finishes still leaves room to update and accessorize the look endlessly. A hot trend for 2016 is to mix white with warm off-whites for a subtle richness, but a crisp white will work with virtually any favourite hue. When in doubt, keep the major investments neutral and add spice through non-committal accents.

TRY: Colourful tea towels (like this Bumble Bee Dish Towel from CB2), containers or appliances (like a KitchenAid stand mixer in Blue Willow), and be sure to leave room for a natural element like fresh flowers or fruit. Choose glass inserts for a few upper doors to let beautiful dishes and glassware add even more personality.



WHICH KITCHEN WHITE IS RIGHT?

Try one of these Benjamin Moore hues to suit your white kitchen style.

Chantilly Lace (2121-70): A long-time favourite, and an ultra clean and fresh white tone. This is a safe bet to avoid difficult-to-match undertones and just a breezy all-over colour for walls, cabinetry – everything.

Cotton Balls (OC-122): A faintly yellow-tinted off-white with a heritage character that works for elegantly traditional kitchens, or paired with a cleaner white to add sophisticated interest in an otherwise stark modern space. Try it for just cabinetry, where it will also hide a few fingerprints.

Distant Gray (OC-68): A barely-there grey, with ashy crispness that grounds bright white or offsets warm woods. Try it for just the walls, especially paired with a veiny stone backsplash, to make the cabinetry look extra crisp.

Simply White (OC-117): Benjamin Moore's 2016 colour of the year, and a warm just-off-white. Try this for painted floors or wood panelling (on, say, the front of an island) to give a cottage-inspired feel, or use it on walls with warm wood accents like exposed beams or floating shelves. **OH**

NIGHT LIGHTS

ILLUSTRATION **HINKLEY LIGHTING**

With a few beams of light, your outdoor spaces can sparkle underneath the night sky. Light fixtures in the right place will enhance your yard's style and extend your evening's outdoor entertaining. OUR HOMES shows you how to light your property and offers some style ideas.



1. Flush Mounts light seating areas, balconies or porches with lower ceiling heights.

2. Hanging lanterns hang over outdoor dining areas or on porches with high ceilings.

3. Wall lanterns commonly light exterior doors for increased visibility and safety.

4. Post/Pier lanterns are often used to light the end of a driveway or front yard. They can also be used on top of a deck or fence post (not illustrated above).

5. Spot Lights allow you to highlight features in your yard with uplighting, shadowing or grazing techniques.

6. Well Lights are commonly used in uplighting and grazing techniques but can also be used for shadowing.

7. Hardscape Lights highlight larger structures such as built-in seating, deck or fence rails or retaining walls.

8. Deck Lights are mounted to deck posts, pergolas or gazebos to light the space perimeter.

9. Step Lights guide foot traffic, especially where there is a change in elevation.

10. Path Lights illuminate a walkway.

HINKLEY LIGHTING: 5. 3W LED Cast Aluminum Spot Beam 6. 50W Brass Well Light 7. Nexus Small Aluminum Hardscape Deck Light 8. Hardy Island Cast Brass Round Eyebrow Deck Sconce 9. Luna Zinc-Aluminum Alloy LED Step Light 10. Atlantis Natural Cedar and Aluminum LED Path Light

Continued on page 20

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FLUSH MOUNTS

1. **HINKLEY LIGHTING:** Cape Cod in Aged Zinc 2. **KICHLER:** Ashland Bay 3. **FEISS:** Freemont in Hi Gloss Grey 4. **PROGRESS LIGHTING:** Westport in Antique Bronze 5. **DVI LIGHTING:** Niagara in Hammered Black



HANGING LANTERNS (LARGE)

1. **HINKLEY LIGHTING:** Walker in Buckeye Bronze & Heritage Brass 2. **HINKLEY LIGHTING:** Carson 26.5-inch in Iron Rust 3. **KICHLER:** Westington 3-Light in Olde Bronze 4. **DVI LIGHTING:** Niagara 35-inch, 12-Light 5. **FEISS:** Bluffton 3-Light in Oil Rubbed Bronze



HANGING LANTERNS (SMALL)

1. **ELK:** Dune Road 2. **HINKLEY LIGHTING:** Dorian LED in Titanium 3. **PROGRESS LIGHTING:** District in Metallic Gray 4. **PROGRESS LIGHTING:** Botta Small in Antique Bronze 5. **KICHLER:** Venetian Rain 2-Light in Black with Gold



WALL LANTERNS

1. **PROGRESS LIGHTING:** Brookside 12-inch in Cognac 2. **KICHLER:** Clear Point 1-Light 3. **FEISS:** Arramore 1-Light LED in Dark Weathered Zinc 4. **FEISS:** Freemont 1-Light in Hi Gloss Blue 5. **HINKLEY LIGHTING:** Aria



POST/PIER LANTERNS

1. **KICHLER:** Halleron 3-Light 2. **FEISS:** Chelsea Harbor 7-inch in Storm Cloud 3. **FEISS:** Lighthouse in Brushed Steel 4. **PROGRESS LIGHTING:** Township in Oil Rubbed Bronze 5. **FEISS:** Menlo Park in Cinnamon **OH**



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STORY AND PHOTOS
MELANIE REKOLA

In life, things change – there is no avoiding it. And the ability to accept and adapt to change often dictates success. As with life, so it is with gardens. It is through adversity that both evolve. With some maintenance, you can delight in watching your garden getting better with age.

Great results take great sacrifice and a ripened garden takes work to realize its full potential. Gardens don't necessarily evolve naturally in a way that is pleasing. Saplings grow into full-bodied trees and a once sunny spot filled with abundant blooms becomes a shady nook with sporadic blossoms atop straggly stems. Mortar crumbles, patios heave and wood rots. The casualties of pruning mishaps are evident in evergreens with bare spots and trees sporting right-angled branching. Misguided pruning shows in hedging-gone-wild and gargantuan shrubbery blocking pathways and windows. Invasive triflids slink into the lawn. Alien species choke out the more delicate likes. Sadly the garden then resembles the Amazonian jungle more closely than a beautifully planted property. But, with change comes great opportunity. Amazing and exceptional beauty can be preserved and expressed with a few simple tactics!

1 Assess your landscape with fresh eyes. Look at your garden from the whole perspective to decide what should stay, what should go and what should be changed. Don't focus on the emotional value of individual plants or outdoor objets d'art. Search for great bones lurking in the depths, and place equal importance on function and beauty. Write it all down.

TIP: This impassive approach is easier said than done for many, so if the going gets tough, enlist a friend with good taste or hire a professional.

2 Proper pruning can reinvigorate a well-established garden. To me, there is nothing as beautiful as mature wood, no matter if it's tree, shrub or vine. A lovely tunnel effect can be achieved by pruning out passageways and leaving overhanging branches above head height. This technique can also be used alongside a patio lending a divine feeling of walls and ceiling to an outdoor room. Where possible, remove only one-third of live wood at a time. Sometimes a shrub has grown so gangly there is no possible way to prune it aesthetically. In those cases the shrub can be lopped to the ground in hopes of rejuvenation. It's worth a try, as life wants to keep living!

TIP: Leave some dead wood, somewhere, to provide homes for our native stingless bee species that need our help by way of habitat.



3 Culling the garden can be a sensitive task, especially for those who place emotional attachment on vegetation. But realize many plants can be relocated, grown in a pot or given away. A struggling plant will require removal. Invasive plant species must go! Research your hostile offenders to choose the best course of eradication. Chemicals are not an option as a mature garden is a living, breathing ecosystem that many life forms have become dependent on. Digging and picking out the roots or layering newspaper with mulch placed on the surface may be the only option to stifle out noxious plants. Plastic is not an ideal choice as it will rob existing tree roots of needed moisture, often killing nearby trees.

TIP: Relocate any spiders and toads you disturb to retain their natural, pest-consuming attributes for your property ecology. Adding bat houses and attracting birds will also help keep down the mosquito populous that often plague shady yards.

4 Explore the world of new plants adapted to your garden's evolution when considering new additions. Shade gardens, though more discreet, can be as stimulating as sun gardens, but with more focus around foliage and form rather than flowers. Pale blossoms, markings and silvery foliage look especially beautiful in shade and glow in low-light situations.

TIP: The soil around conifers is naturally acidic, opening opportunity for plants that enjoy this environment, such as blueberry, blue hydrangeas and lupines.

It is said life brings us not what we want, but what we need. Case in point, patience is not a personality aptitude I naturally possess. But when it comes to the garden, I have infinite tolerance and endurance. Gardens, like fine wine, improve with age. Both are worth the wait. **OH**

online

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LEFT: The spacious living area occupies most of the second level, overlooking manicured grounds and the Thames River. The owners are keen travellers and have decorated their home with many keepsakes from abroad, such as the bold photographic image that hangs on the wall between doorways that lead to the sunroom. Accent wall colour is Wrought Iron by Benjamin Moore. Other walls throughout are Simply White (Benjamin Moore). **BELOW:** Careful selection of building materials and attention to architectural detail ensure the exterior of the condo casts a historic, century look in keeping with the enclave's original buildings.



historic SENSIBILITIES

STORY **MARY HATT**
PHOTOGRAPHY **JASON HARTOG**

What better way to preserve an important piece of history than to actually live in it, especially when that involves mixing the best of the old with the new. One enterprising partnership set to work doing just that in 2008, transforming two stately nineteenth-century mansions in London's core, Bishops House and Raleigh House, into the **Blackfriars Estate Condominiums**. *Continued on page 26*



OPPOSITE, TOP LEFT: Both modern and rustic, the sunroom's main features combine a roll-up garage-style glass door, fireplace surround in black stained wood with a rough-hewn hearth beam, and panelled ceiling. An oriental rug tops the industrial-look weatherproof floor. **TOP RIGHT:** The glass-walled stairway contributes to the home's airiness. **BOTTOM LEFT:** Through the doorway to the living area can be seen the elevator connecting main and upper levels. The owners opted for a half-height doorway to make the elevator look less institutional, adding punchy artwork visible to the living room. **RIGHT:** Andy Roth created the concrete vanity in the funky powder room.

A third neighbouring house was later taken into the fold and, as of this year, Blackfriars has expanded to include a fourth home and new address for **DUO Building Ltd.**'s Pat Malloy and his wife, Gayle White-Malloy. Malloy had quarterbacked the Bishops House and Raleigh House renovations, and took inspiration from them in the design of his new home.

Since a blend of modern, luxurious interiors and carefully preserved historic exteriors defines the entire enclave, Pat was determined to make every outside inch of his condo, recently named The Blackfriar, appear as though it had been there for years. He achieved this with the help of architectural designer **Simon Coles** of **Blueline Inc.**

To ensure his house would coordinate with the other buildings on the property, Pat bought yellow clay brick from a house demolition on Wortley Road in south London.

"I really like that this brick has come from another London building," says Pat, who grew up in nearby Stratford and has always had a soft spot for the region's local heritage.

When it came time to build, **Dan Blackmore** of **Dan Blackmore Masonry** installed the Malloys' exterior brickwork using artisanal techniques. The joints were filled with lime-based mortar then raised beading was hand-struck for a formal, historic effect.

"Not everyone would appreciate this, but it suits me," Pat explains. His artisan's eye also appreciates the architectural significance of the standing seam roof he opted for over the main entrance to the home (**Agway Metals Inc.**). Generally used commercially, this metal panel roof can also be found over porches or bay windows in some older homes.

The Blackfriar's L-shape plan cleverly allows for two multi-car garages, the larger supplying parking for other condos in the complex. The smaller garage is the Malloys' and conveniently opens into their home as well as the Bishops House where there is a lower-level sauna available to all residents of the enclave.

Between the garages is a formal, side entryway. Pat is particularly proud of his custom front door from **Dashwood Industries Inc.**, with stand-out features such as wood-core, vinyl-coated door panels and a unique 50-50 cross-grill pattern on the rain glass window. Matching sidelights frame either side of the door.

Inside, where interior doors and hardware are by **County Heritage Forest Products Ltd.**, the foyer leads to a spacious two-storey interior in which ceilings are nine feet high on the first level and 10 feet high on the second. Spare bedrooms and a bathroom are downstairs, as well as a utility room conveniently located beside the door to the garage. This spacious room features built-in shelving and storage (**Nieman Market Design**), a dog wash and Marmoleum flooring (**Alfreds Carpet One Floor & Home**), a durable, bio-based natural linoleum.

While the first level is full of artistic practicality, The Blackfriars' wow factor is particularly appreciated upstairs. Here is the main living level, accessed by a dramatic glass open-riser stairway (**Glass Canada Limited**), with three-inch solid white oak treads by **London Stair & Railing**. There is also a handy home elevator option by **Silver Cross London**.

Continued on page 28



TOP: Pat Malloy (standing) and his wife, Gayle White-Malloy (seated, right), enlisted the help of Sylvie Roth, of Sylvie's Interior Design to create a cosy and eclectic open-concept layout. High white walls do justice to big, colourful art such as this panel by Londoner Jason Waring. **ABOVE:** A spacious foyer inside the front doorway to the home sports a belt bench by Sylvie Roth and feature wall in *Spicy Mustard* (Benjamin Moore).



The stand-out kitchen is definitely the heart of this home, open to both living areas and the sun room. **TOP LEFT:** Granite, porcelain and sleek cabinetry create contemporary flair while open shelving, wide plank floors and wood beam trim around the range hood add warm and rustic touches. **LEFT:** “I like décor that has a history,” says owner Pat Malloy of the giant Supertest sign he rescued, refinished and hung in the stairwell.



Pat has renovated countless London homes since starting DUO in 1979. Armed with the knowledge of an expert, he knew exactly the styling and finishes he wanted for his new place. He is especially fond of the seven-inch-wide European white oak floor planks, complete with custom-made white oak heating grates, throughout the condo. Favourite features also include the reclaimed brick feature wall in the open stairwell and the upper level's deep, cross-pattern windows, which are similar in style to those in the lower main entrance. The fibreglass frames in the upper-level windows create a natural insulator with low levels of conductivity, making them an energy efficient choice.

An open kitchen anchors the spacious upper living space, with views to the property's landscape and the river beyond. **GCW Custom Kitchens & Cabinetry Inc.** constructed the cupboards and **Classic Granite & Marble Ltd.** supplied the stone countertops. The

porcelain tile backsplash is by Alfreds Carpet One Floor & Home and the plumbing fixtures are by **Brouwer Plumbing & Heating**. The appliances were provided by **London Major Appliances**. Much of the lighting throughout the home was provided by **Guildwood Lighting & Fireside**.

Off the kitchen and great room is a cheerful sunroom that features sliding glass doors on one wall and commercial, garage-style glass doors on another, all opening to an L-shape terrace that overlooks the gardens. The sunroom also includes a sleek, contemporary fireplace by **My Fireplace**, and cosy porch décor.

“We refer to this room as ‘going to the cottage’,” says Gayle, adding how great it is to have a cottage just one step away.

With the assistance of **Sylvie Roth of Sylvie's Interior Design**, Pat and Gayle finished their interior with an effortless mix of modern

and rustic elements. There are works by local artists and memorabilia that Pat and Gayle have collected through the years, as well as artwork from their extensive travels.

“I tried to incorporate all these memories into the overall design,” Sylvie says. “This leant itself to an eclectic look with a warm feel.”

Gayle adds, “Everything we have has a story.” She and Pat have hung many photographs shot in their travels throughout the house. Family pictures, as well as reclaimed art from London landmarks, have equal honours and provide the home with its very personal look and feel.

The eclectic look continues in the powder room where local artisan **Andy Roth of Roth Design Inc.** built the concrete vanity on top of which is a copper vessel sink and fashion-forward Jason Wu faucet (Brouwer Plumbing & Heating). Sylvie tied elements together with a coat of Benjamin Moore's Split Pea over Anaglypta paintable

Continued on page 30

feature

wallpaper. She also made sure the master bedroom had a feature wall, this painted Benjamin Moore's Teal.

The master suite is over the garage and comprises the short end of the upper level's L-shape floor plan. Here, deep windows look across the driveway to the wrap-around terrace and other attractive exterior features. **Blind and Drapery Co. Ltd.** supplied and installed window treatments here and elsewhere in the condo. The light-filled space features an adjoining dressing room (Nieman Market Design) with built-in ironing board, as well as a sumptuous en suite featuring a custom vanity (GCW Custom Kitchens & Cabinetry Inc.) and stone countertop (Classic Granite & Marble Ltd.). Glass Canada Limited installed an eight-foot glass shower enclosure and Alfreds Carpet One Floor & Home provided the grey porcelain tile. Custom features also include a towel warmer and a separate water closet separated by a sliding, rain glass door.

The beauty of a newly-built heritage-style home is that state-of-the-art tech features are easily included, such as an audio-visual system by **Wiring Solutions** and heating and cooling by **Orzech Heating & Cooling**.

In the bustling heart of the city, the Blackfriars Estate condominiums offer a stylish yet restful refuge. It's a place where pleasures such as croquet and lemonade served on the lawn are as fitting today as a hundred years ago. **OH**



ABOVE: The master bathroom includes the same rustic elegance found elsewhere in the home, achieved here by mixing cool and clean glass, stone and porcelain with a custom vanity that's all about wood grain. **LEFT:** A large walk-in closet, complete with drop-down ironing board, opens off the master bedroom. Oriental carpet, textural bedding and a colourful feature wall (Teal, Benjamin Moore) make the room warm and inviting.



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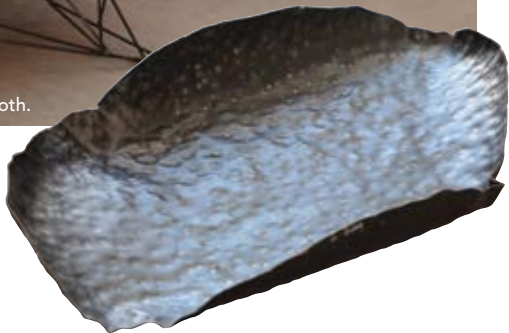


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Sylvie and Andy Roth.



INDUSTRIAL CHIC

PHOTOGRAPHY JACKIE NOBLE

THE PLACE: Take an old bakery, a few jackhammers and a whole lot of vision. The result? A funky new showroom for **Roth Design Inc.** It's in the heart of east London, an area of the city much beloved by co-owner Andy Roth. Inspired by the neighbourhood's gritty vibe, this hard-working artisan turns out functional art in the form of furniture and decorative accessories crafted mainly from wood and metal. Andy can now present his creations to clients in the new showroom, conveniently located next door to his workshop. His wife and business partner, Sylvie, now has a place from which to run Sylvie's Interior Design. The couple plans to host events once the showroom kitchen is finished.



THE STYLE: Sylvie, a Montreal native, says theirs is the kind of open space with minimal display now popular in hip urban areas. Several walls came down to open up the space, and dropped ceilings were removed to expose original beams as well as electrical and ductwork. The Roths then painted a cinder block wall in dramatic black, and installed a polished concrete floor. They decorated the windows with black wrought-iron grill work. Light fixtures, available for purchase, now work with Andy's live-edge wood tables and a selection of chairs, sideboards, accessories and artwork throughout the showroom. Some pieces are new, while others, such as a pair of vintage gas station lights, have been repurposed. "We want people to come in here and think outside the box," Sylvie says.

FAVOURITES: Andy loves creating small items, as well as his big-scale live-edge wood tables that have always sold well. Hammered metal pieces, mirror frames, wrought-iron toilet paper holders and stump tables in various woods are available. Sliding barn doors on rails remain in demand. Sylvie has handcrafted chunky bed throws for sale.

WORDS OF WISDOM: You can have a house without art, but you cannot have a home without art.

GET THERE: 316 Oakland Ave., London
519.951.9325 | rothdesigninc.com **OH**



OUTDOOR STYLE



HAUSER: Dansk Lounge Chair



STORY JACKIE GLASS

It's time to reclaim our outdoor spaces and transform them into easy-living summer rooms that transition seamlessly from inside to out. Today, there's no reason why you can't design your outdoor living spaces as beautifully as those you've created indoors.

If you're like me and enjoy making the most of our short fair-weather season, you already know the importance of creating outdoor living spaces that are perfectly situated, attractive, comfortable and easy to maintain. It all comes down to clever planning and smart buying.

Whether you're simply updating and refreshing your existing garden furniture or shopping for a whole new look, it's important to know what to look for when buying durable and stylish outdoor furniture and how to properly maintain your investment. These key tips will have you dining al fresco, day or night, and spending more time outdoors enjoying the experience with family and friends.

This season's patio furniture offers the convenience of superior weather-resistant, low-maintenance materials and is designed to be lightweight for easy portability and storage at the end of the season. From traditional natural teak and powder-coated aluminum to natural and all-weather wicker and innovative plastics, today's durable outdoor furniture will create instant style, comfort and function in any outdoor living space no matter the size of your space or budget.

Plan, Budget & Measure

My best advice as a designer is to budget and plan before you buy. Just like you would when designing an interior space, determine a style and how you want to use your outdoor space. Do you cook, dine and entertain regularly outdoors or do you simply want a private, shady spot in the garden where you can get away and relax? If your yard is large you may want to consider creating multiple outdoor spaces, each focused on a different activity.

Once you've determined your style and needs, grab a tape measure and measure your outdoor "rooms," taking location into consideration such as the proximity to the kitchen for a dining area, sun/shade exposure and the quietest spot in the garden. Make some notes then look for inspiration to get an idea of style, scale, construction, availability and pricing before heading out to buy. Smart planning and shopping will help you find exactly what you're looking for and avoid disappointment and costly, time-consuming mistakes.

Make It Last

Buy the best quality outdoor furniture you can afford and keep these quick tips in mind to maximize the life expectancy of your furniture.

- When in doubt, hire a professional designer and landscaper to save time and money in the long run.
- Ensure all fasteners (nuts, bolts, washers, etc.) are rust-proof stainless steel.
- Choose furniture that's made of weather-resistant material (see "Select Your Type").
- Choose only tempered glass for tabletops for safety and make sure they are scratch, impact, and heat-resistant.
- Fabrics for cushions should be labelled UV tested and made of acrylic materials that are water-resistant.
- Look for cushions with foam cores wrapped in water-resistant, breathable synthetic fibre padding.
- Accents like rugs, lights and heaters add comfort and extend the use and enjoyment of your outdoor living spaces.
- The more you shade your furniture, the longer it will last while providing comfort for you and your guests. Consider adding trees, umbrellas, gazebos and shade structures.
- Clean with a soft cloth using only mild dish soap and warm water or cleaners specifically formulated to protect fabrics and all outdoor furniture, including aluminum, plastic, steel, resin, wicker, wood and rattan.
- Wipe down furniture after it rains to reduce water exposure and wipe away food and spills immediately.
- Cover all furniture when not in use.
- For fast and easy end-of-season storage, consider choosing folding or stacking dining chairs and tables.
- Clean, dry and cover all outdoor furniture and cushions before storing to avoid mould, cracking and rot.

Select Your Type

Choosing the right type of outdoor furniture to suit your style, location and lifestyle all starts with knowing how and where you plan to use it. For small, protected spaces like a covered balcony or porch that aren't exposed to heavy rains or high winds, you can consider small-scale, lightweight pieces. Heavier, full-size, more durable furniture should be considered for large, unprotected outdoor areas that get used regularly for entertaining and dining.

Although design options and construction of all-weather furnishings have come a long way, remember that, unlike interior furniture, outdoor furniture will inherently be exposed to much more abuse by both people and the elements so invest in the best quality, construction and materials you can afford. Consider the following for the most durable and popular types of outdoor furniture available today.

Wood: For a relaxed, rustic look, hardwoods such as teak are naturally sturdy and offer high resistance to the elements. Wood furniture is best stored indoors during the winter months.

Iron: Iron patio furniture lends a traditional look, is almost impossible to damage and won't topple in high winds. Add cushions for comfort and protect with rust-resistant paint.

Aluminum: Durable powder-coated aluminum sets give a modern look, require minimum maintenance and are lightweight for easy portability. Most are stackable for easy storage.

Steel: For a contemporary design theme, stainless steel furniture is a bit lighter than iron and offers an appealing lustre that resists corrosion. Highly durable and easy to maintain and clean.

Wicker: Offering a romantic natural look, lightweight yet durable natural wicker furniture is typically made from bamboo, cane or rattan. All-weather wicker is made from synthetic resin fibres woven around the frame, and then coated with durable weather-resistant finishes.

Plastic: 100 per cent recycled, high-density polyethylene furniture is non-porous, wipes clean with soap and water and is available in a wide range of fade-resistant colours. This material can be left outdoors year-round. **OH**



DEDON: Barcelona Chair

DEDON: SeaX Table

CB2: Sun Shade

CRATE&BARREL: Ventura Round 3-Piece Sectional with Sunbrella Cushions & Round, Tempered-Glass Coffee Table

CB2: Ixtapa Lounge Chair

HAUSER: Satellite Round Cocktail Table in Sunset Orange

good taste



Summer CORDIAL

BLACKBERRY CORDIAL
(Makes 4 cups)

- 3 lbs blackberries
- 1-½ cups water
- 1 tsp whole cloves
- 1 tsp freshly grated or ground nutmeg
- ½ tsp ground cinnamon
- ¼ cup freshly squeezed lemon juice
- 3 cups granulated sugar
- ⅓ cup brandy, optional

- In a large stockpot or canning kettle, combine blackberries, water, cloves, nutmeg and cinnamon. Cover and bring to a boil over high heat. Reduce the heat and simmer for 15 minutes, or until the blackberries are very soft.
- Strain through a cheesecloth-lined sieve, allowing the juice to drip into a non-reactive bowl or pan overnight. Combine the strained blackberry juice, lemon juice and sugar in a large saucepan or canning kettle. Bring to a boil over high heat and boil for 1 minute.
- Skim and discard any foam. Stir in brandy if using. Pour into 2 pint or a 1-litre jar, cap, label and let cool. Store cordial in the refrigerator for up to 3 weeks.

NOTE: If you fill Mason-type jars, cap with 2-piece canning lids, cover them with boiling water and keep the water boiling for 10 minutes and the cordial will keep for up to 1 year. Refrigerate the cordial once the jar is open.



Use: Blackberry Cordial is perfect for making Kir: combine 2 Tbsp Blackberry Cordial with 1 cup white wine or champagne. I have tossed it with fresh fruit as a quick dessert and

it is a great base for Blackberry Granita: in the bowl of a blender, combine ½ cup Blackberry Cordial with 10 ice cubes. Process on “chop” until ice is blended with the cordial. Serve with a spoon. **OH**

Pat Crocker is a Culinary Herbalist, writing and growing herbs in Grey County. She is the author of 18 cookbooks, including her latest, Kitchen Herbal.



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STORY AND PHOTOS **PAT CROCKER**

This cordial is one of a few homemade drink syrups that give my entertaining a very personal flavour. I enjoy having this on hand for mixing tall, summer iced refreshers and winter cocktails.

Combined with carbonated mineral water or chilled white wine, it makes a light and fruity drink. Mixed with spirits, the result is a dark and mysteriously delicious drink with plenty of panache. Brandy adds an alcohol dimension to this rich, dark syrup, but is not required, especially if you want to keep your drink options open and use it in a non-alcoholic punch.

WISE WATERING

STORY ADRIENNE BROWN | PHOTOGRAPHY CHARLES MANN

No doubt everyone in your neighbourhood has a different approach to watering plants through the summer months: there are those who over-water, those who let their gardens dry up to desert-like states and many variations in between with endless methods of water application.

This summer, help your plants thrive and add value to your property by adopting some water-smart gardening practices. Your yard, the environment and your wallet will all thank you.

“In a nutshell, a water-smart garden is a sustainable garden, where conserving and nurturing all natural resources leads to a healthy, mature landscape,” says Diana Maranhao, author of *Water-Smart Gardening: Save Water, Save Money, and Grow the Garden You Want*. Anyone can achieve this through a combination of conservation methods and good gardening practices that will help maintain, preserve and nurture soil and water supplies. Once plants have what they need to grow to maturity, she says, “they can survive and thrive on what Mother Nature provides!”

INCREASE YOUR PROPERTY VALUE

According to Maranhao, “Planting, nurturing and growing healthy trees adds assessed value of between \$1,000 and \$10,000 to properties,” depending upon the maturity, type and number of trees. Similarly, she adds, “Developed landscapes add as much as 20 per cent to total property values – not to mention the energy savings from the cooling effect of mature trees around a home.” So what are you waiting for?

START SAVING: 3 STRATEGIES

Although Maranhao outlines in her book countless ways to save water and grow a garden destined for longevity, she offers her top three water-saving strategies:

1. Apply and Re-apply Mulch

If you only do one thing for your garden this year, says Maranhao, make it mulch. A thick layer (about three to five inches) of organic mulch across your whole garden will conserve water immediately. It seals in moisture, cools the soil and plant roots, creates a layer of darkness that discourages weed-seed germination, reduces sun damage on plants,

diminishes erosion and protects soil from drying winds.

“Chipped tree trimmings, pine needles and shredded bark are my favourites in the landscape,” says Maranhao. “Allow leaves that fall from trees to lie where they fall or rake them up if they shade the lawn and spread them elsewhere in the garden. Use straw in the veggie garden – it’s good for at least two seasons before you can rototill it in.”

2. Share the Resources

Zone your plants so you can water sections of your garden accordingly. Group low-water need plants together, plant shallow-rooting shrubs and flowers under trees with deep root systems and try incorporating your edibles into your wider landscape so they can help each other out.

3. Capture, Direct and Slow the Flow of Water

This is the year to finally install a rain barrel! Capture the free stuff falling from the sky. If you already have a rain barrel and are looking for more ways to minimize your water bill, Maranhao suggests creating and moulding the landscape that will best direct the flow of water where you need it: berms, basins and swales can all work to your advantage.

STOP WASTING

Being water smart isn’t just about installing rain barrels or irrigation systems. It’s also about changing bad habits that waste water.

Give plants the space they need to grow to maturity and water them slowly and deeply to the entire root zone during their developing years so they can put down solid, deep roots and better fend for themselves.

“‘Right plant, right place’ means considering all of the environmental needs of the plant before selecting and then siting the plant so that it can grow naturally to its mature size and form – the best horticulture practice to have a healthy plant,” says Maranhao.

TOP PLANT PICKS

For Ontario gardeners, Sean James, President of Fern Ridge Landscaping & Eco-Consulting, Chair of Landscape Ontario’s Environmental Stewardship Committee and Master Gardener, prefers to use native species whenever possible.

HERE ARE HIS FAVOURITE PLANTS FOR LOCAL GARDENS:

Shade Plants:

- Polygonatum (Solomon’s Seal)
- Rubus Odoratus
- Geranium Macrorrhizum

Sun Lovers:

- Little Bluestem Standing Ovation, interesting all-year round
- Common Milkweed, attracts monarchs
- Purple Dome Aster, long-blooming
- Blood Brothers Switch Grass, small with nice colour in late summer
- Fireworks Goldenrod, “Folks still don’t know that goldenrod doesn’t cause allergies,” says James. “This is a spectacular plant for late-summer/fall flowers and good winter interest.”

Ask your local garden centre about native trees and shrubs and their requirements to make sure your yard is a good fit. **OH**



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STORY **NICOLE LAIDLER**
PHOTOGRAPHY **JASON HARTOG**



Londoners seeking the perfect balance between living in nature and living in comfort are looking west to the growing subdivision of Warbler Woods.

Located near the intersection of Oxford Street West and Riverbend Road, the community backs onto Hickory Woods and Warbler Woods (designated an ESA, or environmentally significant area), a conservation area known for an abundance of plants and animals and almost four kilometres of recreational trails.

Close to the amenities of Bryon village and with a wide variety of housing options available, the Warbler Woods subdivision is proving to be a popular draw for young families, empty nesters, and everyone in between.

Sifton Properties Limited is currently showcasing several model homes in the community, including a luxury condominium and a spacious single family home, to highlight the diversity of this emerging neighbourhood. *Continued on page 44*



Styled with contemporary country details, such as open shelving and a centre island combining butcher block and Corian, The Dogwood's kitchen is extra healthy, too, thanks to low-VOC (volatile organic compounds) cabinetry. **ABOVE:** Sifton sales associates Megan Corfield and Barb Owens enjoy a refreshing summer break. **OPPOSITE:** The dining room's coffered trey ceiling is yet another sophisticated feature in The Dogwood.



At just over 1,900 square feet, Sifton's three-bedroom, called The Dogwood, offers an efficient open-concept layout for homeowners looking for one-floor living. And while The Dogwood looks and feels like a conventional house – and can be built as one – this particular model is London's first net-zero energy home, making it one of the city's greenest living spaces.

A net-zero home generates as much energy as it uses over the course of a year, explains **Toby Stolee**, Sifton's director of housing operations. "This home is a prototype," he says. "We built it as a way to start incorporating certain building products and construction techniques that we will use in our homes moving forward."

Stolee predicts that all new homes will be net-zero by 2030. "It's the way the industry is headed, and Sifton has always been a leader," he says, noting that the company built London's first solar home in the 1970s.

As a net-zero model home, The Dogwood produces energy thanks to solar shingles from SunTegra Solar Roof Systems. The technology functions like a standard solar panel but is integrated into low-profile solar-panel shingles providing a more conventional look.

A rainwater harvesting system from Waterloo Biofilter Systems Inc. captures water from the eavestroughs and downspouts. "That water goes through a filtration and pumping system and is used to flush toilets and run the irrigation systems and hose beds throughout the home," Stolee explains.

Even the landscaping is ecofriendly, with drought-tolerant grass and plants provided by **Jay McKinnon Company**.

Green features continue inside The Dogwood. They include triple-pane, dual low-emissive coated windows from **Dashwood Industries Inc.**, Natura Zero-VOC and Zero Emissions paint from Benjamin Moore, and low-VOC finished cabinetry from **GCW Custom Kitchens & Cabinetry Inc.** Behind the walls, extra insulation keeps temperatures stable and comfortable in every season. *Continued on page 46*

ABOVE: The sunny master bedroom is compact yet well organized, with an adjoining bathroom that includes a custom tiled glass shower. **TOP:** The Dogwood's kitchen includes a spacious eating area that opens to the home's rear deck and garden. **TOP RIGHT:** The fireplace feature wall and tray ceiling are decorative focal points in the cosy great room, which is adjacent to the kitchen.



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RIGHT: With an open stairway to the lower level, The Evergreen's Whispering Pines model is as sophisticated as The Dogwood yet also offers condo-life convenience. **BELOW:** It's all about lifestyle and easy living, such as the spacious laundry room just off the open-concept kitchen. **FAR RIGHT:** Rustic hardwood floors and a fireplace make the condo's great room an inviting gathering place.



Lauzon's Natura Organik Hard Maple Chic engineered flooring, with pearl finish, from [Sacwal Flooring Centres](#), graces the main living spaces. In addition to looking beautiful, these floors serve as an air filter thanks to their titanium oxide finish.

Being on the cutting edge of technology, many of the home's features can be controlled through a sophisticated home automation system from [Homematix Systems Inc.](#)

"Home automation is becoming more common," notes Stolee. "We are using it to control the lights, the temperature, security system and blinds, as well as to monitor the energy that the house is producing and what is being used."

Sifton sales associate [Megan Corfield](#) says The Dogwood is

generating a lot of public interest. "We have many people coming through to see what a net-zero home looks like," she says. But once inside, they are equally impressed by the home's practical layout.

The vaulted entrance hall flows directly into a formal dining area with coffered ceiling. The great room, kitchen and café, painted with Benjamin Moore's Natura Waterborne line, offer an airy, welcoming space for daily activities. Friends and family can gather around the oversized centre island with its Corian countertops and butcher-block coffee bar, or enjoy the warmth of the sleek gas fireplace from BuilderDirect.

A spacious master bedroom with tray ceiling, large walk-in closet and adjoining bathroom with a water-efficient Aero rain shower head

by TOTO offers a comfortable after-hours retreat.

"This home really appeals to empty-nesters," says Corfield, "or anyone looking for main-floor living."

Those looking to make the move from a single family home to a condominium might be tempted by The Whispering Pine. Located just down the road, it is one of four models available in the quiet enclave of 26 condominium units known as Evergreen at Warbler Woods.

With its open-concept floor plan and soaring vaulted ceiling, the home's main floor feels much larger than its 1,470 square feet. "People love the high ceiling," comments Sifton sales associate [Barb Owens](#). "It creates a tremendously inviting space." *Continued on page 48*



LEFT & BELOW: The condo's lower level is designed for good times and includes a built-in bar, so refreshments can be at the ready. **BOTTOM:** Extra deep window wells allow for generously-sized windows – and a sunny bedroom – in the condo's lower level.



Sifton décor consultant **Allyson Switzer** took full advantage of the ceiling height to maximize storage in the unit's modern kitchen, choosing oversize custom, stained-maple cabinets from **Cardinal Fine Cabinetry Corporation**.

Wide-plank engineered hardwood floors (Sacwal Flooring Centres) give the ground floor living areas a slightly rustic feel. The band-saw look also offers carefree maintenance, something Switzer says appeals to homeowners with pets or small children.

The great room opens up to a large deck, where the retractable awning from **London Awnings** creates a comfortable outdoor living area that's perfect for entertaining.

The main floor also features a spacious master bedroom, and a second room that can be used as a bedroom or den.

Downstairs, a partially finished basement offers additional living space that includes a bright recreation room with wet bar featuring granite countertops from **Progressive Countertop**, full bathroom, and a surprisingly sunny third bedroom.

"People love the peace of this condominium enclave, and the neighbourhood's walkability," says Owens. "This is a community of active seniors. We have a mix of snowbirds and people looking to simplify their lives, as well as people who want to be closer to family who also live in Warbler Woods." **OH**



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TOOLS & MATERIALS:

Quikrete Anchoring Cement or Sakrete Fast-Patch Fast Concrete Repair

Non-stick cooking spray or Vaseline

Small containers to use as moulds, 2 per planter

Rubber gloves

Mask

Safety glasses

2 buckets

Water

Measuring cup or scoop

Bowl, bucket or container to mix small batches of cement

Wooden spoon

Trowel

Fine sandpaper

Succulents, to plant

Potting soil

HOW-TO:

- Fill buckets with water. Use one to add water to your concrete mix, the other to store your tools while you're working so the concrete mix doesn't harden onto them.
- Select your moulds by pairing containers to create your planter form. Visit dollar or second-hand stores to find shapes that you like.
- Coat the inside of the larger container and the outside of the smaller container with non-stick cooking spray or Vaseline.
- Measure and mix small batches of concrete according to the package directions. Work quickly, especially with the Sakrete, or the mix will start to set.
- Pour wet mix into the larger container and apply quick taps to the bottom and sides to level the mix and release any air bubbles.
- Press the smaller container into the wet mix, being careful to leave a minimum half-inch thickness at the base; hold for 30 seconds. After 30 seconds, if the form rises when you release the smaller container, weight it down gently with water or stones. If mix overflows, skim the excess with a trowel.
- Allow mix to set for 24 hours or more to minimize cracking.
- Once your concrete planters are completely set and removed from the moulds, give the tops a quick sanding with fine sandpaper.
- Add potting soil and your succulent plants and display!

NOTE: Any materials used in this project should not be used again for food preparation. Be sure to wear rubber gloves during the entire process while concrete is wet. **OH**



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STORY AND PHOTOS TARA CHATTELL

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STEAK TACOS

with CHIMICHURRI & AVOCADO SAUCE

STORY AND PHOTOS JENELLE MCCULLOCH

Try these steak tacos for an easy, yet impressive, summer entertaining meal. Charred skirt steak is topped with refreshing chimichurri and an herbed avocado sauce.



MARINADE

- 2 lbs flank or skirt steak
- juice of 1 lime
- 1 Tbsp soy sauce
- ¼ tsp dried chili flakes
- 1 clove garlic, crushed

ADDITIONAL TOPPINGS (Optional)

- Radish, thinly sliced
- Jalapeno, thinly sliced
- Queso Fresco

PICKLED RED ONIONS

- 1 medium red onion, thinly sliced
- 2 cloves garlic, smashed
- A few slices of jalapeno or a dried chili
- ½ tsp peppercorns or pickling spices
- ½ tsp sugar
- ½ tsp salt
- ½ cup white vinegar
- Boiling water

CHIMICHURRI SAUCE

- 1 bunch of parsley
- ¼ medium onion
- 2 cloves garlic
- ½ cup olive oil
- juice of 1 lime
- 2 Tbsp vinegar (red wine, apple cider or white)
- salt to taste

AVOCADO SAUCE

- 2 large avocados
- 4 cloves garlic
- ¼ cup onion
- handful of watercress
- handful of basil
- handful of parsley
- olive oil, as needed
- water, as needed
- salt to taste



MARINADE

- Mix together ingredients for the steak marinade, pour over steak and set aside.

PICKLED RED ONIONS

- Bring 2-3 cups of water to a boil.
- In a large bowl, mix together garlic, jalapeno, peppercorns or pickling spices, sugar, salt and white vinegar.
- Place thinly sliced red onion in a mesh strainer and pour the boiling water over the slices, letting them drain in the sink. This par-cooks the red onion before pickling.
- Once strained, add the red onion to the pickling mixture and set aside.
- This can be done in advance, but let pickle for at least 30 minutes.

CHIMICHURRI SAUCE

- Finely chop parsley, onion and garlic.
- Mix together with lime juice, vinegar and salt, and set aside.

AVOCADO SAUCE

- Add garlic to a food processor with a teaspoon of salt and pulse.
- Add onion, watercress, parsley, basil and avocado flesh.
- Blend together and slowly add olive oil while processor is running. If the sauce is too thick, add water as needed. Season with salt to taste.

COOK AND ASSEMBLE

- Preheat a cast-iron skillet over high heat, or preheat your outdoor grill, and coat with a layer of cooking oil.
- Once heated, pat the steak dry and sear on each side for 4 minutes for rare (cook longer if preferred).
- Remove steak from heat and let rest 10-15 minutes.
- Thinly slice meat against the grain.
- Serve with flour tortillas, sauces and optional toppings, including radish, jalapeno and Queso Fresco. **OH**





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TRADE SECRETS

London pros share their insider info. Don't worry, it's all on the up and up.

PHOTOGRAPHY
JACKIE NOBLE

RAWLE BLACKMAN *Modern Living London*

There is often a huge range in quality between furniture price points. Even a \$300 difference may mean a sofa features wood construction, proper density foam, better tailoring and Canadian versus offshore construction. Buyer beware: Look beyond the price tag so you really understand what you are paying for.



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LEISA BERTELSEN

Clancy's Rainbow

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GINA NOTA
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At the moment, I'm in love with a new material called MaxFine. It comes in a variety of elegant looks inspired by marble, stone, wood, metal and cement. One of MaxFine's greatest attributes is that it's quite light in weight. Even ultra-large slabs are very thin. MaxFine is especially great for shower stalls and fireplace surrounds, but works just as nicely for counters and other surfaces. **OH**

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(Please see ad on pg 31)



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(Please see ad on pg 5)



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(Please see ad on pg 21)

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