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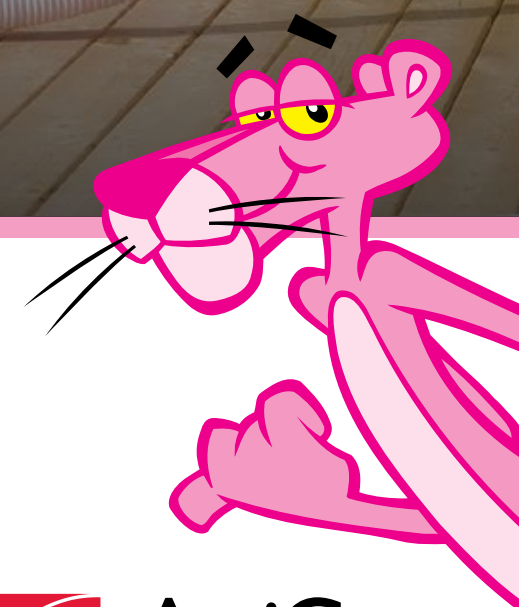


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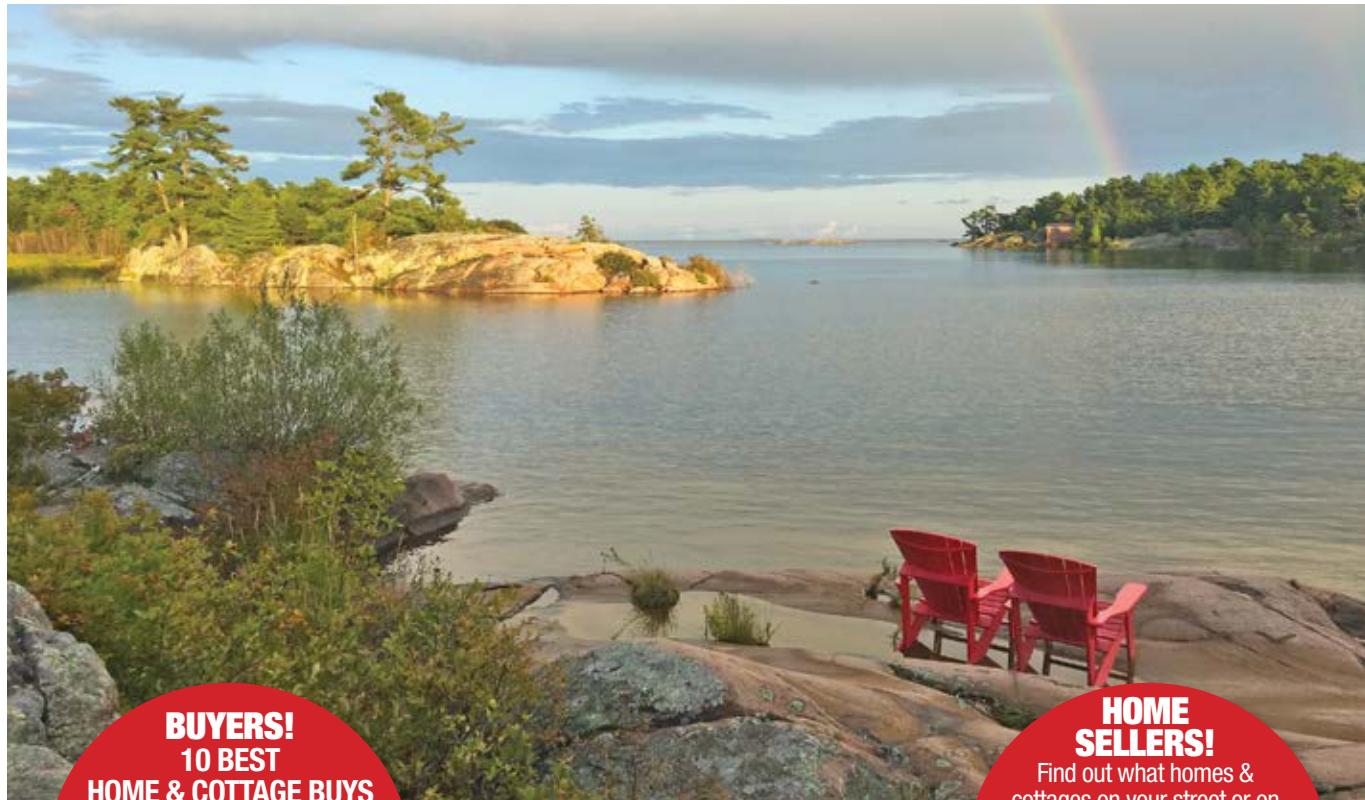
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**\$375,000**

**Lot 1 Delphi Lane**  
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**Lot 12 Delphi Lane**  
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Building Lot



## GEORGIAN BAY CLUB

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**100 Stone Zack Lane**  
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Building Lot



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## GEORGIAN BAY CLUB

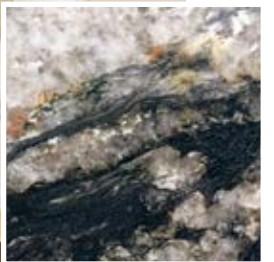
**\$459,000**

**Lot 14 Timber Leif Ridge**  
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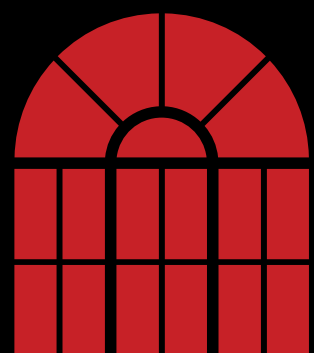
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**THE CHANGE OF SEASONS** is not always something we see on a calendar. It can be a tradition or the weather. For me, spring is here when I see that first red-breasted robin hopping across the grass looking for worms and then watching all their crazy nest-building antics. How can such a small bird find the smallest spot to build a nest? One year I watched a determined pair building a nest on the goose neck of a light on my garage. It seemed like an impossible task. As soon as a piece of grass was draped on the lamp, the wind would blow it off. But then, almost overnight, I looked up and there it was, a completed nest. It stayed put and was soon home to a batch of baby birds. Quite a feat of engineering.

If a robin can be that determined, then so can I.

So it's time to turn off Netflix, get off the sofa, open the windows and head outside to do all the chores that have been waiting for the warmer weather.

I'm going to be busier than usual this year because I'm moving to a smaller house. That won't happen until after I complete my spring to-do list here, raking the debris off the grass, cutting back broken branches, removing the burlap protecting tender plants, painting and repairing.

Advice from the local pros we highlight in our People section this issue has also given me the push to go through my home room-by-room and purge all that extra stuff, which I will donate to the many great charities in this area.

I am excited about this move and I am embracing the edit that has to happen.

I also feel an affinity to the homes we feature this issue. They're all about living smaller but still with a ton of style and happiness.

On the first day in my new home I will be making poached peach mimosas (page 104), marvelling at how much less I have, celebrating how much better I feel and wondering why I didn't do it sooner.

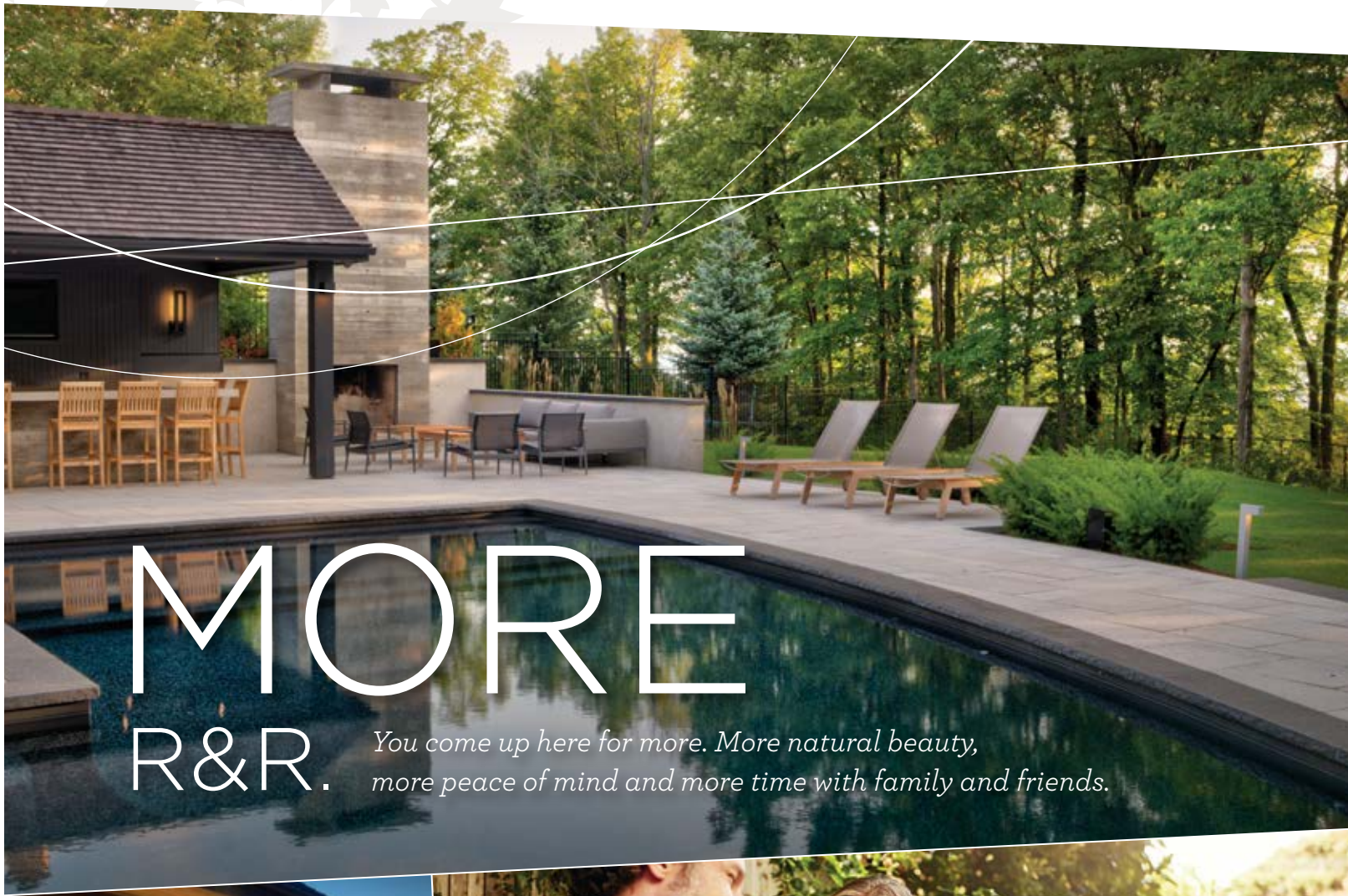
*Sara Martin*

Sara Martin, Managing Editor  
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In OUR HOMES Ski Season 2018, page 76, we gave Heidi Ehlers of Green Love the wrong last name. OUR HOMES apologizes for the error.

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A guest room with vintage style sets the stage in a renovated home in Collingwood. Story, page 46. Photography by Sandy MacKay.



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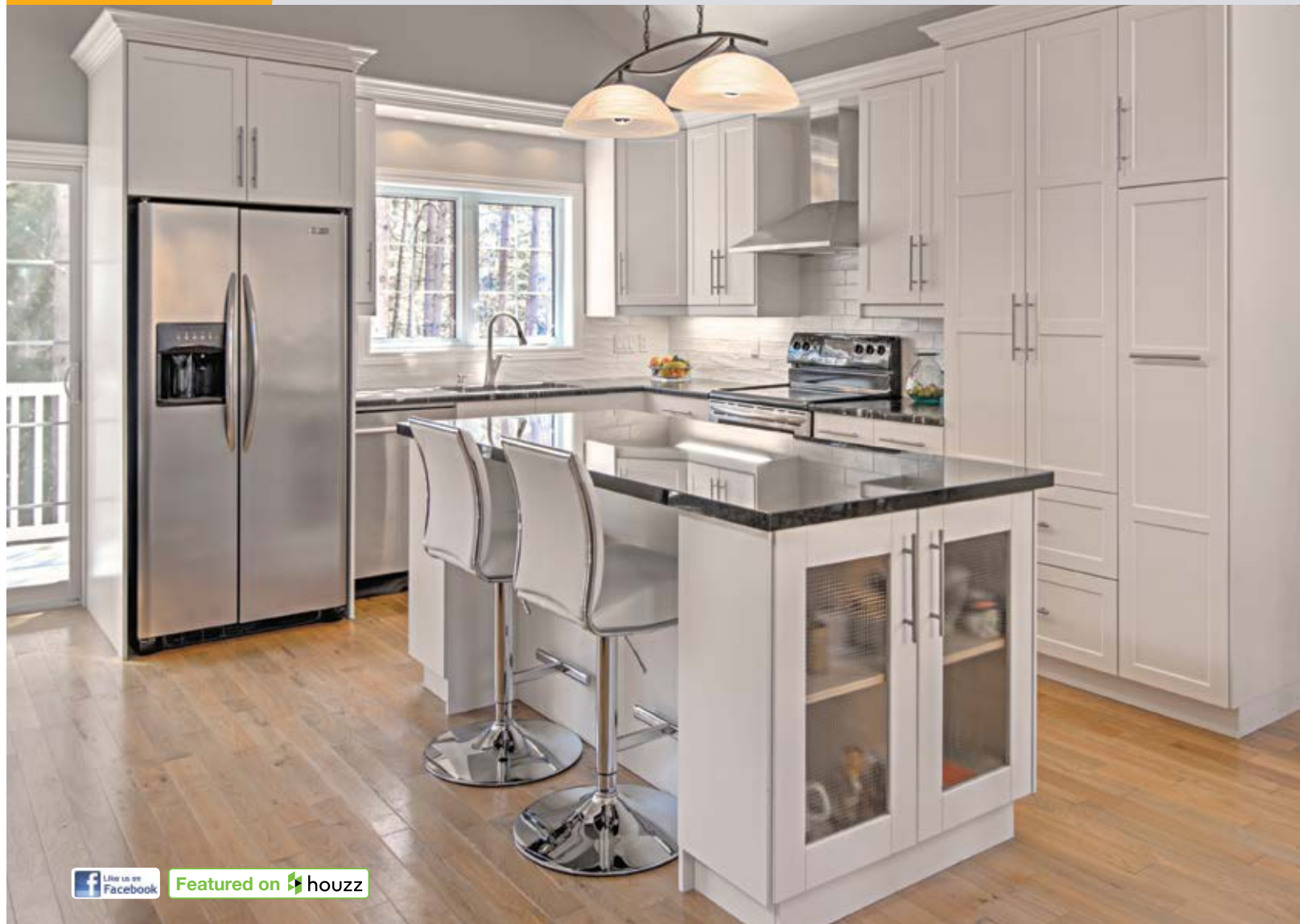
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## publisher's note



### AS KIDS SKIP BY ON OUR STREET THIS SPRING,

it makes me think of graduations, my own and those of my two children, now 20 and 28 years old. My kids both received a book for a graduation gift. *Oh, The Places You'll Go* by Dr. Seuss. It's such an inspiring book with prose like: "You have brains in your head. You have feet in your shoes.

You can steer yourself any direction you choose."

Back in the day, when I graduated, my father gave me a chunky Seiko watch. I loved it so much and thought, "Oh the places I'll go wearing this watch." I still wear a chunky watch, and often think about the many places I go in a day!

In this issue alone, I ducked my head into a little girl's hideaway bedroom complete with a vintage dollhouse and roller skates inside a home coveted by many in Thornbury!

Then, over to two condos at Cranberry – one of the very first condominium complexes built in our region. There, two neighbours with different tastes both renovated with charm and colour, showing us how they utilize their smaller spaces to accommodate friends and family.

At a Regency bungalow in Collingwood, I stood breathing in the fragrance of lilac trees – the home and its setting all so pretty.

Our garden tour took us to three local landscapes. At one, the home of a family friend, you'll see a contemporary backyard with many cool touches. We also visited a golf club home at Lora Bay that's great for entertaining and then drove up a long laneway outside of Creemore to discover a stunning view of the escarpment.

Speaking of gardens, check out page 93 for how to get tickets to the upcoming Backyard Glam Tour on July 6th and 7th, which OUR HOMES co-sponsors with Design Outdoors Canada. Stroll through backyards in the area while gathering ideas for your own beautiful outdoor space.

Enjoy our spring issue and "The Places You'll Go."

*Simone*

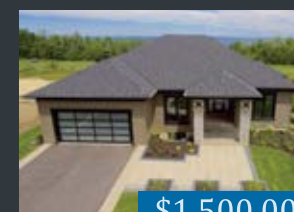
Simone Sterio-Risk, Associate Publisher  
simone.steriorisk@ourhomes.ca



Don't miss out! Only a few building lots remaining.

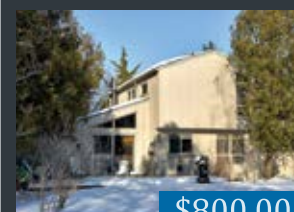
### TRAIL WOODS LORA BAY

Experience life in Lora Bay or Trail Woods, a life of spectacular views, elegant finely crafted homes and wonderful people. Built on a solid reputation of quality, integrity and service, award-winning developer Reid's Heritage Homes is one of Ontario's leading builders. Choose from many spacious, well appointed, detached bungalow floor plans and enjoy living in the heart of The Blue Mountains four-season playground!



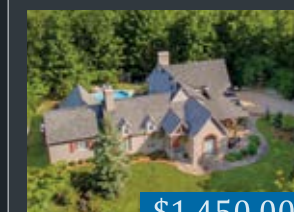
\$1,500,000

Built by renowned local builder, Rainmaker Estates this home features luxurious main floor living with views of Georgian Bay. [LoraBayWestRidge.com](http://LoraBayWestRidge.com)



\$800,000

Perfect Location! This traditional 3 bedroom, 1.5 bathroom, chalet is within walking distance of Craileith Ski Club! [CraileithSkiChalet.com](http://CraileithSkiChalet.com)



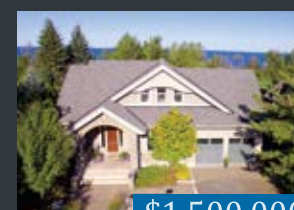
\$1,450,000

Stunning Jack Arnold designed French Country Estate! This lakeside property is the ideal private getaway or weekend retreat. [ChateauLakeview.com](http://ChateauLakeview.com)



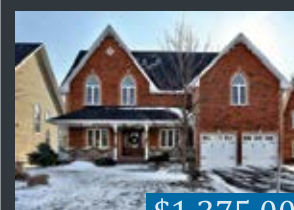
\$650,000

Spectacular views of Georgian Bay from this 4 bed, 2 bath home. Set on 2 acres and located only a short distance from Thornbury. [HilltopViews.ca](http://HilltopViews.ca)



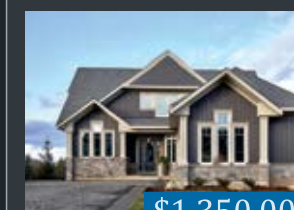
\$1,500,000

Come home to Lora Bay! This 5 bed home with exceptional finishes is set on a landscaped lot overlooking Georgian Bay and the 18th hole. [GeorgianBayView.com](http://GeorgianBayView.com)



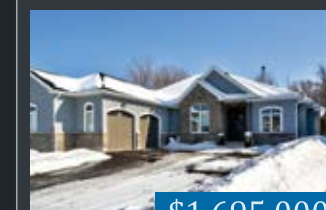
\$1,375,000

Imagine relaxing in a hot tub after a day on the slopes, watching the fireworks over the scenic vista of Blue Mountain. [Walk2Blue.com](http://Walk2Blue.com)



\$1,350,000

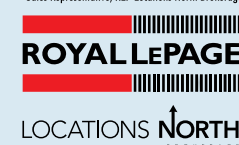
Views of Georgian Bay from this elegant home featuring main floor living and access to two private pools, tennis courts and clubhouse. [LoraBayLuxury.com](http://LoraBayLuxury.com)



\$1,695,000

Stunning 4 bedroom, 3.5 bathroom luxury home located between Thornbury and Collingwood, steps from Northwinds Beach. [CraileithLuxury.com](http://CraileithLuxury.com)

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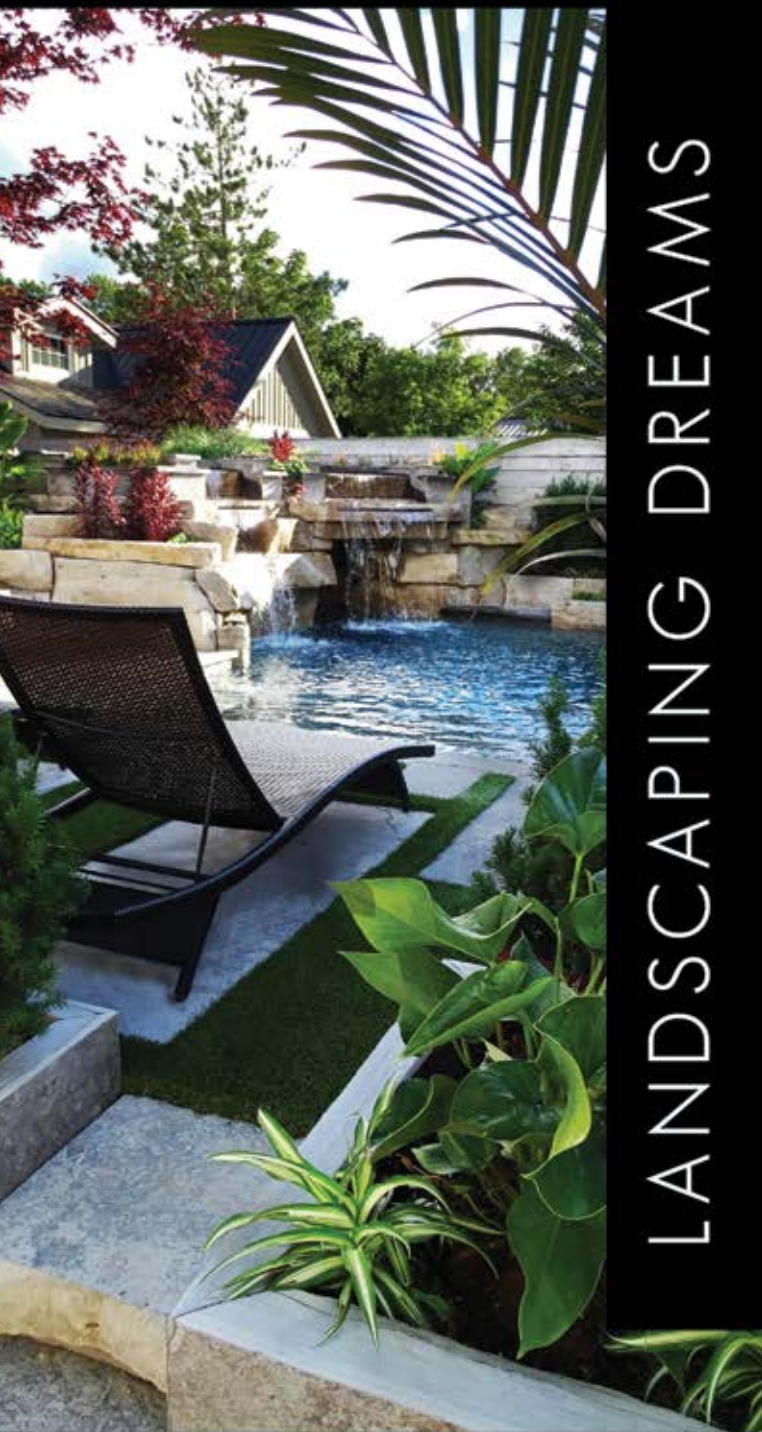
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advice

# STAYING ORGANIZED

AND OTHER WAYS TO KEEP IT TOGETHER

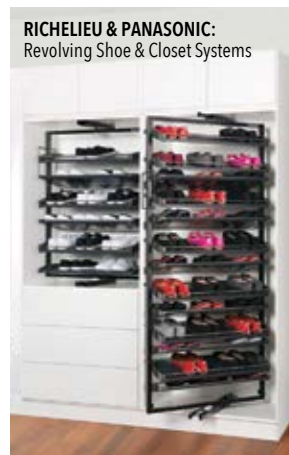
Interior Designer **Dolores Pian** shares her ideas.



Feeling stressed because you're surrounded by stuff? That stuff can actually make you happy, if it's efficiently and artistically displayed. And when organized properly, you can grab and go. Technology has helped reduce or eliminate the need for some stuff, like books and record albums, but we still need to store the items we do collect.

Storage, home organization or space solutions – whatever you call it – has become a science using the latest technology. For example, hardware supplier Richelieu has teamed up with Panasonic to create revolving closet systems and shelves that pull down and return pneumatically, providing innovative ways to make our lives easier.

**RICHELIEU & PANASONIC:**  
Revolving Shoe & Closet Systems



## START RIGHT – GET ORGANIZED

Whether you're living in a tiny studio or a mansion, many of the same rules apply when it comes to getting organized:

**Purge:** Get rid of things you don't need or that don't give you pleasure in some way.

**Learn to make sacrifices:** In a small or large space, every object matters. Make choices and focus on priorities.

**Inventory items that need storage and display:** Determine what type of storage or shelving you need. Make this scientific by calculating how much linear space and square footage is required.

**Design and plan:** Plan where these items are going and then find the design solutions you need to maximize and beautify your space.

## DIVIDE AND CONQUER

Storage is designed in three style categories:

### 1. In sight and in mind.

Open shelving allows us to see what we own, defining our unique personalities. Free-standing or bolted to the wall, shelving is simple. The structure itself can be a design feature, elevating your simple objects into things of beauty.



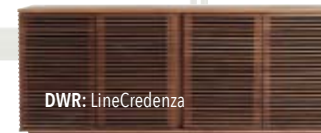
DWR: Kai Shelving High



DWR: Story Bookcase

### 2. Out of sight and out of mind.

Closets or storage rooms are enclosed empty spaces. You can add rods or shelving to suit your requirements. People are now choosing to turn closets into dressing rooms, enclosing items in cabinetry and revealing only what's most precious and notable through glass cabinets. If you own shoes, purses, belts or ties that are beautiful and cost a pretty penny, then why not put them on display like an art object in a glass case?



DWR: LineCredenza

### 3. Combining in and out of sight.

Say we've opted for open-plan spaces instead of separate rooms for our functions. Even kitchens are now blended in, requiring special thinking on how to manage all its requirements. While one-room living reveals all, do we really want to show off everything?

Storage credenzas, shelving and wall units can act as free-standing room dividers to delineate space. One company that provides unique items is Design Within Reach (DWR). It is a go-to destination for design sophisticates. Their variety of cabinets and shelving units are real designer heirloom classics that can make space efficient and extra special.

## CUSTOM VS. STANDARD

Each home is unique, not only in structure, but also in the personality and vision of its owner. While standard shelving and storage units are available at most home stores, and while you can hack Ikea, it is best to give your storage needs the attention they deserve.

**SPACES CUSTOM INTERIORS:** Basement renovation with custom built-in storage.



Investing in custom built-in storage solutions will enhance the value of your house, much like investing in kitchen or bathroom renovations. It is money well spent. Knowing that everything is in its place and there's a place for everything helps liberate us from our stuff. **OH**

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1



2

# ANYTHING BUT ORDINARY

Spring in Southern Georgian Bay signals fresh air, mountain hikes, gardening and relaxing at home with friends and family. Get your home ready with our picks of the season.

PHOTOGRAPHY **BONNIE FOX**



3

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## 2 FRESH DESIGN

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## 3 SERENDIPITY SOY CANDLE FACTORY

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## 4 GREEN LOVE

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## 5 GEORGIAN DESIGN CENTRE

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705.444.2100 | [georgiandesigncentre.ca](http://georgiandesigncentre.ca)

## 6 BUTTER GALLERY

### Painting

Eric Robitaille is just one of the many talented artists featured at Butter. *Exhale* shows a wolf breathing gingko leaves in this mixed media creation.

126 Hurontario St., Collingwood  
705.444.9228 | [buttergallery.ca](http://buttergallery.ca)

*Continued on page 36*



4



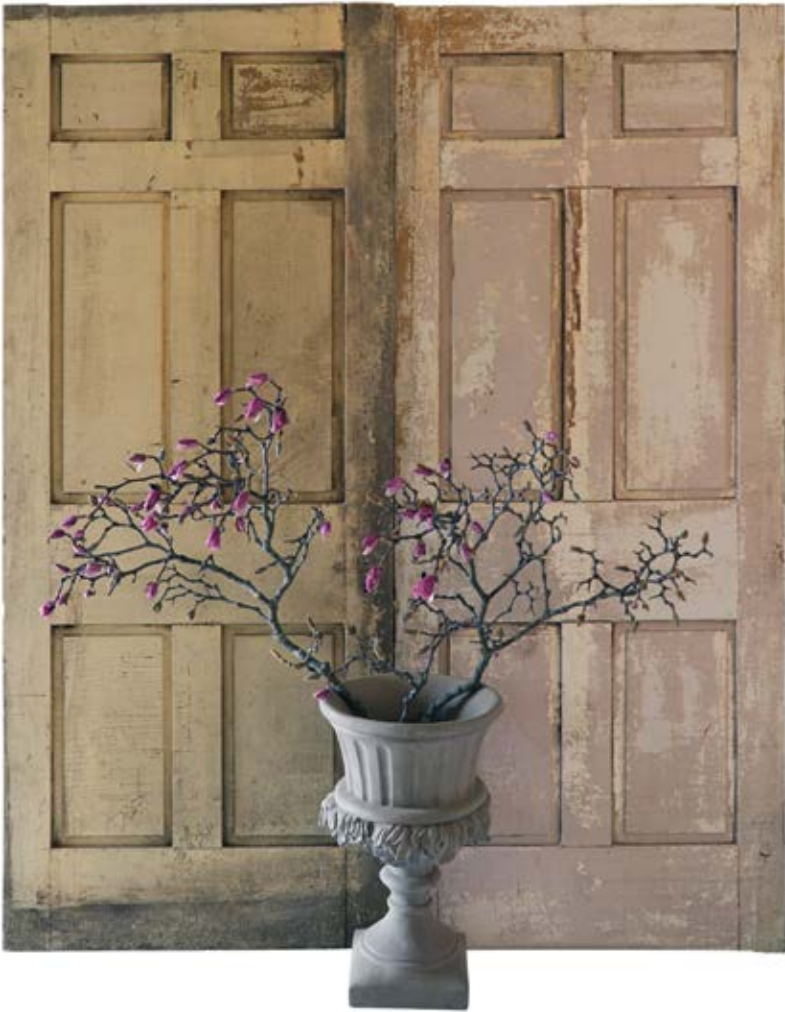
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6



7



7

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9



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[Icons: bed, lamp, chair, washing machine]

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real estate

# HOME FOR THE AGES

STORY **WALTER FRANCZYK**  
ILLUSTRATION **SHEILA BRITTON**

Although most Canadians plan to grow old at home, many have given little thought to what's needed to actually age in their homes.

Some surveys suggest up to 85 per cent of Canadians intend to live at home for as long as possible. But more than one in three haven't seriously considered measures to make life at home easier and safer.

Thinking ahead is essential, says Heather Mahon, who owns and operates Heather's Home Healthcare, a medical equipment and supplies store that promotes independent living. "Today we can be really, really healthy and tomorrow that can change."

The earlier Canadians start planning, the more prepared they'll be to handle changes in their health and mobility, Service Canada advises. That planning should include current and future costs of staying at home, proximity to friends and family, transportation, and assessing safety risks at home. The agency has a wealth of information about aging in place.

## SAFETY MEASURES

Homeowners can make simple improvements themselves, such as installing grab bars in the shower, bath area and around the toilet, says Mahon. "If you're going to replace furniture, my suggestion is to go to a lift chair." Push-button controls on an electrically-powered recliner are easier to use than manually-operated handles that require strength and dexterity.

## MAINTENANCE

John Ritchie of Ritchie Renovations suggests making the home as maintenance-free as possible. He says windows and doors that need paint every year or every other year should be replaced, if homeowners have room in their budget. Vinyl or fibreglass windows need little maintenance. Some manufacturers offer windows that clean themselves with glass coatings that react with sunlight to break down dirt and grime that's washed away by rain. "The more maintenance-free they can make their house, the better off they are," Ritchie says.

Anyone heating a home with only wood should get a furnace, Ritchie recommends. "Get a source of heat other than wood because it's a lot of work."

When it comes to interior renovations, an occupational therapist can provide detailed advice tailored to individual needs.

## BATHROOMS

For Mahon, it's bathrooms that require the most attention. "Your biggest bugaboo is the bathroom," she warns. With many hard surfaces and edges that get slippery when wet, bathrooms can be a painful place for a fall. Grab bars and shower seats are key to safety. An unobstructed area, at least five feet in diameter, is needed for manoeuvring a wheelchair or walker in the bathroom. Motorized wheelchairs or scooters need more room. "Think about access," Mahon advises. "If I have to go in with a walker am I able to turn around?"

Curbless showers are terrific, she says. Although some people like to soak in a tub, as they age they're susceptible to what Mahon calls "beached whale syndrome."

"One day you're going to get caught in that tub and you're not going to be able to get out because either your arms aren't strong enough or you can't get yourself turned around." When replacing a tub, she recommends a low-profile tub, no higher than 21 inches. "If you're doing flooring, put in a heated floor and get rid of scatter mats, they're a tripping hazard. As you age, you don't want those in there," she says.

The Canada Mortgage and Housing Corporation provides detailed recommendations for renovations or new construction to make nearly every room of the house safe, accessible and comfortable. It offers suggestions for kitchens, appliances, living rooms, exterior decks, gardens and landscaping.

Revenue Canada allows homeowners age 65 or older and those with disabilities to claim up to \$10,000 for renovation expenses that make their homes accessible and safer.

In addition to accessibility, people who want to grow old at home should consider day-to-day maintenance, such as snow removal and year-to-year maintenance, says Leah Kane, a sales person with RE/MAX North Country Realty Inc. "Will the furnace need to be replaced in the next little while? Those big ticket items need to be done. Budget for those big ticket items," she urges.

## DOWNSIZING

Some people are selling their family homes in large urban areas, where homes fetch high prices, and are moving to smaller communities where housing is less expensive. "That is a big chunk of our business," says Kane. "We see people migrating north because this is the lifestyle they've been envisioning for a long time. When they come up here, it's much more affordable."

One-floor living, with comfortable living arrangements, master bedroom and ground-floor laundry, is ideal, she says. "If people are transitioning from a large home into a smaller home, the benefits to doing that is their taxes will be lower. Their heating costs will be lower," Kane says. "If you need to replace a roof over a 1,000 sq. ft. home versus a 1,700 sq. ft. foot home with a second storey, it's going to be less expensive. A smaller bungalow is going to be much more affordable."

Financially, the longer people can live in their own homes, the better, she says. **OH**

online

For more information about aging at home visit [ourhomes.ca/mag/aging](http://ourhomes.ca/mag/aging)



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# GOOD THINGS COME TO THOSE WHO WAIT



STORY **YANIC SIMARD**

Looking to renovate a room or two? Want to refresh your space before a big event? No matter the size or style of project you’re planning, this guide will help you know how long you really need to achieve your home makeover – and trust me, it’s nothing like what you’ve seen on television.

1

RESEARCH PHASE:

1-5 MONTHS

Knowing your goals and limits will help you set realistic goals and avoid major hiccups that can derail your timeline.

Start by gathering lots of ideas. Save images from magazines and blogs – the more you collect, the easier it will be to figure out what elements you are drawn to again and again, and which are fleeting trends. Give this 1-2 months at the very least to find ideas that stand the test of time.

Television often portrays renovations as costing much less than they do, so it’s important to determine what you want to spend and what your dream design will cost. Starting with a realistic and honest budget (with padding for emergencies) will help you and your designer avoid big surprises later that can end up halting your plans.

Make sure to check with local building codes, inspectors, condo or neighbourhood boards (and the like) to make sure your dreams are possible. This can take just 1 week to 3 months, depending on your site conditions, so it’s smart to start early.


*Continued on page 42*




PHOTO: TARA CHATTELL

*Gather lots of ideas to help determine what you are drawn to most.*

5




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DESIGN PHASE:

2-12 MONTHS

A seemingly simple project can involve five times as many decisions as you might think, so give ample time to get the details right.



PHOTO: NEETO DA SILVA

Renovating a kitchen or bathroom? Besides selecting the basics like paint colours, you'll need to choose the grout colour, tile pattern, orientation of cabinet handles, paint finish, placement of light fixtures, style of faucet, counter edge profile... the list goes on, and can seem overwhelming when rushed. Give at least 6 weeks to 2 months for one room, and at least 4 to 6 months for a large multi-room project. Choosing many elements that work together can take a lot of searching and re-evaluating, and it's much easier to change your mind before construction or delivery than after.

Don't forget that not all products or tradespeople can be available instantly, especially around busy seasons like spring. If you want to work with the best materials and trades, add at least 1 to 2 months extra, with custom products or anything shipping from overseas taking 2 to 6 months. Don't get stuck picking from what's available last-minute for a design that will last for years!

17

CONSTRUCTION/  
DELIVERY PHASE:

2-9 MONTHS

Even the best plans can be interrupted by sudden surprises. Plan for this phase to take longer than just the expected working time of the physical labour.

Expect even minor construction to take at least 1 month to prepare, conduct and touch up, with 2 to 6 months for larger projects. Then add a time buffer of 1 to 3 months before any sort of event when you want the work completed, to account for surprises. In this detached basement bathroom renovation, for example, we had very low ceilings (just under six feet) and only a single sconce above the vanity mirror, not providing nearly enough light for the entire space. We had planned to increase the ceiling height and add recessed lighting. During demolition we discovered venting all through the above area and no room for pot lights. We required a bit of time to come up with an alternative plan, which was this stunning, sleek custom LED feature running from floor to ceiling and overhead. It created ample illumination and is beautiful. The solution also allowed us to hang our new mirror very close to the ceiling, creating the illusion of even more height in the room, and allowing the LED strip to reflect. Fortunately, with buffer time in place, we had the plan reworked for the better, and the beautiful results were worth the extra wait!

If you've been doing the math, you'll see that even small projects can easily take almost half a year, which is far from the three days you see on television. However, you get what you put into your design, and taking the proper time leads to timeless results – all while avoiding a lot of stress and the potential for costly mistakes along the way. Working with a reputable firm can expedite this process and keep you on time and on budget. **OH**



PHOTO: NEETO DA SILVA

26

A photograph of a large, two-story house with a red roof and white trim, surrounded by greenery and a blue sky.

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A small illustration of a house with a red roof and green trees, set against a green background.





PROJECT **EMIL MAKKAR**  
PHOTOGRAPHY **JASON HARTOG**

# chalkboard SERVING TRAYS

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**MATERIALS**

- 12-by-48-inch pine project board
- 120/220/320 grit sandpaper
- Two-inch painter's tape
- Chalkboard spray paint
- Minwax Wood Finish stain of your choice (we used Early American for our project)
- Staining rag
- Handles of choice and fasteners (we used drawer pulls)

**HOW-TO**

- Sand both sides of the 12-by-48-inch project board using 120-grit sandpaper.
- Wipe the surface with a lint-free rag, and sand both sides again with 220-grit sandpaper. Repeat with 320-grit sandpaper.
- Using a staining rag, stain both sides of the board and let dry. For a deeper colour, add a second coat of stain.
- Once the board is dry, use the painter's tape to mask off the perimeter and edges of the board to create a border that will remain unpainted.
- Spray with chalkboard paint in even strokes on the unmasked portion of the board. Allow the project to dry completely before carefully removing the tape.
- Fasten the handles of your choice.
- Add a custom message or design with chalk and use to serve.

**NOTE:** Do not place food directly on the chalkboard surface. We use small, decorative dishes or wax paper for food safety. **OH**





# REGENCY REVIVAL

*SO MANY COUPLES HAVE BEEN IN THIS POSITION: LOVING THE HOME WHERE THEY RAISED A FAMILY – A PLACE FULL OF WONDERFUL MEMORIES AND LOTS OF HARD WORK.* Continued on page 48

STORY **SARA MARTIN**  
PHOTOGRAPHY **SANDY MACKAY**



Garden beds at the front of the house are full of shrubs and plants that are well mulched and require little maintenance.



Anyone walking by this Regency-style bungalow would never know it was completely renovated inside and is now the perfect home for laid-back living. A cupola on the roof provides a skylight in the living room. **RIGHT:** The large front porch has room for a rocking chair to sit and relax in and watch the comings and goings of the neighbourhood.



Overlooking the combined dining room/living room, a table from Lëuk sits right beside the kitchen and is laden with fixings for strawberry pavlovas.



feature

**BELOW:** Having an open-plan kitchen allows the Moores to engage with their guests while entertaining. **RIGHT:** A whitewashed, wooden ball pendant centred over the dining table was painted by Kettlewells. This niche is flooded with light from windows on two sides. **BOTTOM:** This cabinet was brought from the last home and is now a perfect spot to display family heirlooms and larger serving dishes. The metal dish on the top is from Lëuk. Arrangements by Paperwhite Flowers.



However, sometimes, after the kids are grown and on their own, the occasional weekend or holiday spent together does not justify all the work involved in maintaining a large family home.

Adele and Archie Moore are that couple. They loved living in the country – the peace and quiet, the privacy and the open spaces. But they wanted more free time to enjoy together. They decided it was time to look for a smaller home that was newer or new and would require little maintenance and less yard work. As owners of Collingwood’s **Speedy Glass**, it seemed a natural segue to start their house hunt in town. After much searching, they narrowed the hunt to two properties.

Archie favoured an older home that had recently been renovated and, although it wasn’t at the top of everyone’s list, the garage was large

enough to hold all of his toys. Adele had her heart set on a new build, but the downside of that property was its size; it was almost as large as the home they would be selling.

Archie was able to convince his wife that the low-maintenance bungalow was perfect for them. Adele admits that she’s thankful every day that this is the house they chose.

The previous owner of this century bungalow on one of Collingwood’s historical streets near the harbour, restored and renovated the home and built a large addition. Architect **Lloyd Hunt** designed the structural changes while **Scott Young of Scot-Build Developments Inc.** was the contractor. During the renovation, the home was taken back to the studs. In fact, only three original features remained: the wood frame, the roof and the brick walls.

*Continued on page 51*



The slipcovered sofa adds to the relaxed feel in the living room. The cowhide rug adds a textural element.





In the family room, deep, comfortable leather chairs surround the driftwood table that is lit from above by a pendant from FAD Inc. The rustic feel of the driftwood is echoed in the fireplace, resurfaced by AG Designs Co.

**BELOW:** One of the many colourful urns placed outside the home – the work of Natural Blends. **RIGHT:** This quiet, covered spot is located just off the family room, so even in the rain there is somewhere outside to enjoy morning coffee and the view of the park across the road. **BOTTOM:** Matching loungers in a secluded area at the rear of the house are surrounded by additional containers planted by Natural Blends.



New plumbing, new windows and doors, new wiring, new flooring (**Deans Carpet One Floor & Home**), in-floor heating throughout and a new kitchen (Home Depot) were added. In a nod to other Regency-style century homes in Collingwood, the architect added a cupola onto the roof line, which puts a historical note on this home. The cupola has now become a much-loved architectural skylight feature in the living room.

The largest change to the home was the addition, which provides space for a new master bedroom with a beautiful en suite (tile from **Georgian Design Centre**), large garage, mudroom and family room. The additional square footage gives this older home everything it needs for gracious, relaxed living.

A bonus for this in-town home is its two private outdoor spaces. One at the front, with careful plantings designed and maintained by **Natural Blends**, looks out to the park area across the street. A sliding door in the family room connects to this outdoor space, and a second door gives it direct access to the kitchen. The other seating area is at the back of the home. Thoughtful plantings give the space lots of privacy and beautiful seasonal containers add colour. *Continued on page 52*





**LEFT:** In the mudroom, near the door to the garage, hooks are at the ready for coats or beautiful flowers.  
**FAR LEFT:** In a guest bedroom, a crystal chandelier sparkles over the inviting bed. A vintage ladder from Kettlewells holds towels.  
**BELOW:** Peeking into the mudroom, lots of storage holds all the gear the Moores require and it offers a spot to catch up on paperwork.



Adele had a very clear vision on the design style she wanted in the home. She is inspired by light, peaceful and airy interiors, simplicity and vintage pieces. The first step was to paint the entire house in Simply White by **Benjamin Moore**. Some of the furniture came from their previous home, where it had already been refinished or painted to suit the style being created.

New furnishings were found around Collingwood, such as the antiqued custom cabinet in the family room and the area carpet from **FAD Inc.**

In the study, **AG Designs Co.** surrounded the fireplace in reclaimed rustic barn boards that add a textural layer to the room. AG Designs Co. also constructed a sliding barn door for the closet in the master bedroom. *Continued on page 56*




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feature

THIS HOME IS THE RIGHT MOVE FOR THE NEXT STAGE IN THEIR LIVES.

BELOW: The master en suite has a large, glass-enclosed shower and soaker tub. The driftwood wall art brings thoughts of the sea into the room.



AG Designs Co. constructed the sliding barn door that leads to the master closet. Linens on the bed were sourced at Lëuk. The antique chest at the foot of the bed holds extra blankets.



Adele likes to check Pinterest for inspiration, where she saw old ceiling tiles being used as a headboard. Her daughter found tiles on Kijiji from a tear-down in London, Ont. **Jody DeCoste** of **The Painterie** executed the idea and installed the headboards in one of the home's two spare bedrooms. DeCoste also painted the Moore's piano. Ladders that hold throws in the spare bedroom and living room were sourced at **Kettlewells** as was the dining table and chairs (refinished by **Elaine Kettlewell**). The ball pendant that hangs above was installed by **Dylan Freeburn** from **Alair Homes Grey Bruce**, Adele and Archie's son-in-law. A large metal dish that sits on top of the glass-fronted cabinet in the dining room and an inspirational art piece that hangs in the living room were found at **Lëuk** as well as the linen master bedding. This home has everything that they need – a quiet street, privacy, closeness to work and walking distance to restaurants and Georgian Bay, plus very little maintenance and outdoor work. It is the right move for the next stage in their lives. **OH**



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# GROWING *with* SUCCESS

STORY **MELANIE REKOLA**

Growing food is one of the most popular forms of gardening practised today.

Given the ever increasing costs (and lack of nutritional content) of current grocery store produce, it makes sense. Growing food at home is actually pretty easy to do. For example, throwing a tomato plant or two in a sunny spot in your garden, and giving it an occasional watering, will likely produce a few fruits. But for your veggie garden to be truly successful in both health and bounty, a number of requirements must be met.

## PLACEMENT

Food gardens need sunshine, but only about eight hours per day. East facing is ideal, followed by south and west. Veggie gardens need not be planted in rows if you prefer free-form arrangement. Add some inexpensive and edible flower seeds such as sunflower and nasturtium to punch up the colour. Be artistic as crops will change year to year so nothing is permanent.

## CROP ROTATION

Certain plants are heavy feeders while others actually increase soil health in the areas in which they grow. This makes crop rotation very beneficial to the home garden. For example, legumes fix nitrogen into the soil, so plant cabbage and cauliflower in an area where you previously grew beans and peas. Root crops don't like very rich soil, so plant these in areas previously inhabited by demanding cabbage and cauliflowers.

## SOIL

Just as it is with good relationships and sound construction practises, a successful vegetable garden is built upon a solid foundation – its soil! Healthy soil is composed of weathered rock, organic matter, water and air, yet it also contains the magical hidden element of beneficial organisms. Let's take a closer look.

**Minerals:** Roughly half of soil's composition is made of bits of broken down weathered rock – the vital minerals necessary for healthy plants. The size of these particles determines the texture of soil. Large sand particles are found in sandy soil, medium particles in silty soil and small particles in clay-based soil.

**Organic Matter:** These are the partially decomposed remains of plant life, soil organisms and all kinds of vegetative matter. Although organic matter makes up only five to 10 per cent of soil composition, it is essential to bind soil particles together, retain moisture, allow air flow and provide food for the all-important microorganisms. All soil types will improve with an increase in organic matter so add in compost, aged manure or seed a "cover crop" such as annual rye grass, then till it into the existing soil to decompose.

**Soil Life:** Beneficial bacteria, fungi, nematodes and earthworms are just a few of the important creatures found in garden soil. These tiny beings are imperative to help convert the organic matter and minerals in soil into vitamins, hormones and nutrients plants need for optimum growth. Avoid sterilized commercial soils and composts, pesticides and herbicides. Add in worm compost, home compost or leaf mould to enhance your colonies instead.

## PERFECT COMPANIONS

Some plants have similar growing requirements and even grow better when planted together, making them natural allies. Other plants, like people, compete for resources. Many companion planting charts are available online so with a little research you'll find out exactly which of your plants are friends or foes.

## THE HARVEST

Every great chef knows each dish is only as good as its ingredients, so harvest your bounty at its optimum flavour. Sometimes you'll have an abundance of one crop or have many crops that mature all at once. Don't let those extras rot in place! Freezing and canning are easy and you may end up with enough delicious and nutritious preserves to last you until the following July.

Most mass-grown fruits and vegetables are sprayed with dangerous herbicides and pesticides, planted in depleted soil and shipped an average of 2,500 kilometres before they reach the local grocery store. Even much of our livestock is given loads of antibiotics and an unhealthy diet that then trickles down to us when we consume them. Given the state of the average Canadian's body fat level, coupled with mass vitamin and mineral deficiencies, our bodies are simultaneously both starving and storing fat! However, when the body is nourished at a cellular level, cravings disappear, natural energy is restored and many health problems retreat. Food is the original medicine so why not give a healthful, tasty organic veggie garden a try? **OH**

*Melanie Rekola is a certified horticulturalist and landscape designer.*

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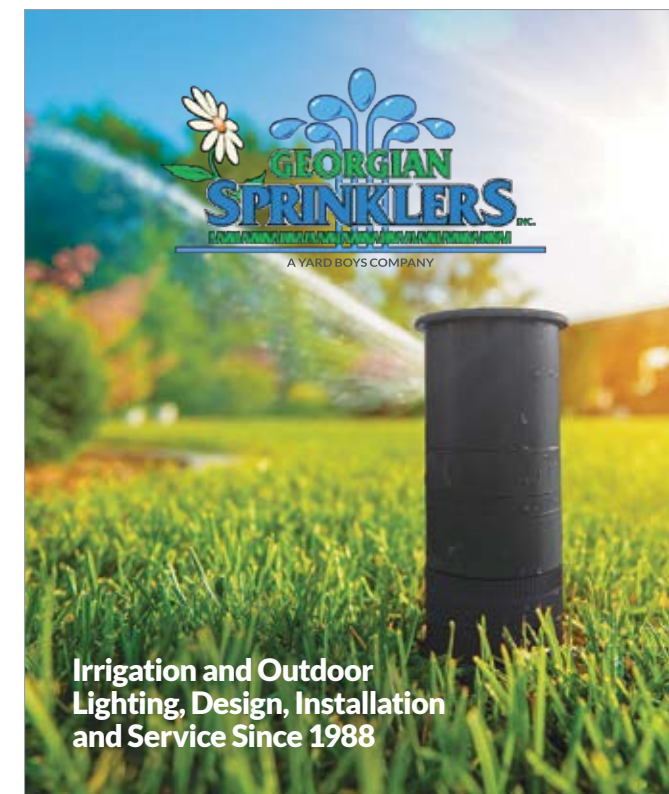
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STORY **TAMARISK MCNALTY STEPHENS**

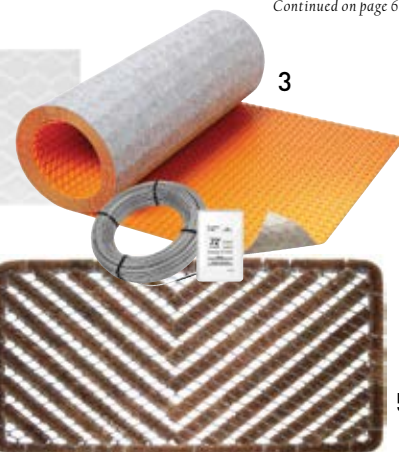
# the MIGHTY MUDROOM

Durable paint in a darker colour will help keep painted surfaces looking great longer.



2

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This durable, washable, scrubbable rug is perfect for high-traffic areas.

The kitchen might be the hardest working space in the house, but the mudroom comes in a close second. So it's no surprise that mudroom design is receiving more attention and the room itself more square footage than ever before.

Mudrooms are multifunctional spaces. In addition to storing a household's shoes, boots, coats, mitts, hats, umbrellas, purses, backpacks, keys and sports gear, it is frequently also the mail drop, home to the family calendar, pantry, housekeeping or laundry space, and often the spot for a family pet's crate, food and litter. It truly is a hard-working space!

Often located adjacent to the garage, the mudroom can become the primary entrance in many homes and is a high-traffic area. It's the last place you see when you head out for the day and the first space that greets you when you return (and perhaps the first space guests will see as well). Therefore, the mudroom should be designed with the utmost utility in mind to meet the specific needs and requirements of your household. Walking in and out of a tidy, organized and functional space creates a welcoming and comforting environment that can help calm your nerves and reduce stress.

Whether you're redesigning your current space or starting from scratch, here are some considerations when designing a mudroom:

## MATERIALS

As the name suggests, the space should be designed with durable materials and finishes that can withstand the dirt, mud and snow. A non-porous hard floor surface, such as porcelain or luxury vinyl tile, is easy to mop and requires minimal maintenance. Just avoid light-coloured grout.

Consider hard-wearing wall finishes (the matte paint trend is not suitable for the mudroom). Wall tile, wood panelling and many wallcoverings are resilient and easy to wipe.

Be mindful of uneven surfaces and heavy textures where dust and dirt can settle and become difficult to clean.

Radiant floor heat is worth the investment in the mudroom as it helps to keep the space warm and dry in the cool, damp months and is a welcome treat for cold toes.

*Continued on page 62*



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13

## STORAGE

Consider where shoes, boots, coats and mitts will be stored both in season and off season. Do you prefer visible hooks for coats and open cubbies for boots or do you prefer them hidden behind closed doors? Incorporating a bench or form of seating is helpful for people of all ages when it comes to footwear.

Individual storage cubbies have become popular and their ease of access allows everyone to be responsible for placing their stuff in its designated location.

A combination of open and closed storage helps minimize visual clutter while providing an opportunity to express your individual style through cabinetry, hooks, hardware, bins and baskets.

## EXTRAS

If you're an active individual or household, be sure to designate space to accommodate the gear for various sports and outdoor activities.

Avid gardeners can incorporate sufficient counter space to pot, prune and care for plants and start spring vegetables. A small, deep, wash-up sink can be handy to rinse fresh garden produce and to clean hard-working hands straight from the shop or barn.

Do you struggle with muddy paws after walks with your dog? Pet showers are becoming a more popular request when sufficient space is available. They help contain the mess so it doesn't get tracked throughout your home, and can also be handy to fill the mop bucket or rinse boots.



A docking station for mobile phones can be a great addition to the space as more people try to successfully balance the demands of work and home life. The idea is to leave your phone in a specific location instead of continually by your side, which can allow you to be less distracted and more focused on the present moment.

Be sure to consider the vantage point from adjoining spaces and decide what you don't mind on display and what you'd prefer hidden from view. Pocket or barn-style doors are a good option that don't take up valuable floor space like a door swing.

Although functionality and practicality are the focus of the mudroom, it is also another space where you can express your unique style and design sensibility. Be creative and have fun with it! **OH**

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green living

# PASSIVE HOUSE

STORY **MEHREEN SHAHID**  
PHOTOGRAPHY **JASON HARTOG**

**DOING A RENOVATION OR BUILDING NEW? GO PASSIVE.**



That's the advice Rob Bernhardt, CEO of Passive House Canada, has for those taking up construction projects.

"If you're building something that you want to sell competitively, you might want to build it at a higher level," he says.

Bernhardt is an expert in Passivhaus (passive house) standards.

Before there were green buildings and smart homes, there were passive houses, a conservation-based concept that originated in Europe and has now slowly made its way into Canada.

A passive house is a design approach that follows building science, studying how heat, air and moisture move through and affect buildings, says Ed Marion, Certified Passive House Consultant with Passive House Ontario.

Certified designers use specialized software to create a "house as a system," he explains. All components in such a build – the site characteristics, house shape, window size and placement and insulation levels – work together to optimize building performance.

For instance, a site that has good solar access makes a difference, says Marion. It may not always be possible, but it has to be accounted for in the build.

"The net result is a super comfortable, ultra energy-efficient house with high indoor air quality, and excellent durability," says Marion, who built his passive house in Oakville five years ago.



Other energy efficient features include triple-glazed windows, extra insulation and a simple house design, he says. A building with many corners needs an equally busy foundation and roof, features that drive construction cost and increase energy usage.

Despite the name, says Bernhardt, passive houses have an active heating mechanism.

"That system can be very small," says Bernhardt, also a passive house

owner. "A small radiant electric wall panel is an active system that can typically be used in a passive house."

In addition, a high-quality ventilation system must be used to supply fresh air to all rooms throughout the building, he adds.

These standards are not just for newer houses, says Bernhardt.

"We need to ensure when retrofits are done they are done to the EnerPHit standards (passive house standards for retrofit)," he says.

"Often this is done piece by piece – the windows may reach their end before the cladding – so you build a retrofit plan that allows you to replace them with proper passive-house-level windows."

Building to passive house standards may mean a simpler design, but it could also mean higher costs.

Constructing these one-off custom homes costs 10 to 15 per cent more than what it costs to build to code, says Marion.

But large reductions in energy bills (up to 70 per cent) can offset extra construction costs while yielding a superior living environment in any climate, he says.

With many municipalities working toward a climate action plan for reducing greenhouse gases, that's where the future is headed, says Marion.

Governments can encourage builders by offering rebates based on meeting quantifiable energy reduction targets, says Marion.

The federal government has already stepped in with Build Smart Canada, says Bernhardt. It's Canada's strategy to creating a model national building code by 2030 for net-zero energy ready buildings.

"It's widely viewed as being an approximation of the passive house," he says. "With this strategy, we now have a specific plan to move in this direction for the entire country."

Where some passive houses have already been built across Canada, larger projects are now being pursued, too.

Sidewalk Toronto is one such example, says Bernhardt. It is an initiative for the development of 13 acres by Toronto's waterfront, he explains. The land has been tagged as the potential new headquarters for Google Canada and is part of a provincial, federal and municipal partnership to redevelop 2,000 acres of Toronto's waterfront.

Whether building passive on a large scale or simply retrofitting your house, once you're done, says Bernhardt, certification is a good idea. It's a valuable quality assurance mechanism that is available, even though it isn't required.

A passive house designer applies for certification through an accredited North American certifier, who will evaluate the building and report to the Passive House Institute for a certificate, he says.

And once you've lived in a passive house, says Bernhardt, you wouldn't want to live anywhere else. **OH**

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PROJECT EMIL MAKKAR  
PHOTOGRAPHY JASON HARTOG

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Continued on page 70



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Customize the height of the ladder to suit your space. These step-by-step instructions create a two-planter ladder.

TOOLS & MATERIALS

Two 6-foot, 1-by-6-inch cedar planks (each 6-foot plank will make one planter box)

One 8-foot, 2-by-6-inch cedar plank

Mitre saw

120-grit sandpaper

Nail gun or hammer and nails

2-inch galvanized wood screws

HOW-TO

Cut box fronts, backs and bottoms:

From each 6-foot plank, cut two 24-inch lengths to be used for the front and back of the planter box, and one 21-inch length for the bottom.

**Cuts box ends:** Set your mitre saw to 15 degrees. Take the 2-by-6 plank and cut the end 15 degrees. Flip the board and measure 5-¼ inches along the short edge and cut again with the 15-degree mitre. This will create one end of the planter box. Proceed until you have the four ends cut.

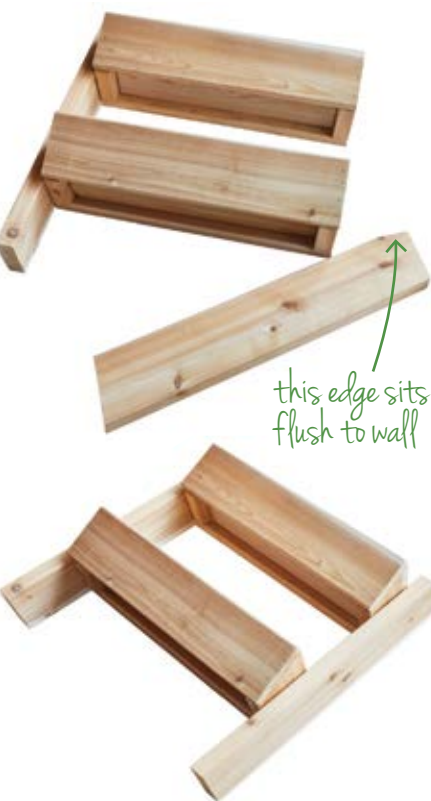
**Cut ladder rails:** From the remainder of 2-by-6, one end will already be cut at 15 degrees. Measure your finished ladder height (in this case we chose 3 feet for the two-box ladder) and make a cut at 15 degrees along the same angle for the first rail. Repeat for second rail and cut it

to match. To have the back of your ladder sit flush against a wall, measure 2 inches in from the pointed upper tip of each rail and cut perpendicular to the 15-degree surface.

**Construct planter boxes:** Sand all freshly cut edges to smooth out roughness. Place end pieces long-side down. Place the 24-inch front and back pieces flush against end pieces and nail together. Flip the box right-side up and drop the 21-inch bottom in. Secure the bottom by nailing it to the sides. Repeat for each box.



**Construct planter box ladder:** Lay the ladder rails on the floor and place your planter boxes between the rails at the desired height. Secure planter boxes to the ladder by drilling two-inch screws from inside the planter boxes to the ladder.



**Display and grow:** Place finished planter box ladder against a wall, fence or deck, fill with potting soil and get growing! **OH**



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PHOTOGRAPHY **BONNIE FOX**



# Flower POWER

**THE PLACE:** On Collingwood's historic main street, the old Smart's Flowers location has a fresh look and a new name, **Collingwood Flowers & Home Decor**. Owners Craig Ashton and Guy Laporte also operate the Craighleith Manor Bed & Breakfast and were very familiar with Smart's, so when the opportunity to acquire the business presented itself, they didn't have to think for long. Ashton has years of experience in interior design and floral arranging and had a vision for how to reimagine the historic space. They both wanted it to be more than flowers. Now, there's a very carefully curated and thoughtful selection of urban chic home accessories that complements the fresh flowers.

**THE STYLE:** Shelving painted Gray Cloud by Benjamin Moore and white walls set the stage for the huge selection of colourful blooms. The atmosphere inspires. A single stem carefully placed in just the right container, or a colourful arrangement placed on a wooden side table, all are beautiful. The items are perfect for the cottage, chalet, office or your home.



**THE WARES:** For more floral inspiration, check out their website for unique and original flower designs. Nothing cookie cutter here. Ashton and Laporte offer their customers a fresh modern take on ordering flowers. As Creative Director, Ashton oversees in-house floral designers working with unique fresh flowers and greens delivered three times a week. Top-quality flowers and greens artfully arranged put a smile on everyone who gives or receives one of their incredible arrangements.

**WHAT'S HOT:** Pick a vase from the vast selection of beautiful and unique vessels. Create your own fresh, loose bouquet

from bountiful flowers in the new walk-in fridge. The talented staff will help put it all together. There's also an impressive variety of gift baskets that are themed, full of local products and available year round. Come for a visit, you won't leave empty handed.

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Craig Ashton and Guy Laporte







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# Spring INTO ACTION

Experienced locals share their to-do lists for spring.

PHOTOGRAPHY **BONNIE FOX**

## CAROL BASKERVILLE *Interior Moves*

**What are some spring projects for our readers to tackle?** Pull out that old piece of furniture that you love but don't know what to do with. Have it up-cycled by us in a colour and finish that will give it and you a fresh start. I think another wonderful and easy fix is adding toss cushions with uplifting spring fabrics, adding vibrancy throughout your home.

**What is on your spring to-do list?** To tear out our ugly master bathroom and install a claw-foot tub complete with wine and book holders! Then it will be on to adding some much needed curb appeal to the outside of our home with new paint, shutters and a pergola. And if there is time left, I would like to repaint the chicken coop for my girls.

**What do you love most about spring?** I just love seeing the spring flowers everywhere and the garden centres coming to life. Also, going to garage sales and flea markets and finding treasures that I can transform for my store.

## SUSAN MEINGAST *Meingast Studio*

**What are some spring projects for our readers to tackle?** The snowdrops and crocuses are making their appearance, the trees are heavy with white and pink blossoms. With this renewal, what is more perfect than a spring room refresh project like changing your artwork? Maybe rehanging paintings in a new layout or treating yourself to a new masterpiece, that added to your walls, will refresh what is hanging there.

**What is on your spring to-do list?** So much, but one is to take my small sketches of abstract landscapes and florals that I have been working on over the winter and committing them to large canvases. Come and have a peek!

**What is your favourite flower?** It is a tie between ranunculus with their exquisite, rose-like blooms and the lush, full-rounded blooms of peonies. Both are gorgeous!

*Continued on page 78*







**RHONDA KIRK  
& ALYSSA KIRK**  
*Home Décor and More*

**What are some spring projects for our readers to tackle?** Pack up winter! Go through your house and pack up everything seasonal, donate or recycle items that you have decided you can let go of. It is great to get this done right at the beginning of spring while your motivation is high. Summer feels like it is over in the blink of an eye, so tackling this type of chore will give you lots of time to fully embrace all the warm weather and longer days have to offer.

**What is on your spring to-do list?** Rhonda: I see so many beautiful light fixtures come through the store, so I would like to update many of my fixtures

in my home. It's time for me to stop visualizing and start installing! My office is also on the list. It is so great that every week there are new pieces of furniture coming in, so I know it won't take long for the right items to arrive to complete that space.

**What do you love most about spring?** Rhonda: I love that the windows are open in my house and that I can drive with the windows down in the car. Also, it is great to barbecue without 10 layers of clothes on. Putting out my patio furniture and sitting outside at the end of the day and watching the amazing sunsets is another warm weather treat.

*Continued on page 80*

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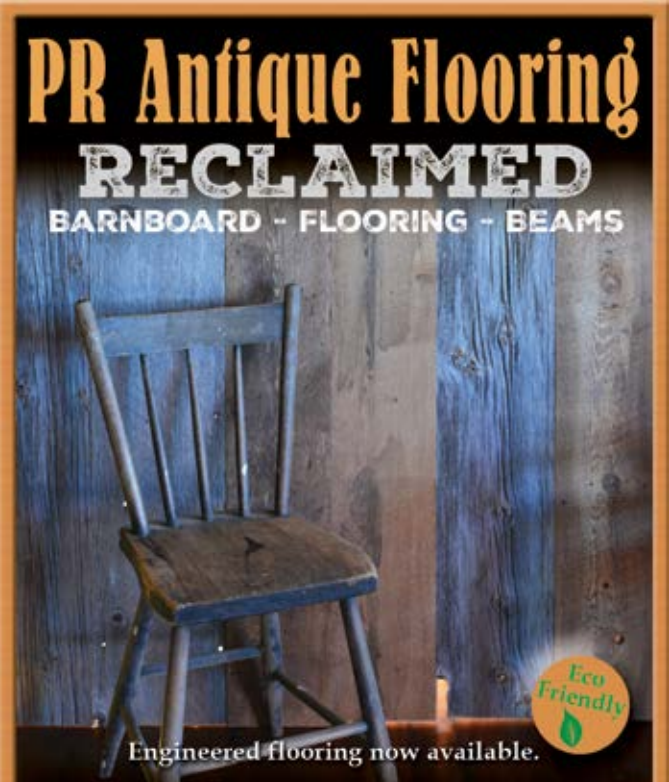
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**What are some spring projects for our readers to tackle?** Update your flowers. Tulips are my go-to for spring. They have a bright disposition, a lovely scent and are relatively inexpensive. Next, clear out any ski features like the faux fur throws, cable knit pillows and transition to your spring accessories, such as cotton throws and linen pillows. They will lighten up the textures of your space.

**What is on your spring to-do list?** Painting the exterior of my home is top of the list. I think crisp fresh paint looks amazing and helps in

exterior maintenance. I am leaning towards Chantilly Lace by Benjamin Moore. It is a chalky white that will look amazing next to North Sea on my front door, also by Benjamin Moore.

**How do you spend your time outside?** My girls and I love being outside and everything that Blue Mountain has to offer. We enjoy hiking up the mountain with our dog and playing mini golf in the village. With the longer days we will take every opportunity to enjoy as much time outside, including riding Rueben my horse.

*Continued on page 82*

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## ANDREA RAMACIERI

Designs by Andrea

**What are some spring projects for our readers to tackle?** Spring is a time of rebirth, so why not reflect that in your home. Select a new wall colour, lighten up with seasonal accessories like toss cushions, throws, candles and vases to hold spring blooms. Scheduling an interior design consult is a great way to get started on your new look. An hour consult will put you on the right page and help save you money, by prioritizing your project.

**What is on your spring to-do list?** Redoing the bunkie at the cottage. I have plans to paint

and decorate it with new linens and accessories. If time permits, I would like to paint the existing headboard or maybe even make one out of reclaimed wood. It will be fun to create an oasis for my guests to enjoy all summer long.

**What is the best thing about spring?** Longer days and more sunshine. Being outside and seeing the growth on the trees as the leaves unfurl. Watching plants come to life always amazes me. I have to admit that I have more energy in the spring and it's nice to live without muddy paws!

Continued on page 84

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*The Rusty Star*

**What are some spring projects for our readers to tackle?** Have a good look at your back garden and figure out ways to make yard work and storage easier for this year. We have a large selection of sheds that can fulfil many duties – from a new pool house, storage shed or maybe a she-cave. Also have a look at your Adirondack chairs, if any need replacing, head out to the store,


we have lots available in all sorts of colours, in cedar and recycled plastic.

**What is on your spring to-do list?** Helping our customers. We like finding the perfect items to make their backyards and homes a treat to sit and relax in.


**Are you looking forward to cutting the grass?**  
An enthusiastic YES from everyone!

Continued on page 86

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**What are some projects for our readers to tackle?** After all the wear and tear that our furniture goes through during the winter, have a good look at your favourite sitting pieces and see if maybe it is time to replace them. This time of year might also inspire a change of colour, maybe something bright and playful, which many of our Canadian furniture manufacturers are now including in their lines.

**What is on your spring to-do list?** We are undergoing some renovations at the store that

will improve the shopping experience for our customers. Better lighting and fresh paint are just some of the improvements. We are also increasing our giftware department and will be busy unpacking all the great new items that will be coming in for spring.

**What is the best part of winter being over?** We have two active children and not having to put on all that cold-weather clothing before heading outside is incredible. We will be out in t-shirts enjoying biking, hiking and basketball.

*Continued on page 88*

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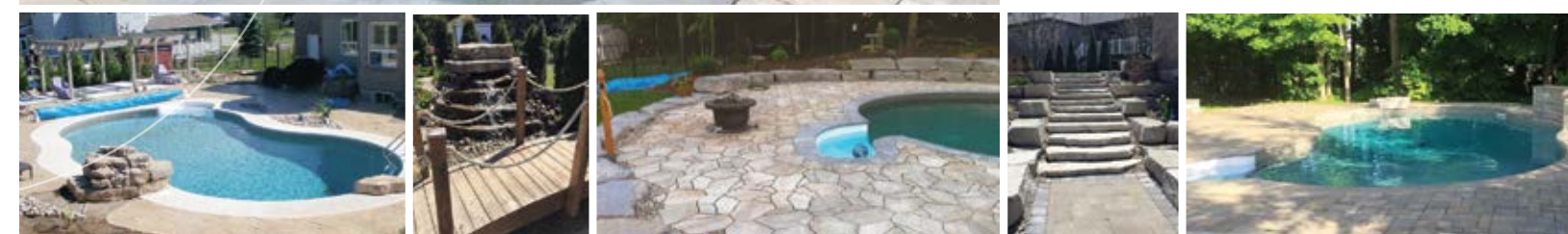
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**ANDREW KRZYWICKI**  
*The Blind Spot*

**What are some spring projects for our readers to tackle?** With summer right around the corner, a simple update to your window coverings will not only freshen up your home and let the sunshine in, but will provide the look and feel of a newly renovated home at a fraction of the cost. I offer free in-home estimates and design consultations that will help you see which style works for you and your home.

**What is on your spring to-do list?** My children and I actually look forward to storing away the winter gear, refreshing the garden and spending time at the local farmer's market, picking out the tastiest treats to take home and barbecue.

**What is your favourite spring activity?** There is nothing better than a bike ride on the Georgian Trail or a vigorous hike up the mountain on a warm sunny day. **OH**

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# PURPLE HILLS PANORAMA

STORY **SARA MARTIN**  
PHOTOGRAPHY **SANDY MACKAY**

Travel by foot or by car down a long, picturesque, tree-lined entrance to this home in the Purple Hills of Creemore. Head to the garden out back. The spectacular view will take your breath away.

⚡ This eight-week project by **Zeng Landscaping** centres around the vinyl lined pool (Solar Swim Orangeville). The family wanted a pool that could be used for games, but could also be used for swimming laps. Most of it is standing depth for their children to play.

*The pool cover is automated and the track is hidden just under the limestone coping. It can be controlled from a smart phone. When closed it can withstand the weight of any deer that might wander by.*



« The deck around the pool is dry laid Banas Stone in Dove Grey. This level deck is safe for little feet to run on, as there is no fear of stubbed toes from an uneven surface.

*Continued on page 92*



garden tour



As you look to the deck from the pool, large boulders were placed just under the edge of the deck to conceal its underbelly.

Overlooking the pool and attached to the house is a raised area that has built-in seating that surrounds a propane fire pit, so there are no worries of sparks landing on the white cushions.

Right beside is the hot tub (Solar Swim Orangeville) that overlooks the pool and also offers a raised spot to enjoy the incredible view of the hills around Creemore.



It's all about fun and relaxing in this backyard oasis. The flower beds are planted with low growing perennials that will never obscure the view and also require minimum maintenance. The top dressing of the black mulch helps to retain moisture and to keep weeds under control. OH



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# URBAN SPA

STORY **SARA MARTIN**  
PHOTOGRAPHY **SANDY MACKAY**

Hidden behind the linear cedar fence that surrounds this Collingwood abode, homeowners **Micheal Comeau** and **Angela Gougeon** have designed and created an outdoor space that has turned their garden into an adult playground.



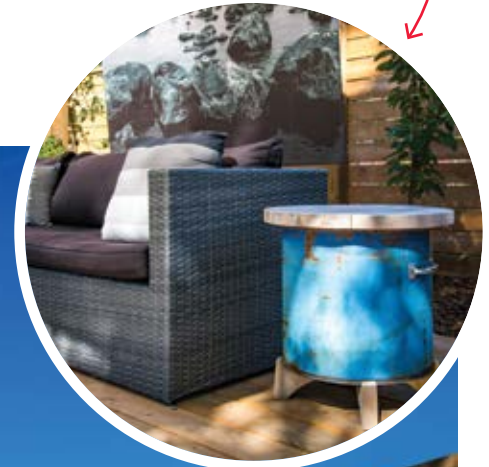
As you step out of the house and onto the pressure-treated decking (**Bill Brown Woodworking & Building Supplies Ltd.**), you enter the spa zone. A sauna (**Georgian Bay Outdoors**), outdoor shower and hot tub (**Beachcomber**) are ready for the Scandinavian circuit.



« For added privacy, a folding screen closes around the hot tub. In the winter it is easy to shovel snow from the deck so this part of the rear space is used year round.

*Continued on page 96*

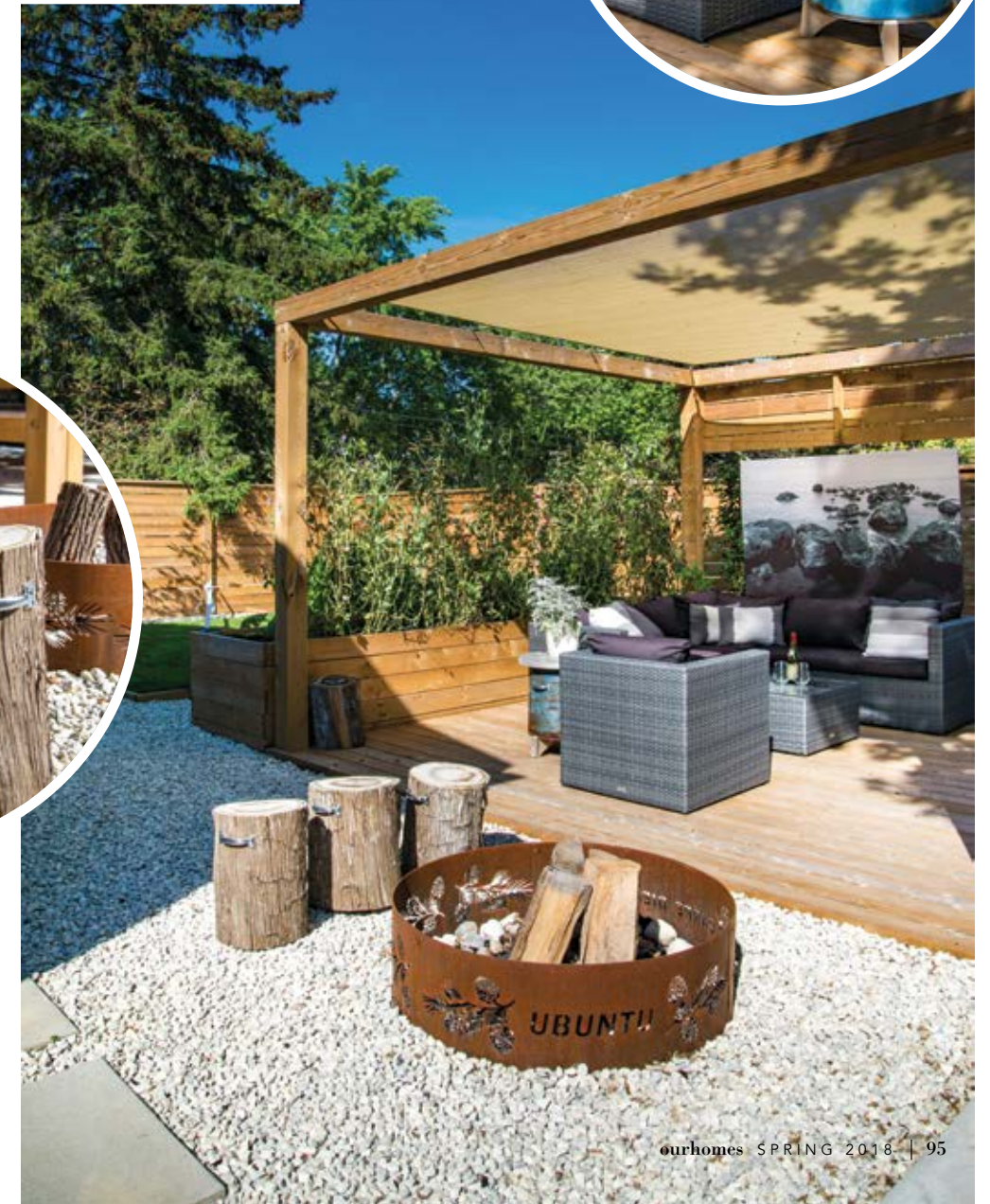
*Gougeon has a keen eye for finding unique items. This metal container was given a thick wood top and is now perfect for a side table.*



» A walkway leads to the entertaining zone, which has a fire pit and a conversation spot that is protected by a sail cloth pergola. Laser engraved on the custom fire pit are pine cones and the African word *Ubuntu*, which loosely translated means "humanity to others."



*Roughly 14 inches in diameter, these logs have been given a new purpose as seats by the fire pit. Handles make moving them easier.*



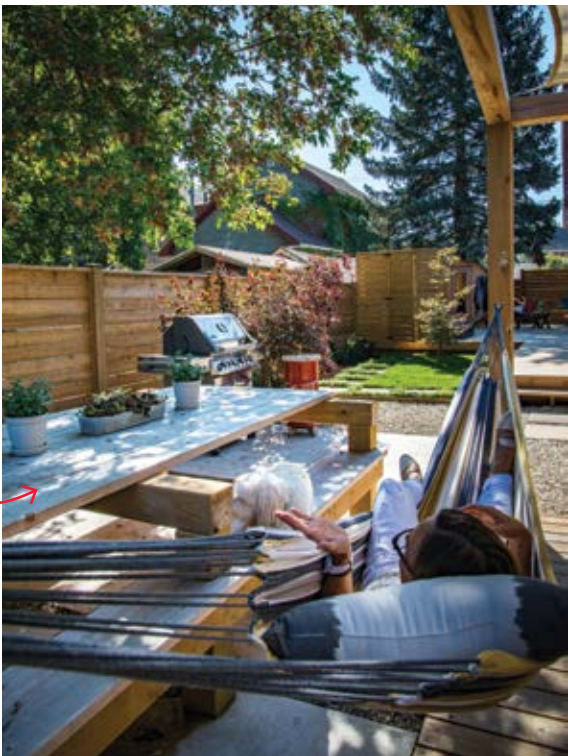




» A hammock swings between the upright posts of the sail-cloth-covered pergola.

The dining table, inspired by a picture, is made of cedar and seats 12 people comfortably.

« Behind the seating area are raised planters filled with flowers, vegetables and dwarf apple trees. Everything flows in this large garden, which wraps around two sides of the house.



» Gougeon relaxes in the hammock as her dog, Buddy keeps her company. OH

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✧ The stone creates a natural environment and defines separate areas for the fire pit, dining and lounging, plus the new water feature.  
*Continued on page 100*

# ROCKY RETREAT

STORY **SARA MARTIN**  
PHOTOGRAPHY **SANDY MACKAY**

When this Lora Bay garden needed a facelift, its dated landscaping was brought into the 21st century by **Heartwood Landscapes & Gardens**.

✧ The original design of the garden lacked a couple of components that the space needed for entertaining and relaxing. Existing levels were reconfigured using massive jumbo random flagstone sourced from **Zwart's Landscape Supply** and installed by Heartwood.

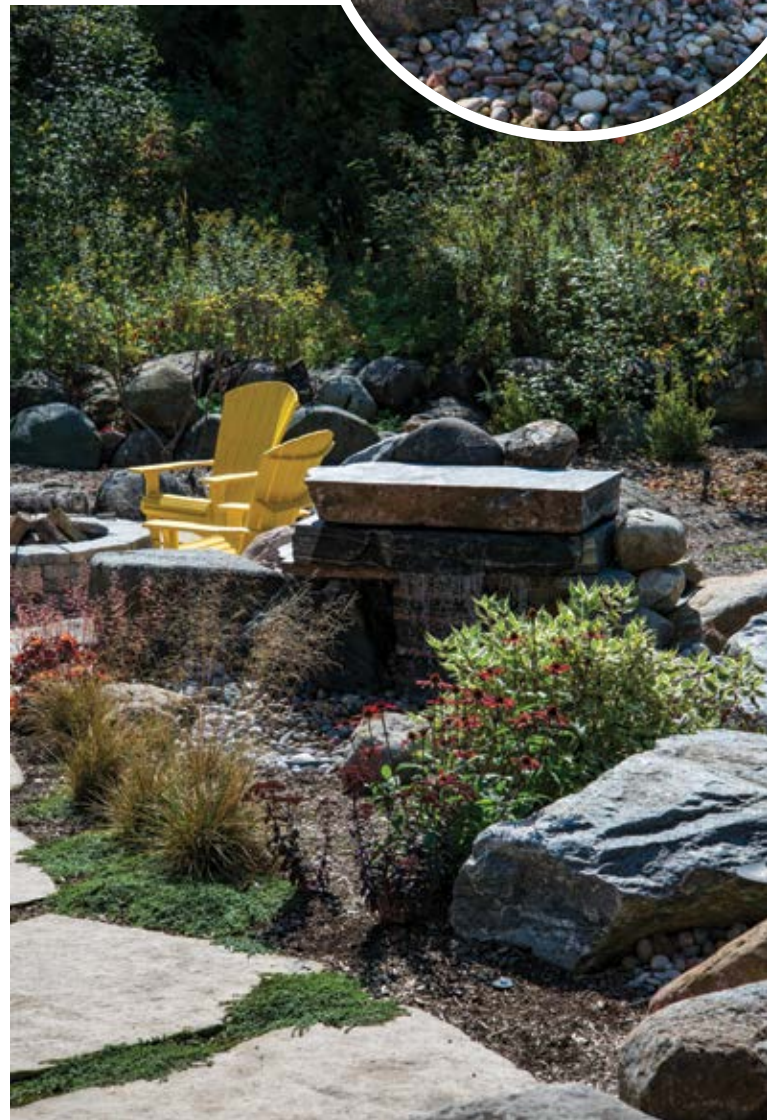




## garden tour



The water feature was an original design by Heartwood Landscapes & Gardens. Its repetitive, meditative sound can be heard throughout the garden.



⚡ Flower beds throughout the landscape are filled with perennials such as Coral Bells, Coneflower and Sedum. Creeping Thyme fills space between slabs and loves the sun. Gracillimus (Maiden Grass) and Carl Foster Grasses add movement with their shadows dancing over the flagstone.



« A random flagstone path leads the way to the dining area that is surrounded by some existing trees but a few more were added. One of Heartwood's favourites is the London Plane tree, its interesting bark and impressive growth will have it providing shade for the dining table that sits under the ivy-covered pergola in no time.

This garden is now a showpiece and its inviting nature has the homeowners smiling ear to ear. **OH**

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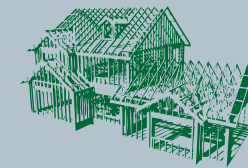


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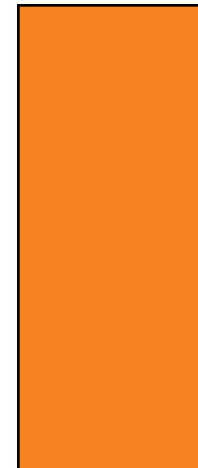
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# Gettin’ TWIGGY with it



PROJECT AND PHOTOGRAPHY **WALTER FRANCZYK**

Stanley Marshall makes amazing things from a pile of sticks. He crafts furniture and lighting in the Adirondack style and sells his creations at Rustix, his custom rustic furnishings store in Muskoka. If you’ve ever wanted to make a rustic sign for your home or cottage Stanley shows how it’s done.

## TOOLS & MATERIALS

Pine boards  
Band saw or jig saw, optional  
Paint (3 colours)  
Paintbrush  
Sandpaper or orbital sander  
Briwax  
Wax brush  
Steel wool  
Tracing paper  
Pencil

Prismacolor pencil, white  
Pruning shears  
Fresh dogwood stems, thickness of a pencil  
Alder stems, one-inch thick  
¾-inch finishing nails or nailing gun  
Finishing detail such as pine cones, metal leaves, tiny paddles or decorative twigs  
Glue  
2 Metal eyelets  
Hanging chain

## HOW-TO

**1 CUT & PAINT BANNERS**  
With a band saw or jig saw, cut and shape pine boards wide enough to serve as banners for the sign’s lettering. Paint the banners. When dry, give them a distressed look with sandpaper or an orbital sander.



**2 APPLY AGING FINISH**  
Give the banners an aged look by applying Briwax, a mixture of carnauba wax, beeswax and stain. Smooth the wax finish with steel wool.



**3 MAKE TWIG BASE**  
Cut and nail alder stems in a V-shape with an upper crosspiece extending almost two inches on either side of the V. This will serve as the base for the sign. Position your banners and nail them to the base.



**4 DRAW LETTERING**  
Make a stencil for your sign by sketching lettering on tracing paper. Rub a white Prismacolor pencil on the back of the stencil lettering. Lay the stencil right side up on the wooden banner and trace over the letters. The white pencil marks will transfer the lettering to the wood.



**5 MAKE TWIG LETTERS**  
Using pruners, cut dogwood stems length to spell out the letters. Cut at a 45-degree angle to shape corners. Paint the letters white. Use a nail gun to secure the pieces to the stencil on the banners.



**6 ADD FINISHING TOUCHES**  
Try slicing pine cones in half and gluing or nailing them at the ends of the banner, or apply tiny metal maple leaves, mini crossed paddles or decorative twigs.

**7 HANG**  
Screw metal eyelets into the ends of the crosspiece and connect a chain on which to hang the sign. Enjoy. **OH**

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# Poached Peach MIMOSAS

The mimosa is a staple of every brunch, traditionally made with sparkling wine and orange juice. This recipe uses poached peaches for a refreshing twist.

RECIPE AND PHOTOGRAPHY  
JENELLE MCCULLOCH

## INGREDIENTS

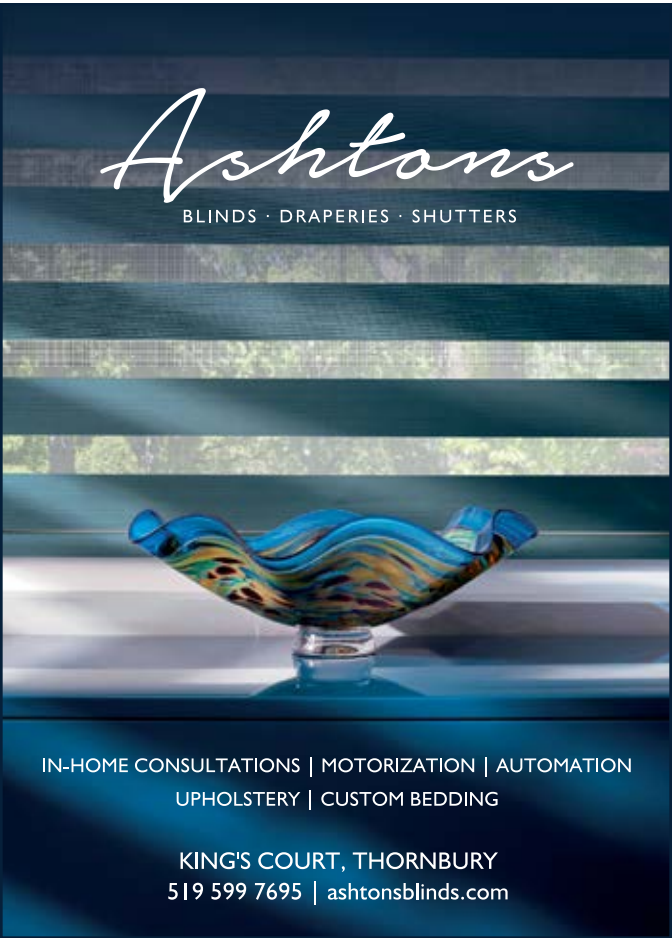
- 2 cups water
- ¼ cup granulated sugar
- ¼ cup honey
- 2-3 peaches, halved and pitted
- Sparkling wine

## DIRECTIONS

Combine water, sugar and honey in a saucepan over medium heat. Stir until sugar and honey are dissolved. Add peach halves and simmer for 5-10 minutes, turning until tender. Remove peaches and reduce poaching liquid by half. Put peaches in a small, sturdy bowl and reserve liquid in a separate bowl. Cool both.

Using a muddler or the back of a spoon, press peaches against the side of the bowl. Press hard and twist. The goal is to break up the fruit, release liquid and intensify the flavour. Add a dollop of muddled peaches to champagne glasses, then add a ½ tsp of poaching liquid to each glass. Top with sparkling wine. **OH**

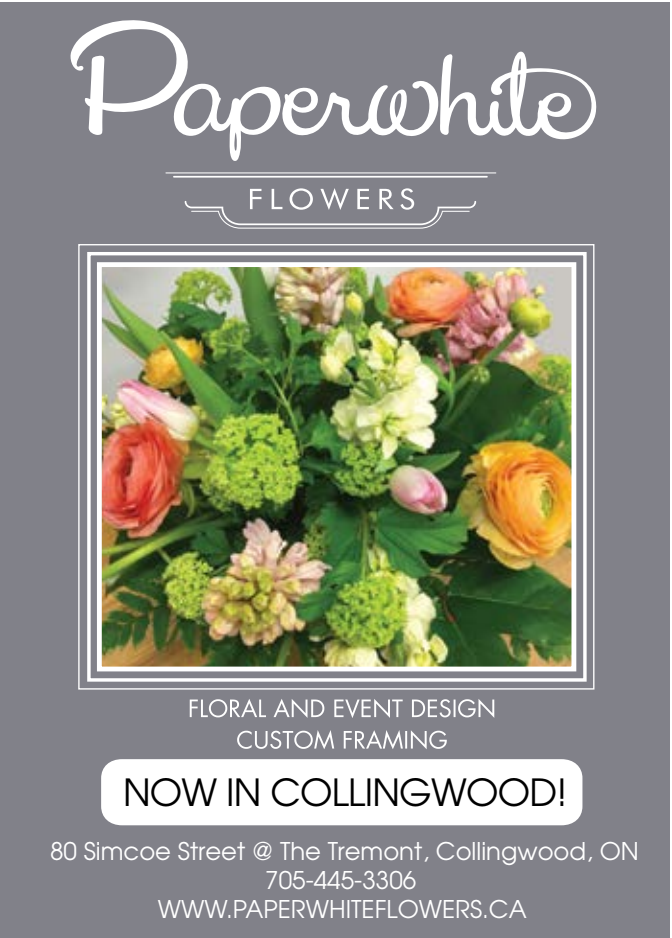
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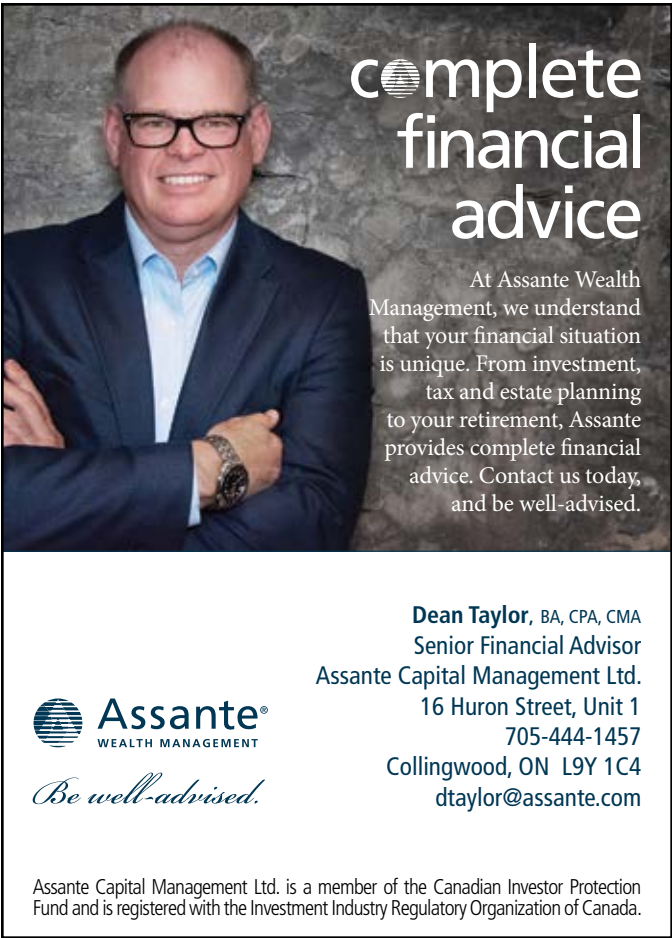


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The simplicity of this home and its historical presentation disguises the fact that it is entirely new. The Cape Cod-style siding was sourced at Thornbury Home Hardware. It arrived pre-painted in Benjamin Moore's Stuart Gold with the trim in Maritime White. Wooden soffits and fascia, and the galvanized aluminum roof, show the attention to detail in keeping with its historic character.

PHOTOGRAPHY SANDY MACKAY

# BUILDING CHARACTER



*“WE’RE SO CLOSE TO THE STREET AND ALL ITS ACTIVITY IN THE FRONT, YET THE BACKYARD, NEXT TO THE RIVER, IS QUIET, PEACEFUL AND REALLY VERY PRIVATE.”*



Scott Gloster, Helen Lansdale, Deb Lee, Andrew Lansdale, Alasdair Lansdale, Kristin Schnelten and Willie enjoy some music on a beautiful sunny day.



Andrew Lansdale and Kristin Schnelten have always been drawn to historic homes. “Old houses are just so rich with character,” Lansdale says, “The balanced design, attention to detail and proud craftsmanship all contribute to their charm.”



When the couple, along with their children Alasdair, 10, and Helen, 7, relocated to Ontario from the Maritimes in 2015, they naturally searched for century homes. “We were hoping to find a small, older home in the country,” recalls Schnelten. But when a tiny bungalow in Thornbury presented itself instead, they made the quick decision to start their new life in town while waiting for the perfect country property.

The temporary house quickly proved it required more than their planned renovations. It needed a complete rebuild. Having now fallen in love with in-town living, the family was excited at the prospect of rebuilding the home right in Thornbury.

To design their new home, Schnelten says, “We took our initial cues from other homes on our block – they’re solid, hundred-year-old farmhouses, and we wanted to maintain this general feel.” The couple searched the area for the right historic design, and stumbled upon a 175-year-old home in Heathcote with similar dimensions to their 600 sq. ft. footprint, which building code required them to maintain.

“We visited the homeowners so many times, asking questions and taking measurements,” says Schnelten, who notes that the two families have become friends along the way. “I’m not sure we could have made

*Continued on page 110*



Alasdair and Helen enjoy eating or playing at the kitchen table. The “chicken coop” chairs were spotted in Meaford, and fit with the time frame that has been created. Flowers provided by Sideroad Farm Floral, and displayed in vases by Marcelina Salazar.  
**OPPOSITE, TOP:** Custom cabinets extend to the ceiling, maximizing storage in the kitchen. The white appliances, sourced at MacDonald’s Furniture & Appliances, let the craftsmanship of the cabinets shine.  
**BOTTOM:** The pantry was inspired by spaces where friends gather, including general stores and pubs. It is one of the family’s favourite features.





**ABOVE:** Music is enjoyed immensely by the family and so the piano has pride of place in the living room. The water lily painting is by Don Kilby. Walls throughout the main floor are painted in Farrow & Ball's Shaded White. Flowers from Sideroad Farm Floral. **TOP RIGHT:** Hand-painted, salvaged glass panels were repurposed in custom-made doors from Desboro Doors. The guest bathroom is overseen by *The Captain*, as the family affectionately calls this painting.



it through the design stage without them.” Beyond inspiration from the Heathcote house, the couple found answers through meticulous research at local libraries, online and “many, many drives through southern Ontario,” Lansdale laughs.

With their rough floorplan and detailed measurements in hand, they consulted **Greg Murphy** at **Big Foot Design & Construction**, who drafted their plans. “Greg is such a great guy to work with, and he gave us something we didn’t ask for – nine-foot ceilings. This suggestion of his really makes our space feel larger than it is,” says Lansdale.

The couple acted as general contractors for the build, which gave them the freedom to choose their tradespeople. “I was thoughtful about assembling the team for this house,” Schnelten says. “Our contractors were not chosen based solely on their bids; it was really all about character. I wanted good, honest people, doing amazing work to build this home.”

**Steve Hanley Construction Ltd.** tackled the initial stages of the project – framing, siding, roofing and window installation, while working closely with **Ian Batchelor** of **Batchelor Plumbing**, **Mark LeBlanc** of **NX Generation Mechanical**, and **Dan Fisher** of **Beaver Valley Electrical**. “These guys worked so well together, and have continued to collaborate on other projects. I recommend each of them every chance I get,” says Lansdale.

*Continued on page 112*



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REGULAR MUSIC  
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When it came time for the finishing touches, the couple spent months finding just the right contractors. Schnelten notes, “Because our home is so small, we knew the finish carpentry really needed to shine. We wanted the best carpenter in the area, and I believe we found that in **Mike Millard** of **Millard-Bautista Designs**. He is a true craftsman, in every sense of the word. He and his partner **Venecia Bautista** are simply top-notch.”

The home is filled with small details and endless stories. The doors leading into the spare bedroom and powder room are custom-made, with antique hand-painted glass panels salvaged from an office building in London. An antique door from a Collingwood farmhouse leads into the panelled mudroom. “We’ve been collecting and moving old doors for a decade, knowing they’d come in handy one day,” says Schnelten.

Upstairs, the sloped beadboard ceiling, installed by the couple with the assistance of friends and family, adds to the historic feel of the space. Lansdale says, “It was a long, slow process, but it was worth it in the end. Visitors comment on it first thing as they ascend the stairs.”

All three sinks in the home are salvaged, and finding each one was an adventure in itself. “We had clear specifications in mind, and through hours and months of searching online and in antique stores, salvage shops and old barns, we finally found exactly the ones we needed,” says Schnelten.

Every decision made in the house-building process required a fair amount of research, and the countertops were no exception. **City Stone** provided and installed the right surfaces – quartz in the kitchen, and slate in the washrooms – to keep with the historic aesthetic. Slate, sourced from **Floorcrafters**, was also used as flooring in the mudroom and washrooms. *Continued on page 114*

**LEFT:** In the mudroom, the heated slate floor keeps this active family’s gear warm and dry. The couple wanted this room to have the feel of being a later addition, hence the horizontal panelling and striking wall colour, Farrow & Ball’s Inchyra Blue.

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The custom kitchen cabinets, installed by family friend **Peter Shiermeister**, were inspired by those in Thomas Edison’s workshop, constructed in the mid-1800s. The poplar fronts were brush-painted, rather than sprayed or rolled, to achieve a more aged finish.

When it came time to choose paint colours, the couple reached out to Connecticut-based Heide Hendricks of Hendricks Churchill. Schnelten says, “Heide has an impeccable reputation for her work with historic homes, and we knew she would lead us in the right direction.” Working with Heide, they chose a colour palette with both historic and classic tones. “We wanted our space to be warm and welcoming; a place where you cosy up with your friends, a pint and a fiddle.”

The couple chose all Farrow & Ball colours, and **Anne Wildeman** at **Birch and Benjamin** recreated those colours with custom **Benjamin Moore** paint. Says Schnelten, “There’s such a small-town satisfaction in walking home from the store, can of paint in hand, waving hello to friends along the way.”

After a chance meeting at a local store, Schnelten knew **Jim Keast** of **Jim Keast Painting** would be their only choice for the final step. “Hiring Jim Keast to paint the interior of our home was one of the best decisions we made,” says Schnelten, “He takes meticulous to a new level, and is such a complete character. Jim really has become a good friend.” *Continued on page 116*

**TOP LEFT:** In the second-floor bathroom, the large repurposed sink also fills in as a laundry sink as the washer and dryer are in a closet just down the hall. The pen and ink illustration is by Becky Comber. **ABOVE:** This spare bedroom on the main floor is used frequently by Schnelten’s father and is known by everyone as “Pappy’s room.”

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feature



**LEFT:** Although small, Helen loves her space. All the trim and walls were painted in the same colour (Farrow & Ball's Shaded White) to create visual space. **BELOW:** Millard-Bautista Designs constructed the built-in storage adjacent to the hobbit door of Helen's bedroom. **BOTTOM:** An heirloom quilt and simple thoughtful furnishings create tranquility in the master bedroom. The wood flooring was stained with a custom recipe created by Birch & Benjamin.



Lansdale, a landscape designer, tackled the landscape design and installation. He chose simple, classic lines and materials appropriate for the time period, including hydrangeas found in photographs of old Ontario homes. Although the front yard is small, he was able to create a sense of privacy in the small seating area with a clear view of Georgian Bay.

Passersby often stop to chat about the home, offering comments on the colour and design, "So many people have thanked us for simply building a house that fits in," says Lansdale. "But the greatest compliment we received was from a couple who couldn't believe it was new – they assumed it was a historic home, recently raised onto a new foundation." Of the bright yellow paint, the couple admits they were merely continuing with the theme of the other houses of the street, each of them painted a bold, historic colour.

The family is quite satisfied with what their home has become. Lansdale appreciates the outdoor spaces the most: "We're so close to the street and all its activity in the front, yet the backyard, next to the river, is quiet, peaceful and really very private." Schnelten favours the kitchen/dining area. "We envisioned an intimate gathering place for friends, and it's really worked out to be just that," she says. "We realize you can't manufacture old-home character, but by making the space warm and filling it with life, we certainly hope we've given character a place to grow." **OH**



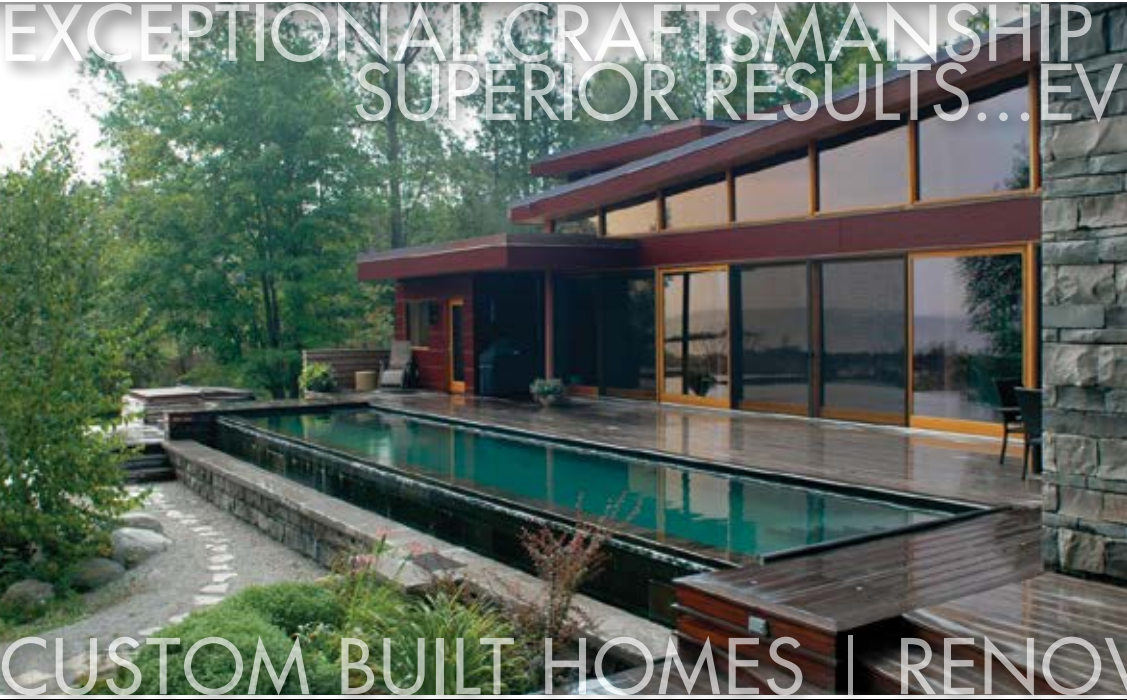
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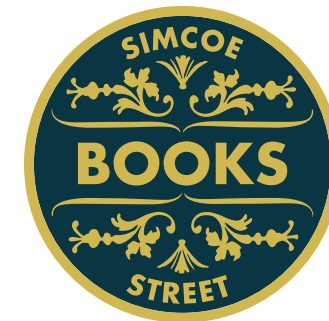
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**Simcoe Street Books** is your new local community book shop located in the vibrant arts & culture neighbourhood of Simcoe Street in downtown Collingwood. Building upon the success of Curiosity House Books & Gallery in Creemore, established 23 years ago, owners Rina Barone and Chris Dunk have decided to expand and open a second location in Collingwood in order to better serve their Southern Georgian Bay customers. Simcoe Street Books sells new books of all genres, each book personally selected, with a focus on Canadian literature, small presses, beautiful children's books, and local history and art books, some of which are published in-house. In addition to books, the independent book store sells magazines, cards, and handmade gifts, pottery and art by local artisans. Whether you're looking for a personal book recommendation, a new handcrafted ceramic mug, or a small piece of art to add to your home, the friendly staff is always happy to help. High on customer service, the book shop will special order almost anything, offer curation services for home libraries and special occasions, hosts regular author events, and their loyalty reward program will keep you coming back for more.

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## OLD SOUL – WORKSHOP & GALLERY

Chris and Arlene Saunders have been creating all sorts of things since the mid 90's. Having recently moved their business from Elora, they are now settled on the outskirts of Walters Falls, ON. This was a deliberate move – carefully planned and now in the execution stage. They have a few acres on the edge of a mill pond and cedar bush in the heart of the Grey Highlands. A small Solar Passive House and a workshop/studio/showroom have been built. Surrounded by miles and miles of horizon, hills and inspiration, it's the perfect place to continue the creative adventure.

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## INTRODUCING "THE FLEX HOME" – JASPER GROUP INC. AND WINDROSE ESTATES LOOK INTO THE FUTURE OF HOME DESIGN

The Flex Home – a collaboration between the innovative **Jasper Group** design team and Jo-Anne Azzarello of **Windrose Estates** – marries a special development of 1-and-2-acre estate-home lots with a concept design for families with specific design requirements.

Without compromising style or quality of finishes, The Flex Home represents a floor plan that expands and contracts with your needs. This generation of homeowners expects more contemporary and mountain modern designs that incorporate stylish barrier-free living and the ability to incorporate additional living spaces, guest rooms, private spaces and even the unexpected need for live-in caregivers. The Flex Home allows for multiple options today, or in the future if necessary. Anticipating what the future may bring allows for the Flex Home to be ready on your schedule. Multi-generational homes with room for live-in caregivers are just some of the considerations built into the Flex Home design.

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## LEON'S FURNITURE

5 TIPS FOR STAGING YOUR FURNITURE (BY JENNELLE W.)

### 1. Depersonalize

For staging your home, try removing all traces of your personal style. Going with neutral colours and natural light will help potential buyers envision their home and style rather than yours.

### 2. Love the Little Things

Rather than using bold paint colours or wallpaper choices try using smaller accent pillows, throw blankets and wall-art to add some character to the home.

### 3. Avoid Too Much Furniture

Too much furniture can make any room feel cramped and small. Try removing all the furniture from your room and put under half of it back in for the staging.

### 4. Create Envious Appliances

New kitchen appliances can bring a big return on your investment when selling a home. However if you don't have brand new smudge-proof appliances installed, make sure your old ones shine like new. Consider hiring professional cleaners for the kitchen alone.

### 5. Appeal to the Senses

A simple way of creating a nostalgic feeling is to bake a batch of cookies right before people visit your home. It creates a memorable smell that lingers as people look through your home. Who doesn't love cookies?

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**Owen Sound: 1104 7th St E 519.376.8394 | leons.ca**

**BLOG: helloyellowblog.ca**

**Leon's Collingwood and**

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*(Please see ad on pg 21)*



## SMITH WATER SYSTEMS INC

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Simon Smith is a noted public speaker who has co-authored two books about safe, clean ground water – a children's book on the water cycle and the importance of preserving our aquifers, and a book for private well owners with all the information needed to understand and properly maintain water well. He believes safe, clean water is essential for one's health and well-being.

Smith Water Systems Inc. is proud to belong to the OGWA, M.O.E., BBB, Chamber of Commerce, and the Canadian Car Wash Association.

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*(Please see ad on pg 143)*



## ELEGANT SOLUTIONS SLAB GALLERY

Starting a new build or renovation project? Book an appointment at **Elegant Solutions Slab Gallery**, featuring over 50 full slabs of Cambria Quartz. The Slab Gallery is the only one of its kind in Ontario, a great place to begin your search for that perfect countertop for your kitchen or bath. The gallery is a fantastic space to visualize, design, inspire, to bring all your selections together. Roll out your floor plans on our jumbo slab boardroom table or scroll through your options on the video monitor. We also offer a full working kitchen.

Viewing a full slab of quartz takes the guess work out of what you will actually receive at time of installation. Typically, these decisions are made from a 12x12 sample or smaller, but with the veining, movement and colour that Cambria offers it's best to see these art pieces in their full glory. Cambria currently holds 140+ designs within their palette. The Gallery displays those designs with the most movement, ranging from bold to contemporary, and timeless classics. Cambria also offers subtle solids and more uniformed designs that are complimentary to their other selections.

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*Continued on page 122*

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*(Please see ad on pg 11)*

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*(Please see ad on pg 81)*



## VAN DOLDER'S KITCHEN AND BATH – THE GOOD IDEA PLACE

At **Van Dolder's Kitchen and Bath**, our Design Team focuses on creating custom kitchen and bathroom designs that work for you. We love being challenged with finding the best solution for your needs – that's how we became known as The Good Idea Place. Our designers work hard to help you maximize space, create a unique design, and live more comfortably.

The design team at Van Dolder's Kitchen and Bath brings new inspiration to old spaces and fresh ideas to a new build. We can also help with designing your bar, laundry room, pantry, office, family room, closets...even bookshelves and entertainment spaces. We can assist you with every step of the process from space planning, product selection, to project management.

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# FRENCH *chic*

STORY SARA MARTIN  
PHOTOGRAPHY SANDY MACKAY



**SUSAN JONES IMMEDIATELY SAW THE POTENTIAL OF THIS 1,100 SQ. FT., TWO BEDROOM, TWO BATH CONDO.**

She loved the high ceilings and access to the outdoor space. Sure, it needed some updating, and Jones had a plan. She would change the whole feel of the unit, from a ski chalet to a French art studio.

Jones found her inspiration in a magazine, which she took to **Elaine Kettlewell** at **Kettlewells**. With Kettlewell's help and direction this condo in Collingwood has been transported to Paris.

Jones's love of art, shutters and France were the starting point for the redesign. Kettlewell refinished both the shutters that hang on either side of the sliding patio doors and the fireplace surround (fireplace from **Chantico Fireplace Gallery**).

The custom, linen roman blinds (**Joanne Bauder**) that provide privacy are a nod to Provence. There was a large armoire that blocked part of the entrance to the deck. Kettlewell suggested removing it, Jones agreed and is now very happy with how big and open her living room feels. *Continued on page 128*

**LEFT:** Susan Jones is originally from Montreal and fell in love with Georgian Bay and Collingwood, where she runs her business

**Sijones Consulting.**  
**BELOW:** The white cotton, slip-covered sofa is surrounded by art. One piece was painted by Jones, but she is too modest to say which one!

**OPPOSITE:** On a cool spring afternoon the gas fireplace, from Chantico, casts a warm glow over the living room. Susan loves to read in this chair, with the natural light pouring in from the patio door.







As guests wait for champagne to be poured, they can nibble on a macaron.

Jones's extensive art collection was scattered throughout the home and Kettlewell suggested grouping it together to take advantage of the high ceilings. The new arrangement of the art that includes one of Jones's favourite artists, Monique Harvey (1950-2001) of Quebec, is now concentrated on two walls to great effect.

Jones also renovated the kitchen. She loves to cook and wanted a functional space to create gourmet meals and treats. **Arbour Hill Custom Furniture and Cabinetry** created the cabinetry. The splurge was the granite countertop, which works beautifully for kneading bread and rolling pastry. The backsplash was chosen by Jones from **Georgian Design Centre**.

*Continued on page 130*

**LEFT:** Although compact, the well-designed kitchen has all the essentials needed to produce the French classics, like crème caramel.



**TOP:** This dining table has been the setting of many dinner parties. Another wall filled with art adds ambience and colour. **ABOVE:** In a corner of the master bedroom, curtains that were used on the windows continue along the wall to become the closet door. **RIGHT:** A painting of water lilies between two mirrors sets the tone and accent colour for the tranquil master. Bedside bouquet by Paperwhite Flowers.







How could anyone not agree, Paris is always a good idea!



Every corner of this condo takes you to Paris's historic Le Marais district – without the plane ride – and that is just what Jones wanted. **OH**

**TOP LEFT:** A custom shower curtain, using two different patterns, adds a luxurious feel. Behind the door is the washer and dryer. **TOP RIGHT:** Touches of gold in the mirror and the taps on the vanity add a luxe feel. **LEFT:** The guest room pairs toile linens with a porcelain vessel in a similar pattern. Bouquets by Paperwhite Flowers.



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The window over the kitchen sink looks down to the front entrance below, so an eye can be kept on arriving guests. White cabinets and counters blend the kitchen into the rest of the room. Arrangement by Paperwhite Flowers.

# All About FAMILY

*SPECIAL VISITS FROM NIECES AND NEPHEWS, ESPECIALLY FINN AND MAGGIE, HAD DON AND JAN DIROCCO WANTING TO MAXIMIZE EVERY SQUARE INCH OF THEIR CRANBERRY CONDO AND IT ALSO SET THE TONE FOR THEIR RENOVATION.*



STORY **SARA MARTIN**  
PHOTOGRAPHY **SANDY MACKAY**

This two bedroom unit needed space for sleepovers, so with the help of her sister and brother-in-law, Ray and Linda Floyd (Real Property Management Inc.), Jan translated what was in her mind – a clean, organized modern space, with a place for everything and everything in its place.

They started on the upstairs, opening up the kitchen, by adding an island and installing white quartz countertops onto new cabinets (**South Gate Cabinets Inc.**) and new stainless appliances (Lowes). The next step was to cover the popcorn ceilings with white tongue and groove planks (**Bill Brown Woodworking & Building Supplies Ltd.**). This was a smart, and in some cases, easier fix than scraping it off. Then everything was painted Chantilly Lace by **Benjamin Moore**.

*Continued on page 134*



**LEFT:** In a peaceful corner of the open-plan second floor, the antique blanket box is used for storage and keeps this space organized. It adds a nice balance to the modern, clean space. **ABOVE:** Jan and Don DiRocco enjoy pizza and red wine at the kitchen island. The stools were found at a local consignment store.





Watching every move, Lulu the cat is ready to pounce.



The gas fireplace (The Fireplace Stop) that replaced a wood burning unit was also clad in tongue and groove planks that unified this space. The sofa is a deluxe bed when open and Jan tested it carefully before she bought it. She wanted guests to wake up refreshed and happy and not with a sore back.

*Continued on page 136*

**ABOVE:** A sunny rear patio is located off the master bedroom. As it is covered and protected on two sides, it is often in use. **LEFT:** Ready for guests, the deluxe sofa bed is ready for a good night's sleep.



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The custom cabinets also include the bedside tables, creating a uniform look that does not overwhelm the space.

The bedrooms on the lower level received a facelift as well. They were also painted Chantilly Lace and extra storage was built in as a headboard in the master bedroom. In the spare bedroom, a twin bed with a trundle unit underneath offers more sleepover choices.

At Cranberry there are two pools, day camps and a recreation centre, which are just a few of the reasons that Don and Jan moved here. It is very important that when family comes to visit, they have a good night's sleep and lots of fun activities to enjoy all day long. **OH**

**RIGHT:** The simple Stickley-style twin bed with a trundle underneath creates a well-loved bedroom for all of Jan and Don's nieces and nephews. **FAR RIGHT:** The bathroom vanity was updated with a Caesarstone top and an art deco-inspired light. The washer and dryer fit nicely behind the bathroom door. Bouquets by Paperwhite Flowers.



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# 2018 MARKET SNAPSHOT - 1<sup>st</sup> QUARTER IN REVIEW

We continue to focus where we specialize - residential single-family homes and condos in the WESTERN DISTRICT of Southern Georgian Bay, in particular The Blue Mountains, Collingwood and the areas of Clearview near Collingwood and Blue. It would appear that lack of inventory, and thus relatively high prices, combined with the new lending formulas are having their effect here, as they are in the GTA.

Condos sold at about 98.6% of their asking price and averaged 45 days to sell, practically no change from 2017. The average sale price was \$348,107, slightly down from 2017's average of \$365,000. Months of inventory was 4 (defined as the measure of how fast all existing homes on the market would last assuming a) no more listings are added, and b) the rate at which homes sell is constant as per the average of the last 12 months of sales), a slightly slower rate of sales than 2017's 2.5 months of inventory. Single family homes sold at approx. 98% of their asking price, same as 2017, but averaged about 55 days to sell, or 9 days longer than in 2017. The average sale price was \$680,572, up a bit from the \$644,000 of 2017. Months of inventory was 5.6, slightly slower than the 3.6 months of 2017. The majority of sales were in the \$350,000 to \$800,000 range but 15 sold over \$1M and 1 sold over \$2M.

## MARKET INSIGHTS

- New mortgage rules are not sending buyers to alternative lenders in droves due 1) big 5 banks are actively counseling buyers on how to qualify and meet the higher hurdles, and 2) credit unions, for example, are inherently conservative and limited in ability to raise capital for new mortgages, therefore not willing to take on higher risks. What's unknown are numbers headed to private and shadow lenders who provide no data.
- Realtor.ca continues to be the go-to site for anyone seeking real estate info in Canada. There were 264 million visits in 2017 (up 15% over 2016) and there were 965 million property viewings, a 64% increase over 2016.
- First time buyers, as reported by Genworth, are on average 36 years old with an average household income of \$102,000. In the GTA, they are almost equally divided in purchasing a detached home, or a condo, or a rowhouse/semi-detached.
- Globe & Mail headlines: GTA housing market poised for rebound; Prices in March down sharply

from 2017, but edge up from February, pointing to stronger growth for later in 2018, and Toronto real estate market may be poised for a spring rebound; Listings and sales have been climbing recently and tightening inventory has helped buoy prices. Collingwood/Blue Mountains will follow the GTA's trends.

- In Collingwood/Blue Mtns, the greatest amount of listings and choice for buyers was May through October 2017. With some notable exceptions, this is an historic trend. Sellers will want their properties on the market during these months as buyers naturally prefer to shop when they have the most choice.

## HIGHS, LOWS & SPECIFICS

### COLLINGWOOD:

- The high sale was a renovated Regency bungalow near downtown for \$1.1M.
- The low sale was a mid-town 2 bdrm, 1 bath condo for \$210,000.
- Condos: Q1 2018 (vs Q4 2017): 141 listings, 36 sold (98 listings, 61 sold); avg DOM 28 (73); avg sale to list price - 98.7% (98.1%); avg sale price \$355,893 (\$390,000) - down approx. 8.5%.
- Single Family Homes: Q1 2018 (vs Q4 2017): 195 listings, 50 sold, (177 listings, 66 sold); avg DOM 40 (67); avg sale to list price - 98.3% (96.8%); avg sale price \$502,896 (\$490,449) - up approx. 2.5%.

### THE BLUE MOUNTAINS:

- The high sale was a Highway 26 waterfront chalet in Craileith for \$2M.
- The low sale was a small studio in the Grand Georgian for \$117,500.
- Condos: Q1 2018 (vs Q4 2017): 176 listings, 38 sold (145 listings, 42 sold); avg DOM 60 (56); avg sale to list price - 98.2% (98.4%); avg sale price \$338,171 (\$341,021) - down about 1.5%.
- Single Family Homes: Q1 2018 (vs Q4 2017): 347 listings, 45 sold, (305 listings, 49 sold); avg DOM 57 (74); avg sale to list price - 97.6% (95.8%); avg sale price \$869,025 (\$824,073) - up 5.5%.

### CLEARVIEW (Nottawa & Nottawasaga districts):

- The high sale was a 16 year old home on 4+ acres near Nottawa for \$1,185,000. There were 2 other sales over \$1M, both with acreage and in the

Batteaux area.

- The low sale was a small bungalow in Stayner for \$207,000.
- Single Family Homes: Q1 2018 (vs Q4 2017): 391 listings, 87 sold, (327 listings, 71 sold); avg DOM 55 (56); avg sale to list price - 97.9% (97.4%); avg sale price \$495,263 (\$428,914) - up approx. 15%.

## WHAT'S NEW?

- Northwinds Brewhouse & Kitchen has their 2nd location, now open at the Village at Blue Mountain
- Steakhouse Social Eatery is now open on Hurontario Street (was Santini's)
- Are you a Landlord? - new Ontario Lease requirements for permanent residence rentals go into effect on April 30th, 2018 - contact us for more information!
- Want to prevent basement flooding? A group of local organizations have come together to conduct a pilot project to reduce the risk - this pilot is seeking homeowners to participate in a multiyear project. Participants will receive free cutting edge basement flood protection - go to this site for more information and to register [www.collingwoodpilotproject.com](http://www.collingwoodpilotproject.com)

For a detailed analysis of the property you wish to sell or buy, please contact us at your convenience. We are here to help you make an informed decision and to SAVE YOU TIME!



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Note: These statistics are compiled using data from the MLS system of the Southern Georgian Bay Association of Realtors and are believed to be reliable.

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cooking at home

# BLACKBERRY SHORTCAKE

with *BOURBON  
CARMEL*

RECIPE AND PHOTOGRAPHY  
JENELLE MCCULLOCH

Go above and beyond with this modern upgrade to an old classic: the shortcake. Light sponge cake is layered with mascarpone whipped cream and topped with decadent blackberries with a hint of bourbon.

## Sponge Cake

For this super simple sponge cake you will need two 6-inch round baking pans.

### INGREDIENTS

5 large eggs at room temperature

1 cup + 1 Tbsp cake flour, sifted

½ cup + 1 Tbsp granulated sugar

pinch of salt

### DIRECTIONS

Preheat oven to 340°F. Butter and flour sides and bottoms of baking pans. Cut out two 6-inch rounds of parchment paper and line the bottom of each pan. Set aside.

In the bowl of a stand mixer, combine eggs, sugar and salt. With the whisk attachment, beat on medium/medium-high speed for 15-20 minutes until pale and fluffy. The mixture will be firm and will form soft peaks when ready. In batches, slowly sift in flour and carefully fold the mixture by hand to combine. Be careful not to overwork and deflate the batter.

When combined, divide the mixture evenly in the two prepared pans and bake for 25-30 minutes. Be careful not to open the oven as the cakes may deflate. The cakes are done when an inserted toothpick comes out clean. Turn off oven. Leave cakes to cool inside the oven for 5-10 minutes with the door propped open. Remove from oven and let cool for another 10 minutes before removing from pans and inverting them onto a rack to fully cool.

## Blackberries in Bourbon

### INGREDIENTS

2 cups fresh blackberries

1 Tbsp bourbon

2 Tbsp maple syrup

### DIRECTIONS

Combine ingredients in a saucepan. Heat over medium until blackberries begin to render their juices. Chill until ready to use.

## Bourbon Caramel

### INGREDIENTS

1 cup sugar

½ cup water

½ cup heavy cream

1 Tbsp butter

1 Tbsp bourbon

Pinch of salt

### DIRECTIONS

In a saucepan over medium heat combine sugar and water. Do not stir, but let sugar dissolve and come to a simmer. Simmer until syrup is a golden, amber colour. Swirl the mixture in the pan if necessary to ensure all of the sugar is dissolved and caramelized.

Remove from heat and whisk in heavy cream. Lower heat to medium-low and return pan to burner. Continue to stir the caramel for another 2-3 minutes.

Remove from heat, add butter and stir. Add the bourbon and salt, stirring again.

Transfer to a heat-safe container to cool. The caramel will thicken as it cools.

## Mascarpone Whipped Cream

### INGREDIENTS

½ cup mascarpone cheese

½ cup superfine sugar

1 tsp vanilla extract

1 cup whipping cream

### DIRECTIONS

Combine mascarpone cheese, sugar and vanilla in a small bowl.

In the bowl of a stand mixer, whip whipping cream until light and fluffy.

Slowly add cheese mixture to whipped cream while the mixer is still running. Mix until combined.

### TO ASSEMBLE THE CAKE

Layer sponge cake with whipped mascarpone and top with blackberries. Drizzle with bourbon caramel to finish. Serve cake soon after assembly for best results and cut with a serrated knife – the cake is very delicate. **OH**



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at home with



# JANINE RANKIN

PHOTOGRAPHY SARAH TACOMA



Two-time Canadian Olympic gymnast Janine Rankin-Abbott digs into a closet for a trio of memory books held together with bungee cords. The books are her mother Jacqueline's labour of love. Each page documents a journey, a competition, a triumph – nothing is missed. Rankin-Abbott travelled the world, earning 149 medals and competing at the 1988 Olympics in Seoul and the 1992 Games in Barcelona. Originally from Palgrave, she is one of Canada's most decorated gymnasts. Today, after coaching and working as a Registered Massage Therapist, Rankin-Abbott, along with husband Robert Abbott, owner of Great Lakes Custom Homes & Renovations, chase after their six-year-old son Owen and the family's pet rabbits in Creemore.



**OUR HOMES:** How did you get your start in gymnastics?

**JANINE RANKIN:** My mom enrolled me in the Orangeville Lion's gymnastics club at four years old after seeing Nadia Comaneci compete at the 1976 Montreal Olympics. At age seven, I was at a gymnastics camp and a coach asked if I wanted to try out at his club. He gave my mom the address. We arrived early and I immediately noticed national champion Elfi Schlegel training on the bars. A different coach asked if I was there to be tested. We figured she was one of the coaches we were meant to meet (she wasn't). I was tested for about 20 minutes and the coaches informed my mom that they wanted to coach me. It wasn't long before my mom realized that I had just tried out with the Canadian National Gymnastics Team coaches. The rest, as they say, is history!



**OH:** Tell us about the two world-recognized balance beam moves named after you.

**JRA:** One of the skills I developed was to jump from a springboard and land on one hand on the balance beam and hold that position for three seconds before returning to my feet on the beam. I performed the move at the 1987 World Championships and it was accepted and named The Rankin beam mount. The Rankin II is a balance beam skill named after me at the 1991 World Championships. I am honoured that both skills are included in the International Gymnastics Code of Points.



**OH:** What brought you to Southern Georgian Bay?

**JRA:** I'll never forget my first visit to Georgian Bay. I was working at a wonderful massage therapy clinic in Toronto, but I was not enjoying the busy city. My friend Marlene invited me up in autumn and all of the leaves had changed. The bay was the most beautiful colour of blue. I sold my city condo, found a house in Collingwood and started building my massage therapy business. I met Rob, now my husband, at a Christmas party. What I love is that whether I'm walking or driving, every time I'm out, there is beautiful scenery and landscapes. Rob and Owen were skiing all winter at the Georgian Peaks Club and this summer we'll swim at Wasaga Beach. What could be better? **OH**

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