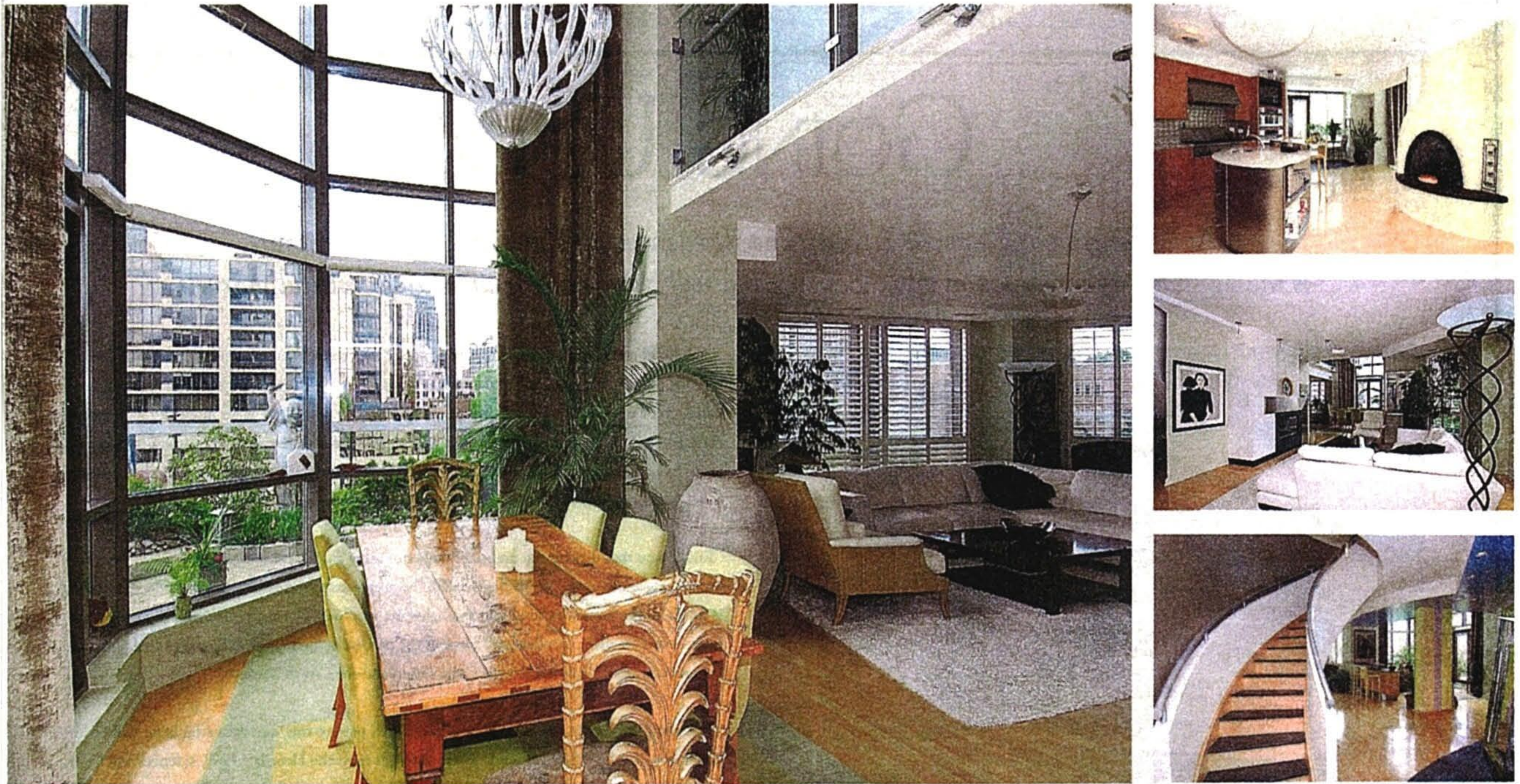


# Resale Homes

HOME OF THE WEEK » YORKVILLE CONDOMINIUM



Above, one of the curved spaces, with the open family room above. Right, from top: the kitchen with hand-crafted adobe fireplace, a view of the living room, and the grand staircase.

## Designed unconventionally to excite the senses

3 McALPINE ST.

**WHAT:** A two-storey condominium unit with three bedrooms and four bathrooms in Yorkville's Domus building.

**LIVING SPACE:** 3,800 square feet indoors and 650 square feet on two terraces.

**ASKING PRICE:** \$2,625,000

**MONTHLY MAINTENANCE FEE:** \$2,334

**AGENT:** Royal LePage Real Estate Services Ltd., Johnson and Daniel Division (Roslyn Avery)

BY CAROLYN IRELAND

John Hayter knows about spaces that inspire creativity and generate energy: The advertising executive dove right in when it came time to design offices for new and expanding ad shops in Toronto and Chicago during the 1990s. Mr. Hayter worked with Stella McTernan, who is now a principal at design firm Kelly McTernan Lavoie, to create a showcase of non-traditional offices. He called for open spaces, long views and rooms

delineated by colour and lighting instead of walls.

"We were all very excited about creating a new image for the company. It was a great success."

So in 1999, when he and wife, Regena Ostrowski, were designing their own home, they brought in Ms. McTernan again to create a residence that was similarly unconventional, stimulating to the mind and senses, and conducive to creativity.

Ms. McTernan was well-known for her work in designing offices, but he was sure that her creative use of curves and shapes would work just as well in a residential setting.

"We were just so in tune," he says. "We both got it. The concept of space was exactly what we wanted here, so it was an easy transition for her."

Mr. Hayter looked for several months for a new property before purchasing two side-by-side suites in a planned development at the edge of Yorkville. The Domus, by Diamante Development Corp., would be European in style and - in Mr. Hayter's view - well-located at the top of Bay Street.



An antique fountain imported from France on one of the terraces. ROYAL LePAGE REAL ESTATE SERVICES LTD. JOHNSON AND DANIEL DIVISION

Mr. Hayter and Ms. Ostrowski were both working in advertising at the time. He is the former chief executive of Vickers & Benson Advertising Ltd., which for many years handled a roster of heavyweight clients such as the federal Liberal government and Bank of Montreal.

To accommodate his new space in Domus, Mr. Hayter says, the developer had to reposition the building's south support wall, which meant re-designing 10 storeys of suite layouts.

Again, Mr. Hayter preferred

to have fewer walls, and to mark the flow from one space to another by enhancing the drama of light and colour.

"You feel there's something a little special as you move from space to space," he says.

He and his wife collect French poster art, so large expanses of bare wall were important. "We had to shape it not only for the flow. We had to have wall space for the art."

One bathroom has what he describes as a "funky" curved wall, and it also contains a Philippe Stark sink and stainless-steel floor.

Upstairs, the family room - with glass half-walls - is open to the downstairs.

"It makes it feel more spacious," Mr. Hayter says of the views to the outside and the rooms below.

Combining two units also gave the couple more space outdoors. "That's why we have two terraces instead of one," says Ms. Ostrowski, who is an avid gardener.

Outside, the east-facing terrace has raised beds and an antique fountain imported from France.

"From the dining room, it's very attractive," Mr. Hayter says of the terrace garden that can be seen from the 19-foot windows.

For the kitchen, they had an artist build an adobe fireplace. Next to cooking area is a small potting room designed to accommodate Ms. Ostrowski's hobby.

Looking out at the skyline, Mr. Hayter calls the distant buildings, twinkling with lights at night, "our mountains."

"It's nice when the city comes to life at the end of the day."

He says the building's loca-

### The amenities

The suite has south-facing, floor-to-ceiling windows that allow lots of light into the dining and living rooms.

Outdoor terraces provide views to the south and downtown Toronto; one patio has a gas line for a barbecue.

The focal point of the kitchen is a hand-crafted adobe fireplace. There also is a gas-powered cook top with indoor barbecue, and built-in wall oven and microwave.

Adjacent to the living room is a sunroom with a wet bar. The main floor also includes an office and bedroom.

Upstairs, the master bedroom features an ensuite bathroom with a marble-trimmed shower and whirlpool tub. A family room and the third bedroom round out that level.

tion on McAlpine, near the intersection of Yonge and Bloor streets, means that residents don't need a car unless they're driving out of town.

"It's a few yards from Yorkville, but it's not like stepping onto a busy street. We're in a quiet haven."