

Wiklém Design inc.

Transforming The Fairways

SPECIAL SUPPLEMENT TO CONDOBUSINESS



Scotiabank
Arena

FAN

**Vifloor Introduces Metropolis
High Style Commercial Matting**

VIFLOOR

STAND CONFIDENTLY

www.vifloor.com



Wiklém Design inc. POLISHING A TORONTO JEWEL

It was a classic property in search of a timeless design. In 2015, Toronto's The Fairways was fresh from its 35th anniversary and eager to reassert its place among Toronto's stock of premium residential condominium buildings.

That search led The Fairways' board of directors to Wiklém Design inc., a full-service interior design firm in Toronto that had not only worked with the condominium's management team, but had earned a city-wide reputation for breathing new life into aging assets.

"At the point The Fairways reached out to us, we had been in the business for over 20 years and worked with many regional and district property managers, including the ones in charge of The Fairways," says Anita Wiklém, the firm's founding partner and creative director, adding, "It was a good fit from the start."

Polishing a Toronto Jewel

After several consultations, Wiklém's goal was clear: to transform The Fairways into what it was always meant to be.

"The demographic inside the condominium was changing and the board wanted a new look that would appeal to both the residents living there and younger potential buyers," Wiklém recalls, noting it helped that the building was already being kept in impeccable shape. "Our job wasn't to simply clean it up, but to take what was already a well-respected property and make it even better."

It was a challenge Wiklém and her team were eager to tackle. It was also one they were familiar with after decades of transforming condominiums, houses, and commercial properties across the Greater Toronto Area. And like many of the projects in its portfolio, The Fairways board's healthy (yet limited) budget meant Wiklém's approach would require a mix of refurbishments, replacements, and more than a few creative solutions.

Then, says Wiklém's senior designer Dorothy Mikola, there was the issue of size: "The Fairways has almost 40,000 sq. ft. of amenity space,

and while we didn't touch all of the rooms, the sheer size of the project was a challenge in and of itself. To complete the board's vision within their budget, our plan going in was to retain as much of the property's existing assets as we could to deliver the most value."

What's old is new

Work on The Fairways began with a complete walkthrough of the amenity areas and two towers that comprise the condominium residences. After taking a full inventory of the property's existing furniture, artwork, and antique items, Wiklém's team then began determining which items could be repaired or refurbished, which could be moved to other parts of the condominium, and where new pieces could make the biggest impact.

"We took furnishings from all different areas in the building, refurbished them with contemporary fabrics where needed, and found new homes for them in places that the board and residents hadn't even considered," explains Wiklém. "In doing so, we brought attention to a lot of fantastic pieces they already had lying around, while using them to bring attention to rooms that were being ignored or underutilized."

A similar strategy was taken with the Fairways' existing antiques, many of which were dusted off, restored, and relocated to new locations. Wiklém also collaborated with local furniture makers to produce new furniture pieces that were then placed alongside the Fairways collection as a means to round out Wiklém's design.

As for the project's art approach, Wiklém also commissioned local artists to create brand new pieces to be placed alongside the condominium's existing collection.



“That was the biggest art package I had ever worked on,” recalls Zaynab Chhiboo, a Wiklém designer who joined the team halfway through the project. “We invested two days sorting through the condominium's existing artwork and working with the installer to determine where everything would go. We all spent another two days doing the same for the new pieces we had custom made from artists in the community.”

In the end, she adds, “We had several hundred pieces to work with and spent a lot of time finding the perfect ways and locations to display them.”

A top to bottom renewal

Fresh layouts, rejuvenated furniture, and local artistry were central to Wiklém's vision. Tying them together, were careful considerations for flooring materials and wallcoverings. And certainly, from the rich fireplace lounge feature wall and high-drama wallcoverings in the condo's powder room to the dynamic front lobby flooring and contemporary corridor styles, the Wiklém team left few surfaces untouched.

It was this vision and meticulous attention to detail that helped Wiklém's team renew many of The Fairways most popular spaces. In one example, the team came across an unused alcove just steps away from the party room and immediately saw the potential for a new residents' space.

Says Mikola: “There was this little alcove that was just sort of empty and unloved, so we put a desk in there with a couple of chairs and made it into a cozy touchdown area that residents could use to make a phone call, or just have a semi-private conversation a few steps away from the party room.”

All told, the renovation touched every corner of The Fairways, including the grand lobby, mezzanine, lobbies,

The Fairways lives at 1400 Dixie Road in Mississauga, Ontario, where it provides high-end living next door to the Toronto lakeshore and the popular Lakeview Golf Course. Built in 1978, it spans two buildings and hosts over 270 units and 40,000 sq. ft. of amenity spaces, including an expansive grand lobby, game and hobby rooms, exercise facilities, a staffed library, resident lounges, and the McMaster House for private functions, among many others. Outdoors, residents also have access to a swimming pool and patio, multiple sporting facilities, a car wash bay, underground parking, and six acres of manicured gardens. See more at www.wiklemdesign.com.

corridors, linkways, party rooms, kitchen, garden lounge, concerto lounge, and parking lobbies along with washrooms and other amenities. It was no small undertaking, says Wiklém, but the design was ultimately embraced by The Fairways residents and the venture

became one of the interior design firm's most extensive and rewarding to date.

“It required a lot of considerations and a lot of coordination to make our design a reality, but at the end of the day, it was absolutely worth it,” she notes.





York Magnolia Collection-Preservation



EST. 1980

TRI CAN
CONTRACT

Quality

Recognized for our exceptional workmanship in interiors, we have been industry leaders for over thirty years.

Integrity




Known for being honest and direct, we pride ourselves on balancing both budget and environmental needs.

Trust

Driven by service and respect, our relationships are built to last. Our top priority is client confidence.

**Refurbishment
Specialists**

tricancontract.com

905.475.6703   





A Walking Tour

A Snapshot of Transformation

Wiklém's collaboration with The Fairways began with the task of restoring the building's party room. Soon after, the Wiklém team was asked to return and revive many of the condominium's shared spaces.

Ahead are highlights from what became a large-scale transformation.



A custom banquette, antique console, and contemporary mirror create a clean, and distinct first impression in the front entrance. The furniture, fabrics, and additional elements were specifically designed for the demographics of the building, says Wiklém, adding, "We took ergonomics into consideration, so everything is not only beautiful but functional and comfortable as well."



"The Fairways' lobby served as inspiration for the project," says Mikola. "We picked up on the rust tones of the stone and used it in the carpet design throughout to create continuity. The carpet design itself was contemporary but had the richness of a transitional vintage carpet. It was non-directional so it would flow throughout the amenities and corridors."

COVER: The impact is immediate for anyone stepping through the front doors. Natural stone and marble tiling blend with surrounding colours and curated furniture to form a warm and contemporary entrance lobby. Comfortable seating, an area rug, and dynamic floor and wall colours create a sense of understated elegance throughout The Fairways' multi-storey mezzanine.



AFTER

What was once a tired elevator lobby space is now a brighter, more welcoming transition point thanks to fresh paint, updated wall coverings, relocated artwork, and updated furniture.



AFTER

"The party room was originally very dark and not accommodating for activities, so we redesigned the lighting to better accommodate its intended function," says Wiklém. "Now, it's a functional, beautiful, and welcoming gathering place for residents."



BEFORE



AFTER

Wiklém's team also oversaw the full renovation of the kitchen area complete with brand new millwork, quartz countertops, and a functional island for buffets.

Congratulations **Wiklem Design Inc.**
on a successful design for the
renovation at the
Fairways Condominium.

We always enjoy collaborating
with you on custom corridor carpet

VIFLOOR

STAND CONFIDENTLY

www.vifloor.com



Refinished flooring and updated furnishings helped revitalize the concerto lounge. The garden lounge flourishes with an intricate floor pattern, custom millwork, refinished and reupholstered furniture, and The Fairway's stunning white baby grand piano.

A Shared Vision

The bolder the change, the harder the sell. Like other projects in Wiclém's portfolio, earning the trust of The Fairways residents and owners meant taking time to learn about the building's population, understanding their needs, and keeping the lines of communication open throughout the entire renewal.

"Any time you work in a residential setting, you have to remember that it's very personal," says Mikola. "For better or worse, everyone will have an opinion on how things should look because it's a look they're going to live with day in and day out. We were working with a community of residents who were very

tight-knit and who were quite naturally focused on getting that new look right."

Years later, Wiclém's success speaks for itself. The new look of The Fairways continues to be embraced by its residents while turning heads among visitors and potential buyers alike.

Looking back, Wiclém adds, "We are very proud at what we accomplished in partnership with The Fairways board, design committee, and residents. We were able to come together on a vision and give them something that will wow them for years to come."

Enjoy the journey. See the change. Call Wiclém Design inc. at 416-934-9161 or email at info@wiclémdesign.com for more information or to book an appointment.



CANADA'S WALLCOVERING DISTRIBUTOR

performance wallcovering | natural wood wallcovering
 dry erase | acoustical treatments | glass film
 custom digital wallcovering | architectural finishes



LEVEY.COM

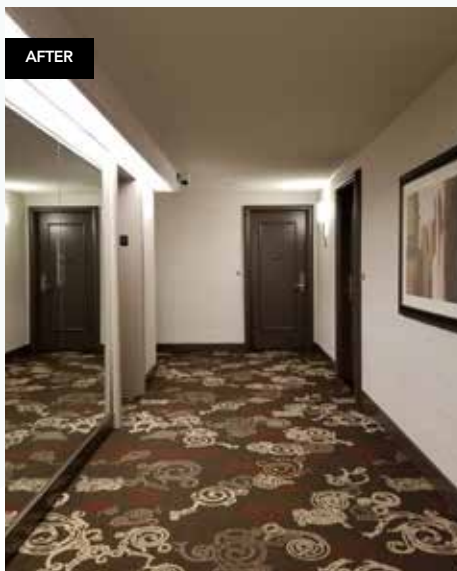
1.800.588.3990



Canada's Premiere
 Architectural Signage Company
 905.764.7323
 info@signnetworkap.com
 www.signnetworkap.com

High Rise Signage Specialists





Satin nickel hardware, door details, and new solution dyed colour point carpet combine to bridge the gap between vintage and new in the resident's corridors.

It is always a pleasure to work with Anita and her team. Wiklem Design has a talented team that brings fresh and relevant ideas to the design process. Her team is fun to work with and pays special attention to details. After working with her on many different projects, including The Fairways at 1400 Dixie Road, I can honestly recommend Wiklem Design for any design assignment.

Donald Kason, MBA CPA CA,
President, Canlight Management Inc.

I was very pleased that this project, one of the largest to date at The Fairways, was delivered on time and on budget. The end result was a major improvement of the interior décor that all who live here are immensely enjoying two plus years later ... It was a great experience working with the Wiklem team.

Allan Bishop,
President of The
Fairways Board of Directors

A Full-Service Philosophy

Since its founding in 1993, Wiklém Design inc. has grown from a one-woman operation with a select group of clients to a full-service interior design firm. With a reputation for creative ingenuity, the team delivers timeless value, distinctive environments, and trusted solutions for condominium refurbishment and new construction, special projects, and residential interior design.

Condominium corporations look to Wiklém Design inc. when it is time to invest in common area refurbishments. Their team of experienced interior design professionals understands that the biggest challenge for a board when undertaking capital improvement projects is building consensus among stakeholders while maintaining a balance between controlling costs and enhancing the value of the property. That's why it works closely with property stakeholders to offer custom design services that meet creative, budget, and scheduling requirements.

Refurbishment projects are overseen by Creative Director and Founding Partner, Anita Wiklém, an award-winner designer who was named among Canada's Top 100 Female Entrepreneurs by Chatelaine and Profit Magazine in 2016. Alongside a talented in-house staff of ARIDO certified Interior Designers, skilled technical, and administrative professionals, Wiklém Design inc. brings 25 years of condominium refurbishment design experience to every project.



Wiklém Design inc.
interior design

Timeless Value • Distinctive Environments • Trusted Solutions





Wiklém Design inc.
interior design

Timeless Value
Distinctive Environments
Trusted Solutions



Lobbies • Corridors • Elevators • Amenity Areas
Conceptual Design & Design Development
Contract Documents: Specifications & Tendering Services
Contract Administration: Design Implementation & Document Administration
Budget consideration • Site tours • References available



Award winning design since 1993

1478 Danforth Avenue, Toronto, ON M4J 1N4 Canada • 416.934.9161 • info@wiklemdesign.com

www.wiklemdesign.com

Re-thinking Condominium Management

We believe that Canlight is unique with a distinctive purpose to its focus on condominium management. The condominium world has evolved... and our purpose has adapted to fulfill elevated demands. It is not just about managing the physical building any longer, but an intense focus on servicing people... and the community in which you live.

Canlight understands what it takes to transform, elevate and maintain a successful residential community. Our founders have built a 25-year successful track record of converting stale, dated real estate into rich, vibrant communities and as a result, raising property values dramatically.

What makes Canlight a special place? Our People. We hire smart, dedicated, knowledgeable and fun people to join our team. We hire people who not only live, but also represent our values and together, we develop better communities.

Our team has deep industry knowledge, exceptional critical thinking skills and is ready to help guide your community.

Are you ready for a new kind of management team?

canlight.com



CANLIGHT

905-629-7000

dkason@canlight.com

joneill@canlight.com