

MY CONDO

OTTAWA MAGAZINE VISITS FIVE CONDOS AND ASKS THE OWNERS WHAT MAKES THEIR PLACE SO SPECIAL

They moved from the iconic six-storey Mayfair, a charmingly creaky 1930s art deco gem, into a condo that can best be described as at the opposite end of the spectrum. The 24-storey Mondrian is brand new, light-filled, and boxy. "We loved the idea of moving into a 'box' – it meant having room to play," explains Paul Kariouk. And play they did. Though Kariouk and his partner, Frédéric Carrier, bought in 2008, they spent months charting out a redesign of the space and another year renovating. When they eventually moved in in 2010, the virtually wall-free condo, with its soaring vistas and quirky pods, bore no resemblance to the original two-bedroom space. Luminous and airy, the condo is a testament to just how much you can fit into 850 square feet – if you have the imagination to think outside the box.

BY SARAH BROWN



1. The 850-square-foot apartment originally had two bedrooms. The couple removed all the walls to open up the airy space and reveal the 17th-storey views. But how to disguise the concrete support pillars that could not be removed? The answer: three ellipses. Here, a custom fabric sheath fits over a steel frame. Inside is much-needed storage space.

2. The white motif – both cabinetry and tiled floors – creates a clean, luminous look and bounces light. Two walls of windows allow the city to be a backdrop.

3. Carrier (left) and Kariouk with Charlemagne, their Leonberger. The acrylic "reed garden" that edges their balcony moves in the breeze. It can be lit up at night to create a fibre-optic effect.

4. When he's thirsty, Charlemagne uses his nose to turn on the tap in the entranceway urinal. The splash-resistant design means less slobber on the floor.

GREAT SPACE



NAME: Frédéric Carrier and Paul Kariouk

OCCUPATION: Carrier is the national manager for architecture, urban design, interior design, and landscape design for Public Works Canada; Kariouk is an architecture professor with his own design practice.

HOME: 850-square-foot condo

BUILDING: The Mondrian, Urban Capital, 2009

WHAT IT'S WORTH: They're not sure what it would be worth today, but the couple paid \$380,000 in 2008, then spent \$150,000 in renos before they moved in, doing much of the work themselves.

FAVOURITE FEATURE: "Having a 270-degree view of the city from the shower is definitely special," says Kariouk.

BIGGEST CHALLENGE: Figuring out how best to artfully (and practically) incorporate into their renovation the things they could not change – things such as support pillars, electrical work, and plumbing.





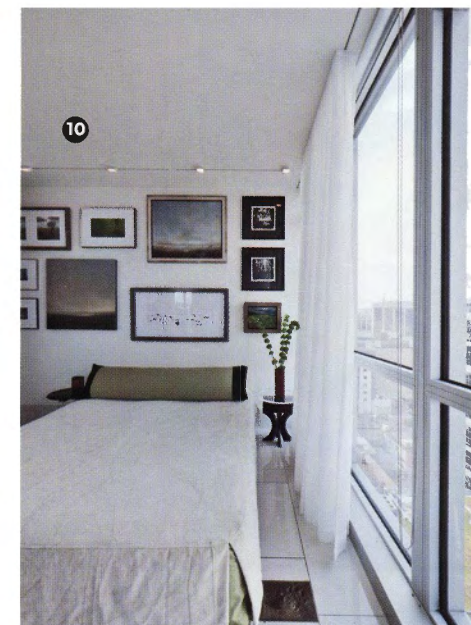
5. The couple used a museum cable system to hang family mementoes in The Mondrian's red windows. The icons belonged to Kariouk's grandfather, who was a professor of theology at a Russian Orthodox seminary in New York.

6. The couple has been adept at hiding the necessary clutter of day-to-day life. This pair of doors opens to reveal Carrier's home office and a pullout piano keyboard. Family portraits hang on both sides of the open doors.

7. Open these doors to discover a flat-screen television that pulls out so that the couple can enjoy the show from the comfort of the couch.

8. While much is carefully hidden, the couple designed the custom cabinetry with open shelves to showcase personal mementoes, books, and objets d'art.

9. Just to the right of the kitchen space, a door opens to reveal a powder room with a toilet and sink. The couple does not have a tub.



10. The bedroom showcases the couple's collection of local art.

11. One of the condo's two steel-framed ellipses separates the bedroom from the main living area. The fabric creates a ghostly effect, allowing those on the outside to catch a glimpse of what's within—in this case, the couple's clothing.

12. The two sets of curtains are usually tucked away in cupboards, but they can be pulled out when privacy is needed. One track system wraps around the shower (the ellipsis to the left), while the second partitions off the bedroom.

13. A view looking from the front entrance toward the kitchen. In the foreground is the condo's showpiece: a custom shower pod made up of six curved glass sections. As with the two elliptical storage spaces, the structure is enclosed with a semi-sheer fabric covering. The covering is attached with Velcro and can be removed for washing.

14. The shower is both a sculptural element and a conversation piece. At night, it can be illuminated for added effect.

15. This custom stainless-steel column hides necessary plumbing work.



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