



A pleasing streetscape and closeness to nature are hallmarks of the master-planned Angus Glen South community.



Large front-facing triple-paned windows are designed not only to look good and let in more light, but have a number of energy-saving and environmentally friendly features.

Home design is in the details

At Kylemore's Angus Glen South village, comfortable homes and access to nature top the list

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They don't build houses like they used to, and that's a good thing. Just ask Frank Spaziani, president Kylemore.

Take for example, the basic window and how it has evolved and improved over time. It may even be the first thing you notice as you drive up to a new home site now under construction at Kylemore's Angus Glen South Village in Markham, Ont. — oversized windows are a distinguishing feature of every house.

One consideration is esthetics: large windows, in combination with increased ceiling heights, let more light in and give new homebuyers the feeling of an open and airy space.

The other consideration is comfort: new windows are Energy Star-compliant, maintenance-free, feature vinyl triple-pane construction, and are foam-insulated for additional draft protection.

According to Spaziani, due to the window's refractive properties, it won't heat up a house as much up in the summer, or cool down as quickly in the winter. And while conceding it is more expensive to do it this way — you literally need a crane to install the windows and the windows have to be

structurally sound to support load requirements — he says, it's all worth it in the end.

It's just one example, but typical, new home designs aren't just about a simple architectural detail, they come with huge design consideration that requires a lot of thought and planning.

"A proper window can make a total difference in a home. It may not be the first thing on the home buyer's list, so we have to sell it a bit, but later on people will understand that," says Spaziani.

Another example of home design driven by what the home buyer wants are high ceilings — particularly large-vaulted ceiling in the primary bedroom.

"You can't just find them anywhere," says Spaziani. "But one hundred per cent yes, homebuyers want the high ceilings. We tried to pull away from that and they said 'no, we really want that.' Now it's a signature of our new homes, it's our brand and who we are."

And the list goes on. Other new design features now in demand include home offices, yoga studios, separate nanny/in-law suites, meditation and music rooms, even an elevator or a separate coach house for added living space.



"Where we pride ourselves is building a community that is multi-generational, and has a mix of housing types," says Frank Spaziani, president, Kylemore.

Mariam Aboutaam, Kylemore's director of sales and marketing, and interior design says it was really during COVID-19 that builders re-thought how homeowners were utilizing their space. "There was an emphasis on utility spaces in our homes," says Aboutaam, "and so we thought about the laundry room and other spaces where people spend a lot of time."

One outcome of all that thinking is that laundry room is no longer just an afterthought. They are made as large as is practically possible, are often integrated with a mudroom and now come with a window.

Other changes have to do with lifestyle. Kylemore is now promoting its WellGen Design, featuring layouts

that will enable families to be flexible with their choices and to grow into the spaces provided. It's in response to the trend towards multi-generational living where grandparents, parents and children may choose to live together under one roof, sharing space, resources, responsibilities and experiences.

"Where we pride ourselves is building a community that is multi-generational, and has a mix of housing types," says Spaziani. "The townhome might be for first time homebuyers, but we also have 40-ft. lots, 50; and even 70-ft. lots for the larger family."

Also important to Angus Glen South Village, now home to more than 1,100 families, is being close to nature. The neighbourhood is in harmony with its natural landscapes and has a walkable focus; trails and pathways wind through preserved valley lands, connecting to the Rouge Valley trail network.

The approach to neighbourhood development is winning plaudits, the community was recently nominated as Best New Community, Planned/Under Development award as presented by BILD at its annual award ceremony in May 2025.

Angus Glen South Village includes a planned mixed-use Village Centre at its southern entrance, near 16th Avenue. Designed as a community hub, this neighbourhood destination will feature a selection of retail, including a specialty grocer, daycare, medical office and cafes.

The nearby Angus Glen Community Centre further enriches the lifestyle by offering a library, swimming pool, ice rinks, basketball courts. And each home purchase includes a three-year



The standard laundry room found in most new homes has been completely rethought. It is larger, functions also as a mudroom and comes with a window.

family membership to Angus Glen Golf Club, extending the community's emphasis on an active lifestyle.

"People actually use it, it's nice to see," says Spaziani. "They get dinners, special prices on golf and it's open to the whole family including their golf academy for juniors."

Detached homes range from 2,530 sq. ft. up to 3,260 sq. ft. with pricing from \$2,260,000 and townhomes range from 2,050 sq. ft. to 2,780 sq. ft. with pricing from \$1,825,000.

Also available are rear lane detached homes on 30-, 31- and 35-ft. lots with homes ranging in size from 2,500 sq. ft. to 3,260 sq. ft. (with a coach house, and 70-ft. lots with homes ranging in size from 3,390 sq. ft. to 6,010 sq. ft., including some with five-bedroom designs.