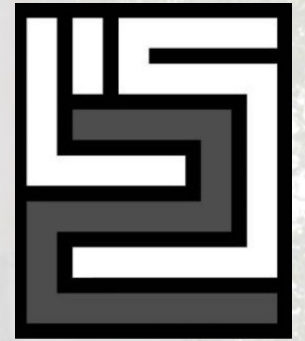




2 L S D E S I G N I N C

ARCHITECTURAL WORKS – SPRING 2026

Custom Homes



ABOUT THE PRACTICE

2LS Design Inc. is a boutique architectural design practice specializing in custom residential, additions, residential developments, and small-scale mixed-use projects throughout Southern Ontario.

Our work combines thoughtful design, technical coordination, and practical construction intelligence to deliver spaces that are refined, functional, and buildable.

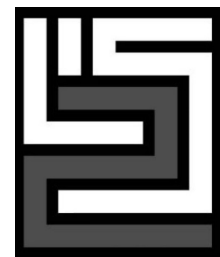
We work closely with homeowners, builders, developers, and consultants through every phase of the process — from feasibility analysis and municipal approvals through construction documentation and site coordination.

Services

- Custom Residential Design
- Additions & Renovations
- Infill & Residential Development
- Municipal Approvals
- Committee of Adjustment Applications
- Building Permit Coordination
- Construction Documentation
- Interior Design Coordination

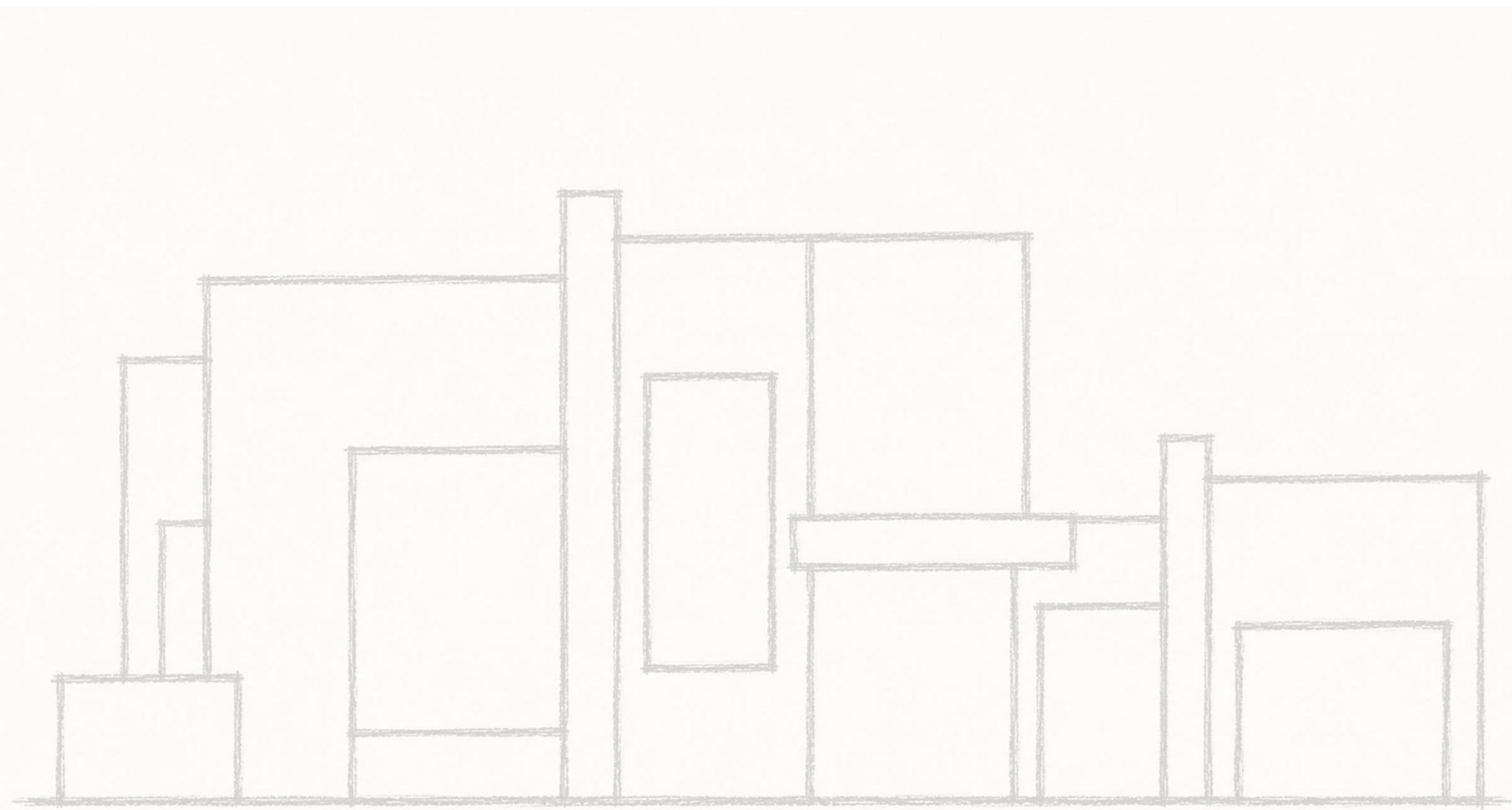
Experience

Since 2021, 2LS Design has completed 70+ projects across Southern Ontario ranging from custom homes and additions to townhouse and residential development projects.



2LS DESIGN INC

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4 Nobleton



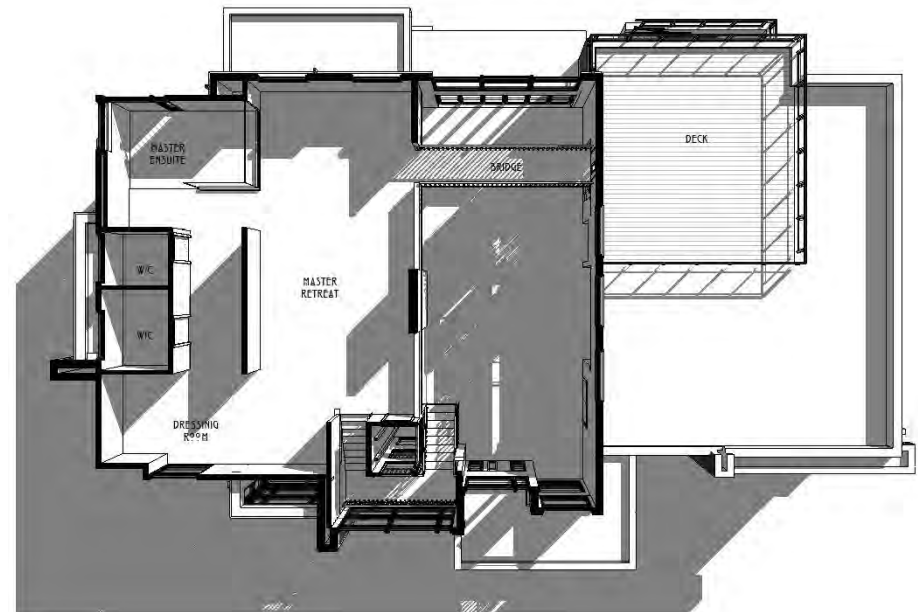
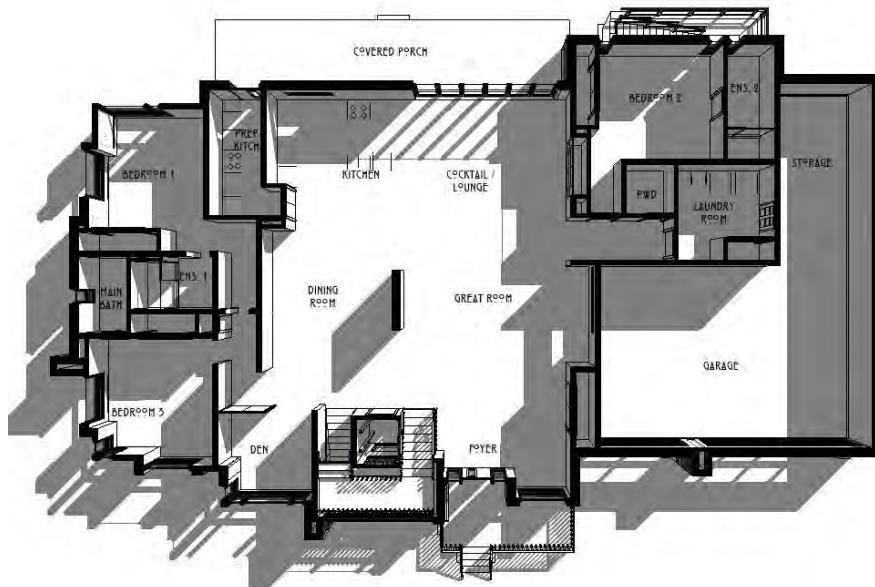
PROJECT OVERVIEW

Nobleton, Ontario | Custom Residence

Completed | 2024 | 4327 SF + 2827 SF

Situated within a mature rural-residential setting, 4 Nobleton was conceived as a contemporary bungalow-loft residence designed to balance expansive entertaining spaces with the intimacy of everyday family life. The home is organized around a series of interconnected living environments that open toward covered outdoor spaces, creating a seamless relationship between interior and exterior living.

Clean architectural lines, carefully proportioned roof forms, and a restrained material palette establish a refined contemporary identity while maintaining a strong connection to the surrounding landscape. The result is a residence that feels both sophisticated and welcoming, equally suited to large gatherings and quiet family moments.



4 Nobleton

DESIGN DEVELOPMENT

Services:

- Architectural Design
- Interior Design Coordination
- Permit Approvals
- Construction Documentation
- Consultant Coordination
- Construction Administration

Key Features:

- Contemporary bungalow-loft design
- Integrated indoor-outdoor living
- Open-concept entertaining environments
- Finished lower-level recreation spaces
- Large-format glazing strategy
- Premium architectural detailing



4 Nobleton



Completed Project





257 Richmond Hill

PROJECT OVERVIEW

Richmond Hill, Ontario | Custom Residence

Completed | 2024 | 3466 SF + 2337 SF

257 Richmond Hill explores the intersection of traditional residential architecture and contemporary family living. Designed around principles of proportion, balance, and functionality, the residence combines timeless architectural forms with a highly efficient modern floor plan.

Natural light, visual connectivity, and flexibility of use were central drivers throughout the design process. The result is a residence that feels rooted in its context while providing a highly adaptable environment for contemporary lifestyles.



257 Richmond Hill

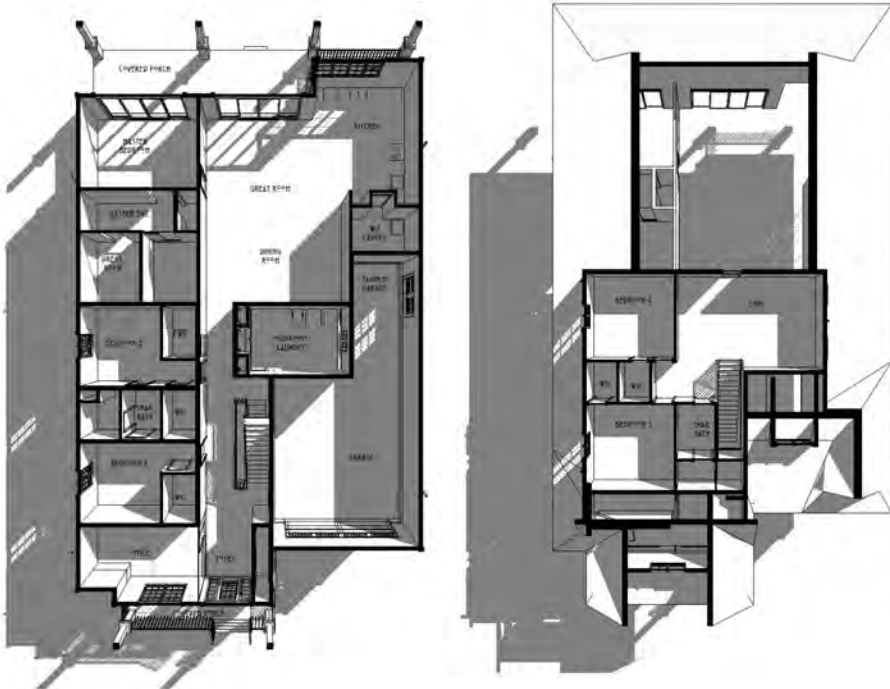
DESIGN EVOLUTION

Services:

- Architectural Design
- Committee of Adjustment Coordination
- Permit Applications
- Interior Design Coordination
- Construction Documentation
- Consultant Coordination

Key Features:

- Transitional architectural language
- Family-focused planning strategy
- Open gathering and entertaining spaces
- Enhanced natural daylighting
- Integrated service and support spaces
- Refined exterior composition

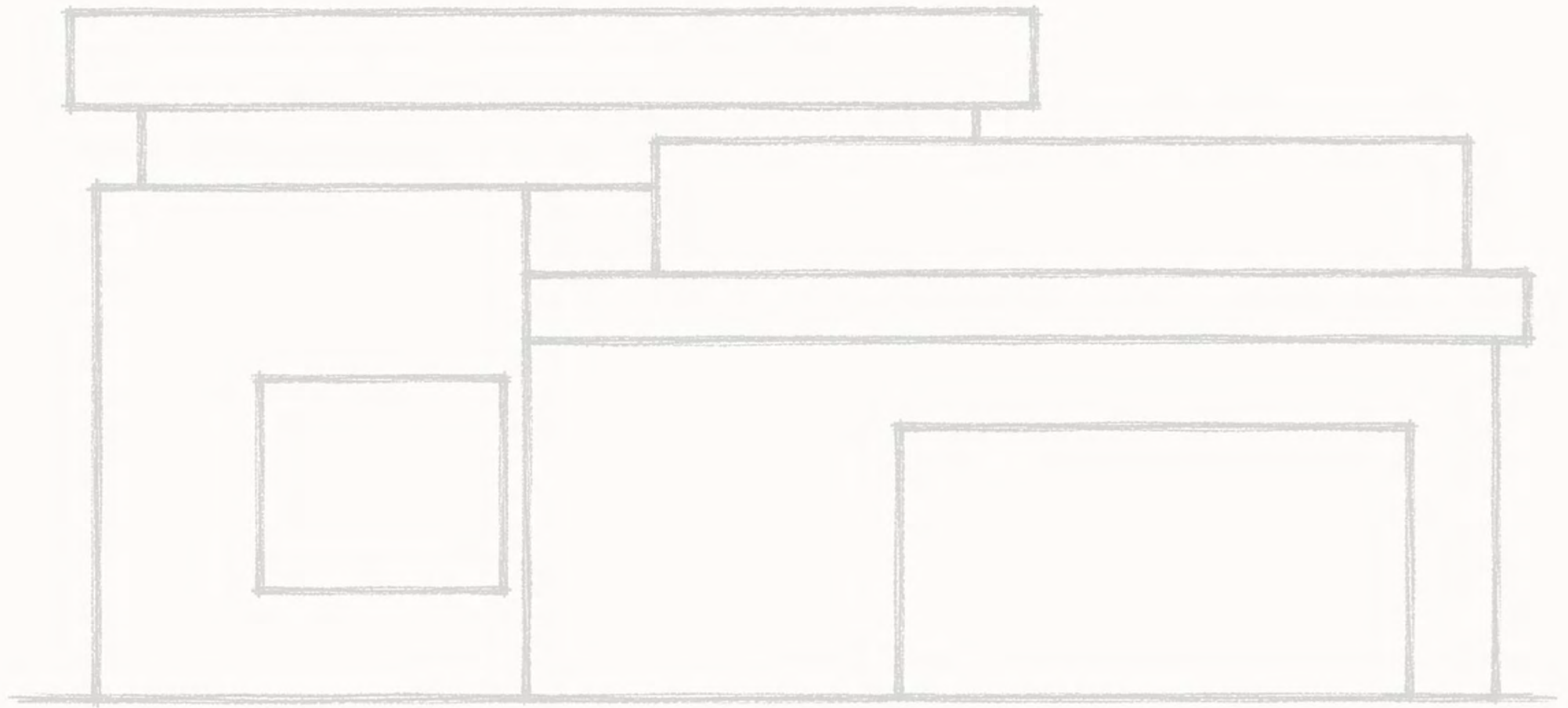


257 Richmond Hill



Completed Project





8 Nobleton

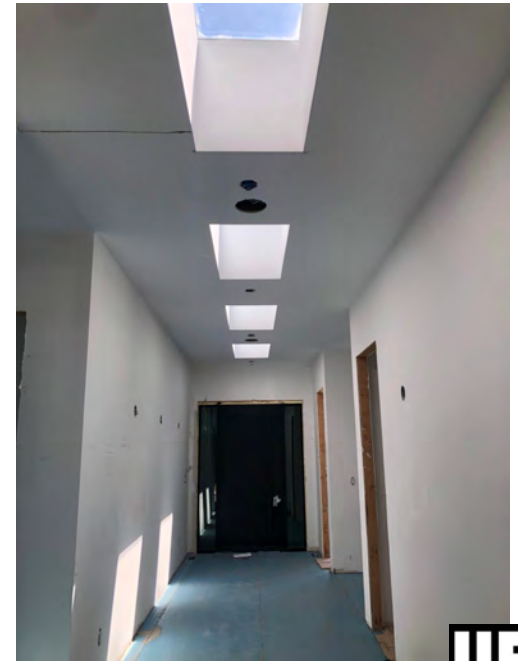
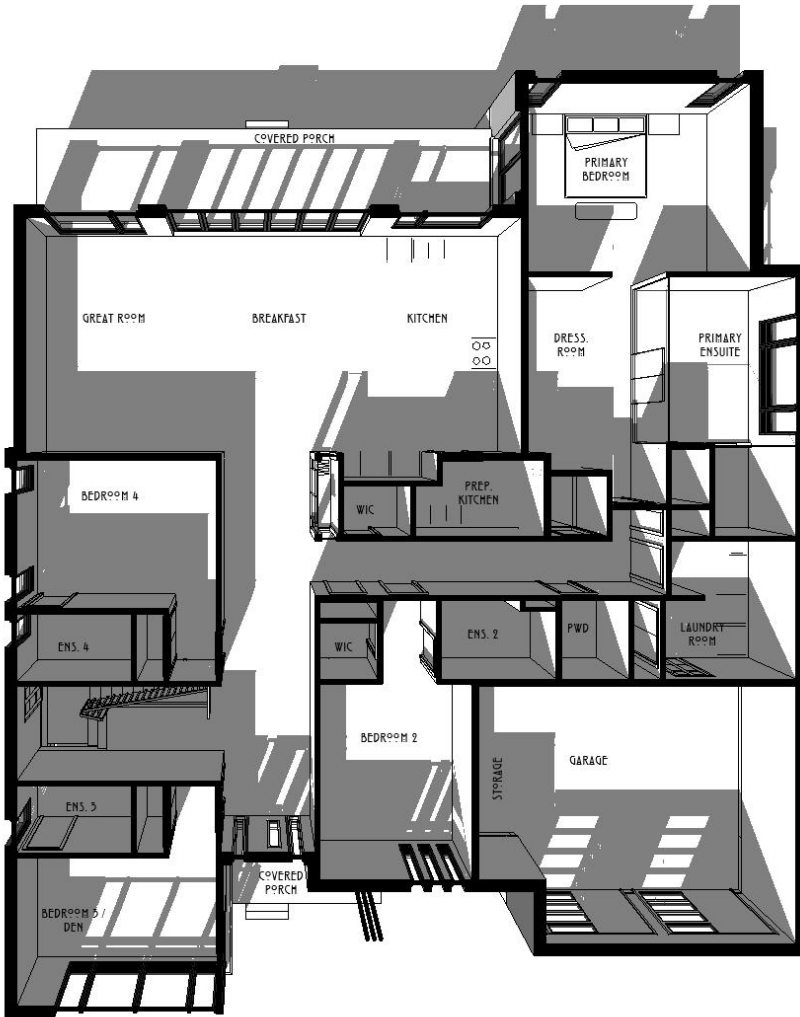
PROJECT OVERVIEW

Nobleton, Ontario | Custom Residence

On-going | 2964 SF + 2130 SF

Designed as a modern interpretation of estate living, 8 Nobleton emphasizes simplicity, proportion, and spatial openness. The residence is organized around a series of light-filled living spaces that encourage interaction while maintaining a strong sense of privacy and retreat.

The architectural composition relies on carefully balanced massing, expansive glazing, and a restrained material palette to create a home that feels both contemporary and timeless. Interior and exterior environments are intentionally interconnected, reinforcing a lifestyle centered around family, entertaining, and year-round enjoyment of the property.



8 Nobleton

DESIGN CONCEPT

Services:

- Architectural Design
- Permit Coordination
- Construction Documentation
- Interior Design Coordination
- Consultant Coordination
- Construction Administration

Key Features:

- Contemporary estate-home design
- Open-concept living and entertaining
- Strong indoor-outdoor integration
- Family-oriented planning strategy
- Finished lower-level recreation program
- Refined architectural detailing

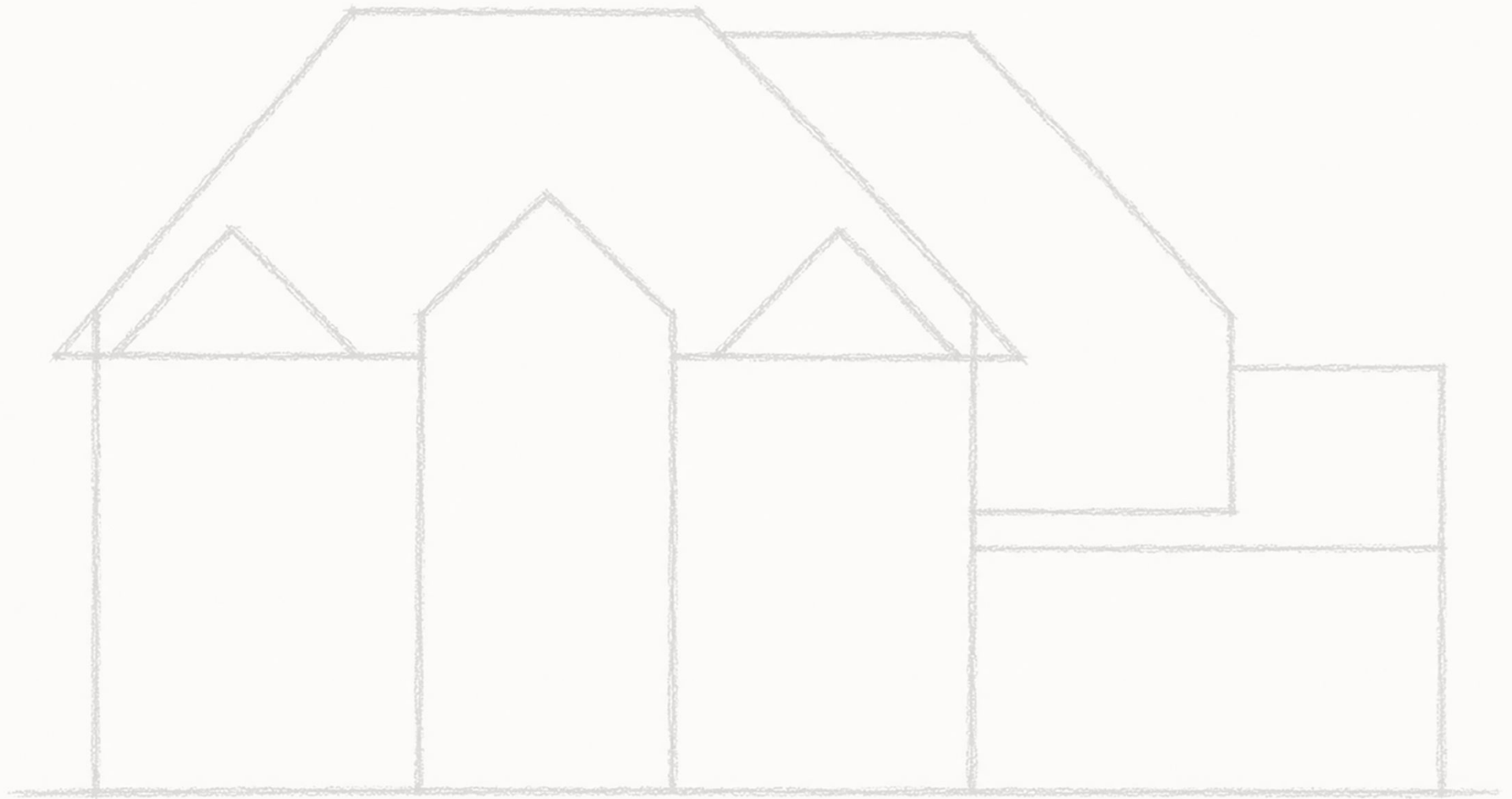


8 Nobleton



Completed Project





35 Nobleton

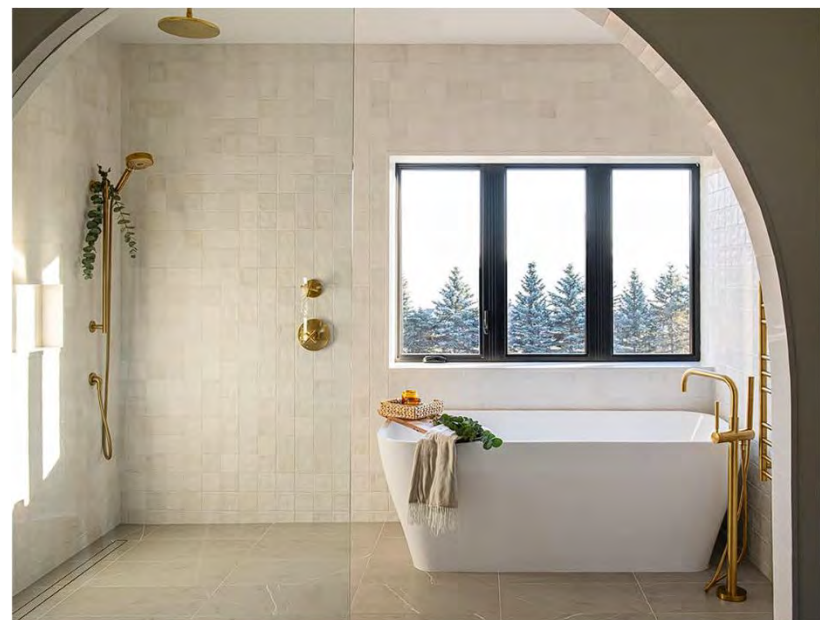
PROJECT OVERVIEW

Nobleton, Ontario | Custom Residence

Completed | 2023 | 4326 SF + 1680 SF

35 Nobleton demonstrates how an existing residential foundation can serve as the catalyst for a significantly expanded and reimagined custom home. Rather than replacing the site entirely, the design strategically builds upon the existing framework, creating a residence that balances efficiency, sustainability, and architectural ambition.

The project was designed around a highly customized lifestyle program incorporating wellness, entertaining, and multi-functional family spaces. Through careful massing, material selection, and spatial planning, the home achieves a refined architectural presence while remaining deeply connected to the needs of its occupants.



35 Nobleton

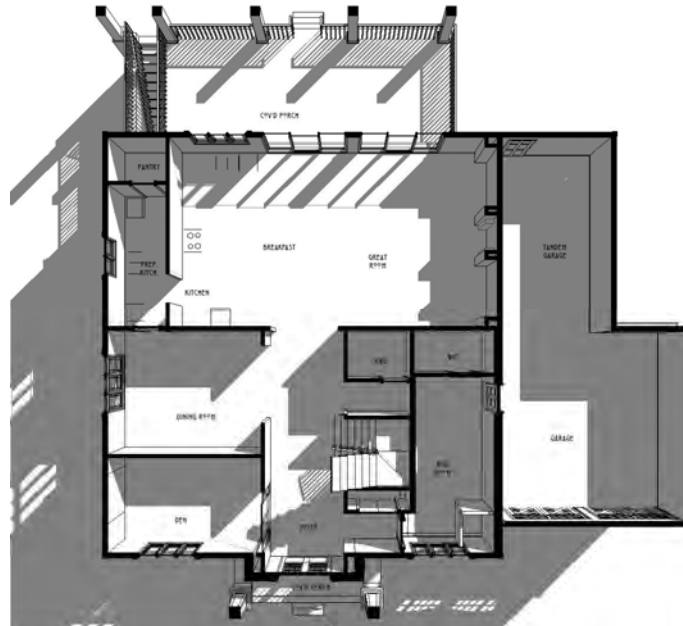
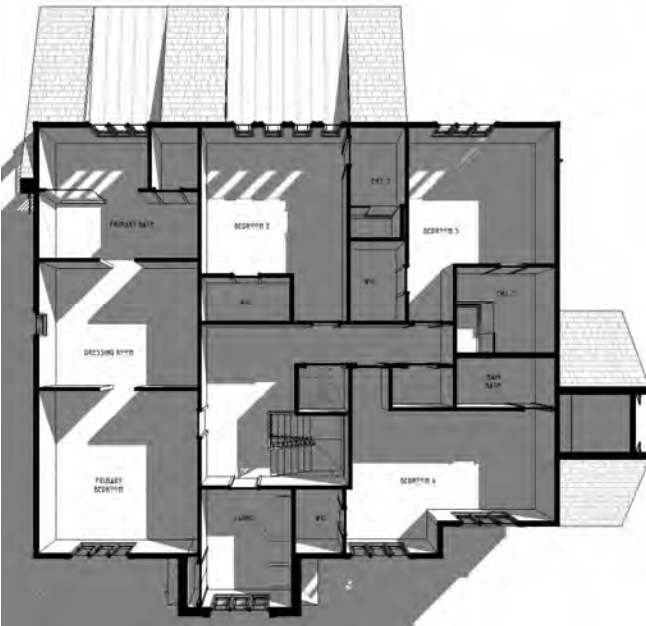
CONCEPT DEVELOPMENT

Services:

- Architectural Design
- Interior Design
- Permit Applications
- Construction Documentation
- Material & Finish Selection
- Consultant Coordination

Key Features:

- Existing foundation integration
- Four-bedroom ensuite configuration
- Dedicated fitness and wellness spaces
- Wine and entertaining program
- Open-concept family environment
- Contemporary transitional architecture

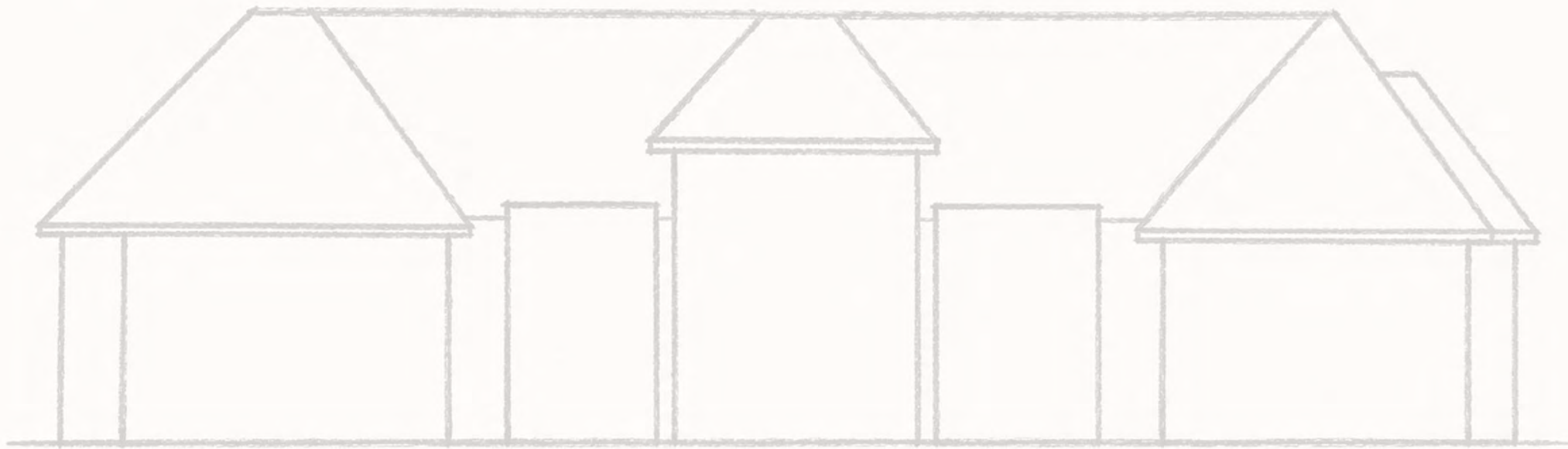


35 Nobleton



Completed Project





12340 Vaughan

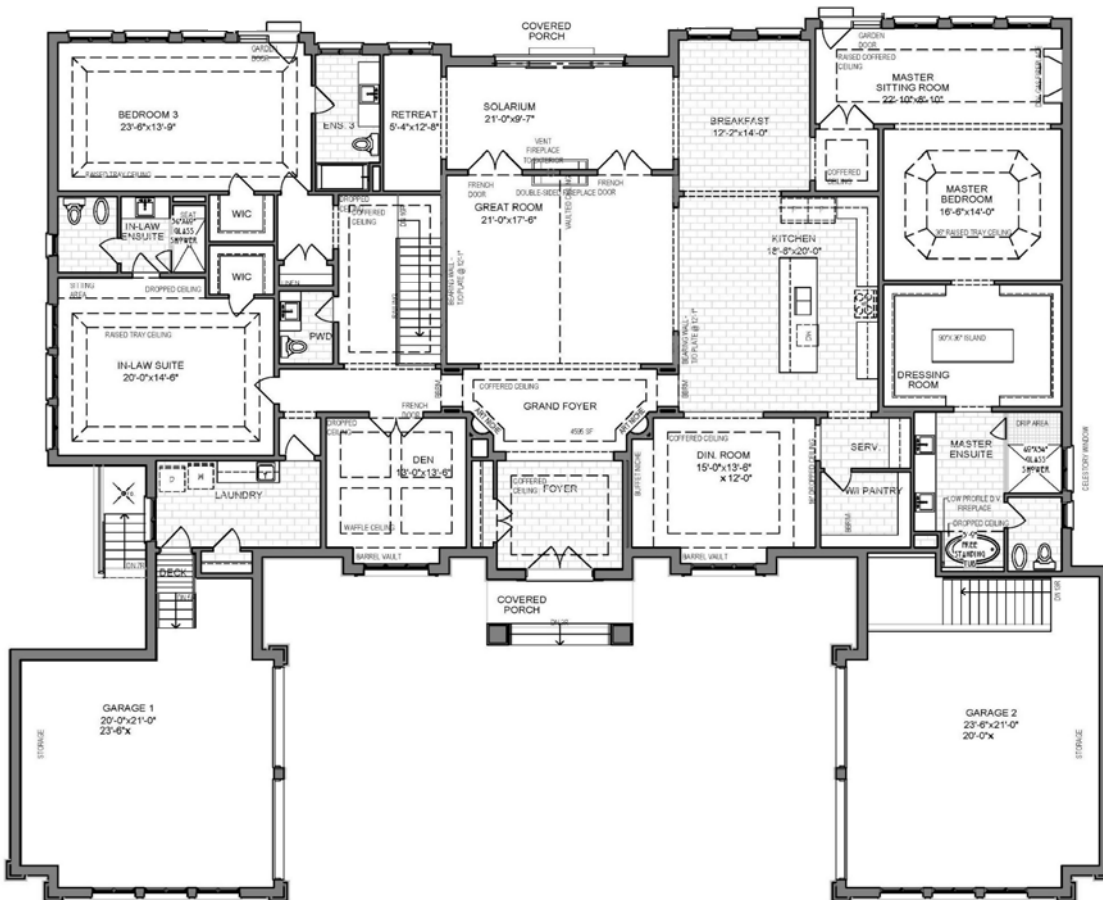
PROJECT OVERVIEW

Vaughan, Ontario | Custom Residence

Completed | 2019 | 4595 SF + 4322 SF

Conceived as a modern estate residence, 12340 Vaughan was designed to accommodate large-scale entertaining while maintaining the comfort and functionality expected of a family home. The architectural program balances expansive social spaces with private family-oriented areas, creating a residence capable of adapting to a wide range of uses and gatherings.

A carefully organized floor plan, substantial amenity spaces, and strong connections between interior functions establish a home that is both highly functional and architecturally significant.



12340 Vaughan

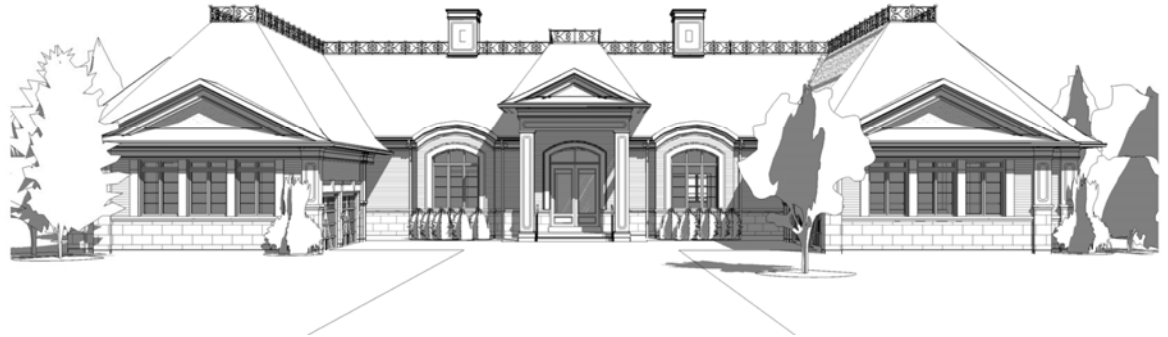
DESIGN DEVELOPMENT

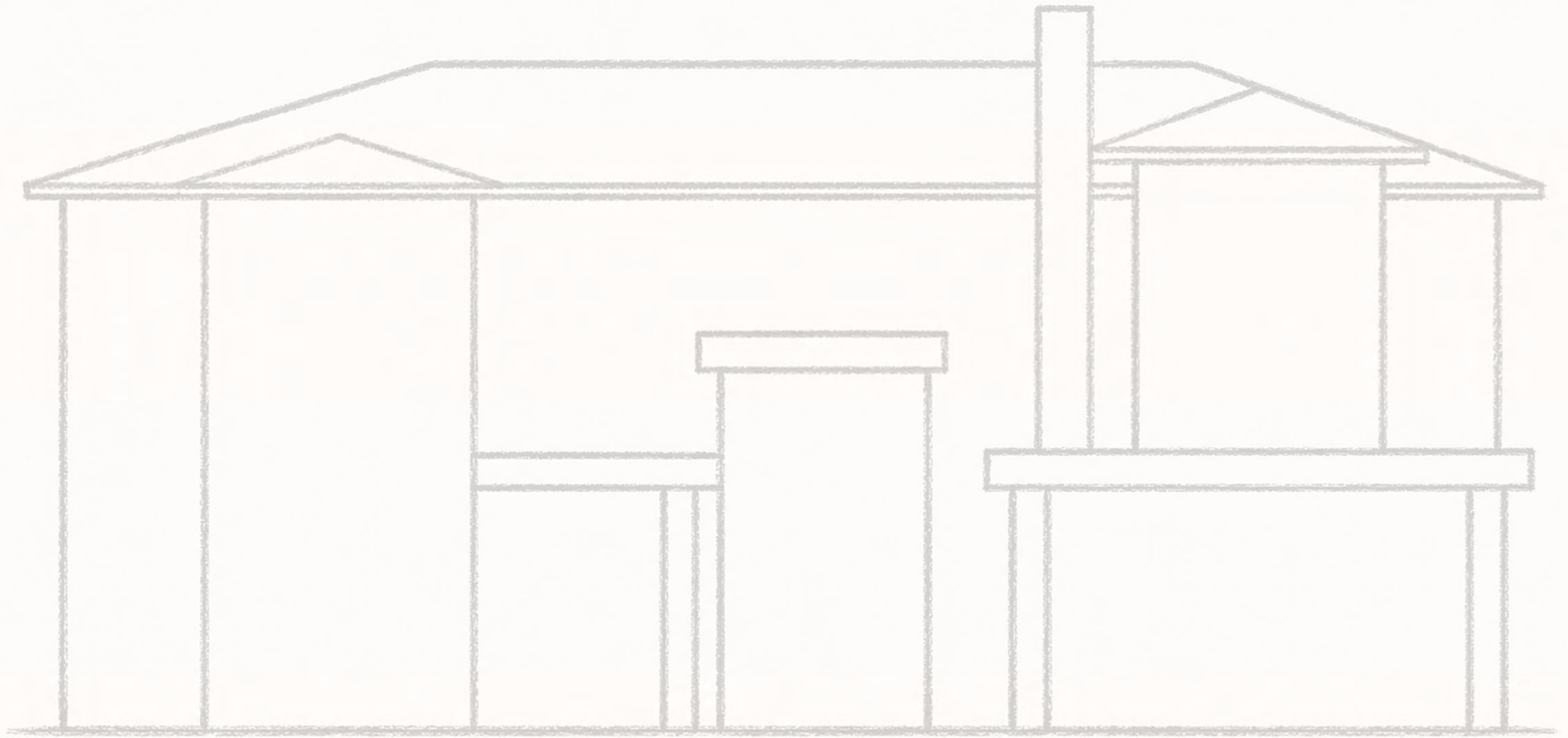
Services:

- Architectural Design
- Construction Documentation
- Permit Coordination

Key Features:

- Estate bungalow design
- Large-scale entertaining program
- Five-bedroom family layout
- Theatre, fitness, and wine cellar amenities
- Walk-up lower-level living spaces
- Four-car garage and service areas





20 Brooklin

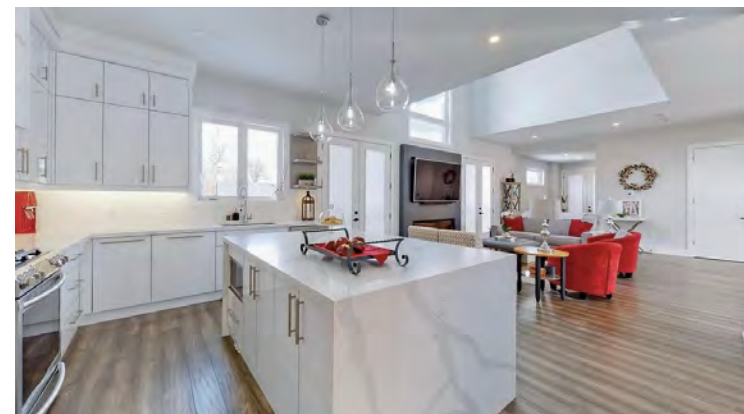
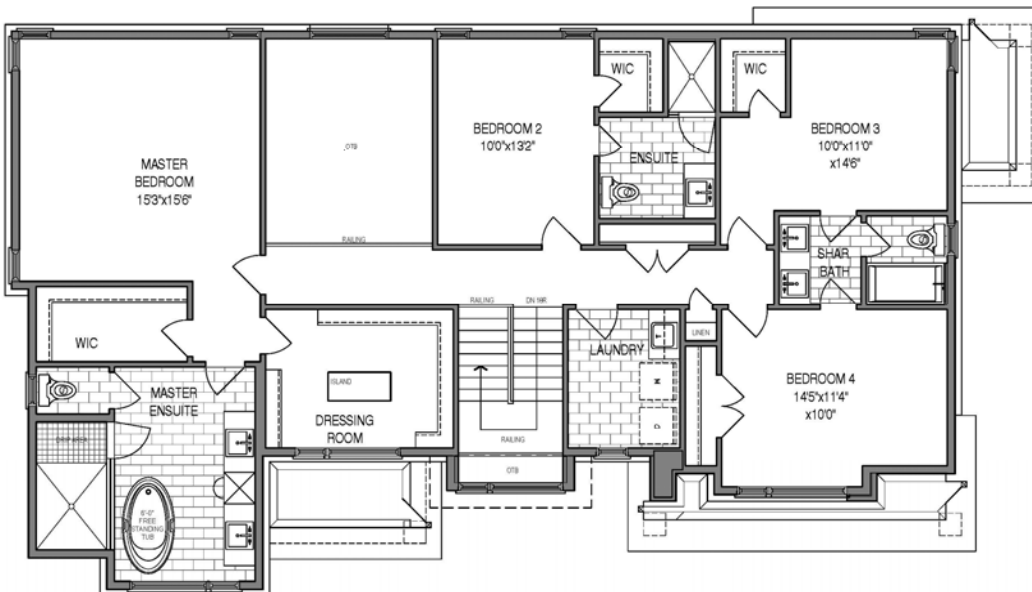
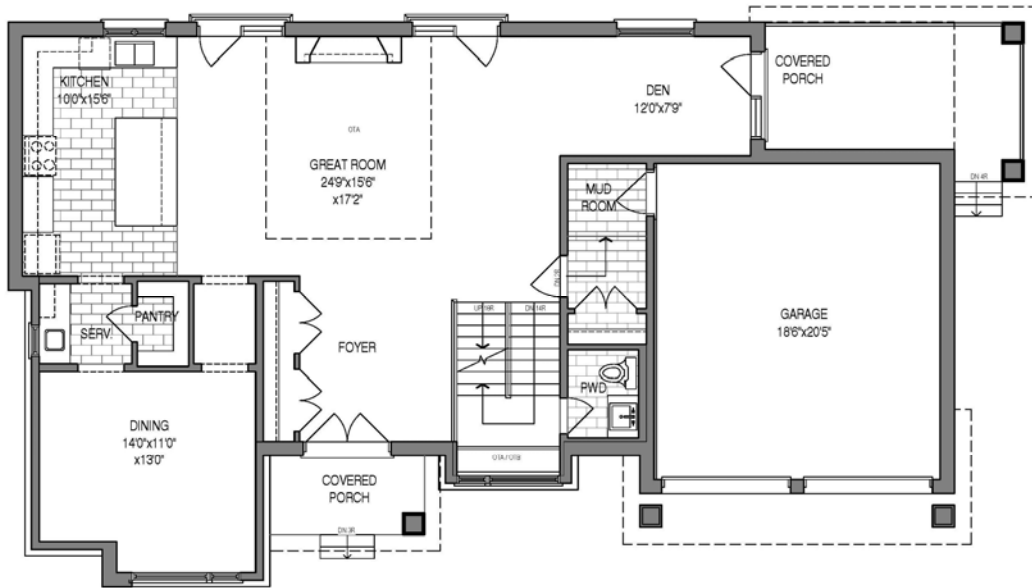
PROJECT OVERVIEW

Brooklin, Ontario | Custom Residence

Completed | 2019 | 3235 SF

20 Brooklin was designed as a contemporary transitional residence focused on openness, volume, and natural light. Central to the design is the relationship between the kitchen, great room, and dining spaces, creating a highly connected environment for family life and entertaining.

The introduction of double-height volumes and carefully positioned glazing enhances the sense of scale throughout the home while reinforcing visual connections between living spaces.



20 Brooklin

DESIGN EVOLUTION

Services:

- Architectural Design
- Construction Documentation
- Material Specifications

Key Features:

- Transitional architectural design
- Double-height living spaces
- Integrated kitchen and great room
- Enhanced natural lighting strategy
- Four-bedroom family program
- Strong interior spatial relationships

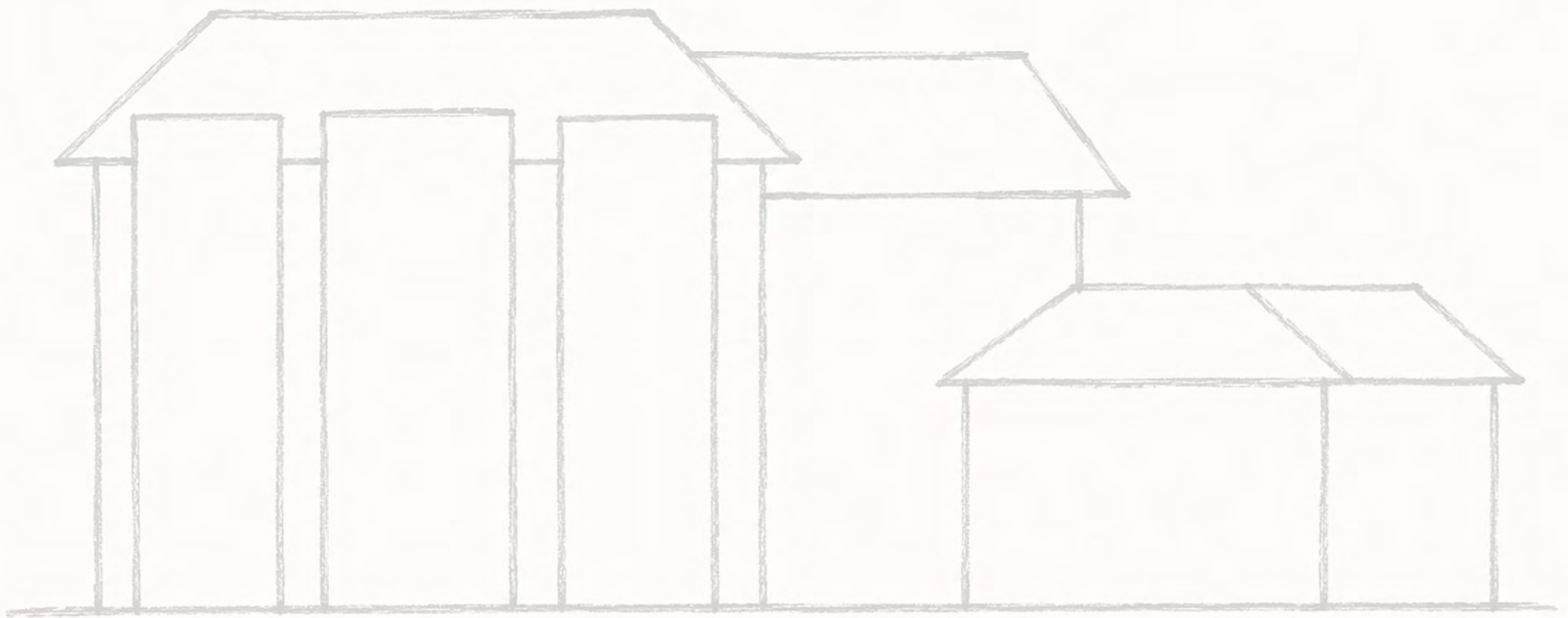


20 Brooklin

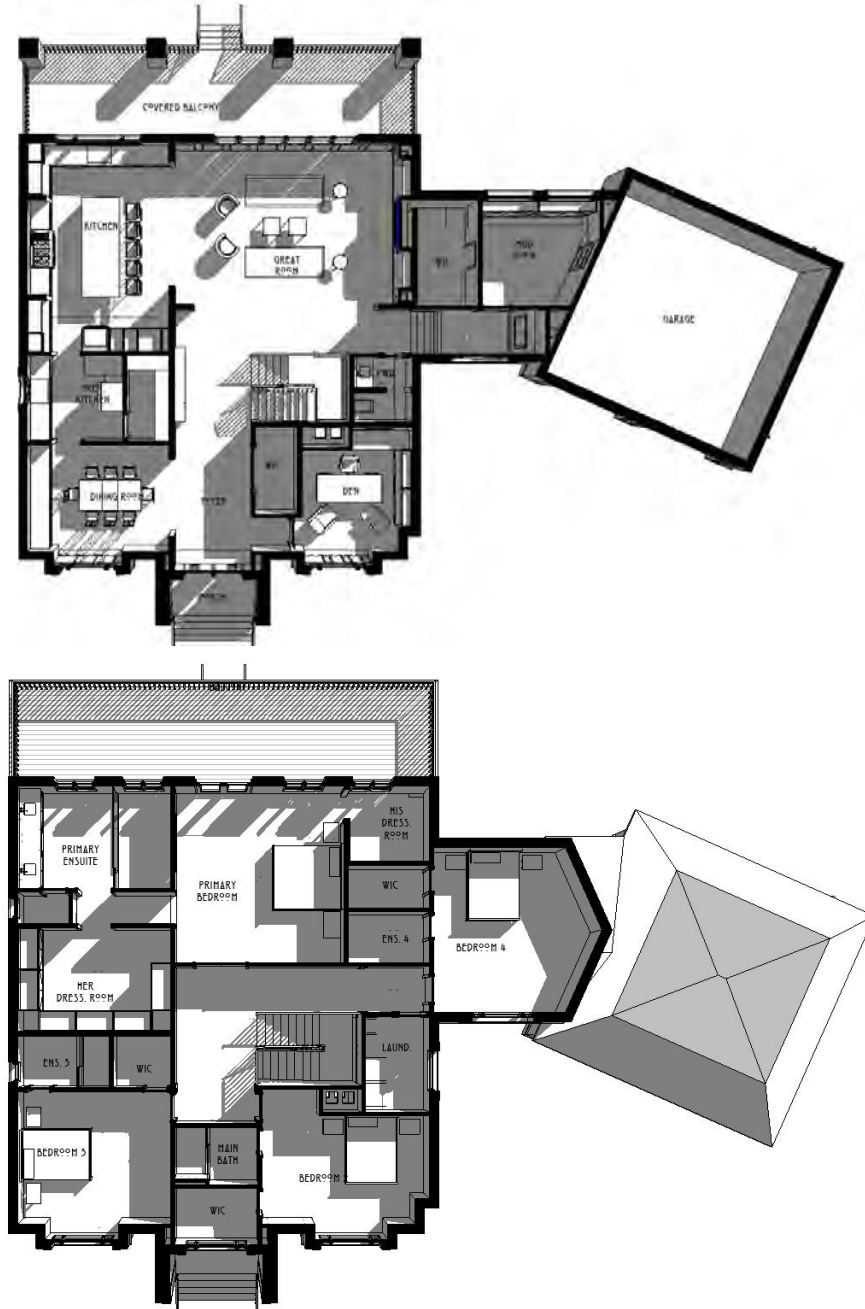


Completed Project





95 Nobleton



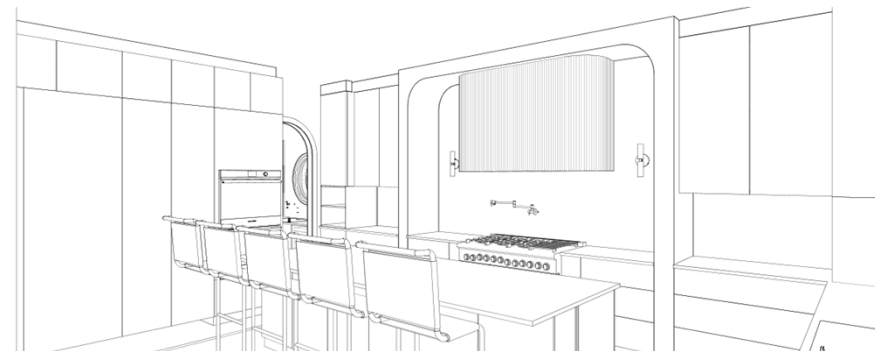
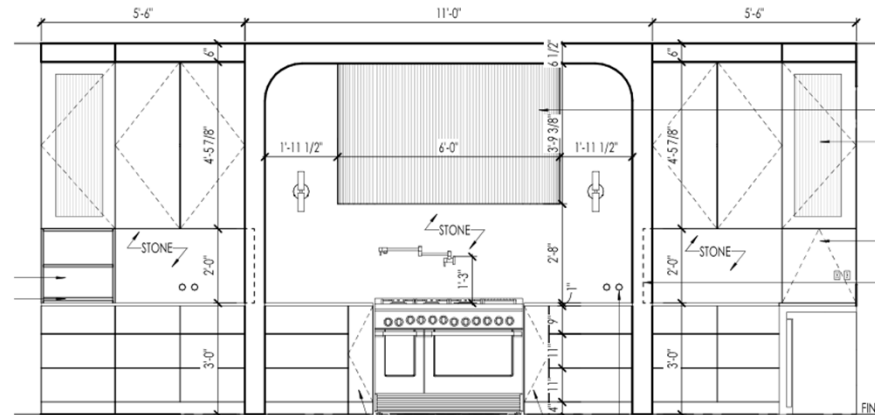
PROJECT OVERVIEW

Nobleton, Ontario | Custom Residence

On-going | 4464 SF + 1547 SF

Located within a regulated floodplain environment, 95 Nobleton required a highly strategic approach to redevelopment. Working within TRCA-imposed limitations governing ground coverage and site development, the design carefully leverages the existing foundation while maximizing livable space and long-term functionality.

The resulting residence combines bold geometric forms, contemporary transitional detailing, and a highly flexible program that accommodates both family living and secondary residential use. The project demonstrates the ability to transform regulatory complexity into architectural opportunity.



95 Nobleton

DESIGN EVOLUTION

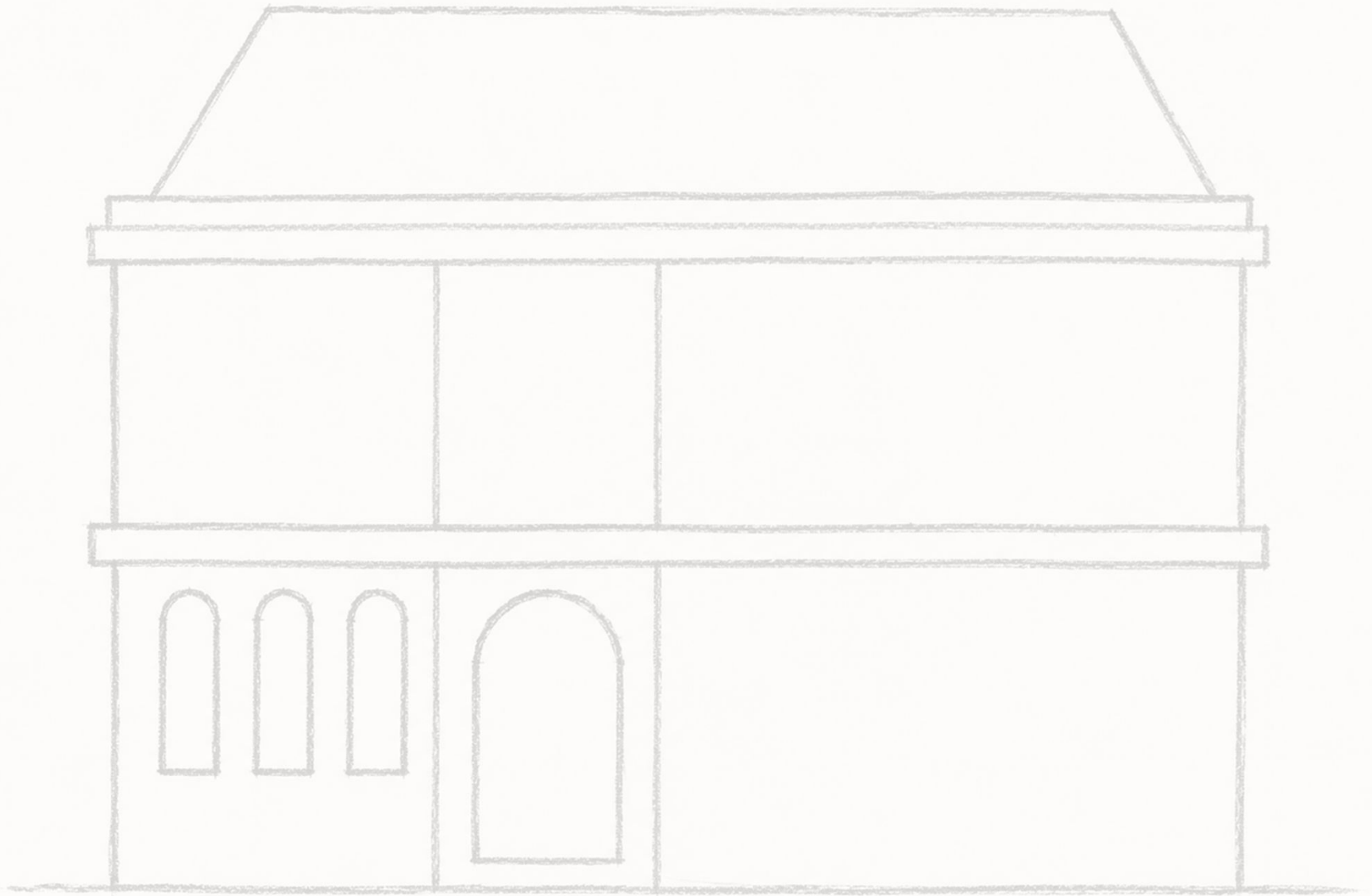
Services:

- Architectural Design
- TRCA Coordination
- Permit Applications
- Construction Documentation
- Material Specifications
- Consultant Coordination

Key Features:

- TRCA-regulated redevelopment strategy
- Existing foundation retention
- Geometrically articulated massing
- Secondary residential suite
- Family-focused living environments
- Contemporary transitional detailing





38 Toronto

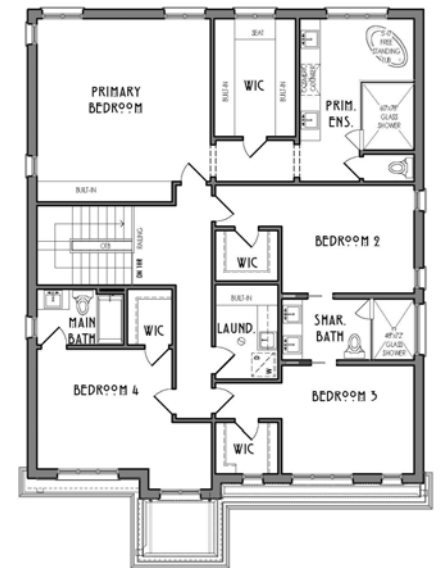
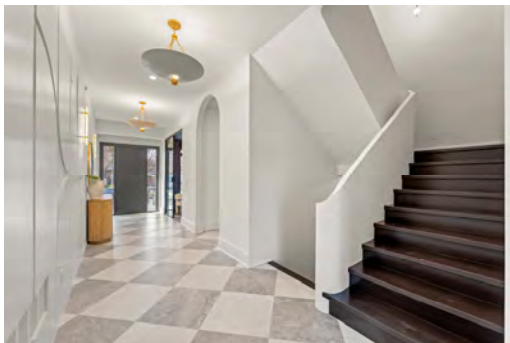
PROJECT OVERVIEW

Toronto, Ontario | Custom Residence

Completed | 2025 | 3226 SF + 1319 SF

38 Toronto combines the elegance of traditional European residential architecture with contemporary planning and construction methodologies. Drawing inspiration from French château precedents while embracing modern detailing and spatial organization, the residence establishes a distinctive architectural presence within its urban context.

The home was designed around entertaining, functionality, and family life, creating a seamless relationship between formal and informal spaces while maintaining a highly refined architectural identity.



38 Toronto

CONCEPT DEVELOPMENT

Services:

- Architectural Design
- Permit Applications
- Construction Documentation
- Material Specifications

Key Features:

- French château-inspired massing
- Contemporary transitional detailing
- Prep kitchen and service program
- Open entertaining environments
- Four-bedroom family layout
- Strong urban architectural presence



38 Toronto



Completed Project





Let's Build Something Exceptional

Custom Homes

Additions

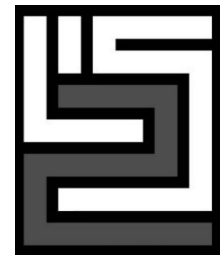
Infill Development

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