

# WHERE INSPIRATION MEETS INTERIORS

MSS INTERIOR DESIGN SERVICES

MARTIN  
SIMMONS  
SWEERS

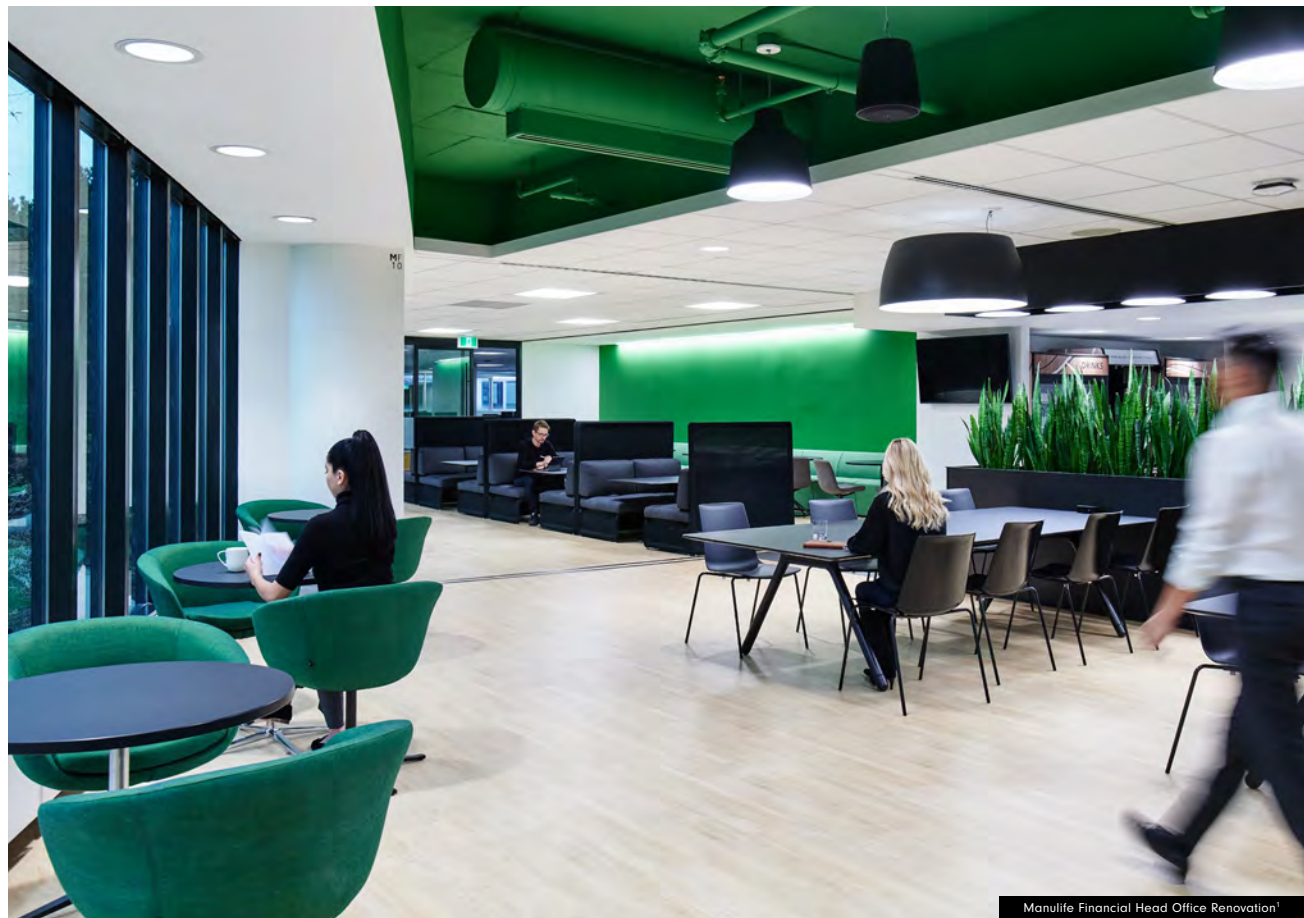


# MSS INTERIOR DESIGN SERVICES

Our Martin Simmons Sweers (MSS) Interiors team is committed to continuously refining and advancing our design strategies, integrating innovative solutions that align with your vision.

We prioritize building collaborative partnerships with clients who appreciate exploration and are eager to embrace new ideas, which results in spaces that invoke a sense of discovery, joy, and tranquility.

Our studio's multidisciplinary approach integrates our interior design professionals from day one, ensuring that design activates every element of the process and that the final product presents as an integrated whole.





## Our Mission

To infuse each project with warmth, authenticity, and a sense of belonging, creating spaces that resonate deeply with those who experience them, through thoughtful, considered design.

## Our Vision

To enrich everyday living through design.



Tapestry Hall





## The MSS Interiors Team

*To listen and to inspire*

With a refined and attentive approach, the members of our Interiors team will collaborate creatively with you to bring your vision to life. We'll work with you to ensure each design is insightful and deliberate, creating polished and adaptable environments that embody our commitment to first-class, timeless, and forward-thinking design.



**Kristin Schreiner**  
Director of Design



**Kourtney Rapp**  
Senior Interior Designer



**Devanshi Rami**  
Architectural Technologist



**Jason Sweers**  
Partner



**Rachel Birch**  
Interior Designer



## Our Curiosity-Driven Approach

### *Customized concepts*

At MSS Interiors, our work reflects the same thoughtful and refined design philosophy as our exteriors and project architecture. Our team is dedicated to crafting elegant and inventive spaces that are both inclusive and enduring.



Our approach, tailored to each project, incorporates each of these elements, ensuring results that meet your expectations, and that will stand the test of time:

#### + **Timeless Elegance:**

A balanced fusion of classic and enduring elements with a fresh, contemporary flair.

#### + **Quiet Design:**

Reflecting our “less is more” philosophy through meticulous and considerate interiors.

#### + **Adaptable Usability:**

Creating spaces that are functional for both today and tomorrow.

#### + **Inventive Use of Materials:**

Utilizing classic materials in innovative ways to achieve luxurious results.

#### + **Inclusive Design:**

Ensuring accessibility and appeal for people of varied backgrounds, abilities, and needs.

#### + **Visionary Scope:**

Approaching each project with a view to pushing the boundaries of design and possibility.





GrandBridge Energy

## Truly Canadian Design

*Our uniquely regional approach*

At MSS Interiors, we work to capture the essence of Canadian identity and local culture in every interior space we design.

We view Canadian design as ‘earth to interiors,’ which reflects a profound connection between natural landscapes and interior spaces. This can be emphasized by integrating raw materials, prioritizing natural light with large windows and unobstructed views to the outside, choosing materials that mimic natural textures and colours, or the inclusion of living walls and interior planters.

Blending modern aesthetics with a deep respect for environmental stewardship and cultural heritage is also a distinctly Canadian approach to design, which we embrace at MSS.

By intertwining local character with our client’s brand identity, we create spaces that not only inspire but resonate deeply with their surroundings, leaving a lasting positive impact on the community and the environment.





## Sustainable Practices

### *Purposeful and responsible design*

We aim to seamlessly integrate interior design with architecture, celebrating the local character of each project while prioritizing sustainable practices.

We are committed to bringing to the table products and material choices that utilize recycled materials, are durable, are manufactured in sustainable ways, or are known for their longevity, thus reducing the environmental impact over time.

We also work with our clients to adopt energy-efficient solutions that will work well with our proposed aesthetics, finding creative solutions that won't compromise design or occupant enjoyment.

And, whenever possible, we prioritize working with local manufacturers, makers, and artisans. By sourcing solutions close to home, we not only reduce environmental impact but also keep our investments close to home, which benefits our local businesses and neighbours.



# MSS INTERIOR DESIGN PROJECTS

## Good Design Executed Well

Each project we undertake is an opportunity to create inspirational interiors that not only function effortlessly but also reflect the unique character and spirit of our clients' businesses and lifestyles.





## GrandBridge Energy Administration Offices<sup>2</sup>

Cambridge, ON

### PROJECT'S SQUARE FOOTAGE

22,057 sq. ft.

### CLIENT

GrandBridge Energy

### TEAM

Jason Martin, Kristin Schreiner, Andraz Kavcic, Jesse French

The GrandBridge Energy Administration Offices project in Cambridge, Ontario, was part of a revitalization effort in the Gaslight District. The office space, housed in a historic post-and-beam structure previously occupied by a foundry and the Tiger Brand Knitting Company, was transformed into a modern 22,000-square-foot workspace. The design retains many of the original building elements, such as exposed wood beams, brick, and metalwork, which complement the contemporary upgrades, creating a blend of industrial charm and modern functionality.

MSS played a key role as part of the project team, alongside other consultants like MTE Consultants and DEI & Associates. The construction management for the project was handled by Melloul Blamey. The office space now serves as the headquarters for GrandBridge Energy's administrative staff, catering to the needs of Cambridge and Brantford's hydro operations.

▶ WATCH THE PROJECT VIDEO

<sup>2</sup>. Interior design services in partnership with Dfy Studio.





## Insight Global Offices

Kitchener, ON

PROJECT'S SQUARE FOOTAGE

7,000 sq. ft.

CLIENT

Insight Global

TEAM

Jason Sweers, Megan Dougherty, Susy Fonteboa-Quijano, Jesse French

The Insight Global Offices in Downtown Kitchener is a 7,000-square-foot modern workspace completed in 2023 through a collaboration between Marant Construction, Insight Design Inc. from Atlanta, MSS, and Perimeter Developments. MSS served as the local representative, responsible for drawings, permitting, and construction administration.

The office features open-concept meeting rooms, a kitchen, break rooms, and a welcoming reception area, with specialty lighting enhancing the modern and inviting atmosphere. Thoughtful design details were seamlessly executed to create a functional and inspiring environment for Insight Global's team.

Photography for the project was expertly captured by Wilson Costa of DesignSQ, highlighting the workspace's aesthetic and design elements.







## Manulife Financial Head Office Renovation<sup>1</sup>

Waterloo, ON

PROJECT'S SQUARE FOOTAGE AND CONSTRUCTION COST  
300,000 sq. ft. | \$30,000,000

CLIENT  
Manulife Financial Canada

TEAM  
Jason Sweers, Jason Martin, Andraz Kavcic, Greg Piccini,  
Jesse French

MSS, in collaboration with interior designers Figure3, led the design and construction of the first major renovation of Manulife's 1990s flagship office in Waterloo. Spanning five floors and 300,000 square feet, the redesigned space now serves over 2,800 employees and visitors, offering a more efficient use of space and a stronger connection to the surrounding environment.

The goal of the renovation was to create flexibility for various work preferences and daily needs while promoting natural interaction among teams throughout the day. A centrepiece of the renovation is the transformed cafeteria, now the 'town commons,' where multipurpose spaces invite employees to gather for games, movies, and group exercise. Various food stations provide options for lunch, snacks, and after-hours dining, while the improved outdoor terrace encourages breaks and meals in a relaxed setting.

The design also extends into the outdoor landscape, where paths around the onsite pond and city trails are complemented by landscaped pods, designed to foster socializing and outdoor work.

▶ WATCH THE PROJECT VIDEO



1. Interior design services in partnership with Figure3.





## City of Kitchener Public Service Centre Renovation

Kitchener, ON

PROJECT'S SQUARE FOOTAGE AND CONSTRUCTION COST

8,000 sq. ft. | \$2,000,00

CLIENT

City of Kitchener

TEAM

Jason Sweers, Greg Piccini, Megan Dougherty,  
Susy Fonteboa-Quijano, Cameron Oliver

MSS led an 8,000-square-foot interior renovation aimed at enhancing both the City's staff working environments and the customer experience. The redesign focused on centralizing all community interactions into one convenient Customer Service area, featuring private meeting rooms for more personalized service. Previously spread throughout the building, services are now easily accessible, making in-person assistance more efficient for citizens.

The renovation also introduced additional waiting areas and breakout meeting rooms for private discussions with City staff. The staff working spaces were reimagined as an open-concept environment, complemented by smaller adjacent breakout zones to encourage collaboration.

To maintain cohesion with the original architectural details of City Hall, the design incorporated finishes such as natural oak, granite, and tile, repurposed to honour the building's heritage while providing a modern and functional update.







## Saginaw School Daycare Addition

Cambridge, ON

PROJECT'S SQUARE FOOTAGE AND CONSTRUCTION COST

10,000 sq. ft. | \$5,000,000

CLIENT

Waterloo Region District School Board

TEAM

Jason Martin, Jesse French

MSS designed the 10,000-square-foot addition to Saginaw Public School with a strong focus on interior spaces that enhance both functionality and comfort. The childcare facility provides dedicated spaces for 88 children and integrates natural lighting and natural finishes throughout. Wide corridors and clerestory windows flood the interiors with daylight, creating a bright and welcoming atmosphere that supports optimal performance for both staff and students.

The use of natural materials, such as repurposed brick and wood elements, contributes to a calming environment, promoting creativity and focus. The design emphasizes clear visibility and efficient flow, with a well-lit reception area, spacious office spaces, and breakout zones that allow staff to work effectively. These thoughtful design elements not only complement the building's exterior but also ensure a harmonious and productive space where children and staff can thrive.

The functional layout includes key amenities like a commercial kitchen and laundry facilities, with easy access to outdoor play areas sheltered between the school and the addition. Together, these features reflect MSS's commitment to creating spaces that are as beautiful as they are functional, supporting the needs of the community.







## Tony's Sourdough Pizzeria

Elora, ON

PROJECT'S SQUARE FOOTAGE

650 sq. ft.

CLIENT

Tony Bish and Kat Florence Hotels

TEAM

Jason Sweers, Kourtney Rapp, Rachel Birch, Andrew Vlcek

Nestled in the heart of historic Elora, Tony's Sourdough Pizzeria is a charming, compact space that brings a taste of Europe to a small Ontario town. Working closely with Tony Bish and Kat Florence Hotels, MSS provided full interior design services to transform the footprint into a warm and welcoming café-style eatery.

The design channels the feel of a European pizzeria—inviting, authentic, and effortlessly atmospheric—while respecting the surrounding heritage context. Key features include an open kitchen showcasing the wood-fired oven, a tight yet efficient layout, and thoughtful material selections that reflect the area's character.

The MSS team was excited and grateful to collaborate with Tony, whose passion for the project and openness to design ideas made the process incredibly rewarding. Together, we shaped a space that's not only functional but full of personality.

A tight timeline and small footprint posed challenges, but the end result is a cozy, soulful space that has quickly become a local favourite.







## Tapestry Hall

Cambridge, ON

### PROJECT'S SQUARE FOOTAGE

30,000 sq. ft.

### CLIENT

HIP Developments

### TEAM

Patrick Simmons, Jason Martin, Jason Sweers, Kristen Duimering, Kristin Schreiner, Greg Piccini, Jesse French, Andraz Kavcic, Kelly O'Connor

The Gaslight District revitalization in downtown Cambridge, a collaboration between HIP Developments and MSS, has gained national attention for its bold transformation of an underutilized and contaminated urban site. This vibrant live-work-play public square is anchored by three historic stone buildings, including the newly established Tapestry Hall, a unique event space not typically found in mid-size cities.

MSS embraced the opportunity to elevate the original factory building's historic character, celebrating its beautiful stonework and soaring ceilings. While significant structural engineering upgrades were necessary, the design ensured that every contemporary element integrated authentically with the building's original features, creating a seamless blend of old and new.

Tapestry Hall is also home to *Meander*, the world's largest permanent living architecture sculpture. Designed by Philip Beesley and team lead of the Living Architecture Systems Group, this interactive installation responds to movement, sound, and light, creating a constantly evolving experience inspired by the Grand River. With such stunning backdrops, it's no wonder that the space was recently named Best Urban Wedding Venue in Canada by Canada Venue Awards.

▶ WATCH THE PROJECT VIDEO





## University of Waterloo Davis Centre Lab Renovations

Waterloo, ON

PROJECT'S SQUARE FOOTAGE AND CONSTRUCTION COST  
10,000 sq. ft. | \$2,000,000

CLIENT  
University of Waterloo

TEAM  
Jason Sweers, Greg Piccini, Megan Dougherty,  
Susy Fonteboa-Quijano

MSS led a 10,000-square-foot renovation of the computer sciences offices and student lab spaces, reimagining the layout to meet the needs of both remote and hybrid learning environments. The new design features open student work areas, mixed with private collaborative zones, fostering a more interactive and engaging learning experience for both students and faculty.

With a focus on creating unrestricted spaces that encourage collaboration, the design also introduced generous natural light and a material palette that inspires creativity. The result is a dynamic environment that supports the evolving needs of modern education.







## Parkwood Mennonite Homes

Waterloo, ON

PROJECT'S SQUARE FOOTAGE AND CONSTRUCTION COST

110,000 sq. ft. | \$32,000,000

CLIENT

Fairview and Parkwood Seniors Community

TEAM

Jason Martin, Jason Sweers, Greg Piccini, Andraz Kavcic, Adam Grasso, Megan Dougherty, Susy Fonteboa-Quijano

MSS played a pivotal role in the interior design of the newly completed 6-storey apartment building for Parkwood Mennonite Homes in Waterloo. This project marks a significant step forward in senior living options, providing a contemporary, community-focused living solution that enhances the quality of life for its residents.

MSS's interior design team worked to create spaces that promote a sense of pride and engagement, offering a comfortable and welcoming environment that encourages continued involvement in the community. The thoughtfully designed interiors aim to meet the diverse needs of seniors, with over 20% of the units being accessible and 15 units designated as affordable housing.

In addition to supporting the CMHC funding applications, the team paid special attention to sustainability, incorporating a highly efficient building envelope and mechanical systems to ensure energy efficiency throughout the building.

