

HRA CASE STUDY

Resource TOBY HOUSE

General Information

Address: 2055 Queens Avenue
 Neighbourhood: Upper Hollyburn
 Construction Date: 1962
 HRA Completed: 2015
 Municipally Designated: Yes
 Site Area: 37,727 sq. ft. (3,504.8 m²)
 FAR:
 - Toby House (Lot A): 0.26
 - The "Hill House" (Lot B): 0.24
 Dwelling units: 2



Description of Heritage Resource and Site

The Toby House, located at 2055 Queens Avenue, was designed by prominent west coast architect, Ray L. Toby for his own family in 1962. The Toby House is considered a pioneer of the West Coast Style and epitomizes the design aesthetic and lifestyle of the mid-century modern period, standing as an excellent example of a building perfectly integrated with its site.

The Toby House is significant for the first use of glue-laminated wood beams in local residential architecture.

The house was featured on the West Vancouver Art Museum's West Coast Modern Tour in 2007. The site was the first house protected through a Heritage Revitalization Agreement in West Vancouver.

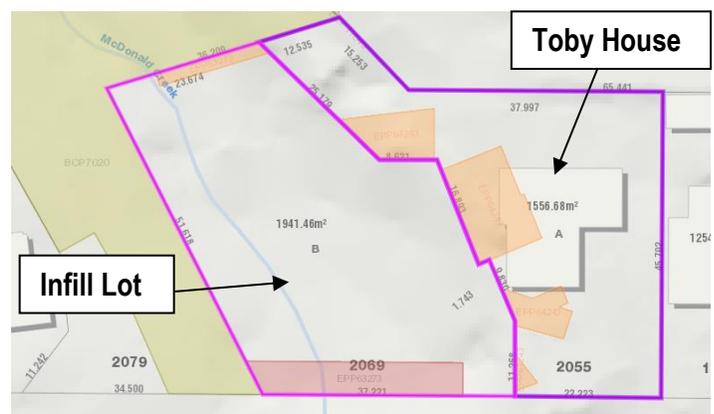
Project Description

The project involved subdivision of the property into two lots and conservation of the heritage house.

Incentives

In exchange for conservation and legal protection of the Toby House, the following incentives were provided through the HRA:

- the site was permitted to be subdivided into 2 lots with the Toby House located on the new eastern lot (Lot A); and a new western lot (Lot B);



- construction of a new 4,894 sq.ft. (454.7 m²) two-storey infill house (the “Hill House”) on Lot B; and
- a 812 sq.ft. (75.4 m²) addition to the Toby House and a new 313 sq.ft. (29 m²) accessory building for a total of 4,373 sq.ft. (406.3 m²); and
- zoning bylaw variances including to site width, building height, and setbacks to support heritage conservation.

Architectural & Historical Character

A [Heritage Conservation Plan](#), including a Statement of Significance for the Toby House was prepared by Donald Luxton & Associates. The SOS describes the heritage resource, includes a statement of heritage value, and outlines the “character defining” elements of the house and site.

Challenges / Learnings

- The site is constrained by a watercourse (McDonald Creek), significant riparian area, and has steep slopes. As such, the project required a Development Permit under Official Community Plan Policy NE6 for sites with difficult terrain and Policy NE13 for watercourse protection. Locating a second building on the property, while respecting the site’s environmental values and the proximity of the existing heritage building required an odd-shaped subdivision, and a unique building footprint for the proposed infill dwelling. Further, mature trees and landscaping were maintained outside of the building areas and the project included enhancement of the riparian area on Lot B.
- Designing a new infill home that would not detract from the Toby House. To this end, the home was designed to blend in the streetscape and its forested setting through use of dark finishing materials. Black stained cedar shingles and large areas of glazing were used for exterior finishes.

More Information

For the HRA application project page including architectural plans:

<https://www.westvancouver.ca/home-building-property/planning/major-applications/2055-queens-avenue>