



District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 4813, 2015 (2055 Queens Avenue)

Effective Date: May 11, 2015

District of West Vancouver

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Table of Contents

Part 1	Citation.....	1
Part 2	Severability	1
Part 3	Heritage Revitalization Agreement	1
	Schedule A – Heritage Revitalization Agreement.....	3

District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 4813, 2015 (2055 Queens Avenue)

A bylaw to enter into a Heritage Revitalization Agreement (2055 Queens Avenue)

WHEREAS the property at 2055 Queens Avenue known as the Toby House is recorded in the District's Community Heritage Register and has heritage value; and

WHEREAS the District of West Vancouver and the Owner of the property at 2055 Queens Avenue wish to enter into a Heritage Revitalization Agreement in respect of the property to ensure conservation of the property;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as "Heritage Revitalization Agreement Bylaw No. 4813, 2015 (2055 Queens Avenue)".

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Heritage Revitalization Agreement

- 3.1 The Mayor and Municipal Clerk are authorized to sign and seal on behalf of the District the Heritage Revitalization Agreement attached to this bylaw as Schedule 'A'.

Schedules

Schedule A – Heritage Revitalization Agreement for 2055 Queens Avenue (Toby House)

READ A FIRST TIME on March 2, 2015

PUBLICATION OF NOTICE OF PUBLIC HEARING on April 5 and 8, 2015

PUBLIC HEARING HELD on April 13, 2015

READ A SECOND TIME on April 13, 2015

READ A THIRD TIME on April 13, 2015

APPROVED by the Minister responsible for the administration of the
Transportation Act on April 27, 2015

ADOPTED by the Council on May 11, 2015

[Original signed by Mayor]

Mayor

[Original signed by Municipal Clerk]

Municipal Clerk

Schedule A

to Bylaw No. 4813, 2015 Heritage Revitalization Agreement for 2055 Queens Avenue (Toby House)

THIS AGREEMENT dated as of the __ day of __, 2015

BETWEEN:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER, a
municipal corporation having offices at 750 – 17th Street, West Vancouver,
British Columbia, V7V 3T3

(the “District”)

AND:

VLAHOS HOLDINGS LTD., Post Office Box 1184, Jasper, AB T0E 1E0

(the “Owner”)

WHEREAS:

- A. The District may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property identified as having heritage value, pursuant to Section 966 of the *Local Government Act*; and
- B. The Owner owns certain real property on the easterly portion of which is situated a building of heritage value known as the Toby House, listed on the Community Heritage Register, which property and building are located at 2055 Queens Avenue, West Vancouver, British Columbia, and legally described as Lot F District Lot 1091 Plan 11018 (the “Heritage Lands”); and
- C. The Owner has presented to the District a proposal for the use, development and conservation of the Heritage Lands that would change the density of use of the Heritage Lands, and has voluntarily and without any requirement by the District, entered into this Agreement pursuant to Section 966 of the *Local Government Act*; and
- D. The Heritage Lands are subject to Section 52 of the *Transportation Act* and the Minister responsible for the administration of the *Transportation Act* has approved the bylaw authorizing this Agreement; and

- E. The District must hold a Public Hearing before entering into, or amending, a Heritage Revitalization Agreement if the Agreement or amendment would permit a change to the use or density of use of the Heritage Lands that is not otherwise authorized by the applicable zoning, and the District has held a Public Hearing on this Agreement; and
- F. The Council of the District has, concurrently with the adoption of the bylaw authorizing the execution of this Agreement, adopted a bylaw pursuant to Section 967 of the *Local Government Act* designating the Toby House as protected heritage property (the “Heritage Designation Bylaw”); and
- G. The Council of the District has authorized the issuance of a development permit that enables the Owner to make an application to subdivide the Heritage Lands into two developable lots, being Lot A for the retention of the Toby House and Lot B for the development of an additional residential dwelling, in accordance with the proposed plan of subdivision attached to this Agreement as Appendix A (the “Development Permit”);

NOW THEREFORE in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.0 Conservation of Heritage Lands

- 1.1 The Owner agrees to conserve, protect, and maintain the Heritage Lands in accordance with this Agreement, including the Conservation Plan in Appendix B to this Agreement, and in accordance with Heritage Maintenance Bylaw No. 4187, 1999 as amended or replaced from time to time, and in the event of any inconsistency this Agreement shall prevail.
- 1.2 Without limiting the generality of Section 1.1, the Owner agrees not to do any of the following without the prior written approval of the District in the form of a Heritage Alteration Permit:
 - (a) make any interior or exterior structural alteration to the Toby House;
 - (b) replace the brick or wood siding or soffit finishes on the exterior of the Toby House, except with materials of like composition and colour;
 - (c) alter the appearance of the exposed wood beams whether on the exterior or in the interior of the Toby House, except to renew the existing finishes;
 - (d) replace any window or door of the Toby House except with a window or door replicating the original, provided that new

windows may differ from original windows to improve their thermal performance;

- (e) replace the roofing of the Toby House except with tar and gravel roofing;
 - (f) alter brick fireplaces or chimneys in the Toby House except to replace unserviceable bricks or mortar with materials of like composition and colour;
 - (g) alter or replace the ornamental wall screening the carport on the south side of the Toby House;
 - (h) alter the open stair in the interior of the Toby House except to replace treads or railing elements with like materials;
 - (i) alter or enlarge the wooden decks attached to the Toby House, except to replace decking and structural members with like materials or to improve structural support;
 - (j) alter or remove landscape features on the Heritage Lands including stone steps and pathways and mature trees and plants including cedars, weeping willows, rhododendrons, ferns, mosses, and salal.
- 1.3 The Owner acknowledges that the District may refuse to issue a Heritage Alteration Permit required by Section 1.2 if, in its sole discretion, the District considers that the alteration that the permit would authorize is inconsistent with this Agreement or the Heritage Designation Bylaw, and without limiting the generality of the foregoing the District may refuse to authorize the alteration of any of the character-defining elements set out on Page 7 of the Conservation Plan.
- 1.4 If the Owner fails within the time specified in the notice to conserve, protect or maintain the Heritage Lands in accordance with this Agreement after having been given notice in writing to do so, which notice must specify the work that the Owner is required to undertake, the Owner agrees that the District may enter on the Heritage Lands to carry out the work, and may recover the cost of doing so from the Owner in the same manner and with the same remedies as taxes in arrears.
- 1.5 In the event of any dispute between the Owner and the District as to the necessity for any work required by the District pursuant to Section 1.4, the parties agree that the dispute will be resolved by a member of the Architectural Institute of British Columbia with training and experience in heritage conservation who has been chosen by the parties or, failing agreement between the parties, by the Architectural Institute of B.C., and that the fees of the architect

shall be borne by the Owner if the dispute is resolved in the District's favour and by the District if the dispute is resolved in the Owner's favour.

- 1.6 The Heritage Lands may, notwithstanding the provisions of the RS 3 Single Family Dwelling Zone 3 in District of West Vancouver Zoning Bylaw No. 4662, 2010, be used for and developed in the following manner, and in accordance with the further provisions of this Agreement:
 - (a) the Toby House shall remain on Lot A and may notwithstanding Section 1.1 be enlarged and altered in accordance with the architectural plans attached as Appendix C to this Agreement; and
 - (b) a new single-family dwelling ("Hill House") may be built on Lot B in accordance with the architectural plans attached as Appendix D to this Agreement.
- 1.7 The parties agree that the Owner may apply for and the District may in its sole discretion issue development and building permits that include minor variances from Appendices C and D, provided that any variance from Appendix C does not alter the character-defining elements of the Toby House as described in Appendix B, and that any variance from Appendix D does not interfere with the overall appearance of the Toby House or increase the total floor area or height of the Hill House.
- 1.8 The Owner agrees that the District may withhold any development permit, building permit, or occupancy permit in respect of the Toby House if the construction of the addition to the building is not in accordance with Appendix C and in respect of Hill House if the construction of Hill House is not in accordance with Appendix D, notwithstanding that the construction may be in compliance with the Building Code, the Zoning Bylaw and any applicable development permit or development permit guidelines.
- 1.9 The parties agree that, except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the District and all laws of any authority having jurisdiction shall continue to apply to the Heritage Lands, the Toby House and Hill House.
- 1.10 The Owner agrees that the Development Permit and the zoning bylaw variances provided under this Agreement fully compensate the Owner for any reduction in the market value of the Heritage

Lands that may result from the adoption of the Heritage Designation Bylaw, and waives absolutely all claims for compensation that the Owner is otherwise entitled to make under Section 969 of the *Local Government Act* in respect of the adoption of the Heritage Designation Bylaw.

2.0 Zoning Bylaw Variances

2.1 The following variances to Zoning Bylaw No. 4662, 2010 are granted through this Agreement to enable an addition to the Toby House and the construction of Hill House in accordance with Appendices C and D respectively, and for those purposes only:

- (a) Lot 'A' (Toby House):
 - (i) Section 130.01(3)(b) (Accessory Building Height) is varied to allow the proposed accessory building to be a maximum height of 4.8 metres;
 - (ii) Section 203.04 (Site Width) is varied to allow Lot 'A' to be a minimum width of 22.2m.
 - (iii) Section 203.08 is varied to allow a minimum rear yard of 6.3 metres; and
 - (iv) Section 203.09(2) (a) (ii) is varied to allow a minimum side yard of 0.6 metres adjacent to the proposed deck; and 0.9 metres adjacent to the main floor deck of the Toby House.
- (b) Lot 'B' (proposed new house):
 - (i) Section 203.09 is varied to allow a minimum side yard of 1.1 metres, except for the basement level, where the minimum side yard is reduced to 0.2 metres;
 - (ii) Section 203.12 is varied to allow the Highest Building Face Envelope to be 10m in height.
 - (iii) Section 120.22(4) is varied to allow retaining walls of up to 3 metres in height adjacent to the Hill House and driveway.

3.0 Damage or Destruction

- 3.1 In the event that the Toby House is damaged by fire, earthquake, or any other cause, such that in the written opinion of a member of the Architectural Institute of British Columbia with training and experience in heritage conservation engaged and instructed by the District it is not possible or appropriate from a heritage conservation perspective to repair it, the Owner must construct on Lot A at the Owner's cost a replica of the Toby House in accordance with the original plans and specifications for the building, as modified by Appendix C if the Owner has by that time altered or commenced to alter the Toby House in accordance with Appendix C, and subject only to such variations from the original plans and specifications as are required to comply with the current Building Code. Thereafter the provisions of this Agreement pertaining to the conservation, protection and maintenance of the Toby House, including this provision, shall apply to the replica of the Toby House.
- 3.2 As an alternative to constructing a replica of the Toby House in the event of such damage, the owner may develop Lot A in accordance with the then current zoning regulations of the District, provided that no residential dwelling constructed on the lot shall have a floor area exceeding 301.7 square metres (3,248 square feet) in total, including basement and garage areas.
- 3.3 In the event that the Toby House is damaged, the Owner must repair the Toby House, within one year of the date of damage, after having obtained a Heritage Alteration Permit and a building permit, and must carry out all repairs in accordance with Appendix B. Section 1.4 shall apply in the event of any failure of the Owner to repair the Toby House in accordance with this Section.

4.0 Amendment

- 4.1 The parties acknowledge and agree that this agreement may only be amended by bylaw with the consent of the owner, provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use of the Heritage Lands.

5.0 Representations

- 5.1 It is mutually understood and agreed upon between the parties that the District has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

6.0 Statutory Functions

- 6.1 Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the District or its approving officer in the exercise of their statutory functions and responsibilities and their rights and powers under any enactments, bylaws, order or regulations, including but not limited to the *Local Government Act* and the *Land Title Act*, all of which, except as expressly varied or supplemented herein, are applicable to the Heritage Lands, the Toby House and Hill House.
- 6.2 The Owner acknowledges that the subdivision of the Heritage Lands is subject to the jurisdiction of the District's approving officer, that the construction of or alteration of a building on any portion of the Heritage Lands requires both development permits and building permits, and that the District may impose off-site works and services requirements and development cost charges in respect of the subdivision and development of the Heritage Lands.

7.0 Enurement

- 7.1 This Agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
- 7.2 The District shall file a notice with the Land Title Office, as provided for in Section 966 of the Local Government Act, and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by the Agreement.

8.0 Other Documents

- 8.1 The Owner agrees at the request of the District, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the District to give full effect to the intent of this Agreement.

9.0 Notices

- 9.1 Any notice required to be given pursuant to this Agreement shall be in writing and shall be delivered mailed by registered mail as follows:

(a) To the District:

District of West Vancouver
750 – 17th Street
West Vancouver BC V7V 3T3
Attention: Manager of Legislative Services / Municipal Clerk

(b) To the Owner:

Vlahos Holdings Ltd.
PO Box 1184
Jasper AB T0E 1E0

10.0 No Partnership or Agency

10.1 The parties agree that nothing contained in this Agreement creates a relationship between the parties of partnership, joint venture or agency.

APPENDICES:

- A. Proposed Plan of Subdivision of Lot F District Lot 1091 Plan 11018 (2055 Queens Avenue)
- B. Conservation Plan for Toby House prepared by Donald Luxton & Associates, June 2010
- C. Architectural Drawings for Proposed Addition and Renovations to “Toby House” by Wensley Architecture, dated February 11, 2015
- D. Architectural Drawings for Proposed “Hill House” by Wensley Architecture, dated February 11, 2015
- E. Landscaping Plans prepared by Durante Kreuk Ltd dated September 12, 2012

VLAHOS HOLDINGS LTD.

By its authorized signatory(ies):

CORPORATION OF THE DISTRICT OF WEST VANCOUVER

By its authorized signatories:

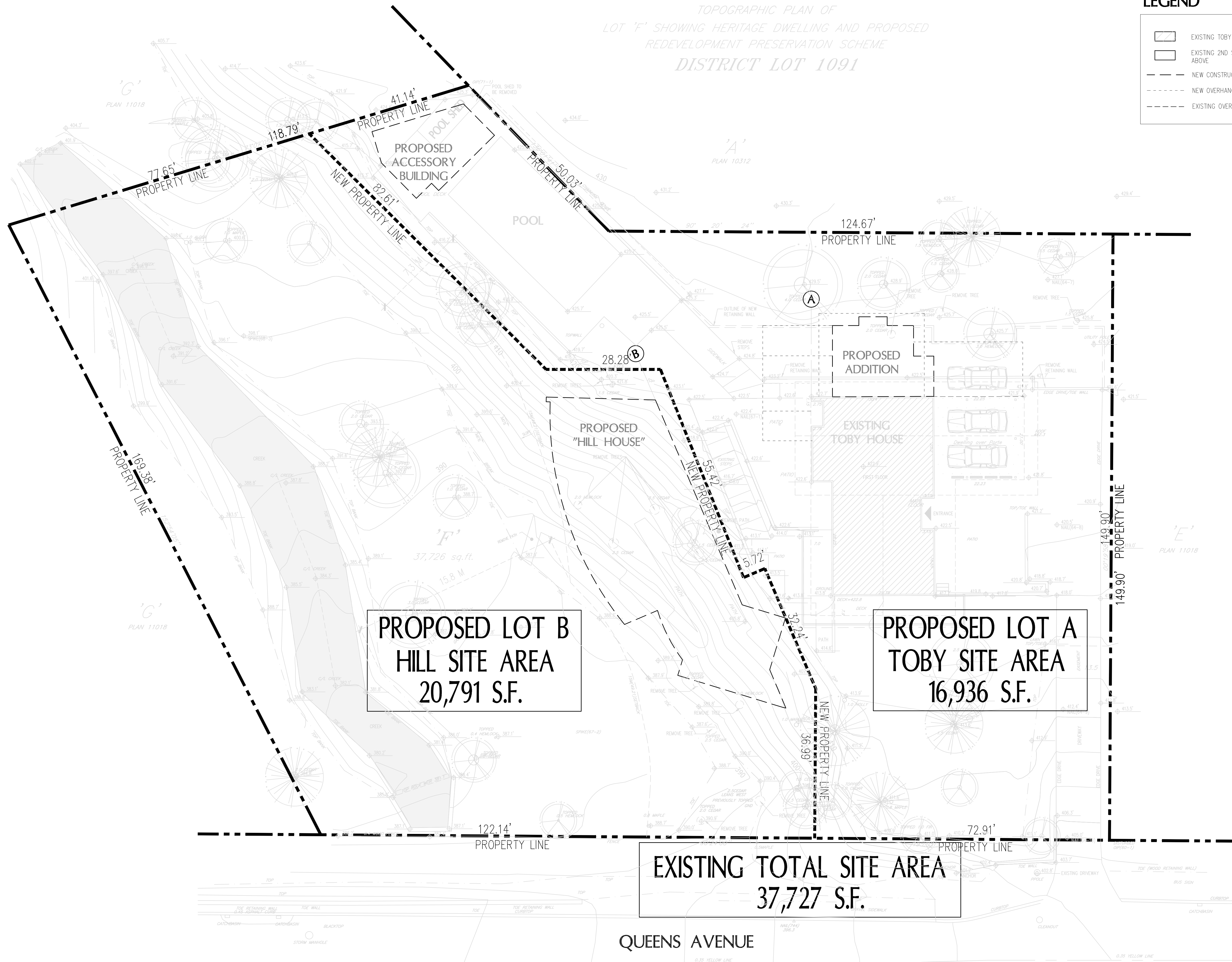
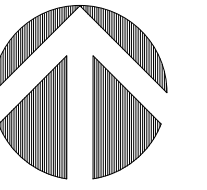
**Appendices A, B, C, D, E to Schedule A
of Bylaw No. 4813, 2015
Heritage Revitalization Agreement for
2055 Queens Avenue (Toby House)**

TOPOGRAPHIC PLAN OF
LOT 'F' SHOWING HERITAGE DWELLING AND PROPOSED
REDEVELOPMENT PRESERVATION SCHEME
DISTRICT LOT 1091

LEGEND

	EXISTING TOBY HOUSE
	EXISTING 2ND STOREY ABOVE
	NEW CONSTRUCTION
	NEW OVERHANGS
	EXISTING OVERHANGS

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NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

PROPOSED TOBY HOUSE ADDITION AND NEW HILL HOUSE

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
PROPOSED SUBDIVISION

PROJECT NO: 0909	DRAWN BY: NJ
SCALE: 3/32" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A101A

HERITAGE CONSERVATION PLAN

TOBY RESIDENCE

2055 QUEENS AVENUE,
WEST VANCOUVER

JUNE 2010

prepared for:

WA

WENSLEY ARCHITECTURE LTD.

prepared by:

DONALD LUXTON

ASSOCIATES Inc.

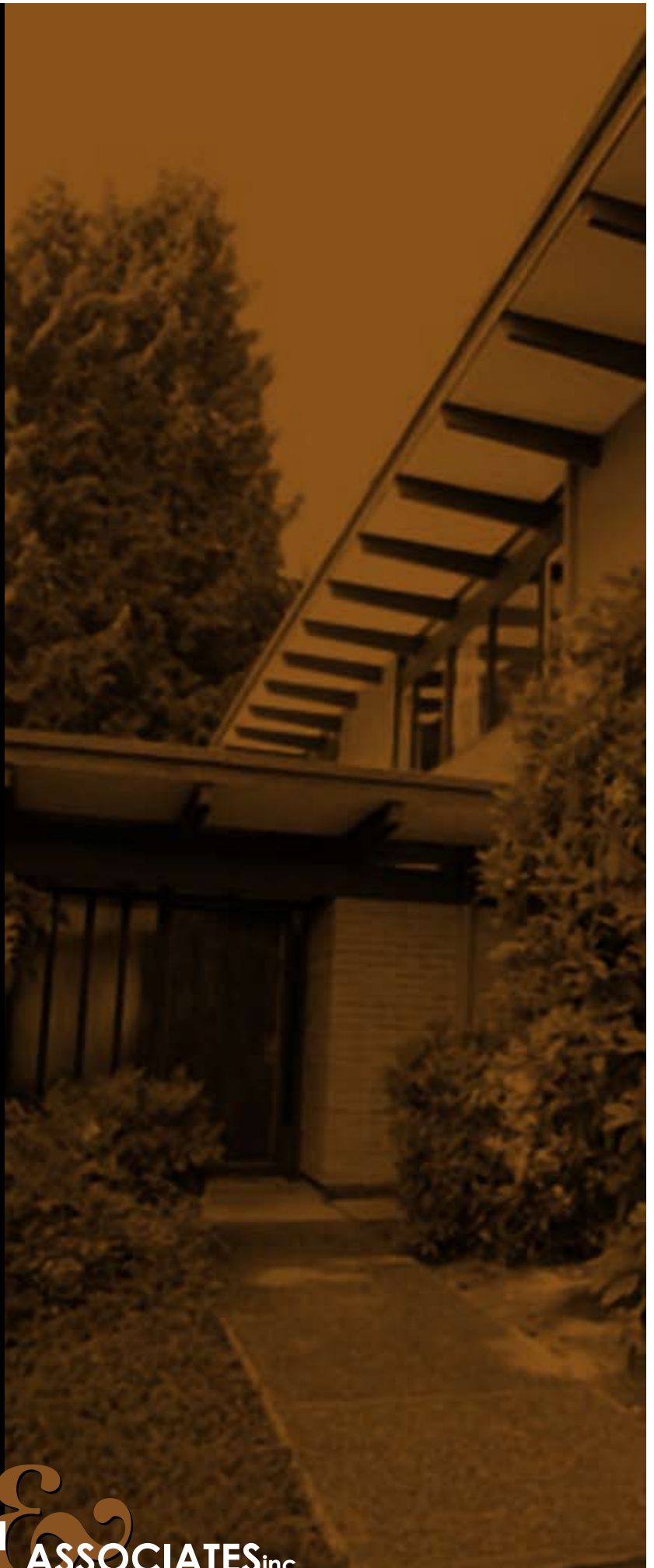


Table of Contents



1.	INTRODUCTION	2
2.	THE WEST COAST STYLE	4
3.	STATEMENT OF SIGNIFICANCE	6
4.	DESCRIPTION OF THE HISTORIC SITE AND CONDITION	
	ASSESSMENT	8
4.1	General Description	8
4.2	Site and Landscape	9
4.3	Structural System	10
4.4	Exterior Walls	11
4.5	Interior Configuration	12
4.6.	Condition Assessment	14
5.	CONSERVATION STRATEGY	15
5.1	Description of the Proposed Development	15
5.2	Conservation Standards	15
5.3	Evaluation of the Proposed Development	16
6.	CONSERVATION RECOMMENDATIONS	18
7.	RESEARCH SOURCES	19
	APPENDIX A: HISTORIC DRAWINGS	20

INTRODUCTION



Toby Residence, view from west [photo courtesy Toby Family]



Subject Property: Toby Residence
2055 Queens Avenue
West Vancouver, British Columbia

Construction Date: 1962

Original Owner and Architect: Ray L. Toby

Historic Legal Description: Lot "F" of Portion of South-West
Quarter of District Lot 1091, Group 1,
New Westminster District

The Toby Residence is a two-storey house designed in the West Coast style by architect Ray L. Toby. He was among the young postwar generation of modern architects who developed the West Coast style in British Columbia. New architectural designs were adapted to accommodate local site conditions, particularly on the North Shore with its rocky terrain. This new style of building offered functional and simple solutions for the growing population in the Greater Vancouver region.

Toby was the first architect who used glue-laminated timber, also known as Glulam, for longer and curved beams in North Shore residential design. The application of engineered wood was an innovative structural solution, which allowed the efficient use of timber for contemporary architectural designs. This allowed wide-open interior spaces to be achieved that served multi-functional purposes. The Toby Residence was the first known use of glue-laminated beams in a residential context on the North Shore.

The 1962 Toby Residence and its surroundings remain in mostly original condition. The proposed heritage residential development for the Toby Residence and its property, prepared by Wensley Architecture Ltd., includes a subdivision of the lot, the preservation of the main characteristics of the house with an addition to the north, and construction of a new detached three-storey residential home on the subdivided lot to the west of the original house.

2 THE WEST COAST STYLE



Architect Ray Toby with family at main entrance [photo courtesy Toby Family]

Undeveloped and inexpensive land on the North Shore often comprised sloping and irregular sites with expansive views. Developing, and designing for such sites, offered a welcome opportunity for upcoming architects to experiment with new designs and building technology. Among the generation of emerging architects in the Greater Vancouver area were Ned Pratt (of Thompson, Berwick, Pratt), Arthur Erickson and Ron Thom, who designed publicized and award-winning homes.

The West Coast Style has several common features, which are also characteristic of the Toby Residence. The style responded to the rough topography and climate conditions of then “unbuildable” sites on the North Shore with expansive vistas over the ocean, native forests and mountain views. The entrance and parking were commonly placed facing the street to allow the living areas to open to private garden spaces at the rear.

The houses were designed in geometric forms with local and prefabricated materials used in modular fashion for cost-efficient construction. Modern materials of glass, steel, concrete, and new technology were used, often with cantilevered forms, ceiling-height fenestration and open floor plans.



Flat or low-pitched roofs were decked with asphalt roofing material, which replaced the traditional and increasingly expensive cedar shingles.

Walls were filled with modular windows and panels to create a rhythmic pattern of solid and voids. Natural light was considered a key design element in this new modern architecture. Floor-to-ceiling windows provided ample daylighting of the interior. The large window elements connected the interior and exterior spaces in an almost seamless fashion and provided easy access to outdoor decks and patios, which extended the living area.

Traditional floor plans were replaced with flexible, multi-functional layouts to serve a new, more informal lifestyle. Interior spaces were not decorated with ornate features; contrasting natural materials such as wood, brick and plaster were used to create interesting visual effects. In particular timber structural members, and in case of the Toby Residence modern Glulam beams, were exposed and often stained to provide contrast with light plaster surfaces. Interior and exterior spaces were integrated by creating lines of vision through transparent windows and doors to patios, private garden spaces, zones designed for special uses, and distant vistas. The arrangement of hedges, shrubbery and beds of low growing plants formed abstract geometrical patterns. These geometrical patterns reinforced the horizontal and vertical planes of the modern house.

The functional and simple design of the West Coast Style homes responded to a new lifestyle. Open plan layouts with flowing interior open spaces and extensive glazing allowed flexible uses and interaction with the surrounding, and often scenic landscape.



Toby Family on open patio with cantilevered deck [photo courtesy Toby Family]

3 STATEMENT OF SIGNIFICANCE

The Toby Residence, built in 1962, is valued for its West Coast architecture and the integrity of exterior and interior character-defining elements. It is listed on the District of West Vancouver's Community Heritage Register.



Description of Historic Place

The Toby Residence, located at 2055 Queens Avenue in West Vancouver, is a detached two-storey single-family dwelling, designed and constructed in the West Coast Style of architecture. It features an exterior cladding of vertical tongue-and-groove wooden siding on the upper storey and tan brick on the ground level. Located on a large residential lot with views to the south of Burrard Inlet, the Toby Residence is distinguished by its integration with the natural environment, its shallow sloped roof with wide flaring eaves and exposed glue-laminated roof beams.

Family member in dining room with wood panelling [photo courtesy Toby Family]

Heritage Value of the Historic Place

The Toby Residence is valued as a creative and early representation of the West Coast Style in West Vancouver. Represented by its design innovation, use of natural materials, sensitive integration with the natural environment, and the expression of new architectural technologies, the West Coast Style was a prevalent style of architecture between 1945 and 1970 on the north shore of Burrard Inlet in both North and West Vancouver. Characterized by post-war optimism, the West Coast Style evolved from an era of prosperity and growth that followed the disruption of World War Two. Designed by architect Ray Toby in 1962 as his own family residence, this house features glue-laminated roof beams, the first known local residential use of engineered wood products. These manufactured beams allowed for longer spans and unique non-linear configurations. The interior of the Toby Residence features floor to ceiling windows, ceilings that follow the shallow curve of the roofline while exposing the glue-laminated beams, ribbon windows, and brickwork on both the exterior and interior.

Built on a large residential lot in a developing area of West Vancouver, the Toby Residence is significant for its integration with the natural environment of its site. The house was carefully planned to take advantage of natural surroundings that were left in place with minimal disruption. Located amongst mature cedars, rhododendrons, and weeping willows, with a creek running through the property, the Toby Residence blends into the natural environment and utilizes abundant natural daylight through

its many large windows and clerestories. With south-facing views to the ocean and the dense surrounding mature vegetation, the Toby Residence is an urban retreat integrated with the natural environment.

The Toby Residence is also valued for its association with prominent local architect Ray L. Toby. Part of the first graduating class of the University of British Columbia's School of Architecture program that began in 1945, Toby first worked for the prominent firm Semmens & Simpson before he became a partner in Toby, Russell & Buckwell, a Vancouver based architectural firm that continues to bear his name. In the design for his family home, Toby was able to experiment freely with texture, colour, materials, and open plan concepts.

Character-Defining Elements

Key elements that define the heritage character of the Toby Residence include its:

- setting amongst mature vegetation on a large lot, with views south to Burrard Inlet and the city of Vancouver;
- continuous residential use;
- residential form, scale and massing as expressed by its two-storey plus partial basement plan with shallow sloping rooflines, exposed glue-laminated roof beams, and horizontal, asymmetrical massing;
- West Coast Style architectural features such as: shallow sloping rooflines with wide flaring eaves; exposed glue-laminated wooden roof beams; solid brick walls on the main floor and brick veneer on the second floor, both in tan running bond brick; tan running bond brick chimney; vertical shiplap cedar siding cladding the upper storey; the wood posts of the east façade carport that support the second storey of the house; smooth interior wall surfaces; windows set flush with the outer wall plane; solid panel wooden front door; the use of local building materials; the relationship between the interior and exterior spaces; and the use of mature native trees and plants on the site;
- additional exterior architectural details such as the three patios, deck, and pool deck all with wooden plank flooring, and a carport located beneath the second storey of the east façade;
- windows such as: original large floor-to-ceiling wooden sash windows on the ground floor; three-part sash windows in the kitchen area; two- and three-part sash windows of the upper storey; plain, square windows of the east façade; narrow opaque glass sidelights at the front entryway; and clerestories above some walls, windows, and doorways;
- interior features such as its original running bond brick fireplace, exposed glue-laminated wood beams, and open floor plan with walls that stop short of the roofline; and
- landscape features such as the mature trees and plants including cedars, weeping willows, rhododendrons, ferns, mosses, and salal, and the stone steps and pathways that extend throughout the property.

4 DESCRIPTION OF THE HISTORIC SITE AND CONDITION ASSESSMENT

4.1 GENERAL DESCRIPTION

In 1962, the Toby Residence was built in a then undeveloped area on the periphery of central West Vancouver. The lot is irregular in shape with significant topographical changes in elevations and sloping hills. The mature vegetation is mostly native such as cedar trees, with a few introduced species including rhododendrons. There is a creek running on the west side of the lot.

The subject property is bordered by Queens Avenue to the south and has a paved driveway to the east that provides access to the Toby Residence, which is located at one of the highest elevations of the property. The west,

north and east sides of the property are bordered by neighbouring residential lots.

The 1962 Toby Residence is a detached single-family home with a cubic ground floor level running from north to south, and a second floor level situated perpendicular to the ground floor. The east portion of the second floor projects out and the floor slab creates a carport with two stalls. The lot slopes to the west and the building is cantilevered on the rocky site. An outdoor pool with a surrounding wood and concrete deck is located to the northwest of the Toby Residence. The house has been immaculately maintained in mostly original condition.



View of the south and east elevations



View of the north elevation



Clockwise from left: West elevation after construction is completed [photo courtesy Toby Family]

Entrance door with patio

Street View with driveway and mature vegetation

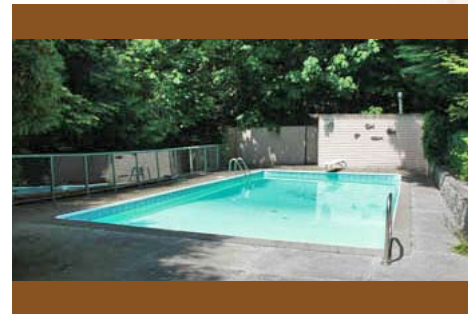
Swimming Pool



4.2 SITE AND LANDSCAPE

The rugged topography of the subject property at the North Shore Mountains was mostly retained during the construction of the house and provides distant views over Burrard Inlet. The two historic structures (house and outdoor pool) were built with minimal interventions to the environment. The site has mature vegetation, in particular cedar trees and other native and non-native species.

The lesser accessible areas of the property including the creek, remain in their natural state, whilst the landscaped area in the vicinity of the Toby Residence comprises a well-maintained lawn with mature shrubs at the driveway. The shrubbery separates the public front space at the street entrance to the south from the private patio and entry door of the house. The arrangement of hedges, shrubbery and beds of low growing plants form abstract geometrical patterns. These geometrical patterns reinforce the horizontal and vertical planes of the modern house, a simple design principle of this emerging architectural style.

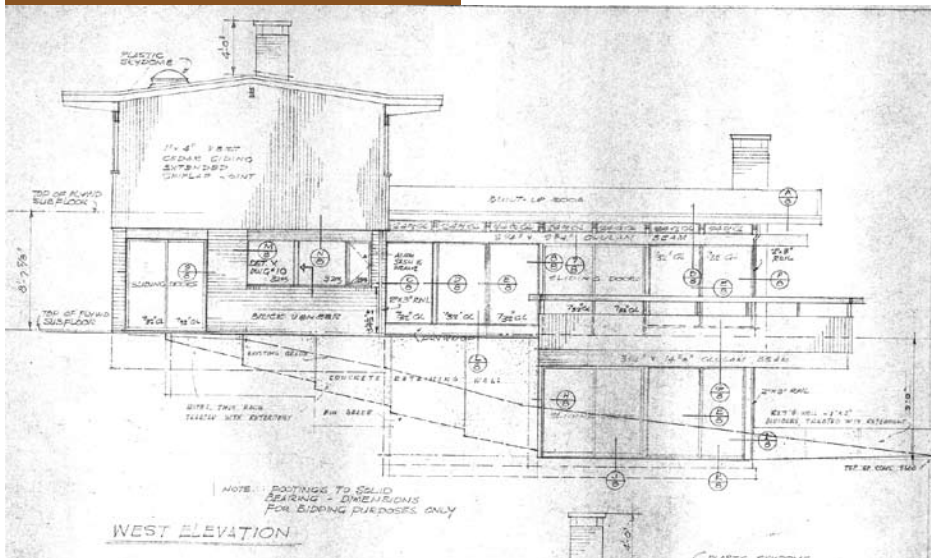


The Toby Residence is oriented to outdoor patios and a garden that ensured privacy and intimacy with nature, leaving the residents undisturbed by traffic or neighbours. The outdoor spaces include fir-planked decks to the south, west and north sides and an outdoor swimming pool with a surrounding deck. A patio accentuates the main entrance to the east, with low growing plants and square-shaped, exposed aggregated concrete panels. A second patio to the west is accessible from the dining room and is used a seating area; the exposed aggregate concrete panels are repeated here. Concrete steps negotiate the terrain and provide access to the pool that is surrounded by a low stone wall and a wood railing mounted on a cantilevered deck. Surrounded by shrubs and grown trees, the swimming pool is private and protected from outside views.

4.3 STRUCTURAL SYSTEM

The two-level house has a partially-excavated basement level below the living room area. The basement slab was poured in reinforced concrete with 8" foundations walls. The 4" foundation slab of the open carport was poured on concrete footings of various depth, located so that they reached solid bearing. Two 8" concrete retaining walls were constructed to the west and south of the house in order to stabilize the projecting patio and deck area, and to the east to provide structural support for the entrance area and driveway.

The structural system of the Toby Residence consists of solid brick walls on the main floor and wood-frame construction with wooden siding and some brick veneer on the second floor. Newly-invented Glulam timber was utilized for the roof construction. Glue-laminated timber consists of multiple layers of wood glued together with the grain of all layers approximately parallel. This new technology was developed for structural wood members in aircraft during and after the Second World War and was extended to the construction of larger structural framing members used in buildings. The glue-laminated beams were suitable for designs with longer spans and non-linear configurations, which could not be achieved by regular wooden beams. They provide large overhanging eaves, which appear to hover above the various portions of modern houses of this era and served as rain- and sunscreens. A new generation of architects became aware of the significant advantages of glue-laminated members, in which the location and frequency of knots and strength-reducing characteristics can be controlled. The result is a structural member in which splits, checks and loosening of fasteners associated with drying are greatly reduced, and relatively high strength is achieved. The invention of synthetic resin glues with high moisture resistance allowed the application not only indoors, but also direct exposure to weather.



Historic drawing of the west elevation, 1962 [photo courtesy Toby Family]



4.4 EXTERIOR WALLS

The exterior walls of the main level are constructed with solid tan brick walls in stretcher bond and cementitious mortar. These bricks and bond pattern are repeated on interior features, e.g. fireplaces and the inside of exterior walls. The second level of the Toby Residence is finished with 1" x 4" vertical cedar siding with extended shiplap joints. The wood siding is painted in grey colour.

The low-pitched gabled roofs above the one-storey living and dining rooms, and the two-storey portion to the north have a 1" rigid insulation. Two skylights exist on the northern slope of the main roof. The use of flat or slightly sloped roofs allowed the use of tar-and-gravel roofing and replaced the use of traditional cedar shingles, which became increasingly expensive. The exposed wood beams are stained in a dark brown varnish and the overhanging, white painted eaves provide an interesting contrast to the dark timber on all sides.

A smaller, interior brick chimney located in the kitchen protrudes from the ridge of the main roof. A second exterior chimney built in tan brick is situated on the south wall and has open fireplaces in the basement and the family room of the main floor.

The original fenestration on the ground floor comprises large aluminum sliding doors on the ground floor on the west and north elevations, and a three-part sash window in the kitchen area to the west. Fixed clerestory windows set between the exposed beams above the eastern brick wall provide the living room with additional natural light. Plain square windows provide daylight in utility and service rooms, e.g. a laundry on the east side. The main entrance configuration is original and is comprised of a single door with a solid fir core, surrounded by narrow opaque glass sidelights. The original hardware is intact. The upper storey has two- and three-part wooden sash windows, each with one narrower side element that is operable and accentuated in a different colour.

The concrete slab of the cantilevered second level is supported by three timber columns and creates an open carport for two stalls on the east side. The underside of the slab is finished with painted cement plaster. The carport is screened with four ornamented narrow walls on the south side built with the same tan brick used for the main house.



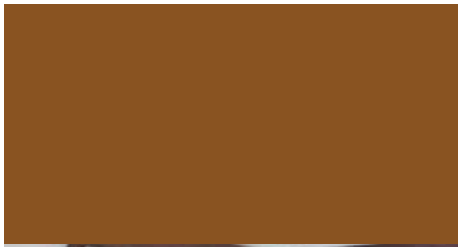
Clockwise from left: West elevation with brick wall, shiplap siding and aluminum door

Detail of eave with Glulam beams

South wall with brick chimney and floor-to-ceiling glazing

Cantilevered 2nd floor carport





Above & Below: Living room facing south with brick chimney and fireplace



4.5 INTERIOR CONFIGURATION

The post-war family of the modern era preferred an informal plan layout, simplicity and clarity over representative functions and decorative features of pre-war architectural styles. The open plan of the main floor of the Toby Residence contains the primary (entrance hall, living room) and secondary (kitchen, family room) living spaces. The private tertiary rooms, which comprise bedrooms and bathrooms, are located on the second floor.

The basement housed the utility and storage rooms; and a future recreational room with an open brick fireplace at the south wall. A sliding door and floor-to-ceiling windows opened the room to the west side, a typical feature of the Toby Residence that accentuates the seamless connection of the interior and exterior.

A large number of original architectural elements are extant and contribute to the generally intact appearance of the interior space of the Toby Residence. The main level is characterized by expansive views through large, ceiling-height windows and doors in the south, west and north walls, all opening to private patios and decks. The living room, the largest room in the house, has on the south side a glassed wall with an offset chimney and an open fireplace. The chimney is built with tan bricks in stretcher bond and surrounded by singled glazed window panels.



Right: Connection from living room to family room

The living room is separated from the adjacent dining room with a stud screen finished with 1"x4" cedar siding that repeats on the other interior walls of this room. The dining room, also designed with floor-to-ceiling windows with views to the garden, is connected to the kitchen. Original features of the kitchen include the parallel counters, and built-in appliances



Far Left: Exposed Glulam beams on 2nd floor

Left: open staircase

and cupboards. The kitchen and adjacent family room are finished with painted plastered walls, all in a monochrome white colour scheme. The original vinyl tiles in the kitchen and family room have been replaced with white floor tiles. The family room was a more private living room in which children could play. A smaller, open fireplace with tan running bond brick chimney is located on the south wall of the family room. Sliding patio doors connected the family room with the private patio to the west.

The original architectural drawings specify the room finish schedules. Carpets are listed for the main living areas and bedrooms. Interior walls and ceilings are predominantly plastered and painted as noted in the original finish schedule. The Glulam beams in the living, dining and entrance area are finished with a brown varnish, which is an interesting contrast with the white painted plaster of the ceilings.

An open stair with stone treads and a metal railing in the centre of the house is U-shaped and provides leads to the upper level with the tertiary rooms.

The second floor contains four bedrooms, which remained unchanged. The two bathrooms are equipped with their original appliances and finished with ceramic mosaic tile dado and colour-matching ceramic floor tiles. Mirror cabinets are mounted above washing basins with cabinets. The only source of natural light is the aforementioned skylights.

Wall detail at window head



4.6. CONDITION ASSESSMENT

The overall condition of the 1962 Toby Residence is very good, with no indication of major alterations or damage. The large overhanging eaves of the low-pitch roof effectively protect the exterior wall assembly from weathering. These elements include the tan bricks, exposed timber beams, and plaster, as well as the wooden sash windows and aluminum doors. The ground level is almost flush with the finished floor level, and no dampness or water staining was recorded on the floor. The wood deck and railing are also intact and in good condition.

The exterior and interior wood and plaster rendering is painted and the paint is in good condition with no visible signs of decay. The plaster rendering of the carport ceiling shows signs of minor cracking in a few locations, which were repaired and painted in the past.

The original interior open plan layout, wall materials and most finishes are extant and are in good condition.

Interventions will be required to improve the structural support of projecting decks of the house and swimming pool. Additional load-bearing support was installed as an interim measure in the past and a structural analysis will be necessary to propose adequate stabilization.

Sloping asphalt roof



CONSERVATION STRATEGY

5

5.1 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed design is part of a residential development prepared by Wensley Architecture Ltd., and includes for subdivision of the subject property into two lots. A modern detached three-storey family home ("Hill House") is designed for the subdivided lot to the west. The new concrete structure will be built into the base of the slope at a lower elevation than the Toby Residence. The new three storey residential building is contemporary in design and accessed by a separate driveway from Queens Avenue.

The conservation strategy for the historic site is to preserve the Toby Residence through a partial exterior and interior rehabilitation including an addition to the north side of the historic building. Significant exterior façade elements and the overall spatial configuration and interior features of the Toby Residence will be preserved. The extension to the north will increase the floor area on both levels. This intervention requires the removal of the existing north wall, the redesign of utility areas on the ground floor including the relocation of an exit door to the carport at the east wall, and the interior reconfiguration of the second level. The extension will also provide an additional parking space adjacent to the existing two spots. The addition to the north will not be visible from the street. The existing outdoor pool will be preserved and rehabilitated.

5.2 CONSERVATION STANDARDS

The Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada* (2004) is the main source utilized to evaluate the proposed interventions at the historic site. Under the Standards and Guidelines, the work proposed to be carried out to the 1962 Toby Residence include aspects of **Preservation** and **Rehabilitation** as defined below:

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

When assessing the impact on character-defining elements of an intervention, reference is made to the Standards and Guidelines, the national conservation principles of best practice.

The main conservation intervention proposed to the historic site is **Rehabilitation** and comprises the construction of a new residential house to the west of the Toby Residence. **Rehabilitation** of the north elevation is proposed for the Toby Residence in order to incorporate a new addition. Further upgrades to the existing mechanical and electrical systems and

other services of the heritage building are planned where necessary. **Preservation** and maximizing the retention of original exterior and interior elements is the conservation strategy for the remainder of the historic house. Aspects of **Restoration** will presumably not be carried out as almost all original exterior and interior features of the Toby Residence are in good to very good condition and significant alterations have not been undertaken in the past.

5.3 EVALUATION OF THE PROPOSED DEVELOPMENT

The following are an assessment of the proposed development at the historic site and how they relate to the Standards and Guidelines and the character-defining elements of the 1962 Toby Residence.

SITE LOCATION

The heritage value and character-defining elements of the historic site will be preserved. The 1962 Toby Residence will be retained in situ. The addition to the north of the historic house and the new residential structure to the west will not substantially alter the topographical features of the site. The interventions will not obstruct the scenic views typical for sites with West Coast style homes including the Toby Residence. The intact historic appearance of the heritage building from the street and its characteristic landscaping features will be preserved.

FORM, SCALE, MASSING

The addition to the Toby Residence is sympathetic in form, scale and massing and respectful to its heritage features. The design intent of the addition is planned with minimal intervention to the historic building and character-defining elements. The new work is physically and visually compatible with, subordinate to and distinguishable from the historic place. The essential form and integrity of the Toby Residence will be retained and the addition will not diminish the heritage value and appearance of the historic site.

The architecture of the new three-storey residential structure is contemporary in design and therefore consistent with the history of the site, as the modern style and technology of the present time are being used. Architect Ray Toby used innovative technology and modern architectural language for the Toby Residence, so the adoption of contemporary technology and style for the newly designed Hill House is appropriate. The location of the new structure at the foot of the hill, below the Toby Residence, is sensitive to, and compatible with, the historic place.

STRUCTURE, MATERIALS AND FINISHES

The proposed conservation work for the Toby Residence will mainly preserve the original structural system, wall and roof assemblies, interior finishes and built-in furniture. The original design of contrasting natural materials such as timber, brick and plaster will be retained. Interventions to improve the structural system of the historic site will be undertaken where required.

The only interventions to the original materials and finishes will be carried out on the north elevation to accommodate the new addition. Secondly the kitchen and service areas on the main floor, and the private rooms on second floor will require mechanical and electrical upgrades in order to meet modern living standards. These aspects of the building will be rehabilitated.

INTERIOR CONFIGURATION

The principal configuration of the interior primary, secondary and tertiary spaces will be preserved. The proposed addition to the Toby Residence will increase the floor area of the former family room and utility rooms on the main floor and the private rooms on the second floor in a manner that is sympathetic to the original open floor plan and arrangement of functions.



View of former family room with interior fire place

6 CONSERVATION RECOMMENDATIONS

The following is a summary of the overall conservation recommendations for the 1962 Toby Residence:

- Preserve the location and site vistas.
- Preserve the original exterior façade elements and features such as brick walls, Glulam timber system, wood siding, aluminum frame sliding doors and wooden sash window units, sloped roofs with large overhanging eaves, decks and patios where possible. Review their condition and repair only if necessary with minimal intervention to match existing appearance.
- New work and interventions should be sympathetic to the historic building and its character-defining elements. Local materials should be used where possible in keeping with the design intent of the house.
- Review the overall condition of the structural integrity and mechanical, electrical and plumbing systems of the 1962 Toby Residence. Upgrades should be respectful to the historic place and preserve its heritage value and character-defining elements where possible.
- Preserve the original interior finishes, furniture and in-built features of the Toby Residence and repair if necessary to match appearance.

The proposed new design development is in compliance with the Standard & Guidelines. The design intent for historic site and the extension of the Toby Residence is sympathetic to its heritage character and preserves most of the historic exterior and interior elements. The addition of a new residential building at the bottom of the sloping hill is respectful to the historic Toby Residence. The new addition does not interfere with the overall appearance of the Toby Residence.

The proposed Heritage Residential Development is a sensitive rehabilitation of the site and compatible with the integrity of the 1962 Toby Residence and its heritage value and character-defining elements.

RESEARCH SOURCES

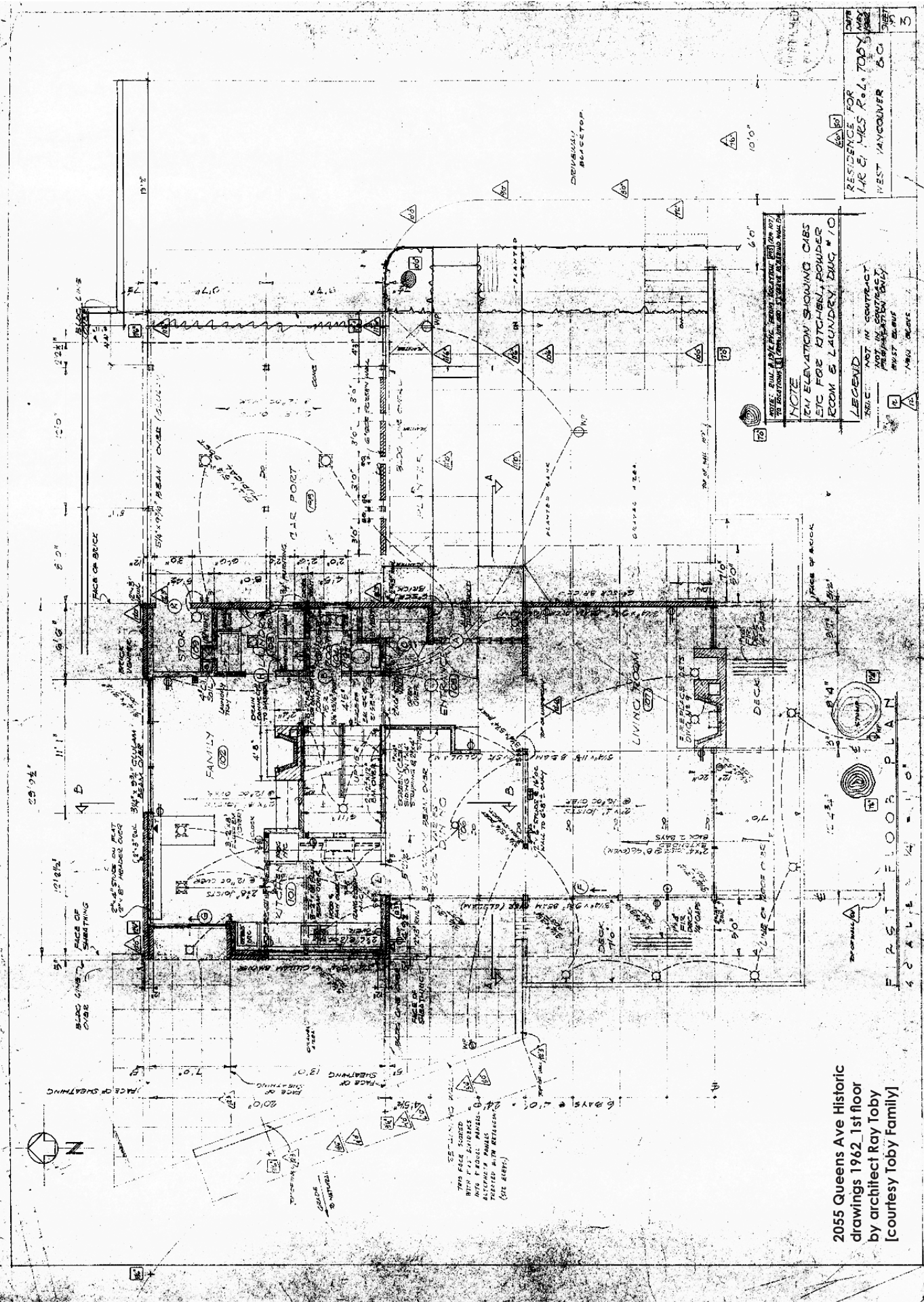
Algie, Susan; Ashby, James: *Conserving the Modern in Canada: buildings, ensembles, and sites, 1945-2005: conference proceedings*, Trent University, 2005.

F.G. Architectural & Planning Consultants: *The West Vancouver Survey of Significant Architecture 1945-1975*.

Luxton, Donald: *The Rise and Fall of West Coast Modernism in Greater Vancouver*, British Columbia; in: *APT Bulletin*, Vol. XXXI, Number 2-3 (2000), pp. 55-61.

Original architectural drawings by Ray L. Toby, revised September 1962, and historic photos of the Toby Residence (courtesy of the Toby Family).

A APPENDIX: HISTORIC DRAWINGS



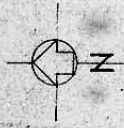
2055 Queens Ave Historic
 drawings 1962, 1st floor
 by architect Ray Toby
 [courtesy Toby Family]

NOTE: BUILD A 4" DIA. PIPE THROUGH ROOF TOP FOR EXHAUST FROM KITCHEN AND LAUNDRY ROOMS.
 NOTE: SEE ELEVATION SHOWING CABINETS FOR KITCHEN, POWDER ROOM & LAUNDRY, DUG # 10

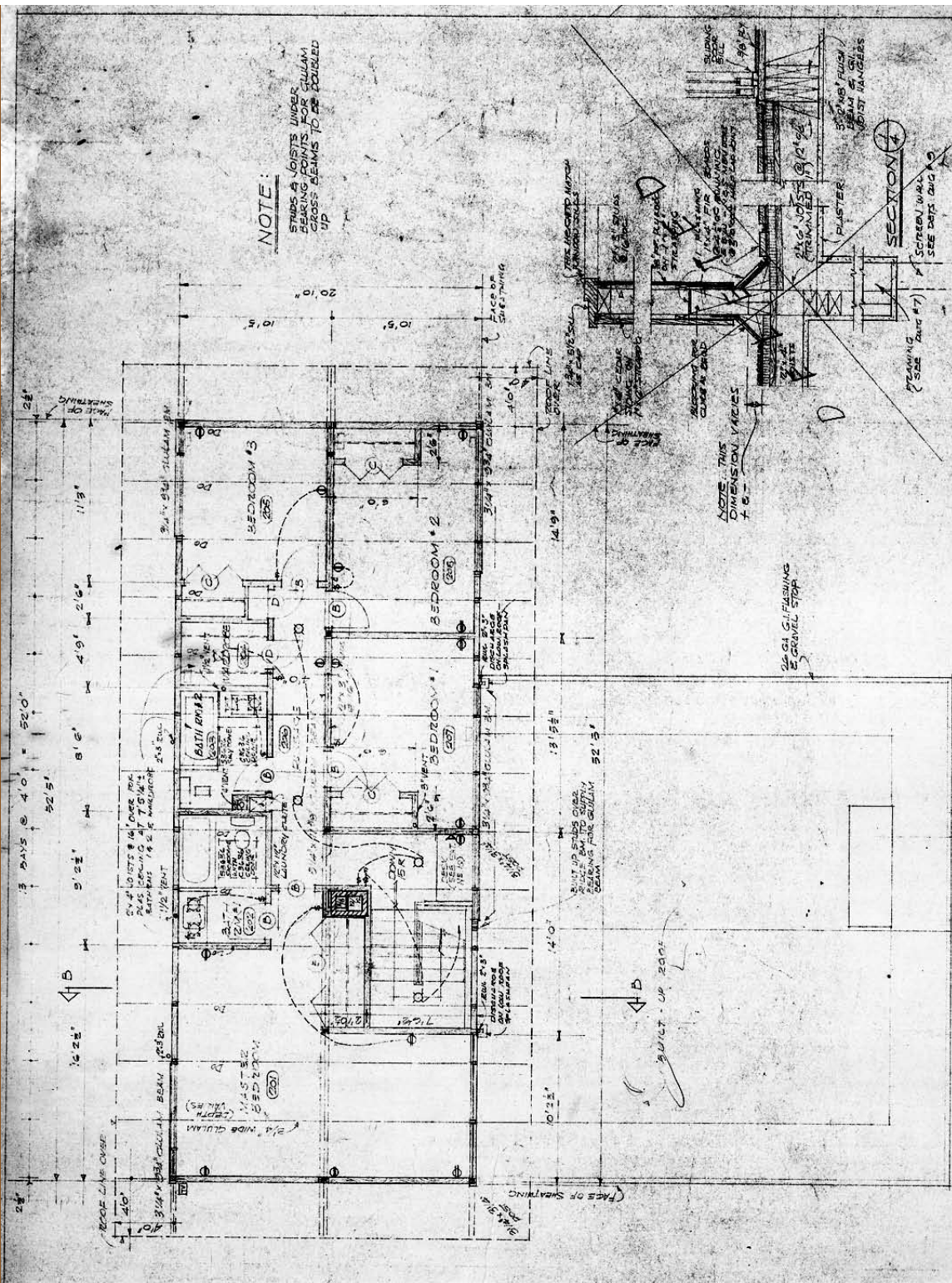
LEGEND
 NOT IN CONTRACT
 PROBABLY NOT BUILT
 MUST BE BUILT
 THIS IS A COPY OF THE ORIGINAL DRAWING AND NOT A REPRODUCTION OF THE ORIGINAL DRAWING.

DATE: 1962
 DRAWN BY: RAY TOPY
 CHECKED BY: RAY TOPY
 PROJECT: 2055 QUEENS AVE
 CLIENT: MRS. R. L. TOPY
 WEST HAVEN, CT.

2055 Queens Ave Historic drawings 1962, 2nd floor by architect Ray Toby [courtesy Toby Family]



- ELECTRICAL SYMBOLS**
- CEILING FIXTURE
 - WALL MOUNTED FIXTURE
 - RECESSED CEILING FIXTURE
 - CONVENIENCE OUTLET
 - CONVENIENCE OUTLET WITH TELEPHONE JACK
 - WEATHER PROOF OUTLET
 - 3-WAY SWITCH
 - FLOOR OUTLET
 - MASTER SPEAKER
 - AUXILIARY SPEAKER
 - TERMINATION POINT FOR PLASTIC TUBE FOR FUTURE AERIAL WIRING

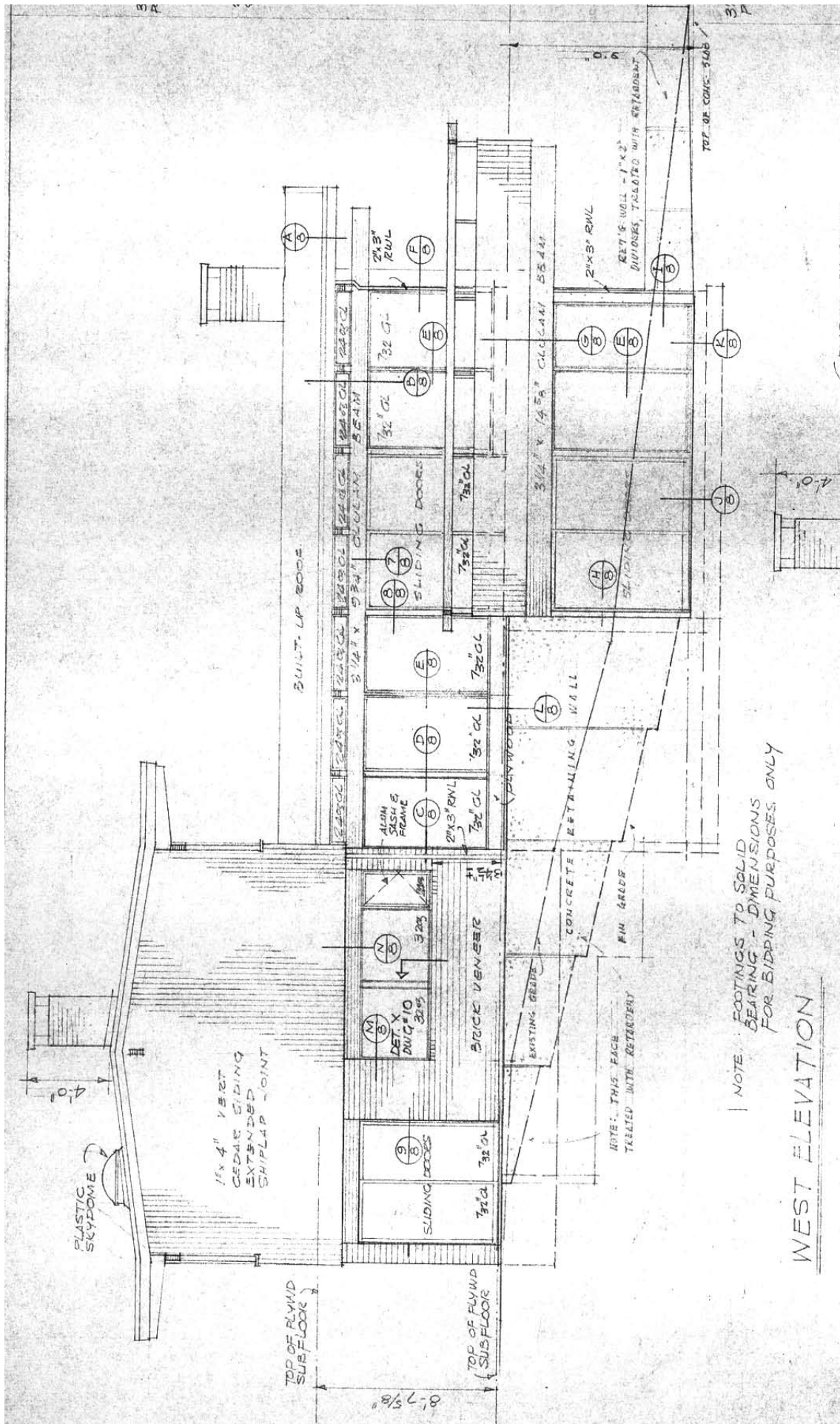


REVISIONS

REVISED DETAIL (AS SUBMITTED)	DATE
REVISED SHEET 2012 (DATE 08/16)	08/16
REVISED SHEET 11/15	11/15
RESIDENCE FOR	MR. & MRS. R.L. TOBY
WEST MANHATTEN, N.Y.	

NOTE
 ROOM ELEVATIONS SHOWING BUILT INS ETC FOR BEDROOM, BATHROOMS & STAIRS DRAW # 10

SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"



NOTE: FOOTINGS TO SOLID BEARING - DIMENSIONS FOR BIDDING PURPOSES ONLY

WEST ELEVATION

2055 Queens Ave Historic drawings 1962_west elevations by architect Ray Toby [courtesy Toby Family]

PROPOSED TOBY HOUSE ADDITION

2055 QUEENS AVE.
WEST VANCOUVER, B.C.



EXISTING TOBY HOUSE

FEBRUARY 11, 2015

PROJECT # 0909



Wensley
Architecture Ltd

301 - 1444 Alberni St.
Vancouver, BC V6G 2Z4
tel 604.685.3529 fax 604.685.4574
office@wensleyarch.com

PROPOSED TOBY HOUSE ADDITION Project # 0909



UNIT MIX/STATISTICS		(REVISION NO. 3)		February 10, 2015	
LEGAL DESCRIPTION	Lot F District Lot 1091 Plan 11018				
CIVIC ADDRESS	2055 Queens Ave. West Vancouver BC				
EXISTING ZONING	RS3	PROPOSED ZONING	CD		
EXISTING SITE AREA (SF)	37,727				
PROPOSED TOBY HOUSE SITE AREA (SF)	16,936 (1,573 m ²) >(min 1,115 m ²)				
SITE WIDTH	22.2m <24.4m min		(measured at front setback line)		VARIANCE REQUIRED
SITE DEPTH	less than <4x Site Width (max 97.6m)				
MAX. ALLOWABLE F.S.R	BYLAW	PROPOSED	UNUSED	FSR	
TOBY HOUSE + ACCESSORY BUILDING	35%	0%	9%	4,373sf / 16,936sf = 0.26 FSR	
MAX. ALLOWABLE SITE COVERAGE	BYLAW	PROPOSED	UNUSED		
TOBY HOUSE + ACCESSORY BUILDING	30%	0%	30%		
MAX. BUILDING HEIGHT	BYLAW	PROPOSED			
TOBY HOUSE	25' (2 STOREY + BSMT)	21.3'	2 STOREYS + BSMT	AVERAGE GRADE - 421.5'	
TOBY ACCESSORY BUILDING	12.1' (1 STOREY + BSMT)	13.7'	1 STOREY	AVERAGE GRADE - 422.1' VARIANCE REQUIRED	
BUILDING HEIGHT	TOBY HOUSE	TOBY POOLHOUSE			
Storesys	2	1			
Average Grade (ft)	421.5'	422.1'			
Building Height Above Avg. Grade (ft)	21.3'	13.7'			
Elevation at roof peak (ft)	442.75'				
Elevation of Bsmt ft)	413.9'				
Elevation of Main floor (ft)	422.9'				
Elevation of 2nd floor (ft)	430.7'				
SET BACKS	BYLAW				
TOBY HOUSE	SIDE SETBACK #1	Max 3m or 10% lot width (2.2m)	21.71' (6.6m)		
	SIDE SETBACK #2	Max 3m or 10% lot width (2.2m)	24.42' (7.4m)		
	SIDE SETBACK #3	Max 3m or 10% lot width (2.2m)	3.48' (1.1m)	VARIANCE REQUIRED (deck encroaching)	
	FRONT (SOUTH)	29.86' (9.1m)	53.06' (18.3m)		
	REAR (NORTH)	29.86' (9.1m)	20.75' (6.3m)	VARIANCE REQUIRED (house encroaching)	
ACCESSORY BUILDING	SIDE SETBACK	Max 10' or 10% lot width (2.2m)	4.08' (1.2m)	VARIANCE REQUIRED (pool deck encroaching)	
	FRONT (SOUTH)	N/A	N/A		
	REAR (NORTH)	3.94' (1.2m)	4.0' (1.2m)		
	REAR (NORTH-EAST)	3.94' (1.2m)	0'	NOT REQUIRED	
BUILDING AREA	EXISTING (sq. ft.)	PROPOSED (sq. ft.)	COMBINED (sq. ft.)		
TOBY HOUSE	3,248	812	4,060		
ACCESSORY BUILDING		313	313		
TOTAL	3,248	1,125	4,373		
BUILDING FOOTPRINT	EXISTING (sq. ft.)	PROPOSED (sq. ft.)	COMBINED (sq. ft.)		
TOBY HOUSE (SF)	1,785	423	2,208		
ACCESSORY BUILDING (SF)		400	400		
TOTAL	1,785	823	2,608		
PARKING	BYLAW	EXISTING	PROPOSED	TOTAL	
TOBY HOUSE	Min. 1	2	1	3	

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4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/08/13
2	REISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12
NO.	REVISION	M/D/Y

SEAL:

PROPOSED TOBY HOUSE ADDITION

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:

PROJECT DATA

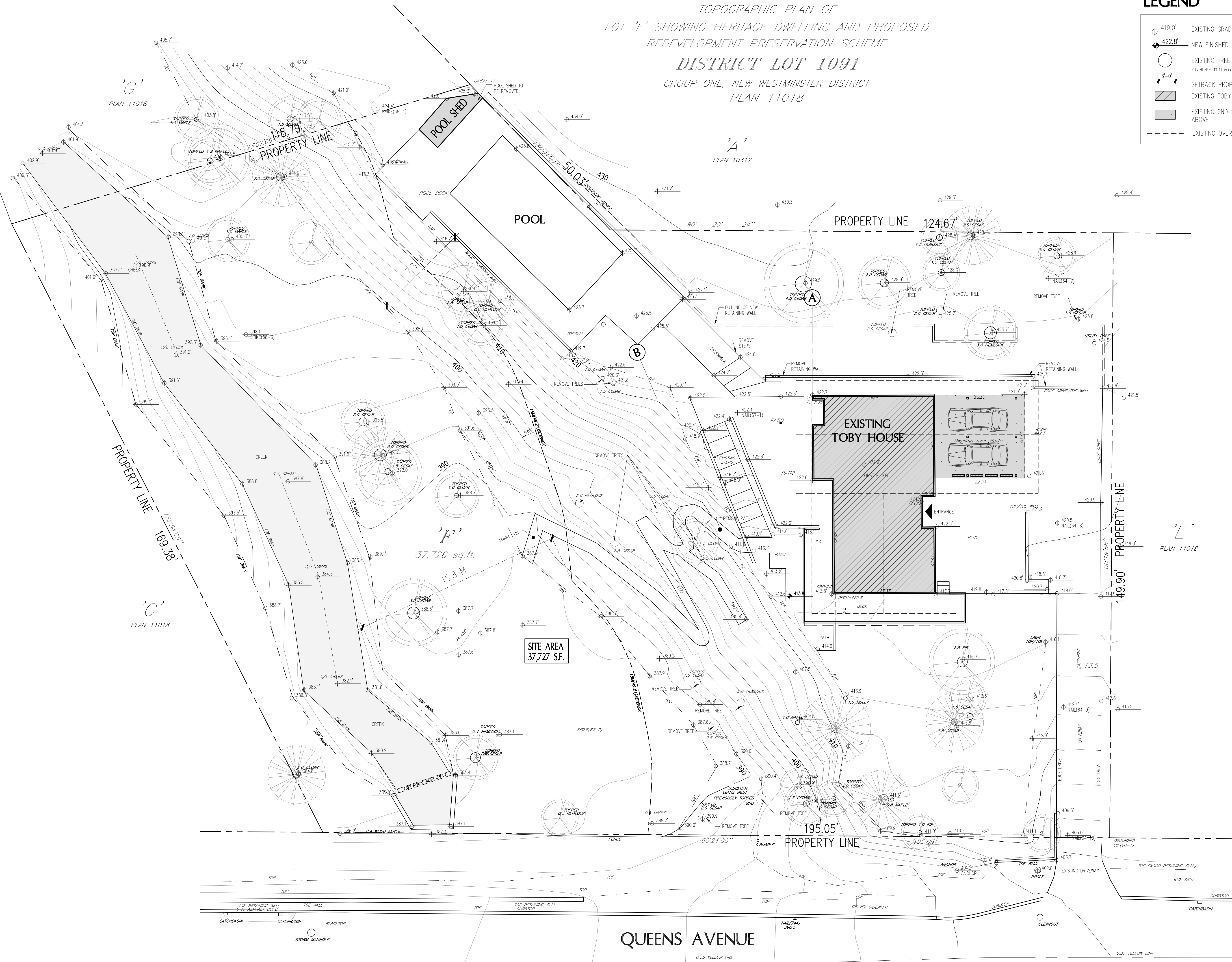
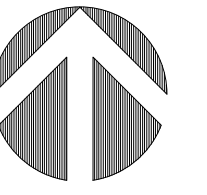
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SCALE:		REVIEW BY:	DM
DATE:	17JAN11	DRAWING NO:	A001

TOPOGRAPHIC PLAN OF
 LOT 'F' SHOWING HERITAGE DWELLING AND PROPOSED
 REDEVELOPMENT PRESERVATION SCHEME
DISTRICT LOT 1091
 GROUP ONE, NEW WESTMINSTER DISTRICT
 PLAN 11018

LEGEND

	EXISTING GRADE
	NEW FINISHED GRADE
	EXISTING TREE DUNING D1/LAW K1.5
	SETBACK PROPOSED
	EXISTING TOBY HOUSE
	EXISTING 2ND STOREY ABOVE
	EXISTING OVERHANGS

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4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
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NO.	REVISION	M/D/Y

SEAL:

PROPOSED TOBY HOUSE ADDITION

2055 QUEENS AVE.
 WEST VANCOUVER,
 B.C.



CONSULTANTS
 STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:
 LANDSCAPE:

DRAWING TITLE:
EXISTING SITE PLAN

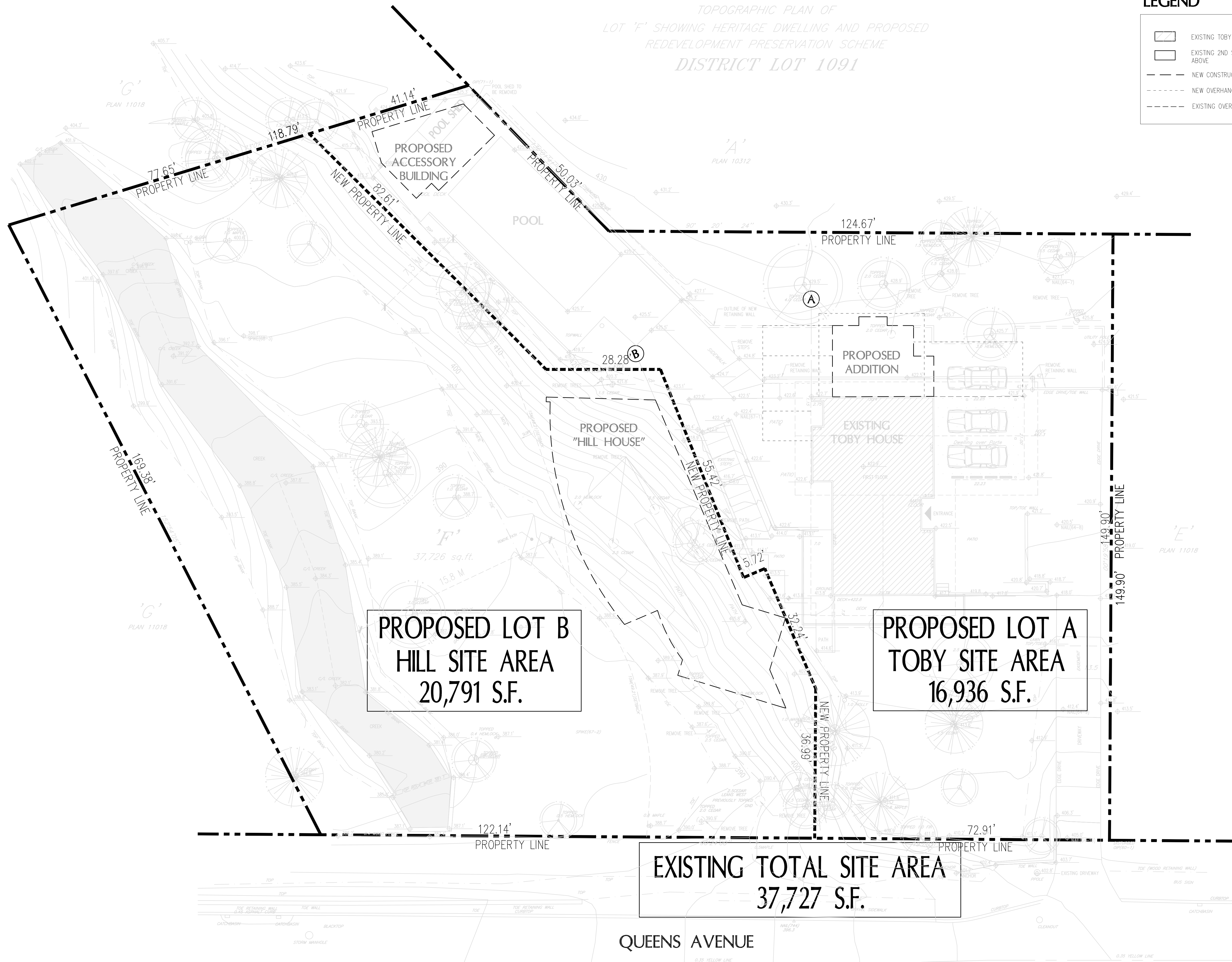
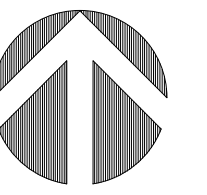
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TOPOGRAPHIC PLAN OF
LOT 'F' SHOWING HERITAGE DWELLING AND PROPOSED
REDEVELOPMENT PRESERVATION SCHEME
DISTRICT LOT 1091

LEGEND

	EXISTING TOBY HOUSE
	EXISTING 2ND STOREY ABOVE
	NEW CONSTRUCTION
	NEW OVERHANGS
	EXISTING OVERHANGS

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NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

PROPOSED TOBY HOUSE ADDITION AND NEW HILL HOUSE

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
PROPOSED SUBDIVISION

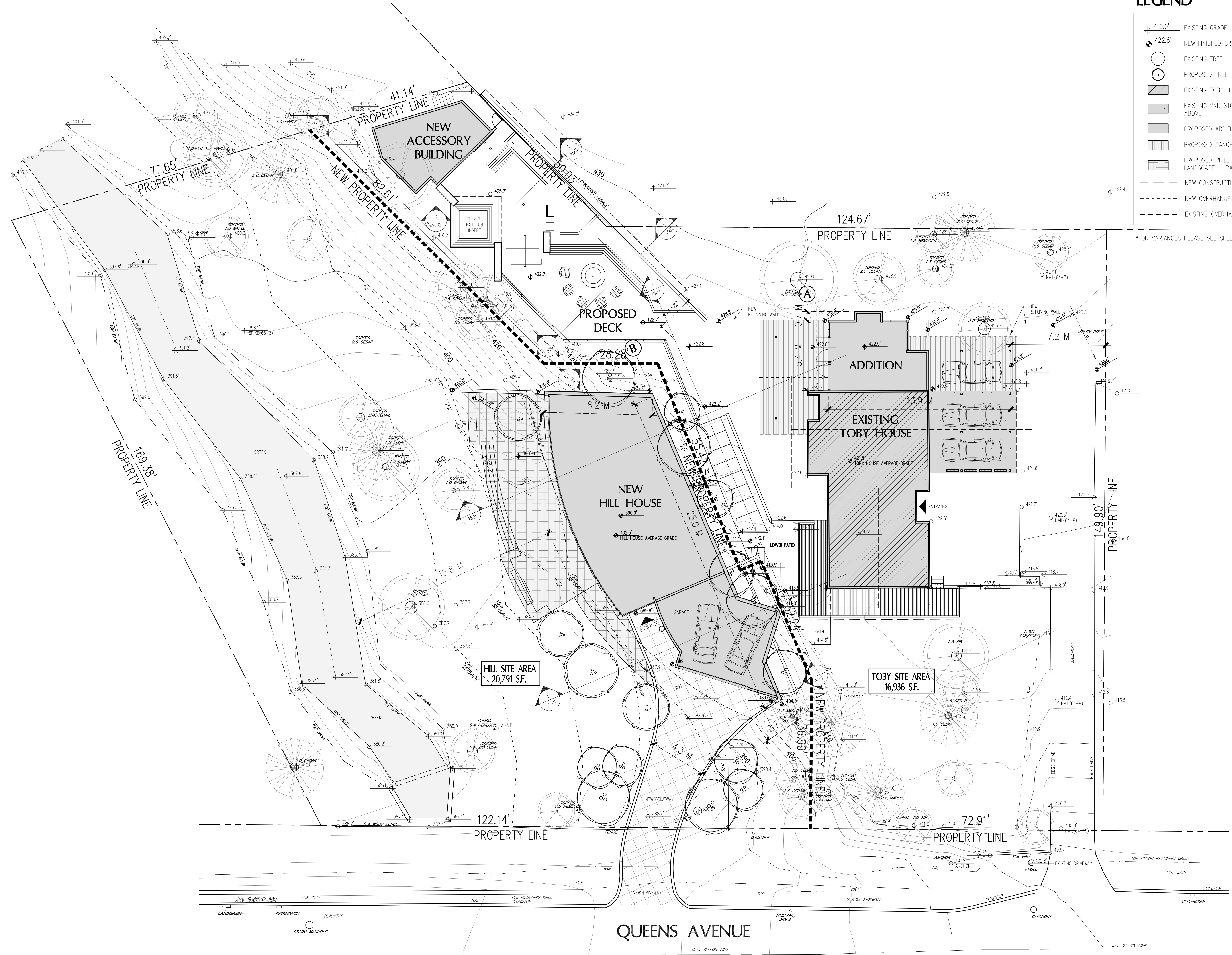
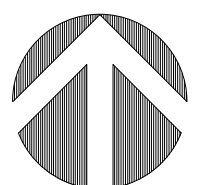
PROJECT NO: 0909	DRAWN BY: NJ
SCALE: 3/32" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A101A

LEGEND

- ⊕ 419.0' EXISTING GRADE
- ⬇ 422.8' NEW FINISHED GRADE
- EXISTING TREE
- ⊙ PROPOSED TREE
- ▨ EXISTING TOBY HOUSE
- ▩ EXISTING 2ND STOREY ABOVE
- ▧ PROPOSED ADDITION
- ▨ PROPOSED CANOPIES
- ▨ PROPOSED "HILL HOUSE" LANDSCAPE + PATIO
- NEW CONSTRUCTION
- - - NEW OVERHANGS
- - - EXISTING OVERHANGS

*FOR VARIANCES PLEASE SEE SHEET A103

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NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

PROPOSED TOBY HOUSE ADDITION

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.

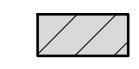
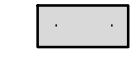

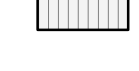
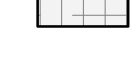

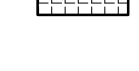
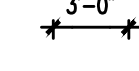
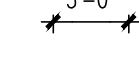


CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

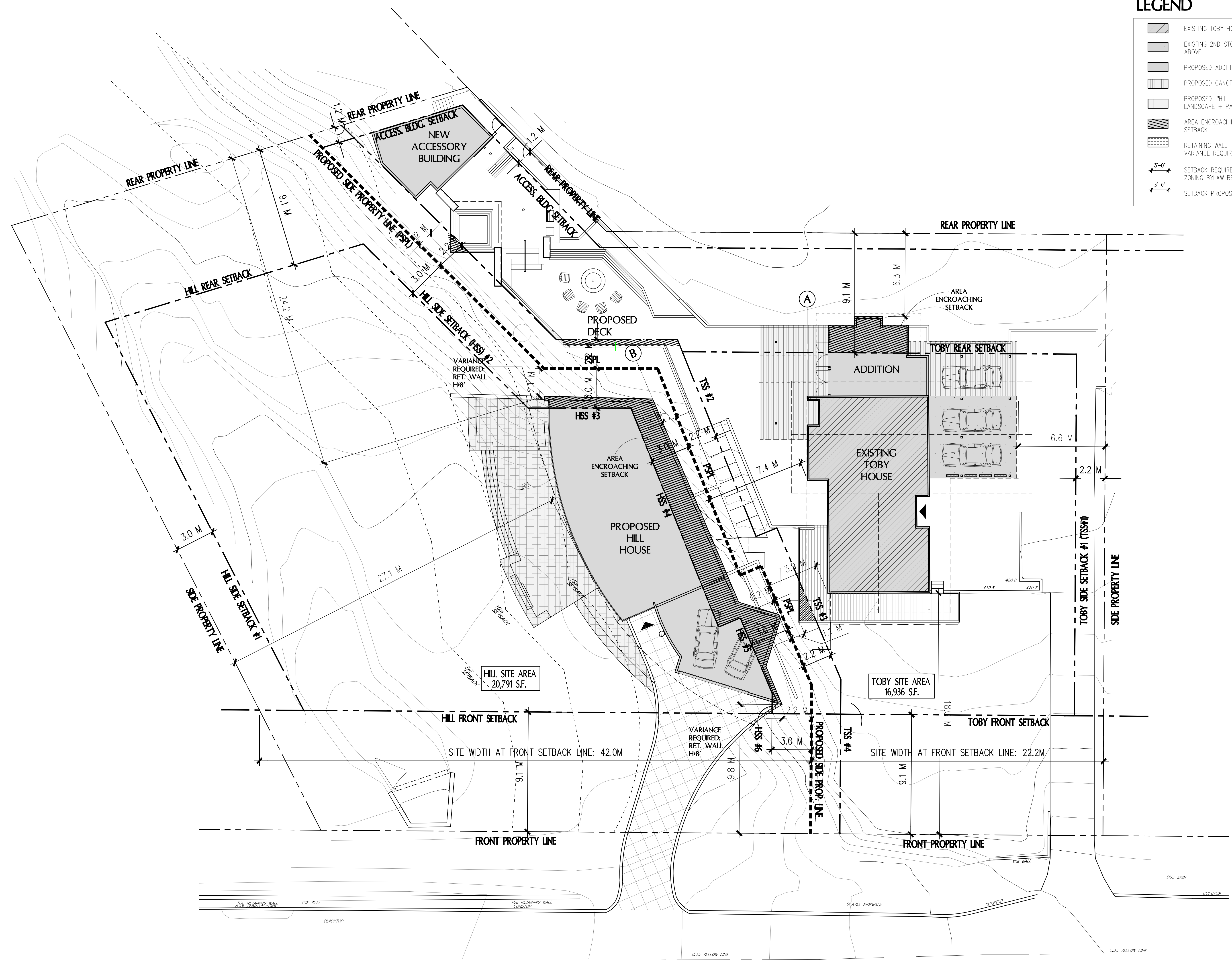
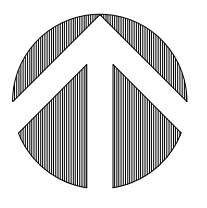
PROPOSED SITE PLAN

PROJECT NO: 0909 DRAWN BY: NJ
SCALE: 3/32" = 1'-0" REVIEW BY: DM
DATE: 17/JAN/11 DRAWING NO: **A102**

LEGEND

-  EXISTING TOBY HOUSE
-  EXISTING 2ND STOREY ABOVE
-  PROPOSED ADDITION
-  PROPOSED CANOPIES
-  PROPOSED "HILL HOUSE" LANDSCAPE + PATIO
-  AREA ENCRUCHING INTO SETBACK
-  RETAINING WALL VARIANCE REQUIRED
-  3'-0" SETBACK REQUIRED BY ZONING BYLAW R53
-  3'-0" SETBACK PROPOSED

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NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

PROPOSED TOBY HOUSE ADDITION

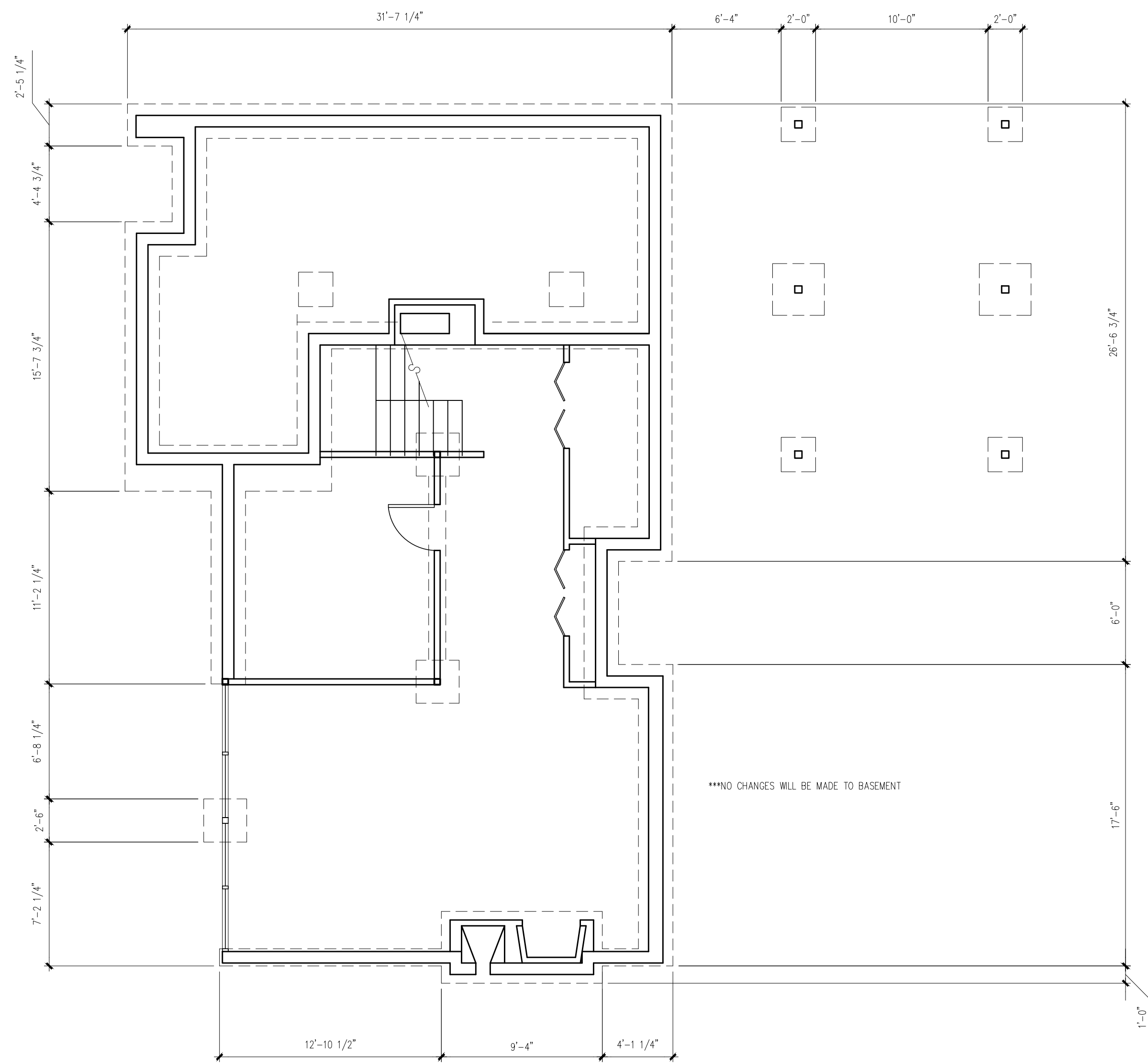
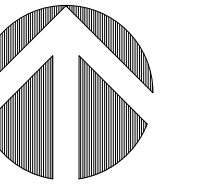
2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



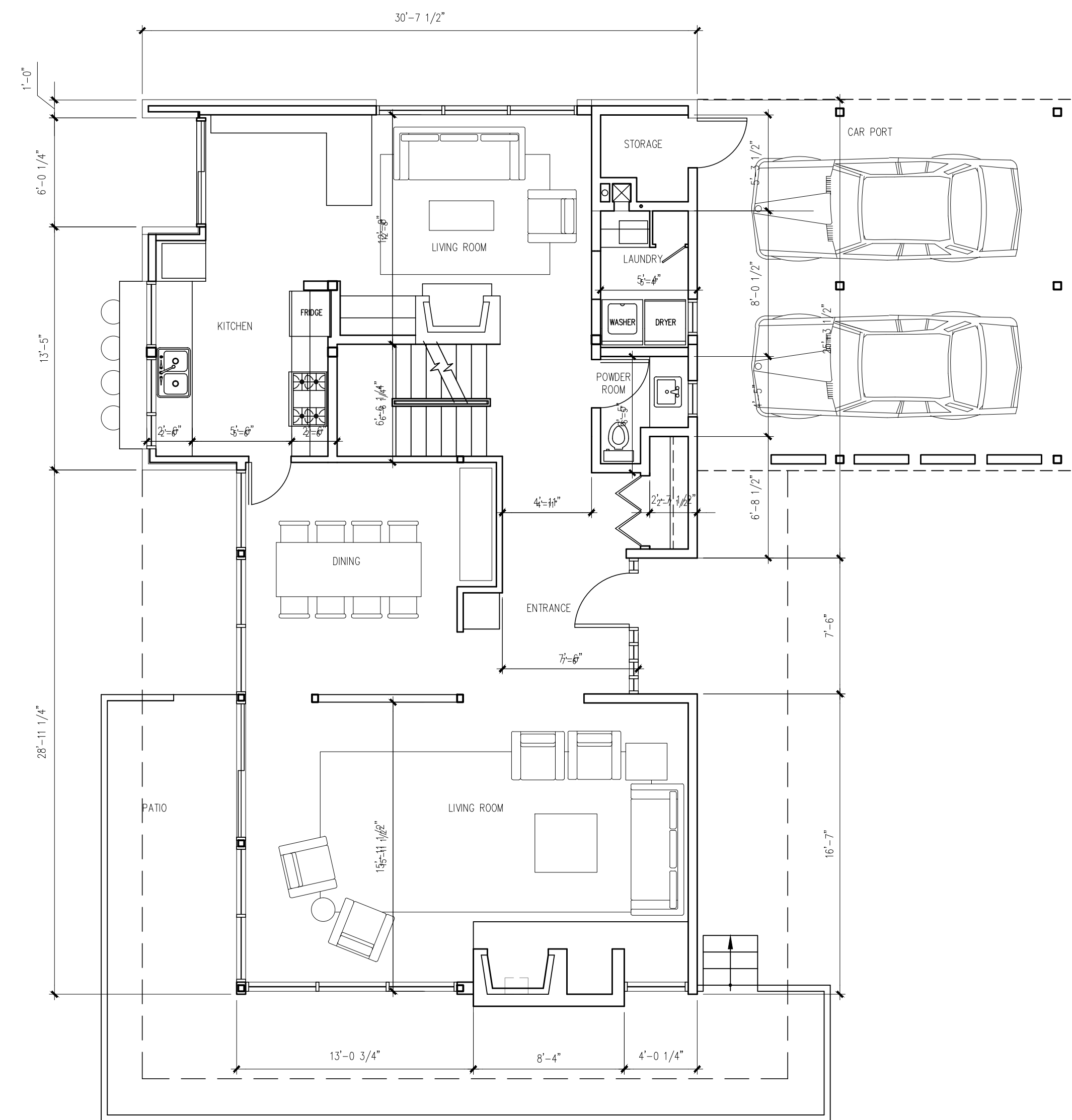
CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
PROPOSED SETBACKS

PROJECT NO: 0909	DRAWN BY: NJ
SCALE: 3/32" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A103



1 BASEMENT PLAN
3/16" = 1'-0"



2 MAIN FLOOR PLAN
3/16" = 1'-0"

NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

**PROPOSED
TOBY HOUSE
ADDITION**

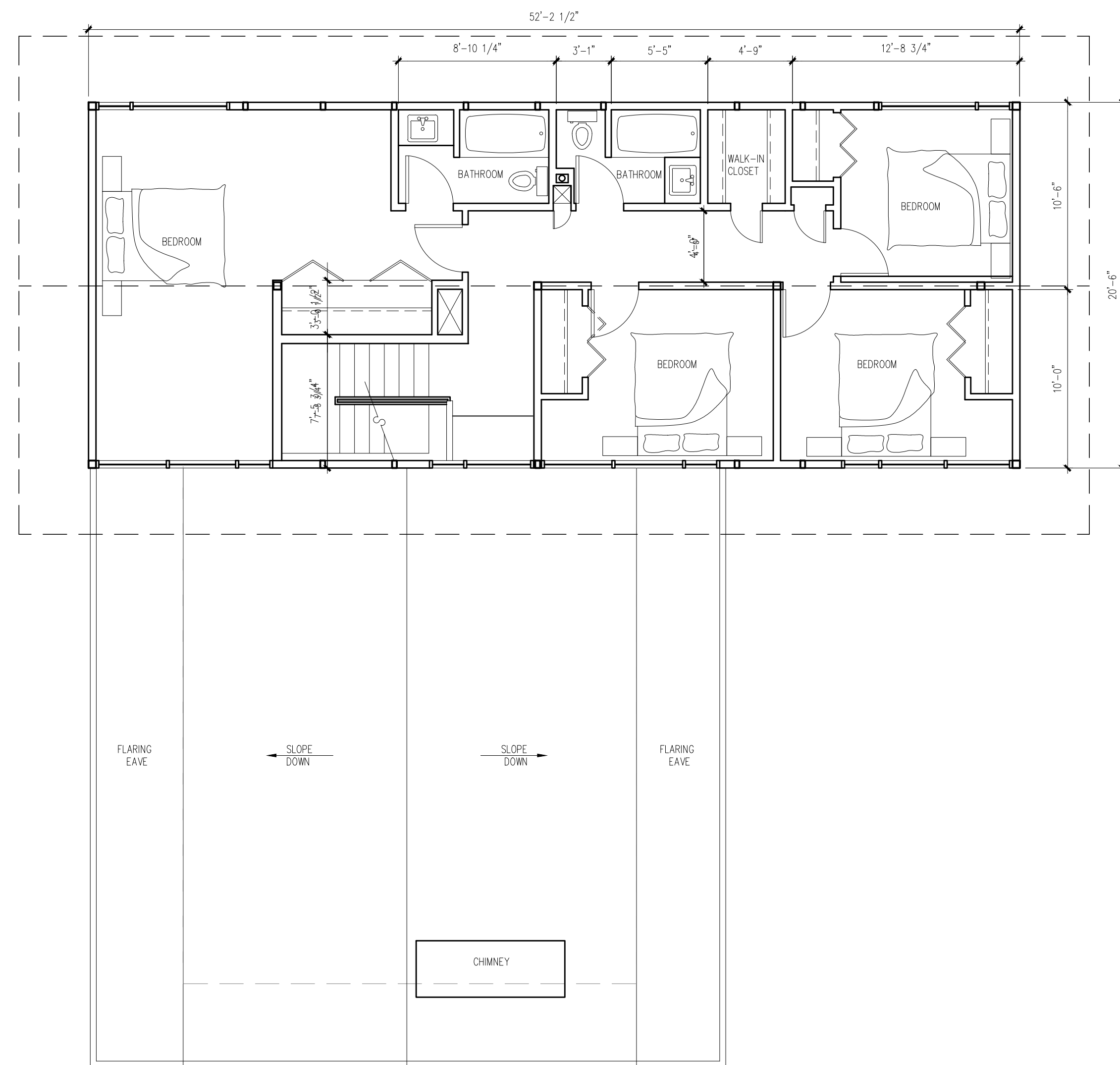
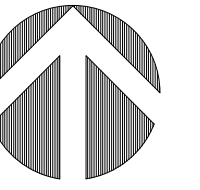
**2055 QUEENS AVE.
WEST VANCOUVER,
B.C.**



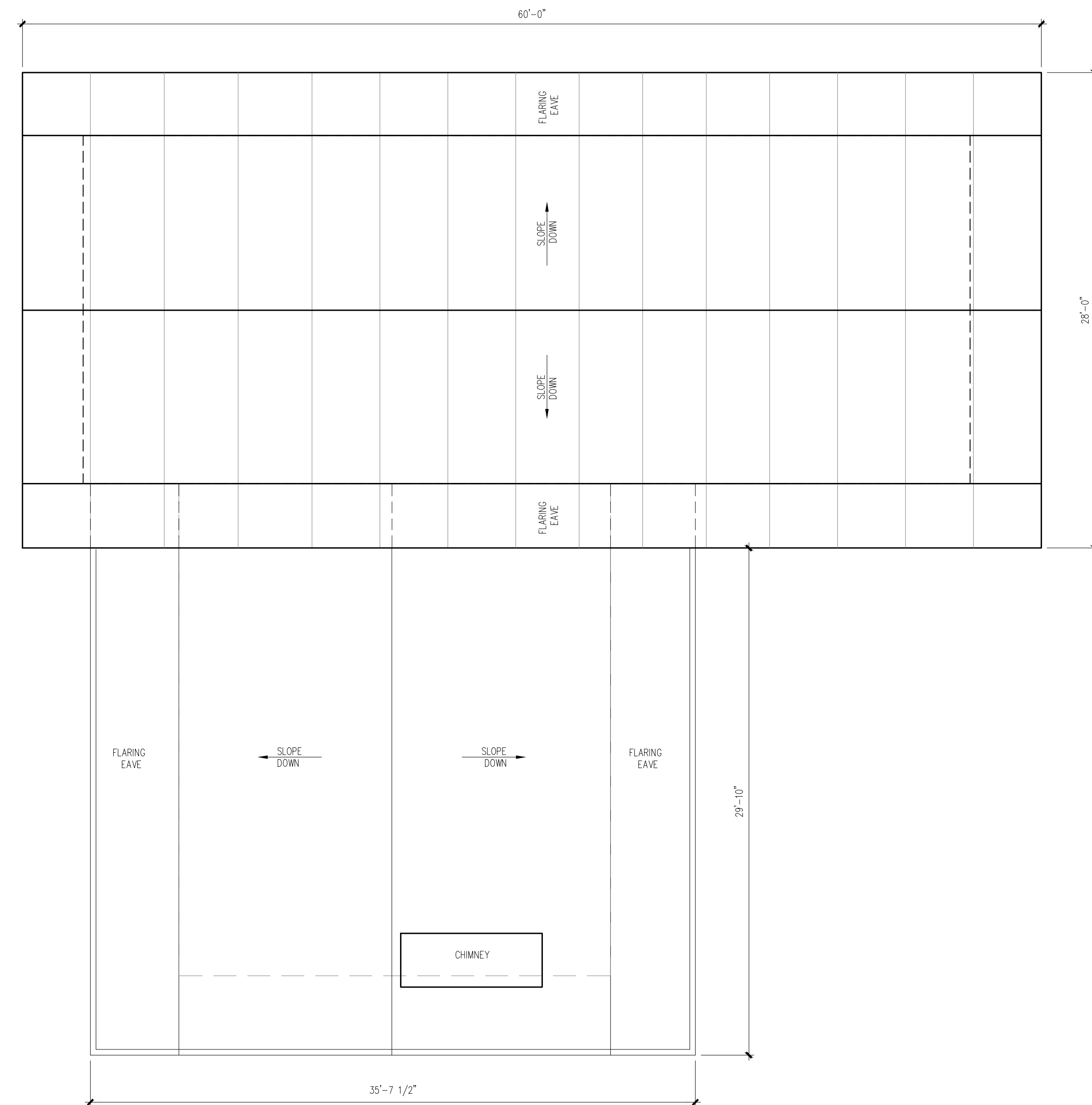
CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
**EXISTING TOBY
HOUSE FLOOR PLANS**

PROJECT NO:	0909	DRAWN BY:	NJ
SCALE:	3/16" = 1'-0"	REVIEW BY:	DM
DATE:	17JAN11	DRAWING NO:	A201



1 SECOND FLOOR PLAN
3/16" = 1'-0"



2 ROOF PLAN
3/16" = 1'-0"

NO.	REVISION	M/D/Y
3	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
2	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
1	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13

SEAL:

**PROPOSED
TOBY HOUSE
ADDITION**

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.

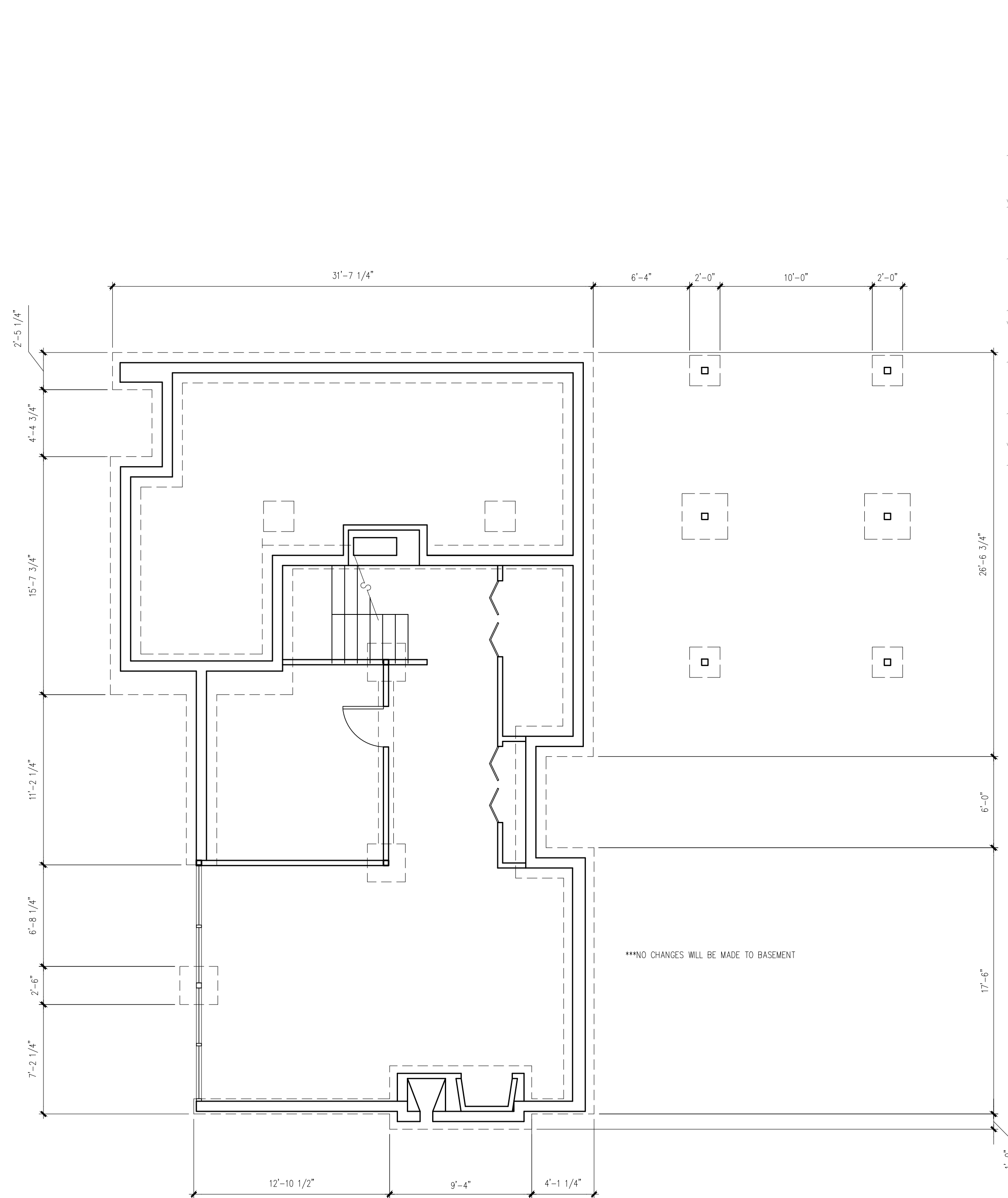
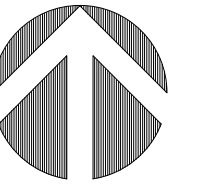
**Wensley
Architecture Ltd**

301 - 1444 Alberni St.
Vancouver, BC V6G 2Z4
tel 604.685.3529 fax 604.685.4574
office@wensleyarch.com

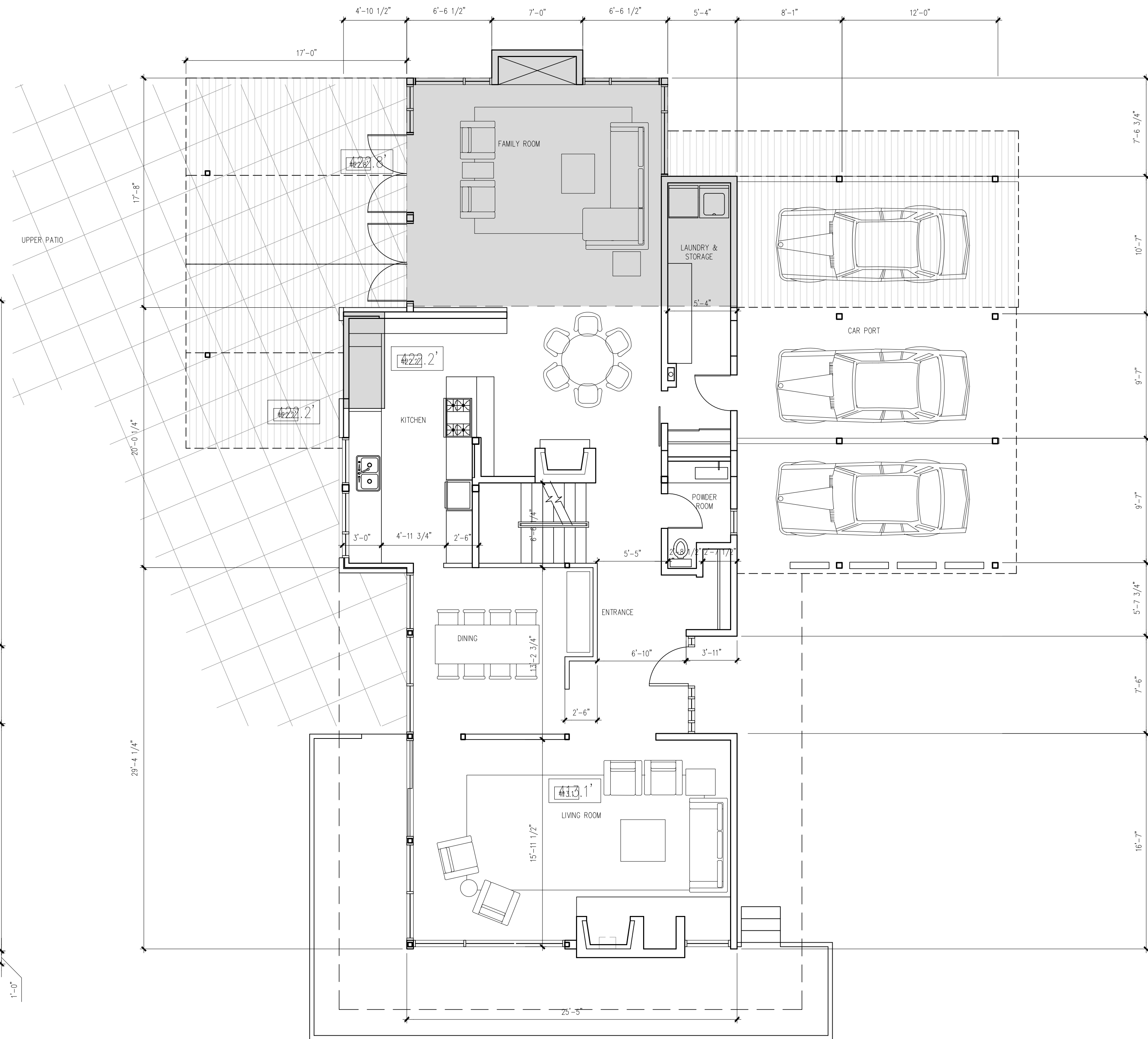
CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
**EXISTING TOBY
HOUSE ROOF PLAN**

PROJECT NO: 0909	DRAWN BY: NJ
SCALE: 3/16" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A202



1 BASEMENT PLAN
3/16" = 1'-0"



2 MAIN FLOOR PLAN
3/16" = 1'-0"

LEGEND

- PROPOSED ADDITION
- PROPOSED CANOPIES AND NEW ROOF

NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

PROPOSED TOBY HOUSE ADDITION

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.

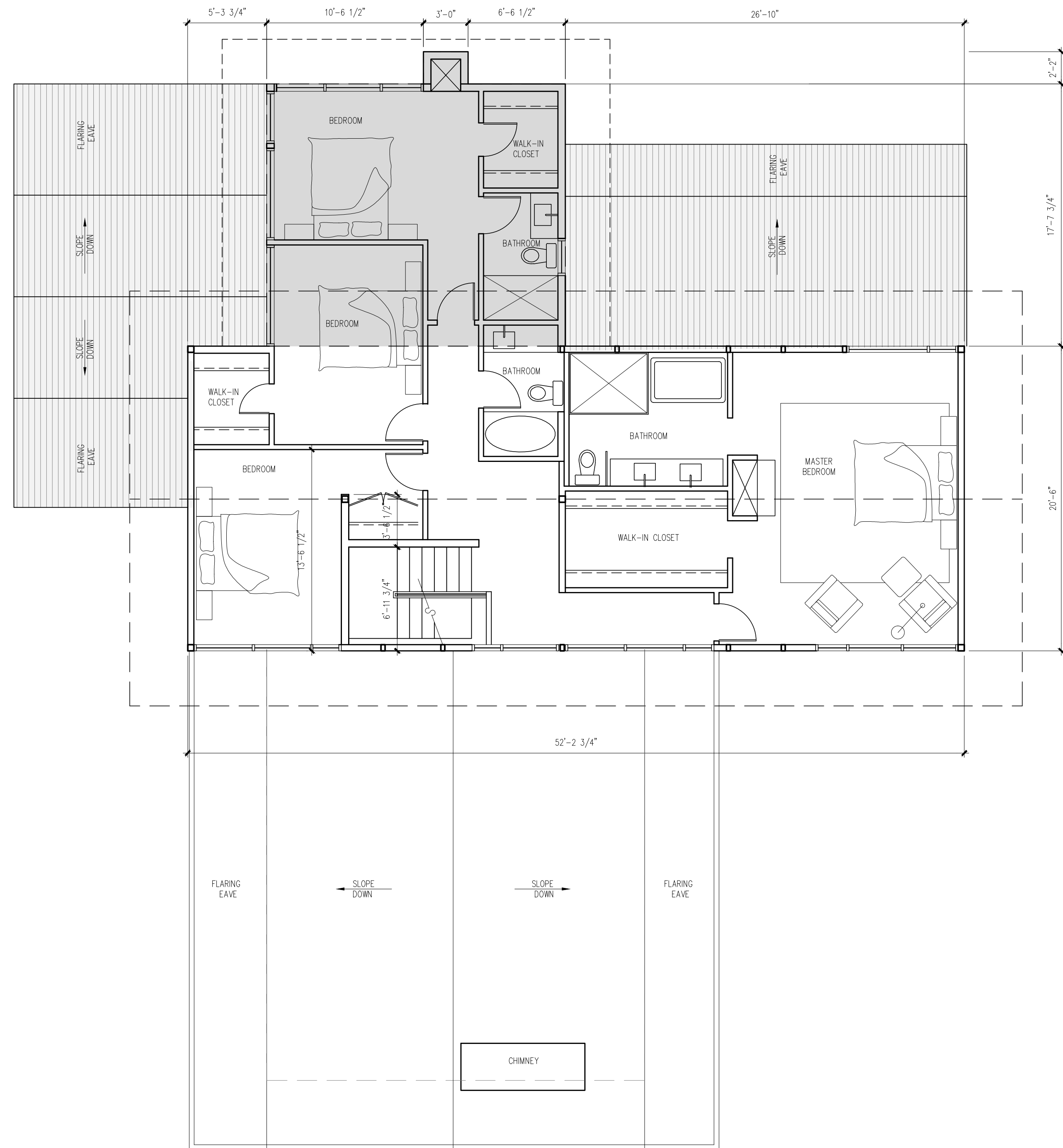
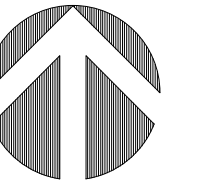
Wensley Architecture Ltd

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Vancouver, BC V6G 2Z4
tel 604.685.3529 fax 604.685.4574
office@wensleyarch.com

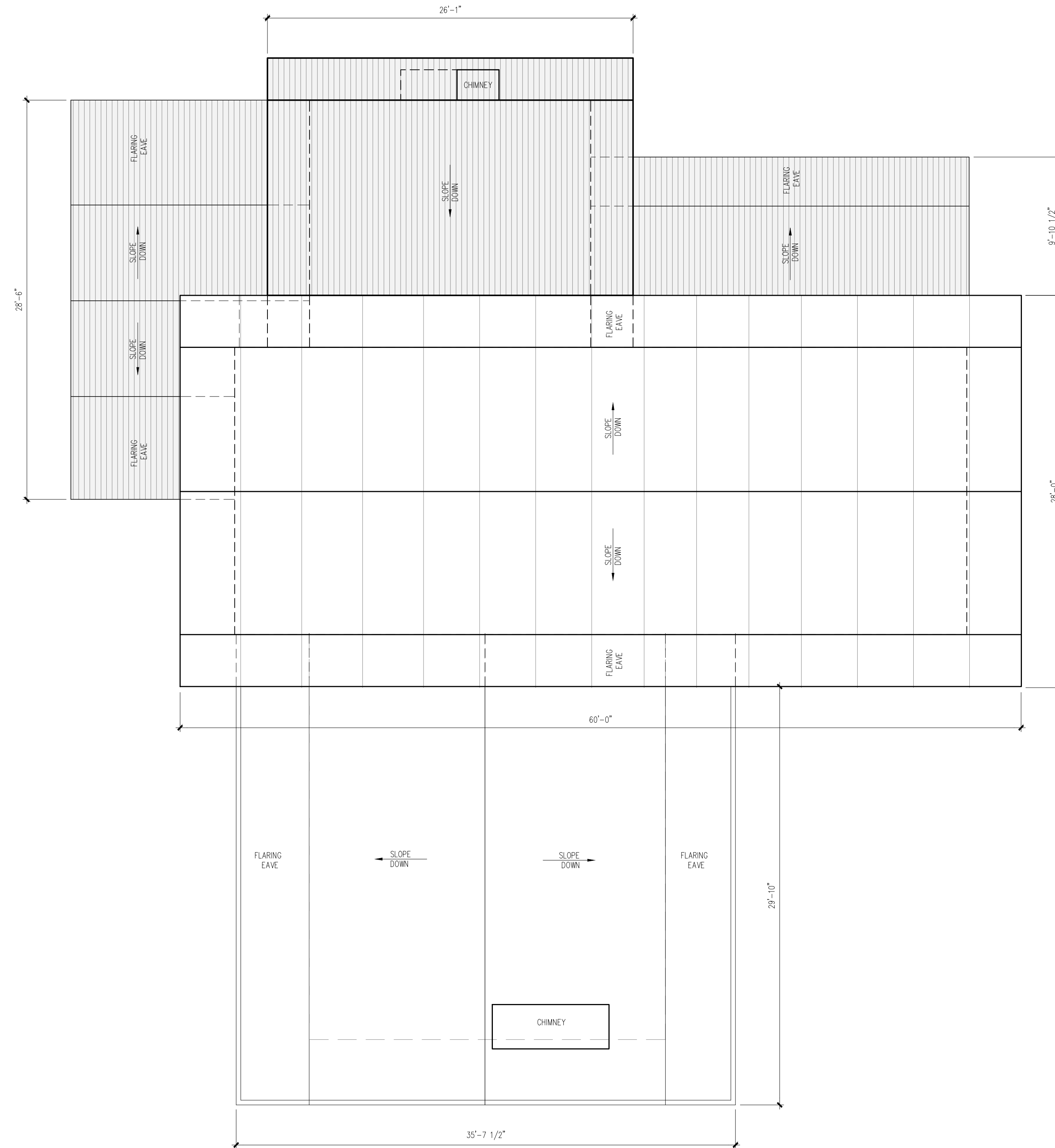
CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
PROPOSED TOBY HOUSE FLOOR PLANS

PROJECT NO:	0909	DRAWN BY:	NJ
SCALE:	3/16" = 1'-0"	REVIEW BY:	DM
DATE:	17JAN11	DRAWING NO.:	A203



1 SECOND FLOOR PLAN
3/16" = 1'-0"



2 ROOF PLAN
3/16" = 1'-0"

LEGEND

	PROPOSED ADDITION
	PROPOSED CANOPIES AND NEW ROOF

NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
2	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
1	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13

SEAL:

PROPOSED TOBY HOUSE ADDITION

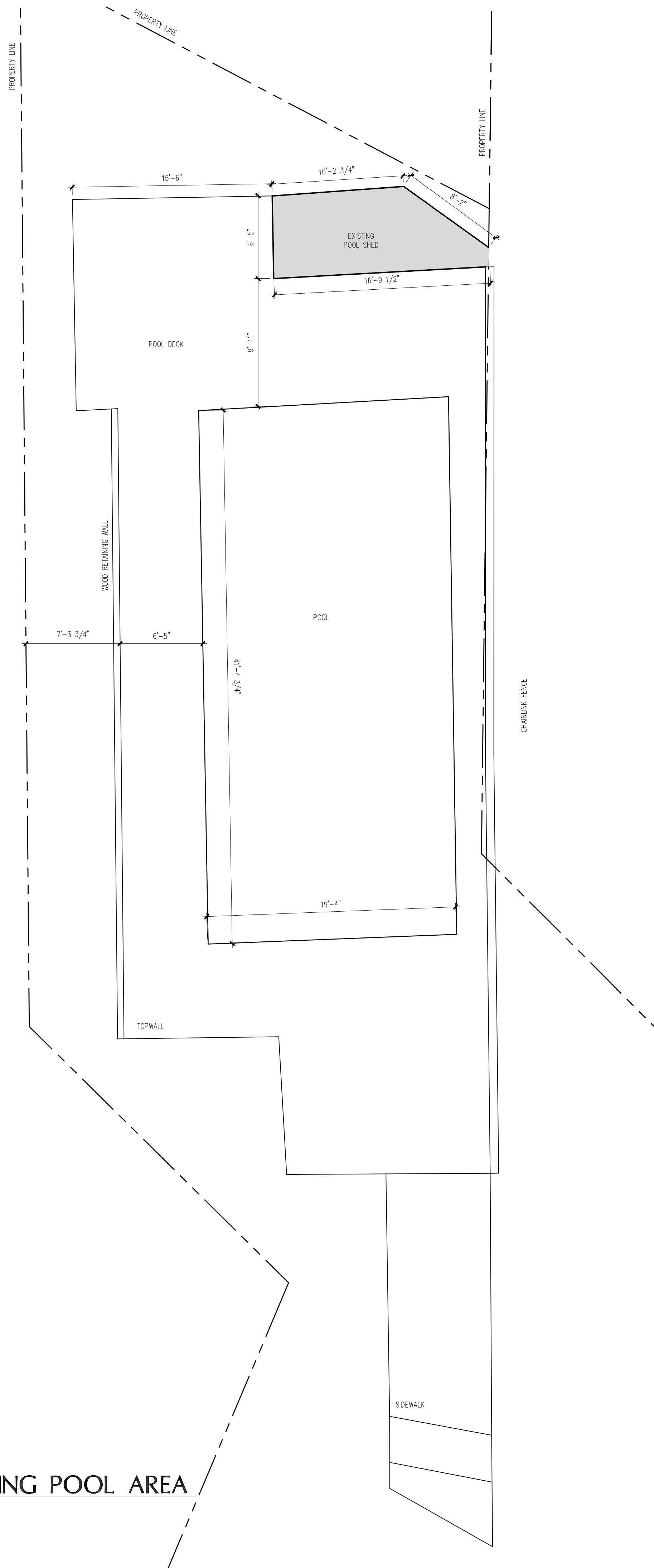
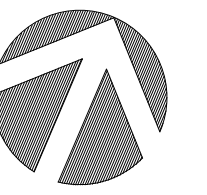
2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



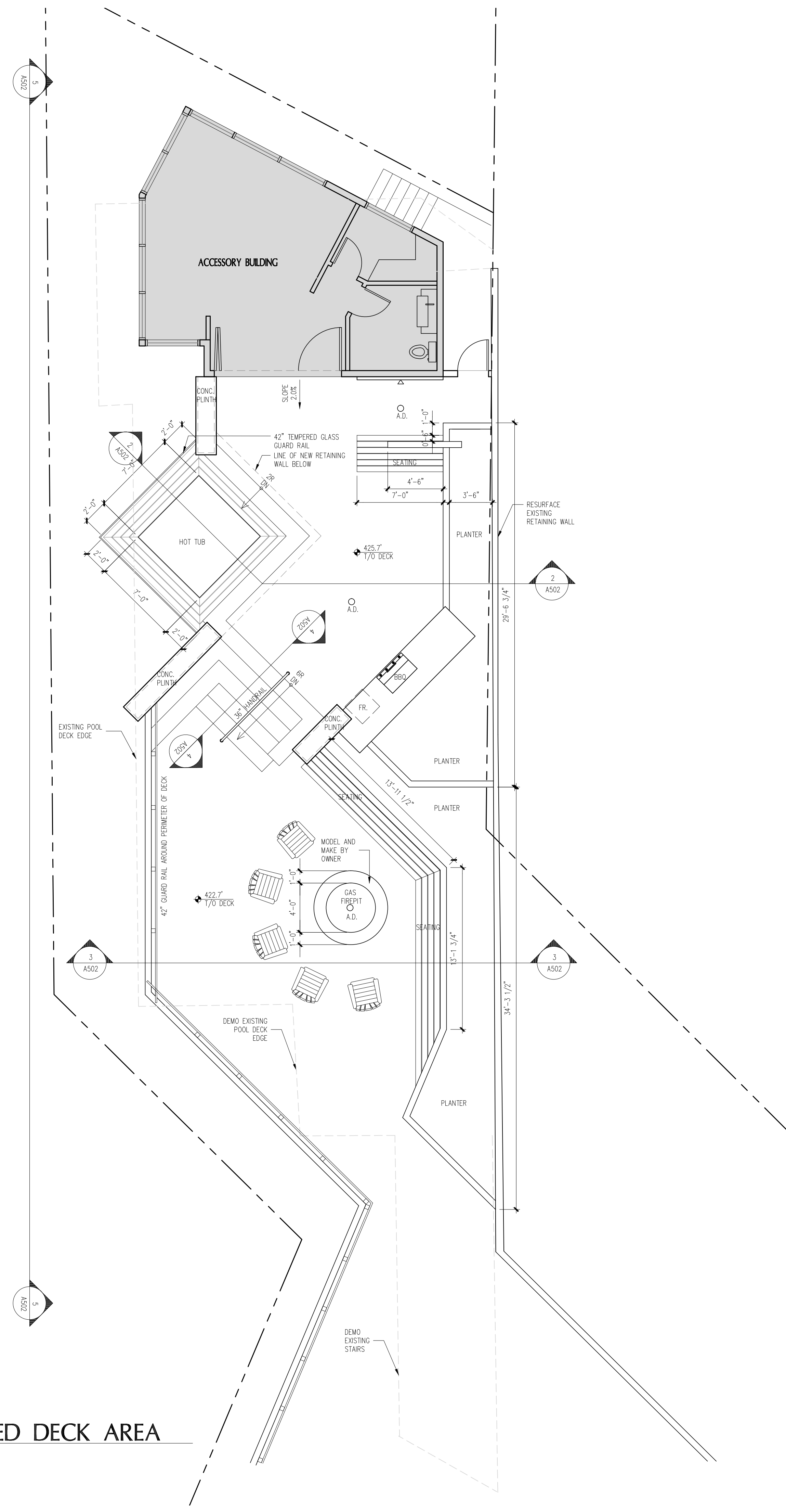
CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
PROPOSED TOBY HOUSE ROOF PLAN

PROJECT NO: 0909	DRAWN BY: NJ
SCALE: 3/16" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A204



1 EXISTING POOL AREA
3/16" = 1'-0"



2 PROPOSED DECK AREA
3/16" = 1'-0"

NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/08/14
2	RE-ISSUED FOR DEVELOPMENT PERMIT	11/03/14
1	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13

SEAL:

PROPOSED TOBY HOUSE ADDITION

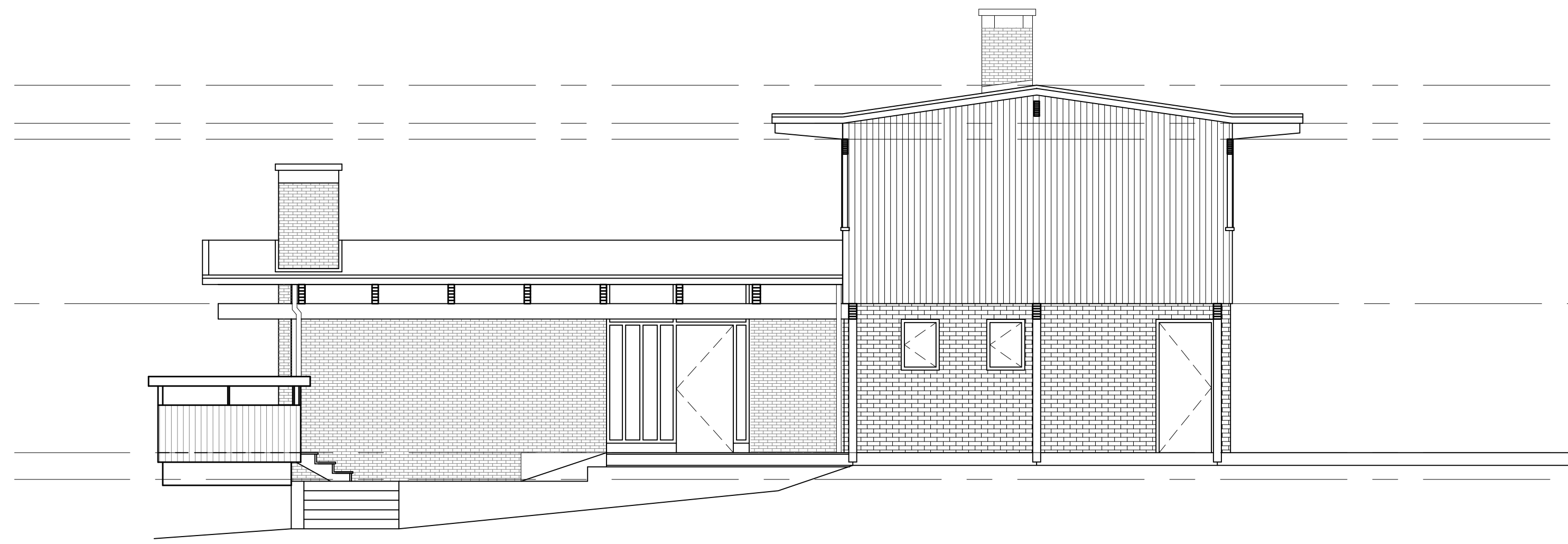
2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



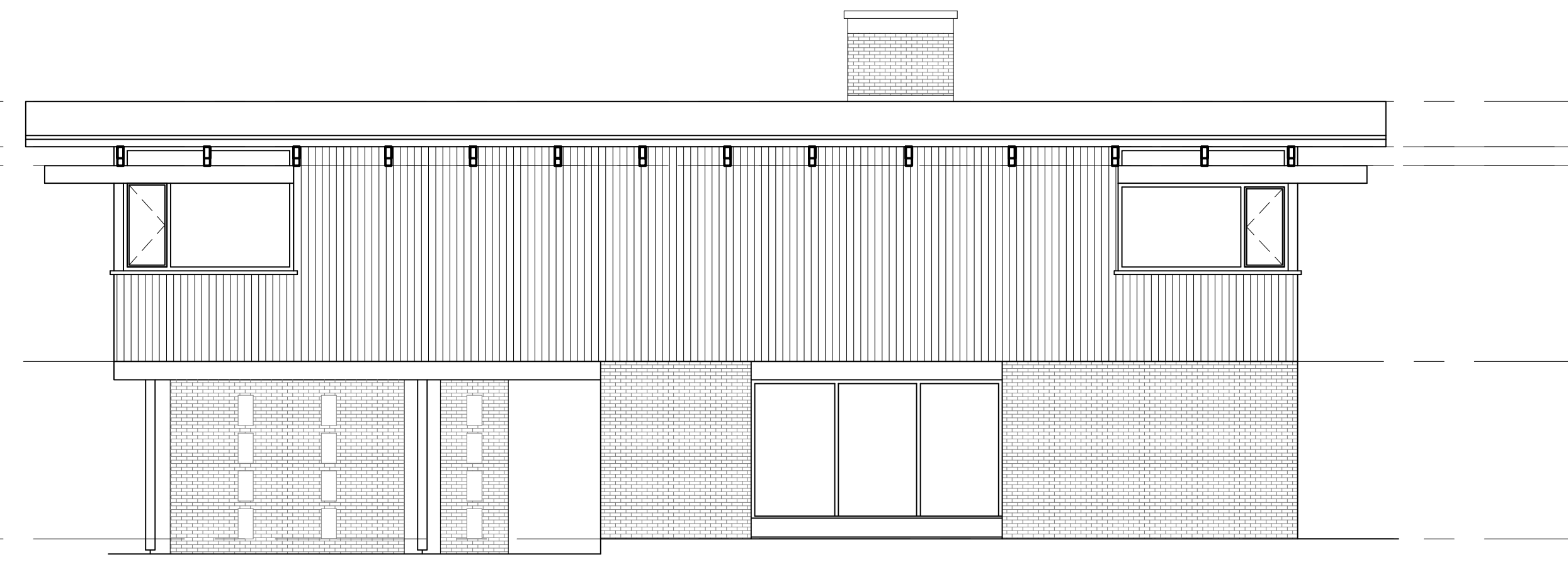
CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
**EXISTING POOL/
PROPOSED DECK**

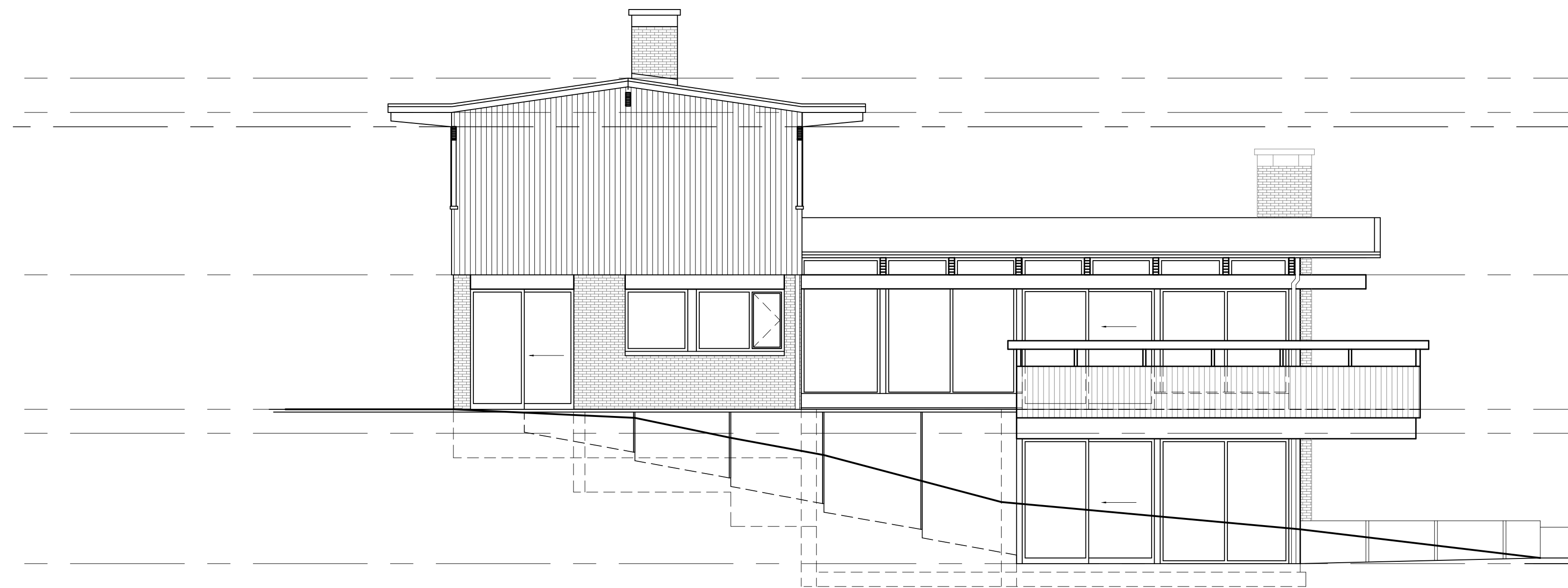
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SCALE: 3/16" = 1'-0" REVIEW BY: DM
DATE: 17JAN11 DRAWING NO: **A207**



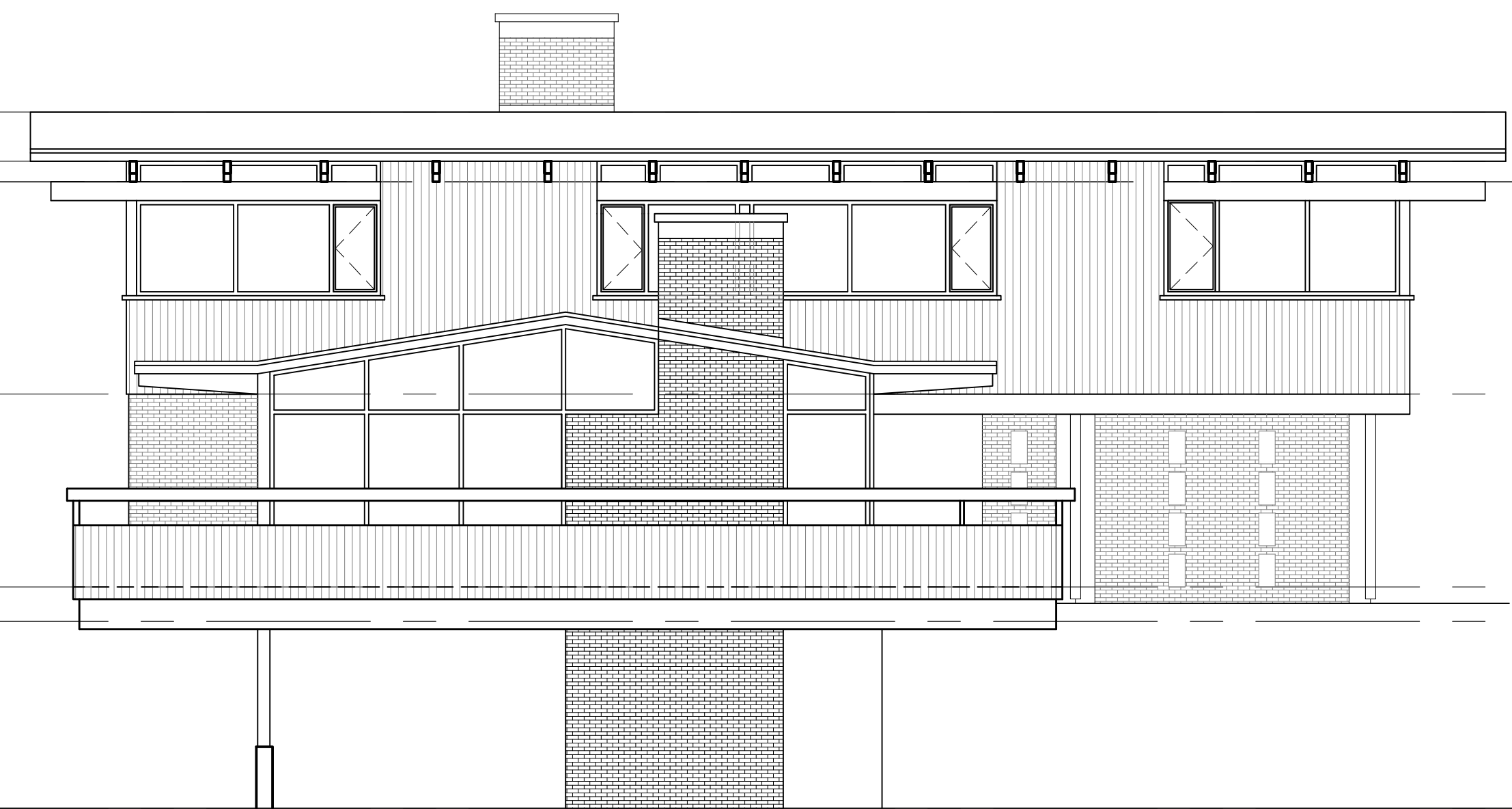
1 EXISTING EAST ELEVATION
3/16" = 1'-0"



2 EXISTING NORTH ELEVATION
3/16" = 1'-0"



3 EXISTING WEST ELEVATION
3/16" = 1'-0"



4 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

PROPOSED
TOBY HOUSE
ADDITION

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.

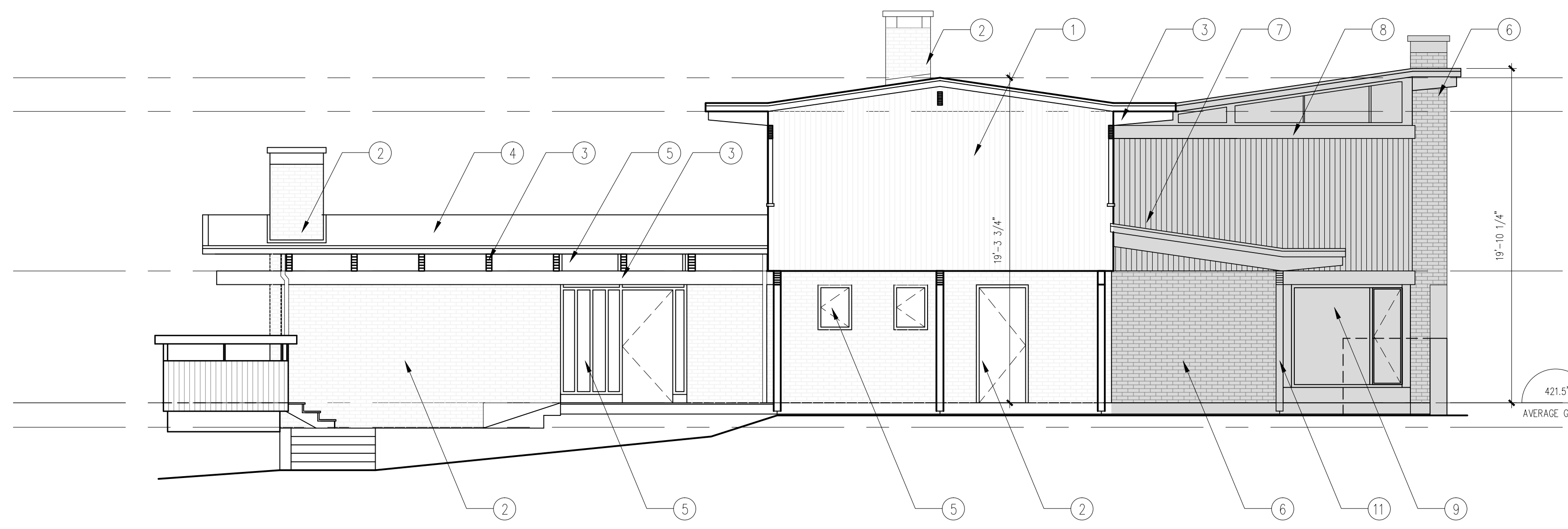


CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

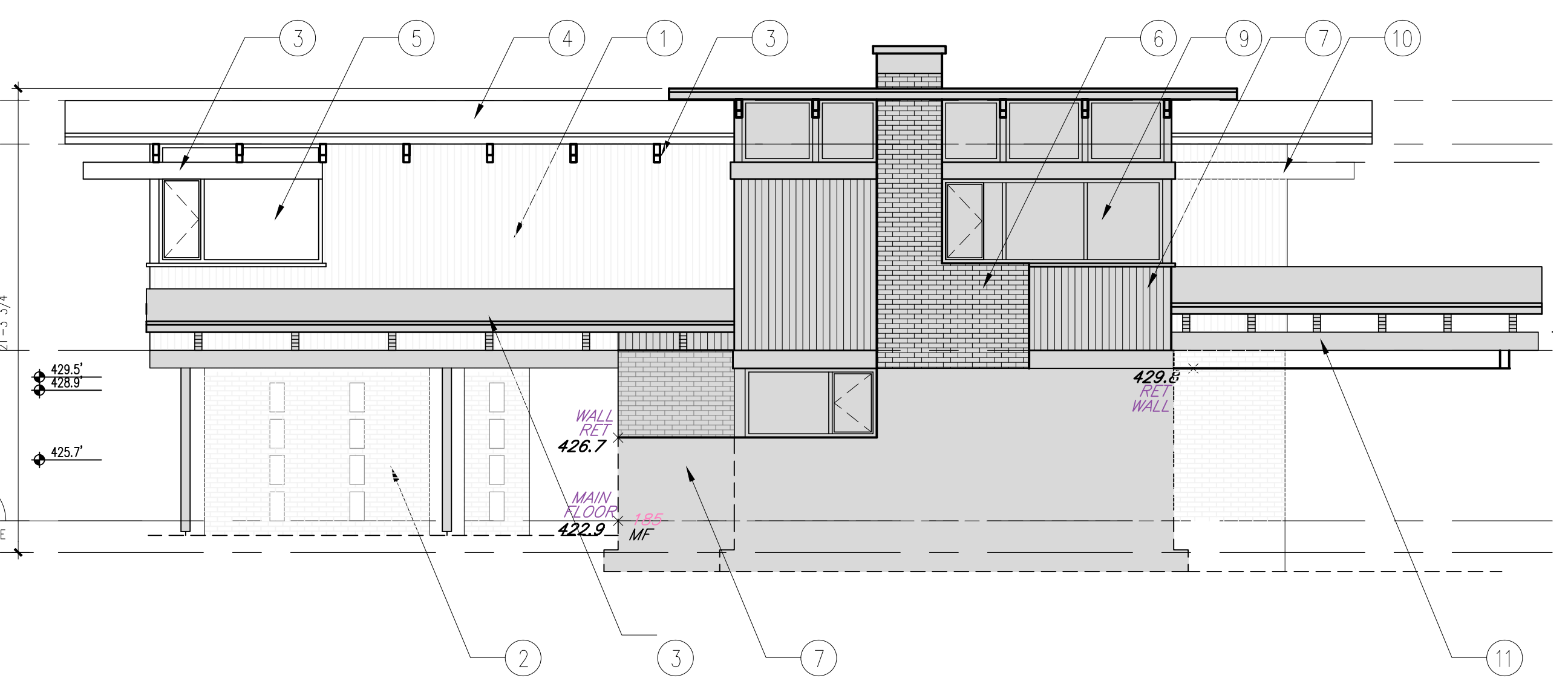
DRAWING TITLE:

EXISTING TOBY
HOUSE ELEVATIONS

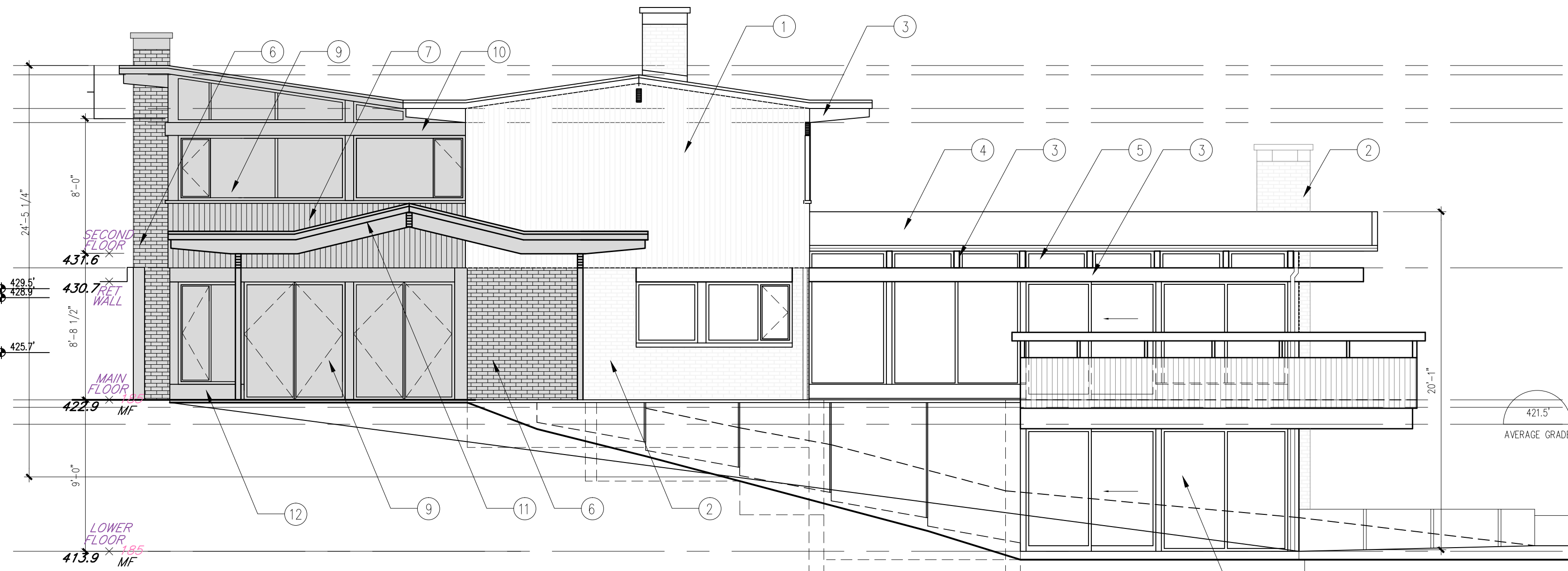
PROJECT NO:	0909	DRAWN BY:	NJ
SCALE:	3/16" = 1'-0"	REVIEW BY:	DM
DATE:	17JAN11	DRAWING NO:	A301



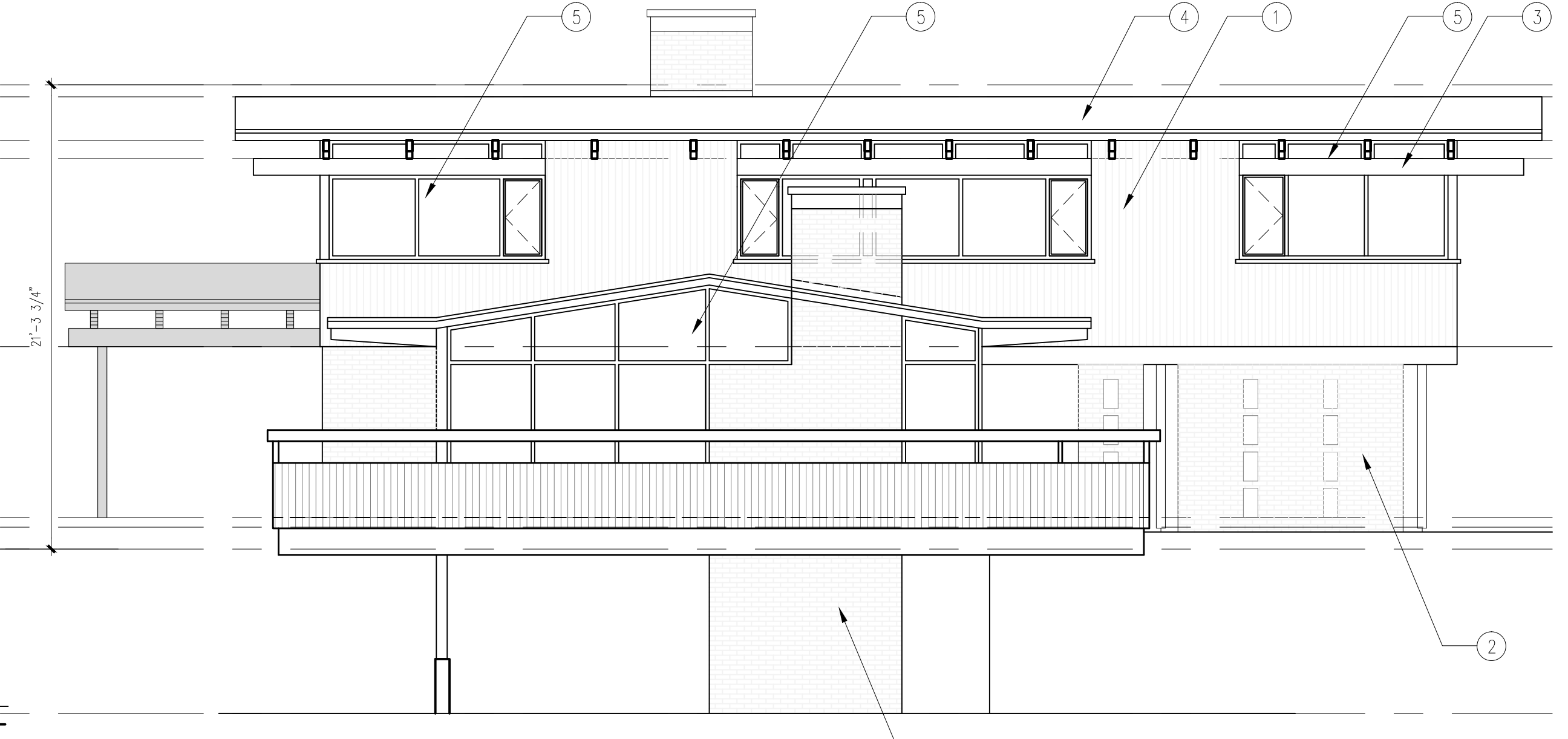
1 PROPOSED EAST ELEVATION
3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



3 PROPOSED WEST ELEVATION
3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

MATERIALS FINISH LEGEND

- PROPOSED NEW CONSTRUCTION
- 1 EXISTING WOOD SIDING
- 2 EXISTING BRICK VENEER
- 3 EXISTING STAINED WOOD BEAM
- 4 EXISTING ASPHALT ROOFING MEMBRANE
- 5 EXISTING GLAZING
- 6 NEW BRICK VENEER (TO MATCH EXISTING) COLOR: (TO MATCH EXISTING)
- 7 NEW 3/8" VERT. V GROVE CEDAR SIDING (TO MATCH EXISTING)
- 8 NEW WOOD TRIM (TO MATCH EXISTING)
- 9 NEW GLAZING W/ POWDER COATED TRIM (TO MATCH EXISTING)
- 10 NEW STAINED WOOD BEAM (TO MATCH EXISTING)
- 11 NEW STAINED WOOD PORTE CORCHERE (TO MATCH EXISTING WOOD TRIM)

NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

PROPOSED TOBY HOUSE ADDITION

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.

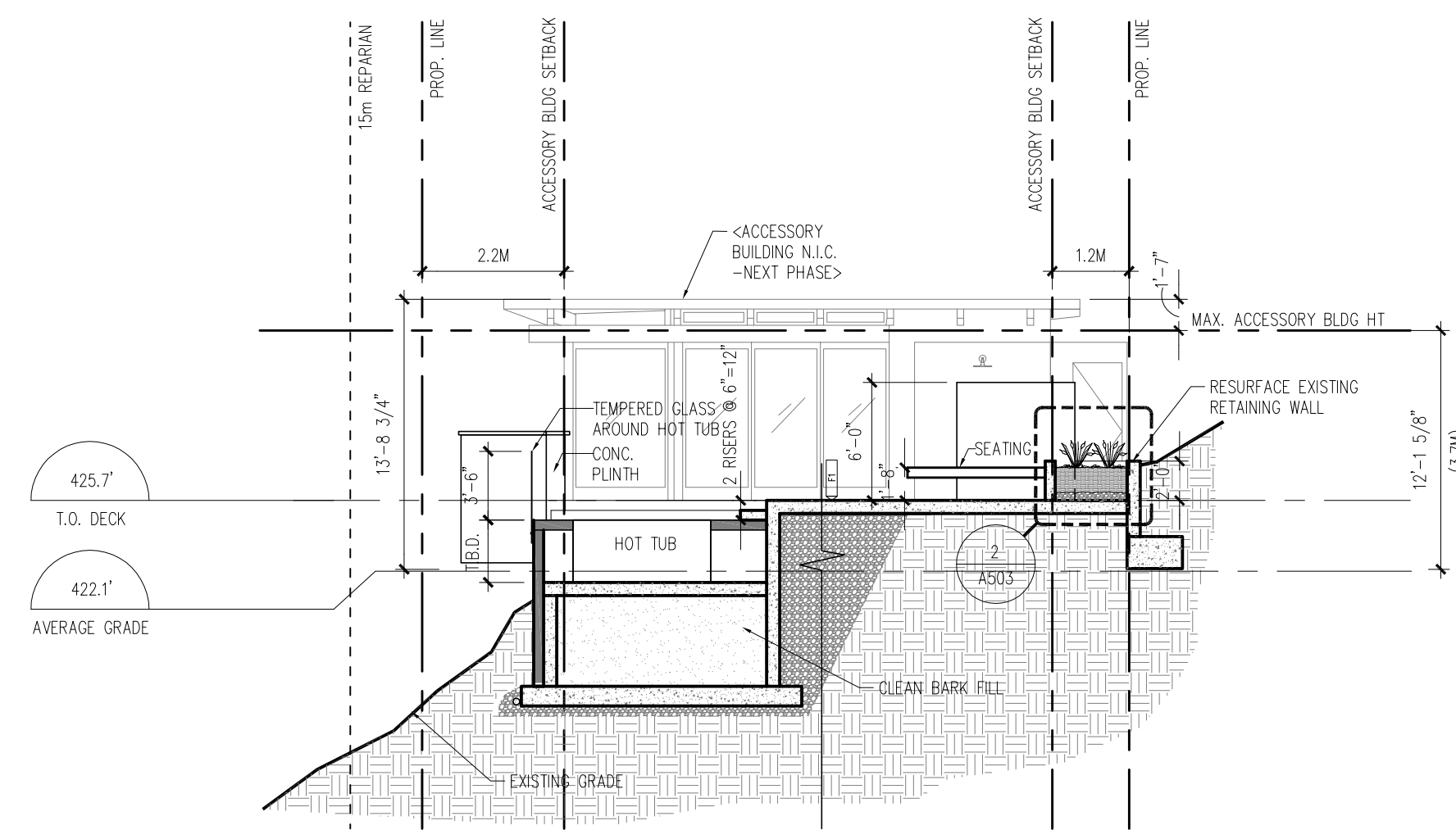
Wensley Architecture Ltd

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Vancouver, BC V6G 2E4
tel 604.685.3529 fax 604.685.4574
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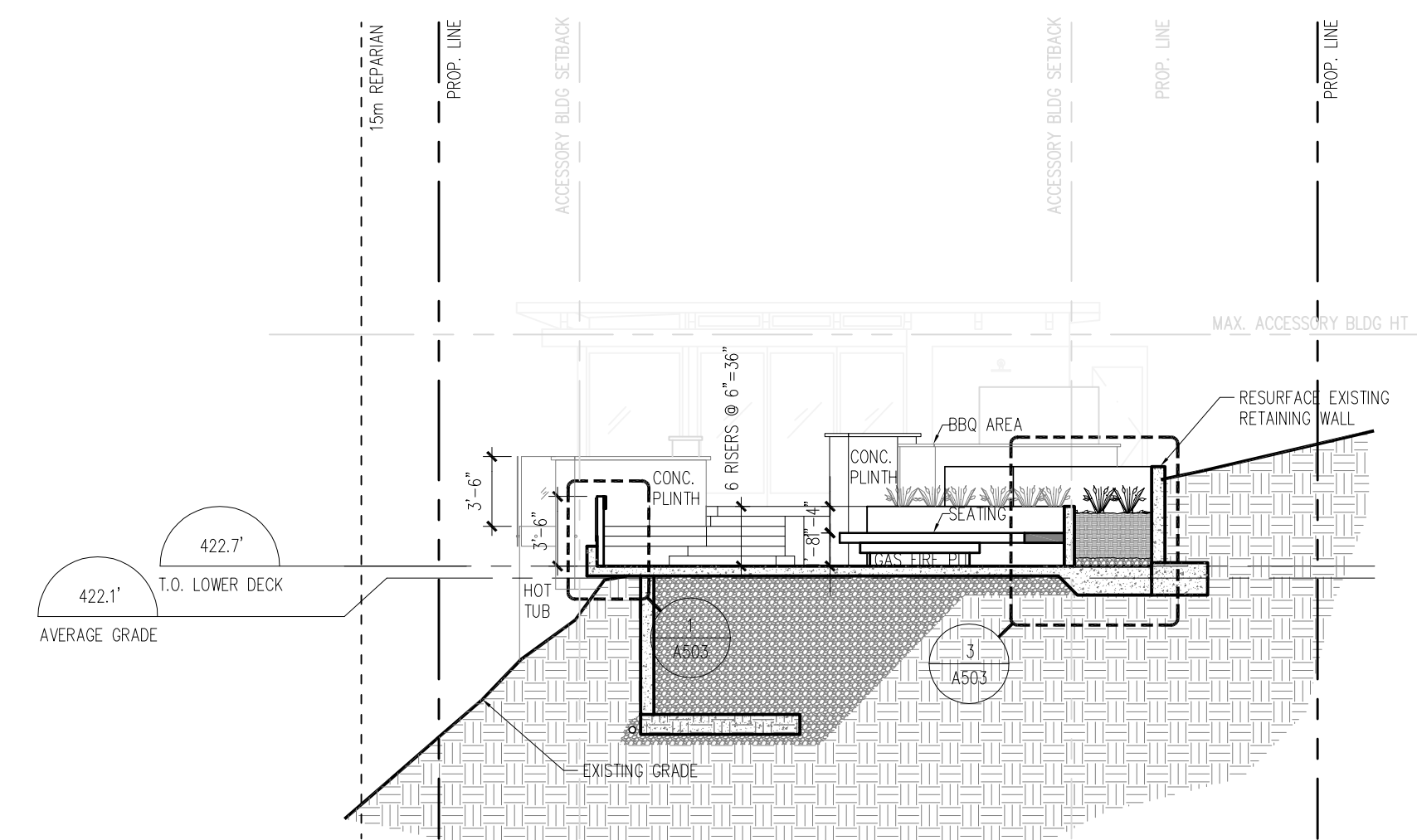
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STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
PROPOSED TOBY HOUSE ELEVATIONS

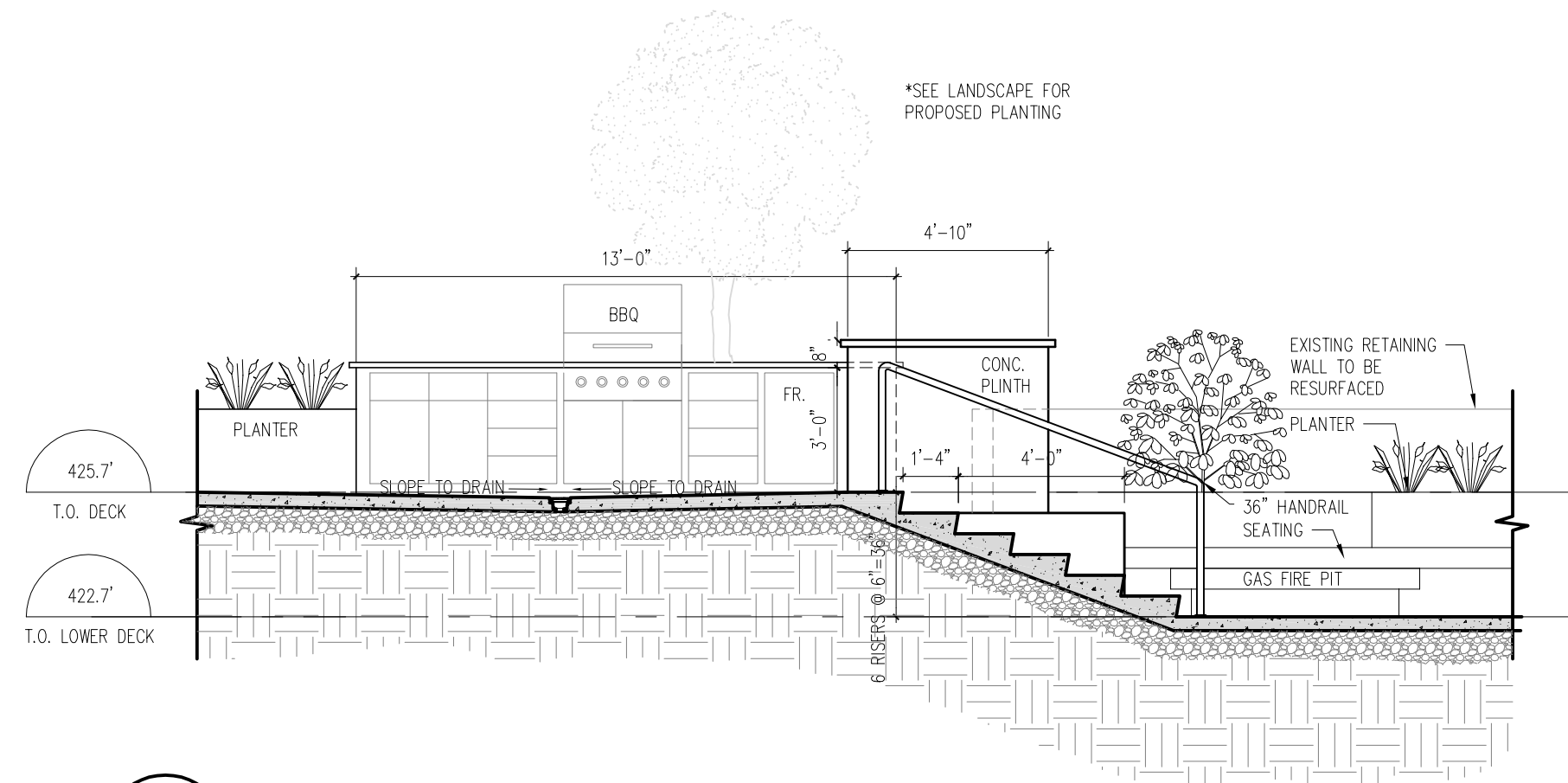
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SCALE: 3/16" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A302



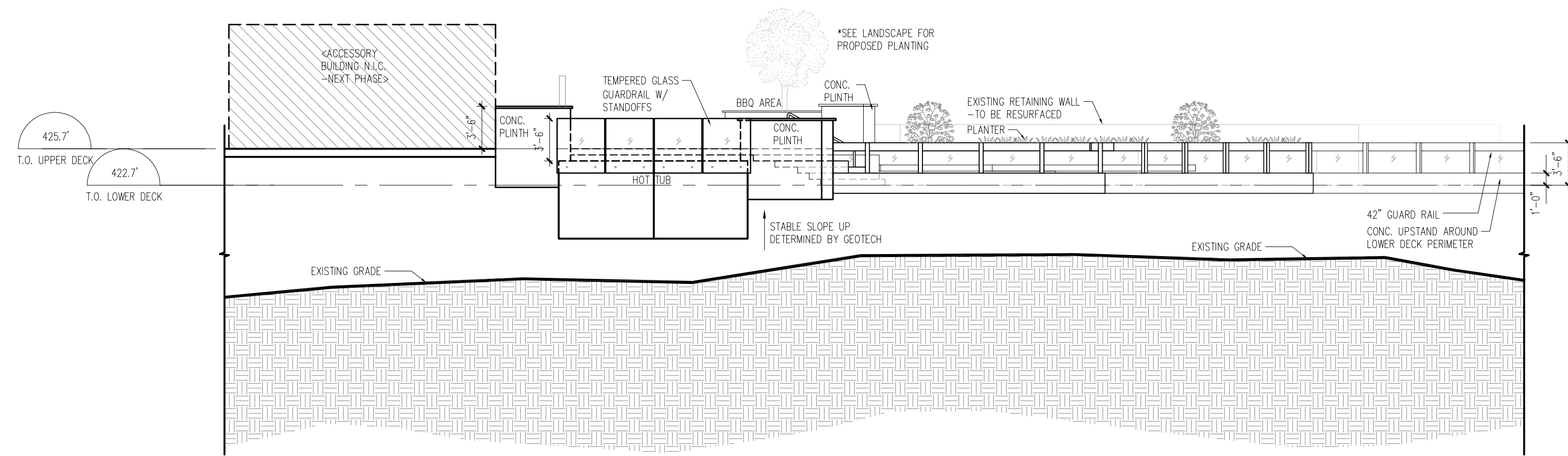
1 DECK SECTION
A102 1/8" = 1'-0"



2 DECK SECTION
A102 1/8" = 1'-0"



3 DECK SECTION
A102 1/4" = 1'-0"



4 SITE SECTION
A102 1/8" = 1'-0"

NO.	REVISION	DATE
6	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
5	RE-ISSUED FOR DEVELOPMENT PERMIT	12/08/14
4	RE-ISSUED FOR DEVELOPMENT PERMIT	11/03/14
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12
		M/D/Y

SEAL:

**PROPOSED
TOBY HOUSE
ADDITION**

**2055 QUEENS AVE.
WEST VANCOUVER,
B.C.**

**Wensley
Architecture Ltd**

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Vancouver, BC V6G 2J4
tel 604.685.3529 fax 604.685.4574
office@wensleyarch.com

CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
DECK SECTIONS

PROJECT NO: 0909	DRAWN BY: NJ
SCALE: 1/8" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A503

PROPOSED NEW “HILL HOUSE”
2055 QUEENS AVE.
WEST VANCOUVER, B.C.



FEBRUARY 11, 2015

PROJECT # 0909



Wensley
Architecture Ltd

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Vancouver, BC V6G 2Z4
tel 604.685.3529 fax 604.685.4574
office@wensleyarch.com

PROPOSED NEW "HILL HOUSE" Project # 0909



UNIT MIX / STATISTICS	(REVISION NO. 3)		February 10, 2015	
LEGAL DESCRIPTION	Lot F District Lot 1091 Plan 11018			
CIVIC ADDRESS	2055 Queens Ave. West Vancouver BC			
EXISTING ZONING	RS3	PROPOSED ZONING	CD	
EXISTING SITE AREA (SF)	37,727			
SITE WIDTH	22.2m	<24.4m min	(measured at front setback line)	VARIANCE REQUIRED
PROPOSED HILL HOUSE SITE AREA (SF)	20,791 (1,932 m ²) >(min 1,115 m ²)			
SITE WIDTH	42.0m >24.4m min (measured at front setback line)			
SITE DEPTH	less than <4x Site Width (max 168m)			
MAX. ALLOWABLE F.S.R	BYLAW	PROPOSED	UNUSED	FSR
HILL HOUSE	35%	24%	11%	4,894sf / 20,791 = 0.24 FSR
MAX. ALLOWABLE SITE COVERAGE	BYLAW	PROPOSED	UNUSED	
HILL HOUSE	30%	11%	19%	
MAX. BUILDING HEIGHT	BYLAW	PROPOSED		
HILL HOUSE	25' (2 STOREY+BSMT)	0.0	2 STOREYS + BSMT	AVERAGE GRADE - 402.5'
BUILDING HEIGHT	HILL HOUSE			
Storeys	2			
Average Grade (ft)	0.0			
Building Height Above Avg. Grade (ft)	17.5'			
Elevation at roof peak (ft)	420'			
Elevation of Bsmt ft)	390'			
Elevation of Main floor (ft)	400'			
Elevation of 2nd floor (ft)	410'			
SET BACKS	BYLAW			
HILL HOUSE	SIDE SETBACK #1	Max 3m or 10% lot width (4.2m)	88.75' (27.1m)	
	SIDE SETBACK #2	Max 3m or 10% lot width (4.2m)	N/A	
	SIDE SETBACK #3	Max 3m or 10% lot width (4.2m)	6.83' (2.1m)	VARIANCE REQUIRED (house encroaching)
	SIDE SETBACK #4	Max 3m or 10% lot width (4.2m)	3.83' (1.2m)	VARIANCE REQUIRED (house encroaching)
	SIDE SETBACK #5	Max 3m or 10% lot width (4.2m)	0.66' (0.2m)	VARIANCE REQUIRED (house encroaching)
	FRONT (SOUTH)	29.86' (9.1m)	32.13' (9.8m)	
	REAR (NORTH)	29.86' (9.1m)	79.33' (24.2m)	
BUILDING AREA	EXISTING (sq. ft.)	PROPOSED (sq. ft.)	COMBINED (sq. ft.)	
HILL HOUSE		4,894	4,894	
BUILDING FOOTPRINT	EXISTING (sq. ft.)	PROPOSED (sq. ft.)	COMBINED (sq. ft.)	
HILL HOUSE (SF)		2,228	2,228	
PARKING	BYLAW	EXISTING	PROPOSED	TOTAL
HILL HOUSE	Min. 1		2	2

CONTACT LIST	
CLIENT	
VLAHOS HOLDINGS LTD. 701 Patricia Street, Jasper, AB T0E 1E0	Tel: 780-852-3617 Cell: 780-883-0667
CONTACT: Gus Vlahos	Email:
ARCHITECTS	
WENSLEY ARCHITECTURE LTD. 301-1444 Alberni Street, Vancouver, BC V6G 2Z4	
Tel: 604-685-3529 Fax: 604-685-4574	
CONTACT: David McGrath	Email: dmcgrath@wensleyarch.com
WENSLEY ARCHITECTURE LTD. (Victoria) # 108, 2800 Bryn Maur Road, Victoria, BC V9B 3T4	
Tel: 250-391-4933 Fax: 250-391-4964	
CONTACT: Doug Wong Neil Jacobson	Email: dwong-victoria@wensleyarch.com Email: njacobson-victoria@wensleyarch.com
STRUCTURAL	
LONDON MAH & ASSOCIATES LTD. 103-1847 West Broadway, Vancouver, BC V6J 1Y6	
Tel: 604-739-8544 Fax: 604-739-1468	
CONTACT: Jim Mah	Email: londonmah@telus.net
LANDSCAPE	
DURANTE KREUK LANDSCAPE ARCHITECTS 102-1637 W 5th Avenue, Vancouver, BC V6J 1N5	
Tel: 604-684-4611 Cell: 604-880-7229	
CONTACT: Jennifer Stamp	Email: jennifer@dkl.bc.ca
GEOTECHNICAL	
PUAR ENGINEERING CONSULTANTS INC. 200-100 Park Royal S, West Vancouver, BC V7T 1A2	
Tel: 604-913-7827 Cell: 604-802-8229	
CONTACT: Surinder Puar	Email: surinder@puar.ca
SURVEY	
CHAPMAN LAND SURVEYING LTD. 107-100 Park Royal South, West Vancouver, BC V7T 1A2	
Tel: 604-926-7311 Fax: 604-926-6923	
CONTACT:	Email: sandy@chapmansurvey.com
ENVIRONMENTAL	
SARTORI ENVIRONMENTAL SERVICES 106-185 Forester Street, North Vancouver, BC V7H 0A6	
Tel: 604-987-5588 Cell: 604-220-0199	
CONTACT: Alex Sartori	Email: alex@sartorienv.com
MUNICIPAL	
DISTRICT OF WEST VANCOUVER 750-17th Street, West Vancouver, BC V7V 3T3	
Tel: 604-925-7056 Fax: 604-925-6083	
CONTACT: Stephen Mikicich	Email: smikicich@westvancouver.ca

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4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	REISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12
NO.	REVISION	M/D/Y

SEAL:

**PROPOSED
NEW "HILL
HOUSE"**

**2055 QUEENS AVE.
WEST VANCOUVER,
B.C.**



CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:

PROJECT DATA

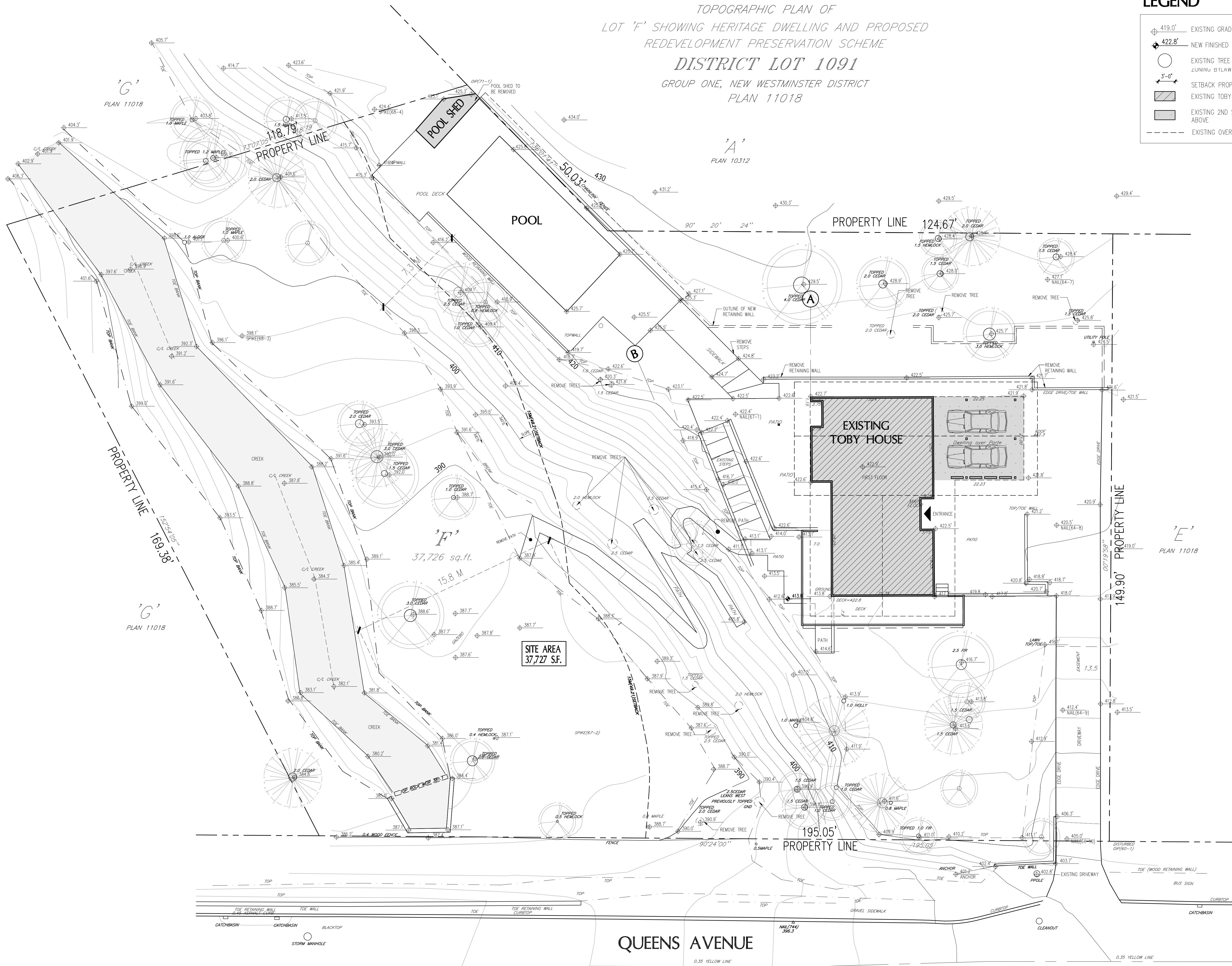
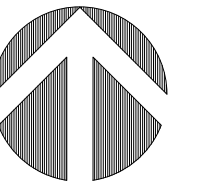
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SCALE:		REVIEW BY:	DM
DATE:	17/JAN/11	DRAWING NO:	A001

TOPOGRAPHIC PLAN OF
 LOT 'F' SHOWING HERITAGE DWELLING AND PROPOSED
 REDEVELOPMENT PRESERVATION SCHEME
DISTRICT LOT 1091
 GROUP ONE, NEW WESTMINSTER DISTRICT
 PLAN 11018

LEGEND

	EXISTING GRADE
	NEW FINISHED GRADE
	EXISTING TREE DUNING D1/LAW K5.5
	SETBACK PROPOSED
	EXISTING TOBY HOUSE
	EXISTING 2ND STOREY ABOVE
	EXISTING OVERHANGS

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4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12
NO.	REVISION	M/D/Y

SEAL:

**PROPOSED
 NEW "HILL
 HOUSE"**

2055 QUEENS AVE.
 WEST VANCOUVER,
 B.C.



CONSULTANTS
 STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:
 LANDSCAPE:

DRAWING TITLE:
**EXISTING
 SITE PLAN**

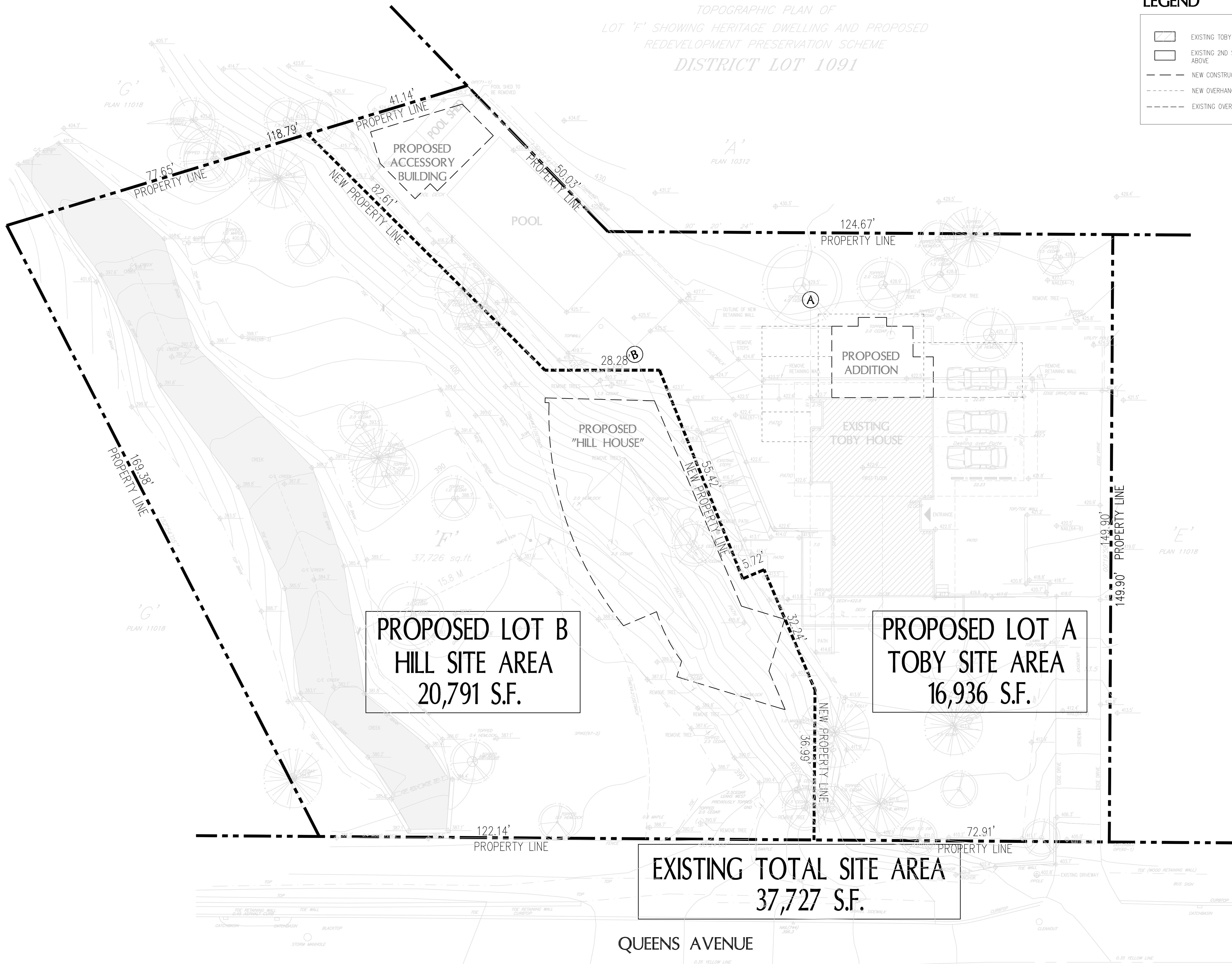
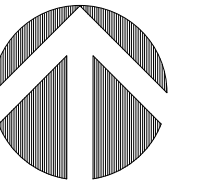
PROJECT NO:	0909	DRAWN BY:	NJ
SCALE:	3/32" = 1'-0"	REVIEW BY:	DM
DATE:	17/JAN/11	DRAWING NO:	A101

TOPOGRAPHIC PLAN OF
 LOT 'F' SHOWING HERITAGE DWELLING AND PROPOSED
 REDEVELOPMENT PRESERVATION SCHEME
 DISTRICT LOT 1091

LEGEND

	EXISTING TOBY HOUSE
	EXISTING 2ND STOREY ABOVE
	NEW CONSTRUCTION
	NEW OVERHANGS
	EXISTING OVERHANGS

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NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

PROPOSED TOBY HOUSE ADDITION AND NEW HILL HOUSE

2055 QUEENS AVE.
 WEST VANCOUVER,
 B.C.



CONSULTANTS
 STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:
 LANDSCAPE:

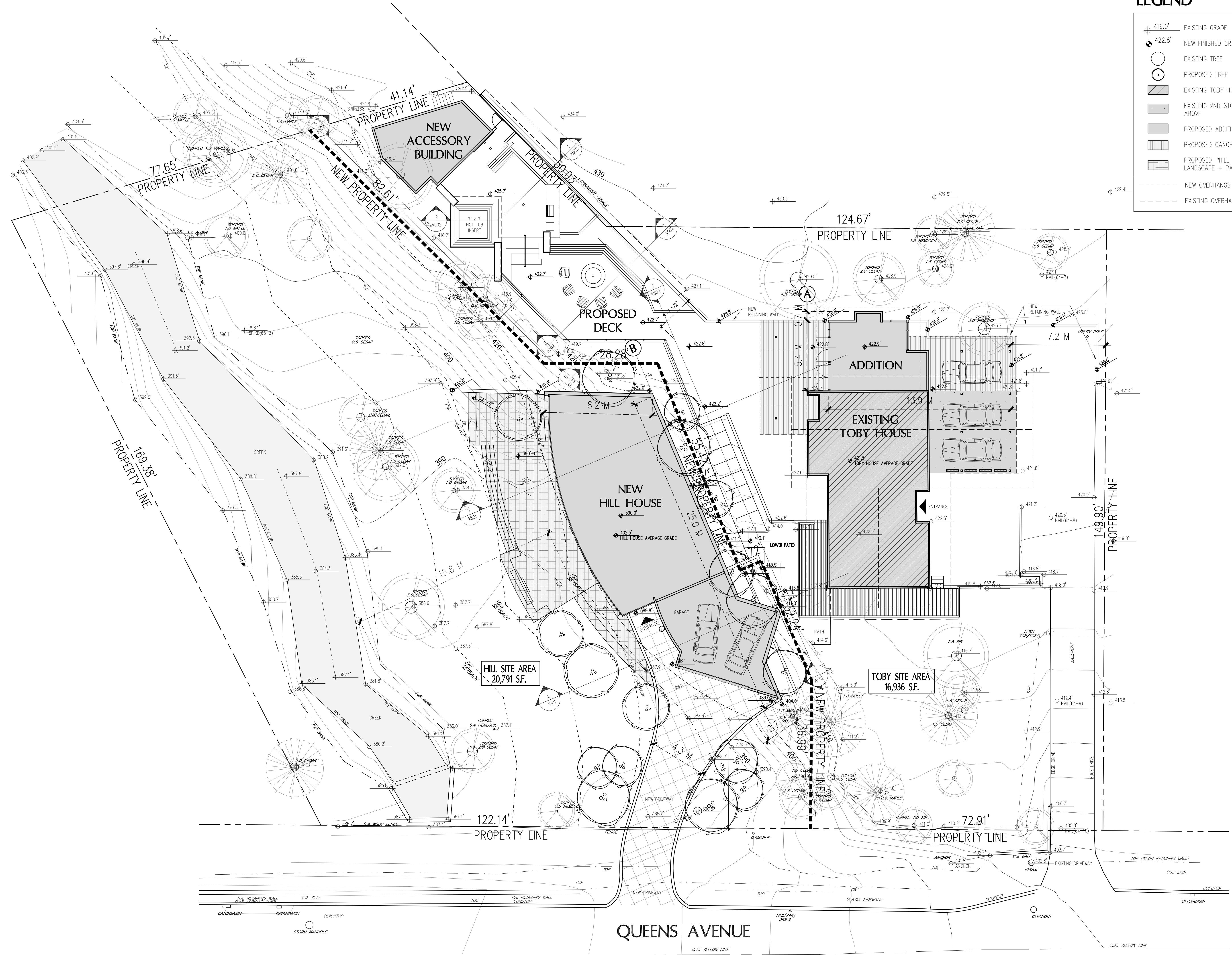
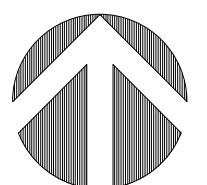
DRAWING TITLE:
PROPOSED SUBDIVISION

PROJECT NO: 0909	DRAWN BY: NJ
SCALE: 3/32" = 1'-0"	REVIEW BY: DM
DATE: 17JAN11	DRAWING NO: A101A

LEGEND

- ⊕ 419.0' EXISTING GRADE
- ⬇ 422.8' NEW FINISHED GRADE
- EXISTING TREE
- ⊙ PROPOSED TREE
- ▨ EXISTING TOBY HOUSE
- ▩ EXISTING 2ND STOREY ABOVE
- ▧ PROPOSED ADDITION
- ▨ PROPOSED CANOPIES
- ▨ PROPOSED "HILL HOUSE" LANDSCAPE + PATIO
- - - - NEW OVERHANGS
- - - - EXISTING OVERHANGS

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NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

**PROPOSED
NEW "HILL
HOUSE"**

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.

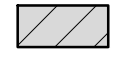
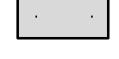


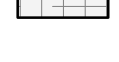
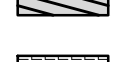

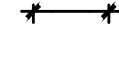
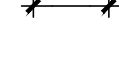


CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

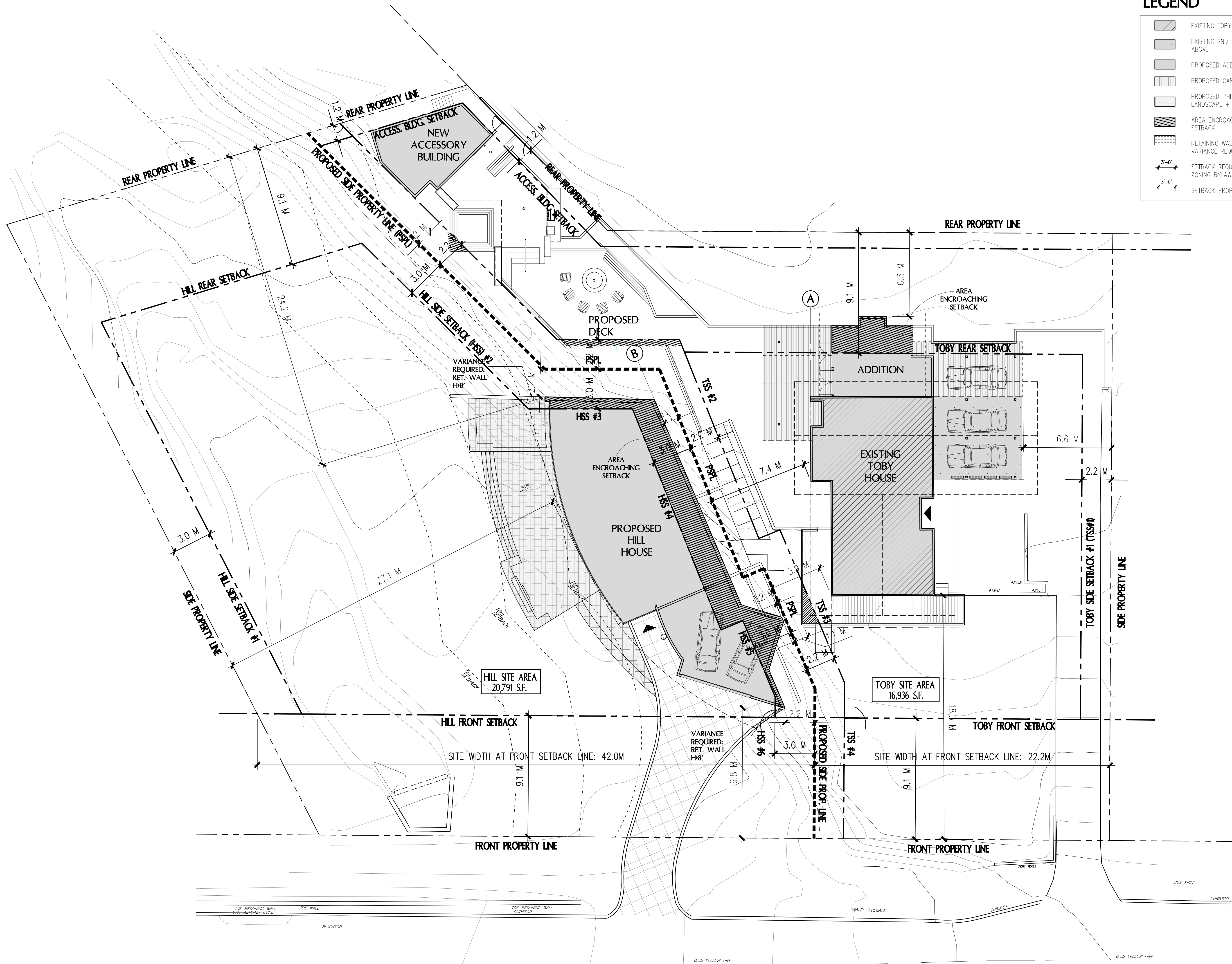
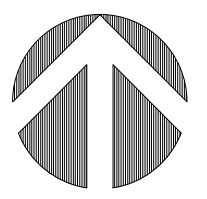
**PROPOSED
SITE PLAN**

PROJECT NO: 0909 DRAWN BY: NJ
SCALE: 3/32" = 1'-0" REVIEW BY: DM
DATE: 17/JAN/11 DRAWING NO: **A102**

LEGEND

-  EXISTING TOBY HOUSE
-  EXISTING 2ND STOREY ABOVE
-  PROPOSED CANOPIES
-  PROPOSED CANOPIES
-  PROPOSED "HILL HOUSE" LANDSCAPE + PATIO
-  AREA ENCRANCHING INTO SETBACK
-  RETAINING WALL VARIANCE REQUIRED
-  SETBACK REQUIRED BY ZONING BYLAW RS3
-  SETBACK PROPOSED

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NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

**PROPOSED
NEW "HILL
HOUSE"**

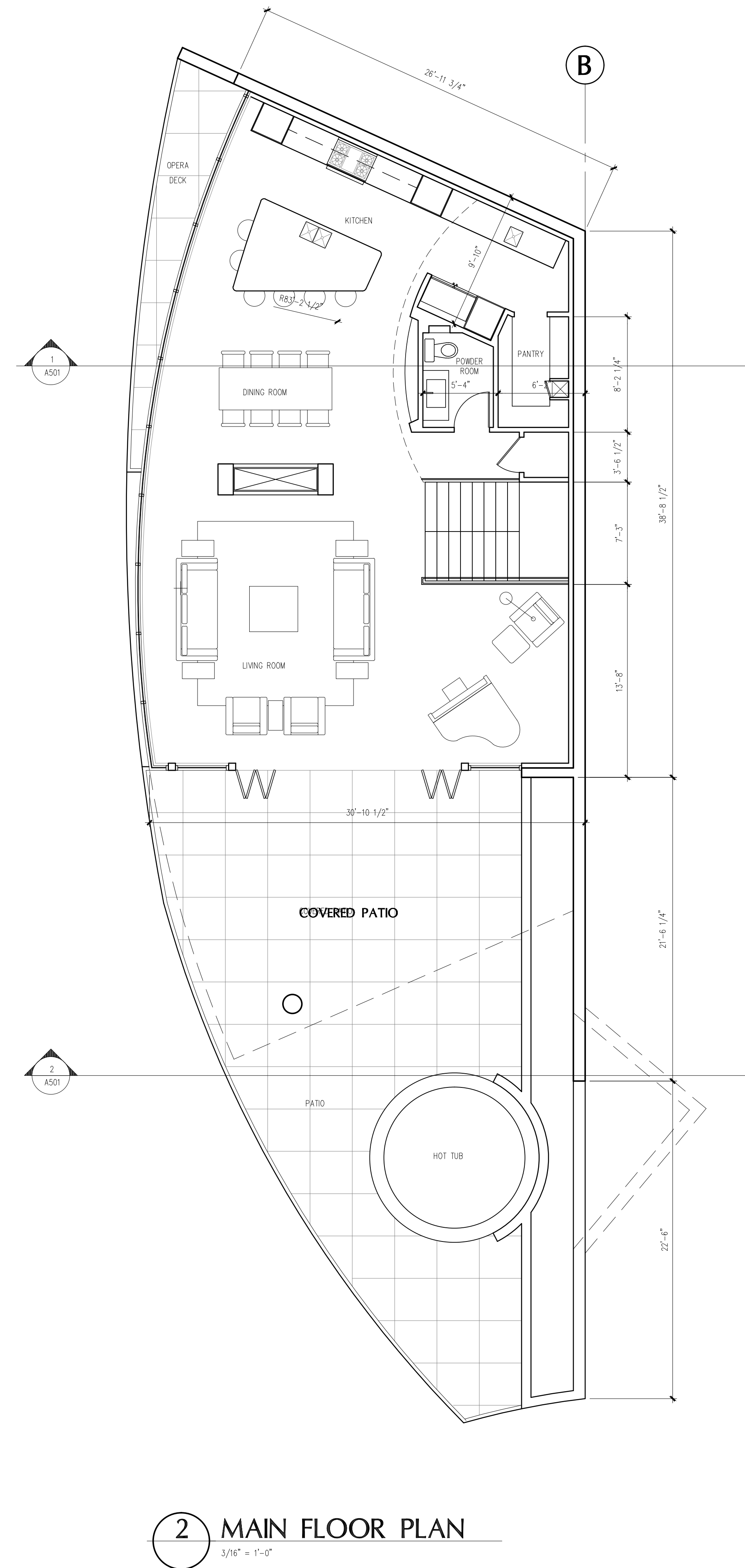
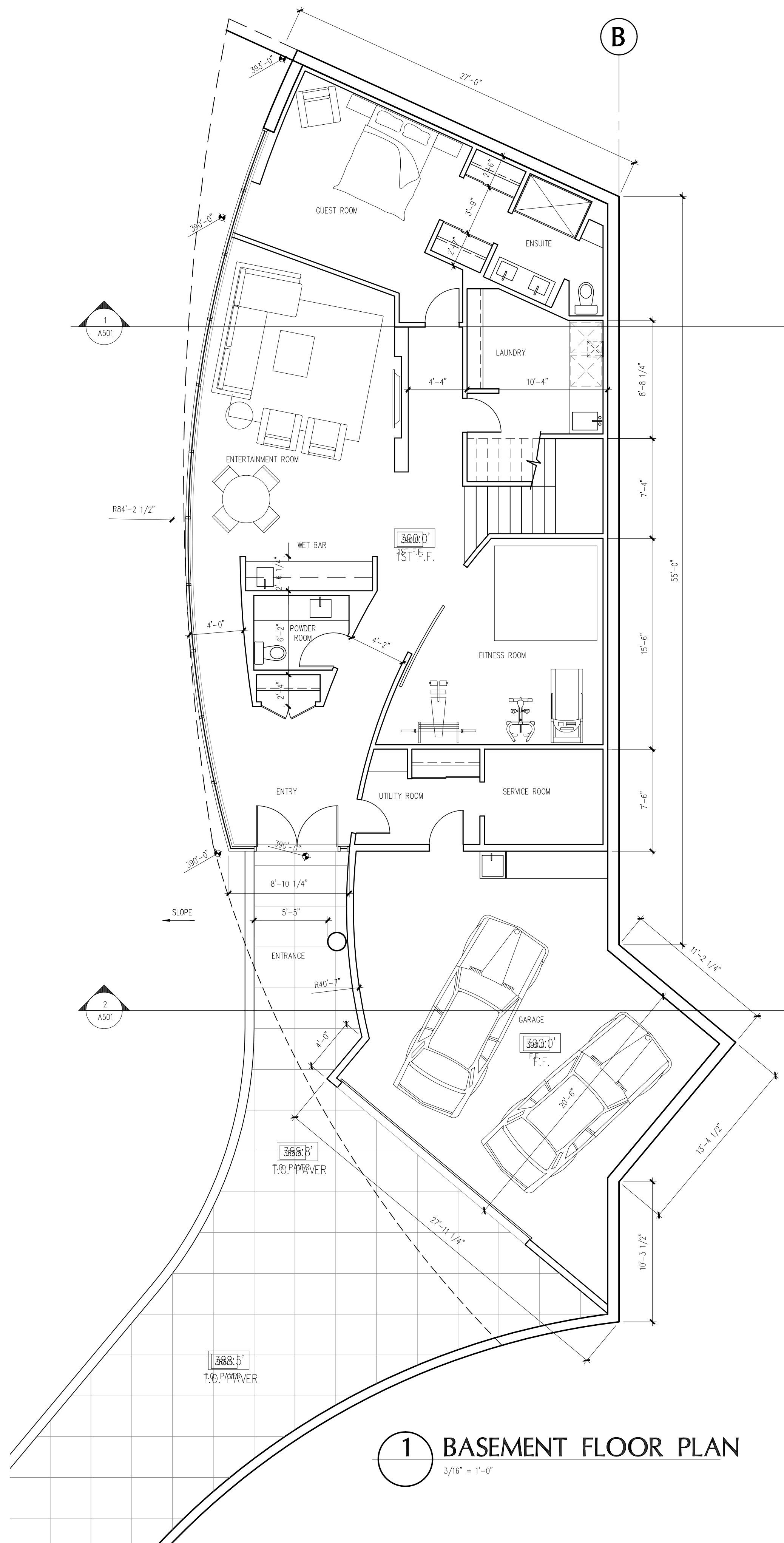
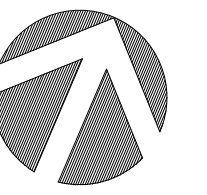
2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
**PROPOSED
SETBACKS**

PROJECT NO:	0909	DRAWN BY:	NJ
SCALE:	3/32" = 1'-0"	REVIEW BY:	DM
DATE:	17JAN11	DRAWING NO:	A103



NO.	REVISION	M/D/Y
4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	RE-ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12

SEAL:

**PROPOSED
NEW "HILL
HOUSE"**

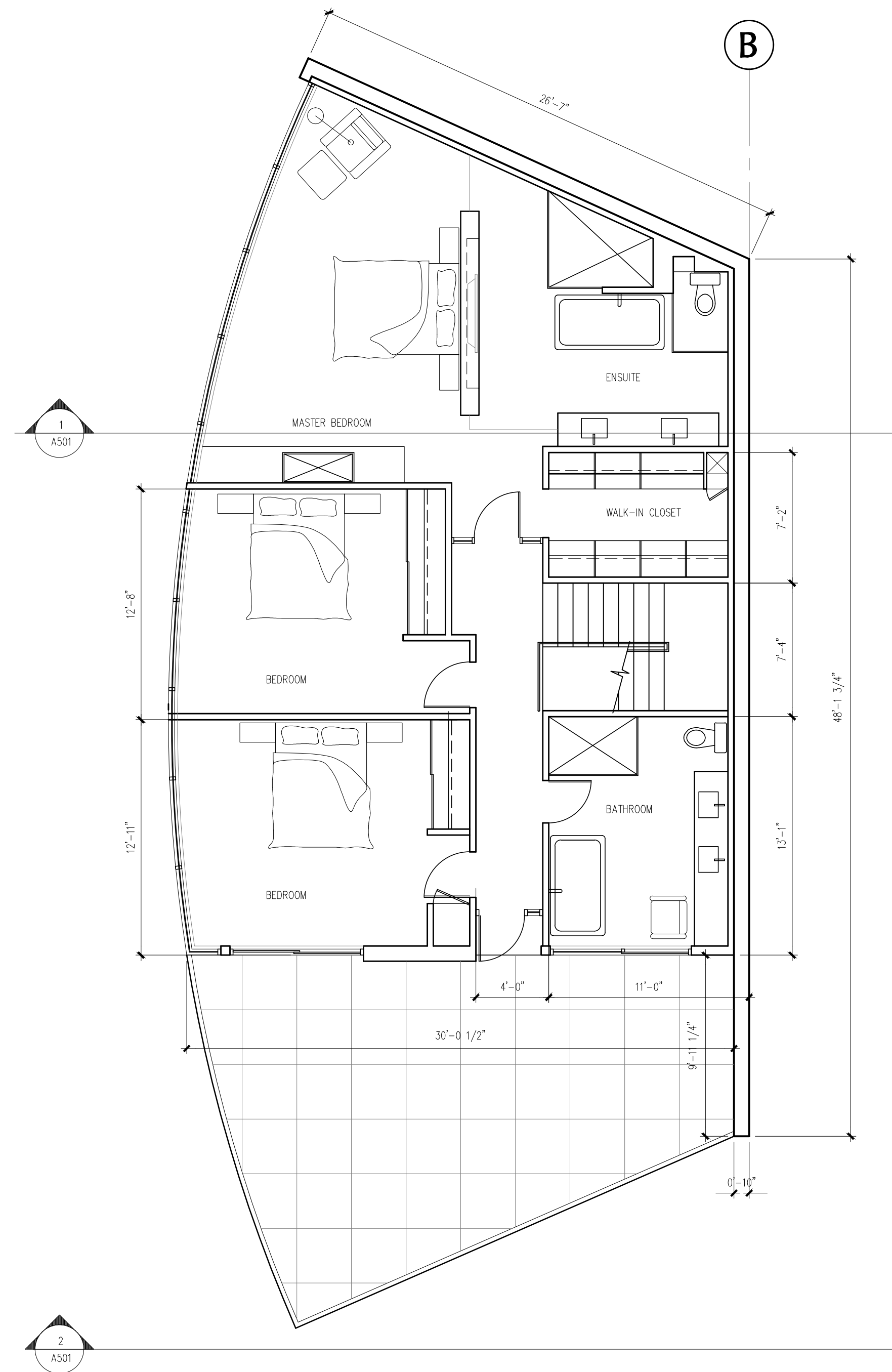
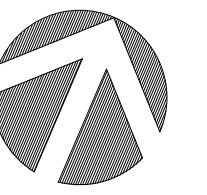
2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



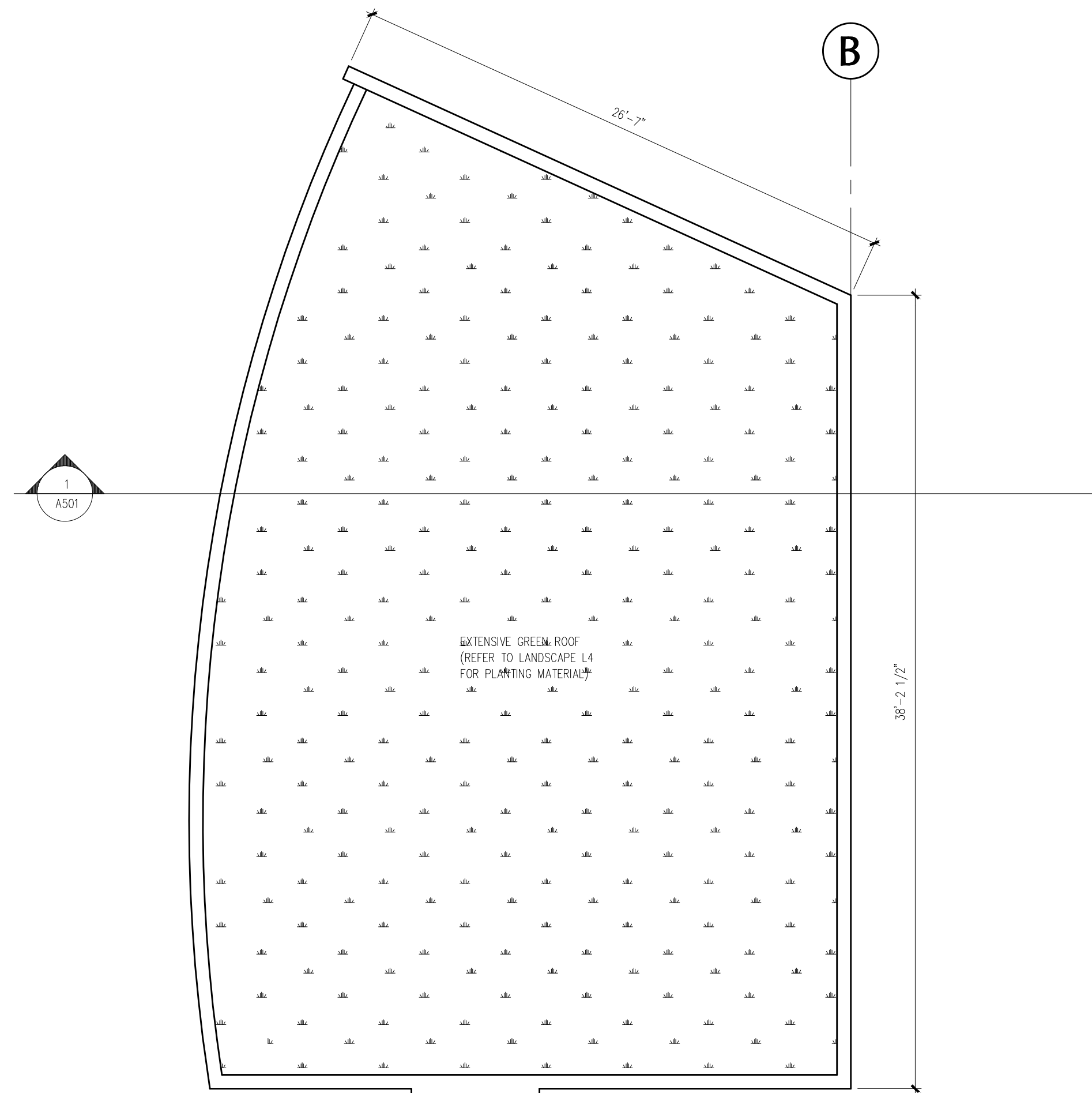
CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
**PROPOSED HILL
HOUSE PLANS**

PROJECT NO:	0909	DRAWN BY:	NJ
SCALE:	3/16" = 1'-0"	REVIEW BY:	DM
DATE:	17JAN11	DRAWING NO:	A205



1 SECOND FLOOR PLAN
3/16" = 1'-0"



2 ROOF PLAN
3/16" = 1'-0"

NO.	REVISION	M/D/Y
2	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
1	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13

SEAL:

**PROPOSED
NEW "HILL
HOUSE"**

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.

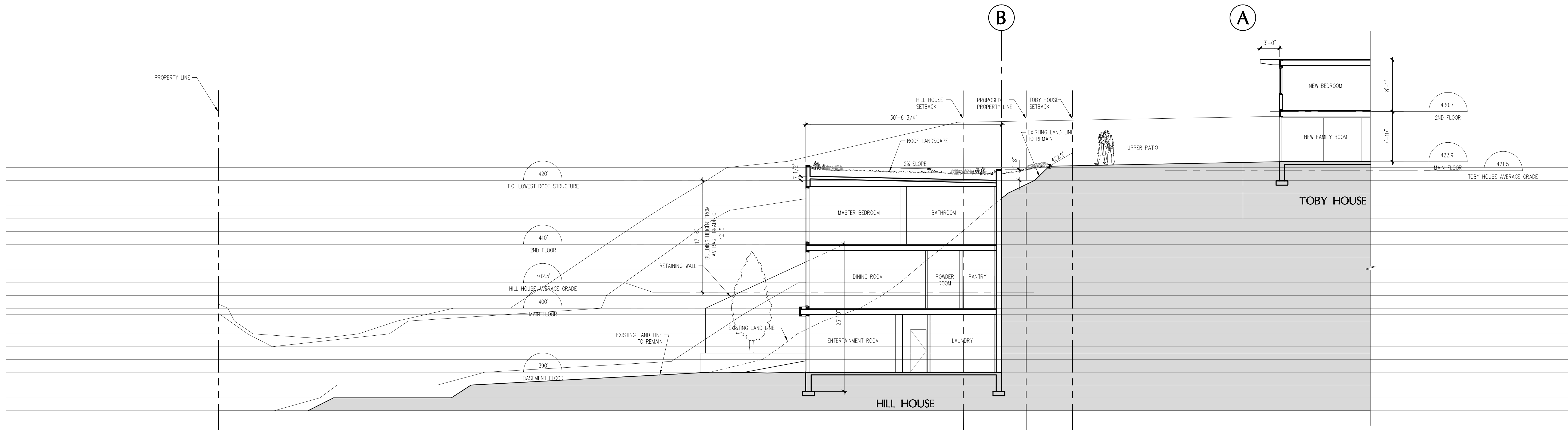


CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:

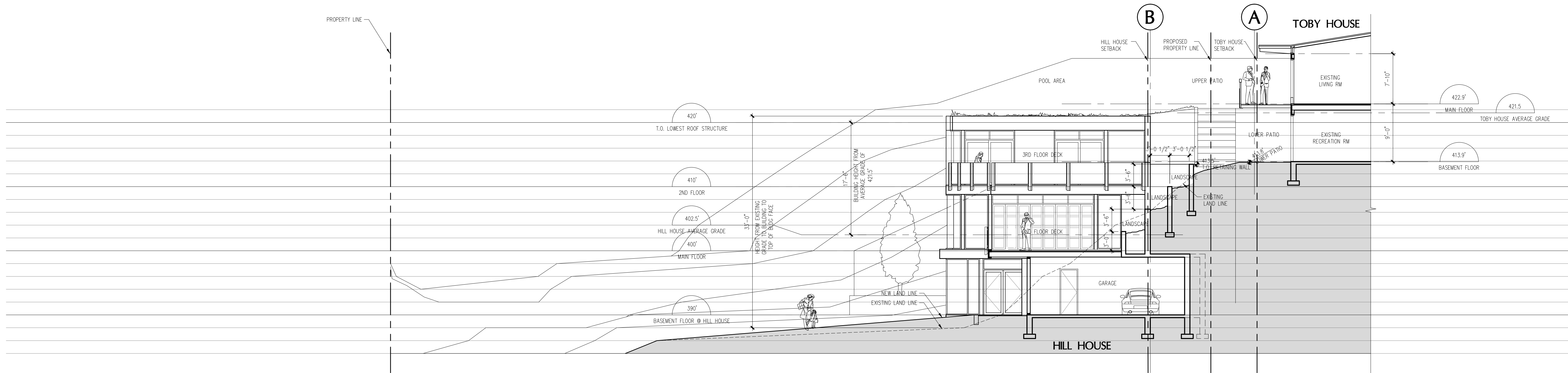
**PROPOSED HILL
HOUSE ROOF PLAN**

PROJECT NO:	0909	DRAWN BY:	NJ
SCALE:	3/16" = 1'-0"	REVIEW BY:	DM
DATE:	17/JAN/11	DRAWING NO:	A206



1 SITE SECTION
A102 1/8" = 1'-0"

4	RE-ISSUED FOR DEVELOPMENT PERMIT	1/22/15
3	RE-ISSUED FOR DEVELOPMENT PERMIT	12/06/13
2	ISSUED FOR DEVELOPMENT PERMIT	03/14/13
1	ISSUED FOR DEVELOPMENT PERMIT	02/09/12
NO.	REVISION	M/D/Y



2 SITE SECTION
A102 1/8" = 1'-0"

SEAL:

**PROPOSED
NEW "HILL
HOUSE"**

2055 QUEENS AVE.
WEST VANCOUVER,
B.C.



CONSULTANTS
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
**BUILDING &
SITE SECTIONS**

PROJECT NO: 0909 DRAWN BY: NJ
SCALE: 1/8" = 1'-0" REVIEW BY: DM
DATE: 17JAN11 DRAWING NO: A501

HILL HOUSE LANDSCAPE RATIONALE

The approach for the landscape design has been to have the exterior rooms be an extension of the interior living spaces and relate strongly to into the surrounding naturalistic landscape. The site is dominated by an arm of MacDonald Creek along the western property line, a steep embankment to the northeast adjacent the Toby residence, and many mature Douglas Fir and Western Hemlock Trees.

The intervention of built form in the naturalistic landscape has been informed by the riparian setbacks from the stream. Within 10m from the top of bank the only intervention is native riparian planting. Between the 10m zone and the facade of the house (15m) there are low stone walls, a patio and planting patterned to be sympathetic to the built form.

It is within the 10 - 15m zone that more intensive uses of the ground plane occur. The simple lines in plan tie in with the architecture. Low stone walls and small trees to direct views and frame spaces. The material palette has been minimized to cut stone and flagstone paving. The still, quiet plant palette is meant to compliment not compete with the naturalistic environment.

Specific landscape initiatives have been developed to preserve the natural quality of the property and create livable outdoor areas for both the proposed house and the Toby residence.

REMOVE INVASIVE SPECIES + REPLANT WITH NATIVES

Much of the area within the 15m riparian setback is vegetated with English Ivy, English Holly, Himalayan Blackberry, Periwinkle, and Impatiens. These invasive species would be removed. The 5m riparian setback would be replanted with robust native species, and the 15m setback would be a mixture of native and non-invasive exotic species. The exotic plant palette would focus on using predominantly evergreen plants with lush foliage that tie in and compliment our native plant species.

Invasive planting outside the property line and including the city boulevard will also be removed. Replanting will be to the satisfaction of the District of West Vancouver.

STORM WATER MANAGEMENT

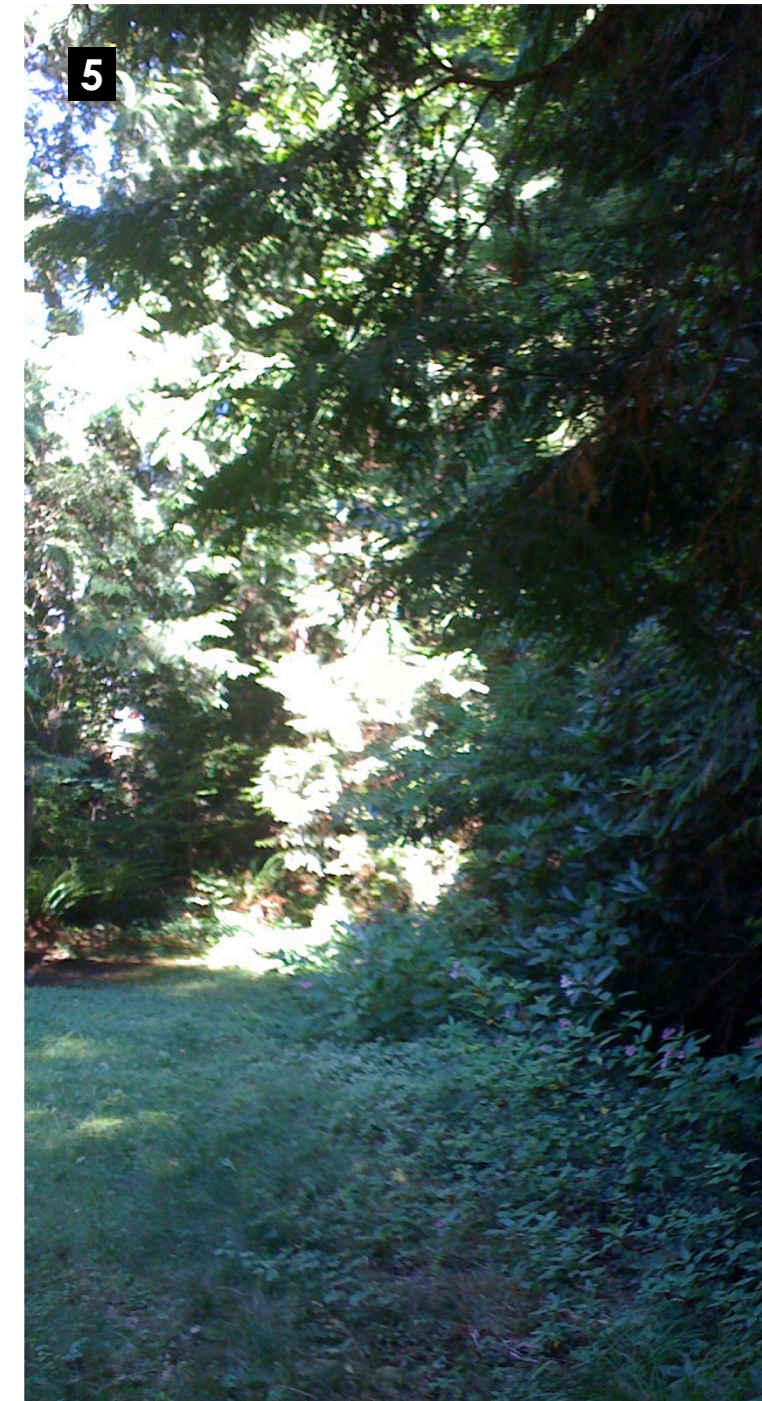
Several measures are proposed to manage storm water for the proposed house. A green roof is proposed for the top floor of the house. Not only does it slow down storm water but it also creates a pleasant outlook from the Toby house. Areas of permeable paving are proposed within the 15m riparian setback area thus allowing ground water infiltration. Storm water runoff from hard landscape areas such as the patios and driveway would be collected in a rock pit prior to connecting to the arm of MacDonald Creek that runs along the west side of the property.

CREATE LIVABLE OUTDOOR SPACES THAT PRESERVE PRIVACY

The Toby residence sits higher than the proposed residence. Effort has been made to buffer cross views and minimize the effect of the new house to the Toby residence. The roof of the proposed house sits at grade with the land to the north and is roughly 3 feet below in elevation as the main floor of the Toby residence. The intention is for the green roof planting to blend with the planting on grade so that the parapet edge disappears. The second floor patio of the new house is screened from the basement patio of the Toby residence with both a guardrail and tree planting. This basement patio is retained with a feature stone wall that is the backdrop of the second floor patio. The hot tub has been set into the landscape between the properties up against the feature stone wall.

TOBY HOUSE LANDSCAPE RATIONALE

The Toby house landscape is to remain and be restored to its heritage state. Mature shrubs and trees are to be protected during construction. Invasives, such as English Ivy will be removed.



EXISTING SITE PHOTOS Refer to sheet L-3 for locations

APPENDIX 'E' TO SCHEDULE 'A'

MATERIALS LEGEND

Paving / Planting

Driveway and patio paving
Prairie Moon Oversize Random Flagstone
20" - 30" x .75"-1"
Northwest Landscape and Stone Supply: 604 435 4842

Stone Wall Facing
Weathered Face Mix
8" - 18" x 3"-5"
Northwest Landscape and Stone Supply: 604 435 4842

Entry walk paving
Bohemian Flamed Basalt Pavers
12" x 24" x 1.5"
Northwest Landscape and Stone Supply: 604 435 4842

C.I.P Concrete Steps

C.I.P Exposed aggregate paving
c/w Charcoal coloured monochromatic aggregate

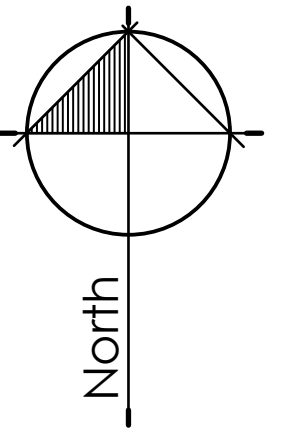
Ornamental Planting
Refer to Plant list

Native Planting
Refer to Plant list

Extensive Green Roof
Refer to Plant list

DRAWING LEGEND

- Property Line
- - - - - Extent of Work
- - - - - Riparian Setback
- Silt Fence - Refer to Erosion and Sedimental Control Plan
- Lighting**
- ☼ Wall Light
- ⊕ Entry Light
- ▬ LED RGB strip light c/w controller



3	Feb 10-15	Revised per City Comments
1	Jan 28-15	Re-Issued for DP
1	Nov25-13	Issued for DP
no.:	date:	Item:

Revisions:

dk Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

2055 Queen's Ave

Drawn by: EN

Checked by: JES

Date: September 12, 2012

Scale: 3/32" = 1'0"

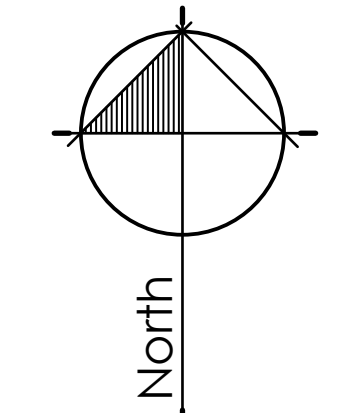
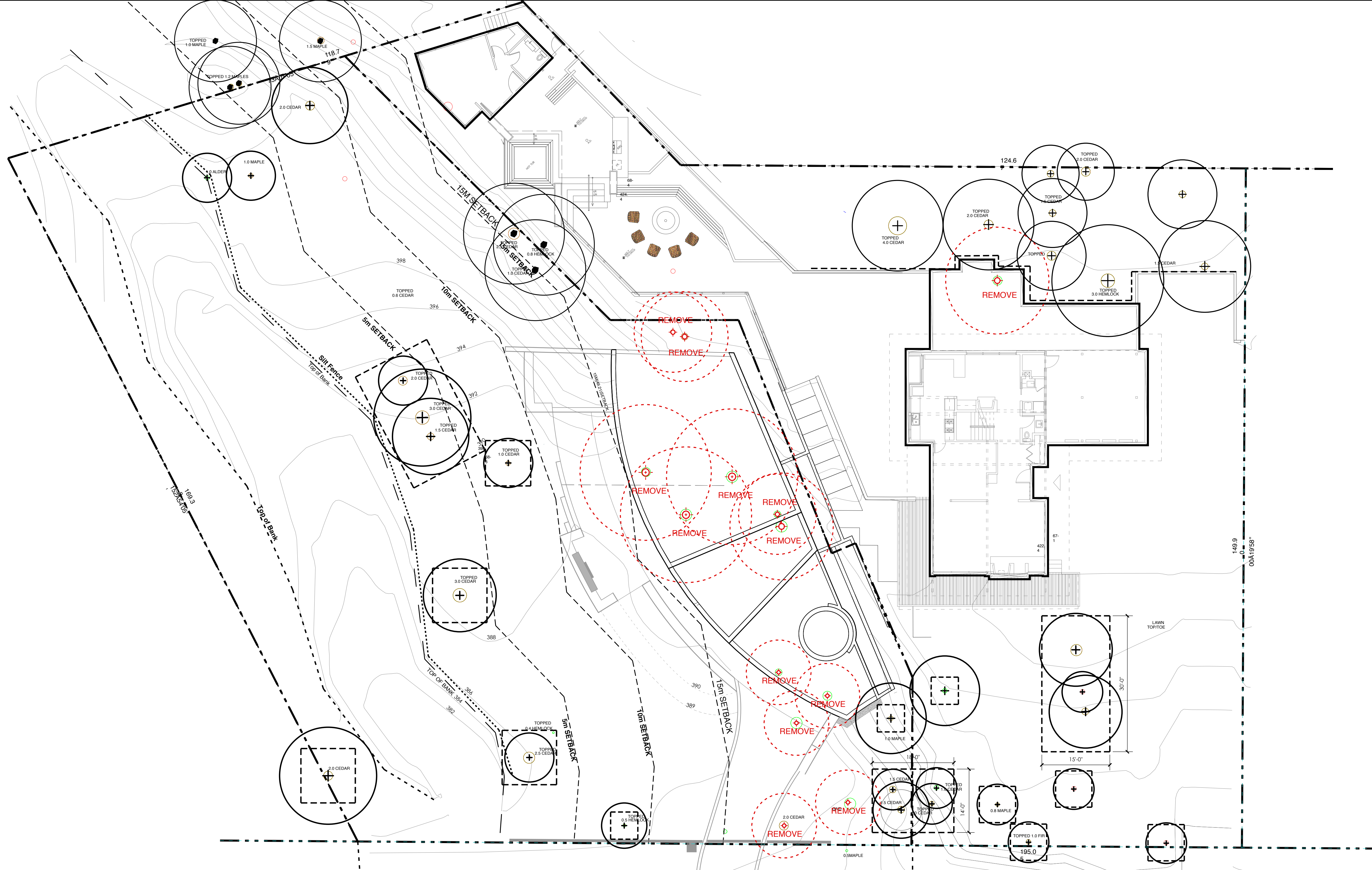
Drawing Title:

Cover Page

Project No.:

10076

Sheet No.:



3	Feb 10-15	Revised per City Comments
1	Jan 28-15	Re-Issued for DP
1	Nov25-13	Issued for DP
no.:	date:	Item:

Revisions:

Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

2055 Queen's Ave

Drawn by: EN

Checked by: JES

Date: September 12, 2012

Scale: 3/32" = 1"

Drawing Title:

Tree Retention

Project No.:

10076

Sheet No.:

Figure 3 - Tree Protection Barrier

Schedule D+ Tree Protection Distance Table

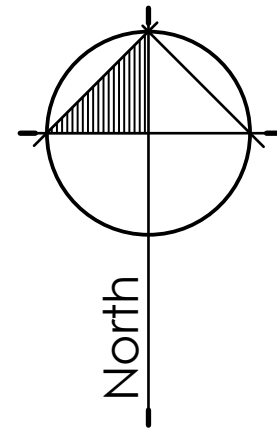
Trunk Diameter (cm)	Minimum Protection Req'd Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

* Table reproduced from the By-law

Tree protection fence

EXISTING TREES TO BE RETAINED
-DBH noted in feet

EXISTING TREES TO BE REMOVED



Revisions:	no.:	date:	Item:
	3	Feb 10-15	Revised per City Comments
	1	Jan 28-15	Re-Issued for DP
	1	Nov25-13	Issued for DP

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Note:
 Existing heritage garden to be restored around the Toby House. Mature shrubs to be retained and protected. Invasives, such as English Ivy to be removed. Refer to the Heritage Conservation Report, prepared by Donald Luxton & Associates, 2010.

Project:
2055 Queen's Ave

Drawn by: EN
 Checked by: JES
 Date: September 12, 2012
 Scale: 3/32" = 1'0"

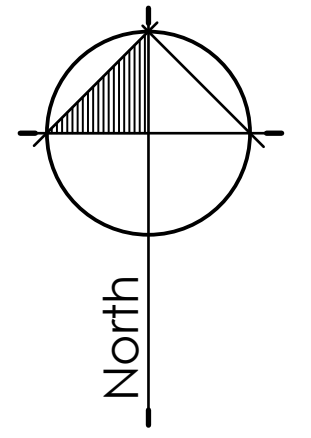
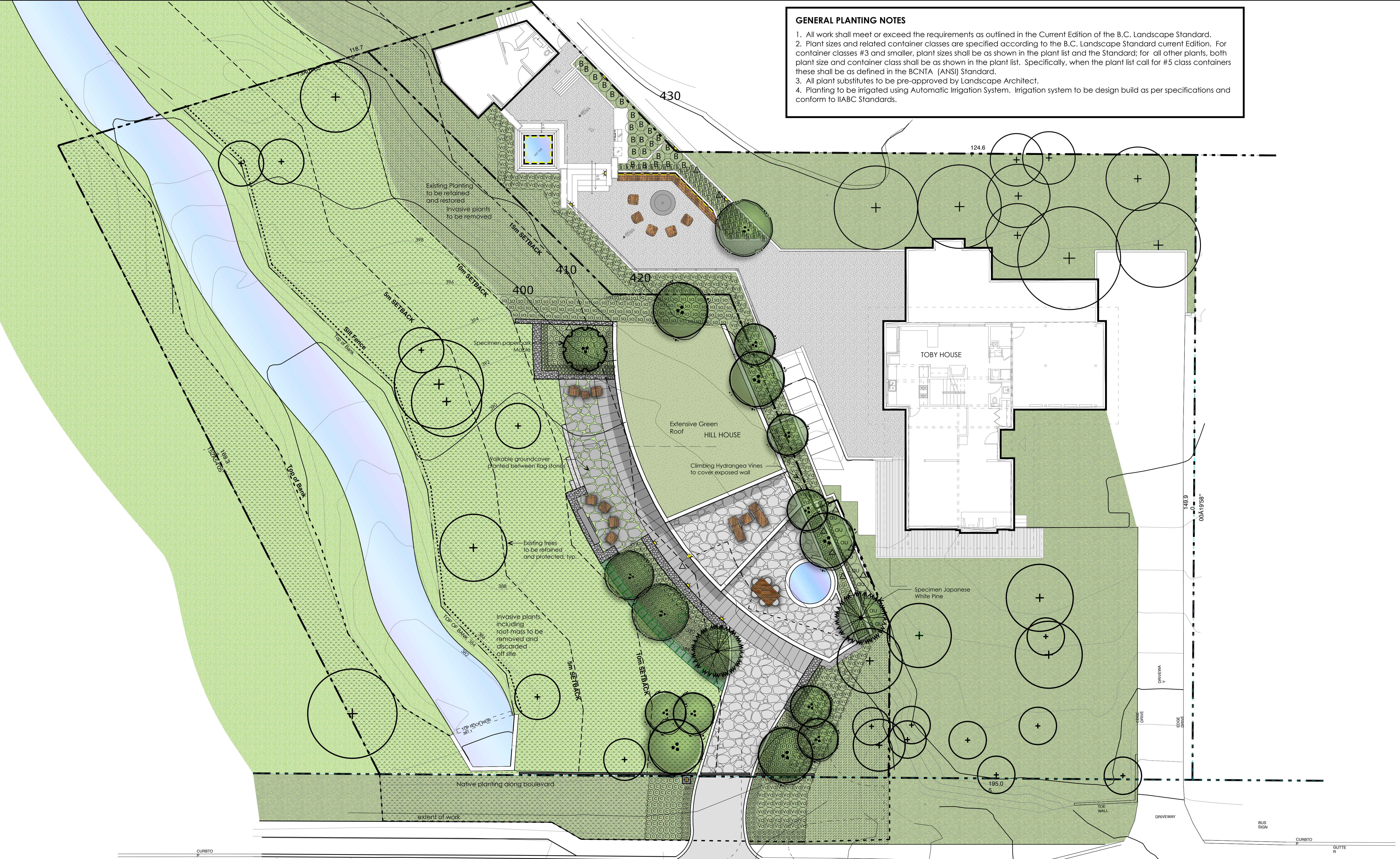
Drawing Title:
Site Plan

Project No.:
10076
 Sheet No.:

1 REFER TO SHEET L1 FOR EXISTING CONDITION IMAGES

GENERAL PLANTING NOTES

- All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.
- All plant substitutes to be pre-approved by Landscape Architect.
- Planting to be irrigated using Automatic Irrigation System. Irrigation system to be design build as per specifications and conform to IIAABC Standards.



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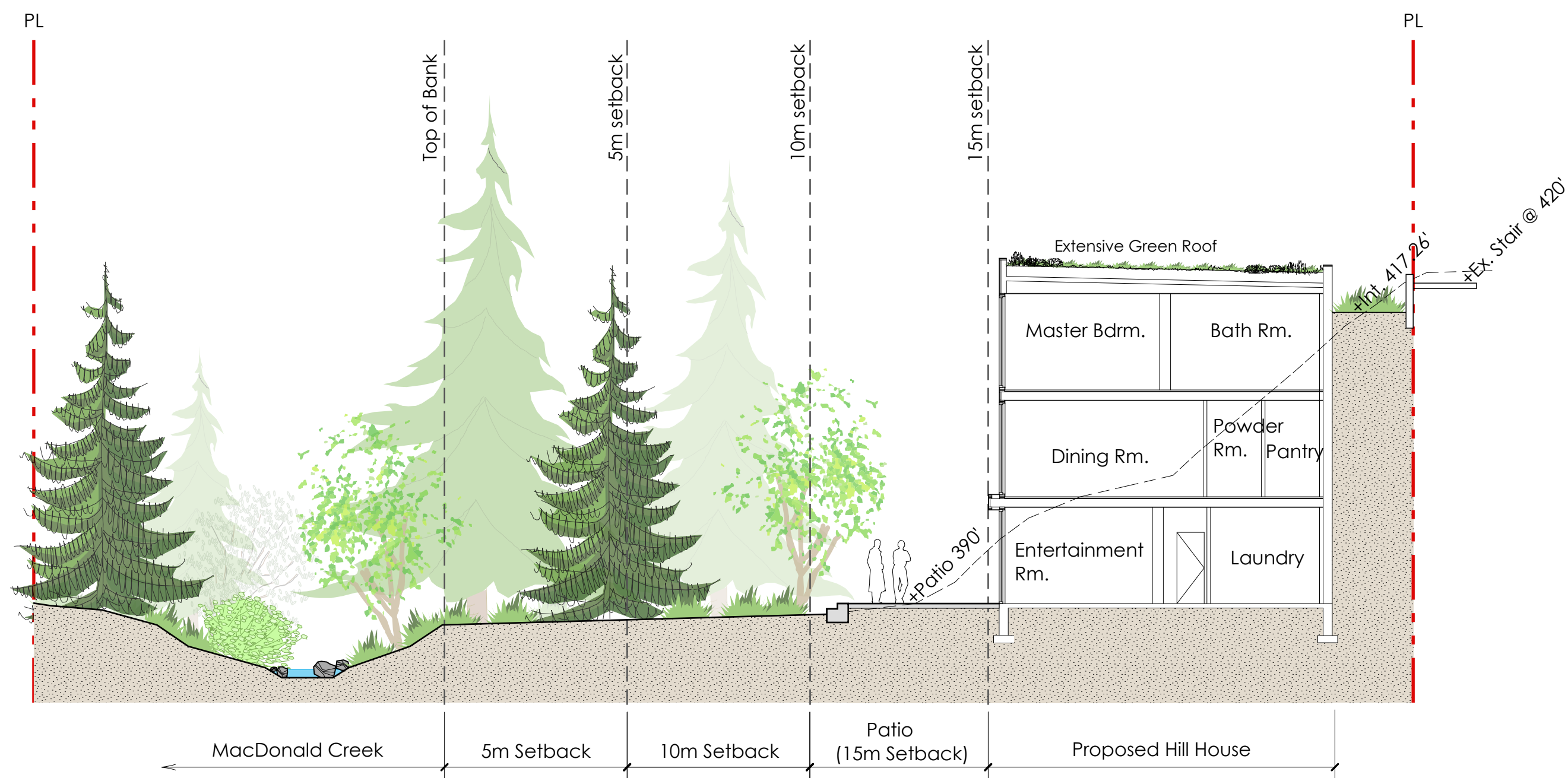
Drawing Title:
Planting Plan

Project No.:
10076
Sheet No.:

Sym	Qty	Botanical Name	Common Name	Size	Spacing/Comments
Trees					
	7	Acer circinatum	Vine Maple	1.5m ht. B&B	
	5	Acer Circinatum	Vine Maple	2m ht., B&B	
	1	Acer Griseum	Paperbark Maple	2m ht. B&B; multi-stem	Specimen quality
	2	Acer palmatum	Japanese Maple	2m ht. B&B; multi-stem	Specimen
	1	Acer palmatum	Japanese Maple	1.5m ht. B&B; multi-stem	Specimen
	2	Pinus parviflora 'Templehof'	Japanese White Pine	3m ht. B&B; 3' standard	

Shrubs Perennials, Vines					
an	45	Anemone x hybrida 'Honrine Jobert'	White Flowered Anemone	#1 pot	18" o.c.
au	10	Arbutus unedo	Strawberry shrub	3.5'	#5 pot
a	218	Arctostaphylos uva-ursi 'Vancouver Jade'	Kinnickinnick	#1 pot	10" o.c.
b	22	Buxus microphylla	Boxwood	#3 pot	18" o.c.
c	131	Cornus kelseyii	Kelsey Dogwood	#2 pot	18" o.c.
e	324	Epimedium x perralchium 'Fronleiten'	Barrenwort	#1 pot	14" o.c.
li	11	Hydrangea anomala subsp. 'Petiolaris'	Climbing Hydrangea	#2 pot	min. 3 x 3' leads; staked
	65	Liriope muscarii	Lilyturf	#1 pot	18" o.c.
B	220	Leptinella gruveri	Dwarf Brass Buttons	4" pot	6" o.c.; interplant pavers at patio
	24	Phyllostachys nigra	Black Bamboo	#3 pot	3' o.c.
p	92	Pinus mugho 'Pumilio'	Dwarf Mugho Pine	#2 pot	18" o.c.
sa	96	Symphoricarpos albus	Snowberry	#3 pot	2' o.c.
	22	Taxus x media 'Hicksii'	Taxus Hedge	3' ht. B&B	2' o.c.
vd	288	Viburnum davidii	David's Viburnum	#3 pot	18" o.c.

Native Species for Revegetation			
Trees			
Acer circinatum	Vine Maple		1.2m ht. B&B
Malus fusca	Pacific Crabapple		1.2m ht. B&B
Oemleria cerasiformis	Indian Plum		1.2m ht. B&B
Shrubs			
Gaultheria Shallon	Salal	#1 pot	20" o.c.
Cornus sericea	Red-Osier Dogwood	#3 pot	2.5' o.c.
Rosa nutkana	Nootka Rose	#3 pot	2.5' o.c.
Mahonia nervosa	Oregon Grape	#1 pot	18" o.c.
Symphoricarpos albus	Snowberry	#3 pot	2' o.c.
Sambucus racemosa	Red Elderberry	#5 pot	3' o.c.
Vaccinium parvifolium	Red Huckleberry	#3 pot	2' o.c.
Herbs			
Filifolia grandiflora	Fringecup	#1 pot	8" o.c.
Harelda trifoliata	Foam Flower	#1 pot	8" o.c.
Dicentra spectabilis	Pacific Bleeding Heart	#1 pot	8" o.c.
Maianthemum dilatatum	False Lily of the Valley	#1 pot	8" o.c.
Silicacina racemosa	False Solomon's Seal	#1 pot	1' o.c.
Polystichum munitum	Western Sword Fern	#1 pot	20" o.c.
Extensive Green Roof			
Mix of locally adapted sedums and fescues			

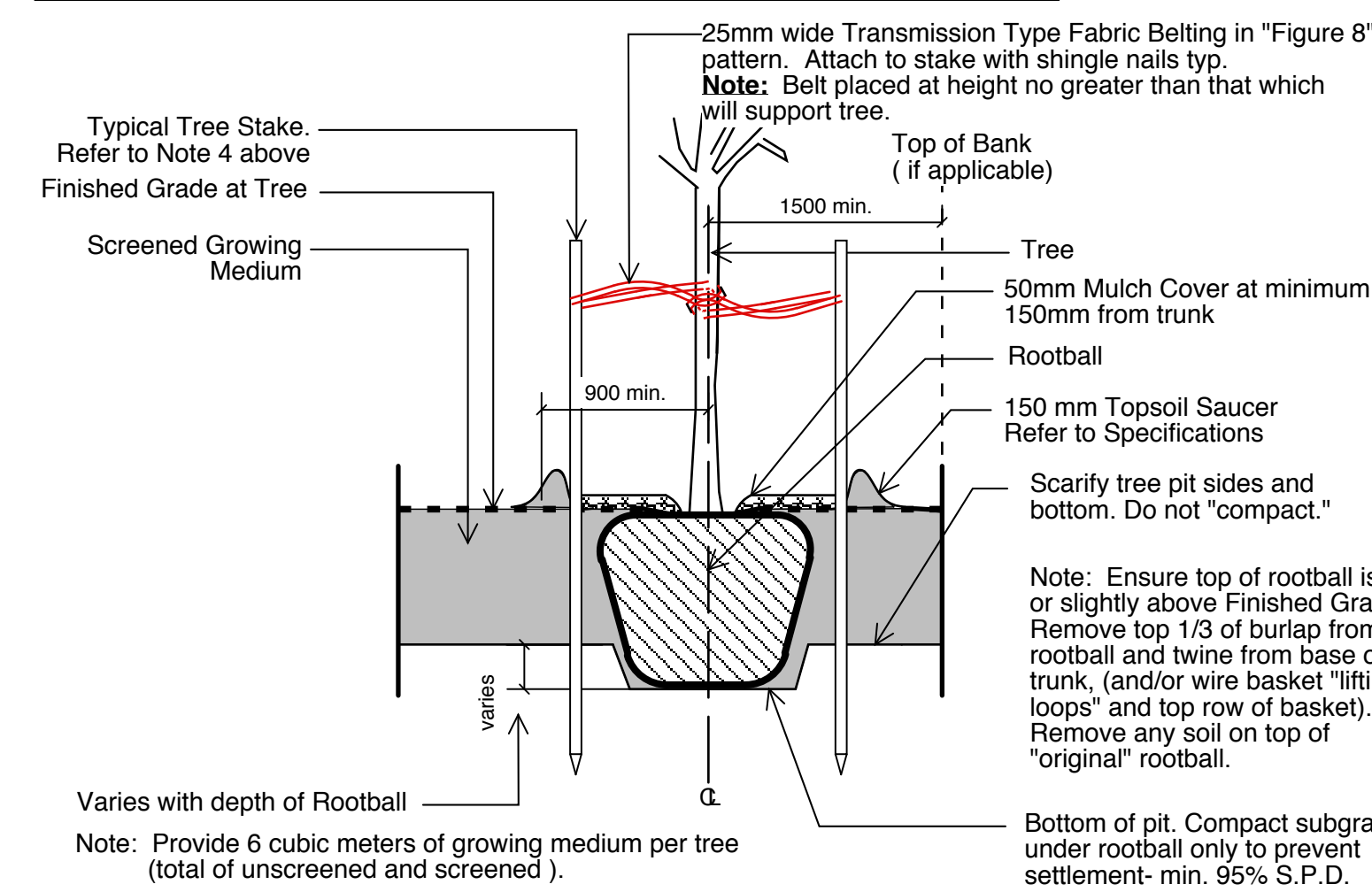


SECTION A: Proposed Hill House and MacDonald Creek

Scale: 3/32"=1'-0"

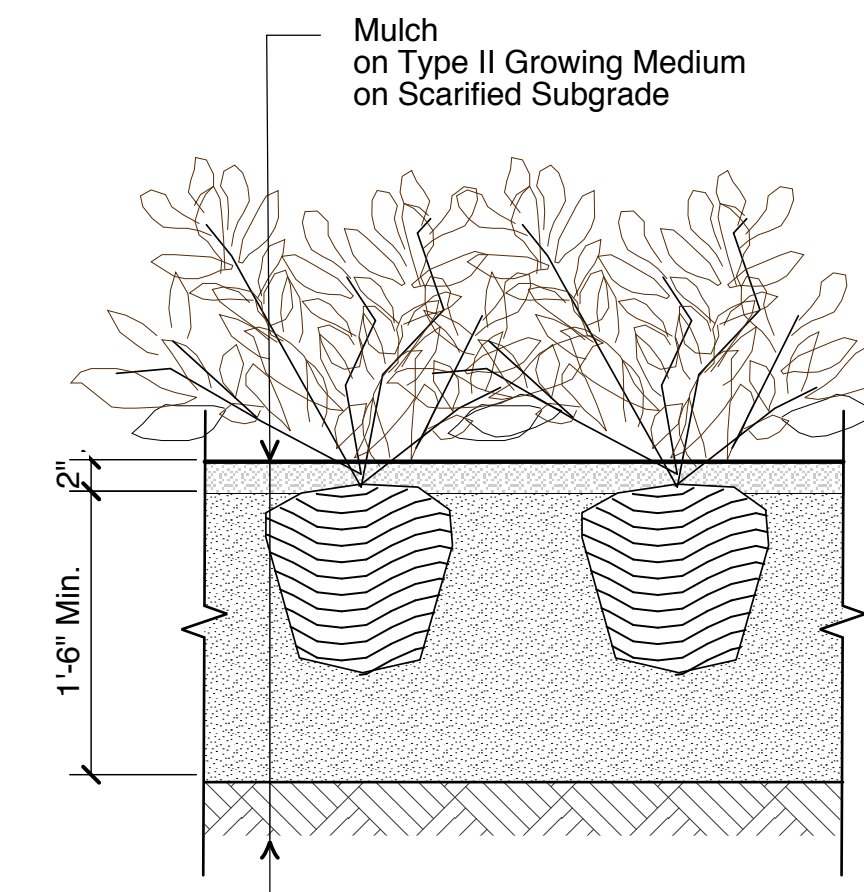
- General Notes:**
1. Do not cut Tree Leader.
 2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Dessication.
 3. Ensure tree location does not conflict with Underground Services. "Call before digging".
 4. All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
 5. Provide min. 6 cubic meters of growing medium per tree.
 6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

Depth of Growing Medium Total (mm)	Area (M2)	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø



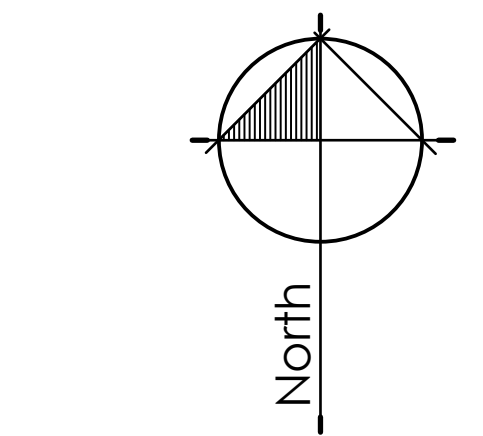
Ld 1 Tree Planting on Grade

Scale: 1" = 1'-0"



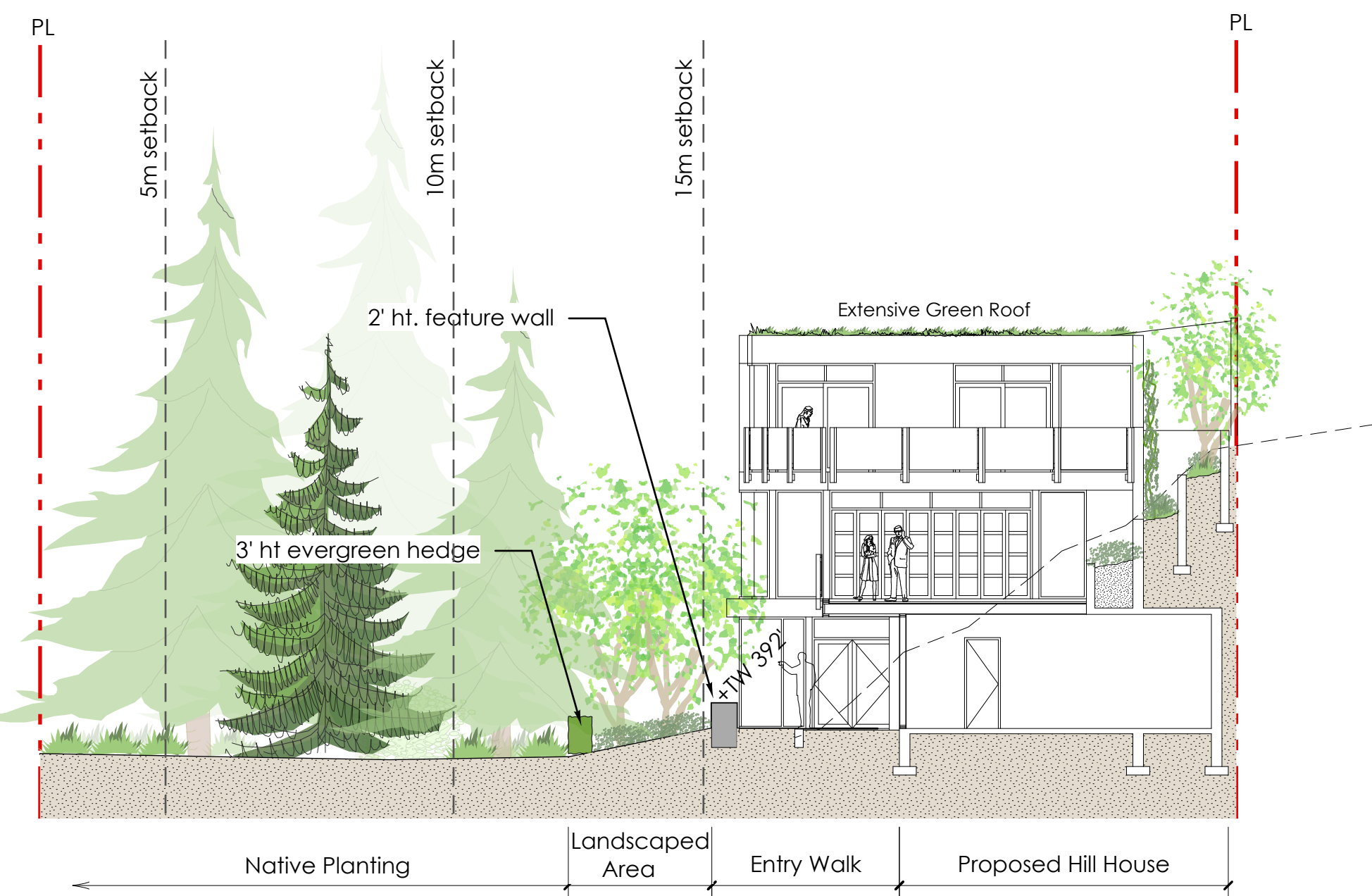
Ld 2 Shrub Planting on Grade

Scale: 1" = 1'-0"



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SECTION B: Proposed Hill House with Landscaped Area and Riparian Setbacks

Scale: 3/32"=1'-0"



Japanese White Pine



Kelsey Dogwood



Entry Walk Paving



Japanese Maple



White Flowered Anemone



Feature Walls



Mugho Pine



Epimedium



Driveway Paving

PLANTING PALETTE

MATERIALS PALETTE

Project:

2055 Queen's Ave

Drawn by: EN

Checked by: JES

Date: September 12, 2012

Scale: 3/32" = 1'0"

Drawing Title:

Sections and Images

Project No.:

10076

Sheet No.: