



District of West Vancouver

Heritage Designation Bylaw No. 4814, 2015 (2055 Queens Avenue)

Effective Date: May 11, 2015

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A bylaw to designate 2055 Queens Avenue as protected heritage property

WHEREAS the Council of The Corporation of the District of West Vancouver considers that the Toby House located at 2055 Queens Avenue has heritage value and heritage character, and that the designation of the property is desirable for its conservation; and

WHEREAS the owner of the Property has requested that this bylaw be adopted; and

WHEREAS the owner of the Property has entered into a heritage revitalization agreement with the District pursuant to Section 966 of the *Local Government Act* in which, in return for certain variances of District bylaws that would otherwise prohibit the development in accordance with the owner's plans for the Property, the owner has waived any entitlement to compensation to which the owner would be entitled by Section 969 of the *Local Government Act* should the designation effected by this Bylaw reduce the market value 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 Designation Bylaw No. 4814, 2015".

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 Definitions

3.1 In this bylaw:

“Normal repair” means the replacement of elements of the structure or finishing materials of a building with components that are equivalent to those being replaced in material composition, dimensions and quality, except where the element being replaced is not original to the building in which case a heritage alteration permit is required;

“Property” means that parcel of land in West Vancouver, British Columbia, having a civic address of 2055 Queens Avenue and a legal description of Parcel Identifier: 009-182-900, Lot F District Lot 1091 Plan 11018;

“DBH” means diameter measured 1.4 metres from the ground;

“Toby House Statement of Significance” means the document having that name prepared by Donald Luxton and Associates Inc., and dated June 2010, a copy of which is attached to this Bylaw as Schedule A.

Part 4 Heritage Designation

- 4.1 The property having a civic address of 2055 Queens Avenue and a legal description of Parcel Identifier: 009-182-900, Lot F District Lot 1091 Plan 11018 is designated as protected heritage property under Section 967 of the *Local Government Act*.
- 4.2 The designation applies to the following:
 - 4.2.1 All aspects of the exterior of the Toby House including without limitation the exterior aspects that are specifically listed as Character-Defining Elements of the building in the Toby House Statement of Significance;
 - 4.2.2 Those aspects of the interior of the Toby House that are specifically listed as Character-Defining Elements of the building in the Statement of Significance;
 - 4.2.3 All native trees on the Property having a DBH greater than 25 cm; and
 - 4.2.4 Other landscape features identified as Character-Defining Elements of the property in the Statement of Significance.

Part 5 Heritage Alteration Permits

- 5.1 All alterations to the elements and features of the Property referred to in Section 4.2 require a heritage alteration permit, except:

- 5.1.1 Normal repair and maintenance of the Toby House carried out in accordance with Heritage Maintenance Bylaw No. 4187, 1999;
- 5.1.2 The removal or pruning of a native tree which, due to its location, condition, health or any other circumstances, as determined in writing by an Arborist certified by the International Society of Arboriculture, or by the Municipal Arborist, presents an imminent danger of falling and causing injury to a person or damage to property, provided that:
 - (a) the District is notified of the removal or pruning within two business days and that the tree or portion thereof is left on the Property for the District's inspection and instructions as to disposal, and
 - (b) within 24 hours of the date of removal, or in the case of a removal which takes place on a weekend or holiday, on the next business day after the date of removal, apply for a Heritage Alteration Permit for such removal and take all action necessary to obtain issuance of such tree permit and shall abide by any terms and conditions of the permit, including a requirement to plant replacement trees.

Part 6 Delegation

- 6.1 The Council delegates to the Director of Planning and Development the authority to issue heritage alteration permits to authorize alterations not otherwise permitted by this Bylaw or by Heritage Maintenance Bylaw No. 4187, 1999, provided that the alterations are in the opinion of the Director appropriate to the general period and style of the Toby House and the Property, and do not remove, replace or substantially alter its intact or repairable character-defining elements, as identified in the Statement of Significance attached as Schedule 'A' to this bylaw.

Schedules

Schedule A – Statement of Significance for Toby House (2055 Queens Avenue)

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

ADOPTED by the Council on May 11, 2015.

[Original signed by Mayor]

Mayor

[Original signed by Municipal Clerk]

Municipal Clerk

Schedule A - Statement of Significance for Toby House (2055 Queens Avenue)

Prepared by Donald Luxton & Associates Inc., June 2010

DESCRIPTION OF HISTORIC PLACE

The Toby House, 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 House is distinguished by its integration with the natural environment, its shallow sloped roof with wide flaring eaves and exposed glue-laminated roof beams.

HERITAGE VALUE OF THE HISTORIC PLACE

The Toby House 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 House 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 House 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 House 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 House is an urban retreat integrated with the natural environment.

The Toby House 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 House 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:
 - three patios, deck, and pool deck all with wooden plan flooring; and
 - 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 on the east façade;
 - narrow opaque glass sidelights at the front entryway; and
 - clerestories above some walls, windows, and doorways;
- Interior features such as:
 - original running bond brick fireplace;
 - exposed glue-laminated wood beams;
 - open floor plan with walls that stop short of the roofline; and
 - Landscape features such as:
 - mature trees and plants including cedars, weeping willows, rhododendrons, ferns, mosses, and salal; and
 - stone steps and pathways that extend throughout the property.