

# INSTAR HOUSE

NORTH YORK  
TORONTO  
CANADA

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## Project Credits

Client: Private  
Program: Residential, Single Family Dwelling  
Location: North York, Toronto, Canada

Structure: Steel & Wood Framing  
Lot Area: 314.83 m<sup>2</sup> (30' x 113')  
Size (GFA): 217.23 m<sup>2</sup> (2200 sqft)

Design: 2013-2014  
Completion: Summer 2016

Architects: Atelier RZLBD / Reza Aliabadi  
Structure: Gamaley and Associates  
Construction: Jordyn Development  
Architectural Photography: Borzu Talaie



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The house has moulted from the small foot-print of the two-and-a-half storey structure that had occupied the site since early 1950s and was infamously nicknamed as half-house. The evolution of design was based on a clear distinction between two main volumes which are both stretched east-west: a larger one in grey that contains all the served spaces; and a smaller replica in black that accommodates all the servant spaces. In order to maintain a sense of autonomy all the major glazed openings on the larger volume are connected and the exterior of this modest monolithic mass is rendered in seamless stucco.