

# Heritage Designation: 1517 Comox St

PUBLIC HEARING – September 10, 2019



## Outline:

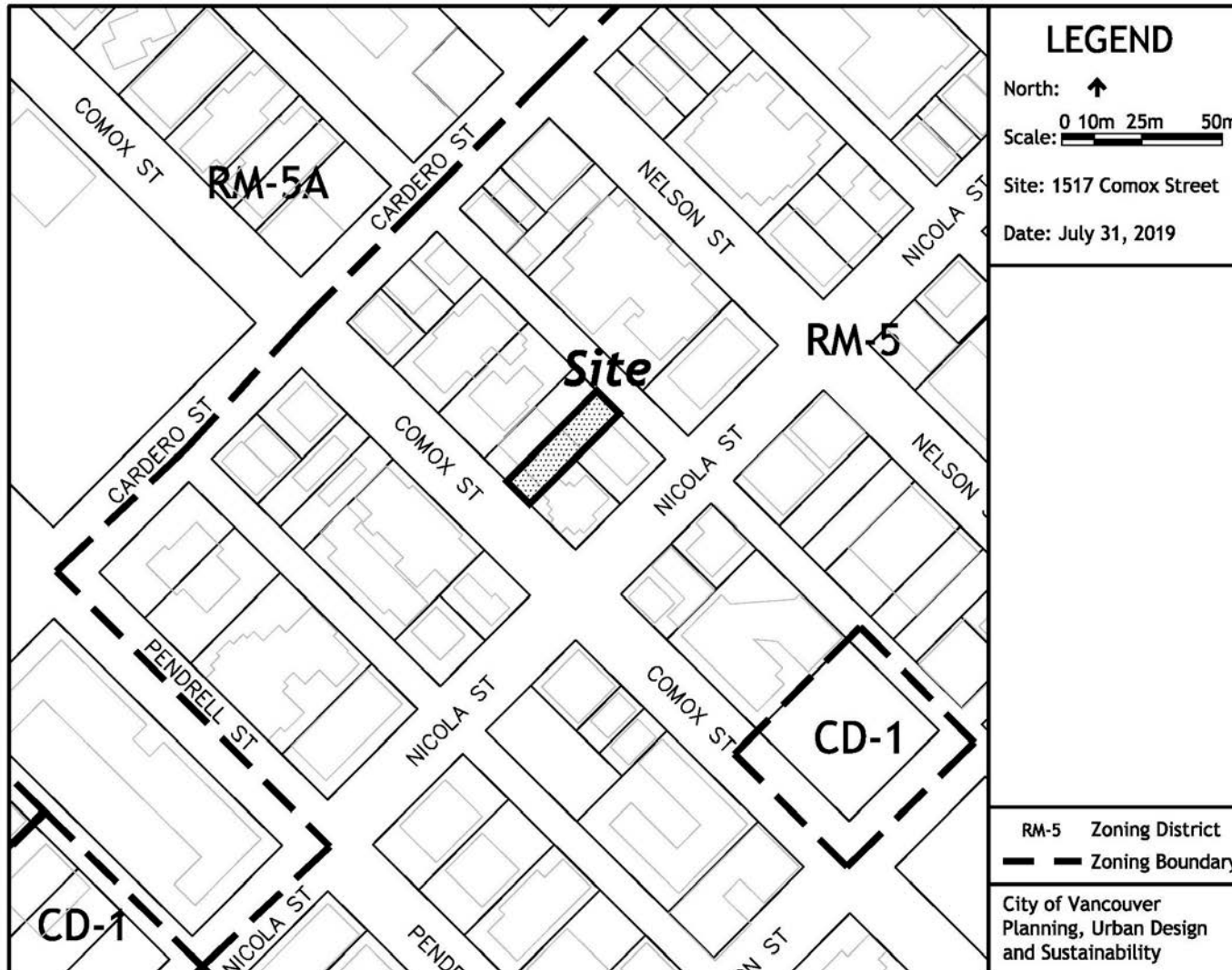
- Application Notes
- Site / Building Context
- DP Proposal
- Heritage Value and Designation

# Application Notes

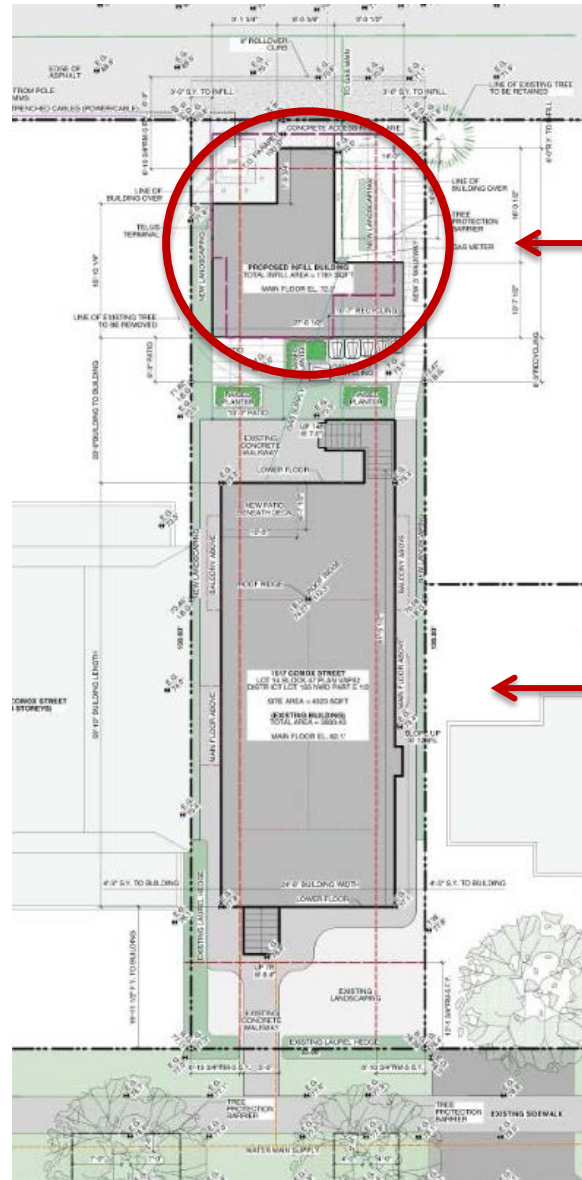
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- DP Application: December 7, 2017
- DP Application process included:
  - 737 addresses notified of DP Proposal
    - 44 responses: 43 opposed, 1 in favour
    - Heritage Designation became condition of DP as result of the public notification
  - Review by Vancouver Heritage Commission with Support
- RM-5 Zoning
- Heritage Designation permits consideration of regulatory relaxations, in this instance for a parking relaxation from four spots to one car-share spot

# Site and Surrounding Zoning



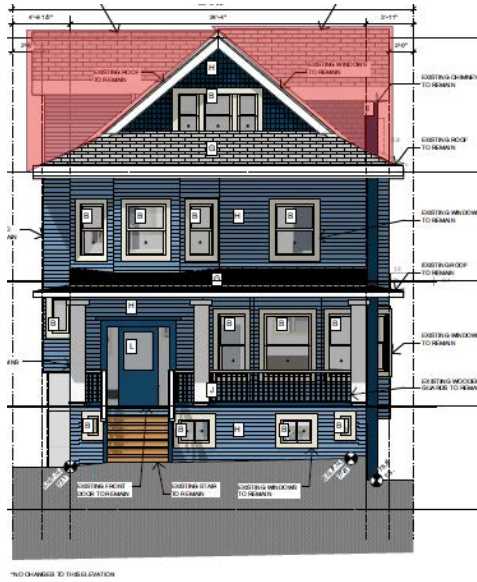
# Proposal: Site Plan



Proposed Infill

Interior changes and dormer additions

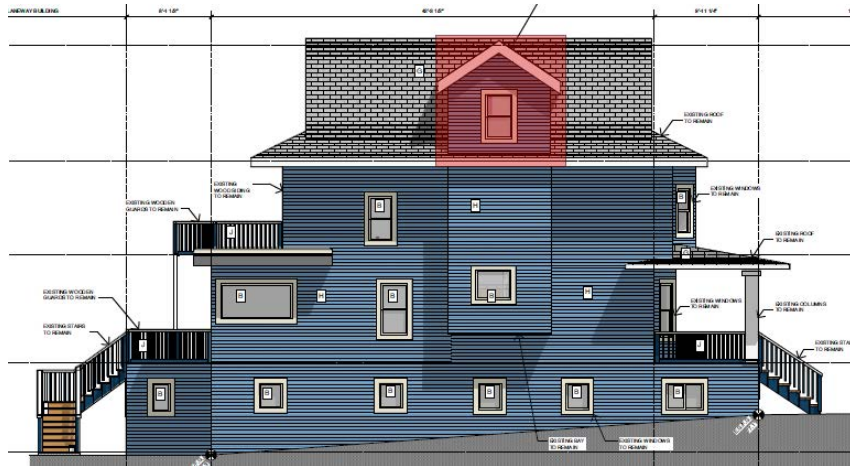
# Proposal: Elevations



Front façade



Rear façade



Northwest façade



Southeast façade

# 1517 Comox St – Heritage Value

## Heritage Significance:

- Built in 1907 by Thomas J. Lighthouse
- Reflective of West End neighbourhood evolution
- Edwardian-era details
- Excellent Condition

## Heritage Recognition:

- Currently listed as a ‘B’ property on the Vancouver Heritage Register
- Proposed to become municipally designated (‘M’)
  - Protected by by-law
  - Heritage Alteration Permit required for exterior changes

