

- LANDSCAPE NOTES:**
- ALL WORK TO CONFORM WITH CANADIAN LANDSCAPE STANDARDS CURRENT EDITION
 - ALL EXISTING TREES ARE TO BE PROTECTED DURING CONSTRUCTION. ADEQUATE FENCING/BOARDING SHOULD BE ERRECTED PRIOR TO CONSTRUCTION TO ENSURE THE TREES AND THEIR ROOTS ARE PROTECTED.
 - ALL TREES MUST BE HIGH HEADED WITH FULL UNIFORM CROWNS AND WELL DEVELOPED LEADERS. TREES WITH BROKEN LEADERS WILL NOT BE ACCEPTED. ALL PLANT MATERIAL MUST CONFORM TO CITY OF COXOX DESIGN AND CONSTRUCTION STANDARDS.
 - ALL PLANTING MUST CONFORM TO CITY OF COXOX MINIMUM STANDARD UTILITY SETBACKS.
 - ALL TREE PLANTING ADJACENT UTILITIES TO BE HAND DUG. SHRUB PLANTING TO HAVE MINIMUM 300mm TOPSOIL WITH MINIMUM 100mm DEPTH ROCK BELOW PULLED BACK FROM PLANT STEMS AND TREE TRUNKS TO ALLOW FOR AIR CIRCULATION TO THE ROOT SYSTEM.
 - THERE WILL BE NO SUBSTITUTIONS OF MATERIAL, PRODUCTS, SIZE, OR QUANTITIES WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. ANY UNDERSIZED MATERIAL WILL NOT BE ACCEPTED AND WILL BE REQUIRED TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - FOR PLANTING SPECIFICATIONS, REFER TO PLANTING SCHEDULE AND TREESHRUB PLANTING DETAILS ON SHEET L01.
 - REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY SERVICES AND SITE GRADING PLAN.
 - ROCK MULCH TO EXTEND UNDER ALL CANTILEVERED BALCONIES.
 - ALL PLANTING BED OR ROCK MULCH GROUND COVERS ADJACENT TURF ARE TO BE SEPARATED BY ALUMINUM EDGING.

UTILITY SETBACK DISTANCE

TREES SHALL BE SETBACK A MINIMUM DISTANCE, MEASURED FROM THE CENTER OF THE TREE TRUNK, FROM ABOVE AND BELOW GRADE UTILITIES AND PROPERTY LINES AS FOLLOWS:

DISTANCE FROM LIGHT STANDARDS/POWER HARDWARE	3.0m
DISTANCE FROM FIRE HYDRANTS	3.5m
DISTANCE FROM STOP SIGNS	3.5m
DISTANCE FROM YIELD SIGNS	3.5m
DISTANCE FROM TRAFFIC ZONES	3.5m
DISTANCE FROM OTHER SIGNS	2.0m
DISTANCE FROM PRIVATE PROPERTY ON WALKWAY ROW	3.0m
DISTANCE FROM PRIVATE PROPERTY ON OPEN PARKLAND	1.0m
DISTANCE FROM PRIVATE PROPERTY ON BOULEVARDS	1.0m
DISTANCE FROM SHALLOW UNDERGROUND UTILITIES	1.0m
DISTANCE FROM GAS OR OIL ROW	1.0m
DISTANCE FROM DEEP UNDERGROUND UTILITIES	1.5m
DISTANCE FROM SANITARY AND STORM SEWERS	1.5m
DISTANCE TO SANITARY AND STORM SEWERS AND MANHOLES	2.0m
DISTANCE FROM WATER MAINS	2.5m

TREES SHALL NOT CREATE SIGNATURE OBSTRUCTIONS FOR VEHICLES APPROACHING TRAFFIC ZONES

TREES SHALL BE SETBACK A MINIMUM DISTANCE, MEASURED FROM THE CENTER OF THE TREE TRUNK, TO WALKWAY AND ROWS AS FOLLOWS:

ARTERIAL ROAD MEDIAN CURB FACE	2.2m
COLLECTOR ROAD MEDIAN CURB FACE	3.15m
LOCAL ROAD MEDIAN CURB FACE	2.0m
ARTERIAL ROAD BOULEVARD CURB FACE	2.93-0m
COLLECTOR ROAD BOULEVARD CURB FACE	1.25m
LOCAL ROAD BOULEVARD CURB FACE	1.25m
INDUSTRIAL COLLECTOR ROAD MEDIAN CURB FACE	2.05m
INDUSTRIAL LOCAL ROAD MEDIAN CURB FACE	3.15m
INDUSTRIAL COLLECTOR ROAD BOULEVARD CURB FACE	1.65m
INDUSTRIAL LOCAL ROAD BOULEVARD CURB FACE	1.55m
DISTANCE FROM DRIVEWAYS	1.5m
DISTANCE FROM SIDEWALKS	1.0m

GROUND COVER SCHEDULE - OFFSITE

SYMBOL	QTY	DESCRIPTION
[Symbol]	1000 sq ft	TURF - 500 ON 100MM DEPTH TOPSOIL
[Symbol]	60 sq ft	PLANTING BED - 150mm DEPTH 75mm 0.5 BLUE CHIP DECORATIVE ROCK ON 0.5m FL TER FABRIC ON 150mm DEPTH TOPSOIL AND ROTOTILL 150mm DEPTH NATIVE SOIL

GROUND COVER SCHEDULE - ONSITE

SYMBOL	QTY	DESCRIPTION
[Symbol]	1270 sq ft	TURF - 500 ON 100MM DEPTH TOPSOIL
[Symbol]	2205 sq ft	PLANTING BED - 150mm DEPTH 75mm 0.5 BLUE CHIP DECORATIVE ROCK ON 0.5m FL TER FABRIC ON 150mm DEPTH TOPSOIL AND ROTOTILL 150mm DEPTH NATIVE SOIL
[Symbol]	300 sq ft	GRANULAR FINES - 80mm DEPTH 20mm 0.5 BLUE CHIP CRUSH ON 0.5m FL TER FABRIC

PLANT SCHEDULE OFFSITE

TREE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CALL
[Symbol]	18	AUTUMN FLAME MAPLE	ACER RUBRUM 'AUTUMN FLAME'	840	300MM CAL.
[Symbol]	6	HEIDERSWY'S GOLD WARGATED DOGWOOD	CORNUS SERICEA 'HEIDERSWY'S GOLD'	42 POT	300MM HEIGHT
[Symbol]	4	LEONIA PRINCESS	SPRUEA JAPONICA 'LEONIA PRINCESS'	42 POT	300MM HEIGHT
[Symbol]	12	TRICOLOR YELLOW	SALIX INTEGRIFOLIA 'TRICOLOR'	42 POT	300MM HEIGHT
[Symbol]	1	FEATHER REED ORNAMENT	PHALARIS AMABILIS 'FEATHER REED'	11 POT	300MM HEIGHT
[Symbol]	4	RUSSIAN SAGE	PEROVSKIA ATROPURPUREA	11 POT	300MM HEIGHT

PLANT SCHEDULE ONSITE

TREE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CALL
[Symbol]	1	AUTUMN FLAME MAPLE	ACER RUBRUM 'AUTUMN FLAME'	840	300MM CAL.
[Symbol]	47	COLUMBIAN BLUE SPRUCE	PICEA PARVIFLORA 'SHELL FOSTERIANA'	840	2.0M HT.
[Symbol]	10	DOUGLAS FIR	PSUEDOTSUGA MENDSINI	840	3.0M HT.
[Symbol]	26	FLOWERING CRABAPPLE	MALUS FLORIBUNDA 'REDOLY'	840	200MM CAL.
[Symbol]	6	NORTHERN ACCLAR THORNLESS HONEY LOCUST	GLEDITSIA TRACANTHOS 'NORBITA HARVEY TM'	840	300MM CAL.
[Symbol]	13	RED SUNSET MAPLE	ACER RUBRUM 'FRANKSRED TM'	840	300MM CAL.
[Symbol]	61	ALPINE CURSANT	IBEX ALPINA	42 POT	300MM HEIGHT
[Symbol]	76	SCARLETT CONIFER	GOTTSCHALKIA DUMOSA	42 POT	450MM SPREAD
[Symbol]	74	DART'S GOLD HENBAR	PHYSCOCARPUS OULIFOLIUS 'DART'S GOLD'	42 POT	300MM SPREAD
[Symbol]	110	GASPAR BLUE CEDAR	CESTRUS DEODARUS 'SUNCA NANA COMPACTA'	42 POT	400MM SPREAD
[Symbol]	29	DWARF BLUE PINE	PINUS MUGO 'PUMILLO'	42 POT	450MM SPREAD
[Symbol]	123	GRANDS ROSE HYDRANGEON	HYDRANGEON X 'GRANDS ROSE'	42 POT	300MM HEIGHT
[Symbol]	33	HEIDERSWY'S GOLD VARIATED DOGWOOD	CORNUS SERICEA 'HEIDERSWY'S GOLD'	42 POT	300MM HEIGHT
[Symbol]	147	LEONIA PRINCESS	SPRUEA JAPONICA 'LEONIA PRINCESS'	42 POT	300MM HEIGHT
[Symbol]	62	MINI PENNY HYDRANGEA	HYDRANGEA MACROPHYLLA 'MINI PENNY'	42 POT	300MM HEIGHT
[Symbol]	22	PACIFIC HYDRANGEON	HYDRANGEON PEGYFOLIA	42 POT	300MM HEIGHT
[Symbol]	168	RED DRAGON JAPANESE MAPLE	ACER PALMATA 'RED DRAGON'	42 POT	300MM HEIGHT
[Symbol]	11	HEIDERSWY'S GOLD	HYDRANGEON X 'PURPLE GEM'	42 POT	300MM HEIGHT
[Symbol]	142	ROSE	ROSA X 'FLOWER DRAPER CORAL'	42 POT	300MM HEIGHT
[Symbol]	42	STARBUCK SUBAR	WEIN TYPICAL	42 POT	300MM HEIGHT
[Symbol]	94	TRICOLOR YELLOW	SALIX INTEGRIFOLIA 'TRICOLOR'	42 POT	300MM HEIGHT
[Symbol]	284	TRUE DWARF BOWWOOD	SALIX SERPENTINIFOLIA 'BAYFORTHWOOD'	42 POT	300MM HEIGHT
[Symbol]	478	BLACK EYED SUSAN	RUTEDOCOA LERITA	11 POT	300MM HEIGHT
[Symbol]	81	FEATHER REED ORNAMENT	PHALARIS AMABILIS 'FEATHER REED'	11 POT	300MM HEIGHT
[Symbol]	143	FOUNTAIN GRASS	POANETUM ALPESCENS	11 POT	2 YEARS
[Symbol]	6	RUBY STELLA DWARF	HEMEROCALLIS X 'RUBY STELLA'	11 POT	300MM HEIGHT
[Symbol]	310	RUSSIAN SAGE	PEROVSKIA ATROPURPUREA	11 POT	300MM HEIGHT
[Symbol]	64	YOUNG WHITE ARISTLE	ASTILBE X 'VERSWHITE TM'	11 POT	300MM HEIGHT

LANDSCAPE PLAN TO BE UPDATED PRIOR TO ADOPTION

LANDSCAPE STATISTICS:

AS OF THE CITY OF COXOX ZONING BYLAW, THE FOLLOWING LANDSCAPE PROVISIONS ARE REQUIRED:

ALL LANDSCAPE BUFFERS SHALL BE PROVIDED IN ACCORDANCE WITH THE OFFICIAL COMMUNITY PLAN AND THE LAND BYLAW AND SHALL CONSIST OF:

- ONE (1) TREE FOR EVERY 6.0 LINEAR METERS OF STREET PROPERTY AT A MAXIMUM SPACING OF 15m O.C.

FRONTAGE LENGTH REQUIRED: 337.85m
 TREES PROVIDED: 59 (17%)
 TREES PROVIDED: 278 (83%)
 CONIFEROUS
 DECIDUOUS

- LEGEND**
- PROPERTY LINE
 - MATCH LINE
 - ALUMINUM EDGING - 50mm TOTAL REFER TO 34.3.0
 - WOOD SCREEN FENCE - 600 TOTAL REFER TO 34.4.0
 - DECORATIVE METAL FENCE - 150mm TOTAL REFER TO 34.5.0
 - CONCRETE WALK
 - TURF REFER TO 34.3.0
 - PLANTING BED REFER TO 33.3.5
 - GRANULAR FINES
 - 1.2M X 2.4M GARDEN BOX - 14 TOTAL REFER TO 34.6.0
 - BENCH - 3 TOTAL REFER TO 41.5.0
 - STREET LIGHT POLE - 11 TOTAL REFER TO 41.3.0
 - CARBON BASKET
 - STORAGE BIN NETTER - 2 TOTAL REFER TO 64.4.0
 - WATER VALVE
 - CATCH BASIN
 - MANHOLE
 - FIRE HYDRANT



EDTA Environmental Design & Technical Associates Inc.

1000 West Beaver Creek Road, Suite 100, Richmond Hill, ON L4B 1N2

Phone: (905) 882-1111

Project: Aspen View Apartments, Coxox, BC

Date: June 15, 2019

Scale: 1:100

Author: [Name]

Checked: [Name]

Approved: [Name]

Highland View Associates Inc. 778-04-6567

City of Coxox

Project No: [Number]

Sheet No: [Number]

Scale: 1:100



LEGEND

- PROPERTY LINE
- HATCH LINE
- ALUMINUM EDGER - 8" HIGH TOTAL REFER TO 34.3 B
- WOOD SCREEN FENCE - 4" HIGH TOTAL REFER TO 34.4 D
- DECORATIVE METAL FENCE - 100% TOTAL REFER TO 26.4 A
- CONCRETE WALL
- YURF REFER TO 34.3 B
- PLANTING BED REFER TO 34.3 D
- IRRAWADDI BRIDGE
- 1" BY 3/4" 4.0M BAGBOX REFER TO 34.3 D
- SEARCH - 8" TOTAL REFER TO 44.1 D
- STREET LIGHT POLE - 11' TOTAL REFER TO 34.3 D
- BAGBOX BASKET
- 8" TO 8.5" 4.0M BASKET - 2' TOTAL REFER TO 34.3 D
- VN RER VALVE
- CATCH BASIN
- MANHOLE
- FIRE HYDRANT

key plan

EDA
 2019-2020
 1000 10th Street, Suite 100
 Denver, CO 80202
 Phone: 303.733.8888
 Fax: 303.733.8889
 www.eda.com

Aspen View Apartments
 Conoco, BC

Highstreet Ventures Inc.
 100 West 10th Street
 Denver, CO 80202

Drawing Title:
LANDSCAPE
RELAY/SCHEMATIC PLAN - ARRA AC

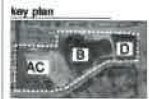
Scale: 1/8" = 1'-0"

Sheet No: **L1.1**



LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	MATCHLINE
[Symbol]	ALUMINUM EDGER - REFER TO 34.3.0
[Symbol]	WOOD SCREEN FENCE - REFER TO 34.4.0
[Symbol]	WOOD SCREEN FENCE - 40% TOTAL REFER TO 34.4.0
[Symbol]	WOOD SCREEN FENCE - 100% TOTAL REFER TO 34.4.0
[Symbol]	CONCRETE WALK
[Symbol]	TURF REFER TO 34.3.0
[Symbol]	FLAMING SCSS REFER TO 34.3.0
[Symbol]	GRANULAR FIBER
[Symbol]	1.20' x 2.40' SAND BORDER SOE - 16' TOTAL REFER TO 14.5.0
[Symbol]	BEACH - 8' TOTAL REFER TO 44.5.0
[Symbol]	SPRINK LIGHT POLE - 11' TOTAL REFER TO 54.3.0
[Symbol]	SANDY SANDSET
[Symbol]	8' x 8' GRADE DIM. NETS REFER TO 64.4.0
[Symbol]	WATER VALVE
[Symbol]	CATCH BASIN
[Symbol]	MANHOLE
[Symbol]	FIRE HYDRANT



Rev	Date	Description
1	8/2016	Initial For DP Application
2	2/2018	DP Application
3	1/2018	Revised for DP Application

1. All work shall be in accordance with the City of Raleigh, NC, and all applicable codes and regulations.
 2. All work shall be in accordance with the City of Raleigh, NC, and all applicable codes and regulations.
 3. All work shall be in accordance with the City of Raleigh, NC, and all applicable codes and regulations.

EDA
 Environmental Design Associates
 10000 Capital Blvd., Suite 100
 Raleigh, NC 27615
 Phone: 919.876.1234
 Fax: 919.876.1235
 www.eda-nc.com

Date: 1/2018
 Scale: 1/8" = 1'-0"
 Project: **Aspen View Apartments**
 Concor, NC
 Highstreet Ventures Inc.
 710.444.0007
 Drawing Title: **LANDSCAPE RELATIONSHIP PLAN - AREA B**
 File Path: ...
 Drawing No: **L1.2**
 Printed: 1/2018



LEGEND

	PROPERTY LINE
	BATCH LINE
	ALUMINUM EDGER - REFER TO 34.3
	WOOD SCREEN FENCE - REFER TO 34.4
	DECORATIVE METAL FENCE - REFER TO 34.4
	CONCRETE WALK
	YLAX REFER TO 34.3
	PLANTING BED REFER TO 34.3
	GRANULAR FINES
	1.2M X 2.4M GARDEN BOX - REFER TO 34.4
	BENCH - REFER TO 34.3
	STREET LIGHT POLE - REFER TO 34.3
	11 TOTAL
	GARMON BASKET
	STORAGE BIN REFER TO 34.4
	WATER VALVE
	CATCH BASIN
	RAMP
	FIRE HYDRANT



2	Dec. 2019	Revised for DP Loading
1	Sept 2, 2019	DP Application
Rev.	DATE	DESCRIPTION
4	10/20/19	REVISIONS TO DRAWINGS:
1	10/20/19	ADD FINISH SCHEDULE TO ARCHITECTURAL DRAWINGS
2	10/20/19	ADD FINISH SCHEDULE TO ARCHITECTURAL DRAWINGS
3	10/20/19	ADD FINISH SCHEDULE TO ARCHITECTURAL DRAWINGS

EDA
 Environmental Design Associates
 1000 West Broadway
 Vancouver, BC
 Phone: 604-681-1111
 Fax: 604-681-1112
 www.eda.ca

Project: Aspen View Apartments
 Consultant: B.C.
 Project File: LANDSCAPE ENLARGEMENT PLAN - AREA D
 Drawing No: L1.3

RZ 19-7 DP 19-5 DVP 20-3

695 ASPEN RD

FEBRUARY 5, 2020

ATTACHMENT 3

PRE-APPLICATION CONSULTATION



RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

695 Aspen Road, Comox BC

Documentation of Public Consultation

Compiled by J. Starnino – 2019.08.26

HIGHSTREET VENTURES INC

 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4  HIGHSTREETVENTURES.CA
 INFO@HIGHSTREETVENTURES.CA  778.946.6250  778.946.6251

HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

Written Summary of Public Consultation

In conjunction with the Town of Comox Zoning Bylaw 1850 and in requesting amendment to the Comox Official Community Plan Bylaw 2011, Highstreet Ventures has undergone community consultation in accordance with the Pre-Application Community Consultation Guide.

Please note that at the request of the Development Permit / Rezoning Checklist the below summary has also been provided as part of the Development Rationale.

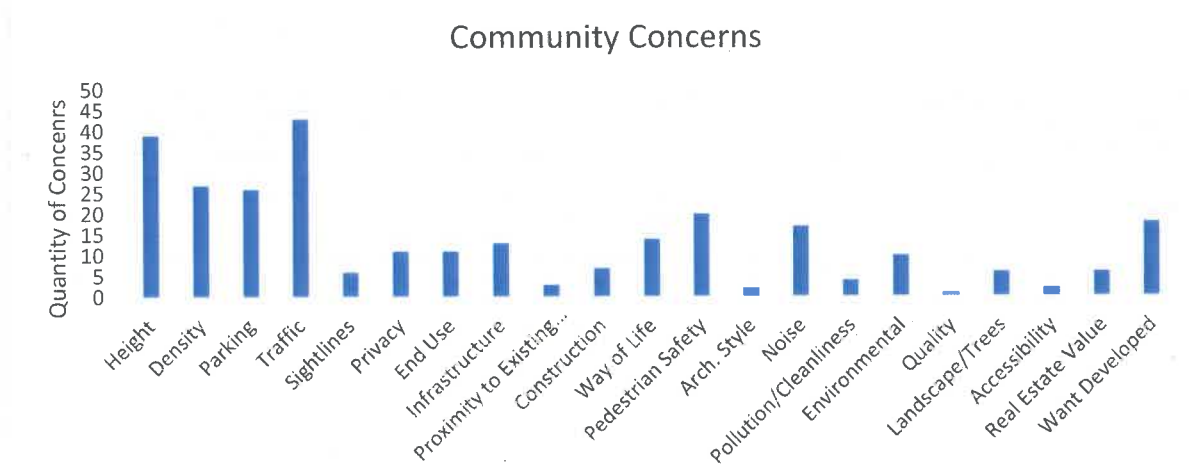
The schedule for the community consultation period is as noted below:

Pre-Application Consultation	Stage 1	Stage 2
Date of Invitation Mailing or Hand Delivery	June 6, 2019	July 16, 2019
Date of Newspaper Advertisement	June 11, 2019	July 16, 2019
Cut-off date for comment submission	July 2, 2019	August 20, 2019
Open House Date and Time Span		16:00-19:00, August 6, 2019
Number of invitations mailed, or hand delivered	312	312
Number of Written Submissions Received	60	63
Number of members of public attendance at open house		109

Stage 1:

- Many respondents commented that they would like to see the development of the property rather than the existing vacant building site.
- Primary concerns regarding the proposed 4-storey, 234-unit site plan were Traffic, Height, Parking, and density.

A summary table of cited concerns from **Stage 1** is provided below:



HIGHSTREET VENTURES INC

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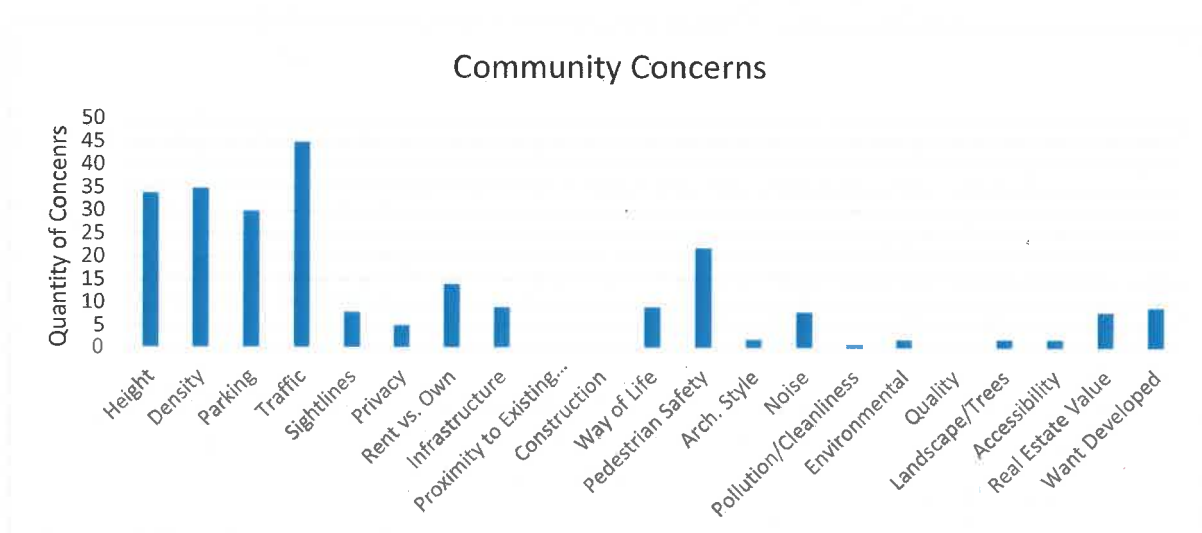
HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

Stage 2:

- During the stage 2 consultations, it was noted again that there was a strong desire to see the lot developed, with many calling the existing state of the property “an eyesore”.
- Local business owners and commercial neighbours showed a desire for densification and diversification, one even saying:
“I hope it will reflect a general pattern I see in this community – that there will be residents from all walks of life, not just expensive condos but also more modest rental type-units... I hope we’ll see customers of all kinds brought into the area with your ambitious venture.” – Dr. D. Armstrong
- Community members showed concern over perceived mass and height of buildings.
- Community members showed concern over existing traffic patterns and the degradation of background traffic operations, regardless of the minimal impact of additional development-related traffic.
- Parking continues to be a concern, despite the development exceeding Town of Comox Bylaw, International Transportation Engineering, and Highstreet’s own parking count standards.

A summary of cited concerns from **Stage 2** is provided below:



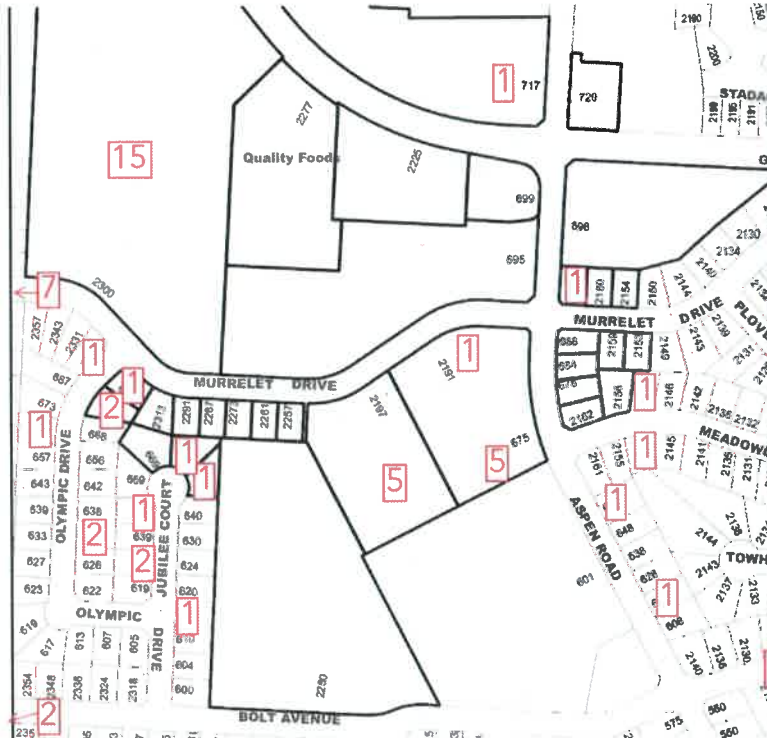
HIGHSTREET VENTURES INC

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HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

A map identifying the location of the consultation respondents is provided below:



Highstreet has carefully reviewed the community's main concerns and addressed them in the following ways.

Privacy of adjacent neighbours

- No windows in homes on floors 1-3 for West facing walls for the residents of 2300 Murrelet Dr.
- Landscaping to provide a visual barrier

Visual context

- incorporating colours similar to adjacent commercial space and surrounding homes
- providing a light colour palette to reduce the visual mass of the top floor
- additional landscaping along Murrelet and to the west property line of the development to soften the mass of the buildings

Development height

- reducing the height of building peaks by 1.4m and reducing building corners by an additional 3m
- increasing the distances between Buildings A and C and the Western property line to 9.6m from the 3.5m that is the required setback.

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Parking

- above ground parking for 167 cars
- underground parking for 166 cars
- total parking stalls provided = 333 spaces which exceeds current bylaw standards
- a parking reduction would be available for parking based on the available bike parking stalls, but no reduction was requested to ensure there is adequate parking for the community
- 50% of parking stalls are below ground and not as visible as surface parking

Traffic

A Traffic Impact Assessment (TIA) was completed to analyze existing traffic patterns, review concerns with existing infrastructure, and issue recommendations on how best to proceed with this community with minimal impact to existing traffic patterns. The TIA is provided as part of this submission and demonstrates:

- existing traffic patterns are expected to degrade naturally, and the addition of development-related traffic is expected to have minimal impact
- the development does not reduce the serviceability of the surrounding intersections beyond the level of service standards

Additionally, through the deliberate design of a walkable, human-scale oriented community with grocers, public transit, parks, and schools within walking or cycling distance, with provisions for over 200 bike parking stalls, as requested by the Town of Comox parking calculator, this community is strongly positioned to encourage a pedestrian lifestyle.

HIGHSTREET VENTURES INC

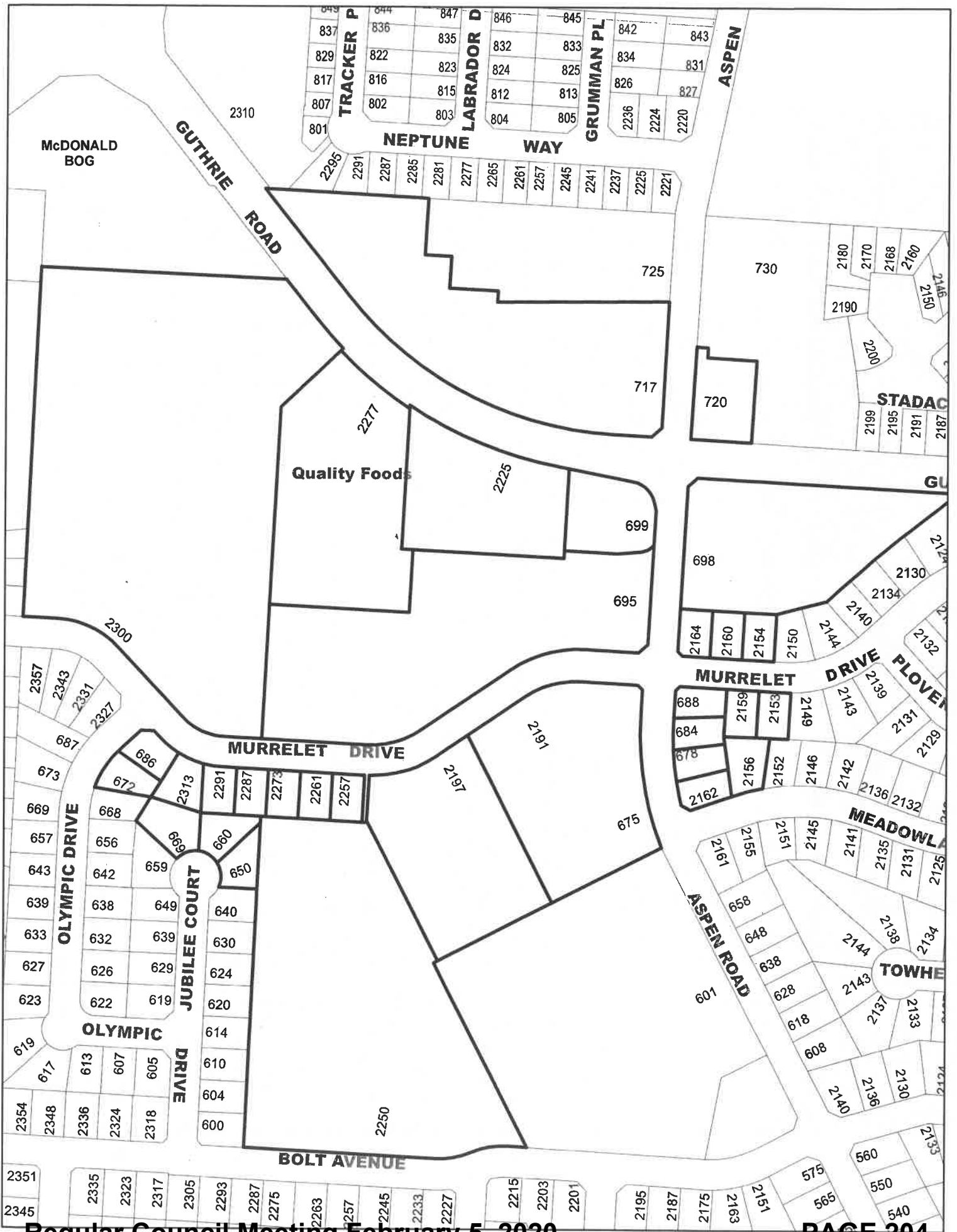
 602 - 1.708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4  HIGHSTREETVENTURES.CA
 INFO@HIGHSTREETVENTURES.CA  778.946.6250  778.946.6251



APPENDIX A: Mail-Out Radius, Advertisements, & Invitations

HIGHSTREET VENTURES INC

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COMMUNITY CONSULTATION

FOR PROPOSED DEVELOPMENT AT 695 ASPEN ROAD

Provide written comments by July 2nd, 2019



602 – 1708 Dolphin Ave.
Kelowna, BC, V1Y 9S4



JStarnino@highstreetventures.ca

The Town of Comox requires that, prior to the submission of an application for a development, the Applicant shall conduct a Community Consultation. The purpose of the consultation is to inform the community, to identify neighbourhood impacts and to obtain public feedback of the proposed development. An Open House will be scheduled at a later date.

Highstreet Ventures Inc. proposes a mixed-use residential-commercial development at 695 Aspen Road, shown shaded on the map. The development proposal is for 4-storey buildings, with commercial space on the ground floor of one of the buildings.

More information can be obtained by phone: 778-946-6250 , or email: jstarnino@highstreetventures.ca

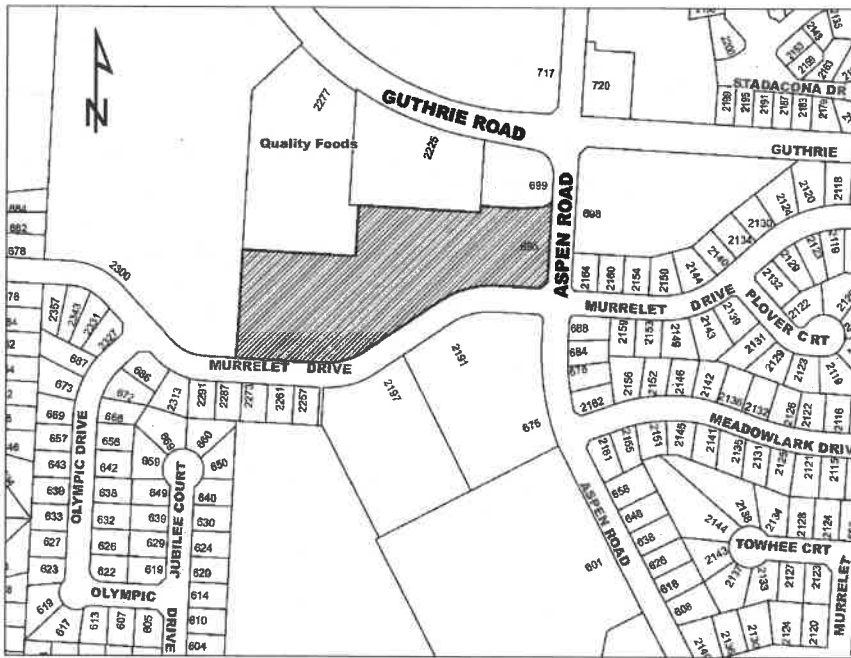


PRE-APPLICATION CONSULTATION - STAGE 1

695 ASPEN ROAD

To the Resident or Commercial Space Occupant,

HIGHSTREET VENTURES INC., the proponent of 695 ASPEN ROAD wishes to develop this property. The Town of Comox requires the developer to consult with the neighbourhood before submitting plans for a development application to the Town.



CONSULTATION CONTACT:

Name:
Jay Starnino Highstreet Ventures Inc.
Mailing Address:
602-1708 Dolphin Ave Kelowna, BC V1Y 9S4
Phone Number:
778 946 6241
E-mail:
JStarnino@highstreetventures.ca

As the proponent of 695 ASPEN ROAD shown shaded in the map above, we wish to know what impact our proposal may have in this neighbourhood. The purpose of this consultation is to receive your comments in order to consider them in the design of the project.

Currently, this parcel is vacant land. The development proposal is for a mixed use residential and commercial development, consisting of four 4-storey buildings, one of which will have commercial space on the ground floor. The project will total 234 residential units. More information about Highstreet’s projects can be found at Highstreetventures.ca

Please provide your comments by **July 2nd, 2019**. This is the first stage of a two-stage pre-application consultation. The next stage will be an Open House where we will report back responding to any public comments we may receive and addressing them in the design of the proposed development. We look forward to sharing the information with you about our proposal. Our Open House will be announced at a later date.

A community consultation letter Stage 1, as at August 26, 2019

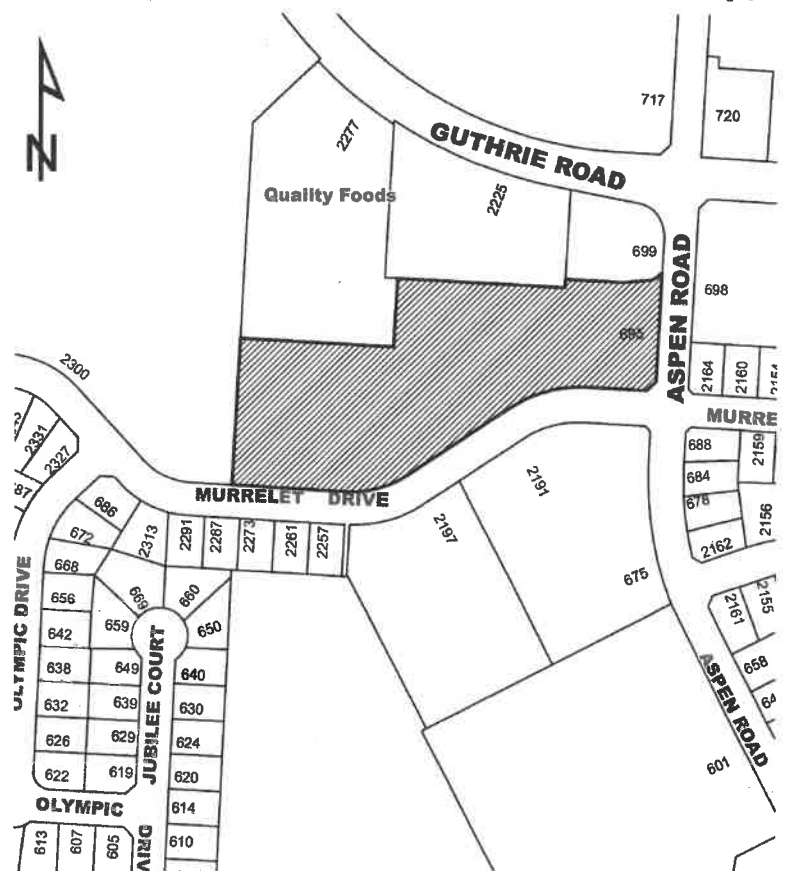
OPEN HOUSE

FOR PROPOSED DEVELOPMENT AT 695 ASPEN RD

The Town of Comox requires that, prior to the submission of an application for a development, the Applicant shall conduct a Community Consultation. The purpose of the consultation is to inform the community, to identify neighbourhood impacts and to obtain public feedback of the proposed development.

An Open House hosted by Highstreet Ventures Inc. to facilitate public review of the proposed development at 695 Aspen Road, shown shaded on the map, is scheduled for:

**Tuesday
August 6, 2019
4:00 PM – 7:00 PM
Comox Community Centre
1855 Noel Avenue
COMOX, BC**



If unable to attend Open House, written comments on the preliminary plans may be submitted to Highstreet Ventures until Aug. 20, 2019.

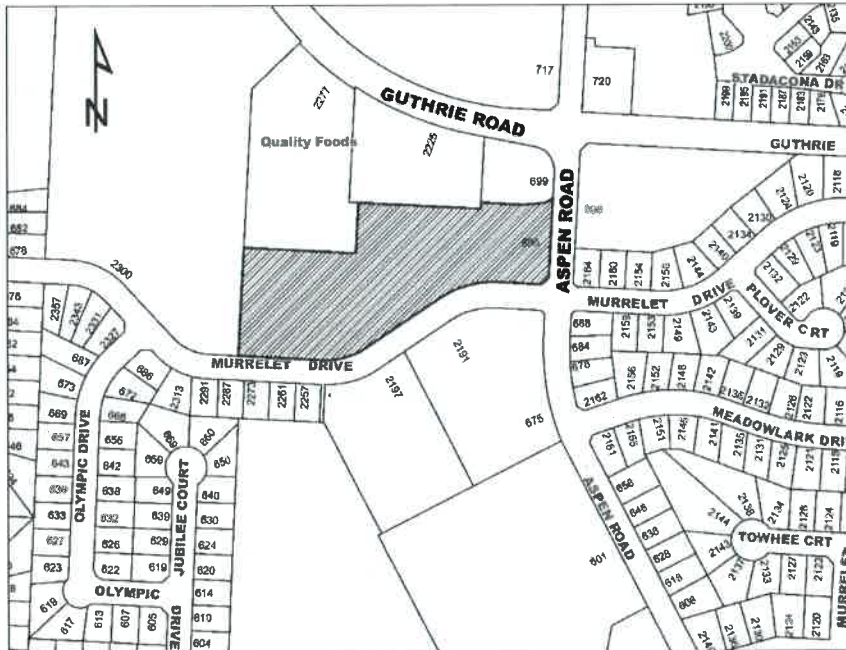
**More information can be obtained by phone: 778-946-6241
or email: Jstarnino@highstreetventures.ca**

PRE-APPLICATION CONSULTATION - STAGE 2 695 ASPEN ROAD

To the Resident or Commercial Space Occupant,

HIGHSTREET VENTURES INC, the proponent of 695 ASPEN ROAD wishes to develop this property. The Town of Comox requires the developer to consult with the neighbourhood before submitting plans for a development application to the Town.

CONSULTATION CONTACT:



Name:
Jay Starnino Highstreet Ventures inc.
Mailing Address:
602-1708 Dolphin Ave Kelowna, BC V1Y 9S4
Phone Number:
778 946 6241
E-mail:
JStarnino@highstreetventures.ca

As the proponent of 695 ASPEN ROAD shown shaded in the map above, we wish to know what impact our proposal may have in this neighbourhood. The purpose of this consultation is to receive your comments in order to consider them in the design of the project. Currently, this parcel is vacant land. The development proposal is for a mixed use residential and commercial development, consisting of three 4-storey residential buildings and one 4-storey building which will have commercial space on the ground floor. The project will total 234 residential units. More information about Highstreet's projects can be found at Highstreetventures.ca

This is the second stage of the pre-application consultation. At the Open House we will report back responding to any public comments we received during stage one and addressing them in the design of the proposed development. We look forward to sharing the information with you about our proposal.

**OPEN
HOUSE
INVITATION**

**6 August 2019
Comox Community Centre
1855 Noel Avenue
COMOX**

**from
4 : 00 PM
to
7 : 00 PM**

APPENDIX B: Responses to Stage 1 Pre-Application Public Consultation

HIGHSTREET VENTURES INC

 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4  HIGHSTREETVENTURES.CA
 INFO@HIGHSTREETVENTURES.CA  778.946.6250  778.946.6251

RECEIVED

JUN 18 2019

PRE-APPLICATION CONSULTATION - STAGE 1
695 ASPEN ROAD

Date: JUNE 13/19 Name: SHARON SMITH Address: 678 ASPEN RD

Please submit your comments by July 2nd, 2019

to: Highstreet Ventures Inc.
email: JStarnino@highstreetventures.ca
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

NO PROBLEM, LOOKING FORWARD TO YOUR DEVELOPMENT!

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

16 June 2019

In regards to Stage 1 of 695 Aspen Road

My primary concern with your proposal is the volume of residents which equals a lot of vehicles on an already busy corner with Quality Foods and the Coop Gas bar so close to a set of traffic lights off of Guthrie. Also too close to a play ground and school that don't have side walks on both sides of the street, a lot of children are crossing the road.

Secondarily, the proposed 4 stories would not blend well with the current low rise, one level, patio homes in the area on that side of Aspen. The apartments that currently exist face Guthrie and already have difficulty getting out of the exit/entrance already in place.

As an avid walker and resident in this area these are my observations.

It would be nice to see that land developed because it is an eye sore in the neighbourhood but to have it developed and fit in to the current urban setting would be grand.



Colleen Torrie
#30 2300 Murrelet Drive
Comox, BC
V9M4J2

Jay Starnino

From: dave@prosalesguy.ca
Sent: June 22, 2019 1:12 PM
To: Jay Starnino
Subject: 695 ASPEN ROAD

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jay! This is in regard to Pre-Application Consultation Stage 1 at 695 Aspen Road. We own a condo right across the street at Murrelet Gardens (2197 Murrelet Drive). We received your notice and are 100% in favor of you proceeding. Your development of the area will bring value to the community and increase property values in the area. As well, it will get rid of an eyesore that has been in this area for far too many years. We're pleased to see Highstreet take this project on and are looking forward to attending the Open House at a later date.

Thanks, Jay!



Dave Warawa

PROSALESGUY TRAINING Inc.

250-339-3355 Office | 780-318-3114

Cell | dave@prosalesguy.ca | www.prosalesguy.ca | Author of SHUT UP!

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PRE-APPLICATION CONSULTATION - STAGE 1
695 ASPEN ROAD

Date: June 16, 2019 Name: JOYCE JACKSON Address: 12-2197 MURRELET -
COMOX BC
V9M 3Y1

Please submit your comments by July 2nd, 2019

to: Highstreet Ventures Inc.
email: JStamino@highstreetventures.ca
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

RECEIVED

JUN 19 2019

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

I am a senior and live across the street from this project. It is a nice quiet area and a lot of seniors live here. It would be nice to have something done with this vacant lot. What worries me is the size of what you are planning. 4 stories high is too high, and I am thinking of the amount of cars that will increase. Originally there was going to be patio homes which is what was built where I live. That would be great, and also a few more businesses. It would be a shame to change the nice quiet residential area it is now. That was the reason most of us moved here.

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

From: [Pat and Paul](#)
To: [Jay Starnino](#)
Subject: 695 Aspen Road
Date: June 11, 2019 7:39:07 AM

Hi,

Just received a pre-application information in the mail.

We live in a patio home complex at #21-2300 Murrelet Dr. in Comox

I would be totally for construction of a Care Home type facility in this location. The valley needs this desperately and there aren't many sites as appropriate as this one. There is Quality Foods, A Drug Store, A Dentist, Lawyer, Eye Glass Place and a Pet Store., all of which would be ideal for seniors walking distance.

Traffic would be limited compared to your proposed project.

Traffic here is already a problem with Quality Foods and the strip mall. Getting out onto Aspen Rd. is taking your life in your hands with the exit from Guthrie Rd. onto Aspen and trying to get out of Quality Foods onto Aspen as well and Murrelet onto Aspen. The extra traffic here would be impossible. I will certainly vote against this type of project.

I think a Care Home type place would be more than accepted in this area, please give it some thought as there are a lot of seniors in this area and not many places to go. I understand there will be a senior place built in Courtenay over the next few years but it will still not accommodate the needs of the upcoming senior population and having one in Comox would be such a big plus.

If you have been here you know what a beautiful place Comox is. More apartment buildings is not what we want and we have so many vacant storefronts that I don't see the need for more. And, our roads here do not support more traffic.

Thank you for hearing our feelings.

Pat Lovell
Paul Emmons



Virus-free. www.avg.com

Jay Starnino

From: R and M Wix <webwix@shaw.ca>
Sent: June 11, 2019 5:39 PM
To: Jay Starnino
Subject: 695 Aspen Road, Comox

We have many concerns regarding your proposed development at 395 Aspen Road, Comox, B.C.

1. A 4 story building is totally inappropriate for this area. This is an area of individual homes and patio or town homes. To put such a complex in the midst of this would appear totally out of place.
2. Aspen Road and Murrelet Drive are not built for all the extra traffic that would occur.
3. Many seniors live in this area and are not as agile as younger people which this type of complex would likely attract. Many use walkers and scooters and cross both of these streets on the way to Quality Foods.
4. Children attending Aspen Elementary school also have to cross both of these roads.
5. To ignore the style of the existing neighbourhood is a very poor development strategy.
6. Town houses or patio homes with a 1 level commercial development, similar to the adjacent commercial structure would be more fitting for this community.

Marilyn & Reg Wickes
52-2300 Murrelet Drive
Comox, B.C.

695 Aspen Road Property Development

Comments on Preliminary Proposal

It is difficult to make very specific comments until one has some basic ideas about the planned structures and where they will be located on the property. We live in the 2300 Murrelet Strata and will be directly adjacent to the south west corner of Quality Foods parking lot and your property. Our most immediate concerns are as follow:

1. What is the closest distance of any of your buildings to the houses in the #1 to #8 section of 2300 Murrelet Place?
2. What is the highest elevation of your buildings in that closest section?
3. Will your parking spaces be under your buildings or on outside areas?
4. How many traffic exits will your property have and where will they be located?
5. Will the buildings be rentals, condos or a mix. If a mix, what ratio?
6. Looking at the area of your parcel of land and comparing it to the area of Olympic Drive and Jubilee Court on the plot plan you circulated, it seems that you will have 234 units in an area slightly less than Olympic and Jubilee which has 49 units. The increase in traffic caused by a possible 4.8 times as many vehicles would have a major negative impact on this area. This problem will need serious attention.

Submitted by Robert and Margaret Martin

#8-2300 Murrelet Drive

Comox, BC

V9M 4J2

Phone: 250-339-0053

Date June 11, 2019

From: [T Bullock](#)
To: [Jay Starnino](#)
Subject: Pre-Application Consultation Stage 1 - 695 Aspen Road, Comox, B.C.
Date: June 13, 2019 8:50:12 AM

We border the pedestrian pathway down from the loading dock of Quality Foods comprising Units 9 - 22 of our complex.

We have questions and are extremely concerned about a project of this size in this neighborhood for the following reasons:

1. 4 buildings consisting of 4 stories each is visually NOT what this area needs. We live in an area of single level patio homes, bungalows, 2 story homes, 2 & 3 story townhomes with the only apartment being 3 stories on Aspen road which you don't even know is there because it is hidden so well. Further this area is predominantly "owner occupied".
2. Additional traffic and traffic flow surrounding the proposed area and specifically on Murrelet Drive and Aspen Road. Please note: when our complex was built, the Town of Comox did not allow for guest parking spaces. As a result of that - not only do people visiting our complex need to park on the street - people are actually already parking "on the sidewalks" on Murrelet Drive and Aspen when there is an event in their complex, at events at the ball park or when parents are picking up their children from school because Murrelet Drive and Aspen Road are too narrow for traffic and parking. In addition, we are well aware of the new 4 story apartment building located on Anderton that will also increase traffic to this area for Quality Foods and other businesses located here - so yes, traffic will increase in this area no matter what your intentions are.

How do you and the Town of Comox intend to mitigate the additional traffic and parking situation with this "increase in residency" from these 2 developments and the danger this increase poses for pedestrians, school children walking and/or biking, seniors with walkers and disabled persons in wheelchairs and scooters??

3. Noise - with the "increased residency", shopping from your development and that of the new 4 story Anderton apartment will just make it unbearable for owners bordering Quality Foods with any kind of increase in the truck traffic to their parking lot and loading dock and from your development well.

Have you, Quality Foods and the Town of Comox commissioned a study of the decibel levels to ensure that the residents are safe here from the incessant noise from the trucks with refrigerated units that deliver to the Quality Foods loading dock (TIP: The Quality Foods truck is the worse offender) as well as the increased traffic noise that will come from your development??

To date, the Town of Comox has done absolutely nothing to change its bylaws to restrict delivery truck traffic to certain times of the day or how many days per week as other jurisdictions do - despite years and years of complaints. Nor has the Town of Comox insisted that developers install a sound barrier, like in the Crown Isle area in Courtenay, to mitigate this noise which starts at 6:30 am 7 days a week.

In conjunction with Quality Foods are you willing to construct such a barrier along the

pathway to restrict noise from traffic from the loading dock and parking lots so the residents here can enjoy open windows and their backyards??

4. Your notice makes no mention of whether this will be a rental complex or a strata complex. Its our understanding that this development will be predominantly rental units. As with any rental situation, the potential for additional crime and noise in our area will increase when residents have no vested interest in their property or their neighbors.

Why rental units and not owner occupied units??

Thanks for your time and we look forward to responses to our questions.

B. & T. Killam
10, 2300 Murrelet Drive
Comox, B.C.

From: [Ray Fast](#)
To: [Jay Starnino](#)
Subject: 695 Aspen Road
Date: June 12, 2019 4:19:41 PM

Hello Jay

I am glad to see that the property is to be developed. It is currently an eyesore.

I am concerned that buildings on the west side of your development should have no windows facing onto Murrelet Place Strata. They would look directly down into the yard, patios, living rooms and back bedrooms of the units on the east side of our Strata.

What off street parking will be available for the 234 residential units and what off street commercial parking available?

Will there be an access from Murrelet, and if so, where?

Does the private roadway south of the Co-op station and the strip mall constitute part of the development? If so, will it remain open as now or will it be a private road for the use of residents in your development?

Traffic is already becoming an increasing concern on Aspen between Guthrie and Murrelet.

Thanks

Ray Fast
68 - 2300 Murrelet Dr

RECEIVED

JUN 13 2019

PRE-APPLICATION CONSULTATION - STAGE 1

695 ASPEN ROAD

Date: 11 JUNE 2019

Name: Boyer

Address: #34-2300 MURRELET DR
COMOX BC V9M 4J2

Please submit your comments by July 2nd, 2019.

to: Highstreet Ventures Inc.
email: JStamino@highstreetventures.ca
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

I am not in favor of any 4 storey buildings. I could support a development similar to 2300 Murrelet Dr.

I can understand the Township of Comox favoring that type of development ...
"More taxes" but no increase in services.

This proposal is one block from an elementary school/ Playground and has an existing Mini-Mall already.

The increase in traffic related to the occupancy of 234 residential units and the additional parking would turn out to be, I am certain, a big problem.

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

From: [Mark Johnson](#)
To: [Jay Starnino](#)
Subject: 695 Aspen Road Development
Date: June 13, 2019 3:33:21 PM

Hello,

I am a resident living on Murrelet Drive and I have noticed a sign that was posted in regards to a formal community consultation to identify impacts of a mixed-use residential-commercial development at 695 Aspen Road. I will not be in the area for the next 2 months as I am going to be travelling through Europe and therefore will not be able to attend the public consultation. I have been very un-pleased with some of the recent developments approved by the city and would like to request more info on the site that will directly impact my neighborhood.

When will construction commence?

How tall are the buildings and will my daily views be impacted?

How many livable units are being constructed?

How will traffic in the area be affected?

These questions are very important to myself as such a development will greatly impact my current way of living. Your response is greatly appreciated.

Regards,

Mark

From: [Elizabeth Folk](#)
To: [Jay Starnino](#)
Subject: Pre-application consultation- stage 1! 695 Aspen Rd, Comox
Date: June 13, 2019 4:34:30 PM

Hello, my husband Rick and myself received this notice re your proposed development today. We live in Unit 38-2300 Murrelet Drive.

We do have a few concerns:

1. Road access. Would all access to your buildings be from Aspen Rd? Murrelet Drive is narrow and curved, if cars are parked on one side it is extremely narrow and difficult to see around the curve. This would be compounded if there was an access from your property onto Murrelet Drive.

2. 4-storey high rise buildings in a neighbourhood with no 4- story buildings seems overpowering and does not seem to fit into the surrounding community. I am concerned for the residents in homes bordering your development who could have a 4 story building facing their property which would disrupt their privacy as persons in 4 storey building could look into their home/yard from their balconies or windows. This would no doubt negatively affect property values on homes backing onto your development.

This size of this development could easily include at least 500+ people and their vehicles which will have negative impact on this quiet residential neighbourhood

3. Parking. There is really no room on Aspen or Murrelet for street parking. What is your company's plan for residents and guest parking on site and space for business parking onsite?

Thank you for allowing input to your planning.

Elizabeth Folk

38-2300 Murrelet Drive.

Sent from my iPad

From: [J Douglas](#)
To: [Jay Starnino](#)
Subject: 695 Aspen Road
Date: June 14, 2019 2:28:15 AM

Too dense for this area.

4 storey structure too high!!!!!!!

Town houses more reasonable.

Limited visibility on Murrelet Drive.

Patio homes are in very high demand....an alternate idea?

R Douglas
16-2197 Murrelet Drive Comox

From: [Dell Rodway](#)
To: [Jay Starnino](#)
Subject: 695 Aspen Road Pre-Application
Date: June 14, 2019 8:42:57 AM

My husband and I live at 698 Aspen Road (Aspen Court). We just wanted to voice our concerns about traffic congestion, that already exists, and will only be made worse by this rather large undertaking that is planned.

Aspen Road is a very small artery (single lane each way) and has already got a large traffic load because of the Quality Foods, and the existing mall traffic.

Of course Comox is growing, and that is good, but until the infrastructure is in place to handle the existing traffic, I think this kind of development will be a detriment to the energy of the neighbourhood.

A lot of us living here are retired, and one of the reasons we retired here in the first place, is because of the lack of traffic congestion and the peaceful nature of the area.

I fear that "way of life" will be lost to us, and we truly can't afford to live anywhere else.

Dell Rodway

From: [Gloria Rowe](#)
To: [Jay Starnino](#)
Cc: planning@comox.ca
Subject: 695 Aspen Road
Date: June 14, 2019 12:08:27 PM

Regarding the proposed development at 695 Aspen Road by your company, I have concerns regarding the density of the plan. Aspen Court, the only multi-storied building nearby, is three storeys, a precedent that should be upheld for community continuity, rather than the proposed four storey building.

Also the impact of a potential 234 cars on the surrounding streets is ludicrous! Murrelet Drive is currently a very busy road and turning onto Aspen Road from Murrelet is already challenging. This is due to traffic turning left, and exiting right, off Guthrie Road; traffic exiting right from the shopping centre access road onto Aspen Road; the entering and exiting of traffic at Aspen Court and, during the summer months, increased traffic volume due to ballgame activities at the park on Aspen Road. The traffic increase that would result from this proposed development on our current roadways would put both pedestrians and drivers at risk.

At this time making a left turn into Murrelet Gardens from Murrelet Drive is hampered by poor visibility due to vegetation growing wild in the undeveloped lot. While that would be negated by development, sightline issues would still need to be addressed concerning building placement, landscaping and parking to ensure safe visibility to oncoming traffic.

I also hope that the placement of the four buildings would be strategically considered with regard to maintaining the best privacy possible for the residents in existing developments.

I look forward to the Open House, stage two in this pre-application consultation, and hope the surrounding residents will be there to offer feedback. I'm sure everyone in the neighbourhood would like to see this land developed, and I trust Highstreet Ventures Inc., and the Town of Comox, will be open to hearing and addressing our concerns.

Gloria Rowe
Unit 6
2197 Murrelet Drive
Comox, BC

Sent from my iPad

From: [K Kratz](#)
To: [Jay Starnino](#)
Subject: Community Consultation
Date: June 15, 2019 10:12:20 AM

Congratulations on buying and developing 695 Aspen Road.

Having browsed your website, I see you have a reasonably standard box-like building plan. Can this be altered from the usual Comox Grey/Brown to something more West Coast... wood perhaps with a depth and richness?

Building to 4 stories will bring a large footprint to that area. How many apartments are you proposing... are they to be sold (as condos) or rented? Will you leave green spaces? Will there be underground parking to leave space for green 'living spaces'?

Even if the planning department does not require the following will you consider adding:

- Tree plantings in a way to make them attractive, sustainable and of benefit for the community (<https://treecanada.ca/resources/canadian-urban-forest-compendium/3-benefits-of-urban-forests/>)

- Visitability - making the apartments accessible to foster community building and visiting - this requires one zero step entrance, doors at minimum 32 " openings and a washroom that can be accessed with a wheelchair on the main floor (<https://visitability.org/>)

- In creating your development would you put in proper cement/asphalt letdowns in sidewalks and pathways, ensuring that pedestrian traffic is accommodated in the community

- Would you consider incorporating Universal Design in your design plans for this and future developments ...(<http://universaldesign.ie/What-is-Universal-Design/>) an example of this at work is in Maple Ridge and Pitt Meadows (https://www.mapleridge.ca/DocumentCenter/View/3057/Universal_Design_Guidelines?bidId=) more on that at https://www.canbc.org/universal_design.htm

- will you ensure that any retail operation has accessible washrooms

- will balconies give living space, enough for container gardening for example

- will there be electric charging stations, bike racks, and sufficient visitor parking especially for public venues such as restaurants and pubs

I look forward to hearing from you on this and gaining any further information you can provide.

Karin

From: suecadwell2010
To: [Jay Starnino](#)
Subject: 695 Aspen Road, Comox BC
Date: June 16, 2019 3:55:13 PM

Dear Sir

I feel the density for the proposal is way too high for the area. A 3 floor development would be more reasonable.

Questions:

1. Where do you propose to put the parking? By my calculations, you would need 400 parking spots.
2. The traffic already has difficulties at the intersection of Aspen and Guthrie. There would have to be left turn lights installed by either you or the Town.
3. Sidewalks would be necessary around the circumference of the development.
4. Are you proposing rentals or condos?

Thanks
Sue Cadwell
130-675 Aspen Road
Comox, B.C.
Sent from my Samsung Galaxy smartphone.

From: [Norman Flower](#)
To: [Jay Starnino](#)
Subject: 695 Aspen Road
Date: June 16, 2019 6:09:43 PM

Hello,

Our names are Norman and Isobel Flower, we live at 2257 Murrelet Drive, Comox, BC. V9M4G6.

Thank you for the opportunity to provide feedback on your project. We've looked at some of the projects you have built in Alberta and BC which seem to be very well built.

First I would like to inform you of the type of area we live in. From Aspen Road to Lancaster Way is all seniors with seniors patio homes on the south side of Murrelet and another seniors complex on the north side of Murrelet next to the west end of your property. All the residential single houses are seniors on the south side of Murrelet.

With the above in mind I would like to point out some things which we as seniors would like to see in your project.

First the 4 story building with commercial space on the ground floor should be built at the Aspen end (east end) of your property facing the commercial side (North side) of your property.

Second what type of accommodation are you intending to build, considering this is an all seniors area (Condos, Seniors Condos, Low Rentals or upscale apartments Rentals).

Third what type of parking will be available for all those 234 units? Also where will the entrance and exits be located as Murrelet presently has no parking from Aspen all the way along Murrelet on the North side. There is also no parking from my residence on the south side to Aspen Road as the road is not wide enough for parking around the bend in the road. The amount of units you intend to build, vehicle traffic will increase dramatically on Murrelet Drive which is not conducive to a seniors area.

Thank you for taking the time to read and respond to our concerns.

Regards

Norman and Isobel Flower

From: [Rick Zarudzki](#)
To: [Jay Starnino](#)
Subject: 695 Aspen Road
Date: June 16, 2019 6:24:40 PM

To whom it may concern: I have really looked at your proposal as I feel that the area needs to be developed . The issues I have with your intentions are the traffic issues it would cause as the infrastructure is not there for the volume of traffic that you are proposing . Second would be the height of the structures I would not want to see anything over three stories high and also not the number of buildings only half of what you proposed would be ideal . Thank you for interest in my neighbourhood .

Zarudzki

J

27 -2300 Murrelet Dr

Sent from my iPad. Janet

From: [Del](#)
To: [Jay Starnino](#)
Subject: 695 ASPENROAD
Date: June 16, 2019 6:40:04 PM

Regarding Stage #1 application, I would like to submit that consideration must be given to install a traffic light at Aspen Road and Murrelet Drive. I have had considerable experience and input into traffic matters during my past career and I feel the proposed development will put undue pressure on this intersection because of the addition of 234 residential units, plus additional traffic from the commercial space. Thank you for your considerations on this matter.

Del Collin
#54 2300 Murrelet Drive,
Comox, BC V9M 4J2

250-890-3430

From: [Carol Ante](#)
To: [Jay Starnino](#)
Subject: 695 ASPEN ROAD
Date: June 17, 2019 9:06:28 AM

A four-storey building is outrageous! What is this - ask for four and you might get 3 approved? Where do you propose the 243 residents will park, let alone the customers of the commercial establishments? This proposal would be a blight on the neighbourhood.

Carol Ante
#29, 717 Aspen Rd.
Comox, B.C.

From: [carole tetrault](#)
To: [Jay Starnino](#)
Subject: Comment regarding 695 Aspen Road
Date: June 18, 2019 12:06:56 PM

To whom is concerned,

As I live on the side on the street now, because of the noise of the traffic, I have the intention to eventually move on the side where there would be less noise.
I would be disappointed to have the view of a four stories building.

What doesn't help is that the quality of the installation of the windows is poor. Strata told me that the perfection was not there objectif.
Il feels like the window are lightly open all the time.

Regarding the people who are enjoying the view of the mountains, it would be very disapointing.

Personnally, I believe that the quality of life is better if we have some space to breath. So to put four stories is not for a better quality of life but rather for making more money. Then, what is the most important ???

As I enjoy the area, if you have a nice product, I would be interested in buying one of your condos but it depends how important the quality of life is for you and if this can reflect on the quality of your condos.

It is a question of value.

Thanks for asking our opinions.

Carole Tétreault

204 A - 698 Aspen Rd
Comox, BC
V9M 3S9

Sent from [Outlook](#)

PRE-APPLICATION CONSULTATION - STAGE 1
695 ASPEN ROAD

Date:

Name:

Address:

RECEIVED

JUN 14 2019

Please submit your comments by July 2nd, 2019

to: Highstreet Ventures Inc.

email: JStarnino@highstreetventures.ca

or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

This project including 4 buildings with 234 residential units is much too large for this neighbourhood. This could translate to 468 people if there were two people per unit or to even more if children were involved. The largest complex in the immediate vicinity has 66 units or further along the road, 78 units for seniors. Most of us are single story buildings; a four story building would be invading the privacy of the 78 unit complex. Think of the number of vehicles which could be involved for 234-468 adults. This is a very quiet, friendly neighbourhood and we need to keep it this way. Possibly a much less dense complex such as your Riverwalk Centre would be more suitable for the neighbourhood with ample parking for residents. You should know that area has live streams flowing through in the wet season with a little lake forming. Not in favour of this particular development.

K. Bell 102-675 Aspen Rd Comox BC V9M 3S6

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

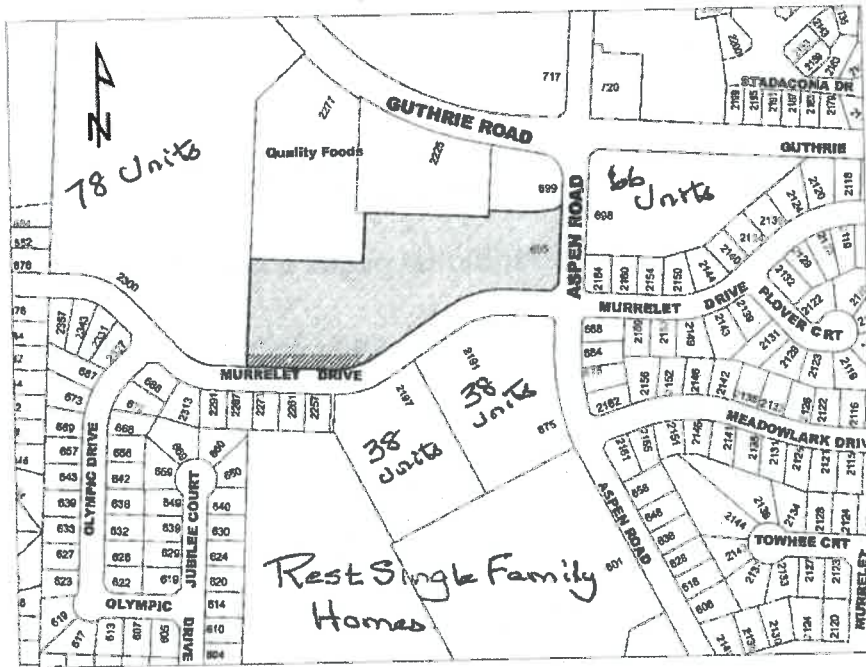
A community consultation letter Stage 1, as at June 6, 2019

PRE-APPLICATION CONSULTATION - STAGE 1 695 ASPEN ROAD

To the Resident or Commercial Space Occupant,

HIGHSTREET VENTURES INC., the proponent of 695 ASPEN ROAD wishes to develop this property. The Town of Comox requires the developer to consult with the neighbourhood before submitting plans for a development application to the Town.

CONSULTATION CONTACT:



Name:	Jay Starnino Highstreet Ventures Inc.
Mailing Address:	602-1708 Dolphin Ave Kelowna, BC V1Y 9S4
Phone Number:	778 946 6241
E-mail:	JStarnino@highstreetventures.ca

As the proponent of 695 ASPEN ROAD shown shaded in the map above, we wish to know what impact our proposal may have in this neighbourhood. The purpose of this consultation is to receive your comments in order to consider them in the design of the project.

Currently, this parcel is vacant land. The development proposal is for a mixed use residential and commercial development, consisting of four 4-storey buildings, one of which will have commercial space on the ground floor. The project will total 234 residential units. More information about Highstreet's projects can be found at Highstreetventures.ca

Please provide your comments by **July 2nd, 2019**. This is the first stage of a two-stage pre-application consultation. The next stage will be an Open House where we will report back responding to any public comments we may receive and addressing them in the design of the proposed development. We look forward to sharing the information with you about our proposal. Our Open House will be announced at a later date.

RECEIVED

JUN 18 2019

PRE-APPLICATION CONSULTATION - STAGE 1
695 ASPEN ROAD

Date:

Name:

Address:

Please submit your comments by July 2nd, 2019

to: Highstreet Ventures Inc.
email: JStarnino@highstreetventures.ca
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

RESTRICTED HEIGHT? IS VARIANCE REQUIRED.

NO NEED FOR 4 STORY BUILDINGS IN 2 STORY NEIGHBOURHOOD

ON/OFF STREET PARKING - TRAFFIC PROBLEMS

IS COMMERCIAL BUILDING WANTED? VARIANCE NOW ON FURBER AVE

Parsons 108 695 Aspen Rd Kelowna BC V9Y 3S6 JUN 12/2019

Request notice of receipt. Thank you

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

PRE-APPLICATION CONSULTATION - STAGE 1
695 ASPEN ROAD

Date:

Name:

Address:

RECEIVED

JUN 19 2019

Please submit your comments by July 2nd, 2019

to: Highstreet Ventures Inc.

email: JStarnino@highstreetventures.ca

or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

WE ARE ABSOLUTELY SHOCKED RECEIVING YOUR PROPOSAL OF DEVELOPING THIS LOT NEXT TO US. THAT A PROJECT OF THIS SIZE WOULD EVEN BE CONSIDERED IN THIS QUIET LOVELY NEIGHBOURHOOD IS DEVASTATING. WHEN WE MOVED IN 3 YEARS AGO WE WERE AWARE OF THE POSSIBILITY OF A 2 STOREY DEVELOPMENT BUT NOT 4. 234 UNITS WILL BE AT LEAST 500 MORE PEOPLE. HOW WILL THE INFRASTRUCTURE OF THIS AREA BE ABLE TO HANDLE THIS?? AND DO YOU THINK WE WILL KEEP THE VALUE OF OUR REAL ESTATE?? WE LOVE OUR HOME & NEIGHBOURHOOD THAT YOU ARE ABOUT TO DESTROY. WHERE DO WE GO?? I HAVE NOTICED THESE PROJECTS GOING UP ALL OVER THE PLACE BUT NOT SO MUCH IN QUIET RESIDENTIAL AREAS SUCH AS OURS. PLEASE RECONSIDER THIS PROJECTOR AT LEAST THIS LOCATION. I DON'T FEEL THIS WILL MAKE OUR NEIGHBOURHOOD A SAFE PLACE TO LIVE ANYMORE.

Margy WARDH
2300 MURRELET COMOX

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

RECEIVED

JUN 19 2019

PRE-APPLICATION CONSULTATION - STAGE 1
695 ASPEN ROAD

Date: 17 June 2019 Name: Susan Vivian Address: 30-2197 Merralee X
Lomox, B.C.
V9M 3Y1

Please submit your comments by July 2nd, 2019
to: Highstreet Ventures Inc.
email: JStarnino@highstreetventures.ca
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

Subject Heading: "695 Aspen Road"
Traffic and noise is extremely high on Guthrie & Aspen Rd, especially during baseball games beside Aspen Rd. The area has a high incidence of accidents or near accidents. We have drought conditions now & are on stage 3 water restrictions before summer has begun. On July 1st on Arderton Rd. a commercial & residential building is opening up. Very close to your proposed venture a condominium is being build now next to the Lomox Golf Course. On Lomox Ave. adjacent to Bussa Vista Ave. a condominium or apt building is going to be build. Is your building even necessary? Our infrastructure doesn't support

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

the next to us the city of Courtenay is building many condominiums & appts. Thank you for your consideration in this matter.
S. Vivian

102 – 675 Aspen Road
Comox, BC
V9M 3S6

June 15, 2019

Town of Comox
1809 Beaufort Avenue
Comox, BC
V9M 1R9

Attention: Mr. M. Kamenz
Municipal Planner

Dear Sir:

Re: 695 Aspen Road
Development by Highstreet Ventures Inc.
602 – 1708 Dolphin Avenue
Kelowna, BC
V1Y 9S4

JUN 20 2019
JUN 21 2019
TOWN OF COMOX
on Planning Dept
copy ~ RK/YMK / TS

I received word this week in the form of a Pre-Application Consultation – Stage 1 that Highstreet Ventures Inc. of Kelowna is proposing to construct a 234 residential units and some commercial development in a 4 story complex (4 buildings) on this parcel of land. I have responded directly to them but wish to bring my concerns to you and the Town of Comox (remember Mr. Arnott coming to the door during the election and promising to work with and for our Comox residents).

In my humble opinion, the scope of this particular project is much too large for this neighbourhood. 234 units could translate into 468 people if there were two people per unit or to even more if children were involved. Aspen Court across the road apparently only has 66 units while Murrelet Place has 78; Aspen Village where I live has 38 units and Murrelet Gardens has 34 units. You think of the possibility of 234 or more cars which could be attached to this development; where are they all going to park? Traffic would be very congested, noisy and raise the pollution barrier.

Apart from Aspen Court, all other residences on Murrelet Drive (around and opposite this proposed development) are single story homes. Four story buildings on this piece of land would be totally out of place and would invade the privacy of those living in Murrelet Place. A great number of residents in this particular area are seniors. This is a **very** quiet, friendly neighbourhood and we don't want it to change.

When I completed the questionnaire for Highstreet Ventures Inc, I did suggest that they might consider a smaller development similar to their Riverwalk Centre which has just been completed in Courtenay. This is a two story building which would be more in keeping with the single story buildings in the neighbourhood.

What type of commercial development does the developer have in mind for the property? The bulk of the businesses in the neighbourhood are professionals who close their doors by 6 p.m. There is no noise attached to them. A neighbourhood pub or bar, for instance, would obviously bring a totally different type of business to the area with concerns attached to it for peace and quiet.

Another consideration for any development on this particular parcel of land is the fact that there are active water streams in the wet season with an actual little lake right opposite the entrance to Aspen Village where the ducks were swimming this past winter/spring. I had thought that could have been one of the reasons the previous developer stopped construction a little further along the road. When it is particularly wet, it actually looks like Venice with canals of water in amongst the footings which were laid some years ago.

I am definitely not in favour of this particular development going ahead as the company is currently proposing. I trust the Town of Comox will very carefully consider the community as it currently exists and look for a development which might be more suitable and in keeping with the neighbourhood.

Yours truly,

A handwritten signature in black ink that reads "Kathleen J. Bell". The signature is written in a cursive style with a large, looped initial "K".

Kathleen J. Bell (Miss)

PRE-APPLICATION CONSULTATION - STAGE 1
695 ASPEN ROAD

Date:

Name:

Address:

RECEIVED

JUN 21 2019

Please submit your comments by July 2nd, 2019

to: Highstreet Ventures Inc.

email: JStarnino@highstreetventures.ca

or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

No four stories is way to high.

234 residents is far too many
for that space.

Murrelet is a very busy street already

The noise factor will increase for
sure. I'm sure our school here will
be too small too. It's over crowded
now

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

RECEIVED

JUN 21 2019

PRE-APPLICATION CONSULTATION - STAGE 1

695 ASPEN ROAD

Date: June 16, 2019 Name: Murray Lindman Address: #66, 2300 Murrelet Dr.

Comox, BC

V9M 4J2

(250) 941-6554

Please submit your comments by July 2nd, 2019

to: Highstreet Ventures Inc.

email: JStarnino@highstreetventures.ca

or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

1. Are these units condo or rental?

2. Is there a portion for low cost housing?

3. What impact study has been done for assessing the effect of population density on the neighbourhood?

4. Where will the entry to the development be located?

Will there be more than one entry location?

5. Is the parking underground?

6. What provision will there be for the location of large garbage + recycling bins?

7. How much green space will there be?

8. Are there energy efficient features like solar panels + rain water collection?

Looking forward to your Open House!

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

22 Jun 2019

Highstreet Ventures Inc.
602-1708 Dolphin Avenue
Kelowna, BC
V1Y 9S4

Attn: Jay Starnino

Good day sir. We are responding to your pre-application consultation – Stage 1 for the proposed project located at 695 Aspen Road, Comox, B.C.

We are residents of Murrelet Place, the complex next to the proposed project. Our unit faces onto Murrelet Drive, thus will probably only have a view of the site over the existing patio homes along the footpath between the two properties leading to the Quality Foods store. As the proposed project is planned for four-storey's we may have a view of the top two floors. We personally have no problem with the height of the project, although those strata units along the fence line may not be quite as receptive, having possibly three storey's of units, looking down into their back yards, causing some loss of privacy.

After living in our complex for 11 years, we are very happy to see something finally being built on that property which has been an eye sore for many years.

Your project is planned to have commercial space on the ground floor and underground parking. We can only hope that some of that commercial space might house a neighborhood pub and eating establishment, similar to others that have been opened in the Comox Valley over the past couple of years.

One other concern that no doubt we be raised is the increased traffic that will result from the influx of 234 units. I look forward to seeing what access routes are planned for entry and exit from your property.

The Town of Comox has let it be known in the past few years, as other projects were planned and cancelled, that eventually traffic coming off Murrelet Drive onto Aspen Road, would only be permitted to turn right. There was also talk of a roadway from Murrelet Drive into the Quality Foods Store and strip mall through the middle of your proposed development. We look forward to further opportunities to be provided with update information, as the process proceeds.



Wayne & Margaret Rushton
72-2300 Murrelet Drive
Comox, BC V9M 4J2
250-89-0971

From: [Barbara Robson](#)
To: [Jay Starnino](#)
Subject: 695 Aspen Road
Date: June 23, 2019 6:14:23 PM

I am currently leasing a townhouse at 2191 Murrelet Dr, Comox and have the following questions:

Do you have blueprints/pics of what the development will look like?

Is the development going to take over the whole vacant lot. Will there be green space?

Will it be filled by owners or renters?

What is the square footage of the residential units?

Is there underground parking?

When is the construction to start?

What is the estimated completion date?

Is there storage space underneath?

I do not hear any traffic noise at my place and hope it remains the same.

Thanks in advance
Barbara

Jay Starnino

From: Louise Reed <louisereed@shaw.ca>
Sent: June 24, 2019 8:57 AM
To: Jay Starnino
Subject: 695 Aspen Road Property Development

Jay Starnino, Comments on proposal development of 695 Aspen.
I am very disappointed to hear that my highly desirable, classy patio home will be affected by the proposed 234 residential/commercial units that will be facing my back yard.
When I bought my home, I knew some day that the property behind me would be developed. But I was told it would be 2-Storey buildings with no windows facing our complex.

We have a lot of seniors in our 75 units and we feel it will not be a safe place to live.

Will this be rental property? If so, will our property be devalued?

Concerns over the traffic congestion in the area. Noise coming from open windows.

Will our water pressure be affected?

How tall will the tallest building be?

Please re-consider the impact this will have on our valuable property.....

Louise Reed
#7 2300 Murrelet Dr. Comox, B.C. V9M4J2
June 24, 2019

From: [Don Peoples](#)
To: [Jay Starnino](#)
Subject: 695 Aspen Road
Date: June 24, 2019 12:23:00 PM

Hello Jay,

Here are my comments I have about your proposal.

1. Construction traffic: Where are the trucks going to be entering 695 Aspen, off of Aspen or the road to Quality Foods? We don't need heavy construction trucks winding through the residential streets. It's not safe for all the seniors and children who use scooters, bicycles and pedestrians. There is way too much traffic as it is now. Don't ruin the QUALITY OF LIFE we currently enjoy for the time we have left.

How is the traffic going to be handled at completion of your project? Where will the vehicle access points to your buildings be located?

2. What kind of security lights are going to be on your buildings at night? Will they shine down into our homes and yards?
3. Four story buildings in a residential area is just plain ignorant. What about our RIGHT TO PRIVACY? Please install frosted windows in buildings that back on to Murrelet Drive.
4. What kind of parking is going to be available for your tenants? Will there be enough parking for all 234 units, as well as for a second car. And parking for guests and for the businesses?
5. What are the hours of construction going to be? How are you going to keep the dust, dirt and mud off our streets and out of the air? And the NOISE! You will be putting us under a lot of stress with the noise you will be creating.
6. Are these units going to be Condos or Apartments? How long do expect it to take to complete your project?
7. Do you think that our property values are going to go up or down based on what you propose on building? What are you going to do FOR our community?
8. Will you notify us of any changes you make to the original plans that you have submitted and are accepted by the Town of Comox?

To sum up, we have a nice neighbourhood. We already have too much traffic on Murrelet Drive. Just how, with what you are proposing are you going to keep our neighbourhood nice? Why not build more patio homes? You would certainly be more welcome than you are now.

Donald Peoples
2291 Murrelet Drive
Comox, BC V9M 4G6

RECEIVED

JUN 24 2019

PRE-APPLICATION CONSULTATION - STAGE 1

695 ASPEN ROAD

Date:

Name:

Address:

Please submit your comments by July 2nd, 2019

to: → Highstreet Ventures Inc.

email: JStarnino@highstreetventures.ca

or mail to: → 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

I AM A SENIOR, WITH INCREASED TRAFFIC
IT WILL MAKE IT MORE DIFFICULT TO BACK UP
IN MURRELET DRIVE.
THE HIGH DENSITY OF THE NEW DEVELOPMENT
WORRIES ME.
IF PEOPLE PARK IN FRONT MY HOUSE
I WANT TO KEEP MY CLEAR VIEW OF TRAFFIC
COMING BEHIND ME.
NO PARKING OF MY SIDE OF THE STREET.
I THINK A 4 STOREY BUILDING IS TOO HIGH
AND 3 STOREYS IS OK
WE WALK TO QUALITY FOOD FOR GROCERIES
WILL STILL BE POSSIBLE
Shirley Legault

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

RECEIVED

JUN 25 2019

PRE-APPLICATION CONSULTATION - STAGE 1
695 ASPEN ROAD

Date: May 19 2019 Name: Gwen Rawlins Address: 18 2300 Murrelet Dr
Comox BC
V9M 4J2

Please submit your comments by July 2nd, 2019
to: Highstreet Ventures Inc.
email: JStarnino@highstreetventures.ca
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

- 234 units in 4 story buildings is far too many units for the neighbourhood.
- Aspen Rd traffic already makes it difficult to access 698 Aspen (Aspen Court) where I lived for almost 4 years.
- Murrelet Drive is not designed for heavy traffic use as it is a quiet residential area.
- 4 4 story buildings changes the whole nature of this neighbourhood and the reason people purchased their homes in the area. Each unit will have at least one vehicle if not two.
- This property should be developed into patio homes or town houses in keeping with the neighbourhood.
- 4 stories is far too high - a plaza could mirror the existing one. Privacy in Murrelet Pl. would also be impacted by overlooking units.

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

Pre-Application Consultation - Stage 1
695 Aspen Road, Comox, BC.

In response to "A community consultation letter ... June 6, 2019", I write to provide my comments as follows:

The subject parcel of land is in an amazing location and should certainly be developed. However, the proposed development brings two serious concerns to mind.

1. The portion of the roadways to be affected by the project, Murrelet Drive and Aspen Road, currently provide access to 4 multi residential developments. Adding another 234 residential units would almost double the traffic in this 4 - 6 block residential area, which includes both a park and an elementary school.

2. The surrounding developments are single storey patio homes and a 3 storey condominium complex. The proposed 4 storey project would not fit the residential landscape of this beautiful corner of Comox.



Sharline Allard
#13, 2197 Murrelet Drive
Comox, BC. V9M 3Y1

Attention: Highstreet Ventures Inc.
602 1708 Dolphin Avenue
Kelowna BC
V1Y9S4

**SUBJECT: 695 ASPEN ROAD
COMOX, BC**

Comments from adjacent Strata Property regarding Proposal of above development.

This a single level neighbourhood of combined patio homes and Single family detached homes. How can an imposing 4 Storey structure, dominating the core of this neighbourhood, NOT affect the property values as well as the peace and healthy atmosphere of the neighbourhood?

Is this a proposal for RENTAL Units or PRIVATELY OWNED Units?

234 Residential Units, could introduce close to 500 residents, and the possibility of the same number of motor vehicles into an already limited area, where parking is not available to excess traffic. Parking for an excessive number of vehicles will impose higher levels of Carbon Emissions, noise, threaten the pedestrian traffic in the nearby Aspen Park, and the school zone. Commercial Units will increase Commercial delivery traffic, noise and Carbon Emissions.

Where will entry and exit to the Property be determined?

4 Storey Structure would reduce the sun exposure for the Murrelet Place residents on the West side of the adjoining pathway. How far is the easement of the proposed development to connect to the current public pathway to Quality Foods, Lancaster Park and exposure to the Transit Route on Lerwick? This will, in particular, affect the residents in Units 1 thru 14 of the Patio Home complex. There will be a total loss of patio privacy to these Units, as well as invasive noise and excessive Carbon Emissions if vehicle traffic is routed next to the easement.

What is the plan for a noise and privacy barrier between the properties along the pathway? A hedge, concrete fencing? What is the plan for noise, traffic, dust control and pedestrian safety(children walking to Aspen School, Seniors walking to Quality Foods,) during the construction?

The development of 695 Aspen Road, was inevitable, however, said Development must be reasonable and compatible with the current residential structures, with safe access to Aspen School, Aspen Park, Lancaster Park, and sustaining the integrity, personal safety and Real Estate Values of the neighbourhood.

Submitted by: Unit #5, 2300 Murrelet Drive, Comox, BC V9M4J2



PRE-APPLICATION CONSULTATION - STAGE 1
695 ASPEN ROAD

Date:

June 23/19

Name:

Frank Patton

Address:

#105675 Aspen Rd.
Comox B.C. V9M 3S6

RECEIVED

JUN 26 2019

Please submit your comments by July 2nd, 2019

to: Highstreet Ventures Inc.

email: JStarnino@highstreetventures.ca

or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

I am Definitely opposed to this development
My reasons are: We are already short of water, hydro.
our roads cannot sustain the traffic we have now
This property is home to many living creatures such
as frogs, ducks, ^{rests} nests, cats, deer sleep here in the evening.
Many birds nest here. Where will the children go as
our schools are already overcrowded. Trees are
constantly being taken down for many of these projects
hurting our environment. We have enough projects such
as this one already. What good will it be to improve
our environment or our lives except create more traffic
and pollution and raise ~~our~~ our taxes.

Please take all this into consideration and cancel
this project.

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

PRE-APPLICATION CONSULTATION - STAGE 1
695 ASPEN ROAD

Date: JUNE 30/19 Name: DEBBIE WHITE Address: 2060-698 ASPEN ROAD

Please submit your comments by July 2nd, 2019
to: Highstreet Ventures Inc.
email: JStarnino@highstreetventures.ca
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

RE: 695 ASPEN ROAD COXON, B.C.

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

THIS PROPOSAL IS NOT CONSISTANT WITH THE SINGLE FAMILY NEIGHBOURHOOD AND FOUR FOUR STOREY BUILDINGS IS NOT ACCEPTABLE TO MYSELF OR THE MAJORITY OF PROPERTY OWNERS IN THIS AREA. I UNDERSTAND THE NEED FOR FURTHER RESIDENTIAL DEVELOPMENT BUT APARTMENT BUILDINGS LIKE THESE DESCRIBED SHOULD NOT BE LOCATED IN QUIET NEIGHBOURHOODS LIKE THIS AREA. BUILDINGS PROPOSED FOR THIS SITE SHOULD BE LIMITED TO TWO STOREYS WITH A MIX OF RETAIL COMMERCIAL AND RESIDENTIAL STRATA PROPERTIES. I WOULD PREFER NO RENTALS OR APARTMENTS ON THIS SITE.

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: 694 Aspen Road Pre-App Consultation Receipt
Date: July 3, 2019 11:20:03 AM

From: Judith Wilbourn <jjjwil11254@gmail.com>
Sent: Thursday, June 27, 2019 11:22 AM
To: Jay Starnino
Subject: 694 Aspen Road Pre-App Consultation Receipt

Thank you for sending out the consultation. I have read it and have some concerns:

1. This will affect the traffic flow that already exists on Murrelet. By adding 234 units it will greatly increase the amount of traffic on both Murrelet and Aspen Road;
2. Four buildings seems a lot for that area. I am situated right on the walkway in #4 Murrelet Drive and already have crowd/people noises from the walkway that I find tolerable. This will greatly increase the usage of the walkway and the noise to an intolerable level;
3. If the buildings are 4 stories high will they not invade the privacy of the townhomes along the walkway? Will there be windows on the west side of the building?
4. Quite a few planes and of course helicopters fly over the area and some are quite low. There is the air base and the hospital flights to consider if the buildings are 4 stories high;
5. Will the main street enter off of Murrelet or Aspen? That corner is already a hazard and the increase will certainly affect that. Will a light be put in at that corner? and
6. Will the first unit be situated very close to the walkway behind the townhomes?

Thank you for listening to my concerns.

Judith Wilbourn
4-2300 Murrelet Drive
jjwil11254@gmail.com

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: 695 ASPEN ROAD
Date: July 3, 2019 11:21:37 AM

From: Raymond St. Denis <stdenisr@telus.net>
Sent: Thursday, June 27, 2019 1:06 PM
To: Jay Starnino
Cc: rbozerrocka@comox.ca; elliot@comox.ca
Subject: 695 ASPEN ROAD

To: Highstreet Ventures Inc
JStarnino@highstreetventures.ca
602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

From: Ray St. Denis
stdenisr@telus.net
28-2300 Murrelet Drive, Comox, BC, V9M 4J2

Regarding your proposed development at 695 Aspen Road in Comox, I have the following comments/concerns"

1. The increase in traffic flow as a result of the high number of residential units on this parcel of land will overwhelm the existing residential roadways, potentially adding significant peak volumes of traffic in residential areas not designed to carry those numbers.
2. The existing access to the development off of Guthrie may require redesign either through an additional set of lights or at grade intersection to allow access/egress from the complex in both directions. This will disrupt traffic flow along Guthrie and/or Aspen Road and potentially lead to an increase in vehicle incidents.
3. The increased volume of traffic combined with the potential for increased road parking on Murrelet Drive and Aspen Road will increase safety concerns for both vehicle and pedestrian traffic as the roadways currently exist.
4. The proposed 4-storey complex is inconsistent with the existing community and should be no more than three storey's as per the town guidelines.

Respectfully yours,

Ray St. Denis

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: 695 Aspen Road, Comox, BC
Date: July 3, 2019 11:23:56 AM

From: Ian and Dorothy <iananddorothy@shaw.ca>
Sent: Friday, June 28, 2019 9:47 AM
To: Jay Starnino
Cc: council@comox.ca
Subject: 695 Aspen Road, Comox, BC

We are receipt of your company's mailed 'Pre-Application Consultation - Stage 1' notice regarding Highstreet's development plans for the above property.

The following are our concerns as to how we believe the development could negatively impact our neighbourhood.

We live at 672 Olympic Drive, off of Murrelet Drive which borders the southern line of your property.

We are concerned about both parking and traffic impacts on the neighbourhood.

1. There needs to be good amounts of off-street, on-site parking for both the residents, customers and visitors of 695 Aspen. We have seen the limited visitors parking spaces in recent developments and the resulting overflow street parking that occurs.
2. We want to see the street access to the property be off of Aspen, not Murrelet. Murrelet Drive is a quiet residential street - we have concerns about traffic along it as well as street parking.
3. You may not be aware of this but parents of children attending Aspen Elementary School park on Murrelet and have their children walk through the footpath between 2257 and 2197 Murrelet now. This adds to our public safety concerns should further traffic and parking occur there.
4. There is a service road accessing Quality Foods and the commercial properties beside your property. We believe it is privately owned - is it your plan to use that for parking and/or access to the commercial and residential space you are developing?
5. Lastly, we would like to see your development be constructed in one stage. Recently a large, townhouse development occurred at 700 Lancaster Way, which is two blocks from your property. It was allowed to proceed in small increments, one building at a time. Consequently all the noise, dust and disruption as well as all the trades' parking that the construction phase produced was extended way too long for the residents in the neighbourhood.

Thanking you for your attention to our concerns.

Dorothy Aubert and Ian Davies.

Sent from my iPad

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: 695 ASPEN ROAD
Date: July 3, 2019 11:26:12 AM

From: Lynnea Ross <lynneaross1031@gmail.com>
Sent: Sunday, June 30, 2019 7:44:57 AM
To: Jay Starnino
Subject: 695 ASPEN ROAD

Lynnea Ross
27 - 717 Aspen Rd
Comox B C V9M 3X4

I think this project is too big for this site and four stories is too high for our neighborhood. 234 Residential units is too big of impact for the infrastructure at this location , I am against this application.

Yours Sincerly
Lynnea Ross

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: 695 Aspen Road - Pre-application Consultation - Stage 1
Date: July 3, 2019 11:28:17 AM

From: Sue Grant <grant.sk@gmail.com>
Sent: Sunday, June 30, 2019 9:22 AM
To: Jay Starnino
Cc: Garth Wedemire
Subject: 695 Aspen Road - Pre-application Consultation - Stage 1

Submission from:
Susan Grant and Garth Wedemire
669 Jubilee Court, Comox V9M 4G8
250-331-1013

Concerns re: development of 4-storey, 234 residential unit buildings at 695 Aspen Road, Comox:

1. Very concerned about the increased population density in this already busy neighbourhood, with the compromised ability for streets to handle the additional traffic and parking (not JUST tenant parking, but visitor parking).
2. Concerned about the impact it will have on the inadequate number of public parks/playgrounds.
3. Concerned about the impact on surface drainage, sewage systems, and water supply for an already dense neighbourhood.
4. Murrelet/Aspen will require a traffic light - even though it is just a very short distance from the Lerwick/Aspen traffic light.
5. Increased through traffic on Murrett - Lancaster Way. Lancaster Way is already a tight squeeze to get through with residents parking on the street.

Thank you for addressing our concerns

Susan Grant and Garth Wedemire

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: Aspen Rd. Project
Date: July 3, 2019 11:35:13 AM

From: Dorothy <dorothy.gardner@shaw.ca>
Sent: Sunday, June 30, 2019 6:04 PM
To: Jay Starnino
Subject: Aspen Rd. Project

In response to your Pre-Application Consultation request, I would like to make the following comments:

-Entry to the complex should only be from the street that runs between the Co-op and Quality Foods so as to avoid congestion on Aspen Rd. and Murrelet Dr. There should be no access by car onto the area from Murrelet Dr. or Aspen Rd. Shoppers and residents of the complex should not be parking on these streets in order to access the proposed area by foot. Currently, parking is not allowed along one side of Murrelet Dr. If the other side of the road gets parked in by residents of the complex and/or shoppers, it could make Murrelet Drive unsafe for those driving through and the existing residents on Murrelet.

-All parking for businesses in the ground levels should be in a parking lot that faces the road mentioned above. For resident parking, is there going to be a parking area for them? Will underground parking be available?

-Four levels would be very oppressive to those existing residents on Murrelet Dr. and those of the Murrelet Homes next to the development. Three stories would be much more acceptable more in keeping with the existin neighborhood.

Please take these comments and ideas into consideration for those existing residents who will be affected if this project goes ahead.

Respectfully,
Dorothy Gardner, 686 Olympic Drive



Virus-free. www.avast.com

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: 695 Aspen Road
Date: July 3, 2019 9:34:49 AM

From: Angela Ottenbreit <angela.rn1960@gmail.com>
Sent: Wednesday, June 26, 2019 7:46 PM
To: Jay Starnino
Subject: 695 Aspen Road

Hi Jay,

This email is in response to a proposed development at 695 Aspen Road in Comox, BC. I felt so disappointed and dismayed at the thought of four 4 story buildings being built across the road from where I live which is 675 Aspen Road. With a total of 234 residential units PLUS commercial development on the ground level, it is going to do nothing but create ALOT of traffic, noise and congestion. It appears you want to cram as many units in this area as possible for financial gain of course. Considering you're from Kelowna, this development doesn't affect your home or quality of life as it does ours. So, I'm hoping this development proposal is nixed. I know this is isn't what you want to hear, but this is OUR HOME.

Angela Ottenbreit



Virus-free. www.avast.com

Date: June 30, 2019

Robert E. Walls & K. Rita Walls
John K. & Judith Peglau

668 Olympic Drive
669 Olympic Drive

COMMENTS ON THE DEVELOPMENT AT 695 ASPEN ROAD

We have a number of comments regarding this development although we did not receive the mailed 'Pre-Application – stage 1' notification.

We live at 668 Olympic Drive and 669 Olympic Drive, off Murrelet Drive.

THE SIZE OF THE PROJECT

The size of the project. The information sheet indicates there will be 234 residential units in four four storey buildings. It does not indicate the size of these units, are they one bedroom, two bedroom, three bedroom or more? That being the case if they were all two bedroom units that would mean they would possibly house at least three people. Three people times 234 units is seven hundred and two people. Even if it was two people per suite that would be four hundred and sixty-eight people living on that piece of land. I feel that on that piece of land it would be cramped and not appropriate for this area.

RENTAL

How many low income units, size of unit, two or three bedroom?

PARKING

Is there going to be enough parking on the site of the development to allow for visitors and renters? There is no street around this area that could accommodate the overflow of parking. The streets around the area are all no parking.

TRAFFIC

Incremental vehicular access created by this complex has potential for over 300 vehicles daily for on site access and congestion on Murrelet, Aspen and Olympic Drive. The fact of the matter is Quality Foods and surrounding businesses are already a huge drawing card for much of Comox and Crown Isle residents where traffic access and parking are at a premium without the additional vehicles generated by the proposed development. Today this is a busy, yet small, vehicular area with traffic lights and pedestrian crossings. Olympic Drive traffic is already a 'by-pass' and will only get worse as a result of the proposed development. Drivers do and will seek any way to avoid Murrelet and Aspen via Olympic Drive which directly feeds into a school zone. The proposed development will only serve as an incentive to use Olympic Drive as a traffic congestion 'by-pass'.

There is a school approximately two blocks from this site. Many young children are crossing the street both walking and biking to go to school. The increase in traffic in the area will be dangerous for the young children. At any time of day Aspen Road would be a heavily used area. We don't feel that the roads as they are now could handle that much traffic without causing accidents or congestion. We already have certain vehicles speeding down our street with parents being late delivering their children

to the school at the start of the day, plus vehicles are lined up on Murrelet at the end of the school day for their children to hop into (near our mailbox).

HEIGHT

Four stories at approximately ten feet per story would be over forty feet tall. That height when in an area of patio homes and single family homes across the street is not conducive to the design and functionality of all of the surrounding neighbourhoods. Simply put, the proposed development is an infringement and will look out of place and not blend in with the area at all. We would prefer to see the tops of trees and not HVAC units on a concrete monstrosity – if we can see them they can see us. We would prefer not to be overlooked.

DELIVERY TRUCKS FOR COMMERCIAL

In the notice it indicates one of the buildings will have commercial space on the lower level. This will mean that delivery trucks could be delivering goods at any time of the day and night and it's unfair that neighbours around will have to listen to the LOUDMOUTH BACK -UP SYSTEMS used on the commercial trucks.

CONSTRUCTION

It will take several months for this project to be complete and the noise and traffic that goes with that is hard on anybody who lives in the vicinity.

PROPERTY VALUES

Having a lot of rentals in a neighbourhood of single-family or town-homes, it can cause property values to stagnate or even drop. That's because tenants don't always maintain homes to the level that owner who actually live in the property do. It is also hard to sell a home if an apartment complex overlooks the back yard of the home.

OVERLOOKING PROPERTIES

The apartments will be over forty feet tall and overlook patio homes and single family dwellings across the street. They not only affect those houses but many houses that are behind them and others in the area. We do not feel that this adds anything to the neighbourhood and even detracts from it.

We have looked at the website of HIGHSTREET VENTURES INC and there is not one development that shows any homes nearby. The proposed development in Nanaimo is away from any homes.

In closing we want to reiterate that we do not feel this large development is appropriate where it is planned. We're sure that the Mayor and Council members or even the owners of the development company would not want to live across the street or in the near vicinity of where this development is planned.

We are taxpayers and have been for many years and we do not feel this development should go ahead, especially in the manner in which it has been describe – too high and densely populated.

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: Pre application consultation 695 Aspen Road
Date: July 3, 2019 11:39:17 AM

From: Cindy Bouvet <cindy_bouvet@icloud.com>
Sent: Monday, July 1, 2019 10:35 PM
To: Jay Starnino
Cc: Heather And Gabriel Van Holderbeke
Subject: Fwd: Pre application consultation 695 Aspen Road

Begin forwarded message:

From: Cindy Bouvet <cindy_bouvet@icloud.com>
Subject: Pre application consultation 695 Aspen Road
Date: July 1, 2019 at 10:30:54 PM PDT
To: jstarnino@highstreetventures
Cc: Heather And Gabriel Van Holderbeke <ghvanh@gmail.com>

**Pre - application consultation - Stage 1
695 Aspen Road**

To whom it may concern,

I am in favour of the proposed development application. I would like to see at least 10% of the condo's are below market, affordable rentals. There is simply not enough affordable housing for people in Courtenay/ Comox. We need to be responsible citizens and make housing more affordable . Your company states that it is responsible and develops community. This is one way to achieve that goal.

My tenants Heather and Gabriel Van Holderbeke have suggested the following:

- 1.A day care Centre - This is a populated area and there is a school nearby. Additionally there is a significant shortage of daycare spaces.
2. A community hall with kitchen facilities that could be rented by members of the community. She has noted it is very difficult to find space for a gathering of under 50 people. This space could also be used by school groups, after school programs, craft groups etc. If it is well advertised it could be a profitable venture as well as a service to the community.

In my opinion, these are good ideas.

I appreciate your consideration of our ideas for this new development.

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: 695 ASPEN ROAD
Date: July 3, 2019 11:39:45 AM

From: Robyn Mountain <robynmountain@hotmail.com>
Sent: Tuesday, July 2, 2019 12:08 AM
To: Jay Starnino
Subject: 695 ASPEN ROAD

Hello,

Here is my feedback on the proposed project at 695 Aspen Road. I feel like 4-story buildings will not fit in with the rest of the neighbourhood which now consists mostly of single story homes and condos. I think it would look better and fit in better if it weren't so high. Maybe a story or two less. I expected something to be built soon on that land, but I never thought it would be so big and high. I'm actually surprised that there is room for four 4-story buildings. Makes me wonder if there will be any green space?

Also, I am very concerned about the increase in traffic and noise that such a big complex will bring into the neighbourhood. Right now it is a quiet and safe area, but that will change with such a big complex. I moved to Comox because it is quieter, but if this huge complex is approved I may have to consider moving to somewhere more quiet.

I do have a lot of questions about this project. I would appreciate it if you would inform me of when you have an open house, so that I can get some answers.

Thank you.

Sincerely,

Robyn Mountain
127-2191 Murrelet Drive
Comox, BC
V9M 3Y1

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: 695 Aspen Rd Comox BC
Date: July 3, 2019 11:40:33 AM

From: Dave Slobodan
Sent: Tuesday, July 2, 2019 8:13 AM
To: Jay Starnino
Subject: FW: 695 Aspen Rd Comox BC

Dave Slobodan BCQ

HIGHSTREET VENTURES INC.
M: 250.212.4997

daslobodan@highstreetliving.ca
Cell: 250-212-4997
Office Address: 602-1708 Dolphin Ave, Kelowna, BC V1Y 9S4

-----Original Message-----

From: Nancy Bales <nancylct@shaw.ca>
Sent: June-30-19 10:47 AM
To: Dave Slobodan <daslobodan@highstreetliving.ca>
Subject: 695 Aspen Rd Comox BC

I would like to say my feelings on the new construction of the 4-story building to be built at 695 Aspen Rd.

There has been too much building going on in this town. There is no infrastructure on any roads, in the future that I can't see that will help alleviate all the traffic congestion. We are just a Town with one way roads!

I've worked in Vancouver for 39 years as a traffic and safety person. I moved to Comox to get away from all the hustle and bustle of city living. I don't even know Vancouver anymore!

I hate to see Comox turn out being over crowded. The traffic here is horrible now...Lots of building going on and there's only one way in and one way out of Comox...There is times that you have to wait 20 minutes or more to cross the 17th Street Bridge....This should not happen. If there was ever an emergency to leave town quickly we'd all be dead. Right now if there's an accident on a major road, it's best to stay home and miss going into work or get to your Doctors appointments...This is sad.

I feel the city planners should have a good look around and stop construction on buildings and up grade the roads and bridges.

We also have our water restrictions in the the summer time for the existing people now! Where is the water coming from for all new buildings?

That's how I feel and I hope things get better than worse!

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: 695 Aspen Road
Date: July 3, 2019 11:42:10 AM

From: Jan Ehrman <jan_ehrman@cooperators.ca>
Sent: Tuesday, July 2, 2019 8:51 AM
To: Jay Starnino; council@comox.ca
Cc: planning@comox.ca
Subject: 695 Aspen Road

Dear Sirs,

It has come to my attention that there is a proposal to the Town of Comox with regards to a multi-unit mixed-use residential-commercial development at 695 Aspen road. I am writing to advise that I am strongly opposed to such a development for the following reasons:

Higher traffic – the traffic in this subdivision is already congested because of the multi-residential developments located on Murrelet along with the newer subdivision on Lancaster Road.

Parking – the parking is already hazardous on Lancaster Road as there is insufficient parking in these Multi-unit complexes so the overflow parks on both sides of the road on Lancaster. Visibility is reduced and the possibility of automobile incidents is increased. Also to note that the overflow parking is now using MacDonald Road as overnight parking which is right beside a community park.

Home Values – as I am a current homeowner, residing at 648 Expeditor Place my concern becomes the value of my home for resale. With both the parking and traffic congestion the value of homes around the proposed development will significantly be reduced.

Crime – as you bring in more transient people in a community the crime rate increases.

Thank you in advance for the ability to bring my concerns to you with regards to this proposed development.

Janet K. Ehrman
648 Expeditor Place
Comox, BC
V9M 4J3

From: [Jay Starnino](#)
To: [William Monforton](#)
Subject: Fw: 695 Aspen Road
Date: July 3, 2019 11:42:49 AM

From: saprunof@telus.net <saprunof@telus.net>
Sent: Tuesday, July 2, 2019 9:20 AM
To: Jay Starnino
Subject: 695 Aspen Road

July 2nd 2019
Jack Saprunoff
#71 2300 Murrelet Dr
Comox, BC V9M 4J2

I am not against the development of this block of land. My concern is the with the impact of 234 residential units on the existing neighbourhood. The increase in vehicle traffic on Aspen, Murrelet and Lancaster road is my major concern. There are a lot of children who use these streets to get to school. One of the single most attractive features of the neighbourhood is that children actually, walk, and ride their bikes to school. The increased volume of traffic could significantly alter this aspect of neighbourhood life.

I feel that by reducing the size of the buildings and therefore the number of residential units would make for a better fit into our neighbourhood. There is an apartment complex across the road on Aspen. It is a three storey complex. It would make sense that the new proposal fit in with the existing surroundings: Four three- storey, buildings would be a much better fit.

I look forward to attending the Open house and seeing the amount of green space that will be included within the project.

Yours truly,
Jack Saprunoff

Comment's for 695 Aspen Road in Comox

Pre - Application Consultation

JStarnino Highstreet Ventures Inc.

Good Day

There seem's to be one sewer line from Quality foods that goes south down Jubilee CRT .

The town sends a sewer truck every few months to have the line cleaned out ! if these new units hook up to the line there will be a bigger back up?

The infrastructure to this area is not good enough for the new units and our neighbourhood residence's

The building unit's of 698 Aspen road has there entrance just 30' from the 695 entrance ,on the other side of the road making a very unsafe location to use.

This make's coming and leaving at Aspen Road challenging at main flow time today.

Plus the By-Law height for your planned area is 10 metres.

Thank You For Your Time

James Elford
650 Jubilee CRT.
Comox
B C

PRE-APPLICATION CONSULTATION - STAGE 1

RECEIVED JUN 28 2019

695 ASPEN ROAD

Date: APRIL 26 2019 Name: #11 MURRELET DR COMOX BC V9M4J2 Address:

695 ASPEN ROAD

Please submit your comments by July 2nd, 2019

to: Highstreet Ventures Inc.
email: JStarnino@highstreetventures.ca
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

- 1) LIMIT HEIGHT TO 2 STORIES (SPEC ALONG MURRELET DR)
2) NO FAST FOOD OUTLETS OR 7-11 STORES
3) PRESERVE THE PAVED PATH FROM MURRELET DR TO QUINITY FOOD (USED BY FOOT, WHEELCHAIR AND SCOOTERS) PATH USED FOR YEARS AND CONNECTS TO GUTHRY AVE A PATH (WID) PAVED TO LANCASTER PARK POOL WITH ENTRY POINT TO MURRELET PLACE # IN 2 PLACES. DON'T MISS ON THIS ONE #3 YOU WOULD HAVE BIG PUSH BACK FOR THE PATH

RODGER & FRANCES SPARKS
UNIT #11 MURRELET TRACE

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

RECEIVED

JUL 07 2019

PRE-APPLICATION CONSULTATION - STAGE 1

695 ASPEN ROAD

Date: June 26/19 Name: M Cosgrove Address: 698 Aspen Rd
Comox BC

Please submit your comments by July 2nd, 2019
to: Highstreet Ventures Inc.
email: JStarnino@highstreetventures.ca
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

Height of development is not in keeping with the neighborhood. 3 story apprt. building is highest in area of houses, patio homes and townhouses.

Will increase traffic Aspen's thorough
Will require lights at four signals to access GF plaza from Aspen. New crosswalk.

Maureen Cosgrove
698 Aspen Rd, Apt 205B
Comox BC V9M 3S9

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

A community consultation letter Stage 1, as at June 6, 2019

From: [Judith LeBoutillier](#)
To: [Jay Starnino](#)
Subject: Pre-Application Consultation - Stage One 695Aspen Road, Comox BC
Date: June 24, 2019 2:54:02 PM

The Proposal states: mixed use residential and commercial development.

Four 4 storey buildings in this location is a tax grab. I thought builders were supposed to build in accordance with surrounding area. My vote along with my neighbors will vote against such a Proposal. The traffic congestion, not to mention the noise level certainly wasn't taken into consideration! The Town of Comox has to be held accountable.

Regards, J. LeBoutillier
Sent from my iPad

APPENDIX C: Responses to Stage 2 Pre-Application Public Consultation

HIGHSTREET VENTURES INC

 602 - 1708 DOLPHIN AVE, KELOWNA, BC, V1Y 9S4  HIGHSTREETVENTURES.CA
 INFO@HIGHSTREETVENTURES.CA  778.946.6250  778.946.6251

OPEN HOUSE

Tuesday August 6th, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

SIGN IN SHEET

NAME - PLEASE PRINT	ADDRESS	PHONE NUMBER	EMAIL
G. MATHESON	70.2300 Murrelet		gordan-matheson@telus.net
J.M. HALL	22 2197 MURRELET DR.		
B. NICHOLS	2197 MURRELET DRIVE		
PATRIC GARO	2700 MURRELET DRIVE		
LILIAN WARKE	#44-2300 MURRELET		
Catherine DIERLES	2106 BOULT AVE COMOX BC 339 6970		
Linda Hediger	2273 Murrelette Dr. Comox 250 702-9139		
Louise Hunter	2197 Murrelette Dr Comox		
Georgina Wood	700 Lancaster Way		Sandpineswood@gmail.com
Paul Emmons	#21, 2300 Murrelett Dr Comox	942-6661 (250)	peto.paul@shaw.ca
GLORIA ROWE	#6-2197 MURRELET D	250.339.2050. COMOX	
A. Wendy Tippett	2444- Tutor Dr	250-941 Comox. 2695	

HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

NAME - PLEASE PRINT	ADDRESS	PHONE NUMBER	EMAIL
MARILYN WICKES	52-2300 MURRELET	250-941-1006	WEBWIX@SHAW.CA
Sharon Allard	13-2197 Murrelet Dr.	403- 291 ⁷¹⁰ -0415	billandme2u@hotmail.com
Shannon Smith	63-2300 Murrelet Dr.	250-339-9973	shannonk43@gmail.com
P. Winkle	3-2300 Murrelet Dr.	250-941-1028	
SPARKS	#11-2300 MURRELET	250-890-0030	
Scott Wiedemeyer	619 Jubilee Court	250-1122	
JOANNE ABBOTT	619 Jubilee		
RAY FAST	68-2300 MURRELET	250-339-6804	
BARBARA GUILBAULT	633 Olympic Dr	250-890-3302	bandgguilbault@shaw.ca
EMILY WHEATON	#19-2030 REBR	250-739-6477	
IRENE HOLGATE	#55-2300 MURRELET	250-650-2627	
BILL HOLGATE	55-2300 Murrelet	250-650-2627	bilirene@shaw.ca
AL TIPPLE TV	2444 TUTOR	250-941-2695	
CYRIEL DEBRUYNE	2343 MURRELET DR	250-334-7693	squish@telus.net
NANCY MERCER	2343 MURRELET DR	250-334-7693	
Tom Smith	1591 MAQUINNA	250-339-3692	

HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

NAME - PLEASE PRINT	ADDRESS	PHONE NUMBER	EMAIL
SUSAN VIVIAN	30-2197 MARGARET C 941 341	250-339-2997	N/A
Pat Lovell PAT LOVELL	#21-2300 Durrell Dr COMEX URM 452	250-941-6661	
Amy Yakimyszyn	14 2200 Manor Dr Ck VAMICH	9-6231	
ALISON BANK (IL)	1-219 MARGARET COMEX 12	250-890-3881	
MARY WALKER MIKE FORTIN	#6-2300 MURKIN	250-339-6718	ramawalker@gmail.com
Ray Wickes	52-2300 "	250-941-1008	-
DIANA STEWART	9-2300 "	250-941-1345	diastewart@gmail.com
BRANDIE BUCCI	2550, 1000-698 Aspen Rd		Brucci.eshaw
Dell & Jim Rowday	250-941-4990	403-437-0511	dellrowdayshaw.ca
Alexandra	2197 MURKIN	250-339-3780	Jed
Wendy Proffers	1945 Beacon Ave.	250-339-1331	
DOROTHY GARDNER	OLYMPIC DR 686-MURKIN	250-339-2788	
GILLES GUILBAULT	633 OLYMPIC	250-890-3302	JGG@ILBAULTOFHND.CA
Coelia Price	45-700 Lancaster COMEX	250-339-0820	CKP@KACPRICE@TELUS.NET
Ken Price	"	"	Ken Price KACPRICE@TELUS.NET

ORDER

D. Williams 614 Tabiloo Ct 250 941-2540
 J. Williams " " 250-941-2540

J. Dunn 619 - Olympic Dr. { 750-941-5963

R. Dunn 619 Olympic Dr

E. Collins 54-2300 Murrelet 250-890-3430

D. Collins " " 250-339-9558

M. Mulligan 675 ASPEN RD Camov ' 339-6584

F. Patton 675 Aspen Rd ' 250 650 3166

L. Johnson 23-2197 Murrelet Dr. 250 650 3166

K. Griffiths 2152 Meadowlark Dr 250-339 4266

G. Woodford 2151 Meadowlark Drive 250-339-4423

R.F. Martin 8-2300 Murrelet Dr 250-339-0053

Margaret Martin 15, 2197 Murrelet Dr. 250 339-3355

Dave & Tammy LeBaracoe 110-675 Copan Rd. 236 255 1460

Wendy Crowell

HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

NAME - PLEASE PRINT	ADDRESS	PHONE NUMBER	EMAIL
JOHN PEGLAG	669 OLYMPIC DR	250-339-4824	JohnPegla@shaw.ca
Judy Peglau	" "	" "	" " " " "
RANDY + PAH/ JOAN	2287 MURRELET	250-941-5507	Rdoane@shaw.ca
Don Peoples	2291 MURRELET DR	250-339-7424	Komouxbc@gmail.com
R. Walls	Comox	250-339-0460	ritawalls@shaw.ca
Loise Reed	7-2300 MURRELET	250-890-0103	louisereed@shaw.ca
Wayne Ruston	72-2300 Murrelet Dr	258-890-0971	wmr@shaw.ca
Theresa	2300 MURRELET DRIVE	—	—
Ray	—	80-491-6555	
E.G. Crastwick	—	—	
Robyn Mountain	127-2491 Murrelet Dr.	250-339-6194	robymountain@hotmail.com
JOANNE M Chuskey	2187 B11	250-941-7332	luffsincomox@gmail.com
Tracey Gard	#73-2300 Murrelet Dr	250-941-6939	tjrgard@gmail.com
Sharon Trojanoski	43-2300 Murrelet	250-890-2096	
Wendy Byrne	658 Aspen Rd	250-339-0848	wbyrne@shaw.ca
Hediger Markus	2273 Murrelet Drive	250-465-2655	mhediger@shaw.ca

HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

NAME - PLEASE PRINT	ADDRESS	PHONE NUMBER	EMAIL
Don Stewart	9-2300 Murrelet Dr	250-941-1345	dstewart51@gmail.com
Pat Rowan Tree	48-700 LANCASTER	941-5334	prowan@shaw.ca
Mary Douglas	58-2300 Murrelet	(250)339-2365	mjdouglas@telus.net
Brenda McBride	15-2300 Murrelet Dr.	250 941-3680	brendaincomox@gmail.com
PETER VINCENT		250-334-3747	petevin1@gmail.com
ANN VINCENT		250-334-3747	annvin7@gmail.com
Sue Grant		250-331-1013	grant.sk@gmail.com
Garth Wedemire		250-331-1013	gwedemire@gmail.com
Michelle Ray St Denis	2300 Murrelet Dr	250 339 8925	
ANN CHEVRIER	417 KING RD.	250-339-3048	pachevrier@shaw.ca
Edith + Murray Lindman	#66, 2300 Murrelet Dr.	Comox (250)941-6554	mountain48@shaw.ca
Rodney + Peg Macmillan	*59, 2300 Murrelet	Comox 941-3656	rpmacm@shaw.ca
Mariana Trasu	2285 Neptune Way, Comox	250-890-0179	mik.mar1979@gmail.com
Norman Flower	2257 MURRELET DR	250 339 4727	SONTAGLS@GMAIL.COM
PATRICIA LEE	#5-2300 MURRELET DR	250 941-1110	pl Lee pnglee@shaw.ca
LORNA & ERIC MEAD	#6-2300 MURRELET DR	250 339 6949	

Dorothy Albert	672 Olympic Dr	250-941-2010
IAN DAVIES	672 Olympic Dr,	250-941-2010
Hal Martyn	1880 Arrowsmith, Courtenay	250-334-2339
Susan Cadwell	120-675 Aspen Rd	250-339-4708
D ^{NE} FRASER	618 ASPEN RD COMOX	250 339 5930
Leslie Fraser	618 ASPEN RD COMOX	339 5930
Susan Rothstein	649 Jubilee Comox	339-3601
David Robinson		
M.P. Willem	642 OLYMPIC DR.	339-1217
J Lackmanec	#8. 2197 Murrelet Dr.	339.9543.
NANCY BALS	650 JUBILEE CRT	778-762-4769
A. GARWOOD	660 JUBILEE	890-0560
M. Green	9, 700 haucaster Way	greent7@shaw.ca
Pat Roberts	627 OLYMPIC DR	250-339-1938
Russ ROBERTS	" " "	
K. Bell	102-675 Aspen Rd.	250-339-1854.
J. Thacker	111-675 Aspen Rd.	604-339-7432

Name	Address	Phone	Email
DIANNE Pollock	17-700 LANCASTER	250 339-4844	jazzylinene@gmail.com ←
WILLA Fussey	843B Aspen Rd	250 941-3090	

HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

OPEN HOUSE

Tuesday, August 6th, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

COMMENT SHEET

Name: DIANNE Pollock Email: jazzylinene@gmail.com
Address: 17- 700 LANCASTER Phone: 250339-4864

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Yes I am quite concerned about the density of this proposed development. There are already significant parking & ~~was~~ traffic issues in this neighbourhood. It doesn't matter what a developer says to convince themselves parking is never enough and spills out throughout the neighbourhood. I will be monitoring this proposal going forward and hope there are ways to scale the size down. It is too much, affecting the tone and livability of this neighbourhood.

Please return your comments by Friday, August 9th, 2019

1. Hand your comment sheet in tonight
2. Email your comment sheet to info@highstreetventures.ca

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HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

OPEN HOUSE

Tuesday, August 6th, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

COMMENT SHEET

Name: Wayne Rushton

Email: WAR@SHAW.CA

Address: 72-2300 Murrelet Dr
Comox, BC

Phone: 250-890-0971

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

We would like to see a cement wall
and barrier along the foot path from
Murrelet MURRELET to QF.

Concern also about exits from complex &
feel a traffic light should be installed
at Murrelet + Aspen.

Please return your comments by Friday, August 9th, 2019

1. Hand your comment sheet in tonight ✓
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RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

OPEN HOUSE

Tuesday, August 6th, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

COMMENT SHEET

Name: Sharline Allard Email: billaadme20@hotmail.com
Address: 13, 2197 Murrelet Dr. Phone: 403-710-0415

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

I am very disappointed that the Town of Comox retained a 3rd party to determine that the traffic would not affect the community. This was done in summer, before school, when many residents were vacationing. How can I take seriously the Town's "ask for input" when something as obvious as increased traffic concerns is not taken seriously.
Very Disappointed in my town.

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OPEN HOUSE

Tuesday, August 6th, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

COMMENT SHEET

Name: Ethel & Percy Crosthwaite

Email: venowl@shaw.ca

Address: #40 2300 MURPHY 1

Phone: 250-941-6555

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Traffic!! School next door -
playgrounds - soccer, baseball,
bicycles - where are the children
supposed to go? We are a neighbourhood
of families - young families -

It is common to see Dad on a bike
pulling a carriage & behind is a young
child on a bike - how safe will
they be?

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OPEN HOUSE

Tuesday, August 6th, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

COMMENT SHEET

Name: Joan T. Ford / S. Mccluskey Email: 1040 in comox region.com
Address: 1187 Belt Phone: 250-339-3921

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

- 1) TRAFFIC Belt Avenue between Aspen & ATRON
is already a FREEWAY - (Rolling through
STOP SIGNS AND SPEEDING)
- 2) CONCERNED ABOUT ESPECIALLY DUE TO ASPEN SCHOOL
AND BALL DIAMONDS AT ASPEN PARK
- 3) DEES COMOX INTEND TO IMPROVE INFRASTRUCTURE
IN ARE TO ACCOMODATE ↑ vehicles
- 4) CAN 5TH ST AND 17TH ST BRIDGES HANDLE INCREASE
IN VEHICLE TRAFFIC FROM COMOX???

Please return your comments by Friday, August 9th, 2019

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HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

OPEN HOUSE

Tuesday, August 6th, 2019 4:00pm–7:00pm

695 Aspen Road, Comox, BC

COMMENT SHEET

Name: Raymond Nagel

Email: raymondgnagel@gmail.com

Address: 632 OLYMPIC DRIVE

Phone: (250) 890-9099

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

My concern is how much of a nose dive the value of my property will take with the increase in noise and density that will be taking place. I am disappointed in how much rental units there will be vs. ownership. After 10 years what will the neighborhood look like. Why could you not just put in ownership condos. I do not like the height of 4 stories. Increase traffic in the area and on my street of cars, people & pets is also a concern

Please return your comments by Friday, August 9th, 2019

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PRE-APPLICATION CONSULTATION - STAGE 2

695 ASPEN ROAD

Date: Aug 6/19

Name: K Bell

Address: 102-675 Aspen Rd
Comox BC V9M 3S6

Please submit your comments at the Open House, or if you cannot attend the Open House, to Highstreet Ventures inc. by: 20 August 2019 via email JStarnino@highstreetventures.ca or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

Parking - will there be designated parking spots for each unit?

Traffic - access road by Co-op already extremely busy. Aspen Road very busy with school traffic & park traffic when ball being played - very congested with parking both sides of road for several weekends during ball season. Murrelet bay enough

Height - four storeys out of place in this neighbourhood - most single storey - could see two storey like your development in Courtenay.

Size of Project - 234 residential unit (Condo or rental - no details provided)

far too massive for very quiet neighbourhood with lots of elderly people.

Could translate into ~~468~~ 468 people if two per unit or more if children

Business Units - what type of business. Will it close up around 5:30/6:00 pm or be a pub or restaurant with people/noise well into the night? No cannabis place please!

School - already nearly at capacity plus impact potentially coming from new apt building on Anderson Road.

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

Can see a smaller development, more in keeping with the neighbourhood being put on this property - not something of this magnitude which will take over the neighbourhood. It is a very quiet, safe, friendly neighbourhood and we want to keep it that way. Been here 25 years!

A COMMUNITY CONSULTATION LETTER Stage 2, as at July 18, 2019

PRE-APPLICATION CONSULTATION - STAGE 2

695 ASPEN ROAD

Date: AUG 6/19 Name: NANCY BALES Address: 650 JUBILEE CRT.

Please submit your comments at the Open House, or if you cannot attend the Open House, to Highstreet Ventures inc. by: 20 August 2019
via email JStarnino@highstreetventures.ca
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "695 ASPEN ROAD" in the subject heading.

Please provide your comments here and feel free to add additional pages if necessary:

I THINK THERE'S TOO MANY APTS FOR THIS AREA.

THE ROADS AROUND THAT AREA IS WAY TO NARROW.

THE ROAD (GUTHRIE) IS ONLY SINGLE LANE THEY (THE CITY) HAVE NOT DONE THEIR HOMEWORK TO EXPAND THE ROADS WATER + SEWERS FOR MORE HOMES + ESPECIALLY APTMENTS AROUND OUR NICE QUIET SINGLE HOME AREA. I'M SURE THERE WOULD BE A BETTER ARE FOR THAT MANY APTS. THAT AREA COULD BE BETTER USED AS A PARK. THE SCHOOL IS NEAR BY + HAVE ENOUGH PARKING ISSUES AS IT IS.

All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

OPEN HOUSE

Tuesday, August 6th, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

COMMENT SHEET

Name: GINA WOOD Email: sandpineswood@gmail.com
Address: 700 Lancaster Way Phone: _____

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

- Buildings are too tall for area
- Traffic would be a HUGE problem!!
- Too dense for the area
- ~~Should be~~
- This property should be used for patio home type dwellings

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OPEN HOUSE

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695 Aspen Road, Comox, BC

COMMENT SHEET

Name: A. TIPPETT Email: _____
Address: 2444 TUTOR DR Phone: 941 2681

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

MAIN CONCERN IS ALL THE TRAFFIC
THAT WILL BE SENT DOWN LANCASTER
DRIVE AND THROUGH THE PLAYGROUND
ZONE
ALSO WHERE WILL ALL THE SECOND
CARS BE PARKED

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