

# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm–7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Wendy Tippett Email: wtippettis@shaw.ca  
Address: 2444- Tutor Drive Phone: \_\_\_\_\_

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Yes - it's too high - 2 storeys would  
be enough. There will be way too many  
people + cars for the area with four  
storeys. It does not fit in this area  
of single family homes. Build a park  
instead!

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
2. Email your comment sheet to [info@highstreetventures.ca](mailto:info@highstreetventures.ca)

### HIGHSTREET VENTURES INC

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📧 INFO@HIGHSTREETVENTURES.CA 📞 778.946.6250 📠 778.946.6251

# PRE-APPLICATION CONSULTATION - STAGE 2

695 ASPEN ROAD

Date: *Aug 6/19* Name: *Alan Patton* Address: *#105 - 675 Aspen Rd*

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](mailto: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 have already submitted my opposition to this development by mail. However my concern is these are being ignored and this will go ahead with none of our concerns being taken or the concern for what is already living there. Could something on a much smaller level be put there i.e. smaller units with grassy area. Where is all the infrastructure coming from as we are already struggling for water, school space & traffic concerns.*

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

## PRE-APPLICATION CONSULTATION - STAGE 2

695 ASPEN ROAD

Date: AUG 6

Name: M. MULLIGAN

Address: #115-675 ASPEN Rd  
Cemex AC U9M 356

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 [JStamino@highstreetventures.ca](mailto: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 happy about the development of this property just the size and amount of units being built. is what I am against. so saying that I would note no.

Only the size would be a yes for me. just to keep for so many houses  
Thankyou!

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

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695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Paul Emmons

Email: pet-paul@shaw.ca

Address: #21, 2300 Murrelet Dr

Phone: 250 942-6661

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Way more density than I thought, traffic is likely to be a major issue, mainly on Aspen + Murrelet Dr  
Shocked to find that almost all of several hundred units will be rentals...

Not attempting this "development" in current proposed fashion is the only thing that would get my attention or interest, extremely disappointed!

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695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: PAT LOVELL Email: pat.paul@shaw.ca  
Address: #21 2300 Murrelet Dr. Comox BC V9M4S2 Phone: 250-941-6661

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

- 1/ Entry + Exit from Guthrie on existing entry/exit road.
- 2/ Make the road between your development + the strip mall one way only - in from Aspen Rd. only
- 3/ Traffic counting should be done during school times for a more accurate count.
- 4/ Way too many rentals for a confined area.
- 5/ Shared cost of a "quiet wall" between Q.F. and existing patio homes behind Q.F. Noise of backing trucks already bad, there will be more deliveries so more noise.
- 6/ More condo owned places - not so many rentals.

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7/ Murrelet would have to have NO parking, already there isn't room to pass parked cars to oncoming traffic. HIGHSTREET VENTURES INC

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### COMMENT SHEET

Name: LILIAN WARKE Email: /

Address: 44 - 2300 MURRELET DR. Phone: \_\_\_\_\_

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

VERY WORRIED ABOUT TRAFFIC.  
THERE IS A VERY ACTIVE PLAYGROUND + ALSO A SCHOOL  
IN THE AREA. AND A PARKING + TRAFFIC PROBLEM  
ALREADY.  
THERE ARE SEVERAL SENIORS AS WELL.  
FOUR STORIES IS TOO HIGH FOR THAT AREA  
LOOKING AT THE DRAWINGS, IT WILL CREATE  
A VERY DANGEROUS SITUATION FOR SCHOOL CHILDREN.  
+ SENIORS.  
PLEASE RECONSIDER THE DENSITY

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695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: JOHN PEGRAY Email: JOHN.PEGLAU@SHAW.CA

Address: 669 OLYMPIC DR Phone: 250-339-482x  
COMOX

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

IN ONE WORD -- "A DISASTER"

- 1) IMPOSSIBLE FOR THIS PROPOSED DEVELOPMENT NOT TO DISRUPT THE WAY OF LIFE OF RESIDENTS BOTH IN COMOX; COURTEWAY
- 2) TOO MANY VEHICLES (250-500) DAILY COMPETING FOR STREET ACCESS IN AN ALREADY HEAVILY CONGESTED AREA)
- 3) DANGEROUS FOR CHILDREN GOING TO & FROM SCHOOL
- 4) THE 2 BRIDGES ACROSS THE RIVER CANNOT HANDLE EXISTING TRAFFIC AND NOW ADDING VEHICLES FROM THIS DEVELOPMENT.

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3) IT WILL DESTROY EXISTING NEIGHBOURHOODS WITH DENSITY OF TRAFFIC; OVERFLOW STREET PARKING. EXAMPLE LAND: COA PUB, COMOX..

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4) LAND IS CRYING OUT FOR HOMES BUT NOT STREETS.

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695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Dorothy Gardner

Email: \_\_\_\_\_

Address: 686 Olympic Dr

Phone: 250 339 2788

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

*The parking does not seem to be adequate for the number of units (2 cars/family in young families is very common) I think Munelet with one side parking will be overflow use for ~~at~~ some of those in the proposed units (1 car space/unit is likely inadequate)*

*Another area of overflow will likely be the QF lots & the lot in front of The Drugstore. The 4-storey appearance & size seems somewhat daunting next to (across the street) from single level housing*

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## OPEN HOUSE

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695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Marina Traser Email: mike.mar1979@gmail.com  
Address: 2285 Neptune Way, Comox Phone: 250-890-279

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

- Parking - where are residents with more than 1 vehicle going to park?
  - Where do visitors park?
  - Aspen & Hutton intersection is a nightmare already - how are you addressing Aspen/QF driveway/ Aspen/Murrell intersection?
- 
- 
- 
- 

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### COMMENT SHEET

Name: Gail Hadfield Email: gdhadfield@shaw.ca  
Address: 2151 Meadowlark Drive Phone: 250-339-4423ca

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

① My MAJOR concern is the increase in traffic on Aspen Road. This is already a VERY busy road and people often do not pay attention to lobby the Playground Zone for Aspen Elementary School. This could be assisted by putting in a 4 way stop @ Aspen and Murrelet or traffic calming devices

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### COMMENT SHEET

Name: GEORGE BIGGS

Email: G.BIGGS@EMAIL.COM

Address: #14 2300 MURELLET

Phone: 250-702-2101 COM

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

- RUINS MY PROPERTY VALUE & WILL  
RUIN MURELLET FOR GRAND CHILDREN  
ON BIKES

- TOO MANY UNITS

- WHY DO WE HAVE A COMMUNITY PLAN

- DENSITY = SOCIAL ISSUES = MORE POLICE  
= MORE CRIME  
= SURREY

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- THIS IS  
STUPID

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### COMMENT SHEET

Name: Susan Vivian Email: \_\_\_\_\_

Address: 30-2197 Murrelet Dr., Phone: 250-338-2997  
Comox, B.C.

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Traffic - Traffic counting done  
with school was not in session.  
Very busy when school is in  
session. Take a traffic count  
again. Please! Very congested  
area.

Please consider scaling back the  
size of the complex to 1 or 2 stories or  
patio homes. Thank you!

Access roads are not appropriate!

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### COMMENT SHEET

Name: Tom Smith Email: N/A  
Address: 1591 MAQUINNA Comox Phone: 250-339-3092

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Excellent. Love the Solar Panels.  
Veg Garding AREA - LANDSCAPE AROUND the Buildings  
the FACADE LOOKS ~~MORE~~ MODERN + Refreshing.  
- A bit of Retail Commercial is a Great Idea.  
- Units Look Spacious.  
This would be a Great ASSET TO Comox.  
Good Lucke with APPROVAL from Town Council!

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### COMMENT SHEET

Name: GHORIA ROWE Email: \_\_\_\_\_  
Address: 6-2197 MURRELET Phone: 250.339.2050

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

*Absolute recipe for disaster! Traffic count done when school is out - totally inaccurate. Traffic flows as proposed means drivers will use existing private property to turn around. Too high density - shouldn't exceed 3 stories. Trees proposed will inhibit sightlines. As proposed, this development should never be approved!*

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## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Ken Price

Email: kenprice@kelus.net

Address: 45-700 LANCASTER WAY

Phone: 250.339.0820

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

ITS TOO DENSE FOR THE AREA. OVER 200  
FAMILIES ON THAT PROPERTY SIZE & THE  
CURVING ROAD IS A RECIPE FOR DISASTER.  
WAY TOO DENSE. SCALE IT DOWN  
BIG TIME !!

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695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Cecelia PRICE

Email: kacprice@telus.net

Address: 45-700 Lancaster Way  
Comox

Phone: 250-339-0820

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

I cannot even imagine that for  
232 units, you have such limited parking.  
The area is not able to hold the  
number of vehicles generated by this  
number of families.  
Also no ratio of owners to renters.  
DO NOT APPROVE OF YOUR PLANS

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695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Rita Walls

Email: ritawalls@shaw.ca

Address: \_\_\_\_\_

Phone: 250-379-0460

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Copies of traffic study is requested

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695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Sharon Jroganosc Email: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Just worried about the traffic.  
Turning from Aspen onto Murrelet +  
vis versa will be difficult with  
the added traffic.

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695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Wendy Byrne Email: wbyrne@shaw.ca  
Address: 658 Aspen Rd Phone: 250 339-0848

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

I have many concerns:

- 1) # of units - too many
- 2) height of buildings - neighbourhood is low profile and this does not fit that design
- 3) Traffic volume has negative impact on area that is already congested.
- 4) The location of the commercial units is on a very busy corner already.

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24/208



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695 Aspen Road, Comox, BC

COMMENT SHEET

Name: PAT RowanTree Email: prowantree@shaw.ca  
 Address: 48 700 LANCASTER Phone: 250 941 5334

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Increase the number of owned units  
way too few

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### COMMENT SHEET

Name: E Lindman Email: mountain 48@shaw.ca

Address: #66, 2300 Murrelet Dr Phone: (250) 941-6554  
Comox

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Murrelet is not as wide as Aspen and cannot  
handle the kind of traffic volume this project  
will generate.

Proper bike lanes are needed.

There is no proper pull-off at the mailboxes  
so increased traffic will create a hazard.

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### COMMENT SHEET

Name: M. Lindman

Email: Mountain48@shaw.ca

Address: #66, 2300 Murrelette

Phone: 250-941-6554

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

1. Traffic counts were done during the summer when school is out and are therefore inaccurate.
2. Need to work with Town of Comox to improve bike lanes
3. There is no proper pull-off for mailboxes on Murrelette & there will be jams as traffic increases

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695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Brenda McBride Email: brendaincomox@gmail.com  
Address: #15, 2300 Murrelet Drive Comox Phone: 250 941-3680

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

I am extremely concerned about ① the height of the development - effectively blocking out sunlight / views for our strata development. Some units will now have the majority of their windows looking out onto 4 stories of siding; ② density for implications of parking, traffic, pedestrian safety; ③ noise pollution; ④ possible devaluation of our property values. I would definitely hope that the town of Comox would deny any application for rezoning based on the height of the proposed buildings.

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
2. Email your comment sheet to [info@highstreetventures.ca](mailto:info@highstreetventures.ca)

### HIGHSTREET VENTURES INC

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☎ INFO@HIGHSTREETVENTURES.CA 📠 778.946.6250 📞 778.946.6251

# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: D Williams Email: \_\_\_\_\_  
Address: 614 Jubilee Court Phone: 250-941-2540

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

- Immediate concern is sewers as the trunk down Jubilee ~~from~~ <sup>from</sup> the North, turns East through our side yard. If sewer work is needed, our side yard could be tora up.
- Parking: charging for the 2<sup>nd</sup> space will cause tenant to seek no charge spaces i.e. Quality Foods etc
- large increase in traffic on Aspen, Aitken
- should have cistern collection for use in toilets to help with water shortages in the community.

You are very ~~have~~ <sup>have</sup> to think people will pay and <sup>not seek a cheaper (free) alternative</sup>

Please return your comments by Friday, August 9<sup>th</sup>, 2019

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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: SUSAN CADWELL

Email: suecadwell2010@gmail.com

Address: 120-675 ASPEN RD

Phone: 250-898-9889

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Density is too high  
2- or 3 storeys max. would be better  
Traffic like at Guthrie/Aspen must be  
upgraded to designated left turn from  
Guthrie.

Must be no parking on both sides of Muncielet  
Traffic count should be done after school  
starts.

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
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## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm–7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: JANET ZARUDZKI Email: ricksishome@gmail.com  
Address: 27-2300 Murrelet Ave Phone: \_\_\_\_\_

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

*I am concerned about the number of units and the ratio of owner/rental. The increase in noise & traffic & height of buildings. Please email an overview of the project - where the buildings are etc. Thank you for your assistance in this.*

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
2. Email your comment sheet to [info@highstreetventures.ca](mailto:info@highstreetventures.ca)

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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm–7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Sheri Bourrit

Email: Sheri.boussie@gmail.com

Address: 2327 Murrelet Dr.

Phone: 250 941-0445

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

- the design is nice, I like the amount of green space & the generous set backs.  
- would prefer the development to be three stories, this is a neighbourhood of patio homes and one level homes, four stories feels very big for our area

Please return your comments by Friday, August 9<sup>th</sup>, 2019

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2. Email your comment sheet to [info@highstreetventures.ca](mailto:info@highstreetventures.ca)

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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Leslie Fraser Email: \_\_\_\_\_  
Address: 618 Aspen Rd Phone: 250 339 5930

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

(1) Traffic - too many people/cars for the neighbourhood

(2) Dog Run - make bigger?  
Divide into small / large dogs

(3) Garbage? is there really enough recycling? composting?

(4) like you have gardens for veggies  
(5) seems like you now have enough parking - RV parking?

Please return your comments by Friday, August 9<sup>th</sup>, 2019

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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: MARY NABEL

Email: \_\_\_\_\_

Address: 632 OLYMPIC DR.

Phone: 890-9099

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Concerns

- Height (4 Storeys)
- RENTALS (OPPOSED TO) OWNERSHIP (SENIORS)
- TRAFFIC - MURRELET-ASPEN CONGESTION
- NOISE!
- PETS

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm–7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Susan Rothstein Email: susanabout@gmail.com  
Address: 649 Jubilee Ct Phone: \_\_\_\_\_

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

*RM* Traffic impact of this high density project will inevitably be tragic. The driveway outlet onto the Murve lot curve would put an enormous strain on this NARROW CURVED road. It is used by children & seniors to walk <sup>and</sup> by many in the neighborhood to access services. If the project is accepted (I understand the need for rental housing in this city.) Then ~~it~~ there must be changes. There would be too much density for this area.

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
2. Email your comment sheet to [info@highstreetventures.ca](mailto:info@highstreetventures.ca)

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## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Norma Axford-Couch Email: \_\_\_\_\_

Address: 57-700 Lancaster Way Phone: 250-890-1900  
Comox BC

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

This developement is not appropriate for our  
neighbourhood. period.  
Forth floor is way to high, will impact  
our way of life - will loose our privacy,  
+ will bring in many more cars & people  
than the area can accept - too much noise  
traive will not slowdown & not enough space  
for cars / huge trucks etc.

Please return your comments by Friday, August 9<sup>th</sup>, 2019

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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm–7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Hediger Email: mhediger@shaw.ca  
Address: 2273 Hurdelett Drive Phone: 2504652655

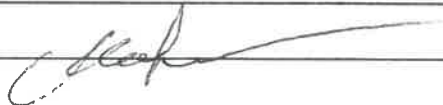
Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

The whole neighbourhood is of the  
same opinion,

Stop the many go round and start  
listening

Cut the Density



Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
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## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Tony Mountain Email: tonymountain@comox.bc.ca  
Address: 700 LANCASTERWAY Phone: 250-850-1900

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

- 1 Do not want to see 4 storey building
- 2 DO NOT LIKE 100% RENTAL
- 3 Very concerned about parking
- 4 TRAFFIC WILL BE A PROBLEM
- 5 speeding
- 6 FEEL THIS DOES NOT FIT OUR COMMUNITY AT ALL  
NOT IN FAVOR

Please return your comments by Friday, August 9<sup>th</sup>, 2019

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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Andrew Clarke

Email: Clarke.san.2003@msn.com

Address: 2164 Murrelet Dr. Comox

Phone: 250 897-6889

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Why so many units? Way too many cars. The area is already too busy! School zone, park zone. I've seen accidents at my ~~int.~~ corner and ~~to~~ almost been hit at the crosswalk. People drive too fast already. Will you put a light in? Maybe road bumps so people drive 30. Way too high, lose my view. More noise, are they rentals, Air BNB? Too much traffic already. Co-op road is already too busy. Parking lots should be on outside so I don't have people looking into my yard! Lost all privacy!

Please return your comments by Friday, August 9<sup>th</sup>, 2019

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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Kathlene Griffiths Email: kg@highstreetventures.ca  
Address: 2152 Meadowlark Dr Phone: 250-339 4266

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

This seems like a very 'dense' project for a residential area. 330 parking spaces = a lot of traffic in the middle of school yards, playing fields and homes.

Four story buildings - and four of them! - results in a likelihood of 500+ people and hundreds of cars. Too Much! (and frankly, rather ugly buildings too!)

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
2. Email your comment sheet to [info@highstreetventures.ca](mailto:info@highstreetventures.ca)

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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm–7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Wendy Cravell @ Gmail . com Email: \_\_\_\_\_

Address: 110-675 Aspen Rd. Phone: 236 255 1460

Thank you for coming to hear about our project.

Do you have any comments about our proposed development? *yes.*

*Very disappointed about the lack of green space.*  
*Also disappointed with the architecture it is not an attractive building.*  
*Very concerned about traffic & parking!!!*

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
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## PRE-APPLICATION CONSULTATION - STAGE 2

695 ASPEN ROAD

Date: Aug 6, 2019

Name: Robyn Mountain

Address: 127-2191 Murrelet Drive,  
Comox, V9M 3Y1

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](mailto: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 very concerned about the increase in traffic along Murrelet Drive that such a big complex will bring.

I am also concerned about the increase in noise that will come with such a big complex with 234 units as well as commercial space will bring. It is a quiet area right now, but it won't be after all this goes through. I do want to know if the units will be owner occupied or rentals? Also, what kind of businesses is the commercial space zoned for?

Four story buildings will not fit in with the look of the neighbourhood. It would look better if it were only 2 stories. I'm worried that it will be an eyesore that we will have to look at everyday and bring down the property values in the neighbourhood. Will there be any green space in the complex?

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 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Del & Solette Collier Email: delcolli@shaw.ca

Address: No. 54-2300 Murrelet DR, Comox, B.C. Phone: 250-890-3430

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

- Too much density!
- Access in/out will create chaos.
- Rental nightmare.
- grounds maintenance of utmost importance.
- noise level will be awful.
- Why not a better planned one-level, owned housing like Murrelet DR?

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
2. Email your comment sheet to [info@highstreetventures.ca](mailto:info@highstreetventures.ca)

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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: Wsa Johnstone

Email: Solmonkey56@shaw.ca

Address: 23-2197 Murrelet Dr

Phone: 250-650-3166

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

Hi: I have commented before and I still feel the same - too many, too much of residential increase and. The effects on traffic (you need to do a vehicle count during school being back in session) + your suggestions regarding road access + turning is not acceptable. As mentioned 1/3 of the size would be more in tuned with the surrounding area. Thanks for your efforts + changes, please

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm–7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: IAN DAVIES +  
DOROTHY AUBERT Email: \_\_\_\_\_  
Address: 672 Olympic Phone: 250-941-2010

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

1. DO NOT WANT ENTRANCE OR EXIT  
ON MURRELET.
2. 4 four story buildings in  
a residential neighbourhood  
is simply too much

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
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# HIGH STREET

RESPONSIBLY DEVELOPING SMARTER REAL ESTATE

## OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm–7:00pm

695 Aspen Road, Comox, BC

### COMMENT SHEET

Name: CHIPPERFIELD Email: \_\_\_\_\_  
Address: 629 Jubilee Court Phone: \_\_\_\_\_

Thank you for coming to hear about our project.

Do you have any comments about our proposed development?

This household does NOT like  
your plans for traffic patterns in  
and around MURRELET / Q.F. etc.

Please return your comments by Friday, August 9<sup>th</sup>, 2019

1. Hand your comment sheet in tonight
2. Email your comment sheet to [info@highstreetventures.ca](mailto:info@highstreetventures.ca)

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## PRE-APPLICATION CONSULTATION - STAGE 2

695 ASPEN ROAD

Date:

Name:

Address:

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:

HAVING VIEWED YOUR PROPOSALS (PICTURES) I AM VERY CONCERNED AS I AM ONE OF THE UNITS DIRECTLY INVOLVED ON THE WALKWAY TO QUALITY FOODS. #6 - MURRELET PLACE. I HAVE 2 BUILDINGS IN YOUR PROPOSALS DIRECTLY ACROSS FROM US. WE GET MORNING SUN NOW. THIS WILL ELIMINATE THAT. NOT TO MENTION THE VALUE OF MY HOME. THERE IS NO WAY THE INCREASE OF PEOPLE & TRAFFIC IS GOING TO HELP US WITH OUR VALUE. WHY DO THE GREEN SPACES NOT BORDER THE UNITS DIRECTLY AFFECTED. THERE IS ONLY 3 1/2 BUILDINGS DIRECTLY BUTTING UP TO YOUR LOT!! & WE LOOSE BIG TIME!! WHY NOT BUILD A RETIREMENT VILLAGE WITH NO MORE THAN 2 STORIES HIGH. THIS IS WHAT I WAS LEAD TO BELIEVE WAS GOING IN THIS AREA. I DO NOT THINK THERE IS ONE POSITIVE BENEFIT FROM THIS PROPOSAL TO US OR OUR NEIGHBOURHOOD.

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

M. WARD.

**From:** [Susan Rothstein](#)  
**To:** [Jay Starnino](#)  
**Subject:** Comox Development Project  
**Date:** August 11, 2019 4:00:55 PM

---

Good day,

I attended the open house last week for the apartment development project in Comox.

My additional comment relates to the need for a sidewalk on the north side of Murrelet Drive. As I recall the site plan, there were trees along this stretch but no sidewalk. There is a great need for one.

First, without a sidewalk and a setback of trees, the sightlines for cars exiting the access road road that divides the development would be seriously impaired.

Second, people walking along this street need a safe passage from Aspen. Road. There are a great many people from different parts of this community who walk to the shopping centre. Also, many of the elderly residents use walkers. If Comox town involvement is required in this decision, please include the town planning people on this.

The project looks like a good one, but please consider that this is a residential community whose walking, driving, and cycling needs should be met too.

Thank you for High Street's consideration of this matter.

Sincerely,  
Susan Rothstein

**From:** [Neil Garvie](#)  
**To:** [Jay Starnino](#)  
**Cc:** [council@comox.ca](mailto:council@comox.ca)  
**Subject:** Concern about traffic flow through Lancaster Heights  
**Date:** July 28, 2019 4:24:34 PM

---

From: Neil Garvie at #4-700 Lancaster Way, Comox, BC V9M 0B6  
To: Highstreet Ventures Inc. at 602 1708 Dolphin Ave. Kelowna, BC V1Y 9S4  
[Jstarnino@highstreetventures.ca](mailto:Jstarnino@highstreetventures.ca)

Dated: July 28, 2019

Re: Pre-application Consultation – Stage 1 — 695 Aspen Road in Comox, BC  
Concern about increased traffic flow through Lancaster Heights

Dear Jay Starnino:

It's come to my attention that you plan to build on the above-mentioned vacant lot. Your pre-application seems to invite public input for your impact statement, so here is mine.

First, let me say that this lot has gone ignored for some time, and I'm pleased to see someone step forward to develop it. My only concern regards traffic.

But here's the rub. I expect occupants of two of your four buildings will arrive and depart via Murralet Drive. In order to avoid congestion on Aspen Road many of these occupants may choose to use Lancaster Way (where my wife and I currently live). The trouble is Lancaster Way (a street that allows some street side parking) is the only exit and entry route for all of the residents of West Lancaster Heights. Having additional traffic from occupants of one or two four-storey buildings would put considerable pressure on an already congested street during high use times of the day.

So, there you have it. I'm not against your development. But if you can find a way to keep the heavy traffic off Lancaster Way, I think you'll find more support for your project from residents of West Lancaster, in particular.

For your information, then. I wish you well with your project.  
Yours sincerely,  
Neil Garvie

cc. Town Council, Town of Comox [council@comox.ca](mailto:council@comox.ca)

**From:** [rbozerocka@comox.ca](mailto:rbozerocka@comox.ca)  
**To:** [Jay Starnino](#)  
**Subject:** FW: HighStreet Ventures Development  
**Date:** August 15, 2019 10:45:13 AM  
**Attachments:** [public submission Sucksmith\\_14.08.2019.pdf](#)

---

Good morning Jay,  
For your records - we have received a couple of public submissions today (below and attached).  
Sincerely,  
Regina

Regina Bozerocka

Planner I  
**Town of Comox**  
1809 Beaufort Avenue Comox BC, V9M 1R9  
250 339 1118

This message is intended only for the use of the individual or entity named above and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf, your receipt of this message is in error and not meant to waive privilege in this message. Please notify us immediately and delete the message and any attachments without reading the attachments. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is strictly prohibited. Thank you.

**From:** Elliot Turnbull <[Elliot@comox.ca](mailto:Elliot@comox.ca)>  
**Sent:** August 15, 2019 10:35 AM  
**To:** Regina Bozerocka <[rbozerocka@comox.ca](mailto:rbozerocka@comox.ca)>  
**Subject:** FW: HighStreet Ventures Development

**From:** Reg&Marilyn Wickes <[webwix@shaw.ca](mailto:webwix@shaw.ca)>  
**Sent:** August-15-19 10:26 AM  
**To:** Elliot Turnbull <[Elliot@comox.ca](mailto:Elliot@comox.ca)>  
**Subject:** HighStreet Ventures Development

Dear Mr. Turnbull:

We live at 2300 Murrelet Drive in Comox and on August 6, 2019 we attended an open house presented by HighStreet Ventures to show their proposed development plan on the corner of Murrelet Drive and Aspen Drive in Comox, B.C.

We have read the Town of Comox Official Community Plan and believe this development does not fully adhere to the guidelines.

Number 1 – This plan gives no consideration to the character and scale of surrounding residential areas. This area is composed of single family residences, patio homes and town houses. To build 4 unattractive, tenement style, 4 storey rental apartment buildings on this site is not appropriate. It will change the character of the entire neighbourhood.

Number 2 – This site plan will obstruct safe vehicular and pedestrian movement and access. Aspen Drive, Murrelet Drive and Lancaster Drive are already congested and to increase the vehicular traffic created from the addition of another 234 residences shows no concern for the safe movement of traffic. We noted that recently traffic counters were placed both on Murrelet and Aspen Drives. These readings will be skewed as this was done during the summer, not during the busy months when school is in session and residents have returned from holidays.

It will be not only these 3 streets that will be affected, but streets throughout the whole neighbourhood will be impacted as people try to find alternate routes to avoid the congestion. Aspen Elementary School will be on a route for alternate traffic, thus creating further unsafe conditions for children and parents. There are patio homes on both sides of Murrelet, occupied primarily by seniors. Entering and exiting these present developments is already dangerous at times. To add the potential of another 234+ vehicles is madness.

We believe development of this site should be no more than 2 stories in height and the number of buildings decreased to allow more green space to fit visually with the existing neighbourhood. Townhomes or patio homes are more appropriate. Please do not approve this development plan.

Thank you for reading our letter and we hope that a grave planning error in the development of our beautiful town will not be made.

Regards,

Reg and Marilyn Wickes

52-2300 Murrelet Drive, Comox, B.C.

Phone 250-941-1008

To: The Mayor of Comox  
Council of Comox  
Town Planner

August 14 2019

Fr: Barry & Barb Sucksmith  
2460 Avro Arrow Drive  
Comox, B.C. V9M 0A6  
250 - 890-1994

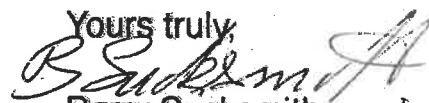
RE: Proposed Development  
5 acre parcel Murrelet Drive, Comox

We are aware that a large development is planned for the above mentioned property. We were planning on purchasing a patio home in Murrelet Place. On learning that four (4) buildings each having four (4) floors is proposed for that vacant site we decided not to purchase. If we could be assured that the development would be scaled down we would reconsider moving into those patio homes.

The density of people and vehicles in such a limited space will put a substantial strain on all of Lancaster Heights. We realize the need for rentals. Two storey town houses or patio homes with percentage rentable would be a more logical solution.

It is a proven fact that the higher the population the more strain on the infrastructure and more crime. What is wrong with keeping Comox small and safe?

Would appreciate hearing from you.

Yours truly,  
  
Barry Sucksmith

  
Barb Sucksmith

**From:** [Info](#)  
**To:** [Jay Starnino](#)  
**Subject:** Fwd: 695 Aspen Road, Comox - Please read  
**Date:** August 8, 2019 11:25:19 PM

---

FYI

Ashley Kendall  
Marketing Coordinator  
778.946.6225

\* Sent from a mobile device. Please excuse any brevity, spelling, and punctuation.

---

**From:** Barbara Robson <bsons@telus.net>  
**Sent:** Thursday, August 8, 2019 8:55:11 PM  
**To:** Info <info@highstreetventures.ca>  
**Subject:** 695 Aspen Road, Comox - Please read

Hi

I feel that 4 stories/4 buildings is too urban for our small town.

? for you:

Is there a age restriction?

Are they all rentals? If not, what % is ownership

Do they all have a balcony?

What is the square footage of the apartments?

Do they have their own in suite washer and dryers?

My thoughts:

I believe that the average age of people in the Comox Valley is close to 60 and we are in the need a place for the seniors to feel needed and active to stay happy after spouses have moved on and retire.

My vision for the Comox valley is to have a seniors building as they have in the Cottonwood Manor in

Kamloops (55 and over) of which my mom of 87 has lived their happily since 2015. She enjoys having common areas where people can socialize since she left her homestead in 2015 after her husband passed away and felt very lonely. She really enjoys volunteering in the coffee room, going to exercise classes, the common room, the vegetable gardens outside, taking Caltech classes, inviting others to their monthly catered dinners, walking the hallways and stairs to get a cardio workout when it is too cold and icy outside or too hot.

I feel it would be nice to have a few self-contained apartments that the tenants can rent for family/friends to meet as they do at like the Gorge Point Condos have in Victoria.

I myself am 61 years old so I will be requiring a new place to call home as I retire. I have been a home owner for 26 years and now unable to afford to purchase a home in the Comox Valley upon my return last fall unless I have a mortgage.

Thanking you for your time.

Warmest regards

Barbara Robson

**From:** [Info](#)  
**To:** [Jay Starnino](#)  
**Subject:** Fwd: 695 Aspen Way, Comox  
**Date:** August 8, 2019 7:18:46 AM

---

FYI

Ashley Kendall  
Marketing Coordinator  
778.946.6225

\* Sent from a mobile device. Please excuse any brevity, spelling, and punctuation.

---

**From:** ritawalls <ritawalls@shaw.ca>  
**Sent:** Thursday, August 8, 2019 7:06:38 AM  
**To:** Info <info@highstreetventures.ca>  
**Subject:** 695 Aspen Way, Comox

I attended your open house on the 6<sup>th</sup> of August in Comox and was a little confused regarding the parking. I was told one number and a neighbour was told another. Perhaps you could clarify this for me. Would you give me the total number of parking spaces, the number underground and the number above ground. I would also like a breakdown of how many residential parking spots, the number of visitor spots and the number of commercial spots. I requested a copy of the traffic study that was done and would appreciate that as well. Thank you, Rita Walls

Sent from [Mail](#) for Windows 10



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Info](#)  
**To:** [Jay Starnino](#)  
**Subject:** Fwd: Public Feedback on 695 Aspen Road, Comox, BC.  
**Date:** August 7, 2019 2:55:55 PM

---

FYI

Ashley Kendall  
Marketing Coordinator  
778.946.6225

\* Sent from a mobile device. Please excuse any brevity, spelling, and punctuation.

---

**From:** dave@prosalesguy.ca <dave@prosalesguy.ca>  
**Sent:** Wednesday, August 7, 2019 2:45:05 PM  
**To:** Info <info@highstreetventures.ca>; town@comox.ca <town@comox.ca>  
**Cc:** info@973theeagle.com <info@973theeagle.com>; editor@comoxvalleyrecord.com <editor@comoxvalleyrecord.com>; jgoulet@vistaradio.ca <jgoulet@vistaradio.ca>  
**Subject:** Public Feedback on 695 Aspen Road, Comox, BC.

**To Whom It May Concern regarding the planned HighStreet Project at 695 Aspen Road, Comox, BC**

**Feedback from the Open House held August 6, 2019 by the Developer - High turnout of Concerned Area Residents**

We are owners of a patio condo on Murrelet Drive located right across the street from the planned project at 695 Aspen Road. We also own a single-family house on Expeditor Place residence only 1.5 blocks from the area. After attending the Open House with dozens of area residents held Tuesday, August 6 and learning more about the planned project, we are opposed to it for the following reasons:

- 4 stories are too high.
- 4 buildings within the located area are too many.
- 333 dwellings, even with 50% above ground and 50% below ground will cause a huge problem with traffic congestion in the area. If each dwelling has at least 1 vehicle (potentially more) that will account for a minimum of 333 vehicles. Many of these vehicles will be operating during the peak morning (7am to 9am) and peak afternoon (4p-6p) hours. The area simply is not designed to handle that traffic volume. Lineups of

vehicles looking to exit the complex will be long, no matter which direction they head - west or east.

- In our opinion, the congestion during peak hours will create traffic and safety issues for existing residents in that area. We are all aware, that frustrated drivers lack patience and take chances. You can expect that this will be an issue at the two corners of effecting northbound traffic on Aspen Road, where a pedestrian crosswalk is located at one of them.

While I can appreciate that a developer would like to build a property with as many rental units as possible, the area infrastructure is simply not built for it. Consider the new 4 story complex built on Anderton in a commercial area on a major street. This is a much different situation that allows for better traffic flow.

We would support a single-family condo project or an apartment project with 2 stories and no more than half of the units. Based on the high turnout of residents at your Open House, I suspect that we are not alone.

Respectfully submitted,

Dave and Tammy Warawa  
663 Expeditor Place, Comox BC V9M 4J3  
250-339-3355

dave@prosalesguy.ca

# HIGHSTREET OPEN HOUSE

Tuesday, August 6<sup>th</sup>, 2019 4:00pm-7:00pm

695 Aspen Road, Comox, BC

## COMMENT SHEET

Name: William Holgate

Email: [bilirene@shaw.ca](mailto:bilirene@shaw.ca)

Address: 55-2300 Murrelet Dr.

Phone: 250-650-2627

### Comments about your proposed development:

We are definitely against the proposal presented for the 695 Aspen Road development in Comox. The buildings are too large and too high to fit in with the current single level residential housing which surrounds the complex.

#### Other objections are:

1. There are way too many rental units for the area, 232 at my count.
2. There will be far too many autos for the current road system. Many residents will have more than one car and the 333 parking spaces will not be enough. They will start parking their second autos in the surrounding commercial parking spaces or nearby roads. This will promote parking overload for neighbours. We already have this problem with another nearby completed development.
3. Murrelet Road has too many twists and turns in it to allow adequate visibility at proposed road connections. It will be very hazardous.
4. The existing access road connecting Aspen Road is very congested at rush hour because of the grocery store and the Gas station. We already have problems there.
5. The proposed roof line is way too high and will be a real eye sore for the current nearby residents even though facing windows have been reduced in the proposal.
6. Have you checked the nearby school to see if it can handle the influx of many more students?

In general, this development would be a bad fit for this quiet residential area and I would be sorry to see it come to fruition.

To: The Mayor of Comox  
Council of Comox  
Town Planner

August 14 2019

Fr: Barry & Barb Sucksmith  
2460 Avro Arrow Drive  
Comox, B.C. V9M 0A6  
250 - 890-1994

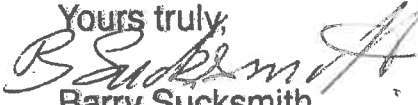
RE: Proposed Development  
5 acre parcel Murrelet Drive, Comox

We are aware that a large development is planned for the above mentioned property. We were planning on purchasing a patio home in Murrelet Place. On learning that four (4) buildings each having four (4) floors is proposed for that vacant site we decided not to purchase. If we could be assured that the development would be scaled down we would reconsider moving into those patio homes.

The density of people and vehicles in such a limited space will put a substantial strain on all of Lancaster Heights. We realize the need for rentals. Two storey town houses or patio homes with percentage rentable would be a more logical solution.

It is a proven fact that the higher the population the more strain on the infrastructure and more crime. What is wrong with keeping Comox small and safe?

Would appreciate hearing from you.

Yours truly,  
  
Barry Sucksmith

  
Barb Sucksmith

RECEIVED

AUG 16 2019

PRE-APPLICATION CONSULTATION - STAGE 2

695 ASPEN ROAD

Date:

Name:

Address:

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:**

To Highstreet Ventures

As a resident of 717 aspen Road (X)  
I look forward to your development

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.

There's lots of retail infrastructure already in place in the neighbourhood ~ I hope we'll see customers of all kinds brought into the area with your ambitious venture.

Dr. W. Dawn Armstrong (250) 465 8482

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

660 Jubilee Ct  
Comox BC V9M 4G8

RECEIVED

8 August 2019

AUG 17 2019

Mayor and Council  
Comox Town Hall  
1809 Beaufort Avenue  
Comox BC V9M 1R9

Dears Sir/Madam;

References:

- A. Highstreet Ventures Pre-Application Consultation-Stage 2, 695 Aspen Rd 18 July 2019;
- B. My 660 Jubilee Court 20 April 2011 (enclosed)
- C. Development Permit Application NO DP 11-05, Development Variance Permit  
Application NO. DVP 11-03, Lot 2 Section 65 Comox District Plan VIP84793 (695 Aspen Road)

I have recently received reference A, a pre-application consultation notice from Highstreet Ventures of Kelowna BC which notifies community members surrounding the property situated at 695 Aspen Road Comox of their proposed development. This is not the first time a development proposal has been made with respect to this property. The objections raised with respect to that first proposal have not diminished. Indeed having viewed the detailed plans, there are even greater concerns for the immediate neighbourhood.

The scope of this project with four-four story buildings which have 234 residential units plus commercial spaces is enormous and does not in any way fit the local community. It is far too dense by any reasonable mixed commercial or high density residential zoning plan definition. With this proposed number of residential units, it must be considered high density. Under current bylaws and without considering the additional space allocated to commercial use, a purely high density residential project would contain far less than 200 units on a plot of 2.06 hectares. As well, four stories will push the height restriction limits and it would tower over the surrounding single family dwellings reducing their privacy and quality of life. With the additional traffic congestion and noise, the project would certainly provide local residents an opportunity to have their property tax assessments revaluated and reduced significantly.

As a property owner who has listened to concerns from local governments regarding services such as water, sewage and schooling, I am doubtful that the Town of Comox can adequately provide these essential services to yet another high density housing project, Water is rationed now. Sewage disposal is near or at capacity. The local schools already have portable classrooms installed and are reluctant to take additional students in the catchment area. These issues are not immediately solvable and remediation will require significant capital outlay from the Town's resources.

I have had discussions with many of my immediate neighbours who will be making their own representations; however, there does appear to be a majority opinion. While the vacant lot at 695 Aspen Road has become an eyesore, the project as proposed by Highstreet Ventures is definitely not supported. What is supported is a mixed low density project of townhomes and commercial spaces which would be more in keeping with the surrounding community and not place such an onerous burden on Town services.

Yours truly,



Andrew Garwood

enclosure; 1

cc.

Highstreet Ventures, J.Starnino

660 Jubilee Ct  
Comox BC V9M 4G8

20 April 2011

Mayor and Council  
Comox Town Hall  
1809 Beaufort Avenue  
Comox BC V9M 1R9

Dears Sir/Madam;

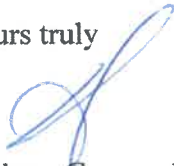
Reference: Development Permit Application NO DP 11-05  
Development Variance Permit Application NO. DVP 11-03  
Lot 2 Section 65 Comox District Plan VIP84793 (695 Aspen Road)

I refer to your letter dated April 15 2011 advising residents of a requested height variance for the subject property and soliciting their concerns regarding the proposed increase to building height.

While I do support the reasonable development of the vacant Aspen Road property, I am not in favour of approving a height variance which deviates from the existing bylaw regulation. The requested 5.2 meter increase is more than 50% greater than the maximum height currently allowed and would change significantly the character of the surrounding residential neighbourhood. Raising the height of these apartments would increase the occupants angle of view and cause unreasonable exposure of the adjacent residential properties yards and windows. This would cause a loss of privacy and have a detrimental effect on the neighbours right to the peaceful enjoyment of their properties.

The Town of Comox is respected for it measured and considered development scheme that protects the harmony of neighbourhoods. It is felt that approval of the Aspen Road proposal would disrupt that plan by permitting a building far too imposing and out of character with its surroundings. Consequently, I urge the Council to deny the proposed height variance request.

Yours truly



Andrew Garwood

COPY

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

**695 ASPEN RD**

**FEBRUARY 5, 2020**

**ATTACHMENT 4**

**SUBMISSIONS RECEIVED BY TOWN OF COMOX**

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 cursive script that reads "Kathleen J. Bell". The signature is written in dark ink and is positioned above the printed name.

Kathleen J. Bell (Miss)

## Regina Bozerocka

---

**From:** Joyce Collins <joyce.bob67@gmail.com>  
**Sent:** June 25, 2019 3:45 PM  
**To:** JStarnino@highstreetventures.ca  
**Cc:** Planning Dept  
**Subject:** 695 Aspen Road

Hi Jay,

Here are the concerns we have about your project.

1. When we were advised of your proposal, we contacted a realtor with intentions of selling our home. We were told that the height and density of your proposal would have a negative impact on the sale and desirability of our home.
2. Is there a plan for adequate parking for 2 cars per unit, as well as visitor parking? Give us actual numbers please. Parking up and down a residential street is not the solution.
3. Four stories will mean your occupants will be looking in our yards and homes, which is an intrusion on our privacy.
4. Three stories with a low profile roof like 698 Aspen Road, and the reduction of units would be much more reasonable and acceptable for our neighbours and keep Comox a desirable place to live.
5. Where are you planning access to your buildings?
6. How long is the project expected to take? Will you be restricting heavy truck traffic on Murrelet Drive? Are you planning on building in stages or all at once?

Thanks for your consideration on this matter,

Bob and Joyce Collins  
2313 Murrelet Drive  
Comox, BC V9M4G6

## Regina Bozerocka

---

**From:** Markus and Linda Hediger <mhediger@shaw.ca>  
**Sent:** June 26, 2019 10:29 AM  
**To:** Regina Bozerocka  
**Cc:** Markus and Linda Hediger  
**Subject:** Fwd: 695 Aspen road

Just so You have it Markus i will send You four pictures as well

Begin forwarded message:

**From:** Markus and Linda Hediger <mhediger@shaw.ca>  
**Subject: Re: 695 Aspen road**  
**Date:** June 24, 2019 at 9:24:45 AM PDT  
**To:** JStarnino@highstreetventures.ca  
**Cc:** Markus and Linda Hediger <mhediger@shaw.ca>

Hi there at Highstreet ventures.

I am Markus Hediger and live at 2273 Murrelet Drive, Comox

You ask me for my concerns regarding the proposed development of 695 Aspen Road, Comox

So here they are.

<DSC01049.jpg><DSC01052.jpg><DSC01054.jpg><DSC01055.jpg>

**I find the four storey buildings you propose should be scaled back to three storeys so as not to dwarf and over power the surrounding neighbourhood which is mainly one or two storey buildings.**

**The setback from the road for your proposed buildings should be the same as everyone else on Murrelet Drive which is 40 feet.**

**What is your dog policy, if allowed, will you provide piddle & poop space. We like dogs, but our lawn just isn't big enough.**

**How will you get all of your customers & tenants parked on your property. Young and working couples are mostly two car households out of necessity.**

**Will we keep our pedestrian access to quality foods and shops from Murrelet Drive ?.**

**Do you have permission from the private road owner, (leading to quality foods from Aspen), for your customers and tenants to access your development from his road. Preferred option.**

**The previous building plan for 695 Aspen rd proposed Murrelet rd access close to Aspen rd, where the townhouses are, directing traffic to Aspen, keep it that way.**

**I store my boat in the garage. For me to back in, i need both lanes of Murrelet Drive for one or two minutes, no matter what.**

**I moved to 2273 murrelet drive six years ago after checking in with city hall on what to expect from the development of 695 Aspen Road, I was ok with that, but your high density proposal adds to much traffic on top of all the building that has been going on in the neighbourhood since then, Lancaster rd is only one of them. Traffic has already doubled since then.**

**Why am I so hooked on parking ? I attach four pictures taken yesterday, nothing busy, just another day. Six years ago the overflow parking at Quality Foods was permanently empty, except for their delivery truck and parade float. Nobody parked on the gravel lot, which I believe to be part of your development. This is Comox, not Vancouver, let them have all the parking lot rage, we don't want it. Thank you.**

## Regina Bozerocka

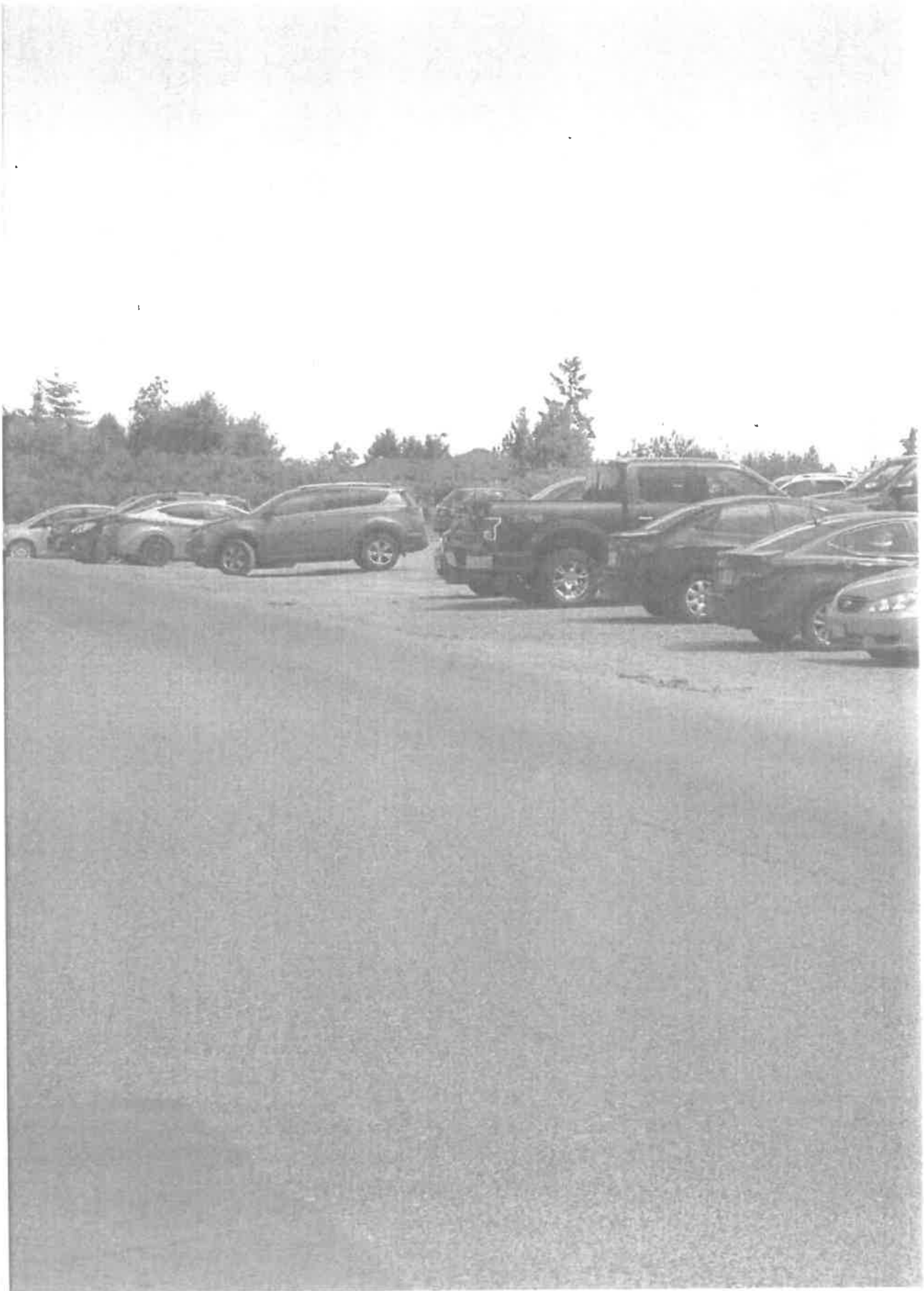
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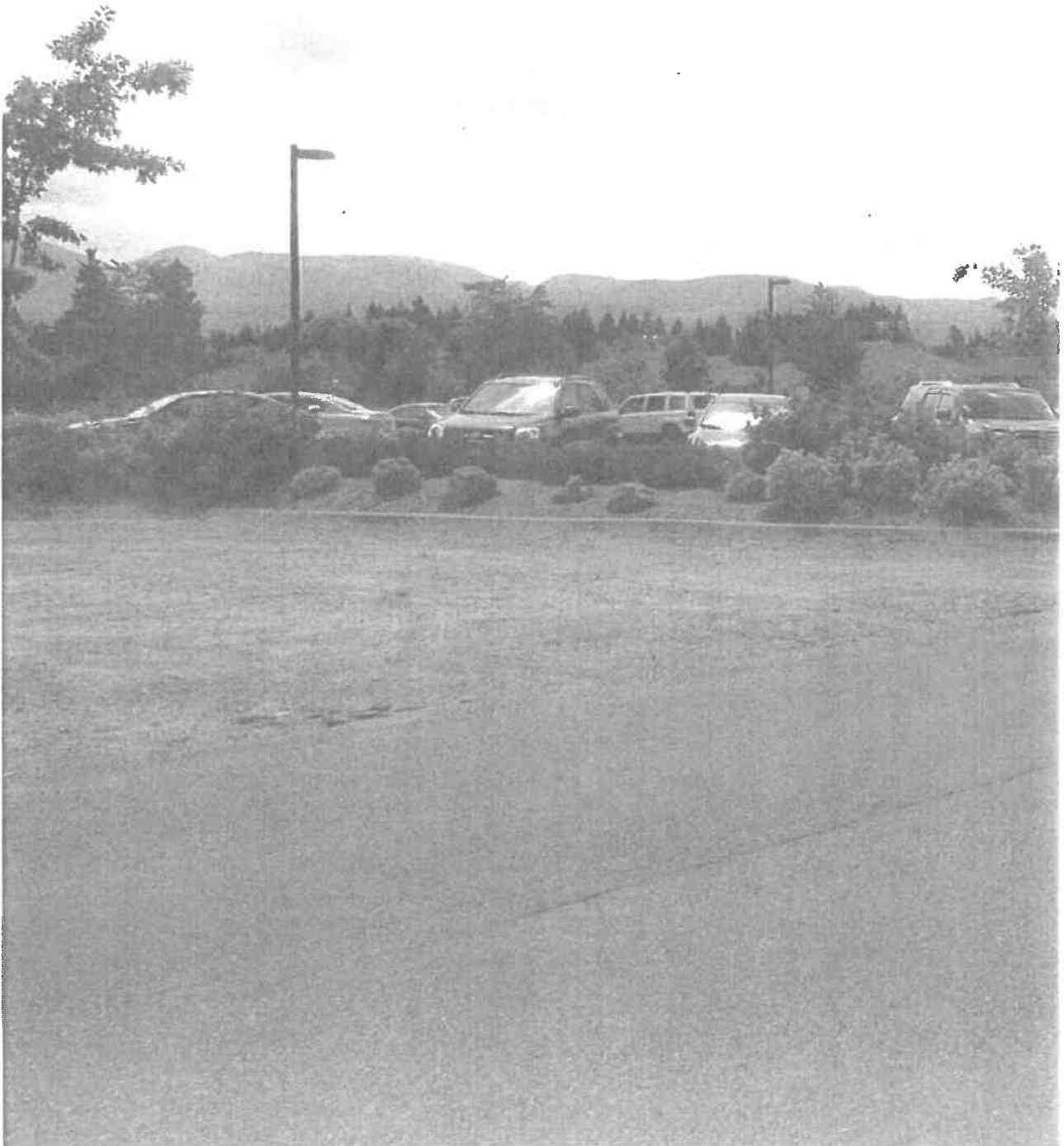
**From:** Markus and Linda Hediger <mhediger@shaw.ca>  
**Sent:** June 26, 2019 10:30 AM  
**To:** Regina Bozerocka  
**Cc:** Markus and Linda Hediger  
**Subject:** Fwd: 695 Aspen rd Pictures

Begin forwarded message:

**From:** Markus and Linda Hediger <mhediger@shaw.ca>  
**Subject:** 695 Aspen rd Pictures  
**Date:** June 24, 2019 at 9:38:28 AM PDT  
**To:** JStarnino@highstreetventures.ca  
**Cc:** Markus and Linda Hediger <mhediger@shaw.ca>









**RECEIVED**

June 26, 2019

**Twyla Slonski**

**TOWN OF COMOX**

**From:** Doug and Wanda Bell <mail@russarnott.com>  
**Sent:** June 26, 2019 12:13 AM  
**To:** Russ Arnott  
**Subject:** New Message From Russ Arnott Mayor of Comox, BC - Contact Russ Arnott, Mayor of Comox, BC

Dear Mayor Arnott,

We would like to voice our concern regarding the proposed four-story building next to the Quality Foods in Comox. We feel this is unacceptable and would add excessive traffic and noise to the area. Not to mention the aesthetics to the surrounding area.

We feel a maximum of two stories, ground level being offices or business and the top/2nd floor for which condos would be acceptable. Another alternative would be a development like the Murrelet or 2 storey townhouses. We have noticed an increase in the noise level coming from McDonald and Guthrie. As well, we live on Tiger Moth Place and we get a fair bit of traffic from lost drivers turning around at the end of the crescent. There are more than enough multi unit dwellings in this area. Therefore we are opposed to this development.

Best regards,

Wanda and Doug Bell  
2483 Tiger Moth Place  
Comox V9M 4J4

LOG: 19-318	REFER:	AGENDA: ---
FILE: Planning	ACTION: MR	

o - Planning Department  
copy - Mayor & Council  
RK / MK / SA

**Twyla Slonski**

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

**RECEIVED**

**June 28, 2019**

**TOWN OF COMOX**

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

LOG: 19-321	REFER:	AGENDA: ---
FILE: Planning	ACTION: File	

o - Planning Dept  
copy - Mayor & Council  
RK / MK

**RECEIVED**

June 30, 2019

**TOWN OF COMOX**

Date: June 30, 2019

LOG: 19-327	REFER:	AGENDA: ---
FILE: Planning	ACTION: file	

o - Planning Dept.  
copy - Mayor & Council  
RK / MK

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.



**Town of Comox – Administration**

---

**From:** Town of Comox – Administration  
**Sent:** Tuesday, July 2, 2019 3:09 PM  
**To:** Twyla Slonski; Shelly Russwurm: Town of Comox  
**Subject:** FW: 695 Aspen Road

**RECEIVED**

Sep 25, 2019

**TOWN OF COMOX**

**From:** Thacker, Jennifer <Jennifer.Thacker@bcferries.com>  
**Sent:** Tuesday, July 2, 2019 3:04 PM  
**To:** jstarnino@highstreetadventures.ca  
**Cc:** Town of Comox – Administration <town@comox.ca>  
**Subject:** 695 Aspen Road

O - Planning (MK)  
copies - Al K  
- Lia

Hi,

I have several concerns, the greatest is traffic and increase in cars for this area. If there are 234 residential units, that could be an increase of 464 cars, plus the traffic that the commercial part of the building would generate.

Too many cars for this area of Comox. Parking is already a major issue. Traffic is starting to accumulate at the lights.

This is too big of a development for this area.

Cheers,

*Jen*

*Jennifer Thacker*  
Crewing Scheduler Little River  
British Columbia Ferry Services Inc.  
Phone: (250) 890-7816 | Toll Free: (800) 663-5599 | Fax: (250) 890-7878

Twyla Slonski

**From:** Neil Garvie <neilgarvie@shaw.ca>  
**Sent:** July 28, 2019 4:24 PM  
**To:** Jstarnino@highstreetventures.ca  
**Cc:** council  
**Subject:** Concern about traffic flow through Lancaster Heights

**RECEIVED**

July 29, 2019

**TOWN OF COMOX**

**From:** Neil Garvie at #4-700 Lancaster Way, Comox, BC V9M 0B6  
**To:** Highstreet Ventures Inc. at 602 1708 Dolphin Ave. Kelowna, BC V1Y 9S4  
[Jstarnino@highstreetventures.ca](mailto:Jstarnino@highstreetventures.ca)

**Dated:** July 28, 2019

**Re: Pre-application Consultation – Stage 1 — 695 Aspen Road in Comox, BC**  
**Concern about increased traffic flow through Lancaster Heights**

Dear Jay Starnino:

It's come to my attention that you plan to build on the above-mentioned vacant lot. Your pre-application seems to invite public input for your impact statement, so here is mine.

First, let me say that this lot has gone ignored for some time, and I'm pleased to see someone step forward to develop it. My only concern regards traffic.

But here's the rub. I expect occupants of two of your four buildings will arrive and depart via Murralet Drive. In order to avoid congestion on Aspen Road many of these occupants may choose to use Lancaster Way (where my wife and I currently live). The trouble is Lancaster Way (a street that allows some street side parking) is the only exit and entry route for all of the residents of West Lancaster Heights. Having additional traffic from occupants of one or two four-storey buildings would put considerable pressure on an already congested street during high use times of the day.

So, there you have it. I'm not against your development. But if you can find a way to keep the heavy traffic off Lancaster Way, I think you'll find more support for your project from residents of West Lancaster, in particular.

For your information, then. I wish you well with your project.  
Yours sincerely,  
Neil Garvie

cc. Town Council, Town of Comox [council@comox.ca](mailto:council@comox.ca)

LOG:	REFER:	AGENDA:
FILE: Planning	ACTION: File	----

o - Planning Dept.  
copy - Mayor & Council  
RK / MK / SA

Mr J Starnino  
Highstreet Ventures inc  
602-1708 Dolphin Ave  
Kelowna BC  
V1Y9S4

RECEIVED

August 1, 2019

TOWN OF COMOX

o - Planning Department  
copy - RK / MK / SA / IR

Comox Building Department  
Comox BC

I am writing this in response to proposed development of 695 Aspen Road, Comox BC.

The over development and parking issues have already been noticed on Lancaster with the addition of the condominiums adjacent to Lancaster Park. The condominium developer has not provided enough parking for residents who now use Lancaster as their parking lot. This has created a very congested area and hazard while navigating to the Back Road via McDonald. Murrelet Drive will also be a parking lot for this over developed area with the addition of these rental units with commercial outlets. There will be daily delivery to commercial businesses and residential, along with mail, visitors etc as many more services are provided via the Internet. I live at the crosswalk from Quality Foods to Murrelet Dr, and, daily I see pedestrians waiting in anticipation for cars to stop and allow them to cross. There is also mail delivery at two locations where the delivery trucks make uturns in the middle of the road to accommodate their route, not to mention several residents of Murrelet Condominiums who must drive out of their private drive to make a full uturn using my drive way or lawn at times to pick up mail. There is also the concern of no parking by Aspen school for parents to pick up students, they are now using Murrelet Drive as the children will use the path from the school to Murrelet where parents are now parking, some in the no parking zone, and waiting for their children. Most importantly is the ability of emergency services to safely travel to effectively serve our community.

I am not fully aware of height restrictions (10-15 meters) in the area but to have 4 story rental units across the street would definitely invade my privacy. As the Comox town council has already approved the rental/condo units on Anderton road, with the potential to be Air B&B units, this may flood the rental market with little concern for home owners who have put hundreds of thousands of dollars into their homes to keep Comox as one of the top retirement areas in Canada. I believe that homeowners will take pride in their home and rental units may not have the same standard as we would hope for. The question has been asked to Comox Real Estate agents regarding pricing a home for resale in this area due to the proposed development, answer, expect a drop in pricing and you may not even get the assessed value which took a significant increase last year. I am not sure why there are now a few homes for sale on Anderton Road directly across from the new apartments but maybe the council should do some research into this. My other concern, does this property meet criteria for the 8 year tax exemption status available for the town of Comox? As our properties in the proximity, maybe we should be compensated for this development.

Since the news and proposal of this development has been released there has been a significant increase in traffic bylaw enforcement in this area. I personally witnessed the RCMP officer stop many motorists in the playground area on Aspen. The playground is very active and very congested parking again and with this added development would create hazardous conditions while maneuvering that area of Aspen. The current traffic from the private road entrance/exit to Quality Foods and Co-op has already created traffic problems entering Aspen. The recently placed traffic counters and speed registering devices strategically placed on Aspen and Murrelet Dr maybe skewed due to the recent speed enforcement blitz.

I believe the council should reject the current proposal of four units of four stories with 234 residential units. Obviously developers have to make a profit, but please not at the expense and inconvenience of the current residents.

Randy Doan

2287 Murrelet Dr  
Comox BC

660 Jubilee Ct  
Comox BC V9M 4G8

RECEIVED

8 August 2019

LOG: 19-426	REFER:	AGENDA: AUG 12 2019
FILE: Planning	ACTION: File	TOWN OF COMOX

Mayor and Council  
Comox Town Hall  
1809 Beaufort Avenue  
Comox BC V9M 1R9

On Planning Dept  
Copy ~ Mayor & Council  
RK/SA/MK

Dears Sir/Madam;

References:

- A. Highstreet Ventures Pre-Application Consultation-Stage 2, 695 Aspen Rd 18 July 2019;
- B. My 660 Jubilee Court 20 April 2011 (enclosed)
- C. Development Permit Application NO DP 11-05, Development Variance Permit Application NO. DVP 11-03, Lot 2 Section 65 Comox District Plan VIP84793 (695 Aspen Road)

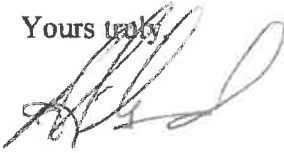
I have recently received reference A, a pre-application consultation notice from Highstreet Ventures of Kelowna BC which notifies community members surrounding the property situated at 695 Aspen Road Comox of their proposed development. This is not the first time a development proposal has been made with respect to this property. The objections raised with respect to that first proposal have not diminished. Indeed having viewed the detailed plans, there are even greater concerns for the immediate neighbourhood.

The scope of this project with four-four story buildings which have 234 residential units plus commercial spaces is enormous and does not in any way fit the local community. It is far too dense by any reasonable mixed commercial or high density residential zoning plan definition. With this proposed number of residential units, it must be considered high density. Under current bylaws and without considering the additional space allocated to commercial use, a purely high density residential project would contain far less than 200 units on a plot of 2.06 hectares. As well, four stories will push the height restriction limits and it would tower over the surrounding single family dwellings reducing their privacy and quality of life. With the additional traffic congestion and noise, the project would certainly provide local residents an opportunity to have their property tax assessments revaluated and reduced significantly.

As a property owner who has listened to concerns from local governments regarding services such as water, sewage and schooling, I am doubtful that the Town of Comox can adequately provide these essential services to yet another high density housing project, Water is rationed now. Sewage disposal is near or at capacity. The local schools already have portable classrooms installed and are reluctant to take additional students in the catchment area. These issues are not immediately solvable and remediation will require significant capital outlay from the Town's resources.

I have had discussions with many of my immediate neighbours who will be making their own representations; however, there does appear to be a majority opinion. While the vacant lot at 695 Aspen Road has become an eyesore, the project as proposed by Highstreet Ventures is definitely not supported. What is supported is a mixed low density project of townhomes and commercial spaces which would be more in keeping with the surrounding community and not place such an onerous burden on Town services.

Yours truly



Andrew Garwood

enclosure; 1

cc.

Highstreet Ventures, J.Starnino

660 Jubilee Ct  
Comox BC V9M 4G8

RECEIVED

AUG 12 2019

20 April 2011

TOWN OF COMOX

Mayor and Council  
Comox Town Hall  
1809 Beaufort Avenue  
Comox BC V9M 1R9

Dears Sir/Madam;

Reference: Development Permit Application NO DP 11-05  
Development Variance Permit Application NO. DVP 11-03  
Lot 2 Section 65 Comox District Plan VIP84793 (695 Aspen Road)

I refer to your letter dated April 15 2011 advising residents of a requested height variance for the subject property and soliciting their concerns regarding the proposed increase to building height.

While I do support the reasonable development of the vacant Aspen Road property, I am not in favour of approving a height variance which deviates from the existing bylaw regulation. The requested 5.2 meter increase is more than 50% greater than the maximum height currently allowed and would change significantly the character of the surrounding residential neighbourhood. Raising the height of these apartments would increase the occupants angle of view and cause unreasonable exposure of the adjacent residential properties yards and windows. This would cause a loss of privacy and have a detrimental effect on the neighbours right to the peaceful enjoyment of their properties.

The Town of Comox is respected for it measured and considered development scheme that protects the harmony of neighbourhoods. It is felt that approval of the Aspen Road proposal would disrupt that plan by permitting a building far too imposing and out of character with its surroundings. Consequently, I urge the Council to deny the proposed height variance request.

Yours truly

  
Andrew Garwood

*copy*

REFER:	AGENDA:
ACTION:	

To: The Mayor of Comox  
Council of Comox  
Town Planner

August 14 2019

RECEIVED

Fr: Barry & Barb Sucksmith  
2460 Avro Arrow Drive  
Comox, B.C. V9M 0A6  
250 - 890-1994

AUG 15 2019

TOWN OF COMOX

RE: Proposed Development  
5 acre parcel Murrelet Drive, Comox

We are aware that a large development is planned for the above mentioned property. We were planning on purchasing a patio home in Murrelet Place. On learning that four (4) buildings each having four (4) floors is proposed for that vacant site we decided not to purchase. If we could be assured that the development would be scaled down we would reconsider moving into those patio homes.

The density of people and vehicles in such a limited space will put a substantial strain on all of Lancaster Heights. We realize the need for rentals. Two storey town houses or patio homes with percentage rentable would be a more logical solution.

It is a proven fact that the higher the population the more strain on the infrastructure and more crime. What is wrong with keeping Comox small and safe?

Would appreciate hearing from you.

Yours truly,

*Barb Sucksmith*  
Barb Sucksmith

*B. Sucksmith*  
Barb Sucksmith

LOG: 19-439	REFER:	AGENDA:
FILE: Planning	ACTION: File	

on Planning Dept  
copy ~ Mayor + Council  
RK/MK

[Note: ~~file~~ application  
stage]

RECEIVED

CN46H3922905Y0\_FAX

Aug 21, 2019  
Town of Comox

AUG 22 2019

Mayor, Council and Planning Dept.

TOWN OF COMOX

re: Highstreet Ventures Inc. proposal at 695 Aspen Rd.  
(4 four storey condo/apt buildings)

As a resident of 16-2300 Murrelet Dr it is distressing to think the town planning committee would even consider this proposal as appropriate on a corner that already has narrow streets. The only extra parking available is on the narrow streets making it dangerous for pedestrians and vehicles.

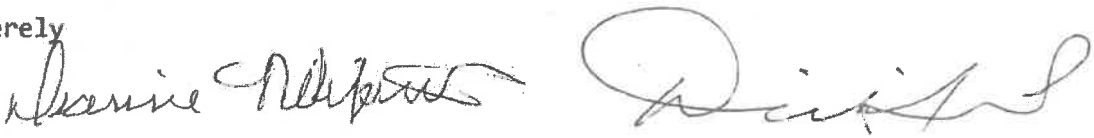
The towns mandate for appropriately located muti family housing, states that any proposal "must give consideration to character and scale of surrounding residences."

This surrounding area consists of single family detached houses and single story patio homes.

This is low density housing and should remain as such.

We are not against development but this location is NOT the place for four 4 story buildings.

Sincerely



Dennis & Dianne Nikiforuk

LOG: 19-445	REFER:	AGENDA:
FILE: Planning	ACTION: -	-

on planning Dept. (per app)  
Copy ~ Mayor & Council  
RK/SA/MK

RECEIVED

AUG 23 2019

August 23, 2019

TOWN OF COMOX

**From:** Murray and Edith Lindman  
#66, 2300 Murrelet Drive  
Comox B.C. V9M 4J2

LOG: 19449	REFER:	AGENDA:
FILE: Planning	ACTION: file	—

**To:** Mayor Arnott and Comox Council Members  
Marvin Kamenz – Comox Planning Department

*on Planning Dept  
copy ~ Mayor & Council  
RK/MK  
(per app)*

**Re:** Highstreet Ventures Inc.  
Development at 695 Aspen Road, Comox, B.C.

We have concerns about the proposed development at 695 Aspen Road in Comox.

The proposal as it is currently presented plans for a four story development with 240 apartment/condo units. Such a development would have a major impact on the population density in the neighbourhood. The streets in the area cannot accommodate a massive increase in traffic that would be generated by some 300-400 new residents and the extra commercial traffic that the plan envisions. Both Murrelet Drive and Lancaster Way are narrow and do not provide adequate safe parking now. The situation will become dangerous if the proposed development proceeds as planned. To make matters worse, the current plan includes a forced turn that will direct traffic west on Murrelet.

I noted that the town undertook a traffic count during the summer. The count, when it was conducted, missed the traffic generated by the school in the neighbourhood because it was closed at the time of the count.

I hope you consider our concerns as you review the proposal

*Edith Lindman Murray*  
Murray and Edith Lindman  
#66, 2300 Murrelet Drive  
Comox B.C. V9M 4J2

**cc.** Highstreet Ventures  
602-1708 Dolphin Avenue  
Kelowna, British Columbia V1Y 9S4

GARDENS

Concerned Murrelet ~~2197~~ Property Owners  
Residents of Units #~~28~~ - #~~28~~ 28

August 27<sup>th</sup>, 2019

2197 ~~2197~~ Murrelet Drive  
Comox, B.C. V9M ~~42~~ 341

LOG: 19-472	REFER:	AGENDA: PH
FILE: planning	ACTION: file	

RECEIVED

SEP 03 2019

TOWN OF COMOX  
1801 Beaufort Avenue  
Comox BC

Attention: Mayor Russ Arnott and Council Members

Re: HIGHSTREET VENTURES INC.  
Development at 695 ASPEN ROAD  
Comox, B.C.

o- file/planning (MP)  
copies - Council  
- Al K  
- Ian R.

TOWN OF COMOX

I ~~we~~, the property owners of ~~2197~~ 2197 Murrelet ~~Place~~ GARDENS, have very specific and valid concerns about the proposed HIGHSTREET development at 695 Aspen Road. The effect on this neighbourhood is of great concern to us relative to the high influx of new residents, increased vehicle traffic, bicycle and foot traffic, commercial vehicle traffic to Quality Foods and the physical effect of the excessive size of the proposed buildings in comparison to the one and two storey homes already established in this area.

With due respect to the Council and its members, the property owners at ~~2197~~ 2197 Murrelet Drive request that you review and consider our concerns thoroughly regarding the approval of this building permit and rezoning application. Please understand that the property owners are NOT opposed to the development of the property but are opposed to the size of the development. A reduction in the height of the buildings, thereby reducing the influx of possibly 480 new residents and a possibility of over 300 vehicles, needs to be seriously considered.

The concerns are as follows:

1. The height of the four apartment structures and the influx of excessive new traffic to the area of Aspen Road, Murrelet Drive, Lancaster Way and McDonald roads with Murrelet Drive being the primary concern. Murrelet Drive consists of single level Patio homes and single family residences that are seniors oriented. The 4 storey imposing height is out of character for the neighbourhood, as well as an imposition on privacy and no doubt an increase in noise levels, which are already affected by the commercial traffic at Quality Foods. Access for Commercial traffic in particular, is congested at Aspen and Murrelet, and Aspen and Lerwick. Commercial vehicle travel on Murrelet/Lancaster Route to access Lerwick/Guthrie would be dangerous to pedestrians, children and seniors using the park and school pathways and those disabled persons using motorized scooters or wheelchairs. The roadway is very narrow. Currently, vehicles are allowed to park on both sides of Lancaster however, Murrelet is currently a "No Parking" street and the new development photos now indicate parking on Murrelet Drive, which is very questionable.
2. There is concern for increased Security requirements when increasing the population to this limited area. There is night time activity on the pathway on occasion that has caused disturbance to the residents, as well Murrelet Place private driveway has been used as a "cut through" from Lancaster Park.

...../2

3. The Market Value of single family dwellings, as well as the Patio Homes in the immediate proximity to the development will be affected. The 2 major independently owned business being HIGHSTREET and Quality Foods, as well as the Town of Comox, will profit from this venture, whereas the current owners property investment will be devalued and less appealing to new buyers due to the overbearing size of the new proposed structures, close proximity, loss of privacy, security and increased noise and vehicle disturbances.
4. Underground parking access to Building A and C, will affect the Patio Homes directly to the West of the development, adjacent to the pathway. There will be acceleration noise for exiting that will add additional exhaust fumes and headlight interruptions to the residents of Murrelet Place in Units #3 - #10. This will have a direct effect on these residents use of their patio areas, their master bedrooms, living areas and opening windows of the Patio units. Underground parking access could be relocated to the other end of the buildings A and C
5. The "set back" of the Buildings A and C is apparently 9.5 metres from the pathway, with no sound barrier wall nor hedging, other than small shrubs. This should be a sound barrier wall of fast growing hedging or concrete fencing sufficient in height to provide sound proofing from traffic within the HIGHSTREET complex and should extend the full length of the pathway up to and including the Quality Foods Loading Dock. Use of the pathway, which is owned by both properties, is public, a natural or concrete sound barrier wall would provide privacy and add security to the advantage of both complexes and Quality Foods.
6. The Height of the buildings A and C will obstruct or greatly reduce any natural sunlight to those Units along the West Side of the Complex comprising to Units #1 - #10, #13 - 14.

This submission is presented based on information provided by HIGHSTREET VENTURES INC. at their recently hosted Open House on August 6, 2019. It is also based on information provided by the individual owners of ~~2197 Murrelet Place~~, addressing their mutual and individual concerns about the impact the proposed development would have on traffic congestion, noise, safety, their property values and general neighbourhood esthetics.

The residents of <sup>2197</sup> ~~2197~~ Murrelet <sup>GARDENS</sup> ~~Place~~ are very conscientious of the operation of their Strata Complex and the pleasant contribution the gardens and general upkeep contributes to the neighbourhood.

The residents from Murrelet <sup>GARDENS</sup> ~~Place~~ and other area residents would be interested in attending an Open Forum with Town Council so that Council could address these issues and advise residents as to the status of this proposal.

If a "Request to Appear as a Delegation" is required to further this, please advise *Judith LeBeau* and we will abide by the appropriate procedure.

Respectfully submitted by the Property Owners of <sup>2197</sup> ~~2197~~ Murrelet Drive, Comox, BC

~~Signature~~

cc: Town of Comox Planning Department – Attention: Marvin Kamenz  
 cc: Town of Comox Permits and Building – Attention: Ian Rogers

**Twyla Slonski**

---

**From:** Pat and Paul <pat.paul@shaw.ca>  
**Sent:** August 27, 2019 9:31 AM  
**To:** council@comox.ca; town@comox.ca  
**Cc:** ramott@comox.ca; abissinger@comox.ca; kgrant@comox.ca; smcgowan@comox.ca; pmckenna@comox.ca; nminions@comox.ca; m swift  
**Subject:** Letter Dated August 23, 2019 from Concerned Owners of 2300 Murrelet Place  
**Attachments:** Concerned Owners of 2300 Murrelet Place Letter to Council Aug. 23, 2019.pdf

**RECEIVED**

August 27, 2019

To: Town Council  
Marvin Kamenz – Planning Department  
Ian Rogers – Building Department

**TOWN OF COMOX**

On August 23, 2019, a letter and attached signatures from the Concerned Owners of 2300 Murrelet Place was hand delivered to the town of Comox along with a Request to Appear as a Delegation.

We are forwarding the attached letter (“stamped received by the Town of Comox”) in a PDF format in the event that not all members of Town Council or the Planning and Building Departments did not receive a copy of our letter.

Thanking you in advance for your consideration regarding the matters contained in our letter.

Concerned Owners of 2300 Murrelet Place  
Comox, B.C.

LOG: <b>19-451</b>	REFER:	AGENDA:
FILE: <b>Planning</b>	ACTION: <b>File</b>	---

Virus-free. [www.avg.com](http://www.avg.com)

o - Planning Dept.  
copy - Mayor & Council  
RK / SA / MK / IR

Concerned Murrelet Place Property Owners  
2300 Murrelet Drive  
Comox, B.C. V9M 4J2

August 23, 2019

RECEIVED

TOWN OF COMOX  
1801 Beaufort Avenue  
Comox, B.C.

AUG 23 2019

COPY

TOWN OF COMOX

Attention: **Mayor Russ Arnott and Council Members**  
**Marvin Kamenz – Planning Department**  
**Ian Rogers – Permits and Building Department**

Re: **HIGHSTREET VENTURES INC.**  
**Development at 695 ASPEN ROAD, Comox, B.C.**

We, the signed property owners of 2300 Murrelet Place, have very specific and valid concerns about the proposed HIGHSTREET development at 695 Aspen Road. The effect on this neighbourhood is of great concern to us relative to the high influx of new residents, increased vehicle traffic, bicycle and foot traffic, commercial vehicle traffic to Quality Foods and the physical effect of the excessive size of the proposed buildings in comparison to the one and two storey homes already established in this area.

With due respect to the Council members and its delegates, the property owners at 2300 Murrelet Drive request that you review and consider our concerns thoroughly regarding the approval of this building permit and rezoning application. Please understand that the property owners are NOT opposed to the development of the property but are opposed to the size of the development. A reduction in the height of the buildings, thereby reducing the influx of possibly 480 new residents and a possibility of over 300 vehicles, needs to be seriously considered.

Ultimately, a consideration to re-zone the property at 695 Aspen Road to Patio Homes or two level structures would be more fitting to the neighbourhood infrastructure, traffic patterns and population density.

The concerns are as follows:

1. The height of the four apartment structures and the influx of excessive new traffic to the area on Aspen Road, Murrelet Drive, Lancaster Way and McDonald roads with Murrelet Drive being the primary concern. Murrelet Drive consists of single level Patio Homes and single family residences that are seniors oriented. The 4 storey imposing height is out of character for the neighbourhood, as well as an imposition on privacy and no doubt an increase in noise levels, which are already affected by the commercial traffic at Quality Foods. Access for Commercial traffic in particular, is congested at Aspen and Murrelet, and Aspen and Lerwick. Commercial vehicle travel on Murrelet/Lancaster Route to access Lerwick/Guthrie would be dangerous to pedestrians, children and seniors using the park and school pathways and those disabled persons using motorized scooters or wheelchairs. The roadway is very narrow. Currently, vehicles are allowed to park on one side of Lancaster however, portions of Murrelet Drive are currently a "No Parking" street and the new development photos now indicate parking on both sides of Murrelet Drive, which is very questionable.

...../2

2. There is concern for increased Security requirements when increasing the population to this limited area. There is night time activity on the pathway on occasion that has caused disturbance to the residents, as well Murrelet Place private driveway has been used as a "cut through" from Lancaster Park.
3. The Market Value of single family dwellings, as well as the Patio Homes in the immediate proximity to the development will be affected. The 2 major independently owned business being HIGHSTREET and Quality Foods, as well as the Town of Comox, will profit from this venture, whereas the current owners property investment will be devalued and less appealing to new buyers due to the overbearing size of the new proposed structures, close proximity, loss of privacy, security and increased noise and vehicle disturbances.
4. Underground parking access to Building A and C, will affect the Patio Homes directly to the West of the development, adjacent to the pathway. There will be acceleration noise for exiting that will add additional exhaust fumes and headlight interruptions to the residents of Murrelet Place in Units #3 - #10. This will have a direct effect on these residents use of their patio areas, their master bedrooms, living areas and opening windows of the Patio units. Underground parking access could be relocated to the other end of the buildings A and C
5. The "set back" of the Buildings A and C is apparently 9.5 metres from the pathway, with no sound barrier nor hedging, other than small shrubs. This should be a sound barrier of fast growing hedging or concrete fencing sufficient in height to provide sound proofing from traffic within the HIGHSTREET complex and should extend the full length of the pathway up to and including the Quality Foods Loading Dock. Use of the pathway, which is shared by both properties, is public. A natural or concrete sound barrier would provide privacy and add security to the advantage of both complexes and Quality Foods.
6. The Height of the buildings A and C will obstruct or greatly reduce any natural sunlight to those Units along the West Side of the Complex comprising to Units #1 - #10, #13 - #14.

This submission is presented based on information provided by HIGHSTREET VENTURES INC. at their recently hosted Open House on August 6, 2019. It is also based on information provided by the individual owners of 2300 Murrelet Place, addressing their mutual and individual concerns about the impact the proposed development would have on traffic congestion, noise, safety, their property values and general neighbourhood esthetics.

The residents of 2300 Murrelet Place are very proud and involved with the operation of our Strata Complex which contributes esthetically to the overall character of this peaceful and wonderful neighbourhood.

The residents from Murrelet Place and other area residents would be interested in attending an Open Forum with Town Council so that Council could address these issues and advise residents as to the status of this proposal.

We are attaching a "Request to Appear as a Delegation". Please contact BOB MARTIN @ (250) 339-0053 with the next available Council meeting.

Respectfully submitted by the Property Owners of 2300 Murrelet Drive, Comox, B.C.  
(See attached signatures)

**Shelly Russwurm: Town of Comox**

---

**From:** Peter <inthesinai@hotmail.com>  
**Sent:** Thursday, September 12, 2019 9:07 AM  
**To:** Pat Mckenna; council; Russ Arnott; m swift; Nicole Minions; Stephanie McGowan; K Grant; Alex Bissinger  
**Subject:** High Density Housing in Northwest Comox

Dear Mayor Russ and Council,

I am writing this letter to advise you of my concerns with the proposal for a high density housing project adjacent to Quality Foods in Comox.

When I purchased my current home in Comox some 13 years ago, I was aware of the development site and knew that the eventual development would be at a higher density than the surrounding community. At that time, it was reasonable to conclude that the project would have twice the density of the adjacent community.

The proposal to build a huge housing complex with 4 or 5 times the density of the surrounding community puts it completely out of character with the area and the expectations of its citizens. I would not have purchased here, and I doubt that 2300 Murrelet, arguably the finest condo site in Comox, would have even been contemplated next to such a high density project. Things do change, but this project does not respect any of the needs and expectations of the existing community.

The High Street Ventures Open House, which was an absolute farce in terms of obtaining community input, did not reveal that the project would entail 3 to 4 years of heavy construction - a problem that would still be with us during the next town election. It did not address the density concerns at all, presumably because density = profit for a landlord. Learning the developer has tried to convince some that he already has the town in his pocket and this is a done deal triggered the need for this letter and discussions in my community.

This extraordinary proposal is so different from the surrounding neighbourhoods that it could be labelled a social experiment. I believe it pushes well beyond the boundaries of what the community will support and, as such, deserves extraordinary efforts to accurately determine community support. Council's concern and action in gauging support for a dog park may be a good starting model to accomplish this.

In summary, I oppose the proposed project as its density is not in character with the existing community; I am concerned that any project at that site be completed in a reasonable time so as to minimize disruption to the surrounding community; I am alarmed that the developer may have subverted the approval process or has attempted to mislead citizens as to the state of support the Town of Comox has for this proposal; and I believe that town council much take extraordinary efforts to determine and consider community support in the decision matrix.

In closing, I thank you all for your good work, your time, and your attention to this very important matter.

Respectfully submitted,

Peter Abbott  
619 Jubilee Ct  
Comox

LOG: 19-461	REFER:	AGENDA: PH
FILE: planning	ACTION: file	

o- cfile/ planning  
copies - Council  
- AK



**Shelly Russwurm: Town of Comox**

**From:** Pat Sarty <pbsarty@excite.com>  
**Sent:** Thursday, September 12, 2019 10:18 AM  
**To:** council  
**Subject:** Housing Project

LOG: 19-460	REFER:	AGENDA: PH
FILE: planning	ACTION: file	

Good Morning I am writing to express my profound opposition to the housing project planned for the Murrelet and Aspen area across from Quality Foods here in Comox. The developers are planning 208 rental units. 51 single , 157 2 bedroom and a few condo units. You just know that tenants will sublet and before you know it the residents have doubled and even tripled. This is a proven fact in the Comox Valley. People do it to help with their rent. 351 parking spaces?? They will need at least 450, even then cars will be parked all over the neighborhood. In addition I am alarmed that you are even considering this project for the town of Comox Just imagine the traffic in the area and the roadways leading to Courtenay. Large rental buildings eventually become rundown. That whole area of Comox will be a ghetto. Is this what you, as a council, have in mind for Comox. I have a feeling the developers know this plan will be rejected and they plan on offering you concessions but it will still be a large ugly group of buildings that will bring share to this town. Think this over carefully!!!

Patrick Sarty 622 Olympic Drive Comox BC V9M4G8 250-898-4831 September 12, 2019.

o- cfile / Planning  
copies- Council  
- ~~AK~~ AK

**Town of Comox – Administration**

**From:** Richard & Tricia Wilburn <rtwilburn27@gmail.com>  
**Sent:** Saturday, September 14, 2019 11:45 AM  
**To:** Town of Comox – Administration  
**Subject:** Fwd: high density housing

**RECEIVED**

Sep. 18, 2019

**TOWN OF COMOX**

LOG: 19-475	REFER:	AGENDA: PH
FILE: planning	ACTION: File	

----- Forwarded message -----

**From:** Richard & Tricia Wilburn <rtwilburn27@gmail.com>  
**Date:** Sat, Sep 14, 2019 at 11:36 AM  
**Subject:** Re: high density housing  
**To:** rarnott@comox.ca <rarnott@comox.ca>

O - Cfile / planning (MK)  
Copies - Council  
- AI K

Dear Mayor Russ Arnott,

I was discouraged to learn that the project for the land next to Quality Foods in Comox is to be four stories in height and has plans to be a very high density development of mostly rental units.

Our community is a place of one level homes most owned by retired people and this proposal does not fit in with the neighbourhood character. I had previously been informed that the community plan was to put more housing density along the major routes such as the lots adjacent to Anderton Road. This project would not be out of place there.

I am concerned that the proposed project will have at least 208 units meaning close to double that number of cars which will have vehicle access onto Murrelet Road rather than a major road which is wide enough to accommodate an increase in traffic. Instead Murrelet is a narrow curved road which is relatively hard for seniors to see far enough around the curves in both directions of the road in time to make a left turn safely before another car comes quickly around a corner and the increase in the traffic from this development will make that even more difficult.

Having been told at a recent meeting about the project, I was informed that parking would not be included in the rent. That raises the question about the possibilities for people living there and their visitors looking to park free on the Aspen Grove parking site or on the Quality Foods site and as happens frequently at the far end of Lancaster Road to just ignore the "No parking" signs therefore parking illegally along Murrelet close to the new development. That makes negotiating the narrow road much more difficult when people persist in parking on both sides of the road.

When we bought our home eleven years ago, we were told that this property in question would be for commercial development. Several years later we were told that it would be developed and would include commercial on the ground level and that there would be a total of three stories which would include apartments. This height was considered a variance at that time.

Having talked with a number of people all of whom are very unhappy about this high density project and the impact it will have on the infrastructure of the community of Comox such as the increase in traffic over the bridges, our limited water supply and our over crowded hospital to mention only a few items that will be affected. According to the Seniors Advocate, 75% of the people that take up the spaces in the Emergency Department of the hospitals in B.C. are under the age of 65.

Having been advised years ago by a previous mayor who stated that one more police position would cost the town an additional 1 million dollars annually.

I would like your response to the question I have about whether this increase in the population of Comox will put us over the threshold for policing and what the increased cost will be?

I recently spoke with an employed young man aged 21 years, who was born and raised in Comox and his comment was "They are ruining my town! The traffic is much heavier and people are driving much faster". I also spoke with a senior, widower who lives directly across from this proposed project and will be facing this complex and his discouraged and unhappy comment was "I would like to move, but I don't know where I could go."

To summarize briefly this project is too tall for this community and the density is too great for this quiet neighbourhood and will add to the congestion of traffic and parking.

Thank you for your consideration of my comments and your response to my question.

Sincerely,

M. Patricia Wilburn

642 Olympic Drive

**Town of Comox – Administration**

**Subject:** FW: Development of 695 Aspen Road

**From:** Lynnette Lynch <plynnettelynch@gmail.com>  
**Sent:** September 18, 2019 2:25 PM  
**To:** council <council@comox.ca>  
**Subject:** Development of 695 Aspen Road

LOG: 19-479	REFER:	AGENDA: PH
FILE: planning	ACTION: File	

**RECEIVED**

Sep. 18, 2019

**TOWN OF COMOX**

O - Cfile / planning (MK)

Copies - Council

- AI K

Septe

mber 18, 2019

To the Members of Comox Town Council,

Regarding the proposed development on 695 Aspen Road, Comox (roll # 06-00601-392)

We, the residents of 676 Expeditor Way, strongly object to the housing density proposed for 695 Aspen Road. We feel that increasing the housing density to will negatively impact our immediate neighbourhood.

As area residents we are concerned with both the proposed increased number of units and the building height which will change the demeanor of our neighbourhood as well as the lack of adequate parking proposed for these additional units.

Daily we see evidence of a lack of adequate on site parking provided to those residing in the condos on Lancaster Way, resulting in a constricting of the roadway. This is most difficult during winter when the town can't provide adequate snow clearing due to parked vehicles on the road.

Having upwards of two hundred thirty (230) apartments must by it's very nature impact the roadways leading to and from our neighbourhood.

Sincerely,

Michael Lynch, Patricia Lynch, Ngaire Lynch

O- Cfile / Planning (MK)

Copies - Council

- AI K

**Town of Comox – Administration**

**RECEIVED**

**Subject:** FW: High Density Housing Project on Murrelet and Aspen

**From:** [jvjeske@shaw.ca](mailto:jvjeske@shaw.ca) <[jvjeske@shaw.ca](mailto:jvjeske@shaw.ca)>

**Sent:** September 18, 2019 6:39 PM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** High Density Housing Project on Murrelet and Aspen

LOG: 19-480	REFER:	AGENDA: PH
FILE: Planning	ACTION: File	

Sep. 19, 2019

**TOWN OF COMOX**

To the Comox Town Council:

We live at 737 Lancaster Way in Comox (on the corner of Mcdonald Road and Lancaster Way). We bought our home in 2009. At that time the area across the street was zoned for residential; not multiple family dwellings. When we moved here, this was a quiet street. But that changed with the town approving rezoning for multiple family dwellings – The Lancaster Townhomes. After the development was completed, we now have a great deal of traffic on Mcdonald and in front of our home. Furthermore, there is insufficient parking in the townhouses so they park along Mcdonald or in front of our house all along the street. This high density housing has changed the neighbourhood but it is tolerable.

Now, another high density housing project is proposed on the corner of Murrelet and Aspen adding another approximately 600 residents or 234 units! Where are these people going to park and how does the town propose to deal with the traffic – let alone the infrastructure that is already compromised in Comox with water restrictions and inadequate sewage treatment and disposal?? We are very much opposed to this development that will only leave tons of cash in the developer’s pocket and leave us dealing with the traffic inconveniences and footing the bill for the infrastructure. Comox is a beautiful little community and we love it this way! We understand the need the for housing but surely it doesn’t have to concentrated in the northwest of Comox.

You were elected to represent us. We, the people of the town, want you to know that this development is totally wrong for this neighbourhood! Please stop it before it becomes a reality and huge burden for all of us.

Yours sincerely,  
Val and Jim Jeske

**Town of Comox – Administration**

**Subject:** FW: Development at 695 Aspen Road, Comox, BC  
**Attachments:** 695 Aspen Road.pdf

LOG: 19-481	REFER:	AGENDA: PH
FILE: planning	ACTION: File	

**RECEIVED**

Sep. 19, 2019

**TOWN OF COMOX**

**From:** Rosie BELL <markatbell@hotmail.com>  
**Sent:** September 19, 2019 11:17 AM  
**To:** council <council@comox.ca>  
**Subject:** Development at 695 Aspen Road, Comox, BC

O - Cfile / planning (MK)  
copies - Council  
- AI K

To the Town Council:

I am attaching a copy of a letter I sent to Mr. Kamenz, Municipal Planner, in June (no reply).

I have responded to both Stage 1 and Stage 2 consultation stages published by Highstreet Ventures as well as attending their open house in the summer.

This type of development (four building, four storeys and 234 residences) is definitely not suitable for this neighbourhood. We are a very quiet, friendly, safe neighbourhood and it needs to remain that way. 234 residences could see 468 people or more living in that small space. Apart from Aspen Court across the road, we are all single storey family residences with a good number of seniors in our midst. The road to Quality Foods was no more built for carrying all this traffic than was Murrelet Drive.

The land could be better used than it is now but it needs a development of a much smaller scope. The units (either for sale or rent) need to be affordable. I do not reckon \$1400 to \$1600 a month for the units which have just opened on Anderton Road meet that criteria.

Parking, number of vehicles on the road, noise levels, number of people involved, etc., all play an important role in the quality of life within a neighbourhood. Will there be children living here; what about the impact on the school? There is also a concern about the types of businesses which could potentially become part of this development; will they be the professional type we now have which, for the most part, close at 5:30 or 6 p.m. or will they be a restaurant/pub or marijuana shop open to all hours?

I am really hoping that Council will take a serious look at this proposed development and how it could impact our neighbourhood. Remember all of you were running for election and were promising to improve the quality of life for Comox residents; had a discussion at the door with Mr. Arnott to that effect. Now is the time to prove you really care about us, the residents, and not so much about the developer.

Thanks,

Kathleen

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

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,

Kathleen J. Bell (Miss)

## Town of Comox – Administration

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**Subject:** FW: Development at 695 Aspen Road, Comox, BC  
**Attachments:** 695 Aspen Road.pdf; ATT00001.htm

**From:** Rosie BELL <markatbell@hotmail.com>  
**Sent:** September 20, 2019 10:46 AM  
**To:** council <council@comox.ca>  
**Subject:** Development at 695 Aspen Road, Comox, BC

Thought of a few more points:

Traffic was studied during the summer when there was less than is normally the case during the school year. It needs to be restudied now that school is back in session.

As it is, never mind having a new development, it is extremely difficult to cross the road at the end of Meadowlark over to Aspen Park or the bottom of my driveway in the morning or when school is dismissed. It is dangerous for children on foot or bikes. Please can we have a cross walk before someone is hurt trying to cross the road.

During the summer in the height of ball season, cars are parked both sides of Aspen Road, making it a very narrow road for cars to navigate. Do we need more traffic? Although it is a park zone, there are a number who just ignore the speed limit and drive through at faster speeds.

A neighbour mentioned that this new development is going to charge renters extra for a parking spot. If this is true, where do you think those not wanting to pay for parking are going to park? There are already "no parking" signs posted on Murrelet due to people from the apartment building wanting to avoid paying for an extra space.

Trust the Council will meet with the affected neighbours to hear their concerns. You were elected by us to represent us!

To the Town Council:

I am attaching a copy of a letter I sent to Mr. Kamenz, Municipal Planner, in June (no reply).

I have responded to both Stage 1 and Stage 2 consultation stages published by Highstreet Ventures as well as attending their open house in the summer.

This type of development (four building, four storeys and 234 residences) is definitely not suitable for this neighbourhood. We are a very quiet, friendly, safe neighbourhood and it needs to remain that way. 234 residences could see 468 people or more living in that small space. Apart from Aspen Court across the road, we are all single storey family residences with a good number of seniors in our midst. The road to Quality Foods was no more built for carrying all this traffic than was Murrelet Drive.

The land could be better used than it is now but it needs a development of a much smaller scope. The units (either for sale or rent) need to be affordable. I do not reckon \$1400 to \$1600 a month for the units which have just opened on Anderton Road meet that criteria.

Parking, number of vehicles on the road, noise levels, number of people involved, etc., all play an important role in the quality of life within a neighbourhood. Will there be children living here; what about the impact on the school? There is also a concern about the types of businesses which could potentially become part of this development; will they be the professional type we now have which, for the most part, close at 5:30 or 6 p.m. or will they be a restaurant/pub or marijuana shop open to all hours?

I am really hoping that Council will take a serious look at this proposed development and how it could impact our neighbourhood. Remember all of you were running for election and were promising to improve the quality of life for Comox residents; had a discussion at the door with Mr. Arnott to that effect. Now is the time to prove you really care about us, the residents, and not so much about the developer.

Thanks,

Kathleen

**Town of Comox – Administration**

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**From:** Town of Comox – Administration  
**Sent:** Thursday, September 19, 2019 12:21 PM  
**To:** Shelly Russwurm: Town of Comox  
**Subject:** FW: Reference to Development at 695 Aspen Road, Comox

**RECEIVED**

Sep 25, 2019

**TOWN OF COMOX**

Hi Shelly,  
Not sure if you dealt with this one yet?

**From:** Town of Comox – Administration  
**Sent:** Monday, September 9, 2019 8:36 AM  
**To:** Shelly Russwurm: Town of Comox <russwurm@comox.ca>  
**Subject:** FW: Reference to Development at 695 Aspen Road, Comox

O - Planning (MK)  
Copies - Al K  
- Lia

**From:** Mary Douglas <cookegran@gmail.com>  
**Sent:** Saturday, September 7, 2019 5:19 PM  
**To:** Town of Comox – Administration <town@comox.ca>  
**Subject:** FW: Reference to Development at 695 Aspen Road, Comox

September 7, 2019

To Mayor Russ Arnott

It has taken us a few days to process that complete sham of a council meeting on Wed. Sept. 4, 2019. We are appalled at the apparent lack of empathy on the part of the councillors of the Town of Comox regarding the overwhelming housing project discussed during that meeting. It would appear that none of the sitting members of council live in the affected area, and therefore seem not to have any vested interest in preserving the wonderful neighbourhood environment we have at present. We understand that the community at large needs rental properties but your modus operandi is very heavy-handed indeed.

Why on earth would you go through the motion of holding a town meeting and pretending to listen to our concerns, when it appears that you have no intention of altering anything? Outside the council chambers, after most of the audience had left, Scott Butler, President of Highstreet Ventures, stated to a group of us, and I quote: " We wouldn't have bought the property if it wasn't a done deal !"

You are destroying the culture of this community. There are a great number of really angry residents who are bitterly disappointed in your lack of professionalism. We and our neighbours

feel disappointed, angry and betrayed. These feelings of betrayal will definitely impact our decisions during the next municipal elections. In addition, we are wondering who is really in charge at Comox City Hall, the elected officials or their staff?

We feel that the system is failing us when confronted with Mr. Butler's smug comments that our submission would not change anything.

We are requesting a reduction in density. We also anticipated a fair and just hearing.

Mary Douglas #58 - 2300 Murrelet Drive, Comox

Gail Chipperfield 629 Jubilee Court, Comox

**Town of Comox – Administration**

**RECEIVED**

Sep. 20, 2019

**TOWN OF COMOX**

**Subject:** FW: New development on Murrelet Avenue Comox

LOG: 19-482	REFER:	AGENDA: PH
FILE: planning	ACTION: File	

**From:** wendy tippett <[wtippettis@shaw.ca](mailto:wtippettis@shaw.ca)>

**Sent:** September 20, 2019 10:51 AM

**To:** council <[council@comox.ca](mailto:council@comox.ca)>

**Subject:** New development on Murrelet Avenue Comox

O - Cfile / Planning (MK)

Copies - Council

- AI K

Hi Council members

we attended the meeting about the new four storey development on Murrelet Avenue. We were not at all happy that it is four storeys and has so many people in such a small area.

We think it will cause enormous traffic congestion in the area, with all those people and their cars trying to get through the two small roads which provide access.

We heard that originally the plan was to have a smaller development with only two levels of condos and commercial space underneath—this is more acceptable.

We don't understand why this type of high density project is coming to Comox..It doesn't fit at all in this area of small single family homes.

Please deny the application ..the developers are just trying to make as much money as is possible..

Alan & Anne Tippett,  
2444 Tutor Drive,  
Comox , BC  
V9M0A8

wendy tippett  
[wtippettis@shaw.ca](mailto:wtippettis@shaw.ca)

**Town of Comox – Administration**

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**Subject:** FW: Future development on Murrelet

o - planning (MK)  
copies - council  
- AI K

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

**From:** Andrew Clarke <clarkesan2003@msn.com>  
**Sent:** Saturday, September 21, 2019 2:48 PM  
**To:** Town of Comox – Administration <town@comox.ca>  
**Subject:** Future development on Murrelet

I will move out of Comox. I am born and raised but can't believe your are going to allow a massive development by the coop.

I have seen several accidents at my driveway, people who walk their dogs almost hit at the crosswalk, and several accidents at coop lights onlerwick.

Children walking home from school.

The amount of cars when busy is insane and the guy who was hired to count cars told me that people drive way too fast.

Add another 300-500 cars going to work and coming home is going to be crazy.

Are you putting in a light at Murrelet aspen? Raised speed bumps on he road.

How will you protect walkers and children going to school Rentals only except for the 36 looking into my back yard.

Please respond.

Several hundred signature of voters already attained.

Families and friends haven't signed yet but that will be the next step.

Please reconsider,

Sincerely,

Andrew Clarke

Teacher, family man, musician

Sent from my iPad

O - Planning (MK)

Copies - Council

- AI K

**Town of Comox – Administration**

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**From:** Rob candoit <robcandoit@hotmail.com>  
**Sent:** Saturday, September 21, 2019 5:55 PM  
**To:** Town of Comox – Administration  
**Subject:** 4 large apartment building concern

**RECEIVED**

Sep. 23, 2019

**TOWN OF COMOX**

Hi, I was wondering if there will be some sort of townhall for the construction of 4 large apartment building near quality food in Comox. We believe 234 units might be too much for the small area that it occupies. It would create quite a congestion for parking and traffic. We absolutely have no issues if it was for commercial purposes or for townhouses, etc. Just believe the area is not suitable for such high density residential complex. We are hoping we can voice forward our concern and thoughts. Thank you for your help.

regards,

Rob

O - Planning (MK)

Copies - Council

- Al K

**Town of Comox – Administration**

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**From:** moggy@telus.net  
**Sent:** Sunday, September 22, 2019 10:00 AM  
**To:** Town of Comox – Administration  
**Subject:** Development next to Quality Foods Comox

**RECEIVED**

Sep. 23. 2019

**TOWN OF COMOX**

It is with great concern with the extra traffic as well as the height of this development that I am contacting you. I live across from this location and I am concerned how this area is going to accommodate such an increase of population as well as traffic in such a condensed piece of land. Horrific!! As for the height going to a 4 storey, I feel will absolutely spoil the image of the area. 3 storeys is acceptable with what we already have in this area. I am totally NOT in agreeance of this development. Please please please do not allow 4 storey buildings!! Thank you..a concerned taxpayer...Joyce Small

*Sent from my LG Mobile*

**Town of Comox – Administration**

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**Subject:** FW: Proposed mega housing project behind Quality Foods, off Aspen Rd. & Murrelet Dr.

LOG: 19-483	REFER:	AGENDA: PH
FILE: planning	ACTION: File	

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Sep. 23, 2019

**TOWN OF COMOX**

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

From: MARG ESCH <margbk@shaw.ca>

Sent: September 22, 2019 3:30 PM

To: council <council@comox.ca>

Subject: Proposed mega housing project behind Quality Foods, off Aspen Rd. & Murrelet Dr.

I am writing to state that I am opposed to the concept of a mega housing project of 234 units in my neighbourhood. This could presumably add 600 residents. Only 232 parking stalls are planned. Where will the other tenants park? How will this impact the traffic flows on Aspen Rd. And Guthrie? Will tenants use Murrelet Dr. to then access Lancaster onto McDonald Rd? I currently live at Expeditior Pl. at the four way stop which these tenants could conceivably use to get to McDonald Rd.. This is already a very busy corner (with countless number of drivers failing to stop). I could see accident rates going up.

Present zoning calls for three story, bottom commercial, top condo. This scenario better suits Comox.

My hope is that Council will listen to our concerns & include us in discussions re this unprecedented project.

Thank you,  
Marg Esch,  
677 Expeditior Pl.  
Comox, B.C.  
V9M 4J3

O - Planning (MK)

Copies - Council

- AI K

Sent from my iPad

**Town of Comox – Administration**

**Subject:** FW: Proposed development on Murrelet Drive

LOG: 19-487	REFER:	AGENDA: PH
FILE: planning	ACTION: MR	

**From:** Calvin&Doris Stubbs <caldorstubbs@gmail.com>

**Sent:** Tuesday, September 24, 2019 10:54 AM

**To:** council <council@comox.ca>

**Subject:** Proposed development on Murrelet Drive 19-487

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Mayor and Councillors

**TOWN OF COMOX**

O - Cfile Planning (MK)  
Copies - Council  
- AI K

A letter was recently delivered to us that an apartment development was proposed on Murrelet Drive near Quality Foods. This letter did not appear to come from Town Administration. The letter indicated that the proposed development will consist of 234 apartment units. If this is the case it does not appear to fit into the surrounding area. It appears that the area intended for development is presently zoned commercial. If development of this area is being considered, I am confident that all area residents will be contacted and they will be given an opportunity to have input into such proposed development. We await your response.

Thanks for your consideration  
Calvin and Doris Stubbs

**Town of Comox – Administration**

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**From:** Sally Long <sallyannlong4@gmail.com>  
**Sent:** Thursday, September 26, 2019 10:57 AM  
**To:** Town of Comox – Administration  
**Subject:** To Mayor & Council & Planning Department

**RECEIVED**

Sep. 26, 2019

**TOWN OF COMOX**

Murrelet Drive proposed apartment buildings project.

I have an issue with the proposed building project that is happening on Murrelet Drive.

First they are proposing 234 units, with only 232 parking stalls, so how many families/couples have two vehicles?  
LOTS, MOST.

I live on Lancaster Way, right across from 700 Lancaster Way town houses. I am two houses across from the front and only entrance, and constantly have vehicles parked in front of my home, we called the town, and was told they have 1.5 parking spaces per unit.  
Never heard of a .5 car, but just the same they park their vehicles, mainly TRUCKS in front of my place ( I believe due to how tight the road is in the complex) and sometimes over the driveway space, no parking on their side of the road ?? Except in front of my place (5 minutes) because of the mail box.  
Very inconvenient, for handy dart to pick me up.

If these apartments are approved, where are people going to park???

Also what about electricity,  
Sewage, water for up to 600 people.

We have so much WATER restrictions in comox valley, How do you propose to have 600 people bathing/showering, dishwasher, washing machines and general food prep. to handle all this WATER consumption.

ELECTRICITY, now we will have dryers, computers and all other electrical appliances for 600 people???

When the Lancaster Way project was being build, I lost power a lot, just wondering for a proposed project that could take up to 3 years to build, what is this going to do to our power?

This PROPOSED PROPERTY should be for single family homes, or patio homes like Murrelet Homes, that have 2 parking spaces per unit, and house a 144 people, in an area larger than the proposed apartment housing project.

Hope this will not be a mega housing project.

Cynthia Taylor  
Sally-Ann Long

LOG: 19-485	REFER:	AGENDA: PH
FILE: Planning	ACTION: File	

O - Planning (MK)  
Copies - Council  
- AI K

O - Cfile Planning (MK)

copies - Al K

- Lia

**Town of Comox – Administration**

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**From:** Sallie's Personal Account <javamom2@gmail.com>  
**Sent:** Monday, September 30, 2019 4:10 PM  
**To:** Town of Comox – Administration  
**Subject:** Houseing development in Northwest Comox

**RECEIVED**

Oct 4, 2019

**TOWN OF COMOX**

To whom it may concern

I would like to express my objection to this proposed development in Comox. It is not acceptable to add another 600 residents to such a small area in a community.

Please let me know how I can make a formal complaint to this high density housing complex in our small quiet little neighborhood.

Many thanks

--  
Sallie Crawford

<(•¿•)>

Live Simply; Love Generously; Care Deeply; Speak Kindly.